



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 19 MAY 2025



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 19 May 2025 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 Leigh McCullagh - Works Manager, Ms Brandie Strickland - Statutory Planner (to 6.40pm), Ms Tatiana Paniagua - Executive Officer, Ms Kristy Nutting - Executive Officer, Mr Ben Badcock - IT Officer (to 6.40pm), Mrs Lee Viney - Executive Assistant.

APOLOGIES

Nil



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Mayor Knowles noted that Item 5.5.1 had been withdrawn from the Agenda.



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 INTEREST

In accordance with

- part 5 of the *Local Government Act 1993*,
 - in particular, section 48(2) of the *Local Government Act 1993*;
- regulation 8(2) of the *Local Government (Meeting Procedures) Regulations 2015*;
- schedule 1, part 2 of the *Local Government (Code of Conduct) Order 2024*; and
- section 28U of the *Local Government Act 1993* requires compliance with the Code of Conduct

the Mayor requests Councillors and staff to indicate whether they have, or are likely to have, an interest in any item on the Agenda.

The following Open Council Declaration of Interest was received:

- [Mayor Mary Knowles - Item 5.4 Councillor Questions on Notice - Perceived Interest](#)
-



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting - 17 March 2025

At approximately 5.02pm Mayor Knowles read the following statement:

Regulation 8(5) of the Local Government (Meeting Procedures) Regulations 2015 prohibits discussion of any matter that is not listed on the agenda, unless Regulation 8(6) is satisfied, which it was not. Regulation 8(6) of this Act states that: a Council by absolute majority at an Ordinary Council Meeting may decide to deal with a matter that is not on the Agenda if:

(a) the general manager has reported the reason it was not possible to include the matter on the agenda; and

(b) the general manager has reported that the matter is urgent; and

(c) in a case where a matter requires the advice of a qualified person, the General Manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.

None of the above occurred at the Meeting on 17 March 2025. Council needs to understand that not only does Regulation (8) prohibit decisions or motions but also discussion on matters not listed on an Agenda. Regulation (5) states that a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.

Based on this it is clear that not only the motion and the decision beyond the legislative power of the elected members but so was the discussion regarding the matter.

I would like to remind all Councillors that at our Ordinary Meeting of 17 February 2025 we passed a motion to endorse the newly developed Northern Midlands Council Consolidated Meeting Procedures which included the provision that a matter may only be discussed at a meeting if it is specifically listed on the Agenda of that meeting. Should Councillors still feel that this qualified advice is incorrect I believe that those concerned should request a review of the legislation by reaching out to the Office of Local Government.

DECISION

Deputy Mayor Lambert/Cr Terrett

That Council review the recording of the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 17 March 2025 in relation to Item 9: Public Question Time – the Campbell Town Main Street development.

Lost

Voting for the Motion:

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

Voting Against the Motion:

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

MINUTE NO. 25/146

DECISION

Cr Archer/Cr Andrews

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 17 March 2025, be confirmed as a true record of proceedings subject to the following inclusion:

Council purported to move a Development Motion; however, Council's actions in passing the Development Motion was done ultra vires (without power) and as such the motion is not listed in the minutes of the meeting.

For further context reg. 8(5) prohibits *discussion* of any matter that is not listed on the agenda unless reg. 8(6) is satisfied, which it was not. Further Council notes that not only does reg. 8 not only prohibit decisions or motions, but discussion of the matter in question. Therefore, it is clearly arguable that it was not only the decision that was ultra vires (beyond power), but also the moving of the motion and the discussion which preceded the purported decision. Council



has at their ordinary meeting on the 17 February 2025 passed a motion to endorse the newly developed Northern Midlands Council Consolidated Meeting Procedures which include the provision of the meeting regulations at Part 2.1(5).

Carried

Voting for the Motion:

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

Voting Against the Motion:

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

FORESHADOWED MOTION

Cr Terrett/Deputy Mayor Lambert

In accordance with Regulation 33(3) of the *Local Government (Meeting Procedures) Regulations* that Council review the audio recording in relation to Item 9 Public Question Time – Campbell Town Main Street Development and correct the records of the Meeting Minutes of 17 March 2025 as a true and correct record of the meeting.

Lost

Voting for the Motion:

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

Voting Against the Motion:

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

RECOMMENDATION 1

That Council review the recording of the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 17 March 2025 in relation to Item 9: Public Question Time – the Campbell Town Main Street development.

RECOMMENDATION 2

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 17 March 2025, be confirmed as a true record of proceedings.

OR

RECOMMENDATION 3

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 17 March 2025, be confirmed as a true record of proceedings subject to the following inclusion:

Council purported to move a Development Motion; however, Council's actions in passing the Development Motion was done ultra vires (without power) and as such the motion is not listed in the minutes of the meeting.

For further context reg. 8(5) prohibits *discussion* of any matter that is not listed on the agenda unless reg. 8(6) is satisfied, which it was not. Further Council notes that not only does reg. 8 not only prohibit decisions or motions, but discussion of the matter in question. Therefore, it is clearly arguable that it was not only the decision that was ultra vires (beyond power), but also the moving of the motion and the discussion which preceded the purported decision. Council has at their ordinary meeting on the 17 February 2025 passed a motion to endorse the newly developed Northern Midlands Council Consolidated Meeting Procedures which include the provision of the meeting regulations at Part 2.1(5).

....



5.1.2 Confirmation Of Minutes: Ordinary Council Meeting - 14 April 2025

MINUTE NO. 25/147

DECISION

Cr Adams/Cr Archer

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 14 April 2025, be confirmed as a true record of proceedings.

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 Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 14 April 2025, 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, 23 June 2025.

At approximately 5.30pm, following conclusion of Item 5.1.2, Council commenced with Item 9. Public Question & Statements and Items listed under Items 11 and 12 relating to Planning as listed in the Agenda for the meeting.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

No Notices of Motion were received.

5.4 COUNCILLOR QUESTIONS ON NOTICE

Councillor Terrett has submitted three (3) questions on notice to the General Manager.

1. Were any Council funds used to contribute to the payments of Supreme Court Orders against Clr Knowles and/or the General Manager?
2. Were any insurance payments made under the Council's insurance policies in respect to the Supreme Court Orders against Clr Knowles and/or the General Manager?
3. Did Council provide any financial assistance to Clr Knowles and/or the General Manager in regard to meeting their obligations under the Supreme Court Orders or any other legal matter?

The following responses are provided:

1. No.
2. No.
3. No.

At approximately 6.03pm following Item 12 Council Acting as a Planning Authority: Cessation, Council commenced with Item 5.4.

Mayor Knowles declared an interest in Item 5.4 and left the meeting at 6.03pm at which time Deputy Mayor Lambert took the Chair.

Mayor Knowles returned to the meeting and resumed the Chair at 6.04pm.

5.5 CODE OF CONDUCT PANEL DETERMINATION

5.5.1 Determination Report: Local Government Act 1993 (Section 28ZJ) - Item Withdrawn

Report Prepared by: Des Jennings, General Manager

ITEM WITHDRAWN

ATTACHMENTS

1. Code of Conduct Determination Report – Item withdrawn
-



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 25/152

DECISION

Cr Adams/Cr Archer

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
1 April 2025	Campbell Town District Committee	Ordinary Meeting
1 April 2025	Evandale District Committee	Ordinary Meeting
13 April 2025	Devon Hills Neighborhood Watch and Residents Committee	Ordinary Meeting
6 May 2025	Campbell Town District Committee	Ordinary Meeting
7 May 2025	Longford District Committee	Ordinary Meeting

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT COMMITTEE

At the ordinary meeting of the Campbell Town District Committee held on 1 April and the 6 May 2025, the following motions were recorded for Council's consideration:

7.1.1 Streetscape Upgrade - Information Session

MINUTE NO. 25/153

DECISION

Cr Adams/Cr Terrett

That Council notes the information session was conducted on the May 1, 2025.

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 notes the information session was conducted on the May 1, 2025.

Committee Recommendation:

That the committee supports an information session for the Streetscape upgrade by the project officer and or consultant with timing that would make it accessible by the whole community as soon as possible.

Officer Comment:

The information session was held by a Consultant and Project Manager at the Campbell Town Recreation Grounds on the 1 May 2025.

Background:

There is still confusion as to the plans. Members would like some clarity as to how many crossings there will be. The FAQs mention pedestrian crossings and member said it looks like there will be 7 crossings.

7.1.2 Play Area At The Campbell Town Recreation Ground

MINUTE NO. 25/154

DECISION

Cr Andrews/Cr Terrett

That Council notes the Committee request and considers it for inclusion in future budgets or grant funding opportunities.

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 notes the committee request and considers it for inclusion in future budgets or grant funding opportunities.

Committee Recommendation:

That the council look to extend the playground at the Campbell Town Recreation Ground and put in a ¼ or ½ court netball/ basketball court and/or other amenities for older children.

Officer Comment:

The recommendation will be noted for future budget funding and/or grant allocation.

Background:

The play equipment seems to be for younger children, and the area is tucked behind the pool and building. The committee would like to have something for the older children to play when the football is on or in their spare time.

7.1.3 Valentines Park Play Equipment Upgrade

MINUTE NO. 25/155

DECISION

Cr Terrett/Cr Adams

That Council notes the recommendation and review in the playground budget for 2025/2026.

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 notes the recommendation and review in the playground budget for 2025/2026.

Committee Recommendation:

That the council upgrade the children's play equipment at Valentines Park, which is very run down, referencing the Transit of Venus / space theme.

Officer Comment:

Space themed play equipment will be included for consideration in the Playground Budget for 2025/2026. This will also tie in with the history of the Transit of Venus and astrological theme. The current play equipment at Valentines Park is relatively old and well used. The playground audits are conducted every 3 months, and the play equipment is maintained.

Background:

Committee members noted that the current play equipment is starting to fall apart and needs an upgrade. The park is significantly used by residents and tourists alike.



7.1.4 Public Shower Facilities In Campbell Town

MINUTE NO. 25/156

DECISION

Cr Andrews/Deputy Mayor Lambert

That Council assesses the viability and necessity of an additional public shower.

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 assesses the viability and necessity of an additional public shower.

Committee Recommendation:

That Council consider adding a shower facility to the new toilet block at Blackburn Park or Valentines Park toilet block.

Officer Comment:

There is a public shower currently available at the Campbell Town Recreation Grounds.

7.1.5 Footpaths - South Of Red Bridge

MINUTE NO. 25/157

DECISION

Cr Goss/Cr Terrett

That Council notes the Committee's request and investigates further.

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 notes the Committee's request and investigates further.

Committee Recommendation:

That Council looks to construct footpaths along the highway from the Red Bridge to New Street.

Officer Comment:

This will need to be assessed to be included in future budgets.

Background:

There is currently no footpath access south of the Red Bridge and there is a need to continue the footpath going south from the town.



7.2 EVANDALE DISTRICT COMMITTEE

At the ordinary meeting of the Evandale District Committee held on 1 April 2025 the following motions were recorded for Council's consideration:

7.2.1 Pioneer Park - Master Plan - Information Session

MINUTE NO. 25/158

DECISION

Cr Terrett/Deputy Mayor Lambert

That Council notes the Committee request for an information session and will provide a timeline and information session once the project has secured funding.

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 notes the Committee request for an information session and will provide a timeline and information session once the project has secured funding.

Committee Recommendation:

That the committee requests:

- a) a briefing from the project manager or officer as to the progress of Pioneer Park by the next local district committee meeting in June to explain and take on board suggestions and recommendations of feedback to the plan; and
- b) to understand what other consultations will be done for the Pioneer Park to the community to feedback suggestions.

Officer Comment:

Funding for the Pioneer Park upgrade has not been secured. Once the project is funded, the District Committee will be notified and an information session will be scheduled.

Background: At the March 2025 municipal bus tour with Councillors and a walk-through Pioneer Park there were discussions and agreements that the Children's Playground was very expensive, and that Park could be left more as a nature reserve. The trees could be de-scrubbed so it would be less of a barrier and open the park up more.

7.2.2 Irrigation System Maintenance - Pioneer Park

MINUTE NO. 25/159

DECISION

Cr Terrett/Deputy Mayor Lambert

That Council notes the recommendations and refers the request to the Works and Infrastructure department.

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 notes the recommendations and refers the request to the Works and Infrastructure department.

Committee Recommendation:

That the Committee requests the Council to complete a check on the irrigation system of the Pioneer Park, maintain and conduct regular checks to protect the existing trees.

Officer Comment:

Trees are watered only for the first two years of planting.

A new irrigation system will be part of the future upgrades of Pioneer Park.



7.3 OTHER COMMITTEE RECOMMENDATIONS

7.3.1 Devon Hills Neighbourhood Watch And Residents Committee - Line Markings Devon Hills

At the ordinary meeting of the Devon Hills Neighbourhood Watch and Residents Committee held on 13 April 2025 the following motion was recorded for Council's consideration:

MINUTE NO. 25/160

DECISION

Deputy Mayor Lambert/Cr Terrett

That Council notes the recommendation and forward this issue to the Works Department.

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 recommendation and forward this issue to the Works Department.

Committee Recommendation:

Line Markings in Devon Hills. Date for works to be set and work complete by June 2025.

As a matter of urgency/safety for all road users.

Officer Comment:

The contractors have been contacted, and the council is awaiting their works schedule.



8 INFORMATION ITEMS

MINUTE NO. 25/161

DECISION

Cr Andrews/Cr Adams

That the 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

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

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

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

Date Held	Purpose of Workshop
05/05/025	<p>Council Workshop</p> <p>Presentations</p> <ul style="list-style-type: none"> Northern Tasmania Development Corporation (NTDC) <p>Discussion included:</p> <ul style="list-style-type: none"> Independent Review Governance Final Update Land Enquiry - Transfer of land, Perth Swimming Pool, Longford Perth Community Progress Association Requests Notice Of Motion: Wilmores Lane, Bishopsbourne Road and Herberts Road Sticky Beaks Corner – Review of Audit Report 10 Minute Briefing/Discussion - Cat Management; Swimming Pool Report; Dog Management Policy; Trucks in Cracroft St; Additional Workshop
19/05/2025	<p>Council Workshop</p> <p>Discussion:</p> <ul style="list-style-type: none"> Council Meeting Agenda items
	<p>Council Meeting</p>
	<p>Special Workshop following Meeting if time permits</p> <ul style="list-style-type: none"> Budget 2025/2026 Review of Council Committees Policy Review – Dog Management - Draft Policy for review Notice Of Motion: Wilmores Lane, Bishopsbourne Road and Herberts Road – <i>Officers to provide further advice</i> Sticky Beaks Corner – Review of Audit Report - <i>Officers to provide further advice</i> Swimming Pool Analysis 2024/2025 Season Review – <i>Officers to seek community feedback</i> Road Widening – Draft Policy being prepared Motivity Fitness – Invitation to Present at a Future Workshop Cat Management Briefing Request Drummond Street Pine Trees - <i>Meeting sought with property owner</i>



8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 9 April to 13 May 2025 are as follows:

Date	Activity
9 April 2025	Attended Right to Information Framework meeting, Longford
9 April 2025	Attended Network for Harmony Multicultural Advisory Group meeting, online
9 April 2025	Attended ALGWA Workshop – Dealing with Difficult People, online
10 April 2025	Attended meeting with Rebacca White, Lyons candidate, Longford
10 April 2025	Attended phone meeting with Susie Bower, Lyons candidate
14 April 2025	Attended meeting with Jade Kaye, Project Manager Translink project, Longford
14 April 2025	Attended Council Workshop and Meeting, Longford
15 April 2025	Attended ABC radio interview with Evan Wallace, Gipps Creek
17 April 2025	Attended meeting with Jane Howlett MP, Longford
17 April 2025	Attended Tasmanian Game Council meeting, Longford
23 April 2025	Attended Executive meeting, GM Review update, Longford
24 April 2025	Attended NMC to sign documents, collect wreaths and marquee for Anzac Day
25 April 2025	Attended Ross Anzac Day Dawn Service, Ross
25 April 2025	Officiated at the Avoca Anzac Day Service, Avoca
28 April 2025	Attended meeting with Anita Dow re Translink briefing
29 April 2025	Attended Campbell Town District High School Anzac Day Ceremony, Campbell Town
1 May 2025	Attended Community Information session re Streetscape, Campbell Town
1 May 2025	Attended ABC radio interview with Evan Wallace, Campbell Town
5 May 2025	Attended NMC Workshop, Longford
7 May 2025	Attended NMC to sign documents
7 May 2025	Attended Northern Tasmania Regional Land Use Strategy Workshop, Launceston
8 May 2025	Attended ALGWA Workshop – Women in Leadership Breaking Down Barriers
9 May 2025	Attended AM and OAM Investiture Ceremony, Government House, Hobart
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 7 April 2025 to 9 May 2025 are as follows:

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

Date	Activity
07/04/2025	Meeting with ratepayer
07/04/2025	Attended Council Workshop and Council Meeting
08/04/2025	Meeting with TasNetworks
10/04/2025	Met with Rebecca White, Candidate for Lyons
11/04/2025	Attended Climate Change Strategy and Council Climate Adaptation Plan Meeting
11/04/2025	Attended Northern General Managers Regional Meeting
14/04/2025	Attended Council Workshop
28/04/2025	Met with Alexandra Garrott
28/04/2025	Met with Anita Dow MP
01/05/2025	Attended Campbell Town Streetscape Information Session
05/05/2025	Attended Council Workshop
09/05/2025	Met with Developers



8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

- (a) a clear and concise statement identifying the subject matter and the action requested; and
- (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
- (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
- (d) a statement specifying the number of signatories; and
- (e) at the end of the petition –

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

58. Tabling petition

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

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

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

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

- (a) it does not comply with section 57; or
- (b) it is defamatory; or
- (c) any action it proposes is unlawful.

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

PETITIONS

No petitions were received.

ATTACHMENTS

Nil

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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



8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

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 2024/2025 year												Total	Total	Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2024/2025 YTD	2023/24	2022/23
132	133	79	83	86	75	73	60	71	78	41			779	820	763
337	42	41	34	24	49	32	15	42	45	21			345	379	391

8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2023/2024		Income/Issues for April 2025		Income/Issues year to date 2024/2025	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,100	\$108,319	11	382	3,833	101,094
Dogs Impounded	8	\$1,408	1	348	14	1,346
Euthanised	2				3	627
Re-claimed	6		1		10	
Re-homed/Dogs Home					1	
New Kennel Applications	7	\$1,170	2	160	15	990
Renewed Kennel Licences	82	\$3,844			82	4,100
Infringement Notices (paid in full)	95	\$20,266	32	6,464	57	12,531
Legal Action						
Livestock Impounded	2	\$724			1	50
TOTAL		\$135,731		\$7,354		\$121,739

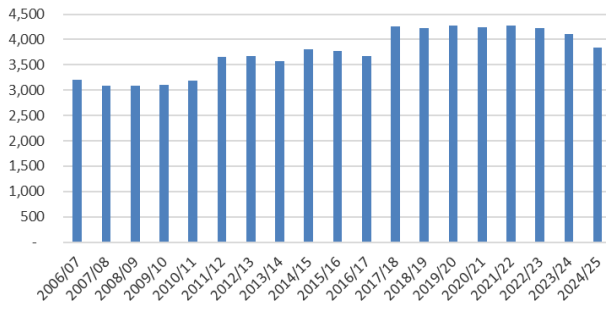
Audits: Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips: 1 dog microchipped.

Attacks: Nil



Number of Dogs Registered by Year



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.

Investigations/ Inspections/ Licences Issued	Prior Years		
	2021/2022	2022/2023	2023/2024
Notifiable Diseases	1	8	9
Inspection of Food Premises	170	133	231
Place of Assembly Approvals	14	9	5

Actions	2024/2025												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	108	3	13	20	9	14	4	12	12	9	12		
Routine Mobile/Market stall Food Inspections	53	0	14	1	14	0	0	0	3	21	0		
Preliminary Site Visits – Licensed Premises	20	3	2	1	2	2	4	4	1	0	1		
On-site wastewater Assessments	30	1	2	3	5	2	5	2	4	4	2		
Complaints/Enquiries – All Types	56	2	7	3	11	6	1	6	5	9	6		
Place of Assembly approvals	6	0	1	0	1	2	1	1	0	0	0		
Notifiable Diseases	8	0	0	0	0	1	0	2	2	2	1		

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 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	21/22	22/23	23/24	YTD 24/25	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	26	28	49	66	4	3	3	13	6	8	6	6	7	10		
Building & Planning	77	52	36	228	2	4	3	21	38	36	36	13	42	33		
Community Services	54	44	59	47	1	4	3	5	3	11	6	2	3	9		
Corporate Services	48	23	26	305	1	2	37	23	30	34	38	35	56	49		
Governance	15	21	19	16	-	1	-	3	8	2	1	0	0	1		
Waste	12	11	14	19	2	4	3	-	1	3	-	2	3	1		
Works	368	352	415	398	29	37	33	32	39	46	46	46	55	35		

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

Date	Recipient	Purpose	Amount \$
9-Jul-24	Hunter McGee	Representation - U16 Touch Football Tasmanian Team	100
11-Jul-24	Judy Gurr	Representation - Senior Womens Tasmanian Team	100
11-Jul-24	Denise Middap	Representation - Senior Womens Tasmanian Team	100
11-Jul-24	Rhianna Morrison	Representation - U18 Lawn Bowls Tasmanian Team	100
6-Sep-24	Lucy Johnston	Representation - Aust Interschools National Equestrian Team	100
27-Nov-24	Ryan Sanson	Representation - Tas Junior 8 Ball Team	100
27-Nov-24	Jordan Sanson	Representation - Tas Junior 8 Ball Team	100
25-Mar-25	Levi Springer	Representation – National Indoor Cricket Championships	100
17-Apr-25	Haile Lowe	Representation – International Netball Festival	100
6-Sep-24	Campbell Town District High School	Inspiring Positive Futures Program	7,273
16-Apr-24	Cressy District High School	Inspiring Positive Futures Program	8,000
16-Oct-24	Campbell Town District High School	End of year school presentation –Secondary	100
16-Oct-24	Campbell Town District High School	End of year school presentation - Primary	50
16-Oct-24	Perth Primary School	End of year school presentation - Primary	50
16-Oct-24	Longford Primary School	End of year school presentation-Primary	50
16-Oct-24	Cressy District High School	End of year school presentation - Secondary	100
16-Oct-24	Cressy District High School	End of year school presentation - Primary	50
16-Oct-24	Evandale Primary School	End of year school presentation - Primary	50
16-Oct-24	Isacc Chapman	Education Bursary - 2nd instalment	1,000
23-Oct-24	Oliver Walker	Education Bursary - 2nd instalment	1,000
23-Oct-24	Breeanna Farrell	Education Bursary - 2nd instalment	1,000
30-Oct-24	Dylan Copolov	Education Bursary - 2nd instalment	1,000
6-Nov-24	Emily Boweman	Education Bursary - 2nd instalment	1,000
22-Nov-24	Helping Hand Association	Contribution	1,500
27-Nov-24	Perth Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
27-Nov-24	Longford Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
17-Feb-25	Longford Show Society	Planning Permit Amendment fee remission	450
7-Jan-25	C Whitchurch	Education Bursary - 1st instalment	1,000
22-Jan-25	Mia Tubb	Education Bursary - 1st instalment	1,000
25-Feb-25	Hunter McGee	Education Bursary - 1st instalment	1,000
25-Feb-25	Charlie Richardson	Education Bursary - 1st instalment	1,000
16-Apr-25	Cressy Bowls Club	Planning Application remission for clubhouse alterations	305
		TOTAL	\$28,278



8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2023-03-20 Ordinary Meeting of Council - Open Council	16.1	Sticky Beaks Cafe Corner (cnr Wellington and Marlborough Streets): Upgrades and Safety	In progress	That the JMG report Option Two (steel bollards) be revisited and that a time-line be put in place to implement this recommendation should that be an approved solution. Further that a report be undertaken to develop a detailed analysis for the intersection and the traffic flows in the centre of Longford.	Engineering Officer, General Manager, Works Manager	23/03/2023 Executive Assistant Meeting arranged with Garry Hills, Dept. of State Growth. 17/04/2023 Engineering Officer Council officers met with Garry Hills on March 30, 2023. The Department of State Growth has agreed to do engage a consultant to carry out an independent traffic study of the intersection. Awaiting further information from the Department of State Growth. 04/05/2023 Engineering Officer Garry Hills from the Department of State Growth has advised that they are in the process of organising and independent report on the safety of the intersection 15/06/2023 Executive Assistant Further contact made with DSG, requested that a timeline be provided for provision of the independent traffic study for Sticky Beaks Corner. 11/07/2023 Executive Assistant Subject to available funding, DSG have advised they have an in-principle agreement in place to review the works. 10/08/2023 Engineering Officer Council officers have requested an update on when this project will commence from the Department of State Growth and are still awaiting a response 28/09/2023 Executive Assistant Further correspondence sent to General Manager of State Roads requesting update and timeline for review. 26/10/2023 Engineering Officer Awaiting response from Department of State Growth 13/11/2023 Engineering Officer Awaiting response from State Growth 01/12/2023 Engineering Officer Awaiting response from Department of State Growth 1/12/23 14/02/2024 Executive Assistant Letter sent to Minister. 13/05/2024 Executive Assistant Meeting scheduled with the General Manager of State Roads. 10/07/2024 Engineering Officer Awaiting information from the Department of State Growth 09/08/2024 Engineering Officer Discussed with Garry Hills (Department of State Growth) 9/8/24. Garry advised that it is anticipated that a consultant will be engaged soon. 03/09/2024 Engineering Officer Awaiting further information from DSG 11/10/2024 Engineering Officer Draft Report received from DSG. Council officers are currently reviewing the findings of the report 08/11/2024 Engineering Officer Council Officers have reviewed draft report and provided comment to DSG, awaiting their response. 28/11/2024 Executive Assistant Awaiting reply from DSG - emailed 28/11. 30/12/2024 Engineering Officer The Safe Systems report on the Stickybeaks Corner intersection has been reviewed by Council. The report included some recommendations for Council and DSG. Council provided comments on these recommendations on October 16. Response has now been received from DSG advising that they have noted Council's comments on the Stickybeaks Corner Safety Audit and don't have any further comments. 05/02/2025 Executive Assistant Item listed for next Workshop. 12/03/2025 Executive Assistant Officers preparing report. 04/04/2025 Engineering Officer Report to be prepared for May Workshop and presentation to May Council Meeting. 06/05/2025 Engineering Officer Council officers are reviewing the location of underground services to determine what impact this may have on any future works at this location.
2023-08-21 Ordinary Meeting of Council - Open Council	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,	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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
					Executive Officer	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. 08/08/2024 Executive Assistant Listed for discussion at 5 August 2024 Council Workshop. 11/11/2024 Executive Assistant Response to August 2024 letter awaited. Follow up correspondence prepared. 05/02/2025 Executive Assistant Meeting scheduled with landowner for 14/02/25. 20/02/2025 Executive Assistant On site meeting for JBS Plant Manager, GM and Works Manager scheduled for early March. 08/04/2025 Executive Assistant Meeting held with JBS Plant Manager, Council Officers awaiting a response.
2023-09-18 Ordinary Meeting of Council - Open Council	13.7	Campbell Town Swimming Pool	Awaiting external response	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. 12/03/2025 Executive Assistant Correspondence sent to CTDC 17/02/25, awaiting advice.
2023-11-20 Ordinary Meeting of Council - Open Council	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 09/08/2024 Engineering Officer Consultant has provided a report and indicated that the existing design needs to be reviewed to ensure that the sign meets DSG frangibility requirements. The consultant has now commenced this work. 03/09/2024 Engineering Officer Awaiting report from consultant 08/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 Engineering Officer Awaiting further comment from DSG 07/02/2025 Engineering Officer DSG have indicated that the construction and location of the existing stone sign opposite Kingsley House needs to be reviewed as part of the approval process. A consultant has been engaged to carry out this work. 25/02/2025 Executive Assistant Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 Engineering Officer Report has been received from Traffic Engineer and a report is being prepared for a future Council meeting
2024-01-29 Ordinary Meeting - Open Council	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. 04/04/2025 Executive Officer Report is being prepared for Council meeting and is intended to be presented at an upcoming council meeting.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2024-01-29 Ordinary Meeting - Open Council	5 3.3	Motion on Notice: Heritage Committee	Completed	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, Senior Planner	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. 13/02/2025 Executive Officer Officers to meet and prepare a report for Council meeting (17/03/2025). 07/03/2025 Executive Officer Officers have met and are preparing a report for the Council meeting in April. It is envisaged that this will assist in progressing this motion forward. 11/03/2025 Senior Planner Have met with Executive Officers to assist with preparing report to April meeting. 21/03/2025 Executive Officer Report is prepared and ready for presentation at Council meeting in April. 03/04/2025 Senior Planner Report to be presented to April meeting. 17/04/2025 Executive Officer Report presented to council at 14 April 2025 meeting. Officer recommendation of resource shared Heritage Officer with Southern Midlands council was accepted by Council. Implementation to begin shortly. 09/05/2025 Senior Planner Have advised Southern Midlands Council of NMC's resolution to resource share Heritage services with SMC.
2024-02-19 Open Council Meeting	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 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from minister 08/11/2024 Engineering Officer Awaiting response from minister 28/11/2024 Engineering Officer Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 06/05/2025 Engineering Officer Awaiting response from the Department of State Growth
2024-02-19 Open Council Meeting	7 3.2	Bike Path Extension	In progress	That Council requests an update from the Department of State Growth on the matter and provides advice to the Committee. Committee request: LLDC request NMC revisit the earlier letter from the Minister for State Growth Michael Ferguson, regarding a bike path between Longford roundabout and Pateena Road, requesting an update, including a timeline for completion, of this missing link.	Engineering Officer, Executive & Communications Officer	13/03/2024 Executive Assistant Officer to contact the Department of State Growth as election has been called. 13/03/2024 Engineering Officer Council Officer has contacted Vanessa King, manager project delivery at the Department of State Growth and requested an update on this project. Awaiting response. 12/04/2024 Engineering Officer Response received from Luke Middleton of the Department of State Growth. The general manager has written to the Department of State Growth after receiving this response and advised that Council will continue to lobby for this path to be constructed as part of the Illawarra upgrade works to be carried out by the Department of State Growth. 09/05/2024 Engineering Officer Awaiting further information from the Department of State Growth 13/05/2024 Executive & Communications Officer Awaiting further information 10/07/2024 Engineering Officer Awaiting information from the Department of State Growth 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from the Department of State Growth 08/11/2024 Engineering Officer Awaiting response from



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						Department of State Growth 28/11/2024 Engineering Officer Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 06/05/2025 Engineering Officer Awaiting response from the Department of State Growth
2024-03-18 Ordinary Open Council Meeting	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 & Communicat ions 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. 09/08/2024 Engineering Officer Awaiting response from DSG 03/09/2024 Engineering Officer Awaiting response from DSG 11/10/2024 Engineering Officer Awaiting response from DSG 08/11/2024 Engineering Officer Awaiting response from Department of State Growth 28/11/2024 Engineering Officer Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 13/05/2025 Engineering Officer Awaiting response from Department of State Growth
2024-03-18 Ordinary Open Council Meeting	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. 25/02/2025 Executive Assistant Corporate Services Manager has sent reminders to DSG - awaiting response. 12/05/2025 Executive Assistant Awaiting transfer documents from DSG.
2024-04-22 Ordinary Open Council Meeting	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 & Communicat ions Officer, General Manager, Works Manager	13/05/2024 Executive & Communications Officer Committee advised. 14/05/2024 Executive Assistant Matter under consideration.
2024-08-19 Open Council - Ordinary Meeting	14.3	Policy Review: Dog Management	In progress	That 2) a further report be presented to a Council workshop for discussion on Kennel Licencing.	Animal Control and Compliance Officer, Animal Control and Compliance Officer, Executive Officer, Executive Officer	11/11/2024 Executive Assistant Report to be prepared for discussion at forthcoming Council workshop. 11/11/2024 Executive Assistant On hold pending outcome of review being conducted by RSPCA. 13/02/2025 Executive Officer Officers are currently preparing a report for Council workshop in May 2025. 04/04/2025 Executive Officer Report has been drafted for review at May 2025 council workshop. 06/05/2025 Executive Officer Updated Dog Management Policy has been prepared for review at Council workshop.
2024-10-21 Open Council - Ordinary Meeting	7 3.2	Illawarra Road Bridges review - Weight rating and usage	Awaiting external response	That Council follow up the request to the Department of State Growth.	Engineering Officer, Executive & Communicat ions Officer	31/10/2024 Executive & Communications Officer Enquiry has been sent to Department of State Growth. 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 13/05/2025 Engineering Officer Awaiting response from Department of State Growth
2024-10-21 Open Council - Ordinary Meeting	7 4.1	Ross Bike Rack - location	Completed	That Council notes the committee's recommendation and assesses the viability of the location.	Executive & Communicat ions Officer, Project & Building Compliance Manager,	11/11/2024 Executive & Communications Officer Location is under review 04/04/2025 Project & Building Compliance Manager Bike rack manufactured, Installation to be programmed 12/05/2025 Executive Assistant Installation to be completed in May.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
					Works Manager	
2024-10-21 Open Council - Ordinary Meeting	7 4.3	Disability Parking	In progress	That Officers assess providing a disability car park and recommend appropriate location.	Engineering Officer, Executive & Communications Officer, Works Manager	11/11/2024 Executive & Communications Officer 3 Locations are under reviewed 10/02/2025 Executive & Communications Officer Ross District Committee has identified possible location. 11/03/2025 Executive Assistant Contractor to complete line markings and bollard. 07/04/2025 Engineering Officer Contractor to complete works when available 13/05/2025 Engineering Officer Awaiting advice from contractor regarding when works can be completed. Scheduled to commence in next 2 weeks.
2024-11-18 Open Council - Ordinary Meeting	14.2	Proposed Community Garden at Perth	In progress	That Council a) note the request by the local group, Parents for Climate Change, to develop a community garden at Perth; and b) approve the request in-principle subject to the provision of a site plan by Parents for Climate Change for consideration by Council.	Project Officer	03/12/2024 Executive Assistant Council Officers to meet with Parents for Climate Change and NRM North for site inspection on 6/12/24. 08/04/2025 Executive Assistant Awaiting NRM Design work. 13/05/2025 Executive Assistant Council Officer to follow up on progress.
2024-11-18 Open Council - Ordinary Meeting	14.4	Management Committees: Review of Management Agreement	In progress	That a) Council accept and endorse the proposed changes to the Management Agreement for the Management Committees as attached; and b) Council, in relation to minute reference 24/0171, determines not to restrict close associates of elected members from becoming Council volunteers and Special Committee members; and c) the Management Agreement be sent to Management Committee's for signature; and d) this Management Agreement be effective from the date signed by the Committee to 30 June 2026; and e) a further report be brought to Council in regard to future direction of the Management Committees and the assistance to be provided if they wish to transition to Incorporated Bodies.	Executive Assistant, Executive Officer, Executive Officer	03/12/2024 Executive Assistant Management Agreements updated, to be forwarded to Committees together with cover letter. 10/02/2025 Executive Officer New Management Committee Agreements have been sent to the Committees. No response but 2 (Evandale & Liffey) Report being prepared for the April Council Meeting 07/03/2025 Executive Officer Further responses received from Ross Recreation Ground Management Committee and Morven Park. these responses will form part of the report to Council in April. 21/03/2025 Executive Officer Report is prepared and ready for presentation at the April council meeting. 08/04/2025 Executive Assistant Draft report considered at Workshop 7 April and to be listed for further consideration at the May Workshop. 06/05/2025 Executive Officer Report has been prepared for Council but has been deferred until a later date.
2024-11-18 Open Council - Ordinary Meeting	14.5	Campbell Town Hall	In progress	That Council: a) note the costings for the maintenance and restoration of the Campbell Town Hall, and the suggestions for future use of the hall, and b) to proceed with the sale of the Campbell Town Hall in the short term and Council to reassess in 6 months.	Corporate Services Manager, Executive Officer, Executive Officer, Project Officer	25/11/2024 Project Officer Noted 03/12/2024 Executive Assistant Contract has been provided to one interested party. 12/03/2025 Executive Officer No further correspondence received from the real estate agent regarding the sale inquiry. Council officer is following up with the agent and if no response received, Council Officers will look at changing to a different agent or an open listing with multiple agents attempting to sell the property. 04/04/2025 Executive Officer Report into current position of sale is being presented at the Council Workshop 07 April 2025. and will be presented to the April Council Meeting. 28/04/2025 Executive Officer Offer presented to Council at April meeting. Council agreed to proceed with accepting one offer, a contract is being prepared for signing by all parties. 06/05/2025 Executive Officer Contract is being drafted by Rae & Partners. It will be prepared for review in the coming week.
2024-12-09 Open Council	5 3.2	Notice of Motion: Wellington Street Longford	Completed	That Council Officers prepare a report for consideration by Council at a future Council	Engineering Officer,	14/01/2025 Executive Assistant Report being drafted. 07/04/2025 Engineering Officer DSG has committed to



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
- Ordinary Meeting				Meeting, exploring the responsibility for funding and the timeframe of road repairs to Wellington Street Longford by the State Government, as well as Council budget consideration for the undertaking of concurrent works.	General Manager	undertake repairs 13/05/2025 Engineering Officer Works currently being carried out by contractor
2024-12-09 Open Council - Ordinary Meeting	5 3.3	Notice of Motion: Update Council's Webpage for Community Organisations	Awaiting external response	That Council Officers prepare a report on the following notice of motion to be presented to a future Council Meeting: That the Council update its webpage to have an interactive page to list all the community organisations in the Northern Midlands. And that, if needed, a budget item be listed so funds can be allocated to achieve this outcome.	Corporate Services Manager, Executive & Communications Officer	10/01/2025 Executive & Communications Officer Discussion with IT 05/02/2025 Executive Assistant Report being prepared for future meeting. 10/02/2025 Executive & Communications Officer The online directory and search engine costs being investigated 08/04/2025 Executive & Communications Officer legal disclaimers and terms & conditions being drawn up.
2025-01-20 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Request for General Manager, Mayor and Deputy Mayor to Stand Aside	In progress	That Council: i. clarify circumstances surrounding the repayment of \$11,000 and the categorisation of it as private legal advice; and ii. seek advice regarding employment of law elements that Council as the employer of the General Manager may need to take as to a position it takes with regard to requesting the General Manager stands down, including contract provisions.	Corporate Services Manager, Executive Officer, Executive Officer	11/02/2025 Executive Assistant Seeking legal advice.
2025-01-20 Open Council - Ordinary Meeting	7 1.2	Review of the Location and Number of 60km/hr Signs on Woolmers Lane	In progress	That Council act immediately to improve the safety of the Woolmers Lane and Brickendon Street corner as soon as the Traffic Engineer's report is received.	Engineering Officer	24/01/2025 Engineering Officer Concealed entrance signs have been ordered. Officers from the Department of state growth have been contacted to confirm whether their approval is required to install a 60 ahead sign. 07/02/2025 Engineering Officer Draft report received, Council officers are currently reviewing this report with the traffic engineer 07/04/2025 Engineering Officer Final report received from traffic engineer. Concealed entrance signage has been installed. Additional works to be carried out in accordance with the report
2025-01-20 Open Council - Ordinary Meeting	7 1.3	Proposed Relocation of the Stone Longford Entrance Wall to the Woolmers End of Longford	Awaiting external response	That Council notes the Committee's recommendation for the Longford Entrance Wall, to remain in situ or in close proximity to its current location.	Engineering Officer, Executive & Communications Officer, Works Manager	10/02/2025 Executive Assistant To be discussed with State Growth. 11/03/2025 Executive Assistant Works Manager awaiting report from Traffic Engineer. 07/04/2025 Engineering Officer Report has been received and is being reviewed by Council Officers 12/05/2025 Executive Assistant Report sent to DSG for comment.
2025-01-20 Open Council - Ordinary Meeting	7 3.1	Speed Hump Installation - Devon Hills/Loop Road	In progress	That Council investigate the installation of speed humps along the Devon Hills/Loop Road for safety reasons and to reduce excessive speeding in this area.	Engineering Officer, Executive & Communications Officer	24/01/2025 Engineering Officer The Department of State Growth have confirmed that they are responsible for giving approval for the installation of speed humps and advised that they would be unlikely to give approval at this location. Council officers to investigate other options for lowering vehicle speeds.
2025-01-20 Open Council - Ordinary Meeting	7 3.2	Plan of Development for Devon Hills Walk/Bikeway	In progress	That Council Officers review the existing shared path markings and signage, seek advice from a Traffic Engineer and develop a plan to carry out upgrade works as required.	Engineering Officer, Executive & Communications Officer, Project & Building Compliance Manager, Works Manager	05/02/2025 Project & Building Compliance Manager Noted 10/02/2025 Executive Assistant Review to be undertaken by Works Manager.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-01-20 Open Council - Ordinary Meeting	14.4	Perth Train Park	Completed	That Council note the report and endorse the following way forward with the ongoing development of the Perth Train Park: a. Continue to maintain the park and its existing infrastructure; and b. Consider the content and type of interpretation regarding the history of trains and Perth provided by the Perth Lions Club, and include the cost of such in the 2025/26 budget deliberations.	Corporate Services Manager, Project Officer, Works Manager	30/01/2025 Project Officer The Perth Lions Club has been advised of the Council decision. Council Officers await the Club's provision of information for interpreting the history of Perth and trains. 11/03/2025 Executive Assistant Works Manager awaiting information boards from Perth Lions Club. 12/05/2025 Executive Assistant Information boards have been placed.
2025-01-20 Open Council - Ordinary Meeting	15.2	Policy Review: Councillors Allowances, Travelling and Other Expenses	In progress	That the item be deferred.	Corporate Services Manager, Executive Officer, Executive Officer, General Manager	05/02/2025 Executive Assistant To be resubmitted to future meeting. 11/03/2025 Executive Assistant Executive Officers drafting report for May meeting. 12/05/2025 Executive Assistant Report to be drafted for July Workshop.
2025-01-20 Open Council - Ordinary Meeting	15.3	New Policy: Legal Assistance for Employees	In progress	That the item be deferred.	Corporate Services Manager, Executive Officer, Executive Officer, General Manager	05/02/2025 Executive Assistant To be resubmitted to future meeting. 11/03/2025 Executive Assistant Executive Officers drafting report for May meeting. 12/05/2025 Executive Assistant Draft report to be prepared for June Workshop.
2025-02-17 Open Council - Ordinary Meeting	14.2	Feral Ducks - Campbell Town, Ross, Evandale and Longford	In progress	That Council: A) approve funding for new signage and education initiatives to occur in the Northern Midlands river reserves regarding the feeding and dumping of domestic ducks; B) seek a report on numbers of feral ducks and/or native species and habitats; and C) make information available on the Council website and social media platforms and discuss with Local District Committees.	Works Manager	11/03/2025 Executive Assistant Works Manager to order signs and place when received. 12/05/2025 Executive Assistant Signs ordered, awaiting delivery.
2025-03-17 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Wilmores Lane, Bishopsbourne Road and Herberts Road	In progress	That Council Officers prepare a report on the costs associated with investigating the following 1) major upgrade to Wilmores Lane and Bishopsbourne Road as an alternative heavy vehicle route; and 2) opening the northern end of Herberts Road to Illawarra Road to provide an access lane for heavy vehicles to divert from Tannery Road; and 3) list for discussion at Council Workshop on 7 April 2025.	Engineering Officer, Works Manager	08/04/2025 Executive Assistant Draft report to be prepared for the May Workshop. 13/05/2025 Executive Assistant Further information sought and to be listed for future Workshop.
2025-03-17 Open Council - Ordinary Meeting	5 3.2	Notice of Motion: Amendment of Dog Registrations Terms and Conditions and Continuation of	In progress	That Council 1. Continue the positive community information campaign highlighting responsible dog ownership, in particular, effective control of dogs on and off lead as per Dog Control Act 2000; and 2. Add	Animal Control and Compliance Officer, Animal Control and Compliance	07/04/2025 Executive Assistant Updated Policy being drafted by Council Officers. 06/05/2025 Executive Officer The amendment to the Dog Registration Terms and Conditions, approved by Councillors, has been included in the updated Dog Management Policy drafted by Officers for the May Council Workshop/Meeting.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Responsible Dog Ownership Positive Information Campaign		the following clause to the Terms and Conditions of dog registration forms - paper and online: I have read and understand my rights and obligations as a responsible dog owner and will abide by the rules and regulations set out in the Northern Midlands Council dog policy, and The Dog Control Act 2000. I will abide by the rules relating to effective control of dogs on and off a lead. Information relating to the Northern Midlands Council Dog Policy and The Dog Control Act 2000 can be found at the following link: https://northernmidlands.tas.gov.au/living/animals/dog-control	Officer, Executive Officer, Executive Officer	13/05/2025 Executive Assistant To be re-listed for future Workshop.
2025-03-17 Open Council - Ordinary Meeting	7 2.1	Heritage Motion - Fred Davies Memorial Grandstand	Awaiting external response	That Council make an application to Heritage Tasmania for heritage status of the Fred Davies Memorial Grandstand at the Longford Recreation oval.	Executive & Communications Officer, Senior Planner	03/04/2025 Executive & Communications Officer application is under review by Heritage Advisor 03/04/2025 Senior Planner Application to the Heritage Tasmania is being prepared. 09/05/2025 Senior Planner Application to Heritage Tasmania has been made.
2025-03-17 Open Council - Ordinary Meeting	11.1	Draft Amendment 13/2024 - Flood-Prone Hazard Area at Perth, Campbell Town and Ross - Direction From Planning Commission	In progress	That the Planning Authority: 1. Receive and consider at a future meeting advice from Entura (Hydro Tasmania's consulting business) on the differences between the certified amendment and the flood mapping provided by the State Emergency Service for Ross; and 2. Receive and consider at a future meeting modelling of Sheepwash Creek based on the latest detailed design of upgrade works.	Senior Planner	03/04/2025 Senior Planner Report being drafted by Council Officers for future meeting.
2025-04-14 Open Council- Ordinary Meeting	5 3.1	Notice of Motion: Northern Midlands Public Pool Facilities	Completed	That Council defer any further discussion on the previous Notice of Motion and move to discuss the operations of the three Northern Midlands Council Pools at the next Council Workshop to allow Council officers the opportunity to complete a detailed end of season review and that the subject of the pools be on the Agenda for the next Council Meeting.	Executive Officer, Executive Officer	28/04/2025 Executive Officer Review of the 24/25 pool season is being completed by officers and a report is being prepared for presentation at the May council meeting. 06/05/2025 Executive Officer Report had been prepared for Council workshop in May. Deferred until a later date to allow more time to discuss. 13/05/2025 Executive Assistant Refer to Action Item 2025-04-14 Item 14.1 Swimming Pool Analysis: 2024/2025 Season.
2025-04-14 Open Council- Ordinary Meeting	5 3.2	Notice of Motion: Campbell Town and Perth Streetscape Improvement Works	Completed	To develop designated parking in King, Queen and William Streets to replace at least 15 car spaces that are to be lost and incorporate into the Campbell Town Streetscape.	Project & Building Compliance Manager	13/05/2025 Project & Building Compliance Manager Officers are working with project Engineers on a preliminary design.
2025-04-14 Open Council- Ordinary Meeting	7 1.1	Secretarial Funding approval for PA system	Completed	That Council approves the Cressy District Committee request to use the secretarial funding allocation for the purchase of a PA system.	Executive & Communications Officer	12/05/2025 Executive & Communications Officer District Committee has been informed of council approval.
2025-04-14 Open Council-	7 2.1	Significant Tree Nomination Extension	Completed	That Council extends the nomination period for the	Executive & Communications Officer,	23/04/2025 Senior Planner Significant Tree nominations extended until 30 June 2025. Website updated. Re-advertised in the Examiner.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
Ordinary Meeting				Significant Tree Register until 30 June 2025.	Senior Planner	
2025-04-14 Open Council- Ordinary Meeting	13.2	Consultation on Revised Development Assessment Panel Bill 2025	Completed	That Council provide the submission.	Senior Planner	17/04/2025 Senior Planner Letter sent in accordance with Council's resolution.
2025-04-14 Open Council- Ordinary Meeting	14.1	Swimming Pool Analysis: 2024/2025 Season	In progress	That Council a) receive this report; and b) discuss the operations of the three Northern Midlands Council Pools at the next Council Workshop to allow Council officers the opportunity to complete a detailed end of season review.	Executive Officer	12/05/2025 Executive Assistant Draft report prepared for June Workshop.
2025-04-14 Open Council- Ordinary Meeting	15.2	Financial Assistance Request: Illuminate Education 2025	Completed	That Council supports the request from NMBA to sponsor Illuminate Education Week and Illuminate Legacy Projects to the amount of \$11,000 and provide facility hire in 2025.	Corporate Services Manager	12/05/2025 Executive Assistant Funding allocation provided.

8.12 RESOURCE SHARING SUMMARY: 01 JULY 2024 TO 30 JUNE 2025

Resource Sharing Summary 1/7/24 to 30/6/25 As at 30/4/2025	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council - Service Provided by NMC to MVC		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts and Plant Hours	286	33,719
Total Services Provided by NMC to Meander Valley Council		\$33,719
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		\$0.00
Net Income Flow	286	\$33,719
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
• Fire Abatement – 10-18 Gray Street Avoca		987.00
• Fire Abatement – 2 Nicolson Court Campbell Town		693.00
• Fire Abatement – 61 Main Street Cressy		404.25
• Fire Abatement – 16 Logan Road Evandale		210.00
• Fire Abatement – 61 Main Street Cressy		367.50
• Fire Abatement – 17 Blenheim Street Avoca		504.00
• Mowing grounds - Evandale Anglican Church		319.04
• Mowing grounds – Evandale Uniting Church		318.39
• Cleaner – Evandale War Memorial Hall		732.13
• Cleaner – Evandale Community Centre		1,397.58
• Cleaner – Ross Recreation Ground		177.18
• Monitoring Lake Leake - Elizabeth Water Trust		461.10
• Ground Maintenance– Avoca School		6,627.10
• Youl – Roadside hedge trimming		122.48
• Cleaner & ground maintenance– Avoca Ash Centre		282.72
• Cleaner – Avoca Town Hall		212.57
• Replace window – Perth Recreation Ground		784.38
• Removal of cricket cover – Longford, Perth & Evandale Rec Grounds		6,663.65
• Fire Hazard - Austral Bricks Tas		2,639.72
• Flocon Hire - Andrew Walters Construction		677.27
	238.5	\$24,581.06



8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	April 2025	Estimated Cost of Damages	
			Total to Date 2024/25	Total 2023/24
Memorial hall toilets baby change table	Longford	\$ 1,000		
Memorial hall toilets door vents kicked out x3	Longford	\$ 600		
Valentines Park toilet doors glued doors shut x2 doors	Campbell Town	\$ 400		
Valentines Park toilets Graffiti	Campbell Town	\$ 300		
Valentines Park toilet tap broken off	Campbell Town	\$ 500		
CWA Park toilets graffiti	Avoca	\$ 300		
TOTAL COST VANDALISM		\$ 3,100	\$ 37,750	\$ 28,300

8.14 YOUTH PROGRAM UPDATE

Prepared by: Mitchell Langley, 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			
	02/04/2025	30+	
	09/04/2025	35+	
	30/04/2025	50+	"Increasing support each week for the three sessions held here."
Cressy			
	03/04/2025	40+	
	10/04/2025	50+	"Great support for the two sessions that were held."

Free2B Girls Program- Longford and Campbell Town

Youth Officer attended a meeting with Free2bgirls Coordinator, Tani Langoulant on 9 May 2025 to arrange for the program to recommence in Term 3. Candidates are currently being shortlisted for the vacant Free2B facilitator for both Campbell Town and Longford.

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 April as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	03/04/2025	7	
	10/04/2025	10	
Evandale			
	02/04/2025	4	
	09/04/2025	1	
	30/04/2025	4	

Youth Gym Exercise Class- Longford

Motivity 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			
	02/04/2025	4	
	09/04/2025	7	
	16/04/2025	7	
	30/04/2025	11	

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.

Youth Officer attended a meeting with program coordinator Mark Brown and has been informed Taiko Drumming will be operating in Term 3 and 4.

Meetings/Programs

Mitchell Langley 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 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.

Leadership SLC Workshop:

Youth Officer will be working with Evandale Student Leaders running workshops focusing on leadership development including communication, teamwork and personal values. Similar workshops have previously been offered at Cressy District High School.

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.

Mental Health Week Expo:

Youth Officer is working with Campbell Town District High School Nurse and Student Leaders to design an expo for Mental Health Week. It will be fully student led, listening to their voices: designed by students for students. Young people have had the opportunity to suggest service providers and activities they would like to be included in the event, along with the structure of the day. This will be a whole school event.

Reclink Program:

Providing opportunities for young people to participate in activities that support health and wellbeing. Young people have the opportunity to suggest ideas for activities they would like to participate in- activities directly offered from young people's suggestions include: Fishing, Dance and Pickleball. Reclink develops programs to meet the needs of the community to deliver better physical health, mental health and greater social inclusion for those who take part. This program is available to Schools across the Northern Midlands.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AT 5 May 2025

INTEGRATED PRIORITY PROJECTS PLAN:

Progress Report:

Not Started (obstacles)
 On Hold
 On Track
 Completed

Project		Status	\$	Scheduled		
1 Progress: Economic health and wealth - grow and prosper						
<i>Foundation Projects</i>						
4.1	<i>Main Street Upgrades: Campbell Town, Longford & Perth</i>	Gov	Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.	Budget allocation 2024/25 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000	Received State Growth Permit. Finalising tender documentation, Community drop-in session held 1 May 2025
		Gov	Longford DA submitted.	Budget allocation 2024/25 from Federal Govt Election Commitment 2019. Federal funding must be expended by 30 June 2025 at the latest. Funds proposed for streetscape upgrade approved for reallocation to the Longford-Mill Dam shared	1,793,628	Progress reports submitted. Variation of completion date request submitted. Outcome awaited. Shared pathway development underway.



Project		Status	\$	Scheduled
				pathway at the April 2024 Council Meeting.
	C&D	Perth 2022 Election Commitment secured through the PCIP DA approved.		In progress, completion Nov 2025
4.1.	<i>Longford Memorial Hall Upgrade</i>	Gov		Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation. Main Building & BBQ shelter completed.
4.4	<i>TRANSLink Intermodal Facility</i>	Gov	5,000,000	Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project. Federal Election commitment of \$5m for planning stage. Further \$30m commitment subject to planning stage. Funding agreement signed. Contract signed with preferred external service provider – NTDC. Work underway. Variation of milestone completion dates submitted.
Enabling Projects				
5.1	<i>Perth Sports Precinct & Community Centre</i>	Gov		Concept master plan developed October 2020. Included in NMC Priority Projects document. Valuation received. 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. Staff resources only to support grant funding applications. Not scheduled at this stage.
5.3	<i>Campbell Town – Town Hall Sale or Lease</i>	Gov		Agent appointed – all offers to be presented to Council. Ongoing
5.3	<i>Longford Library & exhibition Building on the Village Green</i>	Gov		Longford Motor Sport Museum Included in NMC Priority Projects document. No budget allocation staff resources only.
5.3	<i>Power Undergrounding in Evandale, Longford & Perth</i>	Works		Awaiting funding streams to come available. Included in NMC Priority Projects document. No budget allocation staff resources only. Not scheduled at this stage. Evandale submitted for State Govt 2025/26 Budget consideration.
5.4	<i>Subdivisions (several – Cressy, Evandale, Longford & Perth)</i>	C&D		Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document. Drainage easement secured at Evandale. Detention basin secured at TRANSLink. Detention works not scheduled at this stage.
2 People: Cultural and society – a vibrant future that respects the past				
Enabling Projects				
5.1	<i>Recreation Ground Upgrades)</i>	Gov		Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades. Not scheduled at this stage.
		Gov		Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point. Sealing of car park for future budget.



Project		Status	\$	Scheduled
		Perth Recreation Ground Amenities, topdressing, cricket net upgrade.		Completed.
		Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.		Completed.
5.1	<i>Swimming Pool Upgrades (several)</i>	Gov		Not scheduled at this stage.
		Gov	-	
			50,000	Completed.
5.2	<i>Shared Pathways</i>	Gov		Hobart Road shared pathway design 90% complete. Awaiting communication with State Growth regarding land consent/agreement
4 Place: Nurture our heritage environment				
Foundation Projects				
4.2	<i>Perth South Esk River Parklands</i>	Gov		Completed.
4.3	<i>Sheepwash Creek Corridor & Open Space</i>	Gov	3,700,000	Scheduled.
4.5	<i>Municipal Tree Planting Program</i>			Ongoing.
Enabling Projects				
5.1	<i>Conara Park Upgrade</i>	Gov		Agreement for Council to take control of Park, and improve as funds permit.
5.3	<i>Redevelop Bartholomew Park Cressy</i>	Gov		Completed.

- Open Spaces and Active Infrastructure Grants Programs: soccer field and half-basketball courts – State Government Open Spaces funding secured for 4 half basketball courts and a playground, and Tas Active Infrastructure grant (\$70,000) secured for the junior soccer field at Perth.
- Laycock Street Park LRCI funding allocation approved – work completed.
- Ross Men’s Shed Extension: Grant Agreement signed. First and second progress reports submitted. Onsite work commenced March 2025.
- Napoleon Street Park – \$127,695 secured through the State Government Open Spaces Grant Round Two. Council resolved at July 2024 Council Meeting to fund the work across two financial years.
- Longford Community/Neighbourhood House – lobbying State Government. Submitted for State Govt Budget 2025/26 consideration.
- Longford Caravan Park Amenities – substantially complete.
- Seccombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work nearing



completion (light to be installed)

- Application submitted to Community Energy Upgrades Fund Round One for solar system at the Longford Community Sports Centre. Outcome – unsuccessful.
- Application submitted to Community Climate Change Action Grants for solar and backup battery for Longford Town Hall. Grant secured and grant deed signed and submitted
- Application submitted to Growing Regions Grants Program Round Two for the development of the Northern Midlands Multi-Purpose Sport and Recreation Complex. Application withdrawn.

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

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

Tourism update:

- Events:
 - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - Update and distribute “What’s On” events list.
 - Update NMC website calendar.
 - Update the Australian Tourism Data Warehouse database.
 - 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.
 - Events held in the Northern Midlands during April include:
 - Cinema Under The Stars. Perth.
 - Last Dinner on the Titanic. Longford.
 - Autumn Flower Show. Evandale.
 - ANZAC Day services. Various towns.
 - TasFaire. Ross. Reported attendance over 2,500.
 - Various events at Symmons Plains.
 - Various exhibitions & markets in the municipality.
- Northern Midlands Visitor Centres Group:
 - Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.
 - Updated and distributed document: Visitor Information Network & Tourism Information for VIC teams.
- Industry, Interpretation, Other Projects:
 - Perth War Memorial Park refurbishment plan. Liaise with Works Dept and community project driver.
 - Birds of the South Esk interpretation sign. Progress with printer.
 - Distribute tourism brochures to Visitor Centres around the state.

HHTRA update:

- Working with social media consultant planning the boost of upcoming events.
- The Heritage Highway Operators private facebook group resource, as of 29 April 2025, has 81 members.
- 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.
- Carry out administrative tasks/correspondence etc. as required.



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

At approximately 5.30pm, following conclusion of Item 5.2 Date of Next Council Meeting, Council commenced with Item 9. Public Question & Statements and Items listed under Items 11 and 12 relating to Planning as listed in the Agenda for the meeting.

Charles Burman, Lyttleton Street, Longford - EV Charging Stations, Village Green

- *Village Green - venue for variety of community events and celebrations.*
- *Concerns with parking and congestion in Lyttleton Street. causing congestion.*
- *Diagonal parking often leaves only one lane with two way traffic at times.*
- *Believes the proponent does not take into account the traffic flow in and out of the water treatment plant.*
- *Movement of liquid, gases, chemicals in tankers and heavy vehicles which take up space when manoeuvring.*
- *Lyttleton Street unsafe due to amount of traffic - people using the Village Green and other recreation and Memorial Hall.*
- *Believes the proposed site is dangerous with little room between two vehicles passing and therefore a safety issue.*

Annette Aldersea, Longford - EV Charging Station, Lyttleton Street, Longford

- *Not opposed the EV Charging Station.*
- *Proposed location causing concerns and safety issues.*
- *Village Green is open public space within the heritage precinct.*
- *Chargers along with required electrical cabinet completely inappropriate in this location.*
- *We Respect our town heritage and importance of green open spaces for mental and physical wellbeing.*
- *Area is busy with pedestrians including elderly, families and small children visiting the Memorial Hall.*
- *Can be a shortfall of parking, with another two to be removed.*
- *Buses having issues with parking spaces and EV towing caravans would utilise 5 spaces, which is not acceptable.*
- *Large trucks carting liquid gas and chlorine to the water treatment plant frequently and they utilise parking area to enter and exit the site and there may be an increased risk of an accident in the vicinity of the chargers, which would be catastrophic.*



- *More suitable sites for consideration include Caltex Service Station, with the owner interested in installing chargers and it would also bring customers to the southern end of town.*
- *Hill Street shopping complex rear parking area - has had success at Westbury.*
- *Bowling Club on Archer Street - parking area usually unoccupied and en route to Longford Caravan Park.*
- *Private entity should not use our Village Green.*
- *Small amount of rental income received should not influence the decision.*

Sue-Anne Cornes, Lyttleton Street - EV Charging Station, Lyttleton Street, Longford

- *Agrees with the two previous speakers.*
- *Annette and I live in heritage homes, proudly presented as backdrop to the park and community hall.*
- *Busy street, with traffic increasing.*
- *Electrical station placed near the Memorial Hall is wrong.*

Lee-Anne Peters, Campbell Town - Campbell Town Streetscape

- *Now that tenders have opened, when are the works due to begin?*

The General Manager advised tenders have only recently opened. When tenders are received, Council makes the determination and the date may be set then.

- *Do you know how the streetscape will be rolled out as far as the disruption to the street or businesses?*

The General Manager advised Sarah was engaged to work with businesses and contractors to ensure disruptions are minimal. We have no intentions of closing any businesses and access to businesses needs to be maintained.

- *How long will it take from the beginning of the works?*

The General Manager believed it would be nine months and it would be discussed with the contractor.

David Kramer, Campbell Town - Campbell Town Streetscape

- *Regarding the nine month estimate, if the streetscape street is divided into 8 sections, I believe it is unrealistic that it will be completed in nine months.*
- *Will customers still have access to businesses, by parking near the business during the works.*
- *If each side is divided in half and one section is done it would create minimal disruption. Will this be taken into consideration?*

The General Manager replied that the successful tender would need to contact businesses to discuss with them and ensure there is a staging process.

- *How will that happen?*

The General Manager replied it will be as individuals, to each business.

- *In total, we have around 39 parking spaces and will lose about 18.*

The General Manager advised that most spaces lost are for safety purposes, especially for access in and out of the petrol station. With regards to angle parking around Valentine's Park, regrettably we are losing a number of parks there for safety reasons.

At approximately 5.45pm, Mayor Knowles indicated that the time allocated had been exhausted.

MINUTE NO. 25/148

DECISION

Deputy Mayor Lambert/Cr McCullagh

That Council approves an extension for Mr Kramer to continue speaking for an additional three minutes.

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

Mr Kramer continued speaking:

- *We don't need to lose all the other parking spaces.*
- *It feels like we are not being listened to about losing parking spaces. We haven't saved one parking spot.*

The Mayor replied that community safety is of paramount importance and that is why the project is occurring.

- *What are the benefits of this project - how does removing nearly 50% of the parking in the main block benefit businesses?*



Mayor Knowles advised that better parking will be provided around the corner, Queen Street in particular.

- *Why are we not being listened to?*

The General Manager replied, we are listening and some changes have been made when possible. Safety is the main issue with regards to angle parking and regretfully a large number of spaces will be lost. Council is also providing additional parking off the side streets. Line marking down the main street could make a difference.

- *Will it be real paint or stickers?*

The Mayor advised it will be up to the Department of State Growth.

The General Manager advised it is understood that linemarkings will be painted.

- *Can driveways along there have yellow lines to stop people parking over driveways?*

The General Manager will investigate.

Jane Yates, Campbell Town - Legislation Issues/Legal Advice

- *From the community's perspective, the legislation issues, are the key to transparency.*
- *Do you use different legal counsel for different parts of the legislation or do you have just one?*
- *Was the advice received regarding anything discussed in the Meeting should be included in the Minutes and was it the correct advice?*
- *Legal advice sought independently is saying the opposite of what was provide to Council.*
- *Who is the company or legal counsel is that provided the advice.*

The General Manager is happy to receive that independent advice that was received and have it checked. The advice Council received was from the same company, but from two separate individuals within the firm.

- *Do you believe the advice provided was correct and if so why is Council so divided?*

The General Manager replied yes and as General Manager, he has to abide by the legislation.

- *The legislation states a motion that has been carried and regardless of it being later deemed invalid, it should be recorded in the Minutes.*

The General Manager again advised he is bound to abide by the legislation, as is the Council.

Jeff Carins, Lyttleton Street, Longford - Longford Motor Racing Museum

- *Learned recently that Rob Knott placed the Longford Motor Museum contents on the market.*
- *The Northern Midlands have a large sporting history and motor racing attracted the largest international meeting in history.*
- *Every world champion raced at Longford between 1953 and 1968.*
- *Motor Museum hosts cars such as the Bob Jane replica Jag and Gene Cook's car and memorabilia on Sir Jack Brabham, Allan Moffett.*
- *Appeals to Councillors to read the background paper provided and consider investigating, retaining and expanding the Longford Motor Museum as a tourist venture.*

Andrew Perkins, Campbell Town - Streetscape Campbell Town

- *Fails to see how moving current parking spaces will improve safety.*
- *Having cars on the edge of the road will make it difficult to open the door, and cross the road with the constant traffic.*
- *Was born in Campbell Town and has never seen an accident near Valentine's Park.*
- *As the street is now, people can walk to the edge of the road, cross to the middle of the road then to the other side.*
- *How do pedestrian crossings and narrowing the road improve safety?*
- *Currently cars have room to pull over and wait for cars to exit a parking spot. With the road being narrowed, it will block the road if cars are waiting to turn into a parking space.*
- *Disappointed in the lack of information, consultation and inability of Councillors to listen to the opinion of the people it will affect.*

Derek Porter - Streetscape Campbell Town

Mayor Knowles advised that there had already been four speakers on this matter, therefore Mr Porter was not permitted speak on the matter.



10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 25/149

DECISION

Cr Adams/Cr Andrews

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

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

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: PLN24-0189; Alterations and Additions to Existing Dwelling, New Carport and Garage; 24A Russell Street Evandale

No representations were forthcoming.



11 PLANNING REPORTS

11.1 PLN-24-0189 ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING AND A NEW CARPORT AND GARAGE AT 24A RUSSELL STREET EVANDALE

File: 204300.14; PLN-24-0189
Responsible Officer: Des Jennings, General Manager
Report prepared by: Brandie Strickland, Statutory Planner

MINUTE NO. 25/150

DECISION

Cr McCullagh/Cr Adams

That application PLN-24-0189 to develop and use the land at 24A Russell Street, Evandale TAS 7212 for alterations and additions to the existing dwelling and a new carport and garage be approved subject to the following conditions:

ENDORSED PLANS

1. The use and development must be in accordance with the endorsed documents:
 - P1 Site Plan by Cataract Designs dated 13/03/2025 Drawing No. A001-DA2
 - P2 Existing/Demolition Plan by Cataract Designs dated 13/03/2025 Drawing No. A100-DA2
 - P3 Floor Plan by Cataract Designs dated 13/03/2025 Drawing No. A101-DA2
 - P4 Elevations by Cataract Designs dated 13/03/2025 Drawing No. A200-DA2
 - P5 Elevations by Cataract Designs dated 13/03/2025 Drawing No. A201-DA2
 - P6 3D Views by Cataract Designs dated 13/03/2025 Drawing No. A202-DA2
 - P7 Winter Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A500-DA2
 - P8 Winter Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A501-DA2
 - P9 Winter Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A502-DA2
 - P10 Summer Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A503-DA2
 - P11 Summer Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A504-DA2
 - P12 Summer Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A505-DA2
 - D1 Site specific study (attenuation responses to Code C9.0 Attenuation Code clause C9.5.2 P1) by applicant dated 13/03/2025
 - D2 Development Application Report by Cataract Designs dated 13/03/2025

TASWATER CONDITIONS

2. Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2024/01372-NMC) – attached.

STORMWATER

3. All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system and/or contained and managed within the lot boundaries of the site.
4. Concentrated stormwater must not be discharged into neighbouring properties.

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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 - P3 Floor Plan by Cataract Designs dated 13/03/2025 Drawing No. A101-DA2
 - P4 Elevations by Cataract Designs dated 13/03/2025 Drawing No. A200-DA2
 - P5 Elevations by Cataract Designs dated 13/03/2025 Drawing No. A201-DA2
 - P6 3D Views by Cataract Designs dated 13/03/2025 Drawing No. A202-DA2
 - P7 Winter Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A500-DA2
 - P8 Winter Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A501-DA2
 - P9 Winter Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A502-DA2
 - P10 Summer Sun Shading by Cataract Designs dated 13/03/2025 Drawing No. A503-DA2
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STORMWATER

3. All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system and/or contained and managed within the lot boundaries of the site.
4. Concentrated stormwater must not be discharged into neighbouring properties.

1 INTRODUCTION

This report assesses an application for alterations and additions to the existing dwelling and a new carport and garage at 24A Russell Street, Evandale against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 7 effective 28 October 2024 and LPS version: 11 effective from 16th 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.

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

All applicable standards and requirements in this planning scheme

Compliance with the applicable standards consists of complying with the Acceptable Solution or satisfying the Performance Criteria for that standard. Where an application complies with an Acceptable Solution, the corresponding Performance

Criteria cannot be considered. Where an application does not comply with an Acceptable Solution, the application must be assessed against the corresponding Performance Criteria. An assessment of the applicable standards pertaining to this application is included in section 5 of this report.

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

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



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.

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Residential
Use classification:	Residential
Zone:	8.0 General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S5.0 Evandale Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C6.0 Local Historic Heritage Code C9.0 Attenuation Code C16.0 Safeguarding of Airports Code
Application must be determined by:	20 May 2025
Recommendation:	Approval subject to conditions.

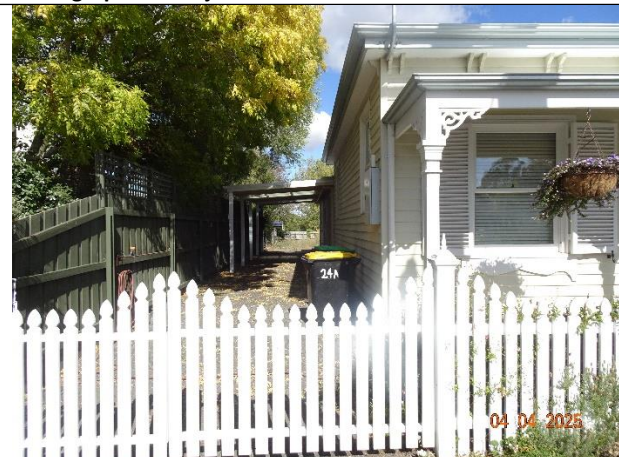
4 SUBJECT SITE AND LOCALITY

Subject site	Zone Map
	

Aerial image of the site and surrounding area



Photographs of subject site



5 PLANNING SCHEME ASSESSMENT

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

GENERAL PROVISIONS		Applicable (Y/-)
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	Y - demolition considered as part of another development
7.10	Development Not Required to be Categorised into a Use Class	-
7.11	Use or Development Seaward of the Municipal District	-



7.12	Sheds on Vacant Sites	-
7.13	Temporary Housing	-

CODE		Applicable (Y/-)	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	Y	-
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	C16.4.1

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

SPECIFIC AREA PLANS		Applicable (Y/-)
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	Y
NOR-S6.0	Longford Specific Area Plan	-
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	
Dwelling	Means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
Outbuilding	Means a non-habitable detached building of Class 10a of the <i>Building Code of Australia</i> and includes a garage, carport or shed.
Building	Means as defined in the Act: <i>building includes –</i> <i>a structure and part of a building or structure; and</i> <i>fences, walls, out-buildings, service installations and other appurtenances of a building; and</i> <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> <i>the construction, exterior alteration or exterior decoration of a building; and</i> <i>the demolition or removal of a building or works; and</i> <i>the construction or carrying out of works; and</i> <i>the subdivision or consolidation of land, including buildings or airspace; and</i> <i>the placing or relocation of a building or works on land; and</i> <i>the construction or putting up for display of signs or hoardings –</i>



	<i>but does not include any development of a class or description, including a class or description mentioned in paragraphs (a) to (f), prescribed by the regulations for the purposes of this definition;</i>
Works	Means as defined in the Act: <i>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 Forest Practices Act 1985, carried out in State forests.</i>

Per the applicable zone use class table, the proposed use (residential) is No Permit Required. 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

8.0 GENERAL RESIDENTIAL ZONE PROVISIONS

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 NPR per the use table.

8.4 Development Standards for dwellings		
Clause	Description	Assessment
8.4.1	Residential density for multiple dwellings	A1 Not applicable, this application is for a single dwelling
8.4.2	Setbacks and building envelope for all dwellings	A1 All development is behind the existing building line and >4.5m from the front boundary setback. Complies
		A2 Setback of the proposed carport and garage >5.5m. Complies
		A3 west side boundary setback = 0m-0.9m for a length of over 10m. Relies on Performance Criteria. East side setback <0.5m for a length of 6.27m. Complies. Rear setback = <0.5m for a length of 7.65m. Complies. Areas of roof of dwelling extension and garage/carport extend beyond the 3D building envelope. Relies on Performance Criteria.
8.4.3	Site coverage and private open space for all dwellings	A1a) Site coverage = 53.85%. Relies on the Performance Criteria. b) Not applicable, not a multiple dwelling.
		A2a There is a compliant area of private open space in the rear yard of the site. Complies.
8.4.4	Sunlight and overshadowing for all dwellings	A1 Not applicable, not a multiple dwelling.
8.4.5	Width of openings for garages and carports for all dwellings	A1 Not applicable. No carport or garage within 12m of the front boundary.
8.4.6	Privacy for all dwellings	A1 Finished floor level <1m above natural ground level. Complies.
		A2 Finished floor level <1m above natural ground level. Complies.
		A3 Not applicable, not a multiple dwelling.
8.4.7	Frontage fences for all dwellings	A1 No change to existing front fence.
8.4.8	Waste storage for multiple dwellings	A1 Not applicable, not a multiple dwelling.

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

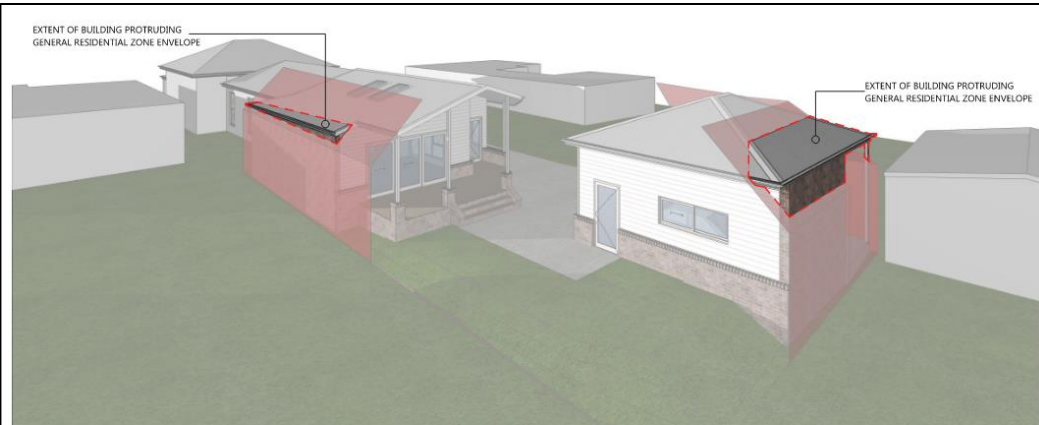
DISCRETIONS

8.4.2	Setbacks and building envelope for all dwellings
P3	The siting and scale of a dwelling must: <ul style="list-style-type: none"> a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; ii) overshadowing the private open space of a dwelling on an adjoining property; iii) overshadowing of an adjoining vacant property; or

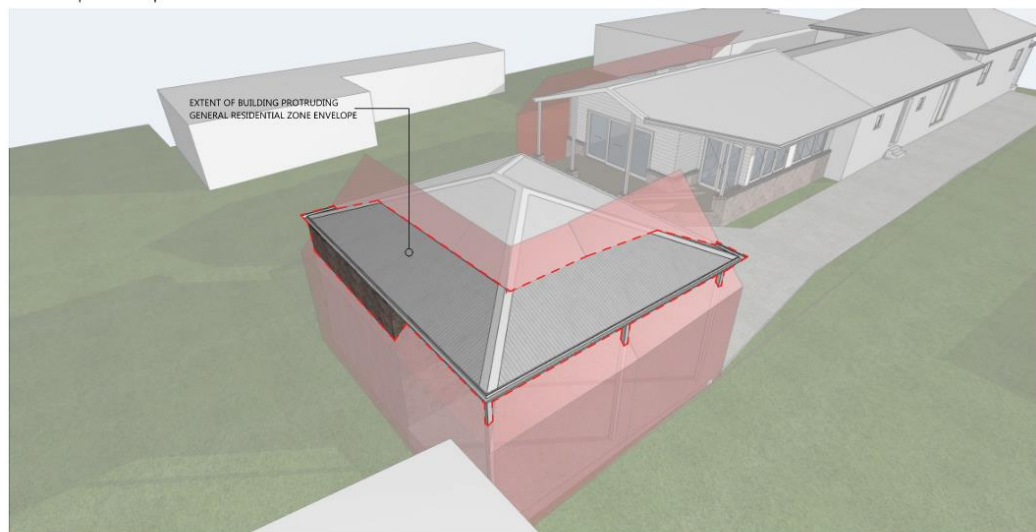
DISCRETIONS

- iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - i) an adjoining property; or
 - ii) another dwelling on the same site.

The application includes a page of plans which show the areas of the development which fall outside of the 3D envelope applicable to the site. See image below.



Envelope Perspective View 1



Envelope Perspective View 2

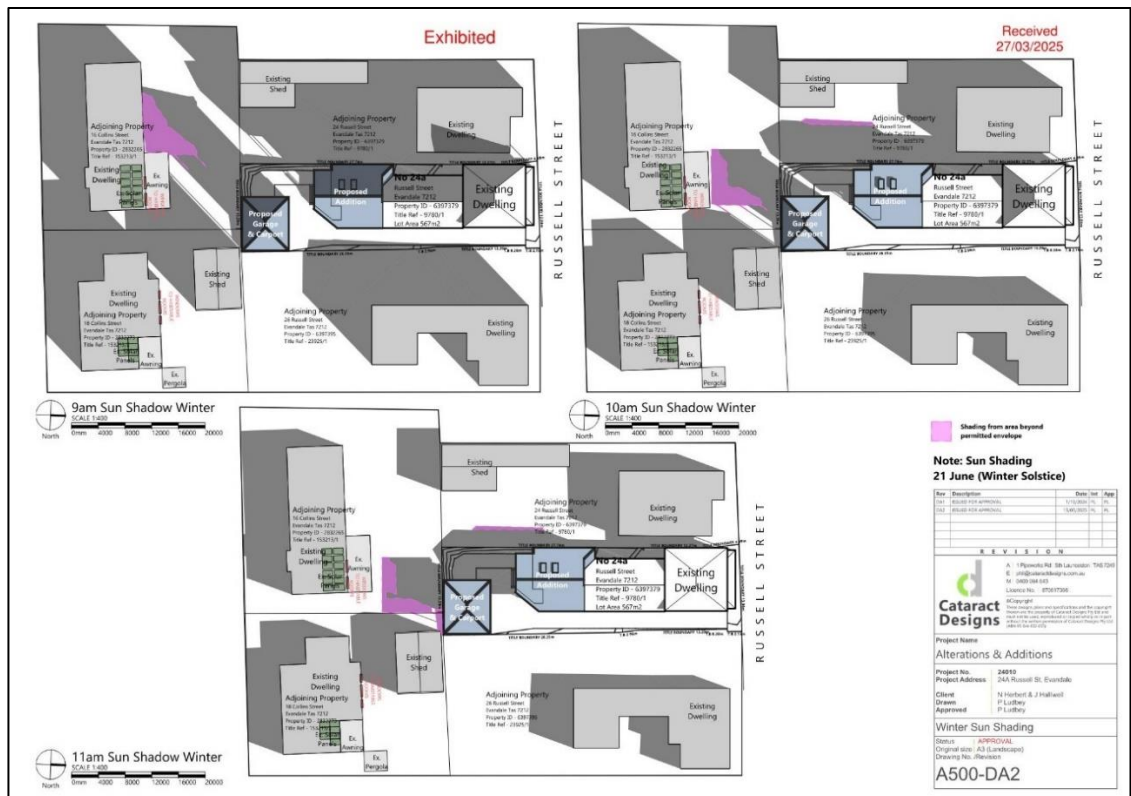
**Assessing
Officers
Comments**

In addition to the elements identified in the image above, the dwelling extension brings the length of wall within 1.5m of a side boundary over the acceptable 9m. For these reasons the development must be assessed against the performance criteria.

As shown in the shadow diagrams provided by the applicant, the proposed development will result in some overshadowing of the neighbouring lots, however the mere presence of shadow is not unreasonable. The test for *reasonableness* per industry standards is; if more than 50% of a lot can receive 3 consecutive hours of sun to areas of private open space on the winter solstice, the impact of overshadowing is reasonable. As shown on the winter sun shading plans submitted with the application (Drawings A500-DA2- A502-DA2) the proposed buildings do not overshadow more than 50% of the adjoining land on the winter solstice. Each adjoining property will be able to receive at least 3 consecutive hours of sunlight to 50% of the private open spaces of the lots, particularly between 11am and 2pm. Much of the shadow shown on the plans at 9am and 4pm is cast from existing approved buildings either on the land itself, or other adjoining properties. Furthermore, the plans clearly show the area of shadow cast by the proposed building envelope variation in pink. Between 9am and 4pm on the winter solstice the impact of the proposed variation is not considered unreasonable by industry standard. The development will not cause an unreasonable loss of amenity to adjoining properties by way of reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property, or overshadowing the private open space of a dwelling on an adjoining property.



DISCRETIONS



DISCRETIONS



The proposed separation of the building from the boundary and from other buildings in the vicinity is consistent with that existing on established properties in the area. There are many examples of outbuildings built close to a side and/or rear boundary within 100m of the site.

The visual impacts caused by the apparent scale, bulk or proportions of the outbuilding when viewed from an adjoining property are also not considered unreasonable. The garage/carport building is a single storey structure with a gable roof which is consistent with structures in the area. With the proposed site fill, the roofline of the building will be in line with the existing dwelling on the site despite the natural fall of the land to the rear of the site. Naturally from the adjoining land elements of wall (brick) and roof (colorbond) will be visible which is consistent with the character of the area of developed lots.

The proposal satisfies the performance criteria.

8.4.3 Site coverage and private open space for all dwellings

- Dwellings must have:
- a) site coverage consistent with that existing on established properties in the area;
 - b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:
 - i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and
 - ii) operational needs, such as clothes drying and storage; and
 - c) reasonable space for the planting of gardens and landscaping.

Assessing Officers Comments

The Scheme defines site coverage to be “the proportion of a site, excluding any access strip, covered by roofed buildings.” The proposed area covered by roofed buildings is 305.34m². Within the General Residential Zone the acceptable solution is met when site coverage is below 50%. With a site area of 567m² the development equates to a site coverage of 53.85% and thus the proposal relies on the performance criteria for consideration.

When relying on performance criteria it is not necessary to have regard to the acceptable solution, it is only relevant to consider the proposal against the performance criteria. Having regard to this, to satisfy the performance criteria the first of the three tests is that the development must have site coverage consistent with that existing on established properties in the area. The term ‘consistent with’ is not defined within the scheme, therefore the principles of statutory interpretation provide that the term ought to be given its plain ordinary meaning. By applying the principles of



DISCRETIONS

'compatibility' as determined in Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11, 'consistent with' is taken to mean *not necessarily the same, but at least similar to, or in harmony or broad correspondence with*. An analysis of the surrounding land reveals that there are no other sites in the immediate vicinity of the subject site which have site coverage over 50% of their respective site area. The development at 32 Russell Street has a site area of approximately 47% with most other sites in the vicinity having a site coverage of between 30% and 45%. The site coverage is not the same as that existing on established properties in the area but is similar to and in harmony with the site coverage of buildings in the surrounding area. The area of roofed buildings on surrounding lots varies, but for those within single dwellings and outbuildings like the one proposed, the area of roofed buildings on these sites is around 300m² (dwelling and outbuildings included) which is consistent with the proposed roofed area. At 32 Russell Street the area of roofed buildings is around 295m² and the area of roofed buildings at 34 Russell Street is around 320m². These sites have a larger title area and so their overall site coverage is lower, but their developments are consistent with that proposed. From the street the site coverage of 24A Russell Street will not be readily identifiable. The extension of the dwelling is behind the building line and due to the site's narrow dimensions it will not be easily (if at all) observed from the street. From the street it will appear that there is a single dwelling with an outbuilding at the rear of the lot which is consistent with the established pattern of lots in the area.

To comply with the performance criteria the proposal must also have an area for private open space that is suitable for the needs of the residents. The proposed development allows just over 50m² for the planting of gardens and landscaping which is reasonable in the context of a site within the General Residential zone. The location of the private open space is to the south-westerly corner of the lot but will receive sunlight between noon and 3pm on the winter solstice. The private open space of the site also includes an area of covered deck. Both the deck and yard are of suitable dimensions to accommodate outdoor recreational space consistent with the requirements of the occupants including operational needs, such as clothes drying.

The proposal satisfies the performance criteria.

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

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: EVANDALE

Specific Area Plan (SAP) Purpose

Assessment against the SAP 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 NPR per the use table.

NOR-S5.7 Development Standards for Buildings and Works		
Clause	Description	Assessment
NOR-S5.7.1	Residential density for multiple dwellings	A1 Not applicable.
NOR-S5.7.2	Roof form and material	A1 Not applicable – site is located within the Evandale Historic Heritage Precinct
NOR-S5.7.3	Wall material	A1 Not applicable – site is located within the Evandale Historic Heritage Precinct
NOR-S5.7.4	Windows	A1 Not applicable – site is located within the Evandale Historic Heritage Precinct
		A2 Not applicable – site is located within the Evandale Historic Heritage Precinct
		A3 Not applicable – site is located within the Evandale Historic Heritage Precinct

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

Assessment against the code 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 NPR per the use table.



C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Space on site for 3+ cars. Complies
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 None required per the table.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 None required per the table.
C2.5.4	Loading Bays	A1 None required.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable, existing residential building.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Concrete; stormwater managed within site and to the street connection (reticulated service).
C2.6.2	Design and layout of parking areas	A1.1 Parking complies with AS2890.
		A1.2 Not applicable.
C2.6.3	Number of accesses for vehicles	A1 One access existing, no change.
		A2 Not applicable.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable.
C2.6.5	Pedestrian Access	A1.1 Not applicable. <10 vehicle parking spaces required.
		A1.2 Not applicable.
C2.6.6	Loading Bays	A1 Not applicable.
		A2 Not applicable.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable.
		A2 Not applicable.
C2.6.8	Siting of parking and turning areas	A1 Not applicable.
		A2 Not applicable.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable.

C6.0 LOCAL HISTORIC HERITAGE CODE

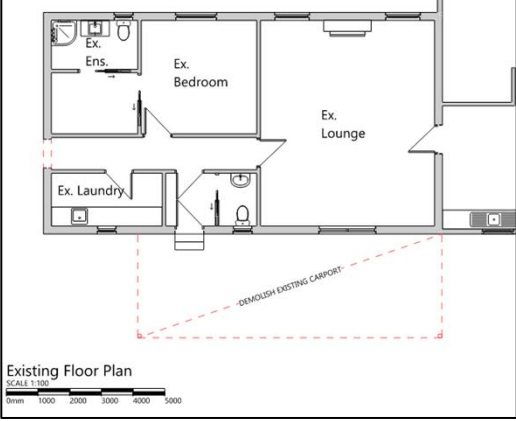

Code Purpose

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 NPR per the use table.

6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts		
Clause	Description	Assessment
C6.7.1	Demolition within a local heritage precinct	A1 Proposed demolition of existing carport will be visible from the street. Relies on Performance Criteria.
C6.7.2	Demolition within a local historic landscape precinct	A1 Not applicable – site is not within a local historic landscape precinct.

C6.7.3	Buildings and works, excluding demolition	A1 Building and works will be visible from the road. Relies on Performance Criteria.
		A2 Not applicable, no change to the existing front fence or gate.

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

DISCRETIONS	
C6.7.1	Demolition within a local heritage precinct
P1	<p>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none"> (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the streetscape in which the building, works, structure or trees is located; (e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (h) any economic considerations.
Assessing Officers Comments	<p>The proposal includes the demolition of an existing carport as shown in the images below. The image below on the left is sourced from the applicants plans while the image right was taken by a Council officer during a site visit.</p> <div style="display: flex; justify-content: space-around;">   </div> <p>As identified in the Northern Midlands Local Provisions Schedule the local historic heritage significance of Evandale is focused on:</p> <ul style="list-style-type: none"> • the intact nineteenth century townscape, • the historic charm, tree lined streets and quiet rural setting, • the traditional buildings of nineteenth and early twentieth century architectural styles: Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens, and • the prominent elements are its significant trees, the Water Tower and the Church spires. <p>The carport to be demolished can be seen from the street but adds no significant heritage value to the property or precinct as identified within NOR-Table C6.2. The demolition of this structure will not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct. The performance criteria is met.</p>
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.



DISCRETIONS	
P1.2	<p>Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage 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
Assessing Officers Comments	<p>As identified in the assessment above, certain elements of design are considered significant within the local heritage precinct of Evandale. Such features include tree lined streets, nineteenth and early twentieth century architectural styles, picket fences, hedgerows and cottage gardens. The proposed carport and garage will be located at the rear of the site, over 35m from the frontage. Given this location and the layout of the lot the existing dwelling will remain the dominant feature of the site and is consistent with the provisions of the local provisions schedule. The proposed garage and carport will not detract from the streetscape and is compatible with the local heritage precinct including the character and appearance of the surrounding area, the height and bulk of other buildings in the surrounding area and the setback of other outbuildings in the area.</p> <p>Council's heritage advisor also agreed that the performance criteria is met and provided the following assessment of the proposal:</p> <p><i>P1.1 & P1.2</i></p> <p><i>The proposed works will not be prominent from the street or public spaces, therefore the impact on the streetscape will be acceptable.</i></p> <p><i>The form and materials for the new works are considered compatible with the character and appearance of the surrounding area.</i></p> <p><i>The height and bulk of the proposed additions to the existing cottage are compatible with the surrounding area.</i></p> <p><i>The detached new garage and carport has a 250mm setback to the rear boundary. There are a number of surrounding buildings that are also locate on or near the rear boundaries of their lots.</i></p>

C9.0 ATTENUATION CODE

Code Purpose

Assessment against the code 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 NPR per the use table.

C9.5 Use Standards		
Clause	Description	Assessment
C9.5.1	Activities with the potential to cause emissions	A1 Not applicable. Residential use is a sensitive use that is not an emission causing activity.
C9.5.2	Sensitive use within an attenuation area	A1 Extension of sensitive use within attenuation area relies on Performance Criteria.

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

DISCRETIONS	
C9.5.2	Sensitive use within an attenuation area
P1	<p>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <ul style="list-style-type: none"> a) the nature of the activity with potential to cause emissions including: <ul style="list-style-type: none"> i. operational characteristics of the activity; ii. scale and intensity of the activity; and iii. degree of hazard or pollution that may be emitted from the activity; b) the nature of the sensitive use;



DISCRETIONS	
	<ul style="list-style-type: none"> c) the extent of encroachment by the sensitive use into the attenuation area; d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; e) any advice from the Director, Environment Protection Authority; and f) any advice from the Director of Mines.
Assessing Officers Comments	<p>The site is >450m from the edge of the TasWater sewerage treatment ponds. There are dozens of other dwellings that have the same or a lesser setback to the ponds (attenuating activity). The proposed extension to the dwelling will bring it closer to the ponds but the dwelling will not be the closest sensitive receptor to the existing activity. It is reasonable to consider that the proposed extension will not constrain the existing activity or interfere with its operation. Furthermore, the application was referred to the managing authority (TasWater) who raised no objection to the development being built in that location without mitigating measures. The performance criteria is met.</p>

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Council's Engineer and technical staff reviewed the application in detail and made the following observations and comments.

Road Authority

As the **Road Authority** per the *Local Government (Highways) Act 1982*, no objection was raised to the continued use of the existing site access. The development is not of a nature that generates additional need for increased services in the area such as footpaths or the like. The development is an extension of an existing use which is not anticipated to result in an increase in traffic to/from the site using the existing suitable access.

Stormwater Authority

As the **Stormwater Authority** per the *Urban Drainage Act 2013*, the application was reviewed in detail. Initially review of the plans raised the following concerns from the authority:

- The stormwater plumbing is a little bit problematic as the site falls away from the road and relies on a kerb connection.
- If possible, the new roofs should discharge to kerb via charged connection.
- The driveway drains to a central 'pervious' strip and between the proposed addition and garage/carport is 'permeable paving'. This option is very costly and often is not installed because of this reason.
- If this system fails or is not installed it could lead to flooding of the garage and/or pass nuisance to neighbours.
- If the paving is not installed or the system has not been calculated correctly a properly designed and certified pumped arrangement is required.

Additional information was then sought by the planning authority. The applicant responded with advice that the roof stormwater will be a charged system that runs to a maintenance shaft which will then gravity discharge into the existing kerb adaptor. He assured Council that his client is happy to pay for permeable paving and the green strip option, as it would still be cheaper than a pumped system that would require maintenance.

Further concerns were then raised that there was a large area relying on the proposed 'permeable' paving adjacent to the proposed garage & carport. This is a risk to those structures, or to downstream properties, as it relies on the ground to absorb the runoff. Such concerns were discussed at an internal meeting on 01/04/2025. It was acknowledged that under the planning scheme there are limited provision in this circumstance to compel the applicant and owner of the land to install a pumped system in line with Council policy guidelines. Given the specific performance criteria being relied upon there is no direct power to reasonably require the applicant and owner to install a pumped stormwater system. Instead, there is provision to require remediation works to the site if the proposed permeable pavement does not function sufficiently. Any future nuisance caused by stormwater on the site can and will be dealt with under the provisions of the *Urban Drainage Act 2013*.

TasWater

TasWater issued a Submission to Planning Authority Notice on 18 March 2025 (TasWater Ref: TWDA 2024/01372-NMC). The Planning Permit will condition the development to be in accordance with the Submission to Planning Authority Notice.

TasNetworks

TasNetworks reported that based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

Heritage Advisor

Council's Heritage Advisor (David Denman) advised on the 31st March 2025 that he raised no objection to the proposal. He stated that "It is considered that this proposal is acceptable under the relevant performance criteria of the Local Historic Code". Mr Denman's comments form part of the Heritage Code assessment of this report.



5.5 REPRESENTATIONS

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

Summary:

The representors are generally supportive of the development though have concerns that the design has not fully considered the height impacts of the carport/garage.

The representors state that during previous proposed developments the rear of property was built up with imported crushed rock on the western side however this was not against the title boundary as now shown. It is their opinion that the development would result in the floor of the carport being approximately 800mm above the existing natural ground level on both sides of the title boundary for the length of the structure. The representors ask for consideration to be given to lowering the FFL height of the garage/structure to better suit the natural slope of the site rather than trying to match the ridge lines of the new additions.

Having regard to the above matters, the representors note that the application does not provide details of how the following will be managed in relation to the structure:

1. Overlook or privacy of our backyard now the fence height will be reduced (~1m high)
2. Level difference between the two properties (retaining wall or thickened slab)
3. Stormwater management given the crossfall to the east (title boundary)

Officer's Comments

The plans show that there is to be a slight change to the surface level of the site in the location of the garage/carport. The finished floor level of the garage/carport is shown to be ~0.70m above existing surface level.

With a finished level **less than 1m** above the existing ground level clause 8.4.6 which relates to privacy is not applicable. It is considered by the Scheme that any increase in finished surface level less than 1m above existing surface level provides reasonable opportunity for privacy for all dwellings.

If the parking space or carport were to have a finished surface or floor level **more than 1m above** existing ground level, *then* privacy provisions such as screening could reasonably and fairly be imposed by the planning authority. However, as the development does not trigger assessment against clause 8.4.6 being less than 1m above existing ground level, the planning authority cannot impose such conditions.

Regarding the representors second point, the applicant was contacted and asked to clarify how the level difference between the two properties will be managed. It is to be noted that such details of construction have no bearing on the planning assessment but were sought in this circumstance for the purpose of clarification. The applicant has stated that there will be a strip footing with blockwork and a slab over the top.

Regarding the representors third point, stormwater management has been considered by the applicant and the stormwater authority (Council) given the limitations of fall across the site and to the street. Stormwater is not directly assessable under the scheme in the context of this development as there are no applicable clauses which directly assess stormwater at the development stage of a proposal in this zone. This is instead captured at the building/plumbing stage of development under the provisions of the *Building Act 2016* and if necessary, under the *Urban Drainage Act 2016*. Having said that, there are provisions within Section 6.11 of the Scheme for the planning Authority to condition a permit, and such conditions can relate to stormwater volume and quality controls. It is under this provision that proposed conditions 3 and 4 have been recommended.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

The objectives of the resource management and planning system of Tasmania are –

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and



- (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
- (c) to encourage public involvement in resource management and planning; and
- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and
- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The objectives of the planning process established by the Act are, in support of the objectives set out above of this Schedule –

- (a) to require sound strategic planning and co-ordinated action by State and local government; and
- (b) 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; and
- (c) 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; and
- (d) 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; and
- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
- (f) 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; and
- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- (h) 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; and
- (i) to provide a planning framework which fully considers land capability.

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 consistent with this policy.

Council Policy – Stormwater Quality Management

Applies to all urban developments but single dwellings and development creating less than 500m² impervious areas are exempt from the policy.

Council Policy – On-Site Stormwater Detention

Not applicable. The policy only applies to commercial, industrial and special use (e.g. community, educational, recreational) buildings or structures, multiple dwellings, and where the existing drainage system is unable to accommodate an increase in stormwater discharge from the site.

Council Policy – Pumped Stormwater Connection

The policy applies to all urban residential properties however exemptions apply including the following most relevant exemption:

- Where the proposed drainage is for an existing or proposed single residential dwelling or a development where intensification of use is not proposed.

The proposal is exempt from this policy.



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 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-24-0189 Attachment 1 [11.1.1 - 21 pages]
-



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 25/151

DECISION

Cr Adams/Deputy Mayor Lambert

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

Following Item 12 Council Acting as a Planning Authority: Cessation, Council commenced with Item 5.4 Councillor Questions on Notice and the remaining Items in the 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 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: Des Jennings, General Manager

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

MINUTE NO. 25/162

DECISION

Cr Adams/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

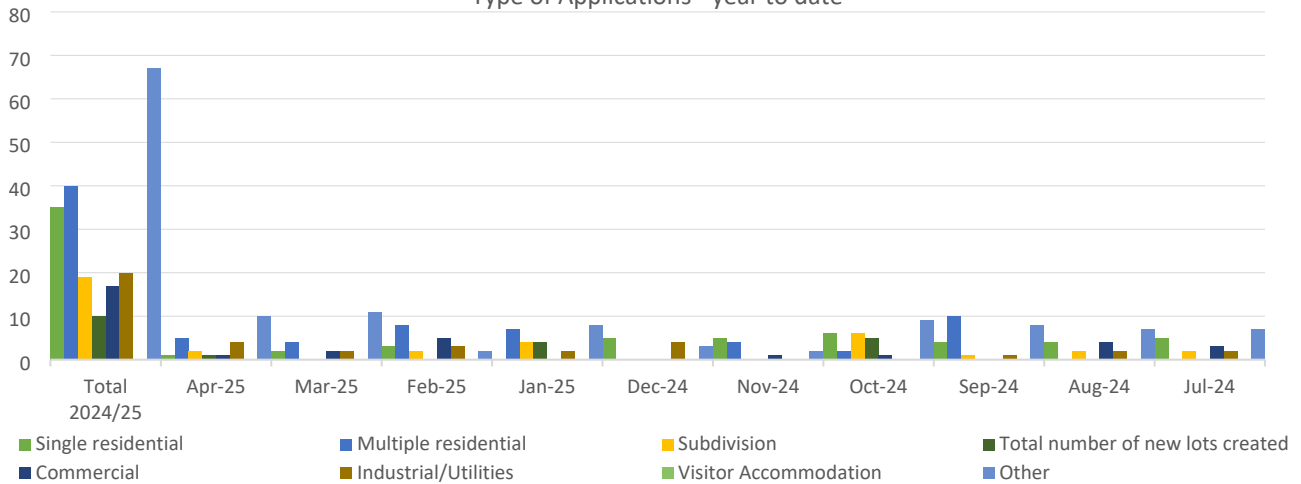
2.1 Planning Decisions

	2022/ 2023	2023/ 2024	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	195	116	178	11	12	21	14	18	16	25	16	26	19		
Applications on STOP for further information				52	45	47	31	30	42	43	46	40	43		
Single residential	48	36	35	5	4	4	6	5	5	0	3	2	1		
Multiple residential	31	69	40	0	0	10	2	4	0	7	8	4	5		
Subdivision	34	27	19	2	2	1	6	0	0	4	2	0	2		
Total number of new lots created	203	72	10	0	0	0	5	0	0	4	0	0	1		
Commercial	27	25	17	3	4	0	1	1	0	0	5	2	1		
Industrial/Utilities	12	15	20	2	2	1	0	0	4	2	3	2	4		
Visitor Accommodation	8	11	0	0	0	0	0	0	0	0	0	0	0		
Total permitted	1	0	0	0	0	0	0	0	0	0	0	0	0		
Total discretionary	7	11	0	0	0	0	0	0	0	0	0	0	0		
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc.])	85	47	67	7	7	8	9	2	3	8	2	11	10		
Total No. Applications Approved:	228	182	171	20	19	16	23	9	12	16	18	19	19		
Total Permitted:	33	18	26	5	1	2	2	3	2	2	4	1	4		
Average Days for Permitted	11	15	12.73	13	7	15.5	13.5	16.3	10	5	13	18	16		
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28	28	28	28		
Total Exempt under IPS:	83	93	84	8	4	9	19	4	3	11	13	8	5		
Total Refused:	5	4	4	0	0	1	1	1	0	0	1	0	0		
Total Discretionary:	198	164	145	15	18	14	21	6	10	14	14	18	15		

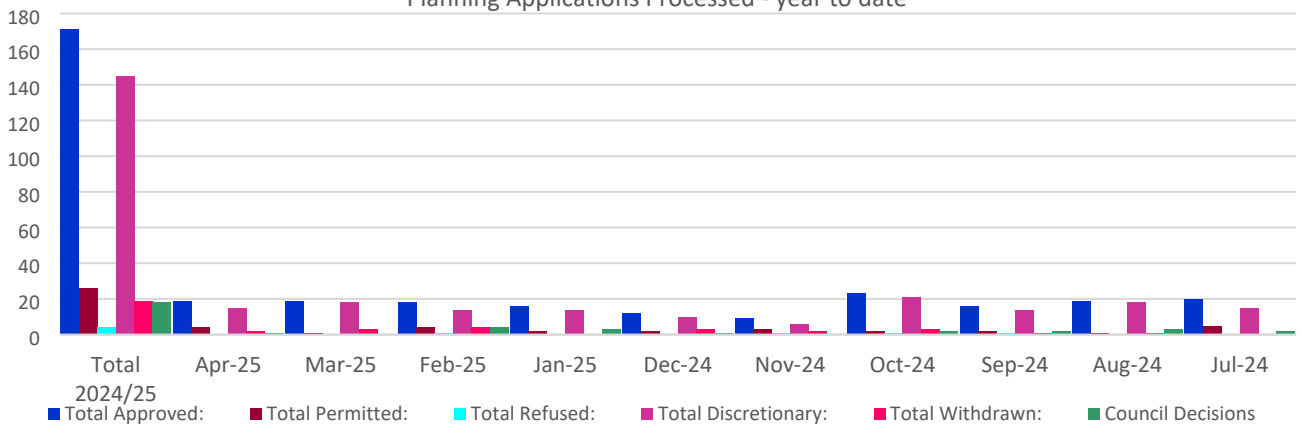


	2022/ 2023	2023/ 2024	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Average Days for Discretionary:	33.3	33.17	39	34	37	38	38.5	41	36	41	41	40	40		
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42	42	42		
Total Withdrawn:	39	44	19	0	1	1	3	2	3	0	4	3	2		
Council Decisions	36	27	18	2	3	2	2	0	1	3	4	0	1		
Appeals lodged by the Applicant	6	2	1	0	0	0	1	0	0	0	0	0	0		
Appeals lodged by third party	2	0	1	0	0	0	0	0	0	0	0	0	1		

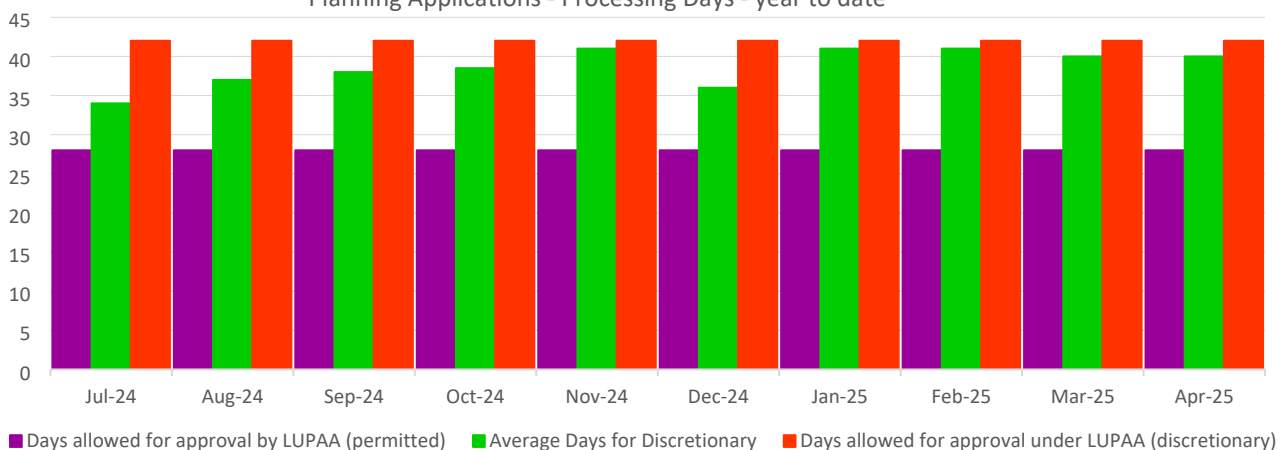
Type of Applications - year to date



Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date

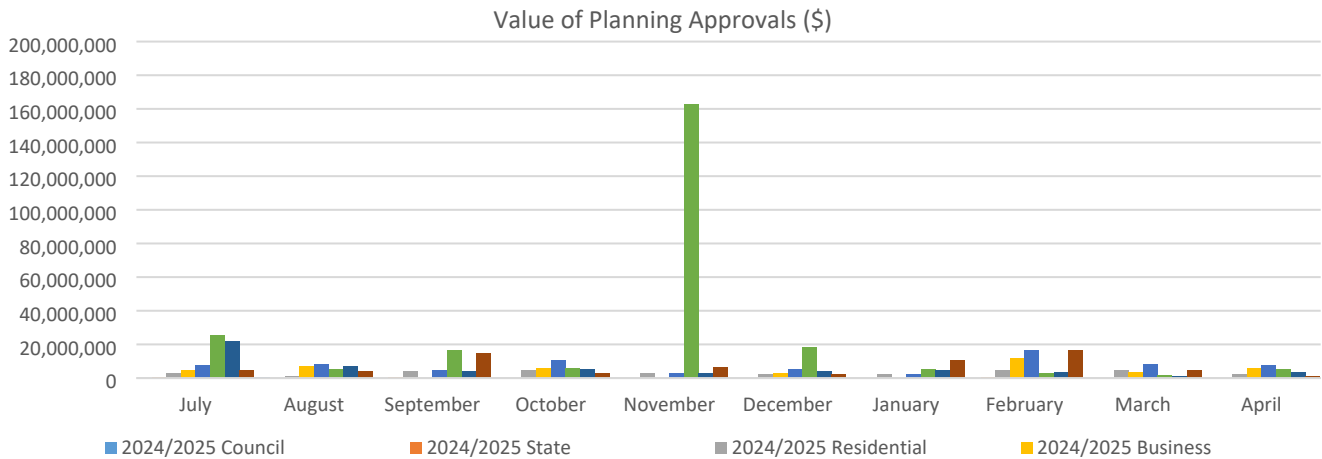




Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0184 - 1	Amend Permit - remove condition 2 of permit	2 William Street, Longford TAS 7301	J Titley	14	A
PLN-25-0034 - 1	Tassie Truckies Memorial Wall	13490 Midland Highway, EPPING FOREST Tasmania 7211	J Price	28	A
PLN-24-0122	Multiple Dwellings (5) (vary density, building envelope, pedestrian access) Cressy SAP	24A Charles Street, Cressy TAS 7302	Design to Live	41	D
PLN-24-0156	Enclose Existing Patio (glass)	U 1/40 Cambock Lane East, Evandale TAS 7212	J Tester	50	D
PLN-24-0157	Expansion Seed Cleaning Facility	1389 Cressy Road, Cressy TAS 7302	Bison Construction	48	D
PLN-24-0211	Additions/Alterations to Existing Building, Demolition	10 Archer Street, Longford TAS 7301	Circa Architecture	52	D
PLN-24-0231	Outbuilding	40 Summit Drive, Devon Hills TAS 7300	M Simpson	45	D
PLN-25-0013	Dwelling Extension & Demolition, Outbuilding (Shed) (DH Sap)	14 Summit Drive, Devon Hills TAS 7300	B Wild	42	D
PLN-25-0021	Outbuilding (Shed) - Vary Building Envelope	13 Phillip Street, Perth TAS 7300	E Laverty	42	D
PLN-25-0022	Extend existing roof line over patio - Vary Site Coverage	110 Caledonia Drive, Relbia TAS 7258	S Schulz	41	D
PLN-25-0025	Single Dwelling and Shed	304 Coach Lane, Bishopsbourne TAS 7301	N+B	40	D
PLN-25-0030	Demolish existing, replace with new outbuilding	11 Main Road, Perth TAS 7300	Wilkin Design & Drafting Pty Ltd	41	D
PLN-25-0031	Outbuilding (Machinery Shed), additional use of Storage (Contractor's Yard)	450 Armstrongs Lane, Toiberry TAS 7301	W Mitchell	43	D
PLN-25-0032	Outbuilding (Shed) 14x6m	311 Brumby Street, Longford TAS 7301	Engineering Plus	40	D
PLN-25-0038	Alterations and Extension to Existing Dwelling, Vergola Roof and Shed Extension (Sensitive use within 200m of Agriculture zone)	106 Caledonia Drive, Relbia TAS 7258	Adams Building Design	31	D
PLN-25-0041	Outbuilding (Double Carport) Local Heritage Precinct	16 William Street, Perth TAS 7300	Wilkin Design & Drafting Pty Ltd	46	D
PLN-25-0027	Cat Enclosure and run, Bird Aviaries x2	4/72 Pakenham Street, Longford TAS 7301	S Renahan	19	P
PLN-25-0042	Outbuilding (Shed) 8x4m	Rose Cottage, 23 Barton Road, Epping Forest TAS 7211	S Regan	20	P
PLN-25-0048	Minor Boundary Adjustment (Translink SAP)	3, 5 & 7 Tiger Moth Court & Lot 103 Road, Western Junction TAS 7212	Leary Cox & Cripps	12	P
PLN-25-0062	Removal of Scoreboard & outbuilding	163 Fairtlough Street, Perth TAS 7300	Northern Midlands Council	13	P
PLN-24-0197	2 Lot Subdivision	109 Deddington Road, Deddington TAS 7212	M Morrison	42	C

2.2 Value of Planning Approvals

	Current Year				2024/2025	2023/2024	2022/2023	2021/2022
	Council	State	Residential	Business	Total	Total	Total	Total
July	0	130,000	2,741,102	4,541,000	7,412,102	25,482,265	21,899,020	4,380,747
August	120,000	8,000	1,110,245	6,950,000	8,188,245	5,178,200	7,155,844	3,781,274
September	5,000	400,000	3,989,000	0	4,394,000	16,503,664	4,097,900	14,817,000
October	0	0	4,443,000	5,856,800	10,299,800	5,562,210	5,353,500	2,638,795
November	0	0	2,866,200	37,231	2,903,431	162,356,200	3,023,616	6,052,219
December	0	50,000	1,898,500	2,924,615	4,873,115	18,389,000	4,154,613	2,319,458
January	0	52,000	1,975,648	0	2,027,648	5,255,000	4,366,000	10,548,446
February	0	643,494	4,364,450	11,511,310	16,519,254	2,910,000	3,551,367	16,541,550
March	0	0	4,710,452	3,560,000	8,270,452	1,495,000	1,238,500	4,459,000
April	5,000	0	1,989,500	5,700,000	7,694,500	5,141,340	3,186,222	942,860
YTD Total	130,000	1,283,494	30,088,097	41,080,956	72,582,547	241,636,539	53,601,860	61,079,489
Annual Total						255,377,879	76,384,582	91,715,427



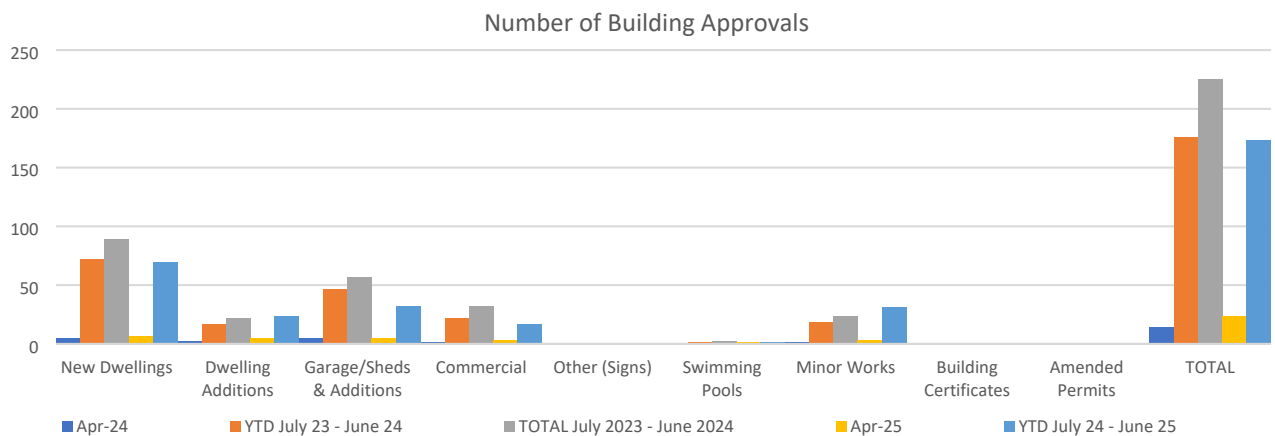
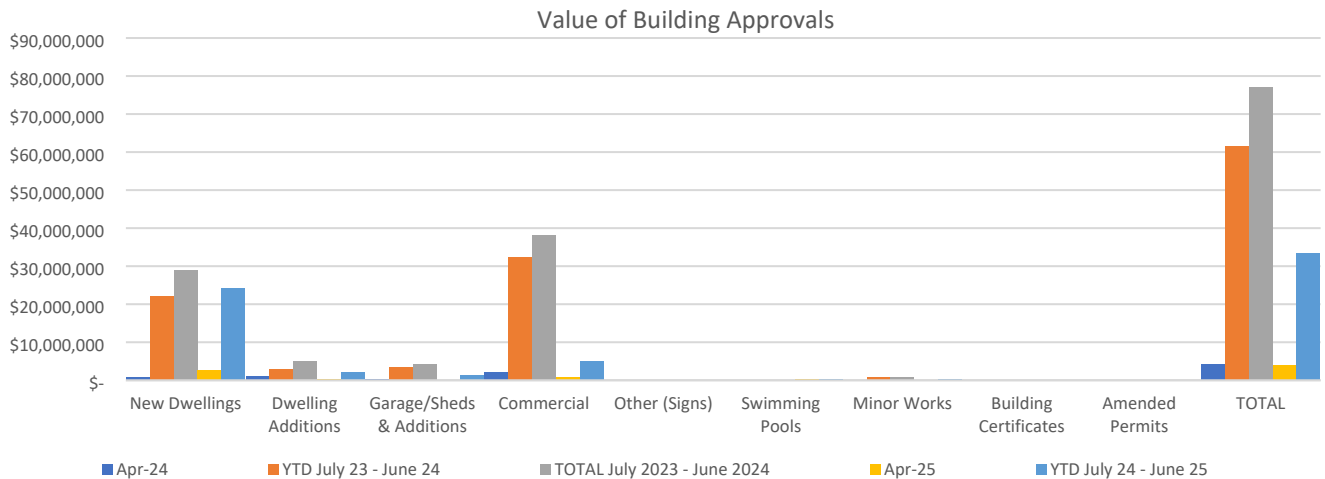
2.3 Matters Awaiting Decision by TASCAT & TPC

TASCAT		TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL	
PLN-23-0232	Appeal P2024/105 against refusal of application for 5 lot subdivision at 30 Paton Street. Preliminary Conference held 7 November 2024. Hearing held 26 February 2025. Awaiting decision from TASCAT.		
P18-046/NC-24-0009	Appeal P2024/120 – appeal against Notice and Order Preliminary Hearing held 13 January 2025. Hearing held 13 March 2025. Extension of time to make decision received from TasCAT until 21/05/2025. Awaiting decision from TASCAT.		
PLN24-0197	Appeal P/2025/43 against granting of permit for 2 lot subdivision. Preliminary conference to be held 21/05/2025.		
Decisions received			
-	-		
TPC		TASMANIAN PLANNING COMMISSION	
PLN-24-0016	Draft Amendment to apply the flood-prone area overlay to the Planning Scheme maps at Perth, Campbell Town and Ross. Section 40K report on representations presented to October 2024 Council meeting and sent to Tasmanian Planning Commission. Hearing was held 18 February 2025. The Commission required a submission on the differences between the certified amendment and the flood mapping provided by the State Emergency Service.		
Decisions received			
-	-		

2.4 Building Approvals

The following table shows a comparison of the number and total value of building works for 2023-2024 and 2024-2025.

	YEAR - 2023 - 2024				YEAR		YEAR - 2024 - 2025			
	Apr-24		YTD July 23 - June 24		TOTAL July 2023 - June 2024		Apr-25		YTD July 24 - June 25	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	5	844,400	72	22,153,896	89	28,811,896	6	2,523,705	69	24,287,373
Dwelling Additions	2	1,126,000	17	2,866,400	22	5,105,400	5	179,000	23	2,166,600
Garage/Sheds & Additions	5	279,990	46	3,484,824	57	4,240,824	5	136,925	32	1,369,729
Commercial	1	2,000,000	22	32,395,214	32	38,102,213	3	717,232	17	4,997,732
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	1	89,000	2	114,000	1	300,000	1	300,000
Minor Works	1	45,000	18	670,314	23	741,490	3	25,884	31	379,261
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	14	4,295,390	176	61,659,648	225	77,115,823	23	3,882,746	173	33,500,695
Inspections										
Building	0		4		4		0		0	
Plumbing	43		356		453		26		315	



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	2024/2025	Total 2023/2024
Number of Inspections	8	31	49
Property owner not home or only recently started			
Complying with all conditions / signed off	2	4	9
Not complying with all conditions	6	27	
Re-inspection required	6	27	34
Notice of Intention to Issue Enforcement Notice	2	2	
Enforcement Notices issued	1	1	
Infringement Notice Issued			
No Further Action Required			6

Building / Plumbing Permit Compliance Reviews	This Month	2024/2025	Total 2023/2024
Number of Inspections	26	219	155
Property owner not home or only recently started			
Complying with all conditions / signed off	26	219	134
Not complying with all conditions		1	
Re-inspection required			14
Building Notices issued			
Plumbing Notices Issued			
Building Orders issued			
Plumbing Orders issued			
Infringements Issued (Building/Plumbing)			
No Further Action Required			7



Illegal Works – Building / Plumbing	This Month	2024/2025	Total 2023/2024
Number of Inspections	3	190	87
Commitment provided to submit required documentation			7
Re-inspection required	2	137	48
No Further Action Required	1	53	32
Building Notices issued		33	21
Plumbing Notices Issued		17	11
Building Orders issued	1	26	17
Plumbing Orders Issued		2	2
Emergency Order		2	
Infringements issued (Building/Plumbing)			1

Illegal Works - Planning	This Month	2024/2025	Total 2023/2024
Number of Inspections	5	13	4
Commitment provided to submit required documentation			2
Re-inspection required	1	3	
Notice of Intention to Issue Enforcement Notice issued	5	5	1
Enforcement Notices issued	1	3	
Infringements Issued	0		
No Further Action Required	0		2

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 17 commercial building approvals valued at a total of \$4,997,732 (year to date), compared to 22 commercial building approvals valued at a total of \$32,395,214 (year to date) for the previous year.

In total, there have been 173 building approvals valued at \$33,500,695 (year to date) for 2024/2025 compared to 176 building approvals valued at \$61,659,648 (year to date) for the previous year.



14 GOVERNANCE REPORTS

14.1 PROPOSED ELECTRIC VEHICLE CHARGING STATION, LONGFORD

Responsible Officer: Des Jennings, General Manager

Report prepared by: Tatiana Paniagua, Executive Officer

MINUTE NO. 25/163

DECISION

Cr Adams/Deputy Mayor Lambert
That Council

- a) notes the proposal from Energy ROI to install electric vehicle (EV) chargers at Lyttleton Street, Longford, as supported through the Tasmanian Government's ChargeSmart 3 Electric Vehicle Charging Grants Program;
- and
- b) supports the proposal in principle, subject to the outcome of community consultation;
- and
- c) authorises the General Manager to undertake public consultation on the proposal, at the cost of Energy ROI, including referral to the Longford District Committee for comment;
- and
- d) receives a further report following completion of the consultation process for consideration of landowner consent and lease arrangements;
- and
- e) investigate other sites and report back to 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

- a) notes the proposal from Energy ROI to install electric vehicle (EV) chargers at Lyttleton Street, Longford, as supported through the Tasmanian Government's ChargeSmart 3 Electric Vehicle Charging Grants Program;
- and
- b) supports the proposal in principle, subject to the outcome of community consultation;
- and
- c) authorises the General Manager to undertake public consultation on the proposal, at the cost of Energy ROI, including referral to the Longford Local District Committee for comment;
- and
- d) receives a further report following completion of the consultation process for consideration of landowner consent and lease arrangements.

1 PURPOSE OF REPORT

The purpose of this report is to present Council with information to support a request relating to the installation of electric vehicle (EV) chargers at Lyttleton Street, Longford, as proposed by Energy ROI.

The report also seeks Council's endorsement to proceed with further consultation on the matter, including engagement with the relevant Local District Committee, in accordance with Council's obligations as landowner and the conditions outlined in previous correspondence.

2 INTRODUCTION/BACKGROUND

Council has received a proposal from Energy ROI regarding the installation of public electric vehicle (EV) chargers at Lyttleton Street, Longford. The proposal is associated with the ChargeSmart 3 Electric Vehicle Charging Grants Program, administered by the Tasmanian Government.

In a letter dated 11 February 2025, Council's General Manager provided in-principle support to Energy ROI to lodge a funding application for the installation of EV chargers at the proposed location. The letter outlined several conditions, including the requirement for public consultation at Energy ROI's cost, and the expectation that at least one charger would be accessible for drivers with disabilities.

Further to this, a letter dated 8 May 2025 from Minister Ogilvie to Mr Thomas Mills confirmed that the application from Energy ROI had been successful, subject to the delivery of relevant approvals and agreements, including landowner consent from Council.

Energy ROI is currently investigating the feasibility of installing a charger of up to 180kW capacity, which would require a 400A metering board to be installed at least 1 metre from the road. The infrastructure is proposed to be located beside the Village Green, directly opposite the start of the block containing the abandoned house at 8 Lyttleton Street, Longford. Energy ROI has indicated that the installation would initially provide two charging bays, with space to expand to four in future. The use of 7-metre charging cables is expected to avoid any need to alter the existing angled parking arrangement. A photomontage is being prepared to illustrate the visual impact. The final charger manufacturer is yet to be selected.





This report has been prepared to support Council's consideration of the project and to seek endorsement to proceed with consultation, including with the Local District Committee.

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:

1.4 Improve community assets responsibly and sustainably

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

At this stage, the financial implications for Council are expected to be minimal.

Energy ROI has proposed to fund the installation of the EV chargers through the ChargeSmart 3 Electric Vehicle Charging Grants Program. Council's initial letter of support, dated 11 February 2025, specifies that public consultation will be undertaken at Energy ROI's cost.

Should Council proceed to grant landowner consent and enter into a lease agreement, the lease amount is to be determined and is expected to include a market rent review clause, providing potential rental income over the lease term.



Any incidental costs to Council, such as staff time to coordinate consultation or review lease documentation, will be met within existing operational budgets.

7 RISK ISSUES

The following risks have been identified:

- **Community Acceptance:** As the proposed site is on public land and includes visible infrastructure such as a 400A metering board, there is a risk of community objection due to visual or spatial impact. This will be mitigated through a public consultation process, which Energy ROI has agreed to fund, allowing community views to be formally considered before any decision is made.
- **Accessibility Compliance:** There is a risk that the infrastructure may not meet accessibility standards. To address this, Council has stipulated that at least one charger must be designed to be accessible for drivers with disabilities.
- **Legal and Lease Risk:** The terms of the lease agreement, including market rent review provisions, must be carefully negotiated to protect Council's interests. Legal review of the lease documentation will be required to mitigate this risk.
- **Project Delivery and Maintenance:** While the installation will be managed and funded by Energy ROI, any failure in delivery or ongoing maintenance could reflect poorly on Council. Clear responsibilities and expectations will need to be outlined in the lease or service agreement.
- **Parking and Public Space Impacts:** The use of 7-metre charging cables allows the retention of the current angled parking layout, which reduces the risk of disruption to existing parking infrastructure. However, future expansion to four bays may require further assessment or community engagement.

8 CONSULTATION WITH STATE GOVERNMENT

To determine if a planning permit is required, the State Planning Office has been asked whether the exemption for electric rechargers in car parks includes street parking bays.

9 COMMUNITY CONSULTATION

Community consultation has not yet been undertaken but is a required step before Council considers granting landowner consent for the installation of EV chargers at Lyttleton Street, Longford.

As outlined in the General Manager's letter dated 11 February 2025, Council will undertake the public consultation process at the cost of Energy ROI. This process will ensure that the views of local residents and stakeholders are formally considered, particularly in relation to the use of public land for EV infrastructure.

Consultation materials will include information about the proposed charger capacity (up to 180kW), potential placement of a 400A metering board, likely visual impacts, and the specific location beside the Village Green. The use of 7-metre charging cables and the intention to maintain existing angled parking will also be highlighted. A photomontage prepared by Energy ROI will be used to support this engagement.

In addition, further consultation will be carried out with the Longford Local District Committee to seek their input on the proposed location and design of the installation.

Feedback received through this consultation process will inform Council's final decision on the matter.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- Endorse the proposal in principle and proceed to community consultation; or
- Not to endorse the proposal; or
- Request further information before making a decision.



11 OFFICER'S COMMENTS/CONCLUSION

The proposal from Energy ROI to install EV chargers at Lyttleton Street, Longford presents an opportunity to support sustainable transport infrastructure in the Northern Midlands. The project is fully funded through the Tasmanian Government's ChargeSmart 3 Electric Vehicle Charging Grants Program, and Council's ongoing obligations would be limited to lease arrangements and oversight of the site as landowner.

The conditions outlined in Council's letter of 11 February 2025 – particularly the requirement for public consultation and accessibility provisions – ensure that key governance and community considerations are addressed.

Proceeding with public consultation, including engagement with the Longford Local District Committee, is consistent with good practice and will ensure community views are appropriately considered before any final decision is made.

It is recommended that Council support the proposal in principle and authorise the commencement of public consultation.

12 ATTACHMENTS

1. Longford EV Charger Proposed Layout [**14.1.1** - 4 pages]
2. Energy ROI [**14.1.2** - 1 page]
3. LETTER - Thomas Mills from Minister Ogilvie - Charge Smart 3 Electric Vehicle Charging Grants 2025 [**14.1.3** - 1 page]



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. 25/164

DECISION

Cr Terrett/Cr Adams

That Council receive and note the Monthly Financial Report for the period ending 30 April 2025.

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 April 2025.

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30 April 2025.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 April 2025 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 2024-25 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-Apr-25

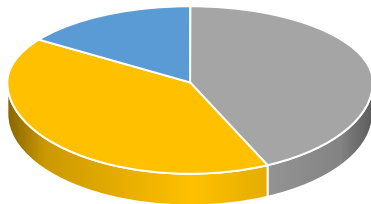
10

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	\$14,648,178	\$14,648,178	-\$14,527,197	-\$121	99.2%	Raised in July 2024
Recurrent Grant Revenue	-\$5,626,119	-\$5,157,276	-\$1,431,725	-\$3,726	27.8%	75% FAGS grants paid 23/24
Fees and Charges Revenue	-\$3,132,403	-\$2,610,336	-\$2,781,444	\$171	106.6%	
Interest Revenue	-\$904,650	-\$753,876	-\$586,034	-\$168	77.7%	Timing variance
Reimbursements Revenue	-\$128,890	-\$107,408	-\$152,137	\$45	141.6%	
Other Revenue	-\$2,235,104	-\$1,862,587	-\$1,154,330	-\$708	62.0%	Timing variance
	\$26,675,344	\$25,139,661	-\$20,632,867	-\$4,507	82.1%	
Employee costs	\$8,488,466	\$7,073,722	\$7,356,816	-\$283	104.0%	Over budget
Material & Services Expenditure	\$7,107,000	\$5,922,500	\$6,310,149	-\$388	106.5%	
Depreciation Expenditure	\$7,656,898	\$6,380,748	\$6,380,748	\$0	100.0%	
Government Levies & Charges	\$1,242,013	\$1,035,011	\$824,825	\$210	79.7%	
Councillors Expenditure	\$225,424	\$187,853	\$203,035	-\$15	108.1%	
Interest on Borrowings	\$22,225	\$18,521	\$0	\$19	0.0%	
Other Expenditure	\$1,047,249	\$872,708	\$1,001,881	-\$129	114.8%	Pensioner Rebates
Plant Expenditure Paid	\$601,400	\$501,167	\$512,644	-\$11	102.3%	
	\$26,390,675	\$21,992,229	\$22,590,098	-\$598	102.7%	
	-\$284,669	-\$3,147,431	\$1,957,231			
Gain on sale of Fixed Assets	\$0	\$0	-\$74,492	\$74	0.0%	
Loss on Sale of Fixed Assets	\$418,967	\$349,139	\$59,339	\$290	17.0%	*Asset recognition EOY
Underlying (Surplus) / Deficit	\$134,298 \$0	-\$2,798,292	\$1,942,078			1* Jnl for Deprec to be done
Capital Grant Revenue	\$14,444,447	\$12,037,039	-\$5,888,967	-\$6,148	48.9%	
Subdivider Contributions	-\$375,608	-\$313,007	0	-\$313	0.0%	* Not recognised until EOY
Capital Revenue	\$14,820,055	\$12,350,046	-\$5,888,967			
	-	-	-			
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>						
April						
<i>No adjustments this month.</i>						
A. Balance Sheet Items						
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance	Year to Date					
- Opening Cash balance	\$19,266,373		\$20,065,571			
- Cash Inflow	\$27,411,993		\$926,291			
- Cash Payments	\$30,307,599		-\$4,621,096			
- Closing Cash balance	\$16,370,767		\$16,370,767			
Account Breakdown						
- Trading Accounts	\$124,351					
- Investments	\$16,246,416					
	\$16,370,767					



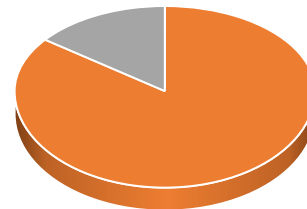
	0.00					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tas Corp 24hr Call Account	1/04/2025	30/04/2025	4.10	\$5,999	\$6,018	
Commonwealth 24hr Call Account	1/04/2025	30/04/2025	0.25	\$0	\$0	
Commonwealth Business Online Saver Account	30/04/2025	1/05/2025	4.10	\$992	\$992	
Westpac Corporate Regulated Interest Account	1/04/2025	30/04/2025	4.35	\$995,718	\$995,718	
CBA	2/04/2025	30/04/2025	0.00	\$1,000,000	\$1,003,375	
CBA	28/04/2025	28/07/2025	4.33	\$2,500,000	\$2,526,988	
My State Financial	18/12/2024	16/06/2025	5.05	\$3,743,707	\$3,836,940	
My State Financial - Online Saver Business Account	31/10/2024	30/04/2025	0.00	\$25	\$25	
Westpac	26/02/2025	28/07/2025	4.68	\$3,000,000	\$3,058,468	
Westpac	3/02/2025	5/05/2025	4.73	\$2,000,000	\$2,023,585	
Westpac	24/04/2025	24/07/2025	4.44	\$3,000,000	\$3,033,209	
Total Investments				\$16,246,440	\$16,485,319	

Investments by Institution



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

Total Investments by Rating (Standard & Poor's)

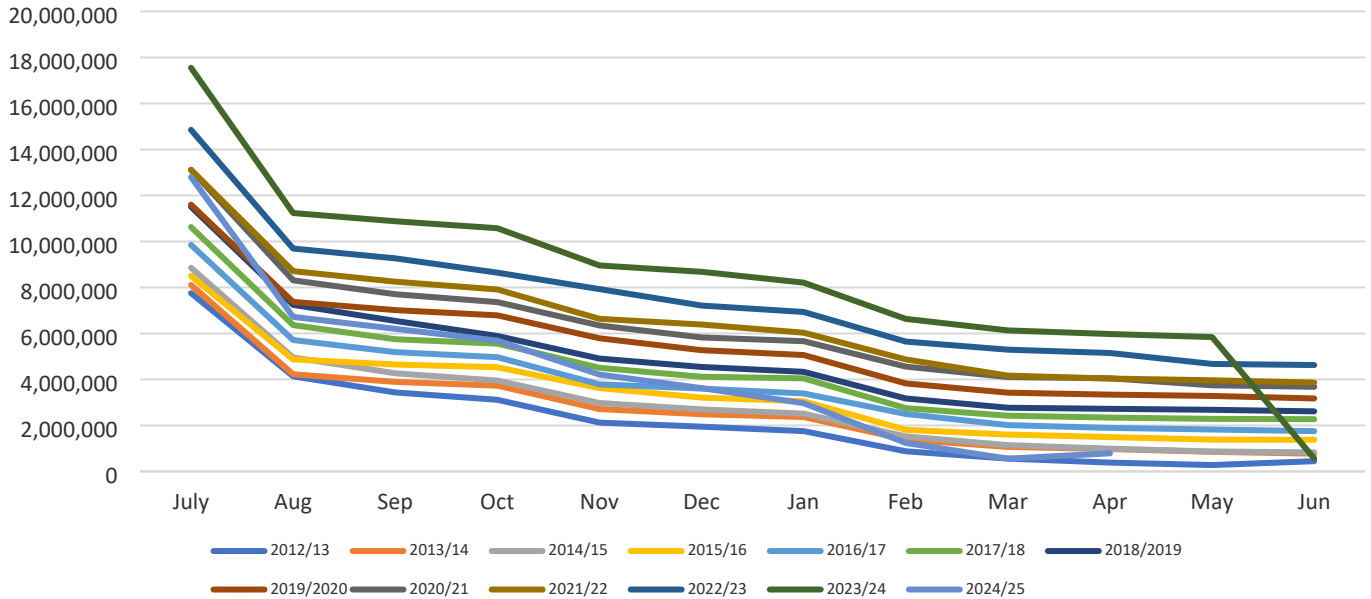


■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2024/25	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	-\$44,208		\$4,626,436		
Rates Raised	\$14,608,793		\$14,666,234		
	\$14,564,585		\$19,292,670		
Rates collected	\$13,645,600	93.4%	\$12,723,158	85.6%	
Pension Rebates	\$602,333	4.1%	\$569,482	3.9%	
Discount & Remissions	\$25,264	0.2%	\$24,616	0.2%	
	\$14,273,197		\$13,317,256		
Rates Outstanding	\$788,544	5.4%	\$5,975,414	31.0%	
Advance Payments received	-\$497,155	-3.4%	-\$562,621	3.8%	



Outstanding Rates



Trade Debtors	
Current balance	\$1,027,185
- 30 Days	\$698,989
- 60 Days	\$79,584
- 90 Days	\$10,181
- More than 90 days	\$238,432
Summary of Accounts more than 90 days:	
- Norfolk Plains Book sales	-
- Hire/lease of facilities	6,463
- Removal of fire hazards	12,534
- Dog Registrations & Fines	20,637
- Private Works	13,746
- Regulatory Fees	4,192
- Govt Reimbursements	180,859
	-

C. Capital Program

	Budget	Actual (\$,000)	Target 83%	Comments
Renewal	\$24,270,485	\$7,670,582	32%	
New assets	\$9,936,984	\$3,909,729	39%	
Total	\$34,207,469	\$11,580,311	34%	
Major projects:				
- Ctown Urban Streetscape Improvements	\$9,486,426	\$325,891	3%	Tender stage
- Pth Bridge/Culvert Replacements (4)	\$3,331,690	\$72,507	2%	Tender stage
- Pth Urban Streetscape Improvements	\$3,141,000	\$1,000,677	32%	In progress
- Fleet Replacement Program	\$1,648,300	\$1,314,907	80%	In progress
- Lfd Urban Streetscape Improvements	\$1,713,985	\$790,795	46%	In progress
- Ashby Road reconstruction	\$1,135,790	\$1,632,901	144%	Complete
- Lfd Caravan Park Amenities replacement	\$625,000	\$731,976	117%	Complete
- Lfd Laycock Street Reserve	\$500,768	\$564,035	113%	Complete
- Elphinstone Road Reconstruction	\$365,000	\$313,440	86%	Complete
- Pth Junior Soccer Field	164,421	\$181,476	110%	Complete

* Full year to date capital expenditure for 2024/25 provided as an attachment.

D. Financial Health Indicators

Target	Actual	Variance	Trend
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Financial Ratios					
- Rate Revenue / Total Revenue	54.9%	70.4%	-15.5%	↘	█
- Own Source Revenue / Total Revenue	79%	93%	-14.2%	↘	█
Sustainability Ratio					
- Operating Surplus / Operating Revenue	-0.5%	-9.4%	8.9%	↘	█
- Debt / Own Source Revenue	35.3%	38.6%	-3.4%	↔	█
Efficiency Ratios					
- Receivables / Own Source Revenue	8.6%	31.1%	-22.5%	↘	█
- Employee costs / Revenue	31.8%	35.7%	-3.8%	↗	█
- Renewal / Depreciation	317.0%	120.2%	196.8%	↗	█
Unit Costs					
		\$			█
- Waste Collection per bin	\$13.56	21.48		↔	█
- Employee costs per hour	\$70.74	\$50.36		↗	█
- Rate Revenue per property	\$1,916.55	\$1,900.72		↔	█
- IT per employee hour	\$5.45	\$4.71		↘	█

B. Employee & WHS scorecard

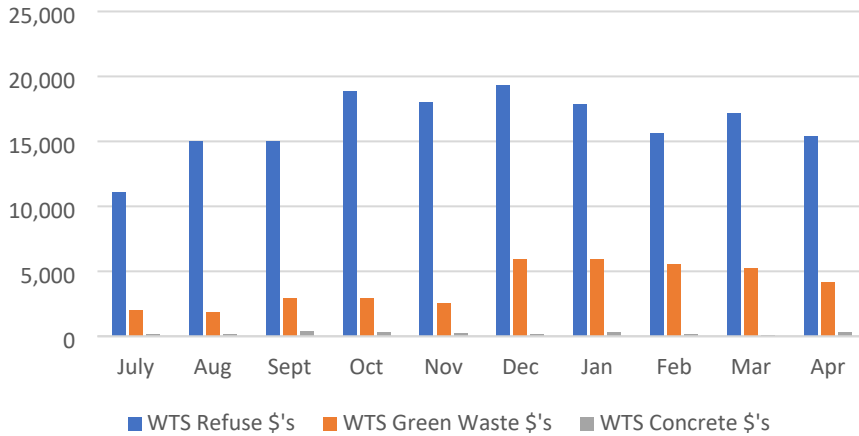
	YTD	This Month
Number of Employees	113	113
New Employees	23	2
Resignations	36	1
Total hours worked	146,089	14,907
Medical Treatment Injury	6	0
Property Damage Incident		0
Safety Incidents Reported	12	3
Hazards Reported	0	0
Workplace Inspections	54	2
Risk Incidents Reported	11	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	0	0
IT - Unplanned lost time	5	0
Open W/Comp claims	6	1

C. Waste Management

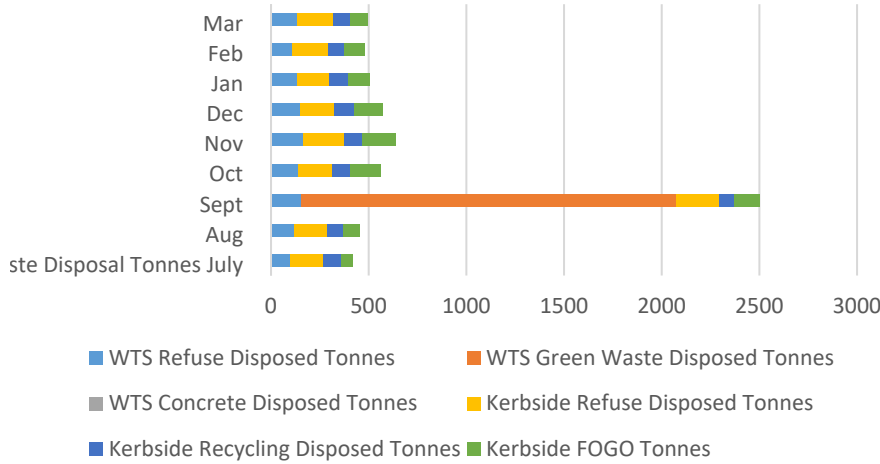
Waste Transfer Station	2022/23	2023/24	2024/25 Budget Year to Date	2024/25		
Takings						
- Refuse	\$146,790	\$148,749	\$105,260	\$163,308	% change for same period last year	
- Green Waste	\$77,811	\$60,216	\$43,071	\$39,053	% change for same period last year	-17%
- Concrete	\$4,861	\$4,767	\$3,375	\$2,257	% change for same period last year	-46%
- Tyres	257	\$0	\$3,750	\$0		
Total Takings	\$229,719	\$213,732	\$155,456	\$204,618		
Tonnes Disposed						
WTS Refuse Disposed Tonnes	1298	1276	957	1205	% change for same period last year	26%
WTS Green Waste Disposed Tonnes	5970	0	3,998	1920		
WTS Concrete Disposed Tonnes	0	0	-	0		
Kerbside Refuse Disposed Tonnes	2341	2507	1,880	1643	% change for same period last year	-12%
Kerbside Recycling Disposed Tonnes	1035	1029	772	804	% change for same period last year	6%
Fogo Disposed Tonnes	488	1308	981	1059	% change for same period last year	8%
Total Waste Tonnes Disposed	11132	6120	8588	6631		



Waste Transfer Station Fees \$'s



Waste Disposal in Tonnes



5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Financial Report - April 2025 [15.1.1 - 1 page]
2. Monthly Capital Financial Report - April 2025 [15.1.2 - 7 pages]



16 WORKS REPORTS

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

Mayor Knowles adjourned the Council Meeting for the meal break at 6.40pm at which time, Ms Strickland and Mr Badcock left the meeting.

After the meal break, at approximately 7.10pm, Council commenced with Item 17 Items for the Closed Meeting.



17 ITEMS FOR THE CLOSED MEETING

MINUTE NO. 25/165

DECISION

Cr McCullagh/Deputy Mayor Lambert

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

Carried Unanimously

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Confirmation of Council Meeting Minutes	15(2)(g)
Confirmation of Executive Committee Meeting Minutes	15(2)(g)
Applications for Leave of Absence	15(2)(h)
Personnel Matters	15(2)(a)
Action Items: Closed Council Status Report	15(2)(g)
Legal Matter	15(2)(i)
Compliance Matter	15(2)(i)
Personnel Matters	15(2)(a)
Contract/Tender	15(2)(d)
Land Acquisition/Purchase	15(2)(f)
Compliance 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

5.1 TENDER FOR REPLACEMENT OF DRUMMOND STREET BRIDGE - NMC 24/06

MINUTE NO. 25/171

DECISION

Cr Goss/Cr Adams

That Council

- a)
 - i) accept the tender from Tas Span for the construction of a new bridge in Drummond Street, Perth;
 - ii) officers carry out a further assessment to determine whether a bridge is the most suitable option once additional detailed design information is received; and
- b) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to **release the decision 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

5.3 INDEPENDENT REVIEW OF GOVERNANCE AND MEETING PROCESSES

MINUTE NO. 25/173

DECISION

Cr Terrett//McCullagh

That Council

- A) opt to release the report; and
- B) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to **release the decision, report and/or document to the public.**

Carried

Voting for the Motion:

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

Voting Against the Motion:

Mayor Knowles



18 CLOSURE

MINUTE NO. 25/174

DECISION

Cr Adams/Cr Andrews

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, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Mayor Knowles closed the meeting at 7.35pm.

MAYOR _____ DATE _____