



**NORTHERN  
MIDLANDS  
COUNCIL**

# **AGENDA**

**ORDINARY MEETING OF COUNCIL**

**MONDAY, 23 JUNE 2025**

Des Jennings  
GENERAL MANAGER



### QUALIFIED PERSONS ADVICE

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

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

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

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

### LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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The Northern Midlands Council reserves the right to revoke such permission at any time. Apart from uses permitted under the *Copyright Act 1968*, all other rights are reserved.

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*.



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY 23 JUNE 2025 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.

  
DES JENNINGS  
GENERAL MANAGER  
18 JUNE 2025

4.00pm	Councillor Workshop – closed to the public
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5.30pm	Public Questions & Statements
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## 1 ATTENDANCE

### PRESENT

In Attendance:

### APOLOGIES





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### 3 ACKNOWLEDGEMENT OF COUNTRY

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

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### 4 DECLARATIONS OF 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.

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## **5 PROCEDURAL**

### **5.1 CONFIRMATION OF COUNCIL MEETING MINUTES**

#### **5.1.1 Confirmation Of Minutes: Ordinary Council Meeting**

##### **RECOMMENDATION**

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 19 May 2025, be confirmed as a true record of proceedings.

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### **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, 21 July 2025.

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### 5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following Notice of Motion has been received.

#### 5.3.1 Notice Of Motion: Driver Reviver Station Location Campbell Town

*Responsible Officer:* Des Jennings, General Manager

##### OFFICER'S RECOMMENDATION

That Council support the SES to find an appropriate location, other than Valentines Park, to set up the Driver Reviver Station in Campbell Town.

Councillor Lambert has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 23 June 2025.

##### NOTICE OF MOTION

That Council support the SES to find an appropriate location, other than Valentines Park, to set up the driver reviver station in Campbell Town.

##### BACKGROUND

In 2024 Tasmania's Driver Reviver program launched a pilot program with a fresh, new look, with a versatile multipurpose trailer to assist in reducing road trauma.

The new concept is based on "going to the people" rather than the traditional set up in remote locations with limited facilities. The revamped program is based on setting up in high volume traffic areas in locations where people tend to stop.

The pilot event was held at Campbell Town's Valentines Park during the 2024 Easter Long weekend.

Setting up in Valentines Park enabled engagement and the sharing of driver safety insights, a cuppa and biscuit and most importantly a break. The new concept also caters for the younger passengers, with a number of games and activities available as part of the new concept.

Many businesses take the opportunity to open over long weekends and rely on the extra passing traffic to justify that decision. An unintended consequence of the driver reviver station setting up in Valentines Park is it's potential to divert the extra passing trade away from businesses who have made a financial decision to open over a long weekend.

By council investigating other locations in the Campbell Town area which are not directly impacting businesses but still allowing opportunities for the SES volunteers to continue that important engagement with travellers, whilst also supporting businesses that have taken the decision to open over a long weekend.



**OFFICER'S COMMENTS**

Works Manager to contact SES representatives to discuss moving to another location.

**ATTACHMENTS**

Nil

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## 5.4 COUNCILLOR QUESTIONS ON NOTICE

Councillor Terrett has submitted five (5) questions on notice to the General Manager.

1. Could you advise what activities Northern Midlands Council undertook to celebrate Volunteers Week?
2. Under the Council's Health and Wellbeing Strategy 2024, could you advise the current status of the Disability Action Plan, Positive Ageing Plan and the Domestic and Family Violence Strategy?
3. What activities does Council have planned for Seniors Week?
4. What progress has been made to implement the Healthy Northern Midlands Program?
5. What activities does Council have planned for Mental Health Week across the Northern Midlands.

### Answers:

#### Preliminary Statement:

Firstly, it is important to note that the Northern Midlands Council does not currently have a Community Services Manager or a dedicated Community Services Division within its organisational structure. This is primarily due to budgetary constraints and the absence of the necessary infrastructure to support such services. Consequently, the Council does not have the operational capacity to organise events to commemorate all significant dates and milestones, such as those referenced in your questions. That said, we provide the following responses:

**1. *Could you advise what activities Northern Midlands Council undertook to celebrate Volunteers Week?***

The Council did not undertake any specific activities to celebrate Volunteers Week 2025, due to the absence of a Community Services Manager to coordinate such events. However, we acknowledge the importance of recognising our volunteers and are working towards developing a calendar of key community dates to ensure future opportunities for recognition are not missed. This may include online acknowledgements via the Council's website and social media platforms.

It is worth noting that Council does recognise volunteers during the Australia Day celebrations, where community members can be nominated for awards in recognition of their service.

**2. *Under the Council's Health and Wellbeing Strategy 2024, could you advise the current status of the Disability Action Plan, Positive Ageing Plan and the Domestic and Family Violence Strategy?***

The Health and Wellbeing Strategy 2024 is one of five strategic documents developed under the Strategic Plan 2021–2027. It outlines 13 strategic projects, of which one has been completed and the remaining 12 are ongoing.

One of the ongoing projects is the development of the Northern Midlands Domestic and Family Violence Strategy, Disability Action Plan, and Positive Ageing Plan. Unfortunately, due to limited funding and unsuccessful grant applications to date, these strategies remain in draft form.

**3. *What activities does Council have planned for Seniors Week?***

At present, no specific activities are scheduled for Seniors Week 2025. However, given that it occurs in October, Council will consider organising an event and / or online acknowledgements via the Council's website and social media platforms. In 2024, Council partnered with Ambulance Tasmania and COTA to deliver workshops, including the well-attended Restart a Heart session, which provided valuable CPR and heart health education. A similar initiative is under consideration for this year.

**4. *What progress has been made to implement the Healthy Northern Midlands Program?***





The implementation of the Healthy Northern Midlands Program is one of the strategic projects outlined in the Health and Wellbeing Strategy 2024. However, Council has not yet secured the necessary funding – either through internal budget allocation or external grants – to proceed with implementation. Efforts to obtain funding are ongoing.

**5. *What activities does Council have planned for Mental Health Week across the Northern Midlands.***

As part of the Health and Wellbeing Strategy, Council is committed to promoting youth mental health through ongoing support for:

- Free2Be Girls Program
- PCYC activity sessions
- Mental Health and Youth Week events
- Inspiring Futures Programs at local district high schools

In this context, the Council is currently in discussions with Launceston-based mental health providers to organise a Mental Health Week Expo in October 2025.

**Additional Community Health and Wellbeing Initiatives:**

Despite limited resources, Council has supported and collaborated on several community-focused initiatives, including:

- Ross Men's Shed Expansion: New facilities include wheelchair access and accessible toilets/showers;
- Red Cross Collaboration;
- Telecross: Daily wellness calls with emergency follow-up;
- Telechat: Social calls to reduce loneliness;;
- Transport: Volunteer-driven transport for appointments and social outings;
- Home Visits: Companionship visits by volunteers;
- Community Sausage Sizzles: Social events for elderly residents;
- TAS SES Workshops: Emergency preparedness workshops and distribution of "Fridge Flips" and emergency planning resources to vulnerable residents;
- Art Workshops: Held at Toosey Aged Care and Longford Town Hall, culminating in the unveiling of the Longford Art Mosaic by the Governor of Tasmania in February 2025;
- Neighbourhood House Advocacy: Ongoing lobbying for a community house in Longford;
- Support for Local Organisations: Including golf clubs, RSLs, and Men's Sheds, which provide valuable social and recreational opportunities.

**Conclusion:**

Council officers are acutely aware of the need for increased community engagement and support services across the municipality. However, the primary barrier remains the lack of dedicated funding and operational capacity to deliver and manage these programs. Council continues to seek opportunities to address these gaps through advocacy and grant applications.

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## 6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

### RECOMMENDATION

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

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
29 May 2025	Cressy District Committee	Ordinary
3 June 2025	Campbell Town District Committee	Ordinary
3 June 2025	Ross District Committee	Ordinary
3 June 2025	Evandale District Committee	Ordinary
4 June 2025	Longford District Committee	Ordinary

Matters already considered by Council at previous meetings have been incorporated into **the 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 ROSS DISTRICT COMMITTEE

At the ordinary meeting of the Ross Local District Committee held on 3 June 2025 the following motion was recorded for Council's consideration:

#### 7.1.1 Ross Township Entry Signs - Dual Naming MAKALA

**Officer Recommendation:**

That Council:

- a) approve the Committee request to investigate the aboriginal name of Ross; and
- b) investigate updating the entry sign to Ross to include the aboriginal name.

**Committee Recommendation:**

To investigate the aboriginal name of Ross and include in the Ross entry signs below the town name.

**Officer Comment:**

The approval process is to send an email from council stating the request and the purpose/s for which the name will be used, the reasons why and background to the decision.

**Background:**

Makala (pronounced mah kah lah) is the only word for country around Ross, including Ross Bridge.

Kanipanga (also known as as Kaniputja), a woman from the tribe of this area, was one of George Augustus Robinson's guides when he travelled back and forth through Ross and past the bridge several times in December 1833 and January 1834. As Kanipanga told Robinson several other names of tribes and places in the Midlands area, it is very probable that she also told him this name.

In his journal for December 1833 and January 1834, Robinson made two records of Makala on the same page as he also recorded the names of people, places and three tribes within the Campbell Town and Ross area.

Those three tribes – the Rrulinamirimina, Mawimirina, and Tayarinutipana tribes - together with the Panina (Liffey River and Longford areas, the 'Stoney Creek tribe') and Litarimirina (Port Dalrymple area ) made up what colonists called the 'North Midlands tribe'. Robinson also noted on that page that Rrulinamirimina was the tribe of the country of Kaniputja/ Kanipanga.

*palawa kani Language Program*

*Tasmanian Aboriginal Centre*

*12 June 2025*



## 8 INFORMATION ITEMS

### RECOMMENDATION

That the Open Council Information Items be received.

### 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
19/05/2025	<b>Special Council Workshop</b> Discussion included: <ul style="list-style-type: none"><li>Budget 2025/2026</li></ul>
02/06/2025	<b>Council Workshop</b> Discussion included: <ul style="list-style-type: none"><li>Budget 2025-26</li><li>Longford Historic Motorsport Museum and Exhibition; Review of Council Committees; Motivity Fitness – Invitation to Present at a Future Workshop; 10 Minute Briefing.</li></ul>
16/06/2025	<b>Special Council Workshop</b> Discussion included: <ul style="list-style-type: none"><li>Budget 2025-26</li><li>Policy Review – Dog Management Draft Policy for Review; Swimming Pool Analysis 2024/2025 Season Review.</li></ul>
23/06/2025	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"><li>Council Meeting Agenda items</li></ul>
	<b>Council Meeting</b>

### 8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 13 May 2025 to 17 June 2025 are as follows:

Date	Activity
14 May 2025	Attended ReCFIT Renewable Energy online forum, Longford
15 May 2025	Attended GMC meeting, Launceston
16 May 2025	Attended meeting with Casey Farrell MP, Longford
16 May 2025	Attended Local Government Workshop on Guideline for Community Engagement, Benefit Sharing and Local Procurement
19 May 2025	Attended ABC Monday Mayor radio interview with Leon Compton
19 May 2025	Attended Council Workshop and Meeting, Longford
21 May 2025	Attended Avoca Museum & Information Centre working bee, Avoca
21 May 2025	Attended NMBA Board Meeting, Longford
22 May 2025	Attended Official Opening Agriculture Hub building, Campbell Town District High School
22 May 2025	Attended Heritage Highway Association meeting, Oatlands
23 May 2025	Attended Cancer Morning Tea, Devon Hills
27 May 2025	Attended LGAT Health & Wellbeing Workshop, online, Gipps Creek
28 May 2025	Attended Reconciliation Breakfast, Tailrace, Launceston



Date	Activity
28 May 2025	Attended NTDC TRANSLink Steering Committee meeting, Launceston
28 May 2025	Attended LGAT Procurement 101 webinar, online, Longford
30 May 2025	Officiated at the Illuminate Awards Event, Longford
30 May 2025	Attended meeting with Youth Officer, Longford
30 May 2025	Attended Scouts Tasmania AGM and Awards Evening, Longford
31 May 2025	Attended Campbell Town Show President's Luncheon, Campbell Town
2 June 2025	Attended NMC Workshop, Longford
3 June 2025	Attended ABC Breakfast radio interview
4 June 2025	Attended National Red Cross Forum online, Gipps Creek
5 June 2025	Attended Diversity Training for Elected Members, Tramsheds, Launceston
16 June 2025	Attended NMC Workshop, Longford
17 June 2025	Attended online Health & Wellbeing Network meeting, Gipps
17 June 2025	Attended Reconciliation Tasmania online forum, Gipps Creek
	Attended to email, phone, media and mail inquiries

### 8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 12 May 2025 to 13 June 2025 are as follows:

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

Date	Activity
12/05/2025	Met with Developer
13/05/2025	Met with Tas Police and Principals from Cressy High and Longford Primary re vandalism
16/05/2025	Met with Casey Farrell, Labor MP for Lyons
16/05/2025	Attended General Managers Meeting
19/05/2025	Attended Council Workshop and Meeting
20/05/2025	Inspection - Council property
26/05/2025	Met with property owner
29/05/2025	Attended online meeting – Heritage Services Resource Sharing
30/05/2025	Attended online meeting - Premier's Local Government Council (PLGC)
02/06/2025	Attended online meeting Australia Pacific Airports Launceston (APAL) Community Aviation Consultation Group (CACG)
02/06/2025	Attended Council Workshop
13/06/2025	Met with AFL Tasmania

### 8.4 PETITIONS

#### PURPOSE OF REPORT

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

#### OFFICER'S COMMENT

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

##### Section 57. Petitions

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

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
- (2) A person lodging a petition is to ensure that the petition contains –



- (a) a clear and concise statement identifying the subject matter and the action requested; and
  - (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
  - (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
  - (d) a statement specifying the number of signatories; and
  - (e) at the end of the petition –
    - (i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and
    - (ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.
- (3) In this section –
- electronic petition** means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;
- paper petition** means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;
- petition** means a paper petition or electronic petition;
- signatory** means –
- (a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and
  - (b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.
- 58. Tabling petition**
- (1) A councillor who has been presented with a petition is to –
- (a) . . . . .
  - (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
- (a) it does not comply with section 57 ; or
  - (b) it is defamatory; or
  - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

## PETITIONS

No petitions received.

## ATTACHMENTS

Nil

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## 8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

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## 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
<b>132</b>	133	79	83	86	75	73	60	71	78	41	81		<b>860</b>	<b>820</b>	<b>763</b>
<b>337</b>	42	41	34	24	49	32	15	42	45	21	52		<b>397</b>	<b>379</b>	<b>391</b>

## 8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2023/2024		Income/Issues for May 2025		Income/Issues year to date 2024/2025	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,100	\$108,319	27	824	3,864	102,034
Dogs Impounded	8	\$1,408			14	1,346
Euthanised	2				3	627
Re-claimed	6				10	
Re-homed/Dogs Home					1	
New Kennel Applications	7	\$1,170	1	80	16	1,070
Renewed Kennel Licences	82	\$3,844			82	4,100
Infringement Notices (paid in full)	95	\$20,266	2	404	59	12,935
Legal Action						
Livestock Impounded	2	\$724			3	150
<b>TOTAL</b>		<b>\$135,731</b>		<b>\$1,308</b>		<b>\$123,262</b>

### Audits:

Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

### Microchips:

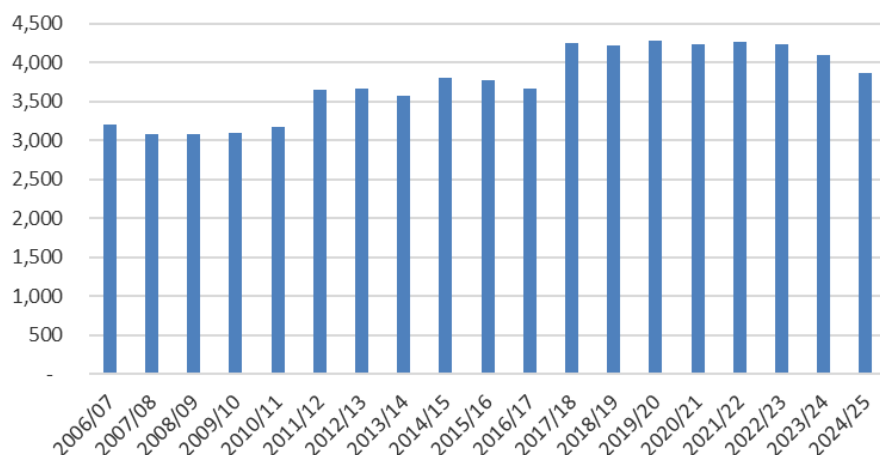
0 dogs microchipped.

### Attacks:

0 attacks.



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	123	3	13	20	9	14	4	12	12	9	12	15	
Routine Mobile/Market stall Food Inspections	71	0	14	1	14	0	0	0	3	21	0	18	
Preliminary Site Visits – Licensed Premises	22	3	2	1	2	2	4	4	1	0	1	2	
On-site wastewater Assessments	32	1	2	3	5	2	5	2	4	4	2	2	
Complaints/Enquiries – All Types	64	2	7	3	11	6	1	6	5	9	6	8	
Place of Assembly approvals	8	0	1	0	1	2	1	1	0	0	0	2	
Notifiable Diseases	9	0	0	0	0	1	0	2	2	2	1	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	74	4	3	3	13	6	8	6	6	7	10	8	
Building & Planning	77	52	36	260	2	4	3	21	38	36	36	13	42	33	32	
Community Services	54	44	59	52	1	4	3	5	3	11	6	2	3	9	5	
Corporate Services	48	23	26	353	1	2	37	23	30	34	38	35	56	49	48	
Governance	15	21	19	18	-	1	-	3	8	2	1	0	0	1	2	
Waste	12	11	14	21	2	4	3	-	1	3	-	2	3	1	2	
Works	368	352	415	446	29	37	33	32	39	46	46	46	55	35	48	

## 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
4-Jun-25	Cameron Herbert	Representative - U18 Boys Tassie Thunder Touch Football	100
11-Jun-25	Debbie Mahar	Representative - Tasmanian Para Bowls State Team	100
11-Jun-25	Hunter McGee	Representative - U15 School Sports Aust Championships	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



Date	Recipient	Purpose	Amount \$
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	\$28,578

### 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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						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. 27/05/2025 Executive Assistant Scheduled for workshop discussion.
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, Executive Officer	12/09/2023 Executive Assistant Meeting set for discussion on master plan for the precinct. 11/10/2023 Executive Assistant Design requested, plan awaited. 14/02/2024 Executive Assistant Plan received. To be listed for Council Workshop. 07/03/2024 Executive Officer Matter considered by Councillors at Workshop Monday 4 March 2023. Further concept plan to be prepared and presented back to the Councillors for endorsement prior to public consultation. 30/04/2024 Executive Officer Matter to be further presented to Councillors at a workshop after July 2024. 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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						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 27/05/2025 Engineering Officer Report from consultant has been sent to the Department of State Growth, awaiting response 16/06/2025 Engineering Officer Follow-up email sent to Department of State Growth. Awaiting response.
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. 16/06/2025 Executive Officer Finalising the report has been delayed due to competing priorities. To be completed as soon as staff are able.
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 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from 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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						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 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. 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth. 16/06/2025 Engineering Officer Awaiting response from Department of State Growth.
2024-03-18 Ordinary Open Council Meeting	7 3.2	Speed Limit Change: Illawarra Road	Completed	That Council request Department of State Growth to reduce the speed limit from 100km/h to 90 km/h from the start of Bishopsbourne Road to the municipal boundary on Illawarra Road to bring it in line with the other section of Illawarra Road from Bishopsbourne Road to the intersection of the Perth interchange.	Engineering Officer, Executive & Communications Officer	16/04/2024 Executive Assistant Letter drafted to be sent. 16/04/2024 Executive Assistant Committee advised of Council decision. 14/05/2024 Executive Assistant Letter sent 18 April 2024. 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. 29/05/2025 Executive Assistant New speed limit signs installed by DSG 26/05/25.
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 & Communications 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, 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. 28/05/2025 Executive Officer Updated Dog





Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						Management Policy has been prepared for review at Council workshop (June).
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. 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth. 16/06/2025 Engineering Officer Awaiting response from the Department of State Growth.
2024-10-21 Open Council - Ordinary Meeting	7 4.3	Disability Parking	Completed	That Officers assess providing a disability car park and recommend appropriate location.	Engineering Officer, Executive & Communicat ions 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. 27/05/2025 Executive Assistant Works scheduled for completion 28 May 2025.
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. 28/05/2025 Project Officer 28/5/25 Project Officer Parents for Climate Change contact reports she is following the matter up with NRM North and will report back.
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. 16/06/2025 Executive Officer Report to be presented at the June Council meeting for Council decision on recommendations.
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	Corporate Services Manager, Executive 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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				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.	Executive Officer, Project 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 - Ordinary Meeting	5 3.3	Notice of Motion: Update Council's Webpage for Community Organisations	Completed	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. 29/05/2025 Executive Assistant Website now live 29/05/25.
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. 27/05/2025 Engineering Officer Additional works to be carried out by Councils Works Department in accordance with the report. 16/06/2025 Engineering Officer Additional works to be carried out by Councils Works Department 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. 27/05/2025 Executive Assistant No response received, further follow up email sent 26 May 2025. 16/06/2025 Engineering Officer Awaiting response from the Department of State Growth.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-01-20 Open Council - Ordinary Meeting	7 3.1	Speed Hump Installation - Devon Hills/Loop Road	Completed	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. 28/05/2025 Executive Assistant Officers investigated, speeding is a police matter.
2025-01-20 Open Council - Ordinary Meeting	7 3.2	Plan of Development for Devon Hills Walk/Bikeway	Completed	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. 28/05/2025 Executive Assistant Review undertaken by Works Manager, no further works required.
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	Completed	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. 27/05/2025 Executive Assistant Signs installed, works complete.
2025-03-17 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Wilmores Lane, Bishopsbourne Road and Herberts Road	Completed	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	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. 27/05/2025 Executive Assistant Scheduled for workshop discussion.





Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				discussion at Council Workshop on 7 April 2025.		
2025-03-17 Open Council - Ordinary Meeting	5 3.2	Notice of Motion: Amendment of Dog Registrations Terms and Conditions and Continuation of Responsible Dog Ownership Positive Information Campaign	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 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: <a href="https://northernmidlands.tas.gov.au/living/animals/dog-control">https://northernmidlands.tas.gov.au/living/animals/dog-control</a> .	Animal Control and Compliance Officer, Animal Control and Compliance Officer, Executive Officer, Executive Officer	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. 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	Completed	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. 02/06/2025 Senior Planner Heritage Tasmania has advised that it received an enquiry regarding the potential for entry of the grandstand last year and provided advice that it is much more likely to meet the criteria for listing at the local level rather than at the state level, and that unless information could be provided supporting entry on the state register, it would be better to focus on listing at the local level in the planning scheme. 02/06/2025 Executive & Communications Officer Committee has been notified of the response from Heritage Tasmania.
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	Completed	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. 30/05/2025 Senior Planner Report to be presented to June Council meeting. 13/06/2025 Executive Assistant At its meeting of 18 March 2024, the Council acting as planning authority certified draft amendment 13/2024 to apply the flood-prone hazard area overlay maps to Perth, Campbell Town and Ross. The certified amendment was placed on public notification and ten representations were received. The representations were considered by the planning authority at its meeting of 21 October 2024, and a report on the representations was sent to the Tasmanian Planning Commission. The Planning Commission invited the SES to review the draft amendment. The SES provided the attached response dated 14 February 2025. Following a hearing into the draft amendment on 18 February 2025, the Planning Commission directed the planning



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						authority to provide a submissions. Report to 23 June Council 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 14.1 Swimming Pool Analysis: 2024/2025 Season. 16/06/2025 Executive Officer Report is still waiting to be discuss at a Council workshop.
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.
2025-05-19 Open Council - Ordinary Meeting	7 1.2	Play Area at the Campbell Town Recreation Ground	Completed	That Council notes the Committee request and considers it for inclusion in future budgets or grant funding opportunities.	Executive & Communications Officer	02/06/2025 Executive & Communications Officer Committee notified and item to be listed in 2026/27 as a budget request.
2025-05-19 Open Council - Ordinary Meeting	7 1.3	Valentines Park Play Equipment Upgrade	Completed	That Council notes the recommendation and review in the playground budget for 2025/2026.	Executive & Communications Officer	02/06/2025 Executive & Communications Officer Committee notified item is awaiting 2025/26 budget approval.
2025-05-19 Open Council - Ordinary Meeting	7 1.4	Public Shower Facilities in Campbell Town	In progress	That Council assesses the viability and necessity of an additional public shower.	Executive Assistant, General Manager	18/06/2025 Executive Assistant Officers preparing draft report for July meeting.
2025-05-19 Open Council - Ordinary Meeting	7 1.5	Footpaths - South of Red Bridge	Completed	That Council notes the Committee's request and investigates further.	Executive & Communications Officer	02/06/2025 Executive & Communications Officer Committee notified and item will be listed in the 2026/27 as budget request.
2025-05-19 Open Council - Ordinary Meeting	7 2.1	Pioneer Park - Master Plan - Information session	Completed	That Council notes the Committee request for an information session and will provide a timeline and information session once the project has secured funding.	Executive & Communications Officer	02/06/2025 Executive & Communications Officer Committee notified that there will be community consultation once the project has secured funding.
2025-05-19 Open Council - Ordinary Meeting	7 2.2	Irrigation System Maintenance - Pioneer Park	Completed	That Council notes the recommendations and refers the request to the Works and Infrastructure department.	Executive & Communications Officer	02/06/2025 Executive & Communications Officer Request sent to Works and Infrastructure.
2025-05-19 Open Council - Ordinary Meeting	7 3.1	Devon Hills Neighbourhood Watch and Residents Committee - Line Markings Devon Hills	Completed	That Council notes the 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.) and forward this issue to the Works Department.	Works Manager	27/05/2025 Executive Assistant The Contractor has been engaged to undertake line marking works across the municipal area. Work to be undertaken subject to favourable weather conditions.
2025-05-19 Open Council - Ordinary Meeting	14.1	Proposed Electric Vehicle Charging Station, Longford	Awaiting external response	That Council a) notes the proposal from Energy ROI to install electric vehicle (EV) chargers at Lyttleton Street, Longford, as supported	General Manager, Project Officer	28/05/2025 Project Officer EnergyROI is investigating another site in Longford: outcome awaited.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				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.		

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

Resource Sharing Summary 1/7/24 to 30/6/25 As at 31/5/2025	Units Billed	Amount Billed GST Exclusive \$
<b>Meander Valley Council - Service Provided by NMC to MVC</b>		
<b>Service Provided by NMC to MVC</b>		
Street Sweeping Plant Operator Wages and Oncosts and Plant Hours	320	37,639
<b>Total Services Provided by NMC to Meander Valley Council</b>		\$37,639
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Total Service Provided by MVC to NMC</b>		\$0.00
<b>Net Income Flow</b>	<b>320</b>	<b>\$37,639</b>
<b>Private Works and Council Funded Works for External Organisations</b>	<b>Hours</b>	<b>Amount \$</b>
• 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		779.37
• Cleaner – Evandale Community Centre		1,492.04
• Cleaner – Ross Recreation Ground		177.18
• Monitoring Lake Leake - Elizabeth Water Trust		461.10
• Ground Maintenance– Avoca School		6,809.21
• Youl – Roadside hedge trimming		367.43
• 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		2,757.89
• Flocon Hire - Andrew Walters Construction		677.27
	<b>254</b>	<b>\$25,267.99</b>



### 8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	May 2025	Estimated Cost of Damages	
			Total to Date 2024/25	Total 2023/24
Memorial hall toilets doors kicked in	Longford	\$ 600		
Laycock St toilets vandalism	Longford	\$ 300		
William St Reserve, vandalism to BBQ shelter	Perth	\$ 800		
Valentines Park toilets Graffiti	Campbell Town	\$ 200		
Morven Park, vehicle damage around outside of ground	Evandale	\$ 1000		
CWA Park toilets graffiti	Avoca	\$ 200		
<b>TOTAL COST VANDALISM</b>		<b>\$ 3,100</b>	<b>\$ 40,850</b>	<b>\$ 28,300</b>

### 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			
	07.05.2025	35	
	14.05.2025	35	
	21.05.2025	25	
	28.05.2025	20	
Cressy			
	01.05.2025	40	
	08.05.2025	45	
	15.05.2025	50	
	22.05.2025	45	
	29.05.2025	25	

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

Free2b Girls program is currently in the process of employing a new program facilitator; the program will recommence in Term 3.

#### 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 May as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	01.05.2025	1	
	08.05.2025	4	
	15.05.2025	5	
	22.05.2025	4	
	29.05.2025	8	
Evandale			
	21.05.2025	2	
	28.05.2025	2	



#### Youth Gym Exercise Class- Longford

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

Session Venue	Date of Session	Attendance	Comment
Longford			
	07.05.2025	7	
	14.05.2-25	9	
	21.05.2025	4	
	28.05.2025	10	

#### Meetings/Programs

Mitchell Langley represents Council on the Northern Youth Coordinating Committee and the Northern Midlands Interagency Meetings.

#### **Enterprize Tasmania:**

Youth officer has been working with Enterprize Tasmania to coordinate a Youth entrepreneur workshop for students across The Northern Midlands. The workshop is designed to give students from The Northern Midlands access to technology that wouldn't normally have access to, such 3D printers, Video Game design, Computer Coding Technology and Microchip hardware.

#### **Youth Advisory Group:**

Youth officer has held meetings with student leaders across The Northern Midlands and Colleges in Launceston to develop a Youth Advisory Group. Youth Officer aims to have a functioning Youth Advisory Group in Term 3.

#### **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.

#### **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.

#### **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.



#### 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.

#### Chess club:

The Youth Officer has commenced a Chess club at Evandale Primary School. The club had its first session on Monday the 16<sup>th</sup> and had 23 students participating. Chess Club will run each Monday Lunch time during the school terms.

#### 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.

#### 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 11 June 2025

#### INTEGRATED PRIORITY PROJECTS PLAN:

Progress Report:

					</		





Project		Status		\$	Scheduled
			Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.		Work underway. First milestone report submitted 11 June 2025.
<b>Enabling Projects</b>					
5.1	Perth Sports Precinct & Community Centre	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation received.	Nominated as a Project of Regional Priority.
5.1	Ben Lomond Public Shelter Development	Gov	<b>Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania</b> Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.	Staff resources only to support grant funding applications.	Not scheduled at this stage.
5.3	Campbell Town – Town Hall Sale or Lease	Gov	Agent appointed – all offers to be presented to Council.		Ongoing
5.3	Longford Library & Exhibition Building on the Village Green	Gov	<b>Longford Motor Sport Museum</b> Included in NMC Priority Projects document.	No budget allocation staff resources only.	
5.3	Power Undergrounding in Evandale, Longford & Perth	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	Subdivisions (several – Cressy, Evandale, Longford & Perth)	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.
<b>2 People: Cultural and society – a vibrant future that respects the past</b>					
<b>Enabling Projects</b>					
5.1	Recreation Ground Upgrades)	Gov	<b>Campbell Town, Evandale and Cressy</b> NMC Priority Projects document. Funding to be sought for oval upgrades.		Not scheduled at this stage.
		Gov	<b>Cressy Recreation Ground</b> Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.		Sealing of car park for future budget.
			<b>Perth Recreation Ground</b> Amenities, topdressing, cricket net upgrade.		Completed.
			<b>Longford Recreation Ground</b> Irrigation system install and preparation for 2 <sup>nd</sup> ground.		Completed.
5.1	Swimming Pool Upgrades (several)	Gov	<b>Covering of Campbell Town &amp; Cressy Swimming Pools</b> Included in NMC Priority Projects document.		- Not scheduled at this stage.
		Gov	<b>Cressy:</b> Solar system replacement <b>Ross:</b> Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Allocation 2024/25 Budget allocation 2023-24 towards WHS issues.	50,000 Completed.



	Project			Status	\$	Scheduled
5.2	<i>Shared Pathways</i>	Gov		Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.	Hobart Road shared pathway design 90% complete. Awaiting communication with State Growth regarding land consent/agreement
<b>4 Place: Nurture our heritage environment</b>						
<b>Foundation Projects</b>						
4.2	<i>Perth South Esk River Parklands</i>	Gov		Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.		Completed.
4.3	<i>Sheepwash Creek Corridor &amp; Open Space</i>	Gov		Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought. Budget allocation 2024/25.	Scheduled.
4.5	<i>Municipal Tree Planting Program</i>			Annual program implemented. Included in NMC Priority Projects document.	Included in annual operating budget.	Ongoing.
<b>Enabling Projects</b>						
5.1	<i>Conara Park Upgrade</i>	Gov		Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	Negotiating with State Growth.	Awaited Agreement for Council to take control of Park, and improve as funds permit.
5.3	<i>Redevelop Bartholomew Park Cressy</i>	Gov		Liaising with Local District Committee to establish/prepare plans for upgrade.		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. Acquittal report due July 2025
- Tas Active Infrastructure grant (\$70,000) secured for the junior soccer field at Perth. Acquittal report approved.
- Laycock Street Park LRCI funding allocation approved – work completed.
- Ross Men's Shed Extension: Grant Agreement signed. 80% completion report being prepared..
- 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.
- Secombe 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. Design and planning underway.





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

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

### Tourism update:

- Events:
  - o 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.
  - o Update and distribute “What’s On” events list.
  - o Update NMC website calendar.
  - o Update the Australian Tourism Data Warehouse database.
  - o Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the 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.
  - o Events held in the Northern Midlands during May included:
    - LoveFest. Longford.
    - Picnic at Ross.
    - Clarendon Unearthed. Nile.
    - TSO Horn Trio. Longford.
    - Baptcare Community Linc Expo. Longford.
    - Mozart in the Barn. Nile.
    - Piano Amongst the Art, Poatina.
    - Wedding Expo. Longford.
    - Campbell Town Show. Campbell Town.
    - Supercars & Khanacross at Symmons Plains.
    - Various exhibitions, markets, and workshops in the municipality.
- Northern Midlands Visitor Centres Group:
  - o Attend TVIN Meeting and TFS Alerts workshop on 8 May 2025.
  - o Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
  - o Attend Visit Northern Tasmania Tourism Forum on 27 May 2025.
  - o Work with Tasmanian Hospitality Association & Visit Northern Tasmania planning a Great Customer Experience Program workshop for operators in Campbell Town.
  - o Perth War Memorial Park refurbishment plan: in progress.
  - o South Esk interpretation sign: completed and installed.

### HHTRA update:

- Working with social media consultant planning the boost of upcoming events.
- Attend HHTRA meeting and workshop held 22 May 2025.
- The Heritage Highway Operators private facebook group resource, has 83 members as of 21 May.
- 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.



## **8.17 DRAFT AMENDMENT 13/2024 - FLOOD-PRONE HAZARD AREA AT PERTH, CAMPBELL TOWN AND ROSS - DIRECTIONS FROM PLANNING COMMISSION**

*Prepared by: Paul Godier, Senior Planner*

At its meeting of 18 March 2024, the Council acting as Planning Authority certified Draft Amendment 13/2024 to apply the flood-prone hazard area overlay maps to Perth, Campbell Town and Ross.

The certified amendment was placed on public notification and ten representations were received. The representations were considered by the Planning Authority at its meeting of 21 October 2024, and a report on the representations was sent to the Tasmanian Planning Commission.

The Planning Commission invited the SES to review the draft amendment. The SES provided the attached response dated 14 February 2025.

Following a hearing into the draft amendment on 18 February 2025, the Planning Commission directed the planning authority to provide submissions.

The letters of direction and responses are attached.

### **ATTACHMENTS**

1. Commission-direction-20- February-2025 [**8.17.1** - 2 pages]
  2. Submission- Planning-authority-7- April-2025 [**8.17.2** - 3 pages]
  3. Commission-direction-22- May-2025 [**8.17.3** - 2 pages]
  4. Submission- Planning-authority-4- June-2025 [**8.17.4** - 2 pages]
-



## 9 PUBLIC QUESTIONS AND STATEMENTS

### **PUBLIC QUESTIONS AND STATEMENTS**

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

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

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

### **PUBLIC QUESTIONS**



## 10 COUNCIL ACTING AS A PLANNING AUTHORITY

### RECOMMENDATION

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Items 11.1 - 11.5.

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: | PLN25-0069: Boundary Adjustment Between 9 Union Street and 4 Mason Street, Longford   |
| PLAN 11.2: | PLN24-0221 31 Wellington Street, Longford - Demolish Existing Dwelling and Garage, Construct New Dwelling and Studio  |
| PLAN 11.3: | PLN-24-0097 Strathmore, 868 Nile Road (Access Over 866 Nile Road) - Part Change of Use to Function Centre   |
| PLAN 11.4: | Draft Amendment 16/2024: Rezone 2 Bruce Place, Longford from Open Space to General Residential  |
| PLAN 11.5: | Draft Amendment 14/2024: Rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale and Apply a Modified Evandale Specific Area Plan to the Land |



## 11 PLANNING REPORTS

### 11.1 PLN25-0069: BOUNDARY ADJUSTMENT BETWEEN 9 UNION STREET AND 4 MASON STREET, LONGFORD

*File:* 113500.11; PLN25-0069  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Rebecca Green, Consultant Planner

#### RECOMMENDATION

That application PLN25-0069 to develop and use the land at 9 Union Street and 4 Mason Street, Longford for a boundary adjustment between 2 lots be approved subject to the following conditions:

1 Layout not altered

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

- P1 Proposal Plan – Proposed 2 Lot Boundary Adjustment, Nova Land Consulting, Job No: L240915, Dated: 16/04/2025, v1.1.
- D1 Planning Report, Nova Land Consulting, Job No: L240915, Dated: 16/04/2025.

2 Council's Works Department conditions

2.1 Stormwater

Each lot must be provided with a connection to Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.

Prior to the commencement of works, a plan shall be submitted to Council's Works & Infrastructure Department showing the location of the proposed connections.

2.2 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

2.3 Municipal standards & certification or works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

2.4 Works in Council road reserve

a) Works must not be undertaken within the public road reserve, including crossovers, driveways, or kerb and guttering, without prior approval for the works by the Works Manager.

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

3 TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2025/00419-NMC) – Attached at Appendix A.

4 Sealing of Final Plans

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.

*Note:*

*Use of the 265m<sup>2</sup> area to be transferred to Lot 2 within the Light Industrial Zone, will require a separate planning approval for any change of use.*

#### 1 INTRODUCTION

This report assesses an application for boundary adjustment between 2 lots against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 10 effective 29<sup>th</sup> January 2025 and LPS version: 13 effective from 29 October 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.

## 3 APPLICATION DETAILS AND TIMEFRAMES

<b>Existing use/development:</b>	Residential/Storage/Equipment Machinery Hire and Sales
<b>Use classification:</b>	Not applicable, Table 6.2.6 states that subdivision does not need to be categorised into one of the Use Classes
<b>Zone:</b>	8.0 General Residential/ 18.0 Light Industrial
<b>Particular Purpose Zone/Specific Area Plan:</b>	NOR-S6.0 Longford Specific Area Plan
<b>Applicable codes:</b>	C2.0 Parking and Sustainable Transport Code C6.0 Local Historic Heritage Code C9.0 Attenuation Code C16.0 Safeguarding of Airports Code
<b>Application must be determined by:</b>	27 June 2025
<b>Recommendation:</b>	Approval subject to conditions.



#### 4 SUBJECT SITE AND LOCALITY



Figure 1 - Subject site



Figure 2 - Zone Map (Red - General Residential; Purple - Light Industrial)



Figure 3 - Aerial photograph of site and surrounds



Figure 4 - Site from Union Street



Figure 5 - Site from Mason Street



Figure 6 - Site from Mason Street

#### 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	-
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	-
7.14	Container Refund Points	-

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(a)

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	-
NOR-S6.0	Longford Specific Area Plan	Y
NOR-S7.0	Perth Specific Area Plan	-
NOR-S8.0	Ross Specific Area Plan	-





The relevant Scheme definitions are:

Table 6.2 Use Class	
Not Applicable	No use class is required to be assigned. This is in accordance with 6.2.6 development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.
Table 3.1 Planning Terms and Definitions	
subdivide	means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by: <ul style="list-style-type: none"><li>a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building;</li><li>b) a lease of airspace around or above a building;</li><li>c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years;</li><li>d) the creation of a lot on a strata scheme or a staged development scheme under the Strata Titles Act 1998; or</li><li>e) an order adhering existing parcels of land.</li></ul>
subdivision	means the act of subdividing or the lot subject to an act of subdividing.

The proposed development (subdivision) does not need to be categorized into a use class. Clause 7.10.1 states that an application for development that is not required to be categorised into one of the Use Classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority. In exercising its discretion, the Planning Authority must have regard to the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualifications.

## 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 development (subdivision) does not need to be categorised into a use class.

8.6 Development Standards for Subdivision		
Clause	Description	Assessment
8.6.1	Lot Design	A1 Not applicable. Clause substituted by NOR-S6.8.2.
		A2 Complies, Lot 2 is provided with 86m frontage to a Council maintained road.
		A3 Complies, Lot 2 is provided with an existing vehicular crossing which has been constructed in accordance with the requirements of the road authority.
		A4 Not applicable. No new road proposed.
8.6.2	Roads	A1 Not applicable. No new road proposed.
8.6.3	Services	A1 Complies. The site is provided with a water connection that has been discussed with TasWater as being suitable.
		A2 Complies. There is an existing sewer connection for Lot 2.
		A3 Complies. Lot 2 will be provided with a stormwater extension to the reticulated network on Mason Street. This connection has been discussed between the applicant and Council's Infrastructure officer's prior to the application being lodged. This was confirmed as an acceptable connection point.

### 18.0 LIGHT INDUSTRIAL 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 development (subdivision) does not need to be categorised into a use class.

18.5 Development Standards for Subdivision		
Clause	Description	Assessment
18.5.1	Lot Design	A1 Relies on performance criteria.
		A2 Relies on performance criteria.
		A3 Complies, Lot 1 is provided with an existing vehicular crossing which has been constructed in accordance with the requirements of the road authority.
18.5.2	Services	A1 Complies. Lot 1 is provided with an existing water connection.
		A2 Complies. Lot 1 is provided with a sewer connection, that will be realigned as part of the boundary adjustment.
		A3 Complies. Lot 1 will be provided with a stormwater kerb adaptor as part of the boundary adjustment.

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

DISCRETIONS	
<b>18.5.1</b>	<b>Lot design</b>
P1	<p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the relevant requirements for development of buildings on the lot;</li> <li>b) existing buildings and the location of intended buildings on the lot;</li> <li>c) the topography of the site;</li> <li>d) the presence of any natural hazards; and</li> <li>e) the pattern of development existing on established properties in the area.</li> </ul>
<b>Assessing Officers Comments</b>	<p>Lot 1 is proposed to have an area of 479m<sup>2</sup> and relies on the performance criteria.</p> <p>The intended use for this lot is the existing residential dwelling which remains a lawful existing use.</p> <p>The dwelling provides parking for multiple vehicles on site, and retains an area of private open space to the rear as well as provides for the existing shed. The use can appropriately function on the proposed size of Lot 1.</p> <p>The lot is currently developed with no intention of further development at this time. The pattern of development within the area consists of buildings (including dwellings and warehouses) constructed in close proximity to side and rear boundaries.</p> <p>Performance criteria met.</p>
P2	<p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>b) the topography of the site;</li> <li>c) the functionality and useability of the frontage;</li> <li>d) the anticipated nature of vehicles likely to access the site;</li> <li>e) the ability to manoeuvre vehicles on the site;</li> <li>f) the ability for emergency services to access the site; and</li> <li>g) the pattern of development existing on established properties in the area.</li> </ul>
<b>Assessing Officers Comments</b>	<p>The frontage of Lot 1 is not changing as a result of the proposed boundary adjustment. Lot 1 is provided with an existing frontage to Union Street of 17m. This is appropriate for the existing use that exists on Lot 1. The frontage is considered sufficient for the intended use of Lot 1. Performance criteria met.</p>



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

### ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: LONGFORD

#### Zone Purpose

Assessment against the zone purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed development (subdivision) does not need to be categorised into a use class.

NOR-S6.8 Development Standards for Subdivision		
NOR-S6.8.1	Lot design in development precincts	A1 Not applicable.
NOR-S6.8.2	Lot design – urban	A1 Complies. Lot 2 is within the General Residential Zone. The lot has an area not less than 600m <sup>2</sup> , and can provide a 10m x 15m building area clear of all setbacks and easements.
NOR-S6.8.3	Lot design – rural fringe	A1 Not applicable.
NOR-S6.8.4	Internal lots	A1 Not applicable. No internal lots proposed.
NOR-S6.8.5	Roads	A1 Not applicable.
		A2 Not applicable.

## 5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

### C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

The code applies but assessment is not applicable as there will be no impact on parking associated with each lot. Existing parking arrangements for the dwelling on Lot 1 will not change. There is ample room for parking on Lot 2 should it be subject to redevelopment.

### 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 development (subdivision) does not need to be categorised into a use class.

6.10 Development Standards for Subdivision		
Clause	Description	Assessment
C6.10.1	Lot design on a Local Heritage Place	A1 Not applicable. The site is not a locally listed heritage place.
C6.10.2	Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct	A1 Relies on Performance Criteria.
C6.10.3	Subdivision works for places or precincts of archaeological potential	A1 Not applicable.

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

### DISCRETIONS

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct	
P1	Subdivision must be compatible with the local historic heritage significance of a local heritage precinct or a local historic landscape precinct, as identified in the relevant Local Provisions Schedule, having regard to: (a) any relevant design criteria or conservation policy for a local heritage precinct or local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) the historic pattern of subdivision of the precinct.
Assessing Officers	The site is located within a local heritage precinct, which impacts a large portion of the Longford township.
Comments	The statement of significance for the Longford Heritage Precinct is: <i>Local Historic Heritage Significance of the Local Heritage Precinct</i>



## DISCRETIONS

*NOR-C6.2.3 The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid-nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses servicing local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

The boundary adjustment is considered to be compatible with the local historic heritage significance of the precinct. The site is not located along Wellington Street, and does not contain any identified heritage buildings.

The existing development on each lot will be retained. The subdivision will not result in any additional lots, and is a relatively small change between two titles. The appearance of the lots when viewed from Mason Street and Union Street will not change.

The proposed subdivision is compatible with the historic pattern of subdivision within the precinct, which generally consists of regular shaped lots within a grid pattern, with frontage to a Council maintained road.

Performance criteria met.

## C9.0 ATTENUATION CODE

The code applies, however has no relevance given the proposed boundary adjustment. The proposal will not result in the potential to create a new sensitive use, and the existing sensitive use will remain onsite. No further assessment is required.

### 5.4 REFERRALS

#### Council's Infrastructure & Works Department – NMC

Council's Engineer (Jonathan Galbraith / Cameron Oakley) reported on 10 June 2025.

#### **Road Authority**

As the **Road Authority** per the *Roads and Jetties Act 1935*, no further comment on the proposed application.

#### **Stormwater Authority**

As the **Stormwater Authority** per the *Urban Drainage Act 2013*, it was advised that each lot must be provided with a connection to Council's stormwater system.

Their recommended conditions are included in the conditions of approval.

#### TasWater

TasWater issued a Submission to Planning Authority Notice on 7 May 2025 (TasWater Ref: TWDA 2025/00419-NMC).

The Planning Permit will condition the development to be in accordance with the Submission to Planning Authority Notice.

#### TasNetworks

TasNetworks reported on 7 May 2025 that the boundary adjustment is not likely to adversely affect TasNetworks' operations.

### 5.5 REPRESENTATIONS

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

Issue 1 – Infrastructure for surface water is insufficient to handle volume of surface water that has increased significantly following earth works.

#### Planner's Comment

In accordance with the servicing provisions for stormwater in both the General Residential and Light Industrial Zone, the proposal complies with the acceptable solution. Each lot provides a connection to the stormwater network. The proposal is for a boundary adjustment. There are no additional lots being created and thus no intensification of surface water run off as a result of the subdivision. The earthworks and any resultant surface water flows is a separate matter aside from the boundary adjustment, and the concerns are with Council's Compliance team.



Issue 2 – Flooding degradation to neighbour's yard.

Planner's Comment

Lot 1 will reduce any stormwater or surface run off, as the proposal will see stormwater from the existing dwelling directed to the roadside drain. Stormwater from the dwelling is not currently connected to the reticulated system. These works will reduce run off which exists on Lot 1.

Lot 2 will provide a stormwater extension to the reticulated network in Mason Street.

## **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.

### **ASSESSMENT OF PUBLIC OPEN SPACE CONTRIBUTION POLICY**

The application involves subdivision 2 lots to 2 lots. As no additional lots are proposed, in this circumstance public open space is not required.

## **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 Local Government (Building and Miscellaneous Provisions) Act 1993 ASSESSMENT OF PROPOSAL

Section 83	Approval of plan of subdivision	Yes	No
83 (1)(a)	Does the council require the owner to sell to it for a nominal consideration any land shown on the plan as set apart for a public open space or for drainage purposes?		X
83(1)(b)	Does the council require the owner to mark on the plan in respect of any proposed way, the words "to be acquired by the highway authority"?		X
83(5)(a)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not provide means of drainage for all or some specified kind of effluent from the block?		X
83(5)(a)(iii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not permit a septic tank?		X
83(5)(b)(i)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a septic tank?		X
83(5)(b)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a specific form of on-site sewerage treatment?		X
83(7)	Does the council require the final plan of subdivision to note, in respect of a block, that the council has been advised by a regulated entity, within the meaning of the <i>Water and Sewerage Industry Act 2008</i> , that the entity cannot or will not –		
83(7)(a)	provide a supply of water to the block?		X
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?		X
Section 84	Council not to approve subdivision	Yes	No
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the Minister administering the <i>Roads and Jetties Act 1935</i> has first not approved so much of the application as affects the drainage?		X



	If 'yes', refuse the subdivision.		
Section 85	Refusal of application for subdivision	Yes	No
	<b>Council may refuse the application for subdivision if it is of the opinion:</b>		
85(a)	that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is;		X
85(b)	that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of;		X
85(ba)	that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block;		X
85(c)	that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;		X
85(d)	that the layout should be altered to include or omit –		
85(d)(i)	blind roads;		X
85(d)(ii)	alleys or rights of way to give access to the rear of lots;		X
85(d)(iii)	public open space;		X
85(d)(iv)	littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake;		X
85(d)(v)	private roads, ways or open spaces;		X
85(d)(vi)	where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides;		X
85(d)(vii)	licences to embank highways under the <i>Highways Act 1951</i> ;		X
85(d)(viii)	provision for widening or deviating ways on or adjoining land comprised in the subdivision;		X
85(d)(ix)	provision for the preservation of trees and shrubs;		X
85(e)	that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision;		X
85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;		X
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;		X
85(g)(ii)	party-wall easements;		X
85(g)(iii)	the state of a party-wall on its boundary.		X
Section 86	Security for payment	Yes	No
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public storm water system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public storm water system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of storm water connections from a place on the boundary of each lot to the public storm water system in accordance with the by-laws of the council and to the satisfaction of its engineer;		X
86(2)(d)	the works required for the discharge of the owner's obligations under <u>section 10 of the Local Government (Highways) Act 1982</u> in respect of the highways opened or to be opened on the		X





	subdivision;		
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		X
86(2)(f)	the filling in of ponds and gullies;		X
86(2)(g)	the piping of watercourses.		X
	<b>If 'yes':</b>		
	council may refuse to approve the application until such security is given.		
	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		
<b>Section 107</b>	<b>Access orders</b>	<b>Yes</b>	<b>No</b>
107 (2)	Is work of a substantial nature needed to provide access for vehicles from a highway onto the block?		X
	If 'yes', council may refuse to seal the final plan under which the block is created until the owner has carried out the work specified in the order within the specified period or given the council security for carrying out that work if called upon by it to do so.		
<b>Section 108</b>	<b>Road widening</b>	<b>Yes</b>	<b>No</b>
108 (1) (a)	Does council, in respect of an existing highway, require to obtain a dedication of land for widening or diverting? (compensation is not payable for the dedication of land which lies within 9 metres of the middle line of the highway of a parcel into which the land is subdivided and on which no building stands)		X
108 (1) (b)	Does council, in respect of an existing highway, require to obtain a licence to embank?		X
<b>Division 8</b>	<b>Public Open Space</b>	<b>Yes</b>	<b>No</b>
Section 116	Does council require and accept the land proposed for public open space?		X
Section 117	Does council require and accept payment instead of increasing public open space?		X

## 9 ATTACHMENTS

1. PL N-25-0069 public exhibition documents [11.1.1 - 27 pages]
2. SPAN [11.1.2 - 2 pages]
3. Response Referral WI PL N 25-0069 9 Union St 4 Mason St Longford [11.1.3 - 1 page]



## 11.2 PLN24-0221: 31 WELLINGTON STREET, LONGFORD - DEMOLISH EXISTING DWELLING AND GARAGE, CONSTRUCT NEW DWELLING AND STUDIO

File: 113600.1; PLN24-0221  
Responsible Officer: Des Jennings, General Manager  
Report prepared by: Rebecca Green, Consultant Planner

### RECOMMENDATION

That application PLN24-0221 to develop and use the land at 31 Wellington St Longford for the demolition of existing dwelling and garage, and construct new dwelling and studio be refused as the application does not comply with the performance criterion P1 of clause C6.7.1 of the Tasmanian Planning Scheme – Northern Midlands as it will result in the complete loss of a building which contributes to the significance of the Longford Local Historic Heritage Precinct and that inadequate justification for that loss has been provided. Specifically:

- The application documentation is insufficient in quantifying the physical condition of the building and lacks professional opinion on the possibility of remediation of the building.
- The application documentation does not adequately identify the cause and rate of deterioration, whether this could be alleviated nor the precise scope of repairs necessary if the cause of deterioration can be alleviated.
- The report by Healthy Homes Tasmania concludes that the building is not safe for habitation, however, has not adequately considered nor demonstrated whether that could be rectified.
- The demolition of the building would result in the loss of an element which contributes to the streetscape which is identified as significant in the statements of significance for the precinct.
- Complete demolition would not secure the long-term future of the building.
- The application has not provided sufficient substantiated quantification by a qualified person upon which economic considerations can be based when considering the total demolition of an item contributory to the Local Historic Heritage Precinct.

### 1 INTRODUCTION

This report assesses an application for the demolition of existing dwelling and garage, construct new dwelling and studio against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 9 effective 25 December 2024 and LPS version: 13 effective from 29 October 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 representations is included in section 5.5 of this report.

### 3 APPLICATION DETAILS AND TIMEFRAMES

<b>Existing use/development:</b>	Residential (single dwelling)
<b>Use classification:</b>	Residential (single dwelling)
<b>Zone:</b>	8.0 General Residential
<b>Particular Purpose Zone/Specific Area Plan:</b>	NOR-S6.0 Longford Specific Area Plan
<b>Applicable codes:</b>	C2.0 Parking and Sustainable Transport Code C6.0 Local Historic Heritage Code C9.0 Attenuation Code C16.0 Safeguarding of Airports Code
<b>Application must be determined by:</b>	27 June 2025
<b>Recommendation:</b>	<b>Refusal as the application does not comply with performance criterion C6.7.1 (P1).</b>

#### 4 SUBJECT SITE AND LOCALITY



Figure 7 - Subject site

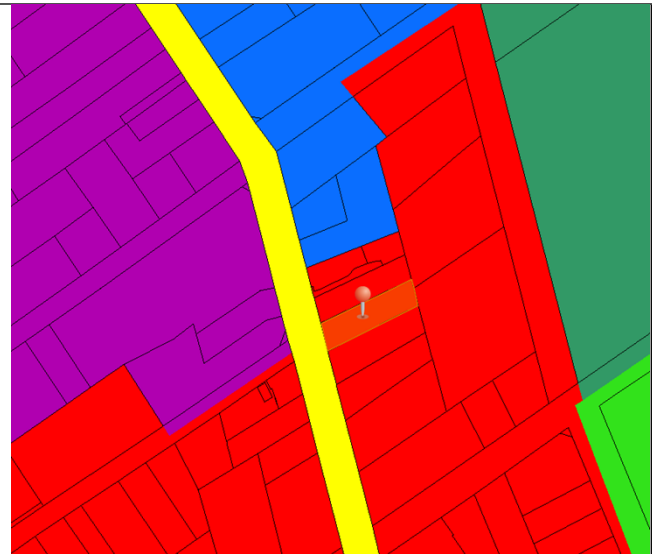


Figure 8 - Zone Map (General Residential)



Figure 9 -Aerial image of site (outlined in white) and surrounds





Figure 10 - subject site from Wellington Street



Figure 11- -subject site from Wellington Street

## 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	N/A (Demolition is assessed under Local Historic Heritage Code)
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(a)

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	-
NOR-S6.0 Longford Specific Area Plan	Y
NOR-S7.0 Perth Specific Area Plan	-
NOR-S8.0 Ross Specific Area Plan	-

**The relevant Scheme definitions are:**

Table 6.2 Use Class	
Residential	Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
Table 3.1 Planning Terms and Definitions	
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.



Demolition	Means the destruction or removal of any building or works in whole or in part other than by accident.
Development	Means as defined in the Act: <i>development includes –</i> <ul style="list-style-type: none"> <li>(a) the construction, exterior alteration or exterior decoration of a building; and</li> <li>(b) the demolition or removal of a building or works; and</li> <li>(c) the construction or carrying out of works; and</li> <li>(d) the subdivision or consolidation of land, including buildings or airspace; and</li> <li>(e) the placing or relocation of a building or works on land; and</li> <li>(f) the construction or putting up for display of signs or hoardings –</li> </ul> <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 No Permit Required per the use table.

#### 8.3 Use Standards

<b>8.3.1 Discretionary Uses – N/a</b>		
<b>8.3.2 Visitor Accommodation – N/a</b>		
<b>8.4 Development Standards for dwellings</b>		
Clause	Description	Assessment
8.4.1	Residential density for multiple dwellings	Not applicable, single dwelling.
8.4.2	Setbacks and building envelope for all dwellings	A1 Relies on Performance Criteria.
		A2 Complies, proposed garage at least 5.5m to frontage.
8.4.3	Site coverage and private open space for all dwellings	A3 Relies on Performance Criteria.
		A1a) Complies, site coverage is 39.24%.
		b) Not applicable.
		A2a) Complies.
8.4.4	Sunlight and overshadowing for multiple dwellings.	A1 Not applicable.
8.4.5	Width of openings for garages and carports for all dwellings	A1 Complies.
8.4.6	Privacy for all dwellings	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.
8.4.7	Frontage fences for all dwellings	A1 Relies on Performance Criteria.





8.4.8	Waste storage for multiple dwellings	A1 Not applicable.
<b>8.5 Development Standards for Non-dwellings – N/a</b>		
<b>8.6 Development Standards for Subdivision – N/a</b>		

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	
P1	A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.
Assessing Officers Comments	The proposed dwelling is to be located a minimum 1.574m from a frontage and relies on the performance criteria. Dwellings along Wellington Street streetscape (i.e. within 100m of each side boundary of the site) have varied frontage setbacks with a number located immediately on the boundary. The proposed frontage setback is located not more than the greater and not less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street. The proposed setback from the frontage is considered to be compatible with the streetscape, with the dwelling location considerate of the angled nature and shape of the site. The dwelling located also allows for the retention of silver birch trees to the rear of the dwelling. The proposal is consistent with the performance criteria.
P3	<p>The siting and scale of a dwelling must:</p> <p>a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>iii) overshadowing of an adjoining vacant property; or</p> <p>iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>i) an adjoining property; or</p> <p>ii) another dwelling on the same site.</p>
Assessing Officers Comments	<p>The proposed dwelling is to be located a minimum 1.092m to the south-eastern side boundary and relies on the performance criteria.</p> <p>(a) The proposed dwelling will not result in the reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property. The proposed dwelling will not impact the private open space of an adjoining property. Shadow diagrams submitted with the application demonstrated compliance.</p> <p>The bulk and scale and proportions of the dwelling are similar to the existing dwelling proposed to be demolished when viewed from the adjoining property. The scale is residential.</p> <p>(b) The proposed dwelling will be of the same separation as the existing dwelling proposed to be demolished and consistent with that existing on established properties in the area.</p> <p>(c) The proposed dwelling will not cause an unreasonable reduction in sunlight to an existing solar energy installation on an adjoining property, as demonstrated by the submitted shadow diagrams.</p> <p>The proposal is consistent with the performance criteria.</p>
8.4.7 Front fences for all dwellings	
P1	<p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>i) the topography of the site; and</p> <p>ii) traffic volumes on the adjoining road.</p>
Assessing Officers Comments	The proposed fence for a dwelling within 4.5m of a frontage will provide for security and privacy while allowing for passive surveillance of the road. The fence will be partly brick at 1.8m high and partly wrought iron, creating a small courtyard to the front of the property. The topography is flat and the height and transparency of the fence



#### DISCRETIONS

	is compatible with the height and transparency of fences in the street, whilst having regard to the traffic volumes on the adjoining road. The proposal is consistent with the performance criteria.
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## 5.2 LOCAL PLANNING PROVISIONS – PARTICULAR PURPOSE PROVISIONS / SPECIFIC AREA PLAN PROVISIONS

### ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: LONGFORD

#### 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-S6.7 Development Standards for Buildings and Works		
Clause	Description	Assessment
NOR-S6.7.1	Residential density for multiple dwellings	A1 Not applicable, single dwelling.
NOR-S6.7.2	Roof form and material	A1 Does not apply to sites within the Longford Historic Heritage Precinct (Local Historic Heritage Code applies instead).
NOR-S6.7.3	Wall material	A1 Does not apply to sites within the Longford Historic Heritage Precinct (Local Historic Heritage Code applies instead).
NOR-S6.7.4	Windows	A1 Does not apply to sites within the Longford Historic Heritage Precinct (Local Historic Heritage Code applies instead).
		A2 Does not apply to sites within the Longford Historic Heritage Precinct (Local Historic Heritage Code applies instead).
		A3 Does not apply to sites within the Longford Historic Heritage Precinct (Local Historic Heritage Code applies instead).
NOR-S6.8 Development Standards for Subdivision – N/a		

## 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 Complies, the proposed dwelling requires, and provides, two car parking spaces in accordance with Table C2.1.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not applicable.
C2.	Motorcycle parking numbers (Refer to table C2.4)	A1 Not applicable.
C2.5.4	Loading Bays	A1 Not applicable.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable.



C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies, all parking, access ways, sealed with bitumen and drained to the public stormwater system.
C2.6.2	Design and layout of parking areas	A1.1 Complies with AS 2890-Parking facilities, Parts 1-6.
		A1.2 Not applicable.
C2.6.3	Number of accesses for vehicles	A1 Complies, the proposal includes one vehicle access.
		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.
		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 No Permit Required per the use table.

C6.6 Development Standards for Local Heritage Places – Not applicable as the site is in a Heritage Precinct but is not a Local Heritage Place. See assessment at C6.7 below.		
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 Relies on Performance Criteria – see assessment below.
C6.7.2	Demolition within a local historic landscape precinct	A1 Not applicable – not within a local historic landscape precinct.
C6.7.3	Buildings and works, excluding demolition	A1 Relies on Performance Criteria – see assessment below.
		A2 Relies on Performance Criteria – see assessment below.
C6.8 Development Standards for Places or Precincts of Archaeological Potential – Not applicable		
C6.9 Significant Trees – Not applicable		
C6.10 Development Standards for Subdivision – Not applicable		



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"> <li>(a) the physical condition of the building, works, structure or trees;</li> <li>(b) the extent and rate of deterioration of the building, works, structure or trees;</li> <li>(c) the safety of the building, works, structure or trees;</li> <li>(d) the streetscape in which the building, works, structure or trees is located;</li> <li>(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;</li> <li>(f) any options to reduce or mitigate deterioration;</li> <li>(g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and</li> <li>(h) any economic considerations.</li> </ul>
Assessing Officers Comments	<p><u>The statement of significance for the Longford Heritage Precinct is:</u>  <i>Local Historic Heritage Significance of the Local Heritage Precinct</i>  <b>NOR-C6.2.3</b> <i>The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid-nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses servicing local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.</i></p> <p><u>Description of place and historical context:</u>  The house at 31 Wellington Street is a good example of an 1880s late-Victorian brick residence of medium scale. This is evident in the hipped roof, slender chimneys with terracotta chimney pots, corbelled eaves, projecting bay window, ornate bullnosed veranda, four-panelled front door with glazed and panelled sidelights and timber-framed sash windows. It represents an architectural style important to the nineteenth century townscape to which significance is assigned. It is set within a row of six similarly styled/period buildings on the northern end of the main street of Longford. Nearby commercial buildings have emulated the Victorian style highlighting the importance of that architectural style to the townscape.</p> <p><u>Discussion of possible heritage impact:</u>  The proposal is to demolish the existing c1890 house and later garage. The building is considered to make a positive contribution to the significance assigned to the Longford Heritage Precinct. The garage is not considered to be of any contributory significance.</p> <p>A brief (1 page) report has been provided by an unnamed person purporting to be an experienced carpenter and senior estimator, who concludes that the building is beyond restoration, and provides a brief opinion as to the extent of work required to repair the building. The application has a number of accompanying photographs showing the symptoms of damp, subsidence/movement and rot within and around the building.</p> <p>The cover letter accompanying the initial application states that a builder and engineer have inspected the property and briefly discusses some defects. Reports from those professionals have not been included in the application to substantiate any discussion on the defects. The cover letter concludes that a better economic result (to the repair of the existing building) would be to demolish and replace with a similarly styled building. The cover letter was authored by a qualified building designer (although their name has been publicly withheld at their request) however their methodology and credentials for providing such estimates are not explicit – they are presumed to have no quantity surveying, estimating nor engineering expertise) therefore the statements in that letter can only be taken as an</p>



DISCRETIONS

estimate from a qualified building designer. None of the defects are quantified beyond a brief marked-up floor plan and a series of photographs.

A follow-up letter from the applicant dated 30<sup>th</sup> April 2025 provides responses to the tenor of representations received during the public advertising period for the application. These are considered further within this report. That letter again states that the repair of the building is not cost effective and provides a broad estimate of the repair costs being between \$230-\$540k for the four front rooms, with a total of \$1,251m for complete restoration and site works (compared to an estimate of \$900k for the proposed new building). Whilst the letter quotes a series of figures in calculating that estimate, it is not clear where those figures have been derived (e.g. the source of the figures has not been cited, nor the author's credentials for calculating such figures). Whilst the initial application was accompanied by a brief report by a person purporting to be a senior estimator, that report has not quoted figures and it is not stated that an estimator/quantity surveyor contributed to the figures in the follow-up letter. Economic considerations are a factor that the Planning Authority may have regard to under Clause C6.7.1(P1)(h) however the figures provided are considered insufficiently credible upon which the Planning Authority to have regard – particularly in the instance of the complete demolition of a contributory building within a Local Historic Heritage Precinct and where the application documentation is insufficiently quantified for the authority to gain their own advice.

Whilst the follow-up letter from the applicant provides numerous examples of the symptoms of building defects, and the report from the unnamed senior estimator/carpenter (that accompanied the initial application) suggests broad rectification possibilities, the application pays only a cursory attention to the possible cause of structural defects and makes no attempt to comment on whether a balance of arresting the cause of the defects and repairing the symptoms might be a feasible means of saving the building. Whilst photographs of damp, timber deterioration, masonry cracking etc. demonstrate that the building certainly has damp and structural problems, these are not quantified, and their causes have not been thoroughly investigated. For example, photographs in the application show concrete immediately against the building and obstructed underfloor vents, the cover letter mentions 'defective plumbing' – known causes of damp issues that can cause the structural issues that are apparent (points both acknowledged by the owner in a letter dated 13/4/25). These points have not been quantified nor elaborated upon to a degree sufficient to inform whether rectification may be possible.

Photographs of the roof space are included in the application, but no specific defects are listed apart from 'falling damp' and 'critical roof defects', despite correspondence from the owners (13/4/25) stating that they had had advice from 'a prominent structural engineer specialising in heritage buildings' any report from such a specialist has not been provided.

Overall, none of the listed causes and possible solutions to the defects are given any detail, quantification or conceptual specification apart from broad statements to the effect of 'not feasible' and 'not economically viable', often by unidentified authors.

The application cover letter claims that the defects were hidden at the time of the purchase of the property. A planning assessment cannot take into consideration any failure to undertake due-diligence by the purchaser as a rationale for demolition.

The applicant has provided (in follow-up information) a mould report from Healthy Homes Tasmania, which concludes that the building has a significant mould problem and provides a number of moisture meeting readings which presumably indicate a substantial damp and mould problem. That report concludes:

*The house is deemed unliveable and is it without a doubt that the restoration of the above property to the Australian standards*

- *ANSI/IICRC S500 2021 Standard for Professional Water Damage Restoration*
- *ANSI/IICRC S520 2015 Standard for Professional Mould Remediation*

*is not reasonably feasible. The extent of the problems is past possible ramifications.*

- *What is the source of the mould?*

*In this case, it is a combination of a roof leak and mainly rising dampness / water under the floor*

- *How serious is the issue?*

*In this case is very serious. The property is unliveable and beyond salvation.*

- *What would be a remediation strategy?*

*In this case demolition of the house. Prolonged repair works would create further mould infestation until the basic is sorted. While this happening, any time on the property without proper PPE is hazardous to health.*



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The report states that the cause of the mould is a leaking roof and mainly rising dampness/water under the floor. It does not attempt to seek the cause of the roof leak or rising damp/underfloor water, nor in any way considers whether arresting that water ingress may alleviate the damp/mould issue. The report simply recommends demolition of the house without any regard to whether the cause of the mould could be alleviated and what may be required to render the house liveable. This report is considered inadequate unless it considers professional building/engineering opinion as to the possible causes of dampness and remediation of those causes. For example, the comments above fail to adequately quantify the roof defects and consider their possible repair. Supplementary correspondence from both the applicant (30/4/25) and the owners (13/4/25) states that defective plumbing has resulted in substantial water ingress. Nowhere has it been considered what may be required to address those causes, and whether that would alleviate the ingress and subsequent symptoms of damp and the associated health hazards.

Despite the owners claiming to have spent 'over \$50,000' on reports (letter 13/4/25), inspections, asbestos removal etc. apart from the Healthy Homes Tasmania report and the unnamed 'senior estimator/carpenter' report, both of which are considered inadequate, none of these reports have been supplied in support of the application.

Overall, the application documentation is grossly inadequate to justify the demolition of a place which makes a contribution to a heritage precinct. The conclusion in the application that the building cannot be feasibly repaired is not accepted as it is not accompanied by rigorous professional opinion and has failed to adequately quantify the extent of the damp issues, structural issues, their causes, detail on potential rectification – yet is more concerned with calculations on the economics of rectification without providing sufficient justification for that quantification.

The proposal will result in the complete loss of a building which makes a contribution to the Longford Local Historic Heritage Precinct, therefore consideration against the following sub-criteria is required:

- a) The application documentation is insufficient in quantifying the physical condition of the building and lacks professional opinion on the possibility of remediation of the building.
- b) The application documentation does not adequately identify the cause and rate of deterioration, whether this could be alleviated nor the precise scope of repairs necessary if the cause of deterioration can be alleviated.
- c) The report by Healthy Homes Tasmania concludes that the building is not safe for habitation, however, has not adequately considered nor demonstrated whether that could be rectified.
- d) The demolition of the building would result in the loss of an element which contributes to the streetscape which is identified as significant in the statements of significance for the precinct.
- e) As per (d).
- f) Complete demolition would not secure the long-term future of the building.
- g) The application has not provided sufficient substantiated quantification by a qualified person upon which economic considerations can be based when considering the total demolition of an item contributory to the Local Historic Heritage Precinct.

**The proposal does not satisfy this Performance Criterion. The application must be refused on these grounds.**

**C6.7.3 Buildings and works, excluding demolition**

**P1.1**

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:

- (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

Assessing Officers Comments	<p>(a) With conditions for amendment to and/or further detail to be provided on the detailing of the proposed building (e.g. roofing, window and wall materials, rainwater goods profiles, reduction of solar panels etc), it is considered that it would be compatible with the significance of the local historic heritage precinct.</p> <p>(b) As per (a).</p> <p>(c) As per (a).</p> <p>(d) The proposed building is similar to the height and bulk of other buildings in the surrounding area.</p> <p>(e) The setback is not considered incompatible with other buildings in the surrounding area, which have a diversity of setbacks.</p> <p>(f) There are no explicit design criteria or conservation policies identified in the Local Provisions Schedule, however the Victorian-era ambience of the Longford Local Historic Heritage Precinct is noted as significant. The proposed building is (with the inclusion of conditions) likely to be acceptable in terms of maintaining that ambience.</p> <p><b>With conditions, the proposed building and works excluding demolition could satisfy this Performance Criterion.</b></p>
P2	<p>Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:</p> <p>(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;</p> <p>(b) height, form, style and materials of the proposed fence; and</p> <p>(c) the style, characteristics and setbacks of fences and gates in the surrounding area.</p>
Assessing Officers Comments	<p>(a) Fencing is only briefly mentioned in the description (etc.) of the Longford Local Historic Heritage Precinct (specifically 'picket fences').</p> <p>(b) The proposed bagged blockwork and iron palisade fence (up to 1800mm high) is somewhat overstated for the streetscape context of the site, however it has attempted to emulate a Victorian style in a reasonably sympathetic manner.</p> <p>(c) A condition to limit the fence height to 1200mm would allow for a more contextually sympathetic approach consistent with the fence heights of the surrounding area.</p> <p><b>With conditions, the proposed building and works excluding demolition could satisfy this Performance Criterion.</b></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.
C9.5.2	Sensitive use within an attenuation area	A1 Not applicable, the gross floor area for an existing sensitive use will not increase by more than 50%.
C9.6 Development Standards for Subdivision		
Clause	Description	Assessment
C9.6.1	Lot design	A1 Not applicable.





#### 5.4 REFERRALS

##### **Council's Infrastructure & Works Department – NMC**

Council's Engineer (Jonathan Galbraith) reported on 19 December 2024 that the Department has no comment in relation to the application.

##### **Heritage Advisor**

Council engaged Heritage Officer, Brad Williams from Southern Midlands Council to consider and provide advice in relation to C6.0 as well as the matters raised in the representations received.

Mr. Williams' comments form 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 Council's Records management system after completion of the public exhibition period revealed that six (6) representations were received.

Tenor	Merit
Quality and credibility of the application	
The applicant and persons providing professional opinion are not named in the application.	<p>This is correct.</p> <p>The applicant has asked that their name be withheld. Council officers are aware of the name of the applicant, and they are a registered building designer in Tasmania.</p> <p>The identity of those providing professional opinion (e.g. engineer, senior estimator/ carpenter) is not known to Council therefore their input is only considered as personal opinion, rather than any professional opinion/statement. Pre-application advice and liaison with Planning Officer and the proponent as well as a meeting held with the owners has not been followed in that no sufficient reports by suitably qualified persons have been included in the application to support demolition.</p>
The report from the senior estimator in the application (who has not put his name to the report) states that "this is my own opinion as a carpenter". His report has clearly been written in favour of the applicant's desire to demolish the building.	It is agreed that in the absence of knowing the identify and qualifications of this person that this is merely personal opinion. In any case, it is considered that this report is considered severely deficient in detail.
The Council's Local Historic Heritage Code should be upheld as its purpose is to "protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts.	This assessment is conducted in accordance with the provisions of the Local Historic Heritage Code.
The proposed demolition	
<p>Demolition of a 135yo house in a heritage precinct is not acceptable.</p> <p>Opposition to demolition of period building.</p> <p>This home has been in Longford's heritage precinct for 135 years and would leave a gap in the existing character of heritage streetscape.</p>	<p>The applicant advises that <i>only a part of the building is 135yo, being the back part of the building which has been added to on both sides.</i></p> <p>This statement is incorrect. The main portion of the building (at least) is stylistically indicative of a c1890 building. Whilst a precise build date is not known in this assessment, the applicant has not provided any evidence to the contrary or to substantiate their claim.</p> <p>The applicant has advised that they intend to reuse the materials.</p> <p>The development documentation for the new building does not mention any reuse of materials.</p> <p>For general comment on the demolition of the 135yo building, see the points below.</p>
The reason of cost must never be used as an excuse to demolish a period building.	Performance Criterion C6.7.1 of the Tasmanian Planning Scheme – Northern Midlands allows the Planning Authority the discretion to consider demolition within a Local Heritage Precinct having regard to seven sub-criteria, one of which (h) is <i>any economic considerations</i> .



	The Planning Authority therefore can consider economic considerations in determining an application for the demolition of a building within a Local Heritage Precinct.
Precedence set for purchasers of old houses to demolish them.	Each application must be taken on its merits.
The building has never been declared unfit for human habitation.	Follow-up documentation provided by the applicant includes a mould report which concludes that the building is unfit for habitation. However, as discussed within this assessment, that document is considered deficient as it has not in any way explored the possibility/feasibility of arresting the damp issues and whether that could render the building fit for habitation.
The photos included in the application and the related comments by Cherry Blossom Design are incorrect. It states, "the dwelling was styled during sale except one room not showing the damage to the dwelling". And "once the dwelling was vacant the dwelling shows extensive structural and moisture related issues". These statements are incorrect. Photos taken from the selling agents listing on Real Estate.com when the applicants purchased the property in 2022, clearly show the existing cracks and other items requiring repair. These issues would have been clearly visible when the applicant viewed the property. Now they have started dismantling the building they have found additional areas for repair and decided the project is too difficult and costly. They should have done their due diligence prior to purchasing the property and obtained a structural building report.	Whether correct or not, any failure for a purchaser to undertake due-diligence when purchasing a property is not a planning consideration.
The supporting information makes a passing reference to building and engineering advice being obtained AFTER the present owners purchased the property, inferring that some form of responsible and qualified/accredited advisors were engaged and that they reported negatively on the state of the building fabric and its potential rehabilitation. If this was in fact the case, then nothing from any recognised, accredited professional that may have been consulted has been included in support of this Development Application.	This is correct. There is reference to advice having been gained, but this has not accompanied the application.
Considering the purchase price of this property, that is public information, the sum the present owners reportedly paid for the property plus adding the demolition and clearing costs, then the resulting capital value of the building block when made vacant, by our estimation far exceeds average Longford building block values by around 100%. Alternatively, for a relatively small sum compared to the cost of demolition and a complete re-build, the existing house could be significantly improved and should remain within a more viable cost level range for its owners/occupiers. A further half-way concept would be to retain say just the front 4 rooms of the house and demolish and rebuild the rear section as proposed.	<p>Performance Criterion C6.7.1 of the Tasmanian Planning Scheme – Northern Midlands allows the Planning Authority the discretion to consider demolition within a Local Heritage Precinct having regard to seven sub-criteria, one of which (h) is <i>any economic considerations</i>.</p> <p>The onus is on the applicant to provide information on the justification of economic considerations, and those provided with the application are inadequate. The Planning Authority may make their own enquiries on economic considerations, however it would not be appropriate to rely on third-party assertions via a representation.</p> <p>To consider a 'half-way' concept would substantially alter this application and cannot be considered.</p>
Whilst the period building at 31 Wellington Street may not in itself be heritage listed, it plays an important role within the Heritage Precinct therefore meeting the criteria for preservation of the area as a whole and must be protected. Further, to allow demolition of a period building within the Heritage Precinct that is well within the scope for repair, may set a precedent for future property owners and developers to follow, leading to the loss of important heritage and period buildings and further degradation of the Heritage Precinct. The original 1890's sections of any buildings on the property must be retained. We have no issue with the	Discussed elsewhere in this section.



<p>demolition of more recent additions or outbuildings. However, new additions and outbuildings must adhere to the Local Historic Heritage Code and Heritage Precinct Specific Area Plan and note that the plans for a new garage show a skillion roofline which is incompatible with the precinct requirements.</p>	
<p>We need to preserve such solid bricks and mortar buildings. This residence has been an integral part of the street scape of the historic precinct for the approximate last 130 years. Anything new that would take its place, granted will be built with modern building standards and materials. Sadly this would be considered ultimately disposable and have a very short shelf life of possibly 4 iterations of modern builds in the equivalent 130 year time span of the current heritage residence. The new build, likely constructed to a budget, would not be of an equivalent calibre of materials and construction matching the existent historic building which has stood the test of time. Such a build by today's standards would be cost prohibitive to replicate, hence making a building like that which current sits on 31 Wellington street irreplaceable.</p> <p>The heritage precinct was quantified and quarantined as such with a protectionist overlay for this very reason. This demolition of a sound building, not of compromised or faulty construction, should not be on the table as an option in the first place. Furthermore any new build will not meld into the historic streetscape and stand out as an anomaly.</p>	<p>This assessment considers the heritage impact of the loss of the building, as well as the suitability of the proposed replacement building in the event that the demolition could satisfy the Performance Criteria applicable to demolition of a contributory building within a Local Historic Heritage Precinct.</p> <p>Consideration of the inherent value of the existing building is made in this assessment. The longevity of any replacement building is a matter that must be considered in the building permit process, as it must meet the standards of the National Construction Code.</p> <p>The applicant has made a case that the building has defects, therefore the claims in this representation of the building being 'sound, not of compromised or faulty construction' may be refutable, however as this assessment concludes there is insufficient detail on these defects upon which an assessment against the Performance Criteria can adequately be made.</p>
<p>As to the condition of the present house and alleged deficiencies and defects:</p> <ul style="list-style-type: none"> <li>Fundamentally, the land immediately surrounding the present house has been inappropriately raised up over the past years so as to conceal the bluestone (?) foundations and cover the sub-floor ventilation openings.</li> <li>The later concrete verandah floor and concrete paving and driveway paving have all discouraged transpiration of ground water and contributed to rising damp and is an issue causing dampness to be concentrated under the timber floors where the ground level is lower and thereby attracts water run-off.</li> <li>The leaking masonry window sills contribute to dampness falling via the lower parts of exterior walls.</li> <li>There is no dampcourse installed, the clay bricks are of a poor standard, the under-floor ventilation is ineffectual, and the sub-ground is reactive clay.</li> </ul> <p>This situation is typical of many/most heritage buildings of this vintage at Longford, but many of these fundamental defects can be remedied/ managed adequately to keep such heritage buildings serviceable and useable. It would be utterly outrageous should all Longford houses of this era and with such deficiencies be slated for demolition.</p> <p>It is quite viable to remedy the defects and stabilise the ground water (improving drainage and lowering the perimeter soils and removing impervious pavements) sufficient to stabilise foundations and walls and restrict the movement/cracking to a maintenance level.</p>	<p>It is agreed and obvious from the photographs provided with the documentation (as well as the applicant and owners own assertions) that these issues have contributed to the deterioration of the building.</p> <p>The application is considered deficient in its exploration of the causes of, quantification of, potential remedy of and consequent cost of addressing these issues. That information is critical in assessing the application (i.e. viability of rectification) against the Performance Criteria for demolition of a contributory building within the Local Historic Heritage Precinct.</p>
<p>The stated need to reconstruct the timber roof structure is unjustified in our opinion and reflects poorly on the level and qualified status of whoever is alleged to have concluded such advice.</p>	<p>Whilst the owners claim to have obtained advice from an engineer with expertise in heritage roofs, no report from such person has been provided in the application documentation, therefore it is not demonstrated that the roof structure requires reconstruction.</p>



Reference is made to previously-installed windows being, by design, inoperable. If this is the case, the question ought to be raised by Councillors as to whether the necessary Building Approval was issued to enable these windows to be installed.	This may be considered as an enforcement matter outside of the current application.
The applicant is under no obligation to rebuild once the demolition is completed.	<p>This is correct. If the demolition is approved, there is no mechanism to enforce the full implementation of the application that includes the construction of the new building.</p> <p>Although any new building would need to satisfy the Performance Criteria of Clause C6.7.3 (Building and Works within a Local Historic Heritage Precinct) - there would be scrutiny of any alternative proposed future development. However if approved the applicant could opt to demolish and not rebuild.</p>
31 Wellington Street could, after demolition, in effect be used as a private road for access to the large greenfield site immediately behind.	This is outside the scope of the current proposal.
<b>The proposed new development</b>	
Questioning the viability of cost between demolition and rebuild versus restoration (including the possible retention of the four front rooms and new-build to rear).	<p>As detailed in this assessment, the information provided by the building designer is not considered credible, as it is not quantified by expert engineering opinion which quantifies the structural and damp issues, nor does it consider the cause of these issues and whether addressing the cause might alleviate future deterioration and/or current repair costs. Noting that the Planning Authority can consider 'economic considerations' in the demolition of a building within a heritage precinct, the application has insufficiently presented the extent of the structural issues, therefore the repair costs are not considered credible in the absence of that information.</p> <p>This assessment must consider the application as submitted. The concept of any approval to retain the four front rooms, with demolition of the remainder for replacement with a new-build would be a substantially different application and could not be considered in the current assessment.</p>
Questioning the statements that the new building would replicate the current building, therefore be acceptable (i.e. the new-build would not be 'historic').	It is correct that a replacement new building would not be historic. It would however need to satisfy the Performance Criteria of Clause C6.7.3 (Building and Works within a Local Historic Heritage Precinct) and provide a building which is sympathetic to the character of that particular precinct.
Commentary that the proposed replacement house does not comply with Burra Charter principles.	<p>The applicant claims that the demolition of the building follows Burra Charter principles, with demolition being necessary due to poor maintenance, built-up ground exterior level, being out-of-square and over the boundary. The applicant also states that additions and alterations and poor condition which supports demolition in-line with the Burra Charter.</p> <p>The non-rectification of the cause of defects does not follow Burra Charter process. The insufficient quantification and exploration of defects, their possible rectification and the lack of evident expert opinion also does not follow that process. The floor plan of the building was originally built out of square and there does appear to be an eave overhang across the boundary – the applicant's assertion that demolition for these reasons follows Burra Charter process represents a misunderstanding of the application of the charter.</p> <p>An attempt has been made with the proposed replacement house which is informed by design elements of the existing house as well as design elements of other such buildings is considered a reasonable attempt to provide for sympathetic redevelopment in accordance with the Burra Charter process, however the demolition of the existing house is not considered to follow that process, particularly given the insufficiency of substantiation for demolition of a contributory building to the Local Historic Heritage Precinct.</p>



A new building would not have the quality of longevity of a heritage building.	This is not a planning consideration. Any new building would need to comply with the National Construction Code.
The panel lift garage door doesn't look heritage style.	The design of the garage (including the door) is considered in the assessment.
Opposition to skillion roofline on garage.	The applicant has agreed to review this, and if necessary, this could be a condition of any development approval. Note that a more traditional roofline on the garage would increase its prominence.
Lack of shadow diagrams.	These are included in the application documentation.
The setback of the front wall of the proposed new house is not parallel to Wellington and its neighbouring facades.	This is discussed in the assessment of Clause C6.7.3(P1.2(D)).  This area of Wellington Street has a reasonably consistent and small front setback of dwellings from the street, however there is some variation. The proposed unparallel setback is not considered to be overly detrimental to the streetscape.
There are no chimneys visible, an essential design element of this row of houses when viewed from the street.	This is discussed in the assessment of Clause C6.7.3(P2).  Chimneys are a prominent and important part of the architectural style of the building, which contributes to the Local Historic Heritage Precinct.
The proposed 'palisade-style' front fence is foreign to Wellington Street and in fact Longford. It would be more at home in Paddington or an Inner Melbourne terrace house. The fence should more appropriately be timber pickets.	This is discussed in the assessment of Clause C6.7.3(P2).  Overall, the tenor of the proposed replacement fence is considered acceptable, although it is agreed that the height of parts of the fence are excessive in terms of the surrounding context.
The proposed house construction materials (bricks, roofing, windows, doors, fascias, roof guttering etc., and particularly proposed types and colours), are inconsistent and inappropriate in this heritage context.	This is discussed in the assessment of Clause C6.7.3(P2).  Overall, the tenor of the proposed replacement house is considered acceptable (with conditions to address inadequacies in the application documentation or where materiality/style is considered inappropriate).

## 5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

- to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- to provide for the fair, orderly and sustainable use and development of air, land and water; and
- to encourage public involvement in resource management and planning; and
- to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and
- 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 –

- to require sound strategic planning and co-ordinated action by State and local government; and
- 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
- 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
- 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
- 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
- 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
- to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- 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
- 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.

#### 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)*.

For the reasons given in this report, refusal is recommended.

The applicant was advised that:

In the absence of the information listed below, **the application is recommended for refusal** based on assessment against the applicable Performance Criteria for demolition which concludes that the proposed demolition does not satisfy Clause C6.7.1(P1) of the Tasmanian Planning Scheme – Northern Midlands.

1. A report by a demonstrably qualified structural engineer with experience in heritage buildings, which considers:
  - The causes of the damp issues within the building including (but not be limited to):
    - Roof/flashing/guttering issues.
    - Defective plumbing.
    - Underfloor ventilation.
    - General site drainage (including impervious surfaces against the building, raised ground level etc).
  - The cause of the structural issues apparent with the building (not necessarily limited to that caused by damp) including (but not limited to):
    - Those directly arising from damp.
    - Foundation failure (e.g. foundation specifications, geological substrate).
    - Roof framing issues.
  - The extent of those structural issues.
  - What can be done to alleviate those causes.





2. A report provided by a qualified builder as to what is required to repair the damage caused by damp/structural issues (if possible) – this must be informed by the above qualified advice.
3. Detail of the proposed reuse of any salvaged building materials.
4. The applicant may wish to provide revised costings based on that advice.

The Council may have such reports peer reviewed to ensure they are of a satisfactory standard.

If such information is provided, the proposal would then be re-assessed as informed by those reports, **this does not guarantee that it will result in a recommendation of approval.**

Please let me know by **5pm on Monday 16 June** whether you want to grant an extension of time to get reports addressing the above to be produced.

Otherwise, the application will go to the Council meeting of 23 June with a recommendation of refusal.

In response, the applicant advised that they have discussed this with the owner and they cannot afford to gain any further reports and do not wish to extend the (application for) permit any further.

#### **8 ATTACHMENTS**

1. PL N-24-0221 public exhibition documents [**11.2.1** - 56 pages]
  2. Local Heritage Referral 31 Wellington Street LONGFORD PL N 24-0221 [**11.2.2** - 24 pages]
-



### 11.3 PLN-24-0097: STRATHMORE, 868 NILE ROAD (ACCESS OVER 866 NILE ROAD) - PART CHANGE OF USE TO FUNCTION CENTRE

File: 203700.37; PLN-24-0097  
Responsible Officer: Des Jennings, General Manager  
Report prepared by: Paul Godier, Senior Planner

#### RECOMMENDATION

That application PLN-24-0097 to develop and use the land at 868 Nile Road (access over 866 Nile Road), Nile for a Part Change of Use to Community Meeting and Entertainment (Function Centre) be refused on the following grounds:

- 1 The proposed use is likely to have an adverse impact on the amenity of the residential use of Lochmaben, 866 Nile Road, contrary to clause 7.4.3 (f) of the scheme.
- 2 The proposed use is likely to have an adverse impact on the agricultural operation of Lochmaben, 866 Nile Road, contrary to clause 7.4.3 (f) of the scheme.
- 3 The proposed use is likely to have an adverse impact on the agricultural operation of Waddymore, 1078 Nile Road, contrary to clause 7.4.3 (f) of the scheme.
- 4 The proposal does not comply with the Agriculture Zone Purpose 21.1, contrary to clause 7.4.3 (h) of the scheme.
- 5 The proposal does not comply with the Agriculture Zone provision 21.3.1 P1 a), c), d), e), & f) and P2 c), contrary to clause 7.4.3 (h) of the scheme.
- 6 The proposal does not comply with the Parking and Sustainable Transport Code Purpose C2.1.3 and C2.1.5, contrary to clause 7.4.3 (i) of the scheme.
- 7 The proposal does not comply with the Parking and Sustainable Transport Code provisions C2.6.2 P1, contrary to clause 7.4.3 (i) of the scheme, specifically:
  - a) With a width of approximately 3m, the application has not demonstrated that the driveway from the Lochmaben access to the development site is convenient or safe, contrary to clause C2.6.2 P1 of the scheme.
  - b) With a width of approximately 3m and running alongside a dam for approximately 80m, the application has not demonstrated that the driveway from the Lochmaben access to the development site is convenient or safe, contrary to clause C2.6.2 P1 of the scheme.
  - c) The application has not demonstrated by way of swept paths that the driveway from the Lochmaben access to the development site is safe and convenient for vehicles including coaches and waste collection vehicles, contrary to clause C2.6.2 P1 of the scheme.
  - d) The application has not demonstrated by way of a civil engineering assessment that the culverts and road near the dam are safe for vehicles including coaches, waste collection vehicles, and fire-fighting vehicles, contrary to clause C2.6.2 P1 of the scheme.

#### 1 INTRODUCTION

This report assesses an application for a part change of use of the existing building and land at 868 Nile Road to a community meeting and entertainment use (function centre) against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 7 effective 26 June 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 representations is included in section 5.5 of this report.

**3 APPLICATION DETAILS AND TIMEFRAMES**

<b>Existing use/development:</b>	Constructed as a homestead in the 1800s. Last known use visitor accommodation (Strathmore Colonial Accommodation commenced around 1987)
<b>Use classification:</b>	Community meeting & entertainment (function centre)
<b>Zone:</b>	Agriculture Zone
<b>Particular Purpose Zone/Specific Area Plan:</b>	N/a
<b>Applicable codes:</b>	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code
<b>Tasmanian Heritage Register:</b>	THR ID Number: 5196
<b>Application must be determined by:</b>	27 June 2025
<b>Recommendation:</b>	Refusal for not complying with provisions of the Agriculture Zone and the Parking and Sustainable Transport Code (for part of the access) as detailed in this report.



4 SUBJECT SITE AND LOCALITY

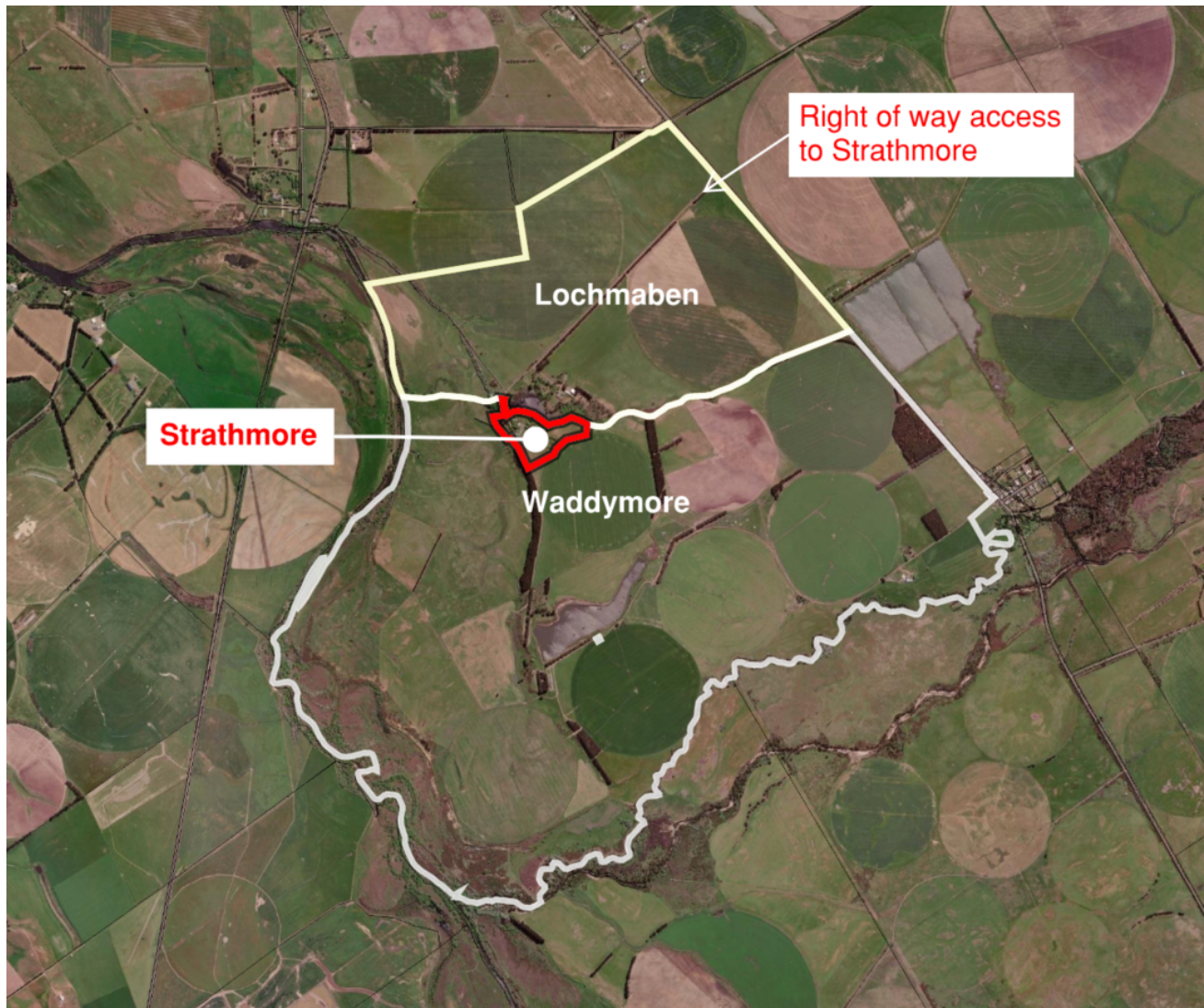


Figure 12 - Aerial image of the site and surrounding area showing representative properties



Figure 13- Entrance from Nile Road



Figure 14- Driveway over dam wall





Figure 15 - Proposed Function Centre building



Figure 16 - Proposed Parking Area

## 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	Y
7.5	Change of Use	-
7.6	Access and Provision of Infrastructure Across Land in Another Zone	-
7.7	Buildings Projecting onto Land in a Different Zone	-
7.9	Demolition	-
7.10	Development Not Required to be Categorised into a Use Class	-
7.11	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	Y	-
C4.0	Electricity Transmission Infrastructure Protection Code	-	-
C5.0	Telecommunications Code	-	-
C6.0	Local Historic Heritage Code	-	-
C7.0	Natural Assets Code	-	-
C8.0	Scenic Protection Code	-	-
C9.0	Attenuation Code	-	-
C10.0	Coastal Erosion Hazard Code	-	-
C11.0	Coastal Inundation Hazard Code	-	-
C12.0	Flood-Prone Areas Hazard Code	-	-
C13.0	Bushfire Prone Areas Code	-	The land is within the overlay area but the code is not applicable to the proposed use.
C14.0	Potentially Contaminated Land Code	-	-
C15.0	Landslip Hazard Code	-	-



CODE	Applicable (Y/-)	Exemption Applied
C16.0 Safeguarding of Airports Code	Y	C16.4.1 – The land is within the overlay but development does not exceed the AHD height specified for the site in the relevant airport obstacle limitation area

The relevant Scheme definitions are:

Table 6.2 Use Class	
Community Meeting and Entertainment	use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre.
Table 3.1 Planning Terms and Definitions	
Function centre	means use of land, by arrangement, to cater for functions, and in which food and drink may be served. It may include entertainment and dancing.

Per the applicable zone use class table, the proposed use (Community Meeting & Entertainment) is Prohibited. In accordance with clause 7.4.1, an application for a use of a place listed on the Tasmanian Heritage Register or as a Local Heritage Place subject to the Local Historic Heritage Code that would otherwise be Prohibited is Discretionary.

In accordance with clause 7.4.2, the planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:

- (a) the local historic heritage significance of the local heritage place; or
- (b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.

In accordance with clause 7.4.3, in determining such an application the planning authority must have regard to:

*(a) any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register.*

The Tasmanian Heritage Register Datasheet is attached. It summarises the significance of the place as:

‘Strathmore is of historic cultural heritage significance because it demonstrates the evolution of Tasmania 's pastoral and agricultural history from the mid 19th century, and the adoption of permanent and substantial constructions for housing and outbuildings reminiscent of the British model. Strathmore is a particularly fine example of an Old Colonial Georgian farm house with associated outbuildings and landscaping, and has a special association with prominent, enterprising, early woolgrower, flourmiller and entrepreneur Samuel Bryan’.

*(b) any statement of local historic heritage significance and historic heritage values, as described in the Local Historic Heritage Code.*

The Local Historic Heritage Code states that the specific extent is limited to the part of the title defined in the Tasmanian Heritage Council central plan register, where available.

*(c) any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:*

- (i) the local historic heritage significance of the local heritage place or local heritage precinct; and*
- (ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.*

A heritage impact statement was not provided.

*(d) any conservation plan prepared by a suitably qualified person in accordance with The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance 7th edition, 2013.*

A conservation plan was not provided.

*(e) the degree to which the restoration, conservation and future maintenance of the heritage significance of the place is dependent upon the establishment of the proposed use.*





The application states:

“The property was bought with a view to gradually restoring the buildings, maintaining gardens and providing access to the community again through paid and free events. This proposed approach extends the life cycle and the legacy of Strathmore’s built heritage, while maintaining it as a vibrant component of our built environment. The purchase of the property included the purchase of the goods and chattels of the commercial business that had run accommodation and events at the property for several decades. The inclusion of the commercial purchases was deemed necessary to cover the costs of remediation and restoration of the buildings as well as ongoing garden upkeep.” Further information is provided in the application letter dated 13.06.24 (attached).

*(f) the likely impact of the proposed use on the amenity, or operation, of surrounding uses.*

Refer to the section below on Representations which outlines the concerns of the adjoining owners of Lochmaben and Waddymore on amenity and agricultural operations.

*(g) any Heritage Agreement that may be in place, in accordance with the provisions contained in the Historic Cultural Heritage Act 1995.*

A Heritage Agreement is not in place.

*(h) the purpose and provisions of the applicable zone (Agriculture Zone).*

The proposal does not comply with the purpose and provisions of the Agriculture Zone, as per this report.

*(i) the purpose and provisions of any applicable code.*

The proposal does not comply with the purpose and provisions of the Parking and Sustainable Transport Code as per this report.

## 5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

### ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

#### Zone Purpose

Per 6.10.2, assessment against the zone purpose is only required when the use is discretionary or there is no use class assigned to a development (per 7.10.3). The proposed use is Discretionary (per clause 7.4).

21.1	Zone Purpose
21.1.1	To provide for the use or development of land for agricultural use.
<b>Assessing Officers Comments</b>	The application does not propose an agricultural use or development of the land.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts.
<b>Assessing Officers Comments</b>	a) The proposal is contrary to a). Refer to concerns raised in representations. b) The application proposes a non-agricultural use however it is not proposed on agricultural land as it is proposed within the curtilage of the house and gardens. c) The land is within the Lower South Esk Irrigation District and the North Esk Irrigation District however the proposal does not impact on the use of land for agriculture as it is proposed within the curtilage of the house and gardens.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
<b>Assessing Officers Comments</b>	The proposal does not support the use of the land for agricultural use.



### 21.3 Use Standards

21.3.1 Discretionary Uses	
Description	Assessment
A1 Requirement of use to occur on agricultural land	No Acceptable Solution, see assessment against Performance Criteria.
A2 Converting agricultural land for non-agricultural uses	No Acceptable Solution, see assessment against Performance Criteria.
A3 Uses on prime agricultural land	No Acceptable Solution (not applicable, not prime agricultural land).
A4 Residential Use	No Acceptable Solution (not applicable, not a residential use).

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

DISCRETIONS	
21.3.1	Discretionary Uses
P1	<p>A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none"> <li>a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;</li> <li>b) access to infrastructure only available on the site or on land in the vicinity of the site;</li> <li>c) access to a product or material related to an agricultural use;</li> <li>d) service or support for an agricultural use on the site or on land in the vicinity of the site;</li> <li>e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</li> <li>f) provision of essential Emergency Services or Utilities.</li> </ul>
Assessing Officers Comments	<p><i>a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;</i> Does not require access to a naturally occurring resource.</p> <p><i>b) access to infrastructure only available on the site or on land in the vicinity of the site;</i> Proposes to use infrastructure (historic buildings and gardens) only available on the site.</p> <p><i>c) access to a product or material related to an agricultural use;</i> Does not access a product or material related to an agricultural use.</p> <p><i>d) service or support for an agricultural use on the site or on land in the vicinity of the site;</i> Does not service or support for an agricultural use on the site or on land in the vicinity of the site.</p> <p><i>e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site;</i> The proposal is not for diversification or value adding of an agricultural use on the site or in the vicinity of the site.</p> <p><i>f) provision of essential Emergency Services or Utilities.</i> The proposal is not for the provision of essential Emergency Services or Utilities.</p>
P2	<p>A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the area of land being converted to non-agricultural use;</li> <li>b) whether the use precludes the land from being returned to an agricultural use;</li> <li>c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</li> </ul>
Assessing Officers Comments	<p><i>a) the area of land being converted to non-agricultural use;</i> The land is not currently being used for agricultural use.</p> <p><i>b) whether the use precludes the land from being returned to an agricultural use;</i> The land is not likely to be used for agricultural use, but the use does not preclude it.</p> <p><i>c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</i> Does not comply. The use confines and restrains existing agricultural use on adjoining sites as outlined in the representations from adjoining Lochmaben and Waddymore.</p>



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

None apply.

**5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS**

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

**Code Purpose**

Per 6.10.2, assessment against the code purpose is only required when the use is discretionary or there is no use class assigned to a development (per 7.10.3). The proposed use is Discretionary (per clause 7.4).

<b>C2.1</b>	<b>Code Purpose</b>
<b>C2.1.1</b>	To ensure that an appropriate level of parking facilities is provided to service use and development.
<b>Assessing Officers Comments</b>	Complies as per Traffic Impact Assessments.
<b>C2.1.2</b>	To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
<b>Assessing Officers Comments</b>	N/a – the site is not in an urban area.
<b>C2.1.3</b>	To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
<b>Assessing Officers Comments</b>	Does not comply per assessment against clause C2.6.2 P1.
<b>C2.1.4</b>	To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
<b>Assessing Officers Comments</b>	Complies as per Traffic Impact Assessments.
<b>C2.1.5</b>	To ensure that parking spaces and accesses meet appropriate standards.
<b>Assessing Officers Comments</b>	Does not comply per assessment against clause C2.6.2 P1.
<b>C2.1.6</b>	To provide for parking precincts and pedestrian priority streets.
<b>Assessing Officers Comments</b>	N/a – not in a parking precinct or pedestrian priority street.

**C2.5 Use Standards**

<b>Clause</b>	<b>Description</b>	<b>Assessment</b>
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Does not comply, see assessment against performance criteria.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Does not comply, see assessment against performance criteria.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 Does not comply, see assessment against performance criteria.



C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies, the applicant's TIA advises: <i>The car parking spaces will be located on an all-weather unsealed surface, to match the existing unsealed driveway, access road, and rural environment. The spaces will be located on a reasonably flat terrain, where the grade will not exceed five percent, with sufficient grade to allow for the surface water to drain naturally into the surrounding landscape.</i> <i>An all-weather unsealed surface is applicable for the Agriculture Zone. The parking spaces will be delineated with fluorescent line discs and supported with wheel stops.</i>
C2.6.2	Design and layout of parking areas	A1.1 Does not comply, see assessment against performance criteria.
		A1.2 Complies per TIA.
C2.6.3	Number of accesses for vehicles	A1 Complies.
		A2 N/a
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 N/a
C2.6.5	Pedestrian Access	A1.1 Complies per TIA.
		A1.2 Complies per TIA.

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

DISCRETIONS	
C2.5.1 Car parking numbers	
P1.1	<p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</li> <li>b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> <li>(i) variations in car parking demand over time; or</li> <li>(ii) efficiencies gained by consolidation of car parking spaces;</li> </ul> </li> <li>c) the availability and frequency of public transport within reasonable walking distance of the site;</li> <li>d) the availability and frequency of other transport alternatives;</li> <li>e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</li> <li>f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</li> <li>g) the effect on streetscape; and</li> <li>h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</li> </ul>
P1.2	<p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the nature and intensity of the use and car parking required;</li> <li>b) the size of the dwelling and the number of bedrooms; and</li> <li>c) the pattern of parking in the surrounding area.</li> </ul>
<p><b>Assessing Officers Comments</b></p> <p>Council engaged SALT3 Traffic Engineers to review the applicant's TIA. SALT3 advised:</p> <p>Table C2.1 of the Tasmanian Planning Scheme outlines car parking requirement rates for a variety of different land uses.</p> <p>For 'Community Meeting and Entertainment' land use, the measure used to determine the car parking requirement is one space per 15 square metres of floor area, or one space per three seats, whichever is greater.</p>	



## DISCRETIONS

The developer advised the floor area for weddings will be 327 square metres, and maximum number of guests will be 150. The floor area for the conference centre is 130 square metres.

Based on the above information, the car parking requirement for the different activities is outlined at Table 1, below.

**Table 1 Statutory Car Parking Requirement**

Activity	Use	Planning scheme requirements	Floor area / seats	No. Spaces Required
Wedding	Community, Meeting and Entertainment	One space per 15m <sup>2</sup> of floor area or	327m <sup>2</sup>	22
		one space per three seats, whichever is greater	150 seats	50
Conference	Community, Meeting and Entertainment	One space per 15m <sup>2</sup> of floor area or one space per three seats, whichever is greater	130m <sup>2</sup>	9

As weddings are expected to occur on weekends between 12:00pm and 11:00pm and conferences are expected to occur on weekdays between 9:00am and 5:00pm the proposed uses will not coincide, so the statutory parking requirement for the proposal is 50 spaces. The TIA includes a Functional Parking Demand Assessment to support the reduced number of parking spaces provided below the statutory parking requirement.

The number of parking spaces required adopts the same methodology and assumptions as those used to determine the trips generated by weddings and conferences.

### Applicant Parking Demand Estimate

The TIA acknowledges the rural nature of the location and for weddings that the majority of wedding guests are expected to be transported by coaches. Weddings exceeding 50 guests will be required to use coaches with 100 guests arriving via 2-3 buses, with private guest vehicles capped at 23. This cap relies on a vehicle occupancy rate of 2.2 guests per vehicle (50 guests total), which Hubble Traffic reference as the standard occupancy rate specified in the RTA Guide.

The TIA estimates that eight employees would be working during a wedding at the site, with carpooling likely to occur, generating an average parking demand of four spaces. Total car parking demand indicated that 30 on-site car parking spaces are required to meet the expected demand, with 34 on-site car parking spaces provided by the development and sufficient area within the property to meet any parking overflow.

The TIA also assesses the requirements for bicycle parking spaces (unwarranted), motorcycle parking spaces (two) and accessible parking spaces (two provided as close to the function centre as possible and incorporate a shared zone).

The methodology and assumptions used to estimate the likely peak car parking demand generated by the function centre is generally supported. The following points are noted:

- SALT believes the assessment to reduce the parking requirements below the statutory requirement of 50 is reasonable, as long as the use of coaches is adhered to and enforced.
- It is unclear how the total parking demand was derived, however SALT believes the 30 car parking spaces developed in the TIA may also include the bus parking bays (23 private vehicles + 4 employee vehicles + 3 buses)
- Provision of 34 car parking bays is considered reasonable, as it would allow for 23 private guest vehicles and up to 11 employee/other wedding operations staff.

### C2.5.2 Bicycle parking numbers

- P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:
- a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and
  - b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

### Assessing Officers Comments

SALT3 Traffic Engineers agree with the applicant's TIA findings that bicycle is unwarranted.

### C2.5.3 Motorcycle parking numbers

- P1 Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:
- a) the nature of the proposed use and development;



DISCRETIONS	
	<ul style="list-style-type: none"> <li>b) the topography of the site;</li> <li>c) the location of existing buildings on the site;</li> <li>d) any constraints imposed by existing development; and</li> <li>e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</li> </ul>
<b>Assessing Officers Comments</b>	SALT3 Traffic Engineers agree with the TIA's findings for two motorcycle parking spaces.
<b>C2.6.2</b>	<b>Design and layout of parking areas</b>
P1	<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> <li>a) the characteristics of the site;</li> <li>b) the proposed slope, dimensions and layout;</li> <li>c) useability in all weather conditions;</li> <li>d) vehicle and pedestrian traffic safety;</li> <li>e) the nature and use of the development;</li> <li>f) the expected number and type of vehicles;</li> <li>g) the likely use of the parking areas by persons with a disability;</li> <li>h) the nature of traffic in the surrounding area;</li> <li>i) the proposed means of parking delineation; and</li> <li>j) the provisions of Australian Standard AS 2890.1:2004 - <i>Parking facilities, Part 1: Off-street car parking</i> and AS 2890.2 -2002 <i>Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.</li> </ul>
<b>Assessing Officers Comments</b>	<p>The TIA breaks the shared driveway / right of way into two components:</p> <ul style="list-style-type: none"> <li>• Main section of the shared driveway, utilised by all properties, including the farm (from Nile Road to Lochmaben access).</li> <li>• Single lane internal driveway servicing just the development and one other dwelling (from Lochmaben access to the development site).</li> </ul> <p>The TIA assesses the single lane internal driveway by referring to section 3.2.2 of Australian Standards 2890.1:2004 which specifies if there are 30 or more vehicular movements in a peak hour (in and out combined), provisions should be made for two vehicles to pass on the driveway. This is used to assess the function centre (weddings / conferences) with an estimate of 26 vehicular trips in any one hour.</p> <p>Reference is also made to an unsealed roads best practice guide produced by Australian Road Research Board (ARRB) in October 2020 which specifies the trafficable width based on the average daily traffic (ADT) flow. The TIA estimates the function centre is expected to generate fewer than 50 daily trips, with occasional peaks of up to 64 daily trips. This categorises the unsealed road class as 4C (service function), described as follows:</p> <p>"Provides access to low use areas or individual rural property sites and forest areas. Caters for low travel speed and a range of vehicles and may be seasonally closed), where the road type description is:</p> <ul style="list-style-type: none"> <li>• Substantially a single lane two-way generally dry weather, formed road</li> <li>• Operating speeds standard of &lt; 20-40km/h according to terrain</li> <li>• Minimum carriageway width is 4m</li> <li>• May be restricted to four-wheel drive vehicles"</li> </ul> <p>The shared driveway section from Nile Road to Lochmaben fits with ARRB unsealed road class 4B (Minor road with 50-150 ADT).</p> <ul style="list-style-type: none"> <li>• All-weather two-lane road formed and gravelled or single lane sealed road with gravel shoulders</li> <li>• Operating speeds standard of &lt; 30-70km/h according to terrain</li> <li>• Minimum carriageway width is 5.5m</li> </ul> <p>The road beyond Lochmaben to the development site is expected to have similar flows to the internal driveway. The TIA states the function centre will generate directional traffic flow, the likelihood of opposing vehicles meeting on the driveway is low, and the existing driveway is expected to provide an appropriate level of service for the roads function.</p>





## DISCRETIONS

Section 3.2.2 of AS2890.1:2004 refers to width requirements at low volume (Category 1) access driveway and connecting roadways. It states "In other cases subject to consideration of traffic volumes on a case-by-case basis, lesser widths, down to a minimum of 3.0 m at a domestic property, may be provided. As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5 m. On long driveways, passing opportunities should be provided at least every 30 m."

While there is a homestead on the property, given the change of use is to cater for functions SALT considers this development not to be a domestic property, but a commercial property. To determine the access driveway width in Table 3.2 of section 3.2.1 the user class of off-street parking facilities needed to be determined. In this case, the user class from Table 1.1 of AS2890.1:2004 would be expected to be user class 2 (entertainment centres (generally medium-term parking)). The TIA also defines the user class when determining the car park dimension requirements (section 8.3 of the TIA) to be user class 2.

To determine the access facility category the frontage road type and number of parking spaces are required. In this case the frontage road type would be local, and number of parking spaces is 25 to 100. This determines the category to be category 2 for driveway access widths (6.0-9.0 metres).

### SINGLE LANE INTERNAL DRIVEWAY – ARRB Best Practice Guide

SALT finds the logic reasonable when determining the road class based on the information provided in the TIA (volumes, operating speeds, service function).

However, given the close proximity of objects/obstructions along the single line internal driveway, and the use of large vehicles (coaches, service and waste collection vehicles), additional clearance along the internal driveway should be allowed for.

As the subject site is located in a designated bushfire prone area, a minimum of 4m width carriageway and 0.5m horizontal clearance from the edge of the carriage way is required.

### SHARED DRIVEWAY

SALT finds the shared driveway with Lochmaben to generally be in line with the ARRB guidance for road class 4B, until after the entrance to Lochmaben where the shared driveway narrows and traffic volumes would reasonably be expected to reduce to similar to the single lane internal driveway.

SALT's review is summarised as follows:

- The TIA sets out the trip generation estimates for weddings, conferences and for the use of the shared driveway.
- The methodology used to determine the trips generated by the subject site is reasonable but SALT's view is that the number of trips generated by weddings is underestimated. However, this would have negligible impact on the findings of the assessment.
- The TIA relies on section 3.2.2 of Australian Standards 2890.1:2004 and ARRB unsealed road best practice guide to assess the suitability of the single lane internal access driveway. Section 3.2.2 of AS2890.1:2004 refers to low volume (Category 1) access driveways and connecting roadways. It is SALT's view that the access driveway to the subject site would be considered user class 2, which would require a wider access driveway.
- The area is located within a Bushfire Prone Areas Code and the access driveway needs to be assessed for suitability and compliance with the code.
- SALT is of the opinion it is unlikely coach operators will leave their buses parked at the venue for an entire afternoon/evening (wedding plus reception). This will result in additional bus movements causing opposing flows on the single lane internal driveway.
- SALT believes that the Bushfire Prone Areas Code requirement should be the absolute minimum width required for the driveway, with passing bays provided at a maximum of 30m intervals.
- Provision of 34 car parking bays is considered reasonable, as it would allow for 23 private guest vehicles and up to 11 employee/other wedding operations staff.
- SALT agrees with the assessment findings for bicycle parking, motorcycle parking and the accessible parking requirements. (Bicycle parking spaces (unwarranted), motorcycle parking spaces (two) and accessible parking spaces (two provided as close to the function centre as possible and incorporate a shared zone).
- SALT agrees that a lower speed limit along the full length of the shared driveway should be applied given the narrow nature of the road closer to Strathmore, private vehicle drivers attending Strathmore will generally be unfamiliar with road conditions and potential hazards, and the proximity of the dam to the road.



## DISCRETIONS

	<p>SALT recommends that the Traffic Impact Assessment should be updated to:</p> <ul style="list-style-type: none"> <li>Assess the suitability of the access driveway to meet the Bushfire Prone Areas Code requirements.</li> <li>Show swept path movements of the largest design vehicles to enter, exit and move through the subject site safely and propose modifications to infrastructure, as required, to achieve this.</li> </ul> <p>Should Council approve the planning application we recommend that the following conditions be considered:</p> <ul style="list-style-type: none"> <li>Weddings to be capped at 150 guests with attendances higher than 50 guests to require the use of buses to transport guests to/from site.</li> <li>An area of the site to be reserved for overflow parking.</li> <li>Access driveway to be in accordance with relevant Bushfire Prone Areas Code requirements.</li> </ul> <p>There is no mention in the TIA about any changes to the site access, waste collection and loading arrangements at the site. Plans should be provided to show the largest design vehicles can enter, exit and move through the property safely (coach, waste collection vehicle).</p> <p>The area is located within a Bushfire Prone Areas Code and the access driveway needs to be assessed for suitability.</p> <p>To determine the minimum carriageway with:</p> <ul style="list-style-type: none"> <li>AS2890.1:2004 determines the minimum carriageway width to be 6.0-9.0m</li> <li>ARRB Unsealed Roads Best Practice Guide determines that minimum carriageway width should be 4.0m</li> <li>To meet the Bushfire Prone Areas Code the minimum width should be 4.0m carriageway plus 0.5m horizontal clearance either side of the carriageway.</li> </ul> <p>It is SALT's opinion that the Bushfire Prone Areas Code requirement should be the absolute minimum width required for the driveway, with passing bays provided at a maximum of 30m intervals.</p> <p>SALT agrees with the use of reflective delineators provided on both sides of the road, especially alongside the dam but note that additional verge will be required to provide this.</p>
<b>C2.6.5</b>	<b>Pedestrian access</b>
P1	<p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ol style="list-style-type: none"> <li>the characteristics of the site;</li> <li>the nature of the use;</li> <li>the number of parking spaces;</li> <li>the frequency of vehicle movements;</li> <li>the needs of persons with a disability;</li> <li>the location and number of footpath crossings;</li> <li>vehicle and pedestrian traffic safety;</li> <li>the location of any access ways or parking aisles; and</li> <li>any protective devices proposed for pedestrian safety.</li> </ol>
<b>Assessing Officers Comments</b>	Complies. The Hubble TIA advises, 'Pedestrian pathways will be provided to connect all parking spaces and bus stops with the main entrance of the function centre. These pathways will have a hard-wearing gravel surface and will be separated from the driveway by more than 2.5 metres, or by wheel stops'.

## C3.0 ROAD AND RAILWAY ASSET CODE

### Code Purpose

Per 6.10.2, assessment against the code purpose is only required when the use is discretionary or there is no use class assigned to a development (per 7.10.3). The proposed use is Discretionary (per clause 7.4).

<b>C3.1</b>	<b>Code Purpose</b>
<b>C3.1.1</b>	To protect the safety and efficiency of the road and railway networks; and
<b>Assessing Officers Comments</b>	Complies with the performance criteria and therefore complies with the Zone Purpose.
<b>C3.1.2</b>	To reduce conflicts between sensitive uses and major roads and the rail network.



<b>Assessing Officers Comments</b>	N/a – not within a road attenuation area.
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C3.5 Use Standards		
Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 N/a
		A1.2 N/a
		A1.3 N/a
		A1.4 Over 40vm/d. Relies on Performance Criteria
		A1.5 N/a

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

DISCRETIONS	
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction
P1	<p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>a) any increase in traffic caused by the use;</li> <li>b) the nature of the traffic generated by the use;</li> <li>c) the nature of the road;</li> <li>d) the speed limit and traffic flow of the road;</li> <li>e) any alternative access to a road;</li> <li>f) the need for the use;</li> <li>g) any traffic impact assessment; and</li> <li>h) any advice received from the rail or road authority.</li> </ul>
<b>Assessing Officers Comments</b>	<p>It is considered that the proposal complies, per the applicant's TIA:</p> <ul style="list-style-type: none"> <li>a) Conference attendees will be capped, and predicted to generate 26 daily trips, with 13 of these likely to occur in any one hour period. Weddings will also be capped, with the majority of guests expected to be transported by coaches, on average generating 40 to 50 daily trips, with occasional events generating up to 64 daily trips. The number of trips within any one hour period is not expected to exceed 30.</li> <li>b) The development will generate both light and heavy vehicles, with guests and employees travelling in private vehicles generating light vehicles, less than 5.5 metres in length. Coaches will be used for weddings with greater than 50 guests, to minimise the number of trips. These types of vehicles are compatible with the existing traffic using Nile Road.</li> <li>c) Nile Road has been constructed to a rural standard of sufficient width to accommodate two-way traffic flow and is suitable to accommodate the increase of traffic generated by the development. The first section of the shared driveway to Lochmaben access, is considered fit-for-purpose and suitable to accommodate the additional vehicles. While the second section of the shared driveway will be supplemented with passing bays, to ensure opposing vehicles can pass. The location of the passing bays will be located to ensure opposing drivers have sufficient line of sight, and existing trees will be removed where necessary. There is adequate sight distance at the existing driveway access with Nile Road, to ensure vehicles can enter and leave in a safe manner, without impacting other users.</li> <li>d) Nile Road has a posted speed limit of 100 km/h. Traffic data provided by Council indicates that Nile Road is lightly trafficked with a predicted two-way flow of 620 vehicles daily, with 62 of these likely to be occurring within the busiest one hour period. The additional traffic generated by the development is not expected to cause any deterioration in the level of traffic performance motorists are currently receiving. Nile Road will continue to operate at level of service B, which is the highest level of service for a rural road, where the traffic flow is stable, and there are sufficient gaps to allow vehicles to enter and leave in a safe and efficient manner.</li> <li>e) None.</li> </ul>



#### DISCRETIONS

- |  |   |
|--|---|
|  | <ul style="list-style-type: none"><li>f) The change of use will provide a rural venue to cater for weddings or conferences, increasing tourism to the local area.</li><li>g) A traffic impact assessment found no reason for this development not to proceed.</li><li>h) Aware of none.</li></ul> |
|--|---|

#### 5.4 REFERRALS

##### TasNetworks

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

##### Tasmanian Heritage Council

The Tasmanian Heritage Council advised that it has no interest in the permit application because what is applied for is not 'heritage works' as defined in the Historic Cultural Heritage Act 1995.

##### Dam Safety DNRE

On 27 May 2025 Dam Safety within the Department of Natural Resources and Environment Tasmania provided the following advice.

*This update addresses your inquiry regarding Dam 1175 located at the coordinates 524752E 5389964N, known as "LOCHMABEN", situated at 866 Nile Road, Evandale.*

- *The dam in question is an earthfill embankment dam. When properly designed and constructed, earthfill embankments are inherently stable and capable of supporting substantial loads. It is highly unlikely that the passage of a 15-tonne bus over the embankment alone would compromise its structural integrity, unless there are pre-existing issues affecting its stability. A bus driving off a dam embankment and into the dam itself, and the consequence resulting in doing so, are not a dam safety matter but more on the lines of a traffic incident.*

*The dam has a Consequence Category (ConCat) as Low. According to the current Dam Safety Regulations 2015, dams with a Low ConCat are not required to undergo a 5-year Comprehensive Surveillance Report (CSR).*

*The owner of the dam (at 866 Nile Road) is a different person to the owner of the proposed function centre at (868 Nile Road). The owner of the proposed function centre has indicated an interest in using the dam embankment as access for coaches.*

*However, the responsibility to access associated with this proposed use lies with the owner of the function centre, not the owner of the dam. But the dam owner should be informed before any activity is done relating to his dam.*

*Based on the traffic incident [traffic assessment] report:*

*"Given the development will generate coach traffic, the internal driveway and the culvert beneath it, located adjacent to the dam, should be assessed by a civil engineer to confirm it has adequate structural capacity."*

- *To satisfy the council requirements this assessment should be initiated by the owner of the proposed function centre, there is no obligation for the dam owner to do this.*

*Satellite imagery indicates the presence of structures downstream of the dam. However, the estimated capacity of the dam is approximately 30 megalitres (ML). Based on this volume, it is unlikely that a failure would generate a flood wave capable of causing serious downstream impacts.*

*As a result, a comprehensive surveillance report is not required under the current regulatory framework.*

*The matter regarding engineering assessments is a matter between the Northern Midlands Council, dam owner, and the owner of the proposed function centre at 868 Nile Road.*

#### 5.5 REPRESENTATIONS

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

##### "Lochmaben", 866 Nile Road

##### Point 1 – Agriculture Zone

The representation states:

*The subject property and Lochmaben are within the Agriculture Zone. The purpose of the Agriculture Zone is:*

- 1. To provide for the use or development of land for agricultural use;*
- 2. To protect land for the use or development of agricultural use by minimising*
  - (a) conflict with an interference from non-agricultural uses;*
  - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and*



*(c) use of land for non-agricultural use and irrigation districts.*

*The final zone purpose is to provide for use of development that supports the use of the land for agricultural use.*

*It is important to note that Lochmaben and the subject property are also within proclaimed irrigation districts.*

**Planner's comment:** These matters have been taken into consideration in the assessment against the zone provisions in this report.

#### Point 2 - Problems with the Application

*The application describes itself as a "general dispensation under Provision 7.9 – Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place" Tasmanian Planning Scheme. It goes on to describe as the part-change of use: barn as function centre. The application relies on an assertion that there is an existing non-conforming use of visitor accommodation. This existing use is contested. The application is better assessed as a for a new use and development.*

**Planner's comment:** The proposed use (Community Meeting & Entertainment) is prohibited per the Agriculture Zone use class table. The place, Strathmore, is listed on the Tasmanian Heritage Register (THR ID Number: 5196). In accordance with clause 7.4.1 'Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place,' an application for a use of a place listed on the Tasmanian Heritage Register that would otherwise be Prohibited is Discretionary. The application is assessed against clause 7.4 in this report.

#### Part 3 – Reliance on Heritage Place Change – Clause 7.4 TPS

The basic position of my client in relation to a determination under Clause 7.4, is that there is insufficient evidence presented with the application for the Council to make a proper assessment under paragraph 7.4.3 (a) – (e).

Nevertheless, it is submitted that with an absence of practical or building related reasons as to the need as to 7.4 (e), if an economic or business case is legitimately a basis for an approval, which is not conceded, Strathmore does not need a change of use to support heritage. The prominent homestead at Symmons Plains is situated less than three (3) kilometres away, possesses similar heritage listing values and built form.

It was reputedly recently sold for circa Eight Million Dollars (\$8,000,000.00) as a residential property. Strathmore is a very desirable residential property on its own.

Economic considerations advanced are both untested and untestable.

Lochmaben property is prime agricultural land which sits in both the North Esk irrigation scheme precinct and the South Esk irrigation scheme precinct. It is currently used for high value vegetable, poppy and seed crop production as well as irrigated crops for red meat production. This primary use should be protected.

Alternatively, it is submitted that sub-paragraphs (f) and (h) are relevantly attracted in such a way as to again prefer a refusal of the application as opposed to an approval.

Paragraph (h) requires consideration of the purpose and provisions of the applicable zone. These were stated at the outset of this letter.

Paragraph (f) relates to the likely impact of the proposed use on the amenity or operation of surrounding uses. In this case, there is a significant impairment on the surrounding uses for reasons that are further set out here:

- Noise, especially late-night noise, affecting residents and yarded animals at Lochmaben.
- Major dust creation impacting extra dust to stock/wool crops.
- Damage to fences.
- Trespasses from the right of way used as a public venue, with likelihood of gates left open.
- Litter/ drink containers on access road and over fences.
- Glass and plastics and other debris providing a hazard to stock and to human consumption crops (e.g. vegetable crops etc).
- Lesser security to farm storage and work sheds (currently there is a security gate halfway down internal road providing security for both Lochmaben and Strathmore houses.
- Having to lock internal gates.
- Increased traffic is incompatible with the quiet agricultural nature of the property and will impact the welfare of stock, especially while mothering.
- Late-night noise from the venue impacting animals including working dogs.
- Concerns over the water treatment at Strathmore and septic systems exiting into the dam. Run off from spillages, drunken body excrements (suggest fluids) and vehicle fluid loss could impact stock water quality in the dam used by Lochmaben.

Other clashes:

- Vermin control gun noise.
- Spraying and crop dusting.
- Chainsaw noise.



- Animal manure on road.
- Stubble burning.
- Stock movements.
- 24-hour irrigation pumping from Lochmaben lake.

**Planner's comment:** These matters have been taken into consideration in the assessment.

#### Part 4 – Access conflict – traffic report

There are factual and opinion errors in the Traffic Report. The report also overlooks Bushfire issues.

4.1 There was no input to the Traffic Report by my client or Lochmaben despite claims of input in the report. The claims advanced at Part 4.3 in the Traffic Report are actively disputed.

4.2 Assumptions about facts, especially traffic numbers and the type of traffic use, are misleading. Lochmaben is home to a vibrant farming operation with four and a half (4.5) full-time equivalent staff, together with the farm's regular and numerous contractors.

The Lochmaben house is the site of the office, workshop and storage sheds.

These places are on the access way to Strathmore. Every day starts and ends at the sheds for all employees, and every farm task starts and finishes at the sheds.

Visitors, retailers and deliveries come to the Lochmaben home base.

The manager's office is at the house and the manager is continually between the office, the sheds and using the access road to manage between the operations, employee, contractor, controlling the irrigation etc. The Manager alone makes an estimated average of twenty (20) passes of the access road per day.

Traffic figures attributed to the farm are not based on any identified counting or record and no basis is advanced for the estimates given. Road Usage is consequently seriously in error.

4.3 The farm has fourteen (14) gateways entering the access road containing the access way. It requires passage of hundreds of truck and tractor movements per year, and it accommodates wide farm equipment up to five and a half (5.5) metres transport width and on average, has ten (10) head of stock moved on the roadway per day. Stock movements are biased to very large mobs of lambs [up to Six Thousand (6000)] over the summer months.

4.4 The Traffic Report traffic numbers put to the use are unrealistic. The low number of deliveries per wedding does not take into account portaloos transport, photographers, food and beverage supplies, marquee and furniture hire as well as the cars of the guests.

4.5 The suggestion that coaches will deliver patrons is unsupported and is speculative. The site is a relatively close one to the Launceston Airport and not a remote rural location as is portrayed.

4.6 The suggestion, which is at times repeated, of 'no opposite direction conflict' is unsupported as to the shared driveway, and speculative as to the non-shared part. Given the regular presence of farm machinery, animals and vehicles moving in either direction on the shared laneway system, the claim is ill-considered.

4.7 There are also structural concerns about the integrity of the dam wall which is within the private Right of Way. At no point along the carriageway, is the shared driveway of a width of 5.5 metres wide as dictated by road class 4B of the unsealed road classification system. Geotechnical advice provided to Lochmaben is that the convict era dam wall is at risk of failure and the wall is entirely less than the required four (4) metres minimum carriageway width required by class 4C.

To be classified road class 4B, the road is required to be two lane gravel or single lane sealed, neither of which the Lochmaben is. Table 3.10 is for unsealed roads guidelines. No part of the road meets the width requirements for the classification advanced.

4.8 The claim of carpooling by staff is also unsupported as to why this might occur and is speculative.

4.9 The guide to traffic management part 12 (as referenced in the Traffic Report) states that a Road Safety Report should be independently done, separate to the Traffic Management Report.

4.10 Conflicting traffic uses have not been addressed in the Traffic Report, other than to say that "a simple management plan will be prepared between the two property owners to schedule farming activities outside the times when weddings and events are operating." The owners of Strathmore clearly expect farming activities in an irrigation district on agricultural land to be subservient to their change of use. This highlights the stark incompatibilities of these two enterprises in a shared agricultural zone.

4.11 The Traffic Report requires that the road be sign-posted for safe use but fails to acknowledge that the landowner uses farm machinery on the road with a travelling width of greater than 5.5 meters precluding the possibility of signpost on the narrow road.

The report also dictates a 30 km/h speed limit for safety, which is appropriate for unfamiliar users such as wedding guests, however it is inconceivable for a working farm, highlighting again the conflicting uses.

The guide to traffic management also states that speed signs are not effective, and speed bumps should be used to control traffic speed.

4.12 The Traffic report fails to acknowledge that Lochmaben has two residences and the related domestic traffic. It fails acknowledge that the entire Lochmaben drive, including the section with poor visibility at the Southwestern end, is a shared, single lane but two-way road, used by both farm traffic and the Lochmaben cottage residents, as well as Strathmore.





**Planner's comment:** These matters have been taken into consideration in the assessment under the Car Parking and Sustainable Transport Code.

Part 5 – Dam Wall Engineering Issues

*The eighty metre (80m) dam wall section of the access road does not meet Table C2.2 of the planning scheme for over five (5) parking spaces, or 4C unsealed road classification system. Upgrades to this section of the road are extremely problematic as it is a convict-built dam, with heritage value and within a heritage overlay. It is a body of water that is abundant with wildlife including being a platypus habitat, with platypuses thought to feed in the lake and cross the wall to nest in the back side of the wall.*

*The dam currently has a low-risk classification rating however, increased traffic and buses could reclassify the dam to a high C risk rating, requiring upgrades to the dam.*

*This has been overlooked in the application.*

*The Dam will require assessment by a geotechnical engineer. The dam has not been engineered to modern standards or to take traffic loads, particularly heavy vehicles.*

*My clients hold concern about the liability issues around using the dam as a road in its current state. The wall is narrow, unguarded and less than the required width stipulated by the planning scheme. There is a significant potential for loss of life through both a dam break or through driver error.*

*The width of the dam wall and road above do not meet the planning scheme codes for required width of access ways and passing ways.*

*The establishment of sightlines leading to the dam wall crossing would require the removal of heritage trees.*

*Emergency services access is restricted due to lack of two-way access/passing points.*

See advice from the Department of Natural Resources and Environment Tasmania in the Referrals section.

Part 6 – Bushfire Hazard

*The capacity for the access and particularly the dam wall to cater for the planning scheme requirements as to fire and the Director of Building Determination (e.g. twenty (20) tonne weight) is not provided with the application documents. The impact on the heritage dam wall is unknown. Further information should have been provided or requested to enable adequate exploration of this vital issue. In the absence of detail, the proper pathway is refusal.*

The Bushfire Prone Areas Code does not apply to the proposal. Per clause C13.2.1 the code only applies to subdivision and a vulnerable or hazardous use. The proposal is not at subdivision, or a vulnerable or hazardous use.

**“Waddymore”, 1078 Nile Road.**

Raises concerns about the impact that the proposal will have on the seasonal farming activities that occur on SP28803 and P108800.

Waddymore is in close proximity to the proposed event space. Industrial agricultural activities can occur 24 hours a day, 7 days a week.

Concerns with the likely conflict that could arise by locating the proposed event business in such proximity to an active agricultural business including:

- Harvesting and loud large machinery operates intermittently year-round, including night hours.
- Hay making machinery operation – raking and baling often occurs during the evening and night to minimise leaf shatter.
- Regular oversize vehicle access and trucking activities occur, particularly frequent during summer when harvesting is underway.
- Crop residue management following harvest.
- Periodic manure spreading with a tractor and tow-behind spreader occurs primarily during the summer months, depending on weather conditions can leave a lasting residual odour.
- Chemical spraying, both by aeroplane and by tractor occurs regularly throughout the cropping cycle. This can be carried out at any hour of the day, including at night during summer. Chemical application by aeroplane is particularly noisy as the plane flies low over the crop.
- The disturbance of lambing ewes (sheep) adjacent to the event site and conversely disturbance of events by livestock (e.g. unweaned calves). Areas of the boundary site currently contains cattle and sheep year-round.

While not all these activities will occur concurrently on the boundary shared with Strathmore Garden, it is certain that all of these activities will be undertaken periodically as part of the strategic and timely management of livestock and cropping enterprises.

The proponent's statement in relation to the neighbouring “Lochmaben” driveway speaks directly to our concerns:



“A simple management plan will be prepared between the two property owners to schedule farming activities outside the times when weddings and events are operating”.

Agriculture is a nature-driven operation and activities such as sowing, fertilizing, weed control, irrigation, harvest and general livestock husbandry are determined by both seasonal and daily weather. We lack the ability to plan our operations around events at the proposed development site to minimise impact, which has the potential to cause conflict.

The statement above indicates a level of naivety toward commercial farming operations occurring in agricultural zoned land neighbouring the “Strathmore” property. With the development proponents budgeting on holding more than 70 events, spread across every month of the year, and using the examples of current operations outlined above, combine with the vagaries of the seasons, which are only increasing with a more variable climate, it is clear a commercial agricultural operation will be unable to “schedule farming activities outside the times when weddings and events are operating”. And as such we cannot foresee a “simple management plan” that will ensure our seasonal commercial agricultural activities do not negatively impact the proposed event development.

**Planner’s comment:** These matters have been taken into consideration in the assessment

Concerns about the impact of a significant increase in visitors on waste run-off.

**Planner’s comment:** The on-site wastewater system will need to be designed by a qualified wastewater designer.

#### MEDIATION

The applicant requested mediation under section 57A of the LUPA Act . Mediation was run by Council officers and was attended by representatives for the applicant and for the representors. The mediation resulted in a revised traffic impact assessment being submitted, Council’s review of the revised TIA from SALT3 Traffic Engineers and receiving advice from Dam Safety within the Department of Natural Resources and Environment Tasmania.

It is noted that the applicant has emphasised that they have no concerns regarding agricultural practices on their business, highlighting their charm and the importance of setting realistic expectations for patrons and expressed a willingness to work through a traffic management plan.

#### 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. Regarding the State Policy on Protection of Agricultural Land 2009:

This Policy applies to all agricultural land in Tasmania. A decision made in accordance with the provisions of a planning scheme approved under the Land Use Planning and Approvals Act 1993, as being in accordance with this Policy is taken to have been made in accordance with the Policy.

#### 5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Assessment against the planning scheme is consistent with 'Tasmanian Planning Scheme Integration' within the strategic plan.

#### 6 FINANCIAL IMPLICATIONS TO COUNCIL

Assessment of the application is within budget allocation.

#### 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 application is recommended for refusal for the reasons given in this report.

#### 9 ATTACHMENTS

- 1. PL N-24-0097 public exhibition documents [11.3.1 - 46 pages]
  - 2. TIA - Function Centre - 868 Nile Road - Updated May 2025 [11.3.2 - 34 pages]
  - 3. Dam Safety Update from NRE [11.3.3 - 6 pages]
  - 4. THC No Interest W A 8461 PL N 24-0097 - 868 Nile Rd Evandale [11.3.4 - 1 page]
  - 5. Datasheet Tasmanian Heritage Register 5196 [11.3.5 - 4 pages]
-



## 11.4 DRAFT AMENDMENT 16/2024: REZONE 2 BRUCE PLACE, LONGFORD FROM OPEN SPACE TO GENERAL RESIDENTIAL

**File:** 13/026/007/180; PLN24-0078  
**Responsible Officer:** Des Jennings, General Manager  
**Report prepared by:** Rebecca Green, Consultant Planner

### RECOMMENDATION

- A. That, under section 40D(b) of the Land Use Planning and Approvals Act 1993, Council as planning authority, agree to prepare Amendment 16/2024 to rezone 2 Bruce Place, Longford (folio of the Register 188712/1) from Open Space to General Residential;
- B. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, certify draft amendment 16/2024 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria; and
- C. That, under section 40G and 40H of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, determines the period for public exhibition to be 28 days.

### 1 INTRODUCTION

This report assesses a draft amendment of the Northern Midlands Local Provisions Schedule to rezone the land at 2 Bruce Place, Longford, from the Open Space zone to the General Residential zone.

### 2 BACKGROUND

**Applicant:**

Northern Midlands Council

**Zone:**

29.0 Open Space

**Classification under the Scheme:**

Planning scheme amendment.

**Decision Date:**

There is no statutory time for council to decide to prepare an amendment of its own motion.

**Owner:**

Northern Midlands Council

**Codes/Specific Areas Plans:**

C16.0 Safeguarding of Airports Code  
NOR-S6.0 Longford Specific Area Plan

**Existing Use:**

Vacant

**Recommendation:**

That Council as planning authority agree to and certify draft amendment 16/2024

**Planning Instrument:**

*Tasmanian Planning Scheme - Northern Midlands, version 11, effective date 16 April 2024.*

### 3 STATUTORY REQUIREMENTS

**Land Use Planning and Approvals Act 1993**

**40D. Preparation of draft amendments**

*A planning authority -*

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



**38. Decision in relation to request**

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

**4 ASSESSMENT**

**4.1 Proposal**

To amend the Northern Midlands Local Provisions Schedule as follows:

- rezone the land at 2 Bruce Place, Longford, from the Open Space zone to the General Residential zone.

**Background**

Council is seeking to rezone the property from Open Space to General Residential as it is divesting the asset and it is no longer required for Open Space purposes. The decision to sell the lot was made by Council on 27 June 2022 (min. ref. 22/196).

**Implications of the Amendment**

The proposed rezoning will allow a broader range of uses to be allowable at the subject site. Table 1, below, provides a comparison of the 'no permit required,' 'permitted' and 'discretionary' uses within the Open Space (existing) and General Residential (proposed) zones. It is evident that except for 'Residential', 'Business and Professional Services' and 'Educational and Occasional Care', that all uses allowed under the General Residential Zone are also allowed under the Open Space Zone.

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

Open Space Zone	General Residential Zone
<i>No permit required</i>	
Natural and Cultural Values Management	Natural and Cultural Values Management
Passive Recreation	Passive Recreation
Utilities (if for minor utilities and underground utilities)	Residential (if for a single dwelling)
	Utilities (If for minor utilities)
<i>Permitted</i>	
No Permitted uses.	Residential (if not listed as No Permit Required)
	Visitor Accommodation
<i>Discretionary</i>	
Community Meeting and Entertainment	Business and Professional Services (if for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services)
Crematoria and Cemeteries (if for a cemetery)	Community Meeting and Entertainment (if for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre)
Emergency Services	Educational and Occasional Care (if not for a tertiary institution)
Food Services	Emergency Services
General Retail and Hire	Food Services (if not for a take away food premises with a drive through facility)
Pleasure Boat Facility	General Retail and Hire (If for a local shop)
Resource Development (if for (a) marine farming shore facility or other facility that relies upon a coastal location to fulfil its purpose; or (b) grazing)	Sports and Recreation (if for a fitness centre, gymnasium, public swimming pool or sports ground)
Sports and Recreation	Utilities (if not listed as No Permit Required)
Tourist Operation	



Transport Depot and Distribution (if associated with wharves, water taxis, or commuter or passenger ferry terminals)	
Utilities (if not listed as No Permit Required)	
Vehicle Parking	
Visitor Accommodation (if for camping and caravan park or overnight camping areas)	

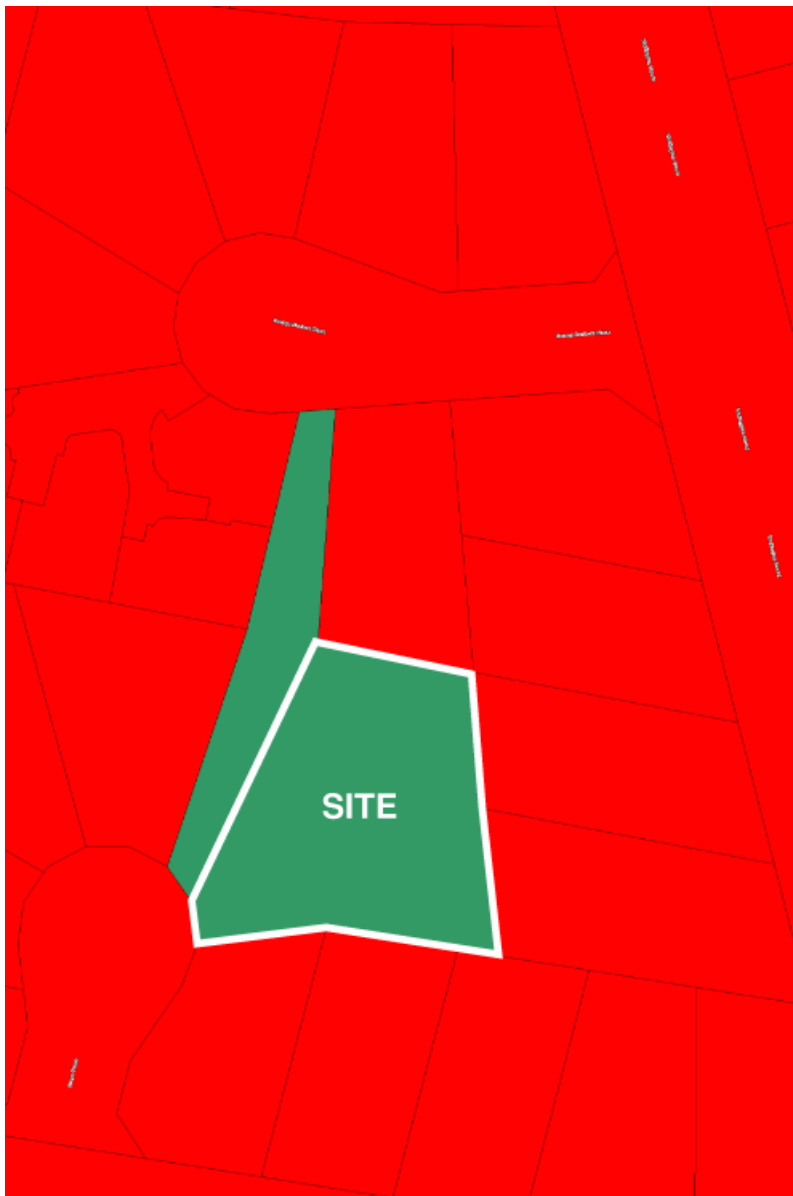
The reduction in the range of uses, whilst including Residential under the General Residential Zone provisions provides any future owners of the site more opportunities to use the site in context to the surrounding land. The site directly abuts General Residential Zone land and clearly sits within a defined residential development area within the township.

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

It is considered that the change will not have any unreasonable impact on the residential zoned properties to the south and east of the site. Notably this lot is currently vacant.

#### 4.2 Zone and Land Use

The land is in the Open Space Zone and within the Longford Specific Area Plan.



<sup>^</sup> Current Zone Map (extract) – Red (General Residential), Green (Open Space).





#### 4.3 Subject Site and Locality

The subject site is a 1307m<sup>2</sup> irregular shaped lot situated on the eastern side of the cul-de-sac of Bruce Place. The site is vacant, formerly part of a larger parcel which created Lot 1 (subject site) and Lot 2. Lot is to remain in the Open Space zone and provides for connectivity between Bruce Place and George Hudson Place. The land is approximately 700m from the park and playground in Lewis Street West and 350m from the new park in Laycock Street.

The site is situated adjacent to Open Space to the west, and single dwellings to the north, east and south. On the western side of Bruce Place, single dwellings are also located.



*^Photograph of subject site*



^ Aerial View of Subject Site

#### 4.4 Permit/Site History

- PLN-23-0230 – 2 Lot Subdivision

#### 4.5 Notice to agencies and State authorities

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

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

##### Planning Policy Unit

The Planning Policy Unit responded to the notification on the 11<sup>th</sup> June 2025 and confirmed that:

*“the Transport and Strategy, Housing, Infrastructure and Planning areas of the Department of State Growth have no comment to make on the proposed rezoning”.*

##### TasWater

TasWater responded to the notification on the 11<sup>th</sup> June 2025 with a Submission to Planning Authority Notice TWDA 2025/00629-NMC saying they do not object to the draft amendment and have no formal comments to the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

#### 4.6 Notice of exhibition in relation to the draft amendment

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

- (1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.
- (2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.
- (3) The exhibition notice is to –
  - (a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and



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

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

#### **4.7 Assessment Against LPS Criteria**

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

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

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

***(b) is in accordance with section 32***

Under section 32:

- (3) An LPS may, if permitted to do so by the SPPs, include*
  - (a) a particular purpose zone...*
  - (b) a specific area plan, being a plan consisting of –*
    - (i) a map or overlay that delineates a particular area of land; and*
    - (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.*
  - (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.*
- (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
  - (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
  - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

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

***(c) furthers the objectives set out in Schedule 1***

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

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

The proposed rezoning will not impact the attainment of this objectives. The site is an urban lot.

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

The proposed rezoning of the land from Open Space to General Residential represents a fair, orderly and sustainable use of air, land and water. As the name implies, the Open Space Zone is to provide for land for open space purposes. The Council, as the current owner of the asset, has determined that the site is to be sold (min. ref. 22/196). An area of land zoned Open Space abutting the land is sufficient for the purpose of providing for pedestrian connectivity between Bruce Place and George Hudson Place. There is no loss of availability of other Open Space or Recreation Zoned land in the town when the site is sold on. The rezoning to General Residential provides any future purchaser with opportunities to use and develop the site consistently with the zoning of other properties in Bruce Place.

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



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

(d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)*  
The rezoning will allow a future owner of the site opportunities to use and development the site for Residential uses permissible within the General Residential Zone. The rezoning therefore creates the opportunity for future housing development in the town.

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

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

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

(a) *to require sound strategic planning and co-ordinated action by State and local government*

The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy.

The site is located within the Urban Land Use area as shown in Map D1 of NTRLUS and within the regional framework. The land is within the developed urban settlement area and assessed against the goals of the strategic planning frameworks as follows:

<b>C4.1 Goal 1: Economic Development</b> <b>To facilitate economic development and productivity through integrated land use and infrastructure planning.</b>
<b>Strategic Direction G1.1</b> <b>Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.</b>
<i>Response:</i> <i>The site is identified within a Supporting Consolidation Area within Map D1 within the NTRLUS. A supporting consolidation area is defined as an urban growth area. The site is a vacant and highly underutilised parcel of land that would allow future residential growth opportunities.</i>
<b>Strategic Direction G1.2</b> <b>Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.</b>
<i>Response:</i> <i>The rezoning would allow infrastructure and transport opportunities to be considered at a future stage.</i>
<b>Strategic Direction G1.3</b> <b>Develop a thorough understanding of key industry needs, including future demand and location requirements.</b>
<i>Response:</i> <i>The site is located within a populated and accessible part of the Northern Midlands municipality, within the township of Longford. Noting the current housing market and access to vacant greenfield residential sites, the rezoning would assist in future housing supply.</i>
<b>C4.2 Goal 2: Liveability</b> <b>To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.</b>
<b>Strategic Direction G2.1</b> <b>Identify Urban Growth Areas to advance a sustainable urban settlement pattern.</b>
<i>Response:</i> <i>The site is identified as an urban area under the NTRLUS. The inclusion of the site into a residential zoning is consistent with the settlement pattern of the area.</i>
<b>Strategic Direction G2.3</b> <b>Promote local character values.</b>
<i>Response:</i> <i>The site itself is currently somewhat out of place, being a large vacant vegetated site within the surrounding local mixed use character of the area, consisting of residential development. The rezoning would allow for the promotion of the existing values of the area.</i>





<b>Strategic Direction G2.2</b> <b>Plan for socio-demographic changes.</b>
<i>Response:</i> <i>The general residential zone would allow for an appropriate density of future development. Such lot is not out of place within the area, noting the general residential zoned land abutting the site.</i>
<b>Strategic Direction G2.4</b> <b>Enhance social inclusion.</b>
<i>Response:</i> <i>The site is within close proximity to the activity centre of Longford, schools, parks, and services. The creation of new residential land would ensure further social inclusion into the future.</i>
<b>C.4.3 Goal 3: Sustainability</b> <b>To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.</b>
<b>Strategic Direction G3.1</b> <b>Promote and protect the Region's unique environmental assets and values.</b>
<i>Response:</i> <i>The site does not contain any environmental overlays.</i>
<b>Strategic Direction G3.2</b> <b>Establish planning policies to support sustainable development, address the impacts of climate change, improve energy efficiency and reduce environmental emissions and pollutants.</b>
<i>Response:</i> <i>Future development would be required to address any impacts of climate change, energy efficiency, environmental emissions and pollutants, as they would be relevant and prescribed under the planning scheme.</i>
<b>C.4.4 Goal 4: Governance</b> <b>To provide cooperative and transparent leadership and regionally supportive local governance structures to advance integrated strategic land use objectives/outcomes, including the goals, strategies and policies of the RLUS.</b>
<b>Strategic Direction G34.1</b> <b>Advance regional leadership.</b>
<i>Response:</i> <i>The amendments are required to address all relevant sections of the regional strategy, state, and local policies. This report has considered all of these and is supportive of the change to the current planning scheme.</i>

In order to ensure the above, the proposed amendment is considered against a number of policies and actions within the Strategy. The relevant to the assessment are:

- Regional Land Use Categories
- Regional Planning Policies
- Regional Activity Centre Network Policy
- Regional Infrastructure Network Policy
- Regional Economic Development Policy

The relevant policies and actions in the NTRLUS are detailed as follows:

### **Regional land use categories**

#### **D.1 Introduction to Categories**

The proposed Amendment seeks to rezone a single parcel of land in Longford which is aligned with the Urban Growth Areas as shown in Map D.1 Regional Framework Plan



### D.1.1 Purpose of Categories

The proposed Amendment will be reflected in Northern Midlands Tasmanian Planning Scheme through land use zones.

### D.2.1.1 Urban Growth Areas

The site is within a supporting consolidation area. Supporting Consolidation Areas:

- Comprising land in established suburbs which is separate from Priority Consolidation Areas as shown in the Regional Framework Plan Maps D.1, D.2 and D.3;
- Support reliable and effective transportation and reduce vehicle dependency; Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas;
- Promote cohesive communities;
- Support a wide range of services and facilities;
- Support access to existing or planned activity centres; and
- Comprise a suitable and complementary mix of land uses to support the Regional Settlement Hierarchy and the Regional Activity Centre Hierarchy.

Section D2.1.1 of the NTRLUS offers the key principles for urban growth areas. The relevant principles for this amendment are listed below, with a response.

- The Urban Growth Areas aim to provide for a well-planned region of distinct cities, towns and villages that:
  - Maintains the integrity of 'intra-regional' open space green breaks;
  - Minimises impacts on natural resources;
  - Maximises the use of major transport and water and sewerage infrastructure (committed and/or planned);
  - Enables efficient physical and social infrastructure, including public transport;
  - Has ready access to services and employment; and
  - Ensures significant non-residential activities will meet specific location, infrastructure and site requirements.

#### Response:

*The site is important in terms of its location, being located within the desirable township of Longford, and in close proximity to the Longford District Service Centre area. The rezoning would not impact significantly on open space areas nor natural resources. It is within walking distance to Wellington Street, a major transport road, and through its proximity to Marlborough Street, makes the location easily accessible. The site is located within proximity to reticulated services.*

- Development opportunities will increase the capacity of the existing Urban Growth Areas, unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.

#### Response:

*Council considers that the location of the site being within an urban growth area means there is no requirement for a local strategy. The rezoning would allow for a coordinated approach for development opportunity.*

- Land within the Urban Growth Areas illustrated in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorised by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.

#### Response:

*The site is immediately adjacent to land zoned for urban development, residential. The amendment seeks to expand the residential component of area but nonetheless maintaining the existing potential for urban development.*

- Land considered for rezoning within or contiguous to an Urban Growth Area should:
  - Be physically suitable;
  - Exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change;
  - Exclude areas with significant biodiversity values;
  - Be appropriately separated from incompatible land uses; and





- Be a logical expansion of an existing urban area or be of sufficient size to support efficient social and economic infrastructure.

Response:

*The site is a vacant and developable parcel of land, with minimal constraints. There are no natural hazards on site that pose an unacceptable risk, noting consideration of such hazards are able to be considered at a planning application stage. The property is of a sufficient size and appropriate location to expand on the general residential zoning in the street.*

- As a guide, any investigations to support growth within or contiguous to Urban Growth Areas should include an assessment of the following matters where relevant:
  - the identification of existing land use;
  - for proposed planning scheme amendments within, or contiguous to, the urban growth areas shown in Map D.1, an analysis of residential supply and demand for the Greater Launceston Area (The Greater Launceston Area is the contiguous, urban extent of the Regional City and includes the Legana and Hadspen settlements, as generally indicated in Map D.1.);
  - for areas not shown in Map D.1, an analysis of residential supply and demand for the relevant individual settlement identified in Table E.1;
  - an analysis of growth opportunity based on local strategy for the relevant settlement.
  - an analysis of the potential loss to the agricultural estate including prime agricultural land;
  - the impact on agricultural productivity and infrastructure, and
  - other resources;
  - the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure);
  - the potential for land use conflict with nearby uses if residential development were to occur;
  - the potential impact on the efficiency of the State road and rail networks;
  - the potential impact on, and fettering of, existing extractive industries (and potential to sterilise strategic mineral resources),
  - an assessment of natural, cultural and landscape values;
  - an assessment of natural or other hazards; and
  - the potential for conflict with State policies.

Response:

*When considering the above, it is important to recognise the wording 'as a guide' when determining compliance with the key principle.*

*The proposal supports growth within an identified urban growth area. The proposal is simply expanding on the existing general residential zoning in the area, to make a more cohesive and appropriately aligned land use pattern.*

*The proposal will see an extra 1,307m<sup>2</sup> of residential land replace open space land on the site.*

## Regional Planning Policies

Section E of the RLUS sets out the regional policies and key planning policies and actions.

### E.2 Regional Settlement Network Policy

Regional Settlement Networks	
Policy	Action
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and	RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how



<p>opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</p>	<p>development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</p> <p>RSN-A2 Land supply will be provided in accordance with the Key Principles through local strategy for Urban Growth Areas which include:</p> <ul style="list-style-type: none"> <li>• Priority Consolidation Areas</li> <li>• Supporting Consolidation Areas</li> <li>• Growth Corridor</li> <li>• Future Investigation Areas.</li> </ul> <p>RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilized land.</p>
<p>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</p> <p>RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.</p>	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.</p> <p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; <i>ageing in home</i> options should be provided.</p> <p>RSN-A6 Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p> <p>RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.</p> <p>RSN-A8 Identify areas with existing mixed land use patterns, and/ or <i>Brownfield</i> areas adjacent to activity centres, for mixed use redevelopment and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</p>

Response:

*The proposal does not seek to establish a new residential settlement but expands on an existing residential location. The key principles of the Supporting Consolidation area have been discussed further in this report, with the amendment deemed to be consistent. The zoning allows flexibility for differing residential types on an underutilised parcel of land. The site is fully serviced.*



Housing Dwellings and Densities	
Policy	Action
RSN-P4 Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.	RSN-A9 Undertake a regional dwelling yield analysis.
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.
RSN-P6 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	RSN-A11 Clearly identify settlement boundaries at the local level for all significant activity centres.
RSN-P7 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services	RSN-A12 Encourage well-designed new urban communities through detailed planning provisions.

Response:

*The expansion of the general residential zone will allow for more housing choice through the larger lot size. The proposal would allow for an approximate extra three houses on a constrained site that is fully serviced. The relatively low increase in future housing potential does not warrant an overall regional yield analysis, especially considering the site is located within an urban area.*

Integrated Land Use and Transport	
Policy	Action
RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors
RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.	
RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.	
RSN-P11 Coordinate land use and transport	RSN-A15



<p>planning and the sequence of development with timely infrastructure provision.</p> <p>RSN-P12 Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.</p>	<p>Planning will be informed by the <i>Northern Integrated Transport Plan</i> (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:</p> <ul style="list-style-type: none"> <li>identifying transport demands and infrastructure required;</li> <li>protecting key transport corridors from incompatible land uses; and</li> <li>creating sustainable land use patterns that maximise efficient use of all future transportation modes ie. road/rail, freight routes (including land and sea ports); and</li> <li>public transport, pedestrian and cyclists networks.</li> </ul>
<p>RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.</p> <p>RSN-P14 New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.</p>	<p>RSN-A16 Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.</p>

**Response:**

*Access to the site is via Bruce Place. This street connects onto Hobhouse Street and is within close proximity that would allow easy transport connections to the north and south. The site is strategically well located to allow the road network to handle any increase in traffic, which is likely to be minimal.*

**E.4 Regional Infrastructure Network Policy**

Specific Policies and Actions	
Policy	Action
RIN-P1 Coordinate, prioritise and sequence the supply of infrastructure throughout the region to match the settlement framework.	RIN-A1 Liaise with relevant state agencies including the Department of State Growth to develop transport initiatives.
RIN-P2 Identify infrastructure capacity, need and gaps in current provision to meet requirements for projected population and economic activity.	RIN-A2 Liaise with relevant state agencies, including the Department of State Growth, to develop infrastructure strategies for Northern Tasmania.
RIN-P3 Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.	RIN-A3 Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.
RIN-P4 Recognise the Department of State Growth Road Hierarchy and protect	RIN-A4 Recognise the operation and future expansion potential of key intermodal facilities, particularly the three major seaports and



<p>the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operations.</p> <p>RIN-P5 Recognise the region's port, airport and other intermodal facilities (existing and planned), including operations, and protect from development that will preclude or have an adverse impact on existing and future operations.</p>	<p>the Launceston Airport and protect from surrounding incompatible uses by applying appropriate zoning and buffers in planning schemes.</p> <p>RIN-A5 Provide that appropriate planning mechanisms are in place to facilitate the potential Bell Bay Port Intermodal Expansion (subject to Federal Government funding).</p> <p>RIN-A6 Provide for use and development nearby Launceston Airport that supports and complements the airport's role and does not adversely impact on its current or future operation. Note: The area immediately surrounding some airports is subject to Commonwealth legislation, which overrides State legislation.</p> <p>RIN-A7 Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting development that would compromise safe and efficient operations of existing and future planned road and rail corridors.</p> <p>RIN-A8 Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include:</p> <ul style="list-style-type: none"> <li>• Midland Highway</li> <li>• Illawarra Main Road</li> <li>• Bass Highway</li> <li>• Tasman Highway</li> <li>• Birralee Frankford Main Road/West Tamar/Batman Highway corridor</li> <li>• West Tamar Highway from Launceston to Frankford Main Road</li> <li>• East Tamar Highway</li> <li>• Bridport Main Road</li> <li>• Tasman Highway from Scottsdale to Ringarooma Main Road</li> <li>• Tasman Highway from Esk Main Road to St Helens</li> <li>• Lilydale Main Road from East Tamar Highway to Lalla Road (Golconda Road)</li> <li>• Bell Bay Main Road</li> <li>• Esk Main Road</li> <li>• Evandale Main Road from Midland Highway to Launceston Airport and</li> <li>• Kings Meadows Main Road.</li> </ul> <p>Other local roads that may require protection include Bathurst and Wellington Streets, forestry freight routes - Mathinna Plains Road, the northern section of Camden Road and Prossers Road.</p> <p>RIN-A9</p>
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	Apply appropriate zoning and/or other mechanisms within planning schemes to support planned future roads.
<p>RIN-P6</p> <p>Facilitate and encourage active modes of transport through land use planning</p>	<p>RIN-A10</p> <p>Roads created in new subdivisions are to be designed and constructed to meet the needs of all users and to reinforce the function, safety and efficiency of the road.</p> <p>RIN-A11</p> <p>Future subdivision design is to allow for permeability and connectivity in the transportation network.</p> <p>RIN-A12</p> <p>Incorporate guidelines and other relevant subdivision design codes into planning schemes to address facilities for walking and cycling.</p> <p>For example, guidelines may provide that:</p> <ul style="list-style-type: none"> <li>• Lot layouts and buildings must provide for connection to adjacent local roads, open space, trails, pedestrian, cycle and bus routes; and</li> <li>• Roads are designed and constructed to meet the needs of all users and to reinforce the functions, safety and efficiency of the road or communal driveway.</li> </ul> <p>RIN-A13</p> <p>Provide for provision for on and off-road cycle facilities, including shared pathways and associated engineering considerations, is addressed by local planning policy.</p> <p>RIN-A14</p> <p>Future specific or Local Area Development plans are to provide for linkages to cycling networks.</p> <p>RIN-A15</p> <p>Local Area Development Plans are to promote walking and provide for a network of local walking routes.</p> <p>RIN-A16</p> <p>Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails and cycle and bus routes.</p> <p>RIN-A17</p> <p>Planning schemes are to require that use and development proposals which attract high numbers of people include provision for bicycle parking facilities in parking requirements, where appropriate.</p>
<p>RIN-P7</p> <p>Facilitate an efficient and convenient public transport system through land use planning.</p>	<p>RIN-A18</p> <p>Provide for future higher density residential areas, mixed use developments and new commercial areas to be integrated with public transport services.</p> <p>RIN-A19</p> <p>Provide for new urban subdivisions to be designed to cater for buses (road width, junction/roundabout design, entry and exit</p>





	<p>points) and are designed in accordance with Australian Standards.</p> <p>RIN-A20 Subdivision design is to provide interconnected road layouts, minimises the use of cul-de-sacs, and promotes an efficient and contiguous public transport service, including cyclist and pedestrian movement.</p> <p>RIN-A21 Consult and engage with public transport service providers in the concept design phase to determine if an area can be serviced by public transport, considering public transport networks and subdivision design.</p> <p>RIN-A22 Encourage residential densities in new urban development that supports more cost effective delivery of public transport services.</p> <p>RIN-A23 Provide for new urban development to be located adjacent to existing and preferably mixed-use areas to reduce travel requirements and distances.</p> <p>RIN-A24 With reference to the Regional Framework Plan Maps D.1, D.2 and D.3 identify higher density residential areas, mixed-use development and new commercial areas to support greater access and use of public transport services, particularly in areas that have higher frequency services.</p>
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Response:

*The capacity for servicing is available subject to relevant requirements.*

- (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*

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

- (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*

The site is connected to full reticulated services. The effects on the environment are extremely low. The amendment will provide for social and economic outcomes in that it will allow for future housing opportunities on what is currently an under utilised parcel of vacant land.

- (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*

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

- (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*

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



- (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*

The General Residential provisions are appropriate to control use and development at the site in the future to ensure a pleasant, efficient and safe environment for working, living and recreation.

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

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

- (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*

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

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

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

**(d) *is consistent with each State policy***

**State Policy on the Protection of Agricultural Land 2009**

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

**Tasmanian State Coastal Policy 1996**

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

**State Policy on Water Quality Management 1997**

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

**National Environmental Protection Measures (NEPMs)**

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

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

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

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

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

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

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

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

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

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

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

Place: Nurture our heritage environment



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

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

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

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

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

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

## 5 OPTIONS

### Decision in relation to request

The planning authority can:

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

### Preparation of draft amendment

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

### Certification of draft amendment

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

## 6 DISCUSSION

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

## 7 ATTACHMENTS

1. Folio Plan-188712-1 [11.4.1 - 1 page]
  2. Folio Text-188712-1 [11.4.2 - 1 page]
  3. P D 25 46294 2 BRUCE P L, LONGFORD 5 - Submission to Planning Authority Notice - Conditions DA 202 [11.4.3 - 1 page]
  4. PPU response [11.4.4 - 2 pages]
-

## 11.5 DRAFT AMENDMENT 14/2024: REZONE 4 RIDGESIDE LANE, 38 ARTHUR STREET, 95 LOGAN ROAD AND PART OF 211 LOGAN ROAD, EVANDALE AND APPLY A MODIFIED EVANDALE SPECIFIC AREA PLAN TO THE LAND

File: 13/026/007/178; PLN24-0030  
Responsible Officer: Des Jennings, General Manager  
Report prepared by: John Ayers, JDA Planning Pty Ltd (Consultant)

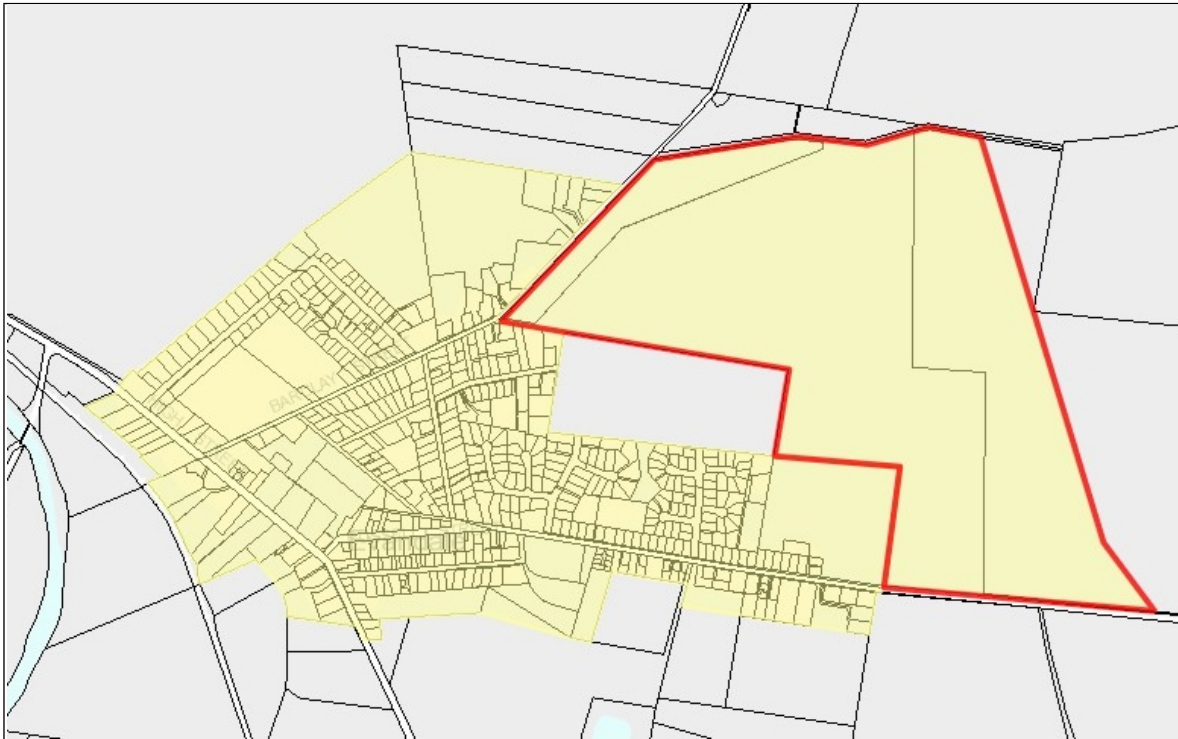
### RECOMMENDATION

- A. That, pursuant to section 38(2)(a) and section 40D of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare draft amendment 14/2024 to the Northern Midlands Local Provisions Schedule, which includes modifications to the applicant's request pursuant to section 40F(2)(b) of the Act, as follows:
- To rezone the land at 4 Ridgeside Lane, 95 Logan Road & part of 211 Logan Road, Evandale, from the Agriculture Zone to the General Residential, Rural Living, Local Business, Community Purpose, and Open Space zones as shown in Figure A1 below:



Figure A1 – Location of Proposed Zones

- To rezone the land at 38 Arthur Street, Evandale, from the Agriculture Zone to the General Residential Zone.
- To apply the Evandale Specific Area Plan to 4 Ridgeside Lane, 95 Logan Road and part of 211 Logan Road as shown within the red border in Figure A2 below:



**Figure A2** – Location of Proposed Evandale Specific Area Plan within red border. Existing Evandale Specific Area plan in yellow, outside or red border.

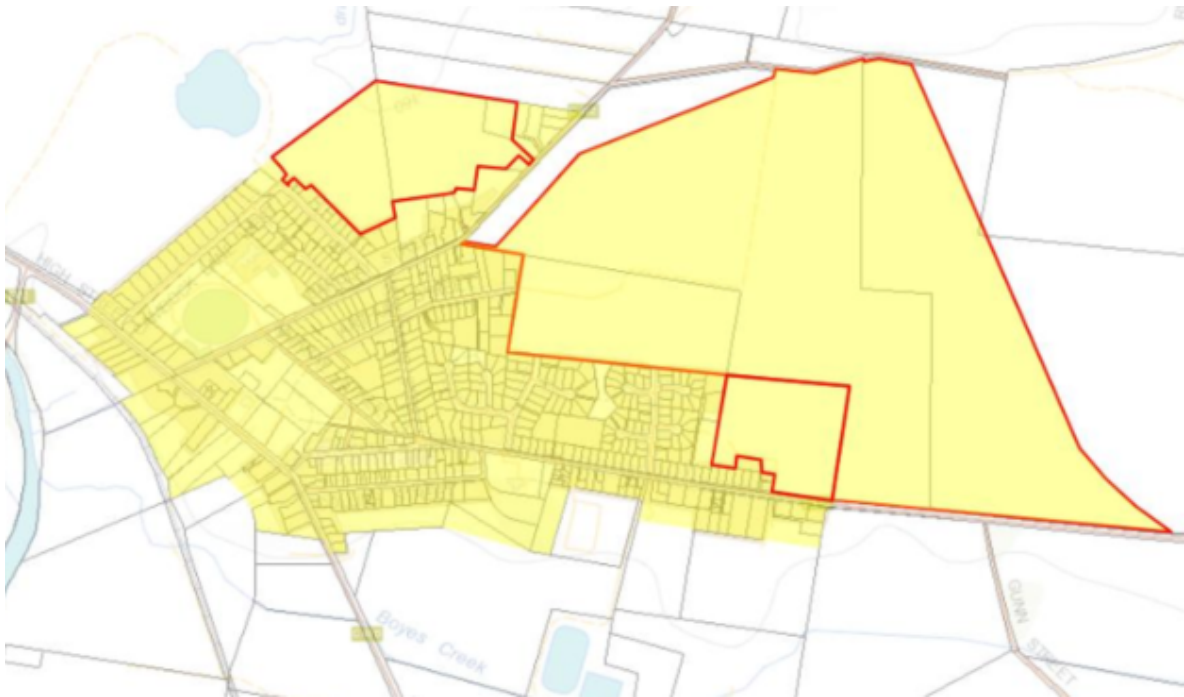
4. To apply the Evandale Specific Area Plan to 38 Arthur Street, Evandale.
5. Delete clause NOR-S5.2.4 and insert a new clause NOR-S5.2.4 as follows:  
“Precinct Plan NOR-S5.2.4 applies to the area of land designated as Evandale Expansion Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.4”.
6. Insert a new clause NOR-S5.2.5 as follows:  
“Precinct Plan NOR-S5.2.5 applies to the area of land designated as Arthur Street Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.5”.
7. Insert a new clause NOR-S5.2.6 as follows  
“In the area of land this plan applies to, the provisions of the specific area plan are in substitution for and are in addition to the provisions of:
  - (a) General Residential Zone; and
  - (b) Rural Living Zone; and
  - (c) Local Business Zone; and
  - (d) Community Purpose Zone; and
  - (e) Open Space Zone; and
 as specified in the relevant provisions”.
8. Amend clause NOR-S5.3 by deleting “This sub-clause is not used in this specific area plan” and inserting the following:

Reference Number	Area Description	Local Area Objectives
NOR-S5.3.1	Evandale Expansion Area shown on an overlay map as NOR-S5.3.1	<p>The Local Objectives for the Local Business Zone are:</p> <p>(a) To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area and support the staged and sequential growth of the township.</p>



		<p>(b) To ensure the type and scale of use and development is compatible with the established character of the township and avoids unnecessary duplication of businesses/services.</p> <p>(c) To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</p>
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9. Amend the overlay maps by inserting a map with boundaries aligning with the Local Business Zone shown in Figure A1 above, and the notation 'NOR-S5.3.1'.
10. Amend clause NOR-S5.8.1 by deleting "This clause is in addition to General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design" and inserting "This clause is in addition to General Residential Zone – clause 8.6.1 Lot design, Rural Living Zone – clause 11.5.1 Lot design, Local Business Zone – clause 14.5.1 Lot design, Community Purpose Zone – clause 27.5.1 Lot design, and Open Space Zone – clause 29.5.1 Lot design.
11. Amend clause NOR-S5.8.1 by deleting "NOR-S5.2.2 and NOR-S5.2.3" and inserting "NOR-S5.2.2, NOR-S5.2.3, NOR-S5.2.4 and NOR-S5.2.5" within the Acceptable Solution A1.
12. Amend clause NOR-S5.8.1 by deleting "NOR-S5.2.2 and NOR-S5.2.3" and inserting "NOR-S5.2.2, NOR-S5.2.3, NOR-S5.2.4 and NOR-S5.2.5" within Performance Criteria P1.
13. Amend clause NOR-S5.8.3 by deleting "NOR-S5.2.2 and NOR-S5.2.3" and inserting "NOR-S5.2.2, NOR-S5.2.3, NOR-S5.2.4 and NOR-S5.2.5" within the Objective.
14. Amend Figure NOR-S5.2.1 by deleting the existing figure and inserting a new figure in accordance with the figure below, modified to place a red border around 38 Arthur Street, and modified so that 4 Rideside Lane is consistent with Figure A2 above.



15. Amend Figure NOR-S5.2.3 by deleting "Figure NOR-S5.2.3 Logan Road Development Precinct Masterplan (outlined in black) as required by clause NOR-S5.2.2, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.2 A1" and inserting "Figure NOR-S5.2.3 Logan Road Development Precinct Masterplan (outlined in black) as required by clause NOR-S5.2.3, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.3"



16. Insert a new Figure NOR-S5.2.4 – Evandale Expansion Development Precinct Masterplan for 4 Ridgeside Lane, 95 Logan Road and part of 211 Logan Road contained within the outer buff coloured line and in accordance with the figure below:

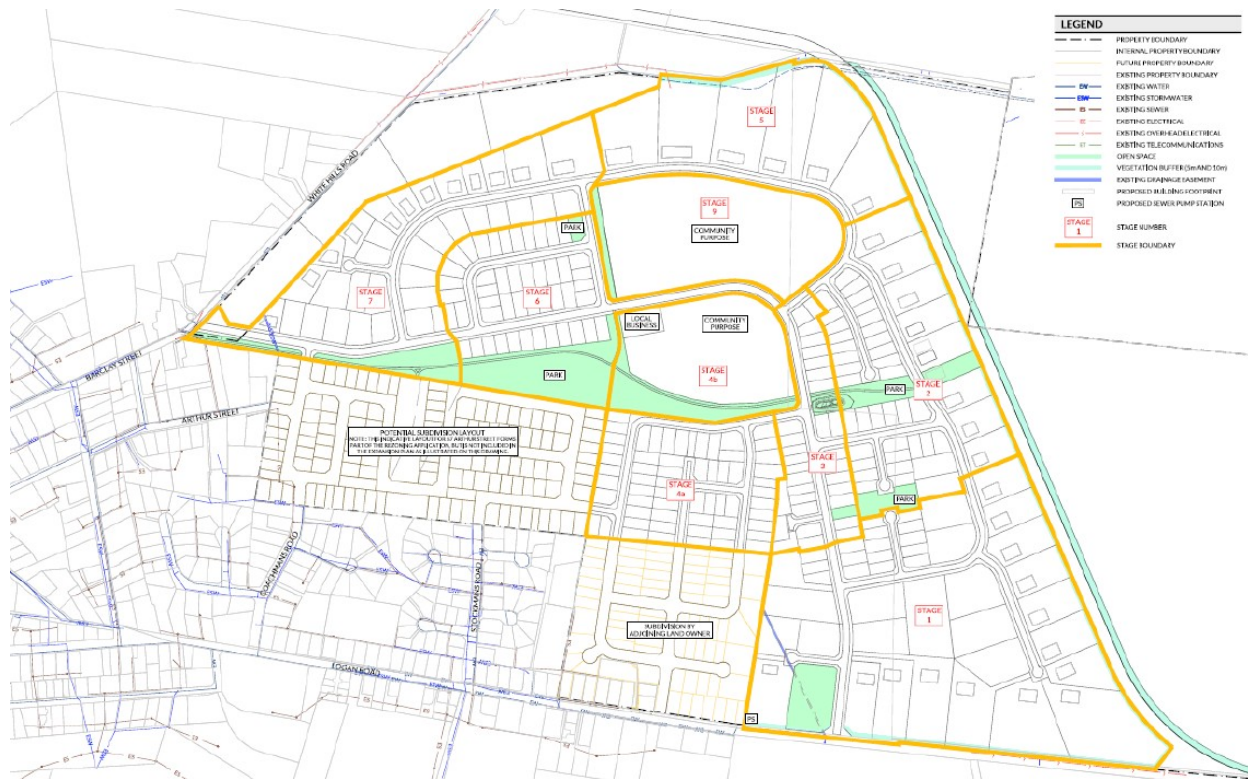
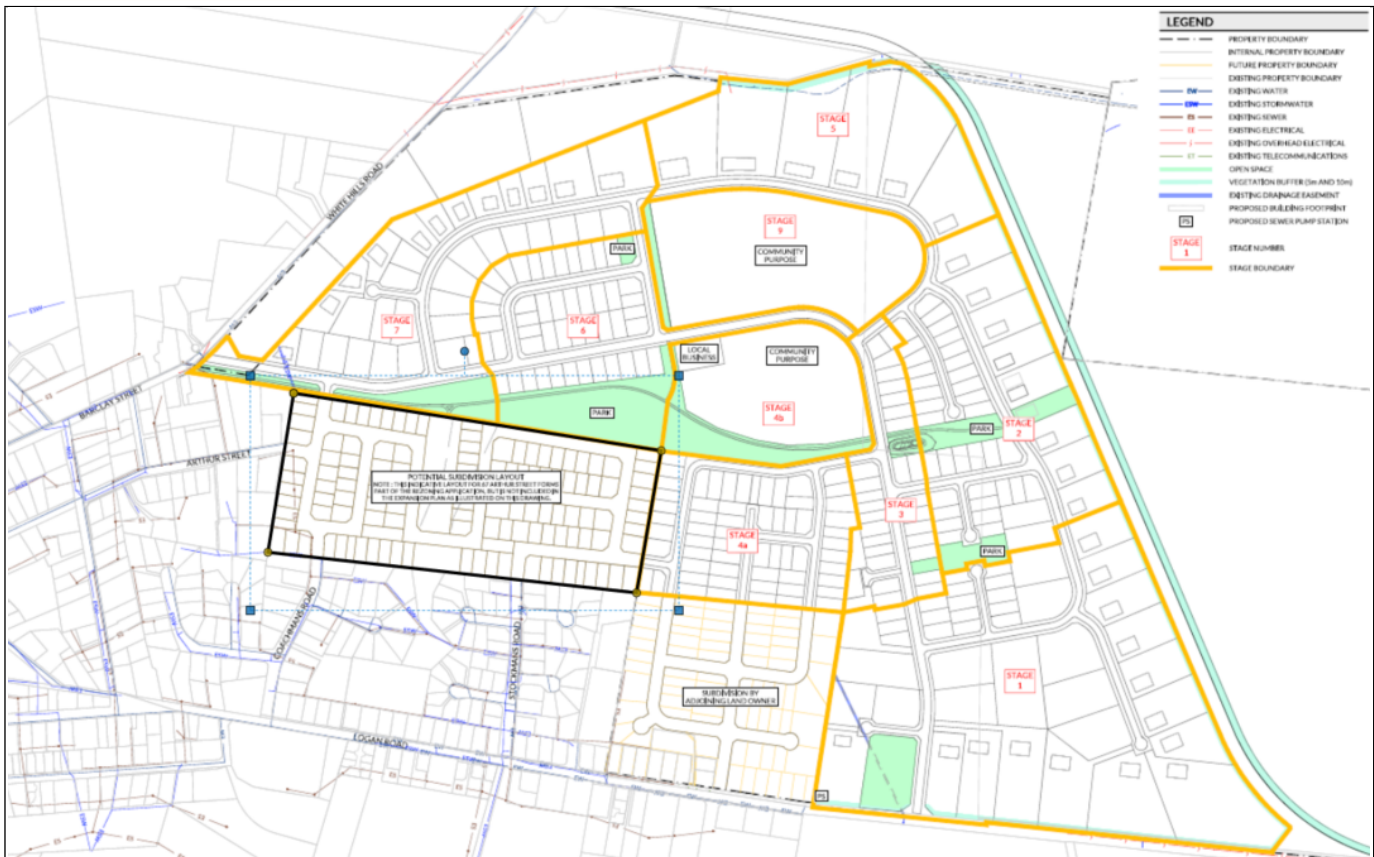


Figure NOR-S5.2.4 Evandale Expansion Development Precinct Masterplan as required by clause NOR-S5.2.4, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.3.

17. Insert a new Figure NOR-S5.2.5 – Arthur Street Development Precinct Masterplan for 38 Arthur Street, in accordance with the figure below but deleting the worded notation:



*Figure NOR-S5.2.5 Arthur Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S5.2.5, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.3.*

- B. That, pursuant to section 40F of the *Land Use Planning and Approvals Act 1993*, Council as planning authority certifies that draft amendment 14/2024 meets Section 34 LPS criteria of the Act; and
- C. That, pursuant to section 40G and 40H of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the draft amendment on public exhibition for 28 days.

## 1 INTRODUCTION

This report assesses a draft amendment to the Northern Midlands Local Provisions Schedule to expand the area referenced in the Evandale Specific Area Plan on the overlay maps NOR-S5.0 and Figure S5.2.1. The amendment is referred to as the **Evandale Expansion Plan**.

The application requests an amendment to the *Tasmanian Planning Scheme – Northern Midlands 2022* (the Scheme). The amendment seeks to rezone approximately 80ha of land to the east of the Evandale township. The proposal will provide additional residential land (approx. 64ha) providing for up to 263 allotments ranging in size from 550m<sup>2</sup> to 1ha. The proposal allows the development of normal size residential lots 550m<sup>2</sup> to 850m<sup>2</sup> and lifestyle lots with larger sizes ranging from 1,200m<sup>2</sup> to 1 ha.

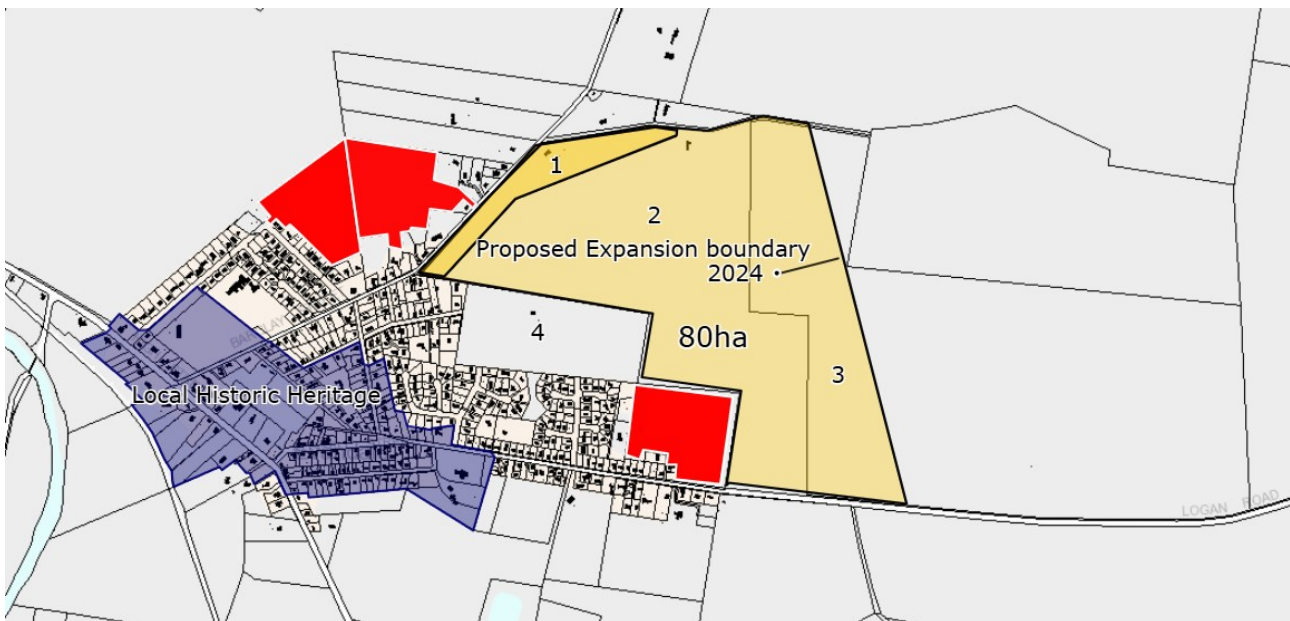
The 78 to 80ha of land which will be developed in accordance with the proposed *Evandale Expansion Plan* includes 6ha of public open space, an area for local business (2,800m<sup>2</sup> ) designed to service the local area and two community purpose areas providing for demand in future aged care, childcare and associated medical facilities (6.2ha). A further 3.7ha is proposed for potential community services/affordable housing.

Development of the land would proceed over a period of 10-15 years in 8 stages, each subject to planning applications and the grant of planning permits.

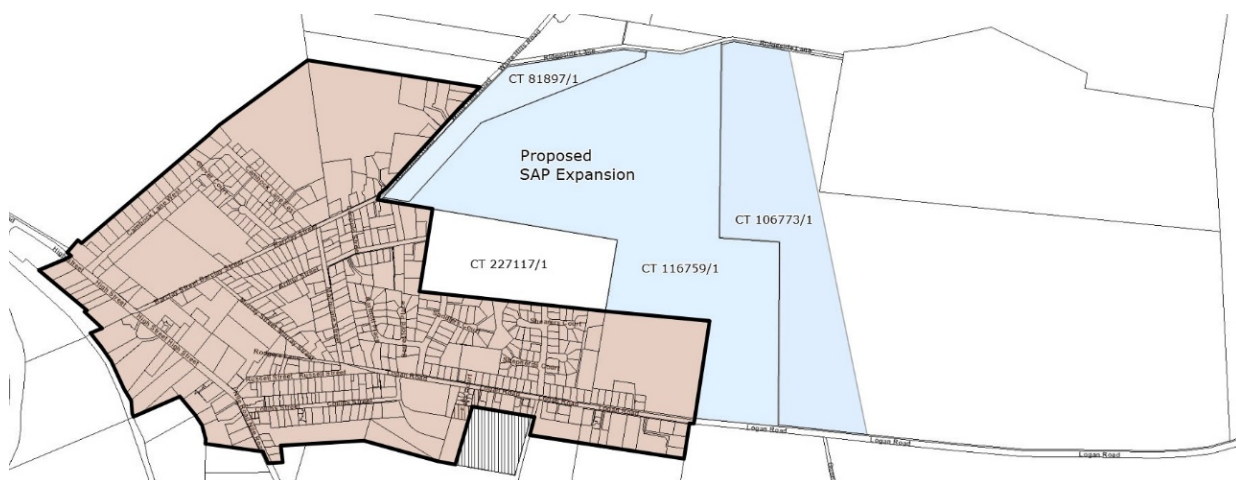
In short, the application proposes the expansion of the existing Evandale Specific Area Plan to incorporate the extended area, and an amendment to the Northern Regional Land Use Strategy to expand the Urban Growth Area for Evandale so

as to include the Expansion Plan. The land in Evandale subject of the application is – **Ridgeside Lane (1); 95 Logan Road (2); 211 Logan Road (3) part only; 8 Arthur Street (4).**

Figure 1 below shows the subject properties annotated 1, 2 and 3 totaling an area of approximately 78ha within the proposed Expansion area. 38 Arthur Street (4) does not form a part of the proposed SAP expansion but would be rezoned to a residential classification. A preliminary subdivision plan for 38 Arthur Street demonstrates the possible provision of 122 lots, if the site is rezoned. Excluding 38 Arthur Street from the SAP expansion raises a question as to how the eventual development of the property is to be treated. The purpose of the scheme amendment to include the expanded area within the SAP is to ensure future development is in keeping with the principles of these existing provisions. If the amendment is initiated, the treatment of 38 Arthur Street and its relationship to the SAP is an issue to be resolved particularly given the site's location contiguous the town's current development boundary.

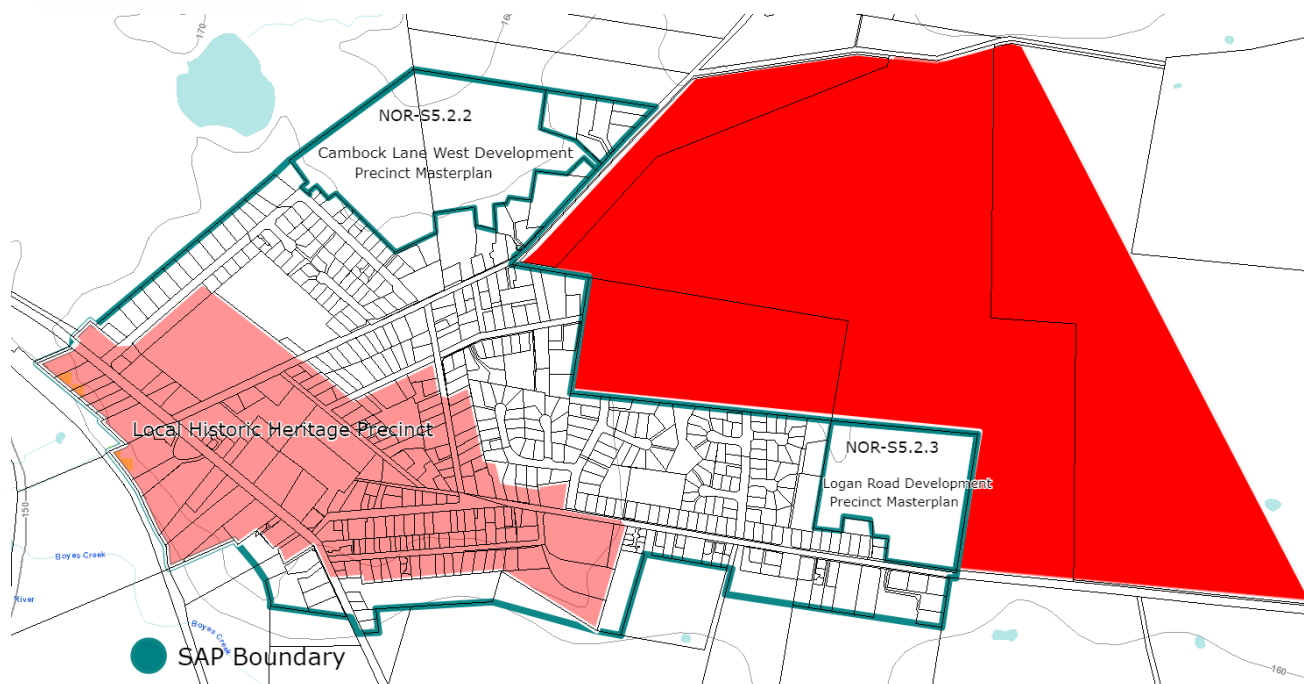


^Figure 1 – Subject Sites 1, 2, 3, & 4.



^Figure 2 – Proposed expansion of existing Evandale Specific Area Plan (SAP) in blue. Existing SAP boundary within black line.





**Figure 3** – Existing SAP boundary including development sites NOR S5.2.2 Cambock Lane West Development Precinct Masterplan and NOR S5.2.3 Logan Road Development Precinct Masterplan. Local Historic Heritage Precinct in light red. Proposed rezoning area in dark red.

**Table 1 Specialist reports provided with application:**

Planning Report V7 (2025)	Ireneinc Planning & Urban Design
Traffic Impact, Preliminary Environmental and Geotechnical assessments and Revision 02	Pitt & Sherry
Stormwater/Civil Concept Design reports (2023) including subdivision Staging Plan (2024) Engineering Services report Rev C; Preliminary Flood Hazard Assessment report Rev B	MRC
Supply Demand & Cost Benefit Analysis 2023 & Supplementary update to Residential Supply & Demand Analysis (2024)	SGS Economics
Agricultural Report 2023; & Supplementary report V2.	Pinion Advisory
Aboriginal Heritage & Historic Heritage Assessment (2023)	Cultural Heritage Management Australia (CHMA)
Bushfire Hazard Management Plan (2023)	Ireneinc Planning & Urban Design
Natural Values Report (2023)	Nest
Evandale Development Plan (2012); Prepared for Northern Midlands Council	Pitt & Sherry
Ridgeside Lane Community Engagement Report July 2018	NOA Group
Summary of Community Consultation (2024)	Incorporated in Ireneinc report

## REZONING APPLICATION SPECIALIST REPORTS (a)-(i)

### (a) TRAFFIC IMPACT ASSESSMENT – Pitt & Sherry

The report reviews traffic generation and the capacity of the local network, analysing the post development traffic (issues) and network performance assuming full development.

The report reviewed tube count data along Barclay Street/White Hills Road in addition to which vehicle turning movement counts were undertaken for a 24-hour period at the following intersections:

High Street/ Cambock Lane intersection (sign-controlled T-intersection)

High Street/ Barclay Street intersection (sign-controlled T-intersection)

High Street/ Russell Street intersection (sign-controlled T-intersection)  
Barclay Street/Macquarie Street/Cambock Lane intersection (sign-controlled cross intersection) and  
Russel/Macquarie Street intersection (sign-controlled T-intersection).



**Figure 4** – Extract Evandale Expansion Masterplan: Traffic Impact Assessment Rev 02(2024) Pitt & Sherry p.2

These intersections were selected because they are likely most affected by the masterplan development. It was determined from the survey data that the weekday network AM peak hours occurs between 8:30am and 9:30am and weekday PM peak hour occurs between 4:45pm and 5:45pm. The Sunday midday peak hour was determined to occur between 10:30am and 11:30am.

The report modelled existing peak hour intersection traffic volumes, intersection performance, mid-block capacity /weekday parking demand, traffic split and distribution and post development performance.

The report analysed the impacts against C2.0 Parking and Sustainable Transport Code and C3.0 Road and Railway Assets Code, concluding that the proposal would meet the relevant Code standards.

The report concludes:

- All modelled intersections are expected to operate within queues and delays post development and 10 years post development;
- The proposed development is not expected to unreasonably compromise the amenity, safety and efficiency of the road immediately delays post development and 10 years post development.

#### **(b) ENGINEERING SERVICES AND PRELIMINARY FLOOD HAZARD REPORT - MRC Consulting Engineers**

The report reviews existing services located within the vicinity of the proposed development and identifies configurations to service the development based upon requirements of the Northern Midlands Council and TasWater. Specifically, the report reviews site flooding potential, erosion and sediment control, earthworks, roadworks and access, stormwater drainage, sewer and water reticulation and electricity and telecommunications. The preliminary report includes concept design for reticulation based upon detailed site survey.

The site is not subject to inundation from a 1% Annual Exceedance Probability (AEP) event associated with river flooding from the South Esk River. This analysis draws upon the Council's GIS flood mapping for Evandale.



In concluding the report comments:

1. From a sewerage perspective, due to the depth of the existing sewer on Logan Road, a sewerage pumping station is proposed which will allow the site's connection to the existing 150mm dia. PVC sewer line on Logan Road.
2. In terms of stormwater drainage, the project design has been shown conceptually to be developed in detail during the development application process. Where possible Water Sensitive Urban Design (WSUD) options will be included across the site to reduce end of line treatment actions. This will be done in concert with the NMC and the projects Urban Design/Landscape Architect.
3. The group concludes that servicing the development can be achieved.

Whilst noting the report, Council as a part of its strategic planning process has engaged with TasNetworks and TasWater to understand the upgrades which may be necessary to support proposed subdivision, given the future developments identified in the current SAP at Cambock Lane and Logan Road (NOR-S5.2.2 and NOR-S5.2.3).

**(c) RESIDENTIAL SUPPLY AND DEMAND/COST BENEFIT ANALYSIS – SGS Economics and Planning**

The report provides a gap analysis noting the demand estimated using SGS's housing demand model and housing capacity estimated from State Growth data. The analysis found that there would be an undersupply of 195 dwellings based on a housing capacity realization rate of 50%. The undersupply of housing would have negative consequences such as increasing housing stress and falling rental affordability. SGS recommend that for the rental market to work effectively, more land needs to be available to absorb future housing demand.

In addressing the issue, the report reviews the *Northern Regional Land Use Strategy* noting that whilst the site is adjacent the Evandale settlement it is necessary that there be a demonstration of demand, the analysis of which is provided by the SGS report. The size of the development provides for appropriate diversity through a mix of lot sizes and housing product including the provision of affordable housing (noting the Rental Affordability Index shows houses being priced out of Launceston).

SGS note that the site has good access to the region's activity centre network specifically Evandale town centre and Launceston city providing for local needs. The role of the Evandale town centre is to provide an extensive urban area independent of the Greater Launceston Urban Area with key local retail, commercial, and community service functions.

SGS note in particular *"new residential development should deliver housing density through a range of dwelling types and sizes in appropriate locations, particularly for ageing populations and single persons as housing needs change, and the provision of high and medium density housing to maximise infrastructure capacity. This outcome is to enable 'ageing in place' by providing affordable housing that meets the needs of the community. The application of the General Residential Zone would be appropriate for the proposed residential subdivision and for meeting these needs."*

**(d) AGRICULTURAL ASSESSMENT REPORT – Pinion Advisory**

The report analyses the potential of the land and current grazing use which does not equate to a commercial scale. The proposed amendment results in the loss of approx.100ha noting that the land is negligible in terms of its local and regional significance. The land holdings represent 0.09% of the class 4 land and approximately 0.05% of the total ground in the Northern Midlands. It is 0.03% of the Class 4 land and less than 0.02% of the total ground on a broader regional basis (per South Esk, Meander, Pipers and Tamar land capability mapping areas).

The land is located within the North East Irrigation District (NEID) of which the proposed development represents 0.07% of the total irrigable land within the NEID.

Noting that the subject holdings are adjacent agricultural land use activity including cropping and livestock production the report suggests that that the combination of separation distances and proposed shelter belts would mitigate the potential, for the development to cause negative impacts, fettering and constraints.

The report concludes the proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural use activity.

**(e) HISTORIC HERITAGE ASSESSMENT REPORT – Cultural Heritage Management Australia**

CHMA were engaged to undertake a historic heritage assessment of the proposed Evandale Expansion Masterplan Project to identify potential historic heritage constraints. The survey results found there to be no registered historic sites or features located within or in the immediate vicinity of the study area, the closest heritage features being 600 metres west





of the study area. Whilst two historic heritage sites (weatherboard cottage and associated out buildings and raised platform area, associated rubble and other materials - possibly foundation remains of a dwelling), the potential for additional undetected heritage features to be present in the study area is assessed as being low.

The report noting the position of the development site east of the Evandale town, opines *that it is possible the residential development may have some degree of visual impact on the town. To what extent these visual impacts will diminish the historic landscape setting and values of the Evandale [township] is debatable, and will be dependent to some degree [on] the final Masterplan designs.*

The report makes management recommendations which are in summary:

**Recommendation 1:** Both the historic sites (referred to above) are situated within the project footprint and may potentially be impacted if the proposed rezoning and subdivision proceeds. These features are likely to be subject to conditions under Local Heritage Code section C6 of the Tasmanian Planning Scheme. In the event that the weatherboard dwelling and associated outbuildings will be directly impacted, then a detailed archival recording should be undertaken by a suitably qualified practitioner. This is likely to include a limited sub-surface investigation at the site location.

**Recommendation 2:** The township of Evandale is a National Trust classified Georgian Village, with some 39 listed properties included on the Australian Heritage Database. The Evandale township itself is on the RNED (Place ID 12770) and is described as 'An administrative and agricultural settlement with a rich agricultural setting, consistent architectural quality, and good urban spaces and fine town plantings resulting in a high integrated and successful townscape' (Australian Heritage Database Place File No. 6/03/070/0046).

Given the high social significance to the local community, it will be critical that the proponent of the Evandale Expansion Masterplan Project continues to engage with the public, as well as the relevant government stakeholders (Heritage Tasmania and the Northern Midlands Council) on the masterplan design for the development and ensuring that it is sympathetic with existing heritage values around Evandale, or at least minimises visual impacts on these values.

**Recommendation 3:** It is assessed that there is low potential for undetected historic heritage sites to occur within the study area, However, if during the course of the proposed work, previously undetected heritage sites or objects are located, the processes outlined in the *Unanticipated Discovery Plan* should be followed.

**(f) REZONING – BUSHFIRE HAZARD MANAGEMENT REPORT – Ireneinc Planning**

The report considers those matters relevant to the management of bushfire risk with specific consideration of the rezoning. The assessment referencing the ***Bushfire-prone Areas Code of the Tasmanian Planning Scheme*** and ***Building Act*** concludes that whilst subject to bushfire risk, the required mitigation measures can be accommodated within any future subdivision/development applications resulting from the rezoning of the subject site.

**(g) UPDATED NATURAL VALUES REPORT - NEST**

The report observes that after years of grazing the land is biologically impoverished and areas that were woodland with native grasses have no native trees area dead or dying with no regeneration. Most areas previously noted (2019) survey) where there was greater evidence of native animal activity (areas of refuge, such as the windbreaks on the northern and eastern boundaries) have been removed from the development envelope.

Whilst several ponds and dams have been removed, the larger pond is currently providing excellent aquatic habitat indicated by the presence of four frog species including the threatened Green and Gold frog, while noting the smaller dam may be infested with introduced species, the yabby.

The Eastern Barred bandicoot is likely to be present, using patches of gorse and adjoining gardens for refuge. The parcel CT 81897/1 (4 Ridgeside Lane) which has not been assessed for natural values appears to have a mature native vegetation shelter belt which may provide habitat opportunities for a wide variety of fauna.

The report makes the following recommendations:

- Log piles and gorse patches providing potential refuge should be monitored for the presence of Eastern Barred bandicoots prior to any removal work.
- Alternate refuge areas should be provided/planted to offset loss of log piles and gorse patches.
- The waterbody with intact fringing vegetation where the vulnerable Green and Gold frog has been confirmed, should if possible be retained as habitat for aquatic fauna.



- The waterbody identified in 2019 as having the pest crustacean the yabby (*Cherax destructor*) should be checked thoroughly to determine whether it is still present. If it is, it should be treated to control this species.
- Where possible a few remaining copses of trees and solitary mature trees should be retained as potential habitat for hollow dependent species, including the endangered masked owl. These areas should be protected from further degradation and could be rehabilitated with native grasses and shrubs consistent with then lowlands grass complex and woodlands vegetation types. This would potentially provide habitat for other local and threatened fauna species.
- Ideally develop connectivity and structural complexity within the landscape to provide areas of refuge and movement of fauna. This would need to be tied in with the broadscale plans for the site. Bandicoot friendly garden design can be incorporated. Reference booklet <https://api.nrmnorth.org.au/serve-resource/Urban> Refuges A5-20pp.
- Consider imposing cat management restrictions into then development to reduce the impact of wandering cats on native fauna through both predation and disease.
- Develop an ecological plan to include rehabilitation of those areas that could be restored to provide conservation values through using selected plant species for each location. This could be integrated with open spaces and recreation areas.
- Ensure vehicles and machinery entering the site are clean to prevent spread of environmental weeds and pathogens.

**(h) COMMUNITY CONSULTATION – NOA Group**

Community consultation was undertaken again in 2023 in relation to which a summary of the community issues raised, follows:

- Increased traffic was a major concern;
- Speed and congestion impacting the network;
- Reduction in size of the proposed area well received;
- Design standards should reflect those of the current Specific Area Plan (SAP);
- Future sustainability of the town would be enhanced (population, services);
- Larger lots adjacent rural zoned land supported;
- Profile of potential lot purchasers i.e., young families/ retirees;
- Potential to value add current property opportunity;
- Interest in aged care;
- Concern about adequate services, water and sewer and the need for augmentation;
- Supportive of appropriately designed (quality) development;
- Opposition, suggesting more appropriate to concentrate expansion within the Perth/Longford localities.

**(i) LANDSLIDE HAZARD ASSESSMENT – Pitt & Sherry**

The report is based upon a desktop study drawing upon a search of MRT database seeking reports on landslides in the Evandale area in relation to which one report relating to a landslip in White Hills approximately 2km north west of the subject site, was reviewed.

The subject site is not classified as hazardous under the landslide mapping bands of the planning scheme. There are a few areas to the north (of the subject site) which are marked “low” hazard band with the following hazard exposure: *“This area has no known active landslides; however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).”* The slopes of these areas range from 11° – 20°.

The analysis concludes that when developed under sound engineering practice, is considered to be rated low risk to impact from small-scale landslips. The site is therefore considered suitable for development from a geotechnical perspective. Development at the site should incorporate the conditions listed in Section 5.3. If the recommended conditions are implemented the report concludes that landslide susceptibility is reduced.

**2 BACKGROUND**

**Applicant:**

**Owner:**



Ireninc Planning and Urban Design on behalf of Traders in Purple

J M Berresford (4 Ridgeside Lane)  
Zurcher Pty Ltd (38 Arthur Street)  
TIP 119 Pty Ltd & TIP 120 Pty Ltd (211 Logan Road)  
Craig John & Patricia Jean Mitchell (95 Logan Road)

**Zone:**

21.0 Agriculture

**Codes/Specific Areas Plans:**

C13.0 Bushfire-Prone Areas, C16.0 Safeguarding of Airports - Obstacle Limitation Area

**Classification under the Scheme:**

Planning scheme amendment required

**Existing Use:**

Agriculture

**Decision Date:**

Decision whether or not to agree to the amendment must be made at Council's meeting 23 June 2025.

**Recommendation:**

Prepare and certify modified planning scheme amendment 14/2024 and exhibit for 28 days.

**Planning Instrument:**

*Tasmanian Planning Scheme - Northern Midlands*

*Local Provisions Schedule NOR Specific Area Plans - NOR-S5.0 Evandale Specific Area Plan.*

**Preliminary Discussion:**

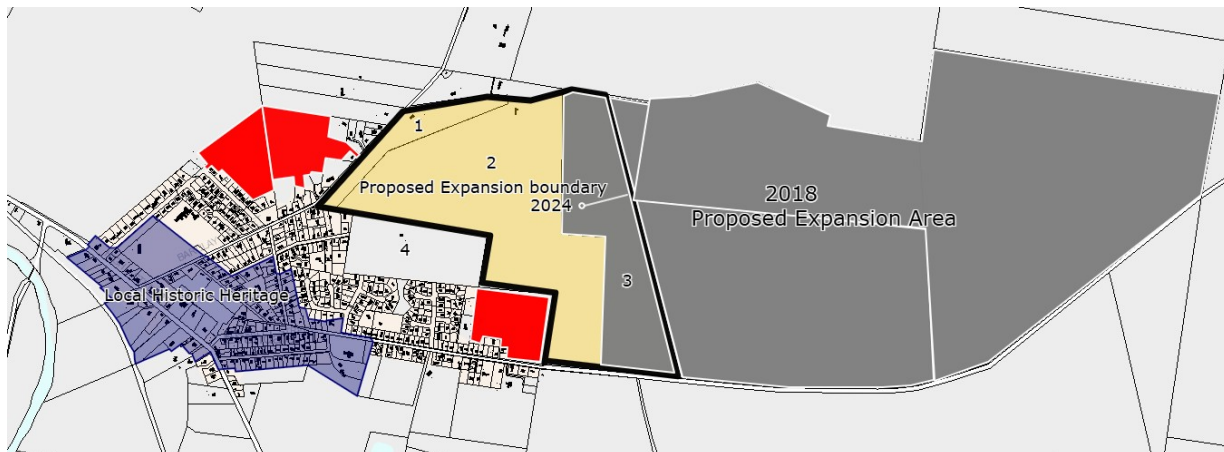
The application received from Traders in Purple is a further iteration of the initial proposal presented in 2018. The diagram below (Figure 5) shows the 2018 development plan initially proposed by Traders in Purple. Following community consultation, the location and overall design has evolved reducing the extent proposed for the development and locating the subject site closer to the Evandale township and the area of the existing Specific Area Plan (SAP). The proposal seeks to increase the area of the SAP by approximately 80ha, and to introduce a mix of zoning to meet future demand in terms of residential, commercial, community development and open space requirements.

The current application has undergone a number of iterations following requests for further information and clarification issued on the 2 May 2024 and 3 December 2024. The issues raised at that time focused upon the structure of the planning scheme amendment, traffic and services, development timing, supply and demand analyses, and agricultural land assessment. These requests are attached as Appendix to this assessment.

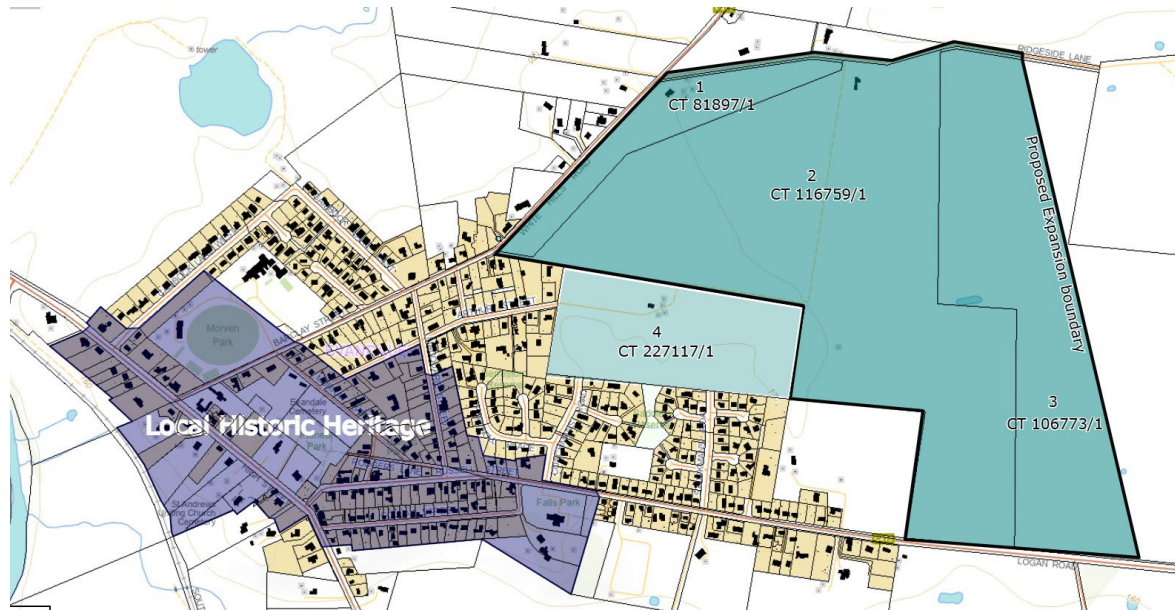


**Figure 5 – Proposed Development Plan 2018**

The following figures demonstrate the comparison with the 2018 proposal and the present and the extent and title areas within the proposed planning scheme change.



**Figure 6 – Current proposed expansion area within black outline. x Subject sites 1 to 4 shown. Local Business Red = existing SAP masterplan areas NOR - S5.2.2 Cambock Lane West Development Precinct Masterplan and NOR - S5.2.3 Logan Road Development Precinct Masterplan**



**Figure 7 - Evandale Expansion Plan site areas 1, 2 & 3 proposed by applicant. Site 4 to be rezoned, included as part of the proposed amendment**

In 2018 the *Traders in Purple* (TIP) group initially proposed the Evandale Expansion Plan (Fig.6). The plan was to incorporate a wider area than is now sought. As a part of this process TIP undertook community consultation, preparing the *Ridgside Lane Community Engagement Report* (July 2018). This report identified key issues for the community including:

1. Understand the land and landscape from the perspective of Aboriginal and Torres Strait Islander people;
2. Natural environment and surrounding landscapes;
3. Develop separately but in sympathy with the Historic village;
4. Traffic pressure on Russell and Barclay streets;
5. Servicing the future development, sewer, water, and energy;
6. Provision of landscaping, green spaces, recreational facilities;
7. Affordable housing opportunities for young families supporting the existing school;
8. Opportunity to maintain farmland to establish vineyards and bespoke local produce;
9. Implications of the ageing population in terms of residential options;
10. Build on Evandale's history – *heritage to harvest* concept.

Since that time, the applicants have undertaken a revision of the extent of the area to be included within the amendment and identified the proposed expansion area to be incorporated within the Evandale Specific Area NOR – S5.0.

Further community consultation was undertaken in 2023 in relation to which a summary of the community issues follows:

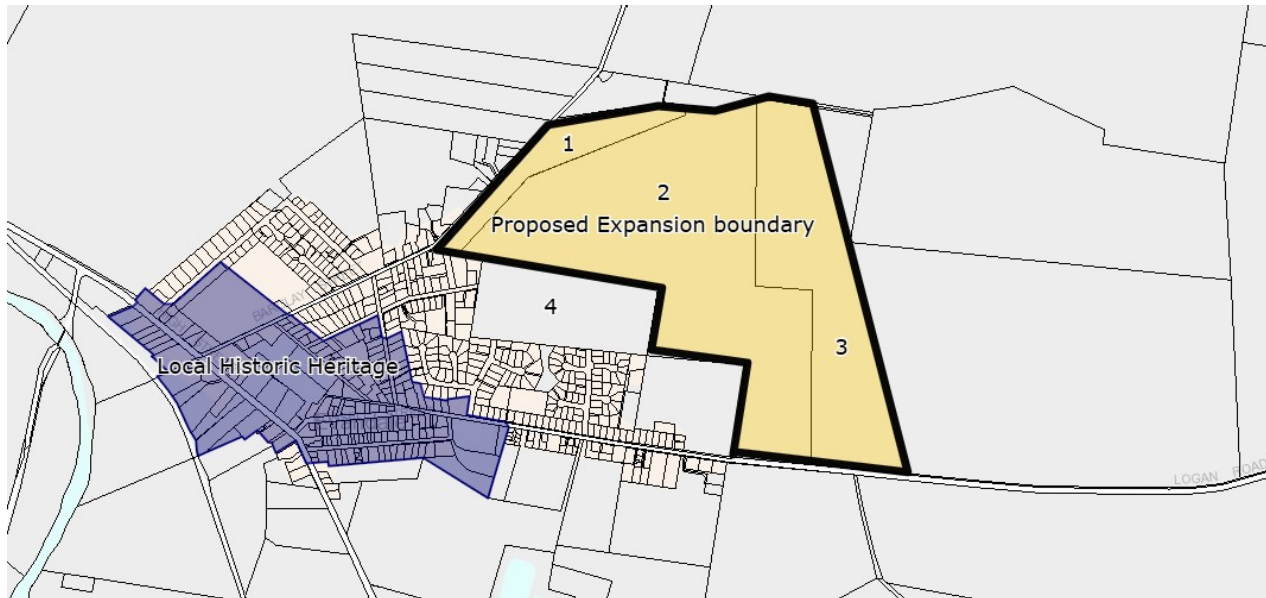
1. Increased traffic was a major concern;
2. Speed and congestion impacting the network;
3. Reduction in size of the proposed area well received;
4. Design standards should reflect those of the current Specific Area Plan (SAP);
5. Future sustainability of the town would be enhanced (population, services);
6. Larger lots adjacent rural zoned land supported;
7. Profile of potential lot purchasers i.e., young families/ retirees;
8. Potential to value add current property opportunity;
9. Interest in aged care;
10. Concern about adequate services water and sewer and the need for augmentation;
11. Supportive of appropriately designed (quality) development;
12. Opposition, suggesting more appropriate to concentrate expansion within the Perth/Longford localities.

In brief the proposal lodged with Council seeks approval to initiate an amendment to the *Tasmanian Planning Scheme - Evandale 2022* to:-



- (a) Expand the area identified in the Specific Area Plan;
- (b) Introduce the following zones within the expansion area i.e., Residential (General and Rural Living), Community Purpose/ Future Urban, Local Business and Open Space.
- (c) Introduce textural amendments to the development standards within the NOR-S5.0 Specific Area Plan.

Note the masterplans identified in the amendment (refer Figure 12).



**Figure 8 – Proposed Evandale Expansion Plan (yellow shade) sites 1, 2 & 3**

### 3 STATUTORY REQUIREMENTS

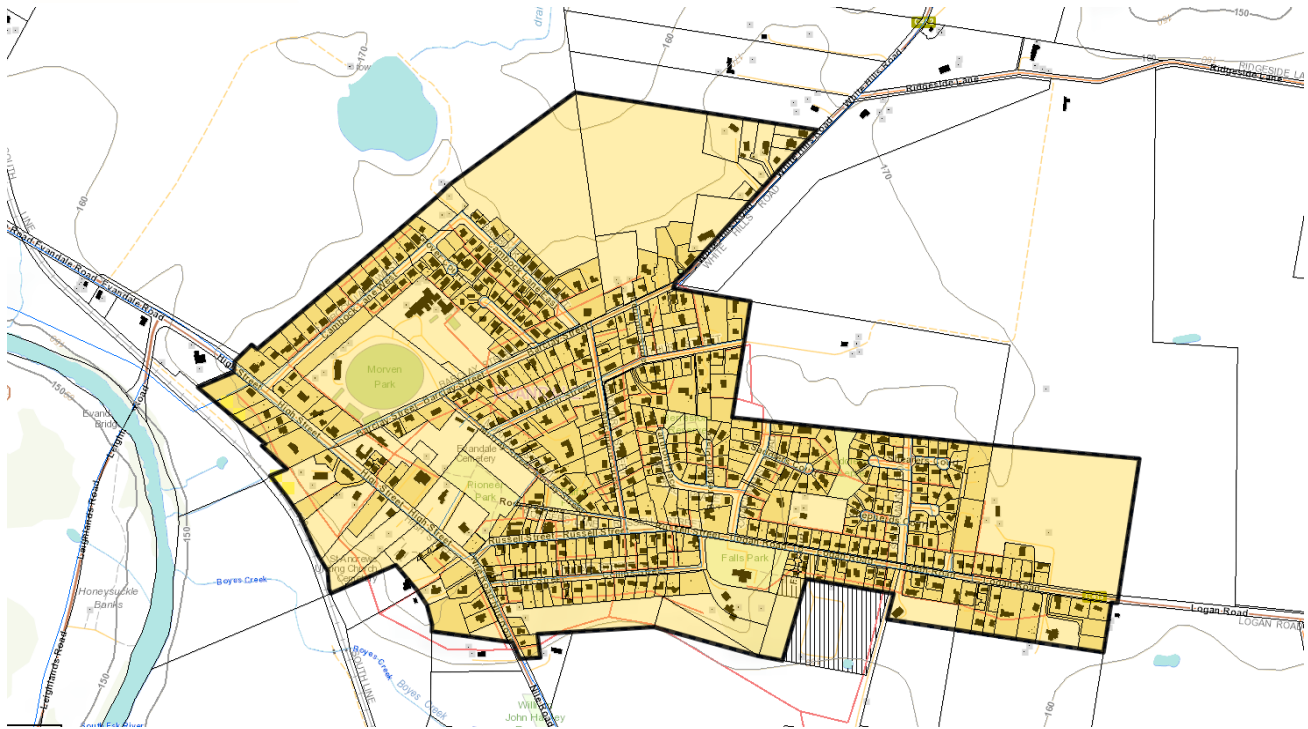
#### **Land Use Planning and Approvals Act 1993 37. Request for amendment of LPSs**

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

#### **38. Decision in relation to request**

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



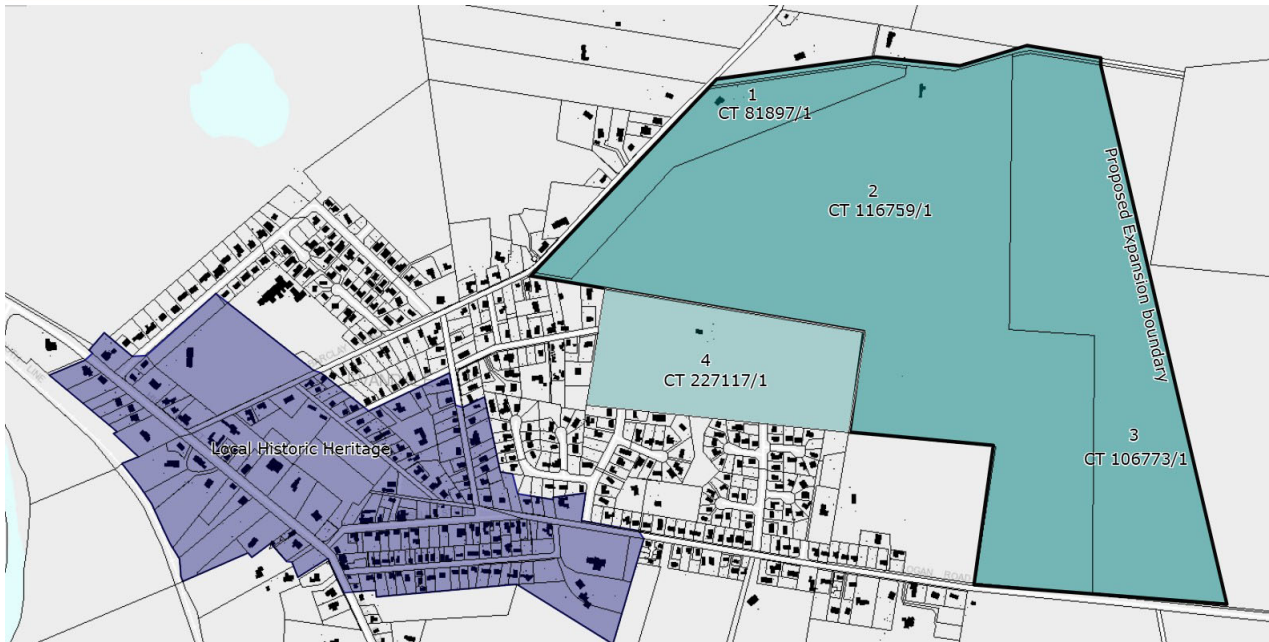


**Figure 9** – Boundary of existing NOR-S5.0 Evandale Specific Area Plan within thick black outline

## 4 ASSESSMENT

### 4.1 Proposal

1. The application requests an amendment to introduce the following modifications to the Northern Midlands Local Provisions Schedules and to apply the following zone mix.
2. To expand the Evandale Specific Area Plan to encompass the subject sites (1-3) and imbed the proposed Expansion Plan as a 'precinct development masterplan'.
3. To apply the following zone mix across the subject sites as shown at Figure 9
  - a. General Residential
  - b. Rural Living
  - c. Community Purpose
  - d. Local Business
  - e. Open Space



**Figure 10** – Proposed amendment area shown in Turquoise (sites 1 to 4). Local Historic Heritage Precinct shown in Purple.

#### **PROPOSED ORDINANCE MODIFICATION (NOS 1-7)**

4. **Amendments to specific provisions:** To embed the following modifications of the SAP provisions
5. *NOR-5.2 Application of the Plan*
6. **Insert the following additional clause into section NOR-S5.2 – Application of the Plan:**
7. *NOR-S5.2.4 – Precinct Plan NOR-5.2.4 applies to the area of land designated as (naming TBC) Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.4; and*
8. **Amend the numbering of NOR-S5.2.4 to NOR-S5.2.5.**
9. **Proposed Local Area Objectives, insert the following objectives to non-residential areas within the Expansion Plan**

**Table 2 NOR-S5.3 Local Area Objectives**

Reference Number	Area Description	Local Area Objectives
<b>NOR-S5.3.1</b>	<b>Local Business Zone, shown in Figure NOR-S5.2.5</b>	<p><b>The Local Objectives for the Local Business Zone are:</b></p> <p><i>(d) To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area and support the staged and sequential growth of the township.</i></p> <p><i>(e) To ensure the type and scale of use and development is compatible with the established character of the township and avoids unnecessary duplication of businesses/services.</i></p> <p><i>(f) To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</i></p>

#### **NOR-S5.8.1 – Lot Design in Development Precincts**

10. **Amend the Acceptable Solution A1 and Performance Criteria P1, as shown in *italics* below:**

##### **Acceptable Solution A1**

Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in the Precinct Masterplans in Figures NOR-S5.2.2, **NOR-S5.2.3 and NOR-S5.2.4.**

##### **Performance Criteria P1**

Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character, and provide an optimal location for public open space, having regard to:

- (a) Lot layout shown in the applicable precinct masterplans in Figures NOR-S5.2.2, NOR-S5.2.3 **and** NOR-S5.2.4.

**NOR-S5.8.3 – Internal Lots**

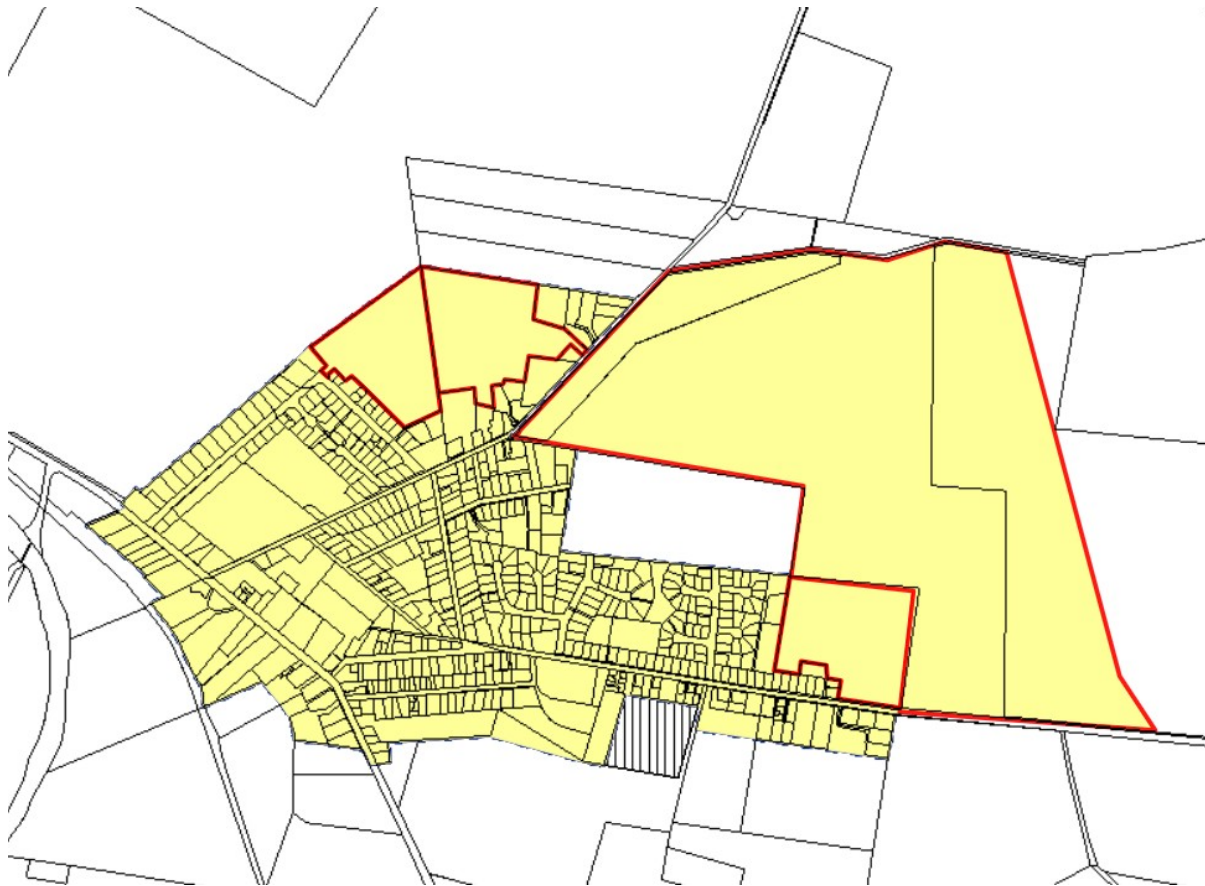
Amend the Objective as follows:

Objective: That subdivision layout of land outside the precinct masterplans in Figures NOR-S5.2.2, NOR-S5.2.3 **and** NOR-S5.2.4:

- (a) Minimises internal lots;
- (b) Is consistent with existing patterns of residential development in the surrounding area; and
- (c) Retains the rural township character.

**11. Amendment to Figures:**

**6.1 Amend Figure NOR-S5.2.1 to include the expanded SAP area and the Proposed Evandale Expansion Plan as shown below**



**Figure 11** - NOR-S5.2.1 Evandale Specific Area Plan shown in light yellow as required by clause NOR-S5.2.11 with precinct development masterplan locations shown in red.



**6.2 Insert the following Figure NOR-S5.2.4 – Development Precinct Masterplan, as shown below:**



**Figure 12 – Proposed Expansion Masterplan – zone allocations**

The proposal involves the rezoning of 78 to 80ha of land introducing a combination of General Residential, Rural Living, Local Business, Community Purpose and Open Space as follows:

**Table 3 Amendment: site details**

Site Address	Title Reference	Proposed Zone	Title Area
38 Arthur Street	CT 227117/1	General Residential	11.7ha
95 Logan Road	CT 116759/1	General Residential, Rural Living, Local Business, Community Purpose and Open Space	50.4ha
211 Logan Road	CT 106773/1	General Residential and Rural Living	Part only 35ha
4 Ridgeside Lane	CT 81897/1	General Residential and Rural Living	6.2ha

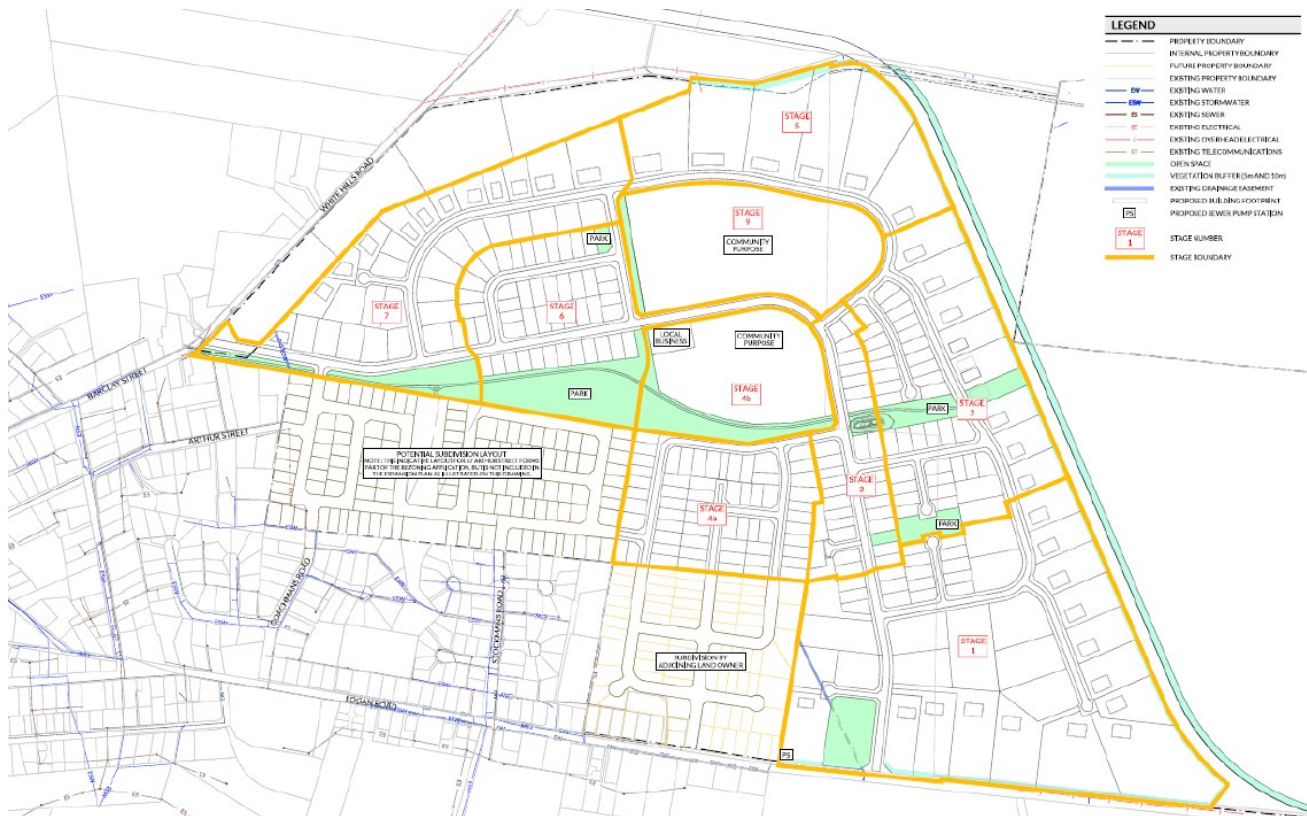
Figure 13 demonstrates the potential development (subdivision) of the properties within the expansion area, together with an indicative staging plan which proposes the development of Rural Living allotments accessed from Logan Road and the final stage (7) to the north west proximate White Hills Road.

The plan shows an indicative subdivision layout for the property at 38 Arthur Street (other owner) and the property to the west of stage 1 referenced in the current SAP as NOR-S5.2.3 Logan Road Development Precinct Masterplan, also another owner. The property, 38 Arthur Street, is not included in the expanded SAP amendment but would be rezoned from a Rural classification to the General Residential Zone.

The outline development plan provides for a linear open space allocation across the subdivision extending from White Hills Road to the east boundary of the proposed amendment together with pocket parks as shown in green shade.

The Community Purpose and commercial areas are shown as individual parcels which provides flexibility in meeting the ultimate development of these sites.

The proposed Rural Living Zone has been designed so as to buffer the adjoining rural farmland to the north and east of the subject site.



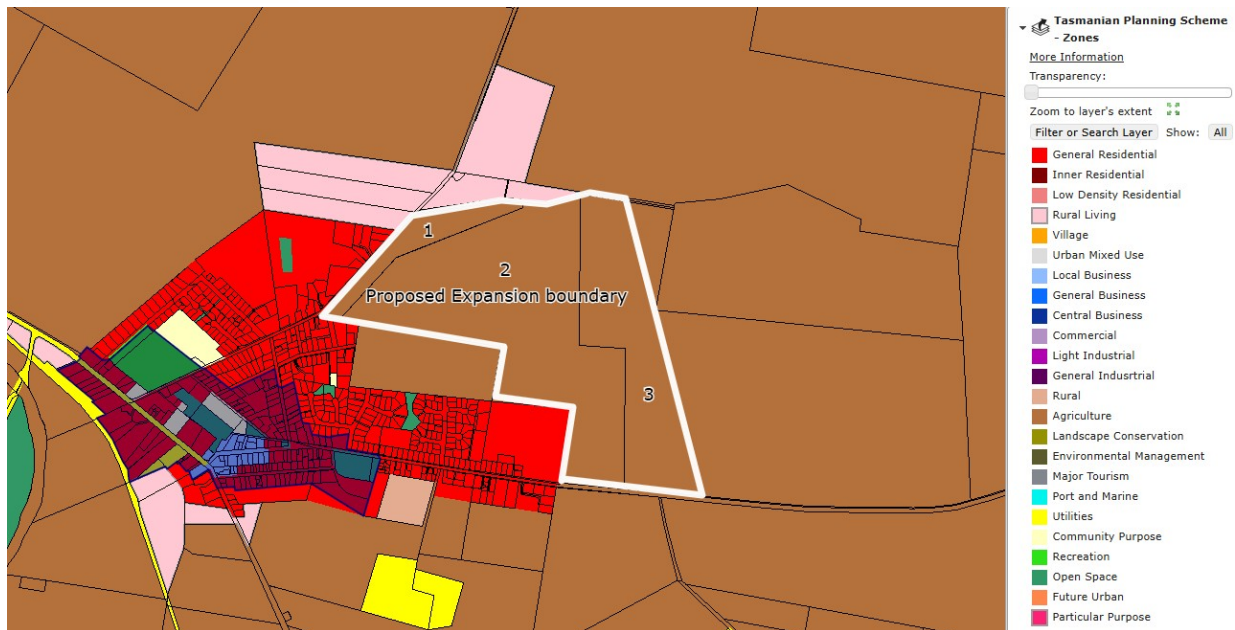
<sup>^</sup>Figure 13 – Proposed future subdivision staging plan (Evandale Expansion area) noting potential development of 38 Arthur Street.

Table 4 Proposed Lots

Proposed Zone	No. Lots
General Residential	182
Rural Living	82
Community Purpose	1 (super lot 6.2ha)
Commercial	1 (super lot - 2.4ha)
(Public) Open Space	6ha

#### 4.2 ZONE AND LAND USE

The land consisting of the four properties is in the Agriculture Zone and located within the Evandale settlement north and east of the main developed precincts. The use is typically agricultural, the details of which are provided in the report prepared for the application by *Pinion Advisory*, referred to in the brief summaries below.



**Figure**

14 - Shows existing zoning (proposed Evandale Expansion Plan in white outline) – Tasmanian Planning Scheme – Evandale 2022

#### Subject sites – Land Use

##### **4 Ridgeside Lane CT 81897/1 – 6.1ha (map ref Fig 9 – 1)**

Very small non-commercial scale and low intensity livestock grazing use similar to a lifestyle allotment.

##### **95 Logan Road CT 116759/1 – 50.32ha (map ref Fig 9- 2)**

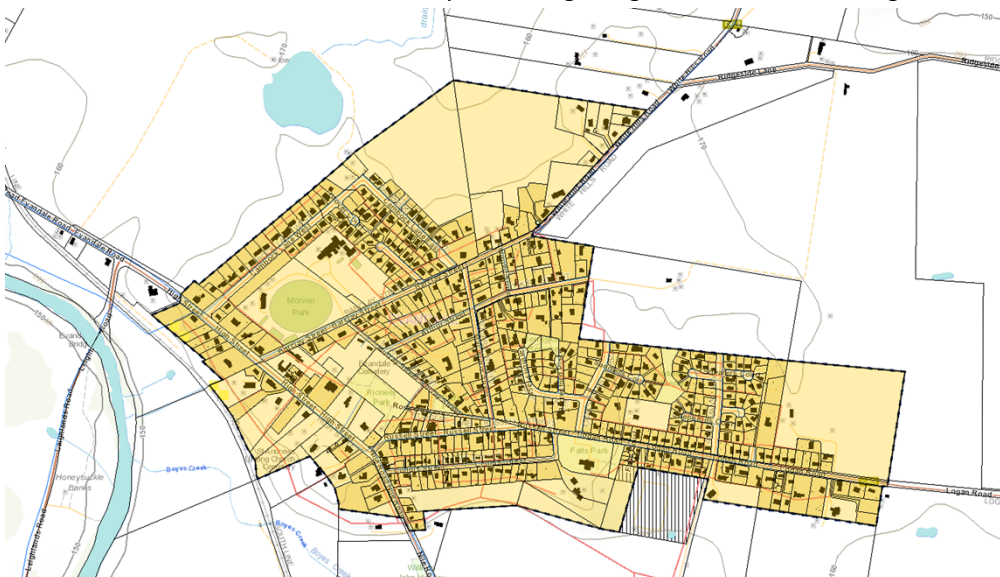
Small scale and low intensity livestock grazing use Significantly constrained capacity to support commercial scale agriculture and cannot be managed as a standalone agricultural enterprise.

##### **211 Logan Road -99.95ha (35ha only included within the expansion area) (map ref Fig 9 – 3)**

The land is part of the larger title; land holdings of which are used for livestock production and includes property title CT 145763/2 (47.8ha) and CT 101154/1 (101ha) to the east. These are used for low/medium scale intensity livestock grazing. According to Lynch (Pinion Advisory) these properties could be considered to marginally constitute a commercial scale agriculture enterprise, although they are incapable of being managed as a standalone agricultural enterprise.

##### **38 Arthur Street CT 227117/1 PID7286347 – 11.9ha (map refer Fig 9 – 4)**

Small noncommercial scaled and low intensity livestock grazing block, no access to irrigation water.





**Figure 15** – Existing NOR S5.0 Evandale Specific Area Plan boundary TPS-Evandale 2022

### 4.3 SUBJECT SITE AND LOCALITY

The author of this report conducted a total of three site visits on 24 April 2024, 15 May 2024, and 27 June 2024.

The site of the proposed amendment incorporates approximately 80ha of private pastureland owned by four individual title holders located between Logan Road to the south east and Ridgeside Lane to the north. The proposed expansion area is characterised by flat to gentle undulating ground with slopes typically between 1-10°. The area is well drained and is slightly elevated above the lower lying flood plains of the South Esk River. Prominent hills and tiers are located to the east and north of the area. The site is within a rural landscape incorporating a series of farm paddocks virtually entirely cleared of vegetation.



**Plates 1 and 2** - View of the subject site looking north east and west from Logan Road



**Plates 3 and 4** - Views from Coachmans Road





*^Plates 5 and 6 - Views of subject land from Stockmans Road*



*^Plates 7 and 8 - Views of subject land looking east from Barclay Street/ White Hills Road*

Current land use: referencing Pinion Advisory summary

**4 Ridgeside Lane CT 81897/1 – 6.1ha (map ref Fig 11 – 1)**

Very small non-commercial scale and low intensity livestock grazing use similar to a lifestyle allotment.

**95 Logan Road CT 116759/1 – 50.32ha (map ref Fig 11- 2)**

Small scale and low intensity livestock grazing use Significantly constrained capacity to support commercial scale agriculture and cannot be managed as a standalone agricultural enterprise.

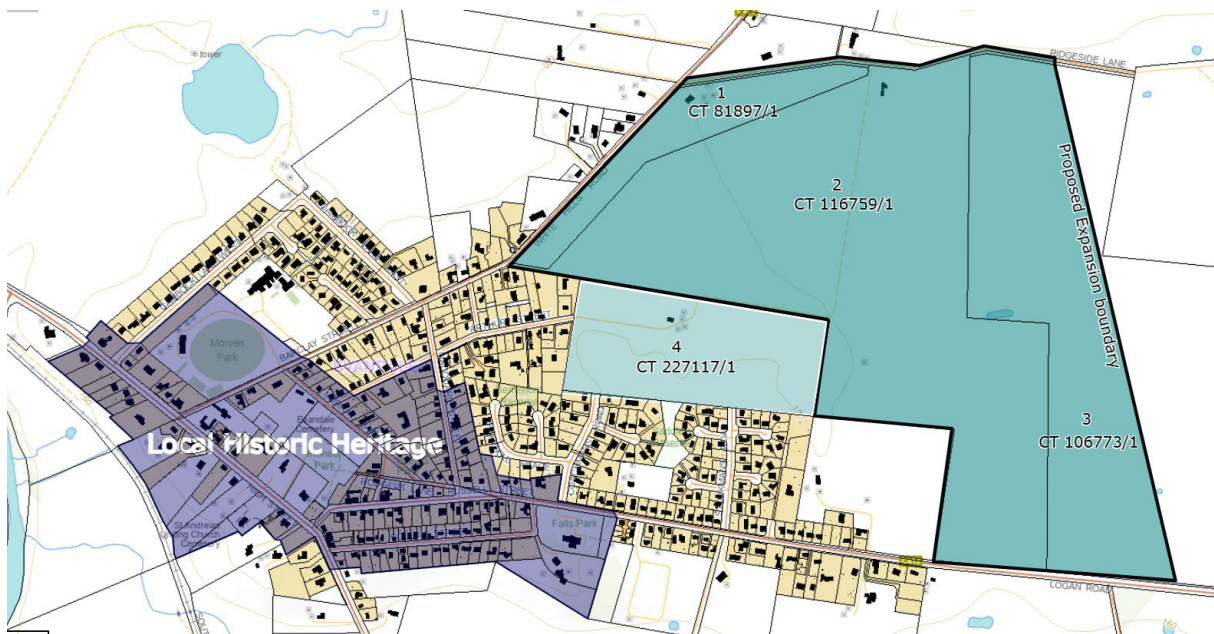
**211 Logan Road - 99.95ha (35ha only included within the expansion area) (map ref Fig11 – 3)**

The land is part of the larger title; land holdings of which are used for livestock production and includes property title CT 145763/2 (47.8ha) and CT 101154/1 (101ha) to the east. These are used for low/medium scale intensity livestock grazing. According to Lynch (Pinion Advisory) these properties could be considered to marginally constitute a commercial scale agriculture enterprise, although they are incapable of being managed as a standalone agricultural enterprise.



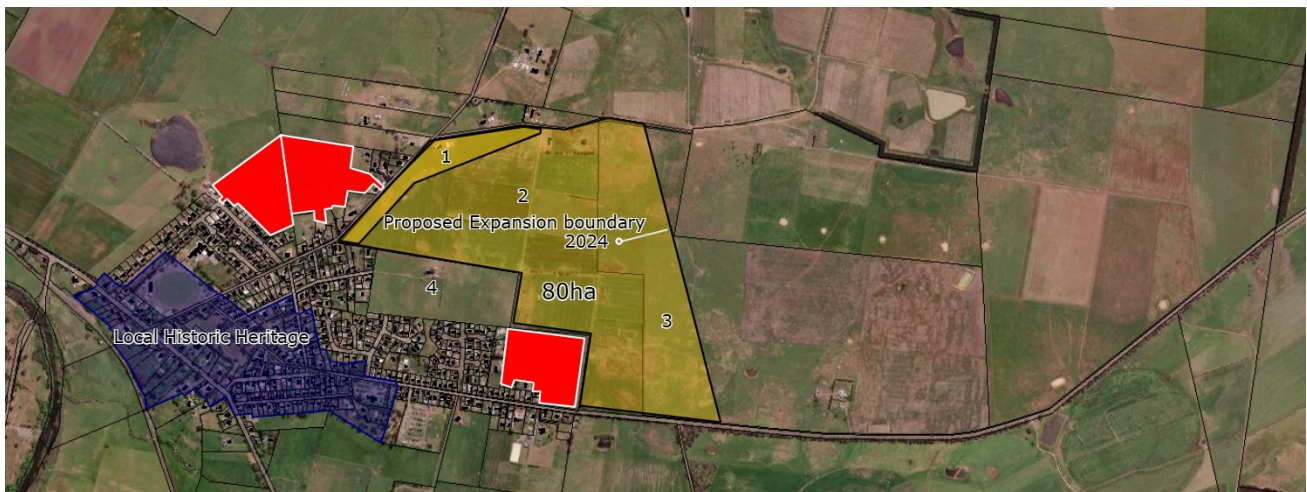
**38 Arthur Street CT 227117/1 PID7286347 – 11.9ha (map refer Fig11 – 4)**

Small noncommercial scaled and low intensity livestock grazing block, no access to irrigation water.



**Figure 16** – Local Historic Heritage area in purple shade.

The plan illustrates the relationship of the Local Historic Heritage Precinct of the Evandale township to the proposed expansion area, a distance of approximately 500 metres.

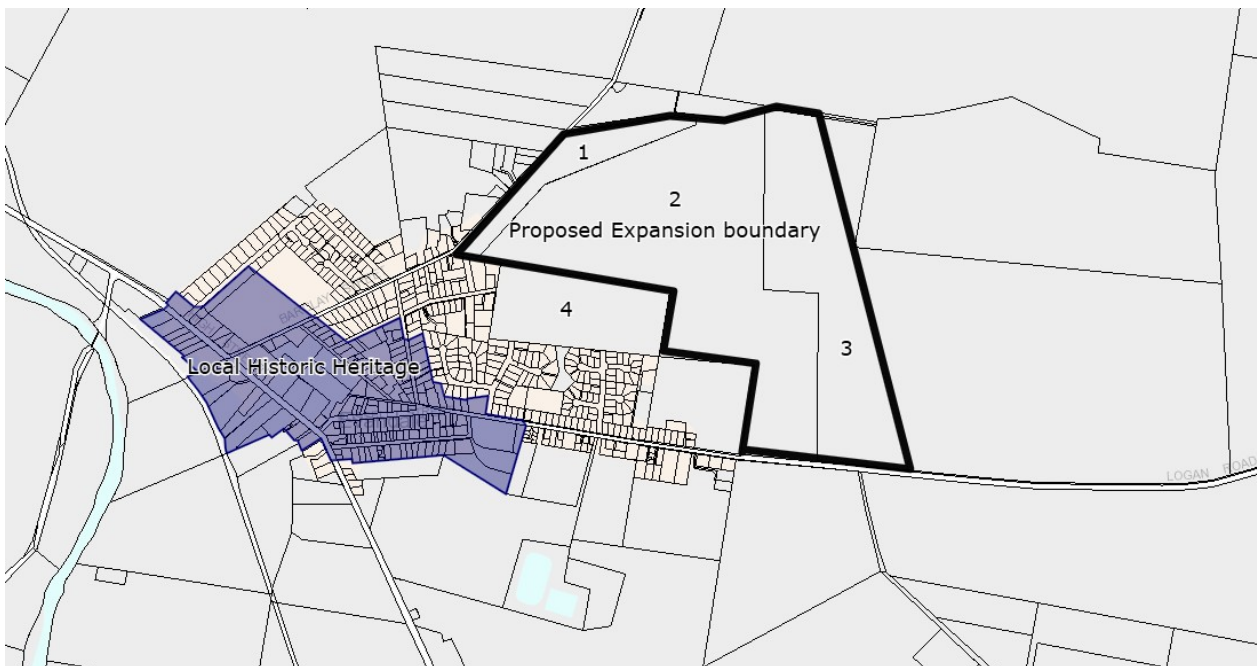


**Figure 17** –NOR-S5.2.1 Cambock Lane West Development Precinct Masterplan and NOR-S5.2.3 Logan Road Development Precinct Masterplan within the existing SAP shown red highlight.

Figure 18 demonstrates the relationship of the amendment to the existing *Specific Area Plan*, and importantly the farmland north, west and to the east of the subject area. The consulting group Pinion Advisory discusses the likely impact of the expanded SAP and the ongoing relationship to the farmland at the edges.



**Figure 18** – Aerial image LIST – Subject sites within white outline



**Figure 19** – Proposed Expansion Boundary and subject sites (1 to 4).





#### 4.4 PERMIT/SITE HISTORY

The sites have been used for resource development reflected by the present Rural Zone. Other than for a dwelling located on title CT 81897/1 (4 Ridgeside Lane) the remainder of the property titles reflect the farming use and its associated infrastructure. A description of the current development is provided as a part of the agricultural assessment undertaken by *Pinion Advisory*.

#### 4.5 NOTICE TO AGENCIES AND STATE AUTHORITIES

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

- (a) *the relevant agencies; and*
- (b) *those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.*

As a part of the preliminary process and prior to consideration in relation to initiating the amendment, relevant authorities were advised of the proposal and their opinion sought. The agency responses are provided below.

##### 1. **Department of State Growth**

The DSG provided a response to Council dated 28 May 2024.

"The Tasmanian Government and the eight northern councils are currently undertaking a comprehensive review of the NTRLUS. It is appropriate that proposals of this type, scale and location are considered as part of this review, and any rezoning would ideally be undertaken in context of the outcomes of the review. It is noted that a study into the supply and demand of residential land across the region has been recently completed to inform the review of the NTRLUS."

Detailed comments on the proposal are provided in Attachment 1.

##### **Passenger transport**

Evandale is currently serviced by one Tassielink Transit bus route out of Launceston. It is a 40-minute ride from Evandale via Perth into Launceston, with three services running a day during the week and two per day on weekends. This frequency of public transport to Evandale is considered appropriate for the current population and demand.

It is unlikely that public transport services would penetrate into the proposed Evandale expansion area. However, the layout of the road network should be designed with a future public transport network in mind. Any future road layout should be well connected and capable of supporting larger vehicles. Residential density should be a minimum of 15 dwellings per hectare (gross density) for greenfield sites in order to potentially support a viable public transport network. However, even if this density target were achieved, this would not commit the Tasmanian Government to servicing the area in the future.

##### **Landslide (Preliminary Site Investigation Evandale Expansion Masterplan, Pitt & Sherry 11 April 2023)**

Mineral Resources Tasmania (MRT) is in the process of publishing a landslide map for Evandale. There are no landslides or landslide-susceptible areas identified within the mapping for the area of the proposed development.

Observations made during the site walkover (page 12) identify 'gentle' slopes between '10 and 40' but no units are given. Slopes on the northern edge of the property are mentioned as up to '90'. Based on the form of the landscape, the units must be percent grade, not degrees.

The landslide scenario considered is a small (100 -1000 m<sup>3</sup>) failure of unspecified location. The authors estimated its annual probability as 10<sup>-5</sup> (corresponding to a return interval of 1 in 100,000 years). This seems reasonable for such a generally flat site, although estimating landslide likelihood (nominal frequency) is very difficult. A value of 10<sup>-4</sup> (1 in 10,000 years) could be adopted as a more conservative estimate, particularly along the steeper slope at the northeast margin of the site. That area is the most susceptible to failure given its slope angle and the preferential groundwater flow (farm dams in adjacent gullies suggest springs in this approximate landscape position). In this scenario, the landslide would be just beyond the development area. However, a risk assessment



should consider not only landslides on the site but also landslides that the site could influence outside its boundaries.

If an 'unlikely' (i.e.,  $10^{-4}$  annual probability) is adopted and the gully beyond the current development remains as agricultural land (consequence of 'insignificant' to possibly 'minor'), the quantitative risk analysis from AGS's Landslide Risk Management Guidelines still yields an estimated risk of low to very low. Notably, if development were to be allowed immediately north of this block, the risk would increase.

**Planner's Comment:** The comments from the Department are noted and whilst the expansion of the Evandale town has not been considered as a part of the government's strategic planning at this stage, the 10-15 year time horizon for the total development will span several planning schemes and associated forward strategic reviews. The demands for public transport should be considered in this context, noting in particular that the initial stages of the development propose a combination of lots at the lower 'rural living' and 'general' residential density. The future augmentation of the existing public transport service would be reviewed over time and as necessary adjusted as any significant demand increases. This approach is little different to the consideration of general service expansion (i.e. water and sewerage) as the sequential development of the land occurs. The NTRLUS, whilst contextually identifying the role of Evandale in the function hierarchy, does not prohibit the expansion of the township, recognising that the development of land contiguous with the existing urban area may be considered in the context of future service delivery in meeting subsequent demand as a part of the contemporaneous analysis of issues relevant to scheme amendments. The initiation of the amendment allows further incisive analysis of all issues and the strategic response of the region's Councils and state government authorities in determining the veracity of argument to support the proposed amendment.

## 2. **Launceston Airport**

The following comments relating to the proposal were received from the authority 30 April 2024.

- *Part of the land falls under the airport's Obstacle Limitation Surfaces (OLS) with a lowest surface of 211m AHD. The proposed development does not infringe the Launceston Airport Prescribed Airspace surfaces if the buildings to be constructed are less than 20m above ground level. Anything above 211m AHD will intrude into the prescribed airspace (OLS) and will require approval under the Airports Act.*
- *The subject site is located outside the ANEF and N contours as mapped and laid out in the Launceston Airport Master Plan 2020. However, it is noted that the site is located under or near the departure tracks for runway 14R and the arrival tracks for runway 32L. Hence this development may be subject to noise from the aircraft using these flight paths in the future.*
- *The site is located outside the Maximum Lighting Intensity Zones, as mapped and laid out in the Master Plan, but is located within a 6km radius of the airport.*

*Therefore, Launceston Airport does not object to the Draft Planning Scheme Amendment 14/2024 to rezone folio of the Register 81897/1; 106773/1; 116759/1 and 227117/1 - 4 Ridgeside Lane, 38Arthur St, 95 Logan Rd & 211 Logan Rd, Evandale TAS 7212, however requests the following be addressed as part of the amendment:*

*Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment that extends to a height greater than 211m AHD, including during construction (such as cranes), may infringe the OLS and must be referred to Launceston Airport for written approval prior to use. Approval from CASA and Airservices Australia may be required, and this process may take 12 weeks or longer to obtain*





*Lights within a 6km radius of an airport may cause confusion, distraction or glare to pilots in the air. Should any external lighting compromise aviation safety, under Regulation 94 of the Civil Aviation Regulations 1988 (CAR1988), CASA may seek that the lighting be modified, shielded or extinguished to ensure aviation safety.*

*Prospective purchasers of lots within the proposed development should be notified as follows: The subject site is located outside the Australian Noise Exposure Forecast (ANEF) and N contours as mapped and laid out in the Launceston Airport Master Plan 2020. However, the site is located under or near the departure tracks for runway 14R and the arrival tracks for runway 32L as shown in the Master Plan.*

*Hence this development may be subject to low-level noise from the aircraft using these flight paths in the future. As a result, Launceston Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner/occupier of the future dwellings relating to noise complaints due to the dwellings being located close to the airport and its flight paths.*

**3. TasWater's Submission to Planning Authority states:**

*TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and will require to be notified of attending any subsequent hearings.*

*Advice:*

*As most of this rezoning fall outside TasWater's service land layer for sewage and water supply, TasWater has no plans to expand our network, in newly rezoned land or currently zoned vacant general residential land. If rezoning is successful, developer will be required to prepare and submit to TasWater for approval a Servicing Strategy for any proposed development of the land that would expand the Evandale water and/or sewerage systems. The Servicing Strategy shall address the construction of internal works for reticulation, any requirement for capacity upgrades of existing TasWater assets external to the development, and transfer infrastructure to the sewage treatment plant. Additionally, the land proposed for rezoning will represent a very significant increase in the demand placed on the sewage treatment plant (STP), vastly exceeding the licence limit for the STP and the capacity to treat and dispose of effluent. When capacity is reached at the STP, the Servicing Strategy may propose increases in treatment capacity and recycled water use for some early stages of development, and long-term transferring flows to Longford STP. These works are not within our current capital works program and funding by the developer may be required. The Servicing Strategy shall be developed in close consultation with TasWater throughout its preparation.*

**4.6 NOTICE OF EXHIBITION IN RELATION TO THE DRAFT AMENDMENT**

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

- (1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.*
- (2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.*
- (3) The exhibition notice is to –*
  - (a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and*
  - (b) specify that the draft amendment of the LPS is or will be –*
    - (i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and*
    - (ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and*
  - (c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –*
    - (i) the premises specified in the notice in accordance with paragraph (b)(i) ; or*
    - (ii) an electronic address specified in the notice.*
- (4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –*



- (a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and*
- (b) excluding any days on which the exhibition premises are closed during normal business hours.*

**Comment:** Pursuant to section 40K of the *Land Use Planning and Approvals Act 1993*, representations received during the exhibition period will be considered by the Council as the planning authority, the issues considered and a statement provided to the Tasmanian Planning Commission as to the merit of each representation, a statement as to whether the amendment meets the requirements of the LPS criteria, and provide a recommendation in relation to the draft amendment.

### **3.7 ASSESSMENT AGAINST LPS CRITERIA**

*[Abbreviations: State Planning Provisions (SPP's); Local Planning Provisions Schedule (LPS)]*

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

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

**Comment:** The proposal seeks a rezoning which if initiated will contain the necessary provisions required by the SPP to be incorporated within the Local Provisions Schedule (LPS).

***(b) is in accordance with section 32***

Under section 32:

- (3) An LPS may, if permitted to do so by the SPPs, include*
  - (a) a particular purpose zone...*
  - (b) a specific area plan, being a plan consisting of –*
    - (i) a map or overlay that delineates a particular area of land; and*
    - (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.*
  - (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.*
- (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
  - (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
  - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

**Comment:** In accordance with section 32 (3)(a) and (b)(i),(ii) the proposed amendment will expand the area of the SAP incorporating a map of the relevant area and will introduce additional provisions to the SAP to give effect to the amendment.

**Comment:** The draft amendment is in accordance with section 32.

***(c) furthers the objectives set out in Schedule 1***

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

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

**Comment:** The land contained within the proposed amendment is cleared pasture and modified over time as a part of the farming operations. On this basis neither the natural physical resources nor the ecological process will be significantly impacted as a result of the proposed rezoning. Analysis of Aboriginal and European cultural heritage; the environment



(water, air, minerals) will not be significantly impacted. The submission provides reports relative to these issues and recommendations as to actions required as development of the site proceeds.

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

**Comment:** The proposal represents a significant development of an area including approximately 78 to 80ha which will be developed for residential and associated community infrastructure. The proposal will yield approximately 263 allotments ranging in size from 550m<sup>2</sup> to 1ha (10,000m<sup>2</sup>). The proposal allows the development of normal size residential lots 550m<sup>2</sup> to 850m<sup>2</sup> and lifestyle lots with larger sizes ranging from 1,200m<sup>2</sup> to 1 ha.

The 78ha of land which will be developed in accordance with the proposed *Evandale Expansion Plan* includes 6ha of public open space, an area for local business (2,800m<sup>2</sup>) designed to service the local area and two community purpose areas providing for demand in future aged care, childcare and associated medical facilities (6.2ha). A further 3.7ha is proposed for potential community services/affordable housing.

Development of the land would proceed over a period of 10-15 years in 8 stages, each subject to planning applications and the grant of planning permits. The masterplan design allows significant buffering from the Evandale township and most importantly the farming areas north and east. The design provides for low density rural living allotments at the fringes of the amendment thus buffering the subsequent residential development from the ongoing rural land use activity. A particular consideration in the sequential development of the Evandale area (and as proposed the *Expansion Plan*) is the two areas in particular identified within the current SAP being:

*NOR-S5.2.2 Cambock Lane West Development Precinct Master Plan; and*

*NOR-S5.2.3 Logan Road Development Precinct Master Plan.*

The masterplans incorporated within the boundaries of the current SAP demonstrate the potential for 168 serviced residential allotments when fully developed. In addition, the property at 38 Arthur Street may yield a total of 122 serviced lots, if that property is rezoned. The relevance being that whilst the SAP allows for the development of this land to meet a demand, particularly Cambock Lane and Logan Road have not progressed and there has been little advance in the intention to bring these properties on line.

This area combined with the development areas NOR-S5.2.2 and NOR-S5.2.3 totals a potential 289 lots located within and adjacent the existing SAP boundary. In terms of development staging, it would be expected that the development of this land would of necessity precede the extension of residential zoned land at the periphery of the settlement.

The development of the lots within the areas shown would represent 65% of the town's existing residential lot development (440).

Even assuming the property at 38 Arthur Street was not rezoned, the existing vacant land set aside for development under the SAP represents 38% of the existing residential lots

Assuming then the addition of the proposed 189 lots within the new General Residential zone identified in the masterplan including 38 Arthur Street, the lots available for development will total 478 or 118% of the existing developed residential lots. Then adding the Rural Living lots proposed by the masterplan, the total potential lot yield (excluding 4 Ridgeside Lane) is 560 residential lots. (+127% of the town's current developed allotments).

Argument was sought as to the merits of such a strategy leading to orderly development of the settlement and that this was in fact a significant issue when considering the need for the Expansion Plan and on this basis is **to be preferred** as a determining factor.

The issue was raised with the applicants (*TIP*) and a submission sought discussing the implications of the issue impacting the present rezoning application. A further analysis has been provided by SGS reviewing this issue in particular as it could be argued that there is more than sufficient zoned land to meet the current demand for residential lots and housing development.

**Land Demand Supply:** The analysis undertaken by SGS in relation to land supply and demand demonstrates a continuing shortfall in land available for residential development and whilst Perth and Longford will continue to develop, the opportunity provided by the Evandale expansion represents a significant addition to future available land supply. The SGS report concludes from a strategic perspective the optimisation of the residential housing market so as to maintain housing affordability generates the need to commence rezoning of suitable land for residential use and to accommodate future growth.

The constraints to the supply of vacant land includes:

- Lack of serviced and subdivided land;
- Residentially zoned land being occupied for other uses;
- Delays and constraints in converting non-residential land for residential use.

The SGS analysis applied relative realization rates of 25%, 50% and 75% (optimistic), with the lower rate assumed higher barriers in converting the theoretical dwelling supply to actual dwellings.

**TABLE 7: RESIDENTIAL CAPACITY SCENARIOS BY LGA AND SA2S IN NORTHERN MIDLANDS**

	Northern Midlands LGA	Perth-Evandale SA2	Longford SA2	Northern Midlands SA2
Total vacant land (ha)	101	29	11	61
Theoretical dwelling capacity	900	261	99	549
Dwelling realisation rate 25%	225	65	25	137
Dwelling realisation rate 50%	450	131	50	274
Dwelling realisation rate 70%	630	182	69	384

*Extract SGS report p.26*

SGS form the view therefore that the imperative is to recognize the timeframe proposed for absolute development of the 78ha parcel which is designed to address growth over the period of 10-15 year time horizon. SGS in their analysis point to the fact that there has been little appetite on the part of the property owners to develop the land zoned for residential use and that whilst this situation continues, land release within the Evandale locality will remain static.

The Housing GAP analysis undertaken by SGS concluded based upon the high scenario rate of population growth that more pressure will be placed on the residential market and that council will need to bring more land on line to meet the demand for housing in the region. SGS suggest that with less land becoming available in Launceston there will be increased demand within LGA's such as Northern Midlands.

SGS also raise the issue of housing affordability and the role of local government in the zoning and availability of ready to develop land parcels. They argue that without releasing more land for settlement, housing prices will rise within the broader region reducing housing affordability leading to negative economic and social consequence. They conclude that apart from rezoning more land, there needs to be continued monitoring of population movement, further strategic planning to accommodate future growth and monitoring of efforts to subdivide vacant land.

**Engineering Services:** The MRC group has addressed site flooding, erosion and sediment control, earthworks, roadworks and access, stormwater drainage sewer and water reticulation, electricity and telecommunication all of which is proposed to be addressed in significant detail as a part of the future development of the site as staging progresses.

The engineering overview submitted with the amendment includes conceptual servicing plans which suggest on the basis of preliminary investigation that existing services in the vicinity of the site will enable servicing of the future development assuming service capacity augmentation and sequential land development.

**Comment:** The proposal is consistent with this objective.

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



**Comment:** The process required by the resource and development system ensures that all interested parties have the opportunity to make submissions and to be heard as a part of the decision making process. If the draft amendment is initiated by the planning authority it will be placed on public exhibition in accordance with the *Land Use Planning and Approvals Act 1993* allowing for representations to the draft amendment to be submitted and considered.

**Comment:** The proposal is consistent with this objective.

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

**Comment:** The argument presented in submission by the applicants points to the benefits expected to flow to the existing Evandale township in terms of service augmentation, population growth and community service facilities ultimately provided in support of the increased population resulting from development realization.

This is relevant given community feedback which the application suggests points to the concerns of residents in terms of an ageing population and a need to augment services available which realistically can only be achieved through a growth direction. For example, the local school, and related community services depend upon demand for continued sustainability.

The application proposes a 10-15 year horizon for the total development of the Expansion Plan achieving economic development which is both sustainable in terms of services for the existing local community and meeting the demands of the expanded population. The council and the referral authorities will ultimately control land conversion through the structured approval process on the basis of service capacity considering water, sewer, traffic, open space and supporting community and commercial opportunity

**Comment:** The proposal is consistent with this objective.

***(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.***

**Comment:** Notice of the draft amendment will be given to relevant agencies and State authorities. The process allows the participation of State government and the wider community as a part of the decision making process.

**SCHEDULE 1, PART 2 – OBJECTIVES OF THE PLANNING PROCESS ESTABLISHED BY THIS ACT**

***(a) to require sound strategic planning and coordinated action by State and local government***

**Comment:** The RMS through the LUPAA stipulates the process by which the consideration of amendments to planning schemes be assessed which specifically provides for the role of state and local government based upon the application of strategic planning principles and sound evaluative analysis.

***(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***

**Comment:** Consistent with the system provided under the *Land Use Planning and Approvals Act*, the planning authority determines whether to initiate the draft amendment.

***(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***

**Comment:** The application provides consideration of social and economic impacts. In the event of final approval, the issues will be considered in further detail as a part of the future development applications particularly matters of detailed design





and layout. Recommendations from reports provided particularly, heritage, traffic, flora fauna, future servicing, and design are considered through these approval processes.

*(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*

**Comment:** The proposed amendment integrates consideration of environmental, social, economic and conservation policy including impacts relevant to local, regional and state policy.

*(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*

**Comment:** The RMS provides the system for consideration of all land use and development matters which begins with the amendment processes provided under LUPAA. If approved, development of the land will be assessed and decisions made relative to the issue of permits and the application of appropriate conditions.

*(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*

**Comment:** The subsequent assessment and method of development of the land will address through good design principles the creation of an efficient and safe environment, achieving a desired functioning living system.

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

**Comment:** Whilst the subject site is not an area or place of scientific, aesthetic, architectural or historical interest, the development must necessarily have regard to the town of Evandale and the Local Historic Precinct and the likely impacts upon the values enunciated and recognised as a critical element associated with the history of the area, its development and relationship to the surrounding environment. The report provided by CHMA makes recommendations in the event that the approval and subsequent development is approved.

*(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*

**Comment:** The application demonstrates in principle the method by which the expanded area can be serviced with necessary water, sewerage and stormwater infrastructure. It is recognised, however, that each stage of development must demonstrate the capacity for service provisions and provide as necessary for the augmentation of service capacity where identified.

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

**Comment:** The planning framework is provided via the RMS system which under LUPAA establishes the basis for consideration of land capability. The report provided by Pinion Advisory addresses the issues in terms of loss of the agricultural estate, the question of local and/or regional significance and the protection of adjoining and nearby agricultural land use.

***(d) is consistent with each State policy***

#### **State Policy on the Protection of Agricultural Land 2009**

**Comment:** The applicants planning report (*Ireneinc pp91-92*) and the report from consultant group *Pinion Advisory* address the Key policy principles relevant to the proposal.



#### **Principle 1**

*Agricultural Land is a valuable resource and its use for sustainable development of agriculture should not be unreasonable confined or restrained by non-agricultural use or development*

**Comment:** The amendment will remove the subject land from agricultural use and the issue is whether this results in the unreasonable confinement or restraint by the future non-agricultural use. The analysis of the agricultural potential of the land is provided by *Pinion Advisory* who conclude that the rezoning can be undertaken without causing impact on adjacent and nearby agricultural land, recommending establishment of shelter belts which together with the more substantial setbacks to rural use land boundaries will ensure minimal conflict potential.

#### **Principle 2**

*Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.*

**Comment:** Not applicable as there is no prime class land within the area of the subject site. The proposal does not conflict with Principle 2.

#### **Principle 3**

*Use and development other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this policy.*

**Comment:** The proposal does not advocate development on prime (class) land. The proposal is not in conflict with Principle 3.

#### **Principle 4**

*The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:*

- *Minimising the amount of land alienated;*
- *Minimising negative impacts on the surrounding environment; and*
- *Ensuring the particular location is reasonable required for operational efficiency.*
- *The establishment of utilities, extractive industries and controlled environment agriculture is not part of the proposed development.*

**Comment:** Not relevant to the proposal as there is no intention to develop utilities, extractive industries and controlled agriculture on prime land class.

#### **Principle 5**

*Residential use of agricultural land is consistent with the policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.*

**Comment:** The proposed rezoning of the property can be achieved with an expectation of negligible negative impacts on the operation and management of adjacent and nearby agricultural land. The proposal does not conflict with Principle 5.

#### **Principle 6**

*Proposal is of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3,4 or 5, will need to demonstrate significant benefits to the region based upon an assessment of the social, environmental and economic costs and benefits.*

**Comment:** The subject property is incapable of supporting commercial scale agriculture according to *Pinion Advisory*, and the potential productivity (crops and livestock) is highly constrained. The lost productivity of the property would not be considered significant on a local and regional scale. The proposal does not conflict with Principle 6.

#### **Principle 7**

*The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*

**Comment:** The property itself has no unique agriculturally significant features and/or properties which make it of prominence with respect to the local and regional area agricultural estate. The proposal does not conflict with Principle 7. This is evidence by the assessment of *Pinion Advisory* which concludes that the subject land has a negligible level of local and regional significance on the following basis that the site:



- represents less than 0.09% of the Class 4 land and approximately 0.05% of the total ground in the Northern Midlands (as per South Esk land capability mapping area); and
- represents less than 0.03% of the Class 4 land and less than 0.02% of the total ground on a regional basis (as per South Esk, Meander, Pipers and Tamar land capability mapping areas).

**Principle 8**

*Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.*

**Comment** The property is within the North East Irrigation District in relation to which *Pinion Advisory* observe the subject site represents approximately 0.6% of the total area of land within the district. Pinion comment as follows: *"in reality note all of the land would be considered suitable for and/or capable of supporting irrigated land use activity, and this includes CT 81897/1 and CT 227117/1 due to the close proximity to adjacent residential dwellings and road infrastructure and the sensitivities linked with irrigation spray over property boundaries and intensity of agricultural activities associated with this type of agriculture."*

The proposal does not conflict with Principle 8 in the sense of the conclusions that the land within the expanded area is constrained to a point, and that the water allocation provided to the subject properties will continue to service the other land holdings to the east. Note the water allocation for the property amounts to 2.2% of the NEID.

**Principle 9**

*Planning schemes facilitating agricultural use on land zoned for rural purposes*

**Comment:** Not relevant to the present proposal, given the nature of the proposal.

**Principle 10 and 11**

*Plantation forestry*

**Comment:** Not relevant to the present proposal. There are no forestry land use activities within the boundaries of the subject land.

**Tasmanian State Coastal Policy 1996**

**Comment:** The subject site is not within the coastal zone and the Coastal Policy does not apply.

**State Policy on Water Quality Management 1997**

**Comment:** The proposed amendment does not directly impact water quality, however subsequent applications for the development of the land will be required to demonstrate the provision of water services and the effective management of stormwater so as to achieve appropriate environmental/quality levels.

**National Environmental Protection Measures (NEPMs)**

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

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

**Comment:** Other than noise and air quality which are the subject matter of Codes within the TPS, the remaining NEPMs are not called up by the proposed planning scheme amendment. It is noted that an analysis undertaken by *Pitt & Sherry* (2023) made recommendations to address potential contaminants impacting the subject land covering historical waste deposits, asbestos (abandoned buildings), pesticides associated with septic tank treatment and the resultant impact upon soil quality.

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



**Comment:** The TPP's have as required been addressed in the provision and approval of the LPS and are not impacted by the proposed rezoning.

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

**Comment:** The draft amendment is as far as practicable consistent with the Northern Tasmania Regional Land Use Strategy which is discussed in the following terms:

#### Northern Regional Land Use Strategy

**Comment:** The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy, an analysis of which is provided here.

The proposal represents an expansion of the existing Urban Growth Boundary (UGB). The rezoning to give effect to the expansion of the UGB may be considered where it can be demonstrated that the inclusion responds to the Key Principles and is appropriate for strategic and orderly development (ref clause D2.1.1)

#### D2 Land Use Categories

##### D2.1 Urban Growth Areas

Urban Growth Areas will Identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth.

##### D2.1.1 Urban Growth Areas – Key Principles

The *Urban Growth Areas* aim to provide for a well-planned region of distinct cities, towns and villages that:

- Maintains the integrity of 'intra-regional' open space green breaks;
- Minimises impacts on natural resources;
- Maximises the use of major transport and water and sewerage infrastructure (committed and/or planned);
- Enables efficient physical and social infrastructure, including public transport;
- Has ready access to services and employment; and
- Ensures significant non-residential activities will meet specific location, infrastructure and site requirements.

**Comment:** The proposed amendment will not impact intra-regional open space breaks, natural resources and will allow maximization of infrastructure existing and planned. Access to services is available. The proposal is compliant.

**Development opportunities will increase the capacity of the existing *Urban Growth Areas*, unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.**

**Comment:** The proposal will value add the existing Evandale settlement in terms of the sustainability of the township in the longer term. Population growth and associated social and community service provision will address the needs identified in survey of the local community.

**Areas contiguous to the *Urban Growth Areas* identified in the Regional Plan Maps D.1., D.22, and D.32 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may also be considered for rezoning for urban development, where it can be demonstrated that their inclusion responds to the Key Principles and is appropriate for the strategic and orderly development of the area where evidence identifies that it is necessary to accommodate higher than anticipated demand or changing demands.**

**Comment:** The area proposed for the expansion is immediately contiguous the boundary of the township developed area. The proposal does not conflict with the Key Principles enunciated by the NRLUS, representing an investment in strategic planning over the referenced time horizon of 10-15 years. The analysis prepared by SGS economics demonstrates the relationship of the anticipated yield to existing and importantly future demand, noting that current growth trends are higher in the region.



Land considered for rezoning within or contiguous to an *Urban Growth Area* should:

- Be physically suitable;
- Exclude areas of unacceptable risk of natural hazards, including predicted impact of climate change;
- Exclude areas of significant biodiversity values;
- Be appropriately separated from incompatible land uses; and
- Be a logical expansion of an existing urban area, or be of sufficient size to support efficient social and economic infrastructure.

**Comment:** The land is physically suitable for the development proposed and is not impacted by natural hazards nor predicted climate change. The flora fauna report prepared by consultants NEST observes that the impact of grazing has over time led to the position where the land can be described as *biologically impoverished*. On that basis the analysis recommends inter alia the development of an ecological plan to include rehabilitation of those areas that could provide conservation values which could be integrated with open space and recreation areas (*report reference pp20-21*).

The development of the urban area is adequately separated from incompatible land use (farmland) and will; be buffered by larger lot sizes at the northern and eastern edges of the expanded area. The proposed development is of a scale which will necessitate and provide for social and economic infrastructure and allowance in the zoning alterations has been designed to achieve this purpose.

A summary of the guide to investigations to support growth within or contiguous to *Urban Growth Areas* suggests that the assessment of the following where relevant include:

- analysis of supply and demand for the Greater Launceston area and individual settlement area;
- analysis of growth opportunity;
- analysis of potential loss to the agricultural estate;
- impact on agricultural activity and infrastructure, and other resources;
- the extent to which the land is included in irrigation districts;
- the potential for land use conflict;
- potential impact on the State Road and rail networks;
- the potential impact on and fettering of existing extractive industries;
- an assessment of natural, cultural and landscape values.

**Comment:** The submission provides independent consultant analysis of all areas identified by the guidance provisions including land supply demand (greater Launceston and relevant settlement areas), agricultural estate loss/agricultural activity, review of the natural, cultural and landscape values, together with transport and traffic issue analysis.

#### D2.1.2 Urban Growth Areas:

##### Growth Corridors

Comprising land contiguous with existing urban areas, including greenfield land, which will be developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development.



Map D.3 Regional Framework Plan: Northern Townships (Longford, Perth and Evandale)



**Figure 20 - Regional Framework Plan: Northern Townships (Longford, Perth, Evandale); Extract NRLUS p.18**

**Comment:** The area which is contiguous to the developed urban settlement has been assessed and categorized as suitable for urban development.

## E REGIONAL PLANNING POLICIES

### E.2.4 Specific Policies and Actions

#### RSN-A4

**Provide for long term future supply of urban residential land that matches existing and planned infrastructure capacity as being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.**

**Comment:** The application provides an analysis of water and sewerage services by consulting group MRC. The analysis demonstrates future reticulation of available services to service the expansion area. There are assumptions in regard to the augmentation for service delivery.

#### RSN-A5

**Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change, ‘aging in home’ options should be provided.**

**Comment:** The proposed expansion will introduce a range of residential allotments incorporating potential residential options for the provision of future aged care transition which will provide support to the existing Evandale community. The potential for the introduction of aged care service provision and allied health services at the local level would directly facilitate the achievement of the ‘aging in home’ objective.

#### RSN-A14

**Prioritise amendments to planning schemes to support new *Urban Growth Areas* and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.**

**Comment:** The proposal will rezone land immediately contiguous with the Evandale township with access to existing transport corridors both immediate and those providing access to the wider region and beyond. The proposal intends that traffic from the new development will by-pass the local streets. Based upon SIDRA modelling results and mid-block assessment, the traffic generated by the proposed development is not expected to unreasonably compromise the amenity, safety and efficiency of the road network surrounding the site.



The analysis undertaken by consulting group *Pitt and Sherry* assessed the development against the use standards of the *Road and Railway Asset Code*. The analysis includes a post 10-year development performance scenario based upon assumed traffic volumes for AM and PM peak hours.

#### RSN-A23

**Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.**

**Comment:** The proposed amendment will introduce minimum lot sizes based upon the function proposed, position of the subdivision relative to its context and servicing capacity. The masterplan approach introduces zone categories which reflect the capacity of service delivery and the contextual relationships to surrounding areas.

#### RSN-A24

**Future locations of the *Rural Living Zone* should not require extension of Urban Growth Areas, or unreasonably compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).**

**Comment:** The proposed expansion plan incorporates rural living zoned areas to enable buffering to the agriculture zoned land beyond achieving a graduation in residential density reducing the potential for land use conflict.

#### RSN-A26

**Consolidation and growth of Rural residential Areas is to be directed to areas identified in the local strategy, that align with the following criteria (where relevant):**

- Proximity to existing settlements containing social services;
- Access to road infrastructure with capacity;
- On-site waste water systems suitability;
- Consideration of the impact on natural values or the potential land use limitations as a result of natural values;
- Minimise impact on agricultural land and land conversion;
- Minimise impacts on water supply required for agricultural and environmental purposes
- Consideration of natural hazard management;
- The housing mix in the locality and the contribution additional rural residential use may make in support of settlements;
- Potential for the future requirement for the land for urban purposes; and
- The ability to achieve positive environmental outcomes through the rezoning.

**Comment:** The supporting reports submitted with the application allow consideration as to alignment with the criteria which are addressed as specified. Each of the elements is considered as a part of the submission and these assessments analysed through the decision making process.

#### RAC-A5

**Provide for lower order activity centres to be sustained through a residential strategy or development plans to create vibrant and sustainable regional rural communities. It should strengthen their role and function, maintaining and consolidating retail attractors, local employment opportunities, public amenities and services.**

**Comment:** It can be legitimately argued that the proposal will strengthen the role and function of the town centre through the provision of neighbourhood services to support the local population as expansion progresses through the expected time horizon.



**Table E.2 Northern Tasmanian Regional Activity Centre Hierarchy**  
Neighbourhood or Town Centres (SAC)

<b>Role:</b>	<b>To serve daily needs of surrounding community and provide a focus for day-to-day life within a community</b>
<b>Employment</b>	<b>Includes a mix of small scale retail, community, and health services. Limited office based employment</b>
<b>Land uses Commercial and Retail</b>	<b>An independent supermarket or discount department store as anchor tenant, surrounded by a small range of specialty shops. In a rural context often tourism related business.</b>
<b>Government and Community</b>	<b>Local community services, including Child Health Care.</b>
<b>Residential</b>	<b>Some adjoining in centre/town residential development offering a greater mix of housing types and densities than outer lying residential areas.</b>

**Comment:** Other than the obvious expansion of the settlement, the proposed rezoning of the 78ha will not change the RAC of Evandale. The proposal seeks to provide further options for residential expansion and the inclusion of social, community health and limited/local commercial zones which would support the sustainability of the existing settlement within a 10-15-year horizon.

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

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

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

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

Place: Nurture our heritage environment

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

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

Priority projects referenced as a part of the project include investigation and analysis of physical service provision and any necessary augmentation to these services in meeting the demands of population growth.

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

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

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

**Comment:** The site is not impacted by the Tasmanian Gas Pipeline.



## 5 OPTIONS

### 5.1 Decision in relation to request

The planning authority can:

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

### 5.2 Preparation of draft amendment

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

### 5.3 Certification of draft amendment

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

## 6 DISCUSSION

This report provides comment in reference to the capacity of the proposal to meet the legislative requirements for the amendment proposed to the LPS.

The reports provided with the application demonstrate capacity compliance with the key issues necessarily impacting consideration of the amendment.

The earlier Evandale community consultation process drew out a number of significant issues of importance to the community and these have been highlighted. The approach taken by the applicants is to attempt to address the substantive issues providing analysis and argument.

The critical importance for the Evandale township is the protection of the heritage estate values recognized through the National Estate Register listing and the need to ensure that the future development within the proposed expansion area does not diminish or erode these values. The proposal would introduce modifications within the SAP to provide the necessary qualifications related to the consideration of future development to achieve these outcomes.

Likewise, traffic management within the Evandale Road network and the obvious challenges of development upon the town is a key issue for the community and the application provides an analysis of those matters impacting the levels of service post development.

In a strategic sense the issues of demand and future supply must be considered in the context of the proposed development horizon ranging from 10-20 years, and the need to provide development ready sites in a timely manner whilst ensuring sustainability in terms of service provision and community expectation. These considerations combined with the intent and policy direction enunciated by the NRLUS provide a framework within which the present proposal must be assessed.

The basis for and issues associated with the present proposal will benefit from the rigour of broad stakeholder discourse and it is therefore considered appropriate that the application for the amendment be initiated and progressed to the next phase which importantly provides all stakeholders representation and these views and submissions assessed as to their merit and by extension the merits of the proposed amendment.



The draft amendment is generally in accordance with the LPS criteria and related legislative requirements.

A preliminary subdivision plan for 38 Arthur Street demonstrates the possible provision of 122 lots, if the site is rezoned. Excluding 38 Arthur Street from the SAP expansion raises a question as to how the eventual development of the property is to be treated. The purpose of the scheme amendment to include the expanded area within the SAP is to ensure future development is in keeping with the principles of these existing provisions. If the amendment is initiated, the treatment of 38 Arthur Street and its relationship to the SAP is an issue to be resolved particularly given the site's location contiguous the town's current development boundary.

It is recommended that the planning authority initiate and certify the draft amendment which will then be placed on public exhibition.

Representations received are then considered by the planning authority, assessing their merit before providing a report incorporating a recommendation to the Tasmanian Planning Commission as to its satisfaction that the draft amendment meets the LPS criteria and any associated recommendations.

## **7 ATTACHMENTS**

1. Index of Reports [**11.5.1** - 1 page]
2. 1. 20200554 Residential Supply and Demand Evandale 05052022 Final Report (2) [**11.5.2** - 29 pages]
3. 2. 20220413 Evandale CBA v 2 (2) [**11.5.3** - 22 pages]
4. 3. Evandale Expansion Masterplan Historic Heritage Report 20102023 (1) (2) [**11.5.4** - 55 pages]
5. 4. Evandale Expansion Masterplan Project AHAR (1) [**11.5.5** - 55 pages]
6. 5. Evandale Planning Scheme Amendment - Bushfire Hazard Management Report (2) [**11.5.6** - 27 pages]
7. 6. Final Updated Flora and fauna report Ti P Project Evandale 2022 (1) [**11.5.7** - 24 pages]
8. 7. MRC - Evandale - Engineering Services Report - Rev C - 11.12.2023 (1) [**11.5.8** - 48 pages]
9. 8. MRC - Evandale - Preliminary Flood Hazard Assessment Report - Rev B - 11.12.2023 [**11.5.9** - 24 pages]
10. 9. TI P. Evandale Ag development ag Report. Sep 2023. FINAL [**11.5.10** - 42 pages]
11. 10. T- P.22.1701- GE O- RE P-001- Landslide Hazard Assessment- Rev C [**11.5.11** - 19 pages]
12. 11. T- P.22.1701- TR A- RE P-001- Rev 01 [**11.5.12** - 109 pages]
13. 12. T- P.22.1701-001- EN V- RE P-001- Rev 00 (1) [**11.5.13** - 147 pages]
14. 13. Evandale - RFI Response ( Feburary 2025) [**11.5.14** - 3 pages]
15. 14. Evandale Expansion Plan - Presentation M [**11.5.15** - 1 page]
16. 15. Planning Report V 7 (2025) [**11.5.16** - 144 pages]
17. 16. TIP Evandale Ag development ag Report Sep 2023. FINAL V 2.1 [**11.5.17** - 52 pages]
18. 17. pitt&sherry TIA 20 December 2024 [**11.5.18** - 107 pages]
19. 18. 1. Ridgeside Lane MASTER PLAN Presentation - H [**11.5.19** - 1 page]
20. 19. 2. Ridgeside Lane - LAND USE Plan - J [**11.5.20** - 1 page]
21. 20. 2019-03-18- PLA N- Comm.engagement [**11.5.21** - 121 pages]
22. 21. Request for Additional Information 2 May 2024 [**11.5.22** - 11 pages]
23. 22. Letter - Traders in Purple 03-12-2024 [**11.5.23** - 2 pages]
24. 23. SAL T 3 Traffic Engineering Review - Evandale Amendment [**11.5.24** - 45 pages]
25. 24. PL N 24-0030 - Draft Planning Scheme Amendment - Evandale [**11.5.25** - 2 pages]
26. 25. Department of State Growth - response - Evandale Expansion Plan and rezoning [**11.5.26** - 3 pages]
27. 26. Folio Plan-81897-1 4 Ridgeside Lane [**11.5.27** - 1 page]
28. 27. Folio Plan-106773-1 211 Logan Road [**11.5.28** - 1 page]
29. 28. Folio Plan-116759-1 Logan Road [**11.5.29** - 1 page]
30. 29. Folio Plan-227117-1 38 Arthur St [**11.5.30** - 1 page]
31. 30. Folio Text-81897-1 4 Ridgeside Lane [**11.5.31** - 1 page]
32. 31. Folio Text-106773-1 211 Logan Road [**11.5.32** - 1 page]
33. 32. Folio Text-116759-1 Logan Road [**11.5.33** - 1 page]
34. 33. Folio Text-227117-1 38 Arthur St [**11.5.34** - 1 page]
35. 34. Title areas [**11.5.35** - 1 page]
36. SPAN PL N 24-0030 PSA Submission to Planning Authority Notice - Conditions DA 2024 00452- NMC [**11.5.36** - 2 pages]
37. Evandale Primary School Letter to Traders in Purple [**11.5.37** - 2 pages]





## 12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

### 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

#### 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.

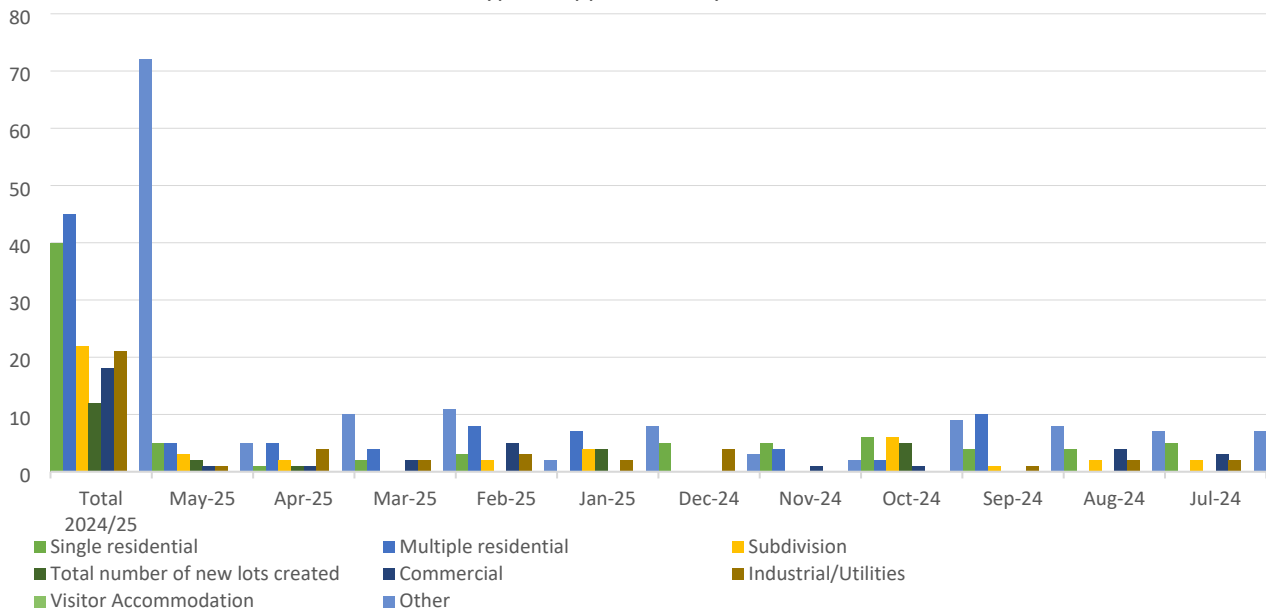
#### 2 DEVELOPMENT SERVICES REPORTING

##### 2.1 Planning Decisions

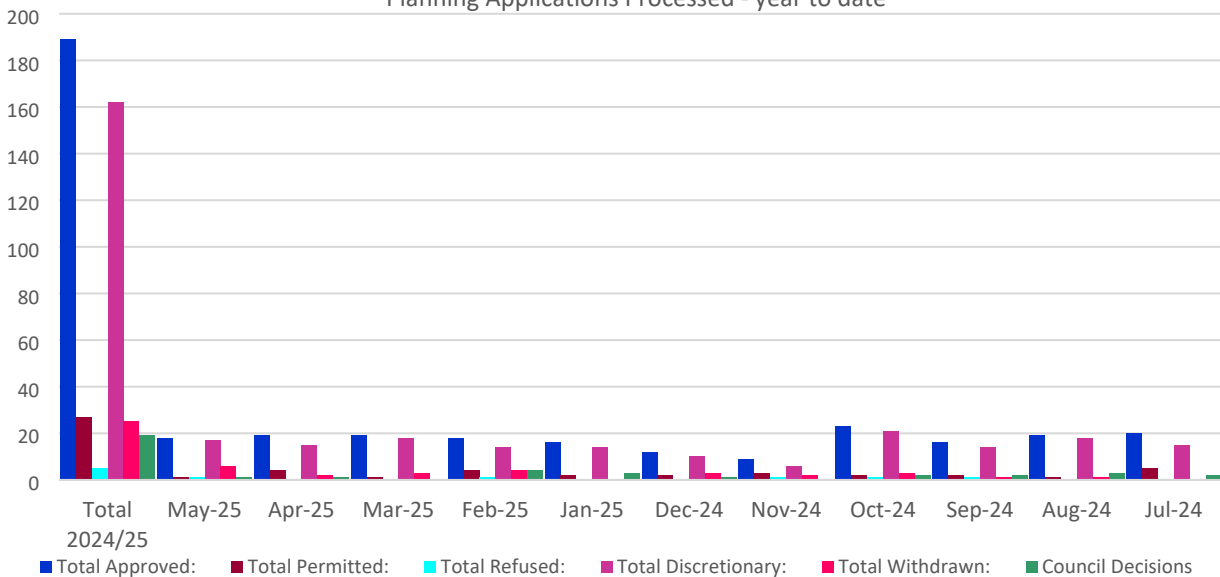
	2022/ 2023	2023/ 2024	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	195	116	178	11	12	21	14	18	16	25	16	26	19	32	
Applications on STOP for further information				52	45	47	31	30	42	43	46	40	43	38	
Single residential	48	36	40	5	4	4	6	5	5	0	3	2	1	5	
Multiple residential	31	69	45	0	0	10	2	4	0	7	8	4	5	5	
Subdivision	34	27	22	2	2	1	6	0	0	4	2	0	2	3	
Total number of new lots created	203	72	12	0	0	0	5	0	0	4	0	0	1	2	
Commercial	27	25	18	3	4	0	1	1	0	0	5	2	1	1	
Industrial/Utilities	12	15	21	2	2	1	0	0	4	2	3	2	4	1	
Visitor Accommodation	8	11	0	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	0	
Total discretionary	7	11	0	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	72	7	7	8	9	2	3	8	2	11	10	5	
Total No. Applications Approved:	228	182	189	20	19	16	23	9	12	16	18	19	19	18	
Total Permitted:	33	18	27	5	1	2	2	3	2	2	4	1	4	1	
Average Days for Permitted	11	15	12.85	13	7	15.5	13.5	16.3	10	5	13	18	16	14	
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28	28	28	28	28	
Total Exempt under IPS:	83	93	88	8	4	9	19	4	3	11	13	8	5	4	
Total Refused:	5	4	5	0	0	1	1	1	0	0	1	0	0	1	
Total Discretionary:	198	164	162	15	18	14	21	6	10	14	14	18	15	17	
Average Days for Discretionary:	33.3	33.17	39	34	37	38	38.5	41	36	41	41	40	40	40	
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42	42	42	42	
Total Withdrawn:	39	44	25	0	1	1	3	2	3	0	4	3	2	6	
Council Decisions	36	27	19	2	3	2	2	0	1	3	4	0	1	1	
Appeals lodged by the Applicant	6	2	1	0	0	0	1	0	0	0	0	0	0	0	
Appeals lodged by third party	2	0	1	0	0	0	0	0	0	0	0	0	1	0	



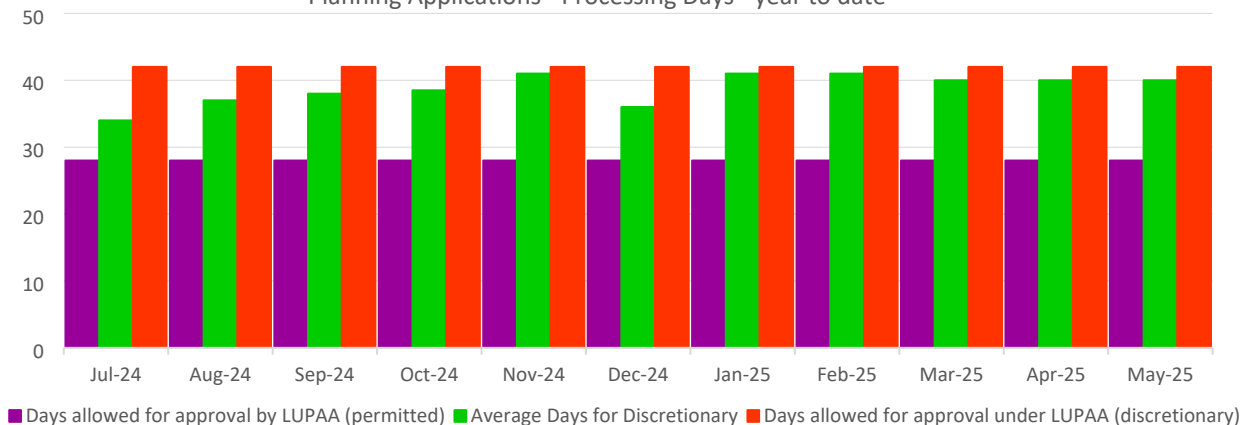
Type of Applications - year to date



Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date

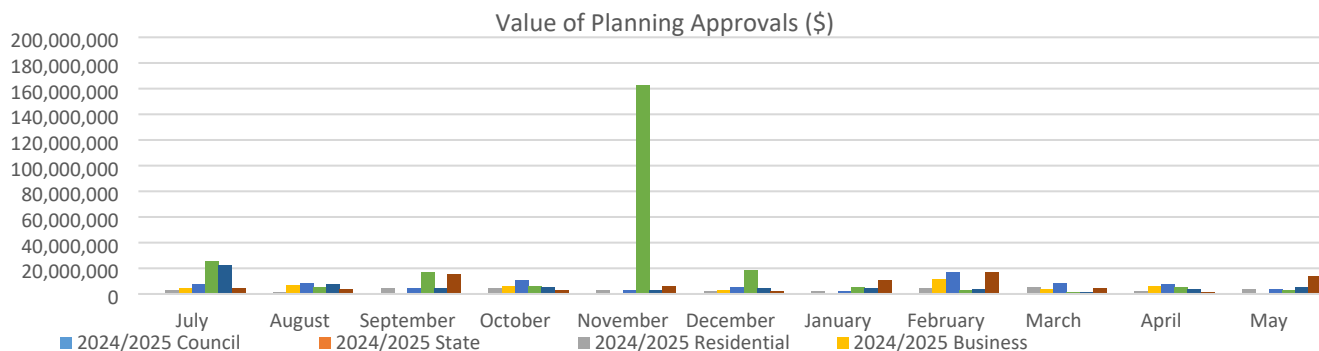




Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0209 - 1	Amend Permit - retain existing dwelling and construction 6 new dwellings.	76 Frederick Street, Perth TAS 7300	Oramatis	21	A
PLN-25-0005 - 1	Amend Permit - Secondary Residence	92 Devon Hills Road, Devon Hills TAS 7300	Adams Building Design	6	A
PLN-23-0154	2 lot subdivision (Bushfire-Prone Area)	1504 Deddington Road, Deddington TAS 7212	D & L White	43	D
PLN-25-0017	Outbuilding (new shed and carport), Two shipping containers, Relocation of shed, Demolition (vary setbacks and building envelope)	65 Catherine Street, Longford TAS 7301	M Whitney	44	D
PLN-25-0024	Demolition, Multiple Dwellings (1 x existing, 2 x new), Carport (Longford SAP, vary side setbacks)	79 Marlborough Street, Longford TAS 7301	Prime Design	42	D
PLN-25-0026	Single Dwelling	89 Burghley Street, Longford TAS 7301	N+B	42	D
PLN-25-0029	Manager's Residence (Discretionary use, Heritage Listed Place, Flood Prone)	Wickford, 868 Illawarra Road, Longford TAS 7301	WoodburyCo Pty Ltd	36	D
PLN-25-0036	Container Refund Machine and associated storage	115 High Street and adjacent King St Road reserve, Campbell Town TAS 7210	ERA Planning & Environment	45	D
PLN-25-0040	Outbuilding (Shed 6x14m)(vary side (N) setback)	4 King Street, Cressy TAS 7302	N Barford	38	D
PLN-25-0043	Multiple Dwellings (1 existing) (Perth SAP)	24 Mary Street, Perth TAS 7300	Abode Designer Homes	42	D
PLN-25-0045	2 Lot Subdivision (Perth SAP, vary lot frontage)	11 Drummond Crescent, Perth TAS 7300	Woolcott Land Services	40	D
PLN-25-0046	Subdivision (2 lots to 2 lots)	59 Raeburn Road & 831 Hobart Rd, Breadalbane TAS 7258	Nova Land Consulting	38	D
PLN-25-0049	Outbuilding (Carport) (vary side (W) setback)	5 Onyx Court, Perth TAS 7300	The Shed Company	42	D
PLN-25-0054	Alterations and additions to existing Club Room building (vary frontage setback)	21 Macquarie Street, Cressy TAS 7302	Cherry Blossom Design	40	D
PLN-25-0060	Single Dwelling in the Rural zone - vary side setbacks	8 Walter Street, Rossarden TAS 7213	H Walker	40	D
PLN-25-0064	Single Dwelling	46A Sassafras Street, Perth TAS 7300	WoodburyCo Pty Ltd	47	D
PLN-25-0065	Dwelling and Outbuilding (Garage)	7 Keppoch Lane, Perth TAS 7300	G Oliver	37	D
PLN-25-0085	Solar Array	35 Clarence Street, Perth TAS 7300	Install Electrical	22	D
PLN-25-0084	Demolition of an Outbuilding	20 Keppoch Lane, Perth TAS 7300	6ty° Pty Ltd	14	P
PLN-24-0189	Alterations/Additions to Existing Dwelling, New carport and garage	24A Russell Street, Evandale TAS 7212	Cataract Designs	42	C
PLN-25-0039	Single Dwelling and Visitor Accommodation	Nosswick, 157 Blackwood Creek Road, Blackwood Creek TAS 7301	Cumulus	43	R

## 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
<b>YTD Total</b>	<b>130,000</b>	<b>1,298,494</b>	<b>33,790,097</b>	<b>41,170,956</b>	<b>76,389,547</b>	<b>241,636,539</b>	<b>53,601,860</b>	<b>61,079,489</b>
<b>Annual Total</b>						<b>255,377,879</b>	<b>76,384,582</b>	<b>91,715,427</b>



### 2.3 Matters Awaiting Decision by TASCAT & TPC

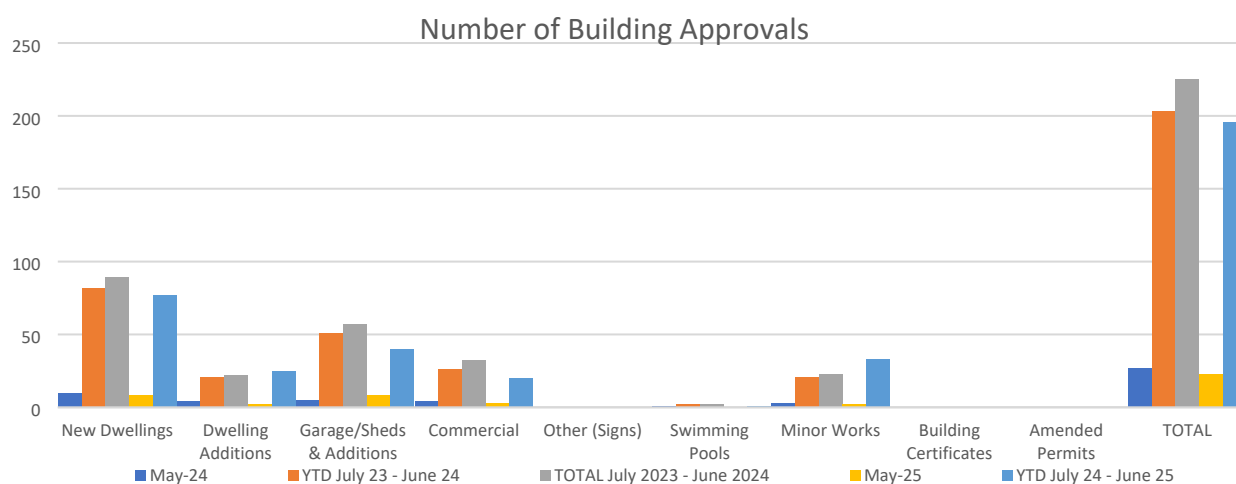
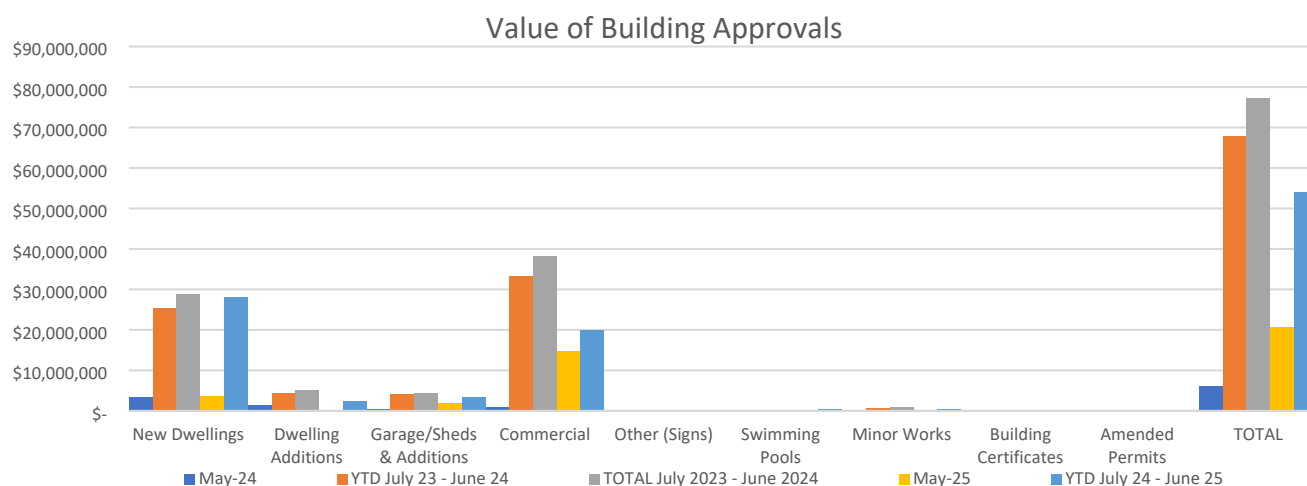
TASCAT		TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN24-0197		Appeal P/2025/43 against granting of permit for 2 lot subdivision. Preliminary conference held 21 May 2025. Mediation listed for 19 June 2025. Hearing listed for 18 and 19 September 2025.
Decisions received		
P18-046/NC-24-0009		Appeal P2024/120 – appeal against Notice and Order. Preliminary Hearing held 13 January 2025. Hearing held 13 March 2025. Decision received 2 June 2025. Appeal overturned.
PLN-23-0232		Appeal P2024/105 against refusal of application for 5 lot subdivision at 30 Paton Street. Hearing held 26 February 2025. Decision received 28 May 2025. Appeal upheld. Council directed to file conditions of approval for a permit.
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. Responses to Commission directions provided 7 April and 4 June 2025. Awaiting Commission decision.
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			
	May-24		YTD July 23 - June 24		TOTAL July 2023 - June 2024		May-25		YTD July 24 - June 25	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	10	3,280,000	82	25,433,896	89	28,811,896	8	3,679,000	77	27,966,373
Dwelling Additions	4	1,439,000	21	4,305,400	22	5,105,400	2	160,000	25	2,326,600
Garage/Sheds & Additions	5	470,000	51	3,954,824	57	4,240,824	8	1,897,000	40	3,266,729
Commercial	4	830,000	26	33,225,214	32	38,102,213	3	14,800,000	20	19,797,732
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	1	25,000	2	114,000	2	114,000	0	0	1	300,000
Minor Works	3	25,812	21	696,126	23	741,490	2	17,200	33	396,461
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>27</b>	<b>6,069,812</b>	<b>203</b>	<b>67,729,460</b>	<b>225</b>	<b>77,115,823</b>	<b>23</b>	<b>20,553,200</b>	<b>196</b>	<b>54,053,895</b>
<b>Inspections</b>										
Building	0		4		4		0		0	
Plumbing	46		402		453		51		366	





## 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	45	264	155
Property owner not home or only recently started			
Complying with all conditions / signed off	45	263	134
Not complying with all conditions		1	
Re-inspection required			14
Building Notices issued			
Plumbing Notices Issued			
Building Orders issued			



Building / Plumbing Permit Compliance Reviews	This Month	2024/2025	Total 2023/2024
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	8	198	87
Commitment provided to submit required documentation			7
Re-inspection required	3	140	48
No Further Action Required	5	58	32
Building Notices issued		33	21
Plumbing Notices Issued		17	11
Building Orders issued		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 20 commercial building approvals valued at a total of \$19,797,732 (year to date), compared to 26 commercial building approvals valued at a total of \$33,225,214 (year to date) for the previous year.

In total, there have been 196 building approvals valued at \$54,053,895 (year to date) for 2024/2025 compared to 203 building approvals valued at \$67,729,460 (year to date) for the previous year.

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### 13.2 DETAILED LOCAL FLOOD STUDY PROGRAM - LONGFORD

Responsible Officer: Des Jennings, General Manager

Report prepared by: Paul Godier, Senior Planner

#### RECOMMENDATION

That the report be noted.

#### 1 PURPOSE OF REPORT

This report advises Council of the State Emergency Service's Detailed Flood Studies Funding Program.

#### 2 INTRODUCTION/BACKGROUND

The State Emergency Service (SES) has publicly released the Tasmanian Strategic Flood Map.

Regarding Longford, the background report (p. 23) states:

*In both the present study's 1% AEP flood extent and 2% AEP flood extent, floodwaters are seen to not be stopped by the current flood levees in place, whereas in the JMG study, the 2% flood event is held by the flood levees from inundating the town of Longford. As was the case with the Launceston comparison, the levee data supplied for the current study was not complete. Additionally, the present study does not have information regarding the operation of flood gates that are on Back Creek whereas the JMG study takes into account flood gate operation. This highlights that the detailed flood modelling undertaken in previous studies should be used in the urban area of Longford, rather than the results of the present regional modelling study.*

The SES has advised that it is initiating the Detailed Flood Studies Funding Program that will provide an opportunity for Councils to co-fund studies on a 1/3 basis for priority locations that would benefit from the provision of more detailed studies. Longford has been identified as a candidate location for this work.

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

##### 3.1 Strategic Plan 2021-2027

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

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

**Leaders with Impact**

**Strategic outcomes:**

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

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

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

**Strategic outcomes:**

- 2.1 Strategic, sustainable, infrastructure is progressive

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

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

**Strategic outcomes:**

- 3.3 Public assets meet future lifestyle challenges



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

Not applicable.

### **4 POLICY IMPLICATIONS**

There are no policy implications.

### **5 STATUTORY REQUIREMENTS**

There are no statutory requirements.

### **6 FINANCIAL IMPLICATIONS**

SES runs a funding program to assist municipal councils fund more detailed local flood studies in areas of identified need. A funding program for 2024–25 will be available to assist municipal councils fund more detailed local flood studies in areas of identified need.

### **7 RISK ISSUES**

A more detailed local flood study for Longford would produce flood mapping with greater accuracy, thereby reducing risks of using less accurate mapping.

### **8 CONSULTATION WITH STATE GOVERNMENT**

Council has asked the SES to commence preliminary discussions to initiate project planning for the detailed work in Longford noting that commitment and commencement would be contingent upon approval of associated funding agreement by both parties.

### **9 COMMUNITY CONSULTATION**

The flood maps produced by the detailed flood study will be incorporated into the planning scheme by an amendment which will give an opportunity for public representations.

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

Council can:

Seek to co-fund a detailed flood study for Longford with the SES; or

Not seek to co-fund a detailed flood study for Longford with the SES.

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

In relation to Longford the SES is initiating the Detailed Flood Studies Funding Program that will provide an opportunity for Councils to co-fund studies on a 1/3 basis for priority locations that would benefit from the provision of more detailed studies. Longford has been identified as a candidate location for this work. Council has asked the SES to commence preliminary discussions to initiate project planning for the detailed work in Longford noting that commitment and commencement would be contingent upon approval of associated funding agreement by both parties.

### **12 ATTACHMENTS**

1. SES Email 28 April 2025 [13.2.1 - 3 pages]
  2. Letter to SES - 20 February 2025 [13.2.2 - 2 pages]
-





### 13.3 POLICY UPDATE: EXEMPT TEMPORARY BUILDINGS OR WORKS (INCLUDING SHIPPING CONTAINERS) POLICY

Responsible Officer: Des Jennings, General Manager

Report prepared by: Erin Miles, Project Officer

#### RECOMMENDATION

That Council endorse the amendments to the Exempt Temporary Buildings or Works (including shipping containers) Policy.

#### 1 PURPOSE OF REPORT

The purpose of this report is to advise and seek endorsement of a policy update.

#### 2 INTRODUCTION/BACKGROUND

To ensure Council's Policy Manual remains relevant and correct, Council Officers periodically review the policies and recommend updates as required. This policy has previously been reviewed in 2023 and updated to reflect the change in planning scheme. The policy has since been operating effectively, and only minor changes are required to:

- Add definition for Occasional Use
- Clarify timeframes for removal
- Clarify acceptable location of buildings (to ensure they are not placed within road reserve)
- Update the review timeframe

#### 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.

**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
- 4.4 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:

Not applicable.



#### **4 POLICY IMPLICATIONS**

Although the policy has been operating as intended, periodic reviews are required to ensure all relevant information accurate and the policy is enforceable.

#### **5 STATUTORY REQUIREMENTS**

##### **5.1 Clause 4.3.5 – Tasmanian Planning Scheme – Northern Midlands**

The placement of exempt buildings (inclusive of shipping containers, site buildings and the like) is allowed in accordance with the Tasmanian Planning Scheme – Northern Midlands, provided there is development occurring on the site. The Scheme does not prescribe a timeframe for the placement or parameters for the location of the temporary building, hence the purpose of the policy.

#### **6 FINANCIAL IMPLICATIONS**

Operation of the policies is within existing budget allocations.

#### **7 RISK ISSUES**

If policies are not reviewed/updated to reflect the current legislation/planning scheme, there is a risk that they are unenforceable.

#### **8 CONSULTATION WITH STATE GOVERNMENT**

Consultation with State Government was not required.

#### **9 COMMUNITY CONSULTATION**

No community consultation was required.

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

Council can amend the policies as recommended or move alternative amendments.

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

The policy has been reviewed and discussed with the Planning Enforcement Officer. The policy has been operating effectively, and only minor changes are required to:

- Add definition for Occasional Use
- Clarify timeframes for removal
- Clarify acceptable location of buildings (to ensure they are not placed within road reserve)
- Update the review timeframe

The amended marked up policy is attached.

#### **12 ATTACHMENTS**

1. Exempt Temporary Buildings or Works incl Shipping Containers Policy [**13.3.1** - 2 pages]
-



## 14 GOVERNANCE REPORTS

### 14.1 COMMUNITY DIRECTORY

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Vivien Tan, Executive & Communications Officer

#### RECOMMENDATION

- a) Council supports Northern Midlands Business Association in the hosting and continuing compilation of the Community Directory for the region.
- Or
- b) Council do not continue the support of the Northern Midlands Business Association in the hosting and continuing compilation of the Community Directory for the region.

#### 1 PURPOSE OF REPORT

To provide to Council the information available in relation to the implementation of a community directory in the Northern Midlands Council region.

#### 2 INTRODUCTION/BACKGROUND

At Councils ordinary meeting in December 2024 Cr Adams moved the below motion.

#### MINUTE NO. 24/0406

##### DECISION

Cr Adams/Deputy Mayor Lambert

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.

Carried Unanimously

In February 2025, Council officers became aware that the Northern Midlands Business Association (NMBA) was in the process of developing a Community Directory. Given the progress already made by NMBA and the associated costs of developing a similar resource independently, it was determined that the most viable and cost-effective approach would be to support NMBA in completing and administering the directory.

Council had previously attempted to maintain a real-time community directory; however, the absence of a dedicated officer meant the initiative could not be sustained effectively. By leveraging NMBA's existing infrastructure and expertise, the directory can now be maintained with greater consistency and accessibility.

The Community directory's objective is to provide a common place to promote awareness and encourage community groups, clubs, and arts and cultural organisations. This will help residents and visitors alike easily connect with local services and activities.

Target Audience:

- Local community groups, clubs, and not-for-profit organisations;
- Arts and cultural organisations;
- Residents looking for community connections;
- Visitors seeking local activities and services.



#### Key Messages

- Free listing: Community groups and organisations can promote their activities at no cost;
- Visibility & Connection: Be part of a central hub where residents and visitors can find you;
- Support Local: Strengthen the Northern Midlands community by making it easier for people to engage with local groups.

The Council directory is hosted by NMBA. The online directory and search engine was incorporated into the Council directory on the NMBA website and embedded/linked in the Council website. As the community directory was considered an operation function of council, it was funded through existing resources and did not necessitate a separate budget allocation.

The Community Directory will be leveraged off the Northern Midlands Business Association's database and allow the current Business Directory to also include Community Organisations. The combined Northern Midlands Business and Community Directory will require some minor redevelopment of the database and an update on the policy to allow Community Groups to be listed. A form will be designed for the community groups to provide their brief introduction and contact data.

The existing online database will include the category "Community Organisation". The Directory will allow organisations to be searched by category, name, area or keywords.

This will mean people can view and search:

- across businesses and community organisations;
- just within businesses;
- just within community organisations;
- search by any word in the description eg: "Rotary", or Fete, or Charity, etc; and
- search by location, eg: any community organisation within the Ross area, Evandale, etc.

Link to the directory: [Directory — NMBA](#)

There will be an initial administration cost to input the uptake of the new data. There be a minimal maintenance fee to send out information for periodic updates. Council will provide promotion of the database through social media, Northern Courier news articles and community newsletters. Posters will be distributed to Community centres and community noticeboards.

#### Costs:

- Update existing database to include Community Group information. \$2000.
- Initial administrative costs for initial population of data in year one \$1000 (NMBA will absorb future years).
- Ongoing maintenance will be absorbed by the NMBA after the first year.

This option was determined to be more cost effective, as council staff do not have the available capacity to manage and maintain the community directory. In light that the NMBA currently manage and maintain the Northern Midlands Directory, this was identified operationally as the more financial and prudent option.

### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

#### 3.1 Strategic Plan 2021-2027

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

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

**Leaders with Impact**

**Strategic outcomes:**

1.1 Council is connected to the community



1.3 Management is efficient, proactive and responsible

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

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

**Strategic outcomes:**

2.2 Proactive engagement drives new enterprise

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

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

**Strategic outcomes:**

3.4 Towns are enviable places to visit, live and work

Supporting the NMBA is consistent with Council's 2017-2027 Strategic under the 'Economic Development – Supporting Growth and Change' specifically to support new businesses to grow capacity and service and to ensure new and expanded small business is valued.

### 3.2 Integrated Priority Projects Plan 2021

Not applicable.

## 4 POLICY IMPLICATIONS

NMC – Communications and Engagement Strategy 2024

- Builds a positive image of Council by strengthening relationships with the community by supporting community clubs, groups and organisations.
- Recognises that two-way communication is essential to strengthen the relationship between Council and the community
- Promotes the interests of the community
- Engages with residents to improve community awareness of our programs, activities and services.

NMC – Economic Development Strategy

The municipality is unique in its diversity and in the broad mix of industries that operate within close proximity to each other. Northern Midlands Council aims to seize the opportunity to actively promote to local residents, businesses and visitors, the broad range of goods and services on offer within the area. This will contribute to the continued growth and vitality of the municipality, whilst facilitating community engagement.

NMC – Health and Wellbeing Strategy

As a facilitator, Council supports sports and leisure organisations, community groups and networks that promote health and well being and provided opportunities for connection with the provision of the Community Organisations directory.

## 5 STATUTORY REQUIREMENTS

Not applicable

## 6 FINANCIAL IMPLICATIONS

The NMBA solution is very cost effective with an initial outlay of \$3,000.00.

## 7 RISK ISSUES

Relying on staff time and availability to maintain accuracy of information and regular updating requirements.





## **8 CONSULTATION WITH STATE GOVERNMENT**

Not Applicable

## **9 COMMUNITY CONSULTATION**

To promote awareness and encourage community groups, clubs, and arts and cultural organisations to list themselves in the Northern Midlands Community Directory. This will help residents and visitors easily connect with local services and activities.

The Key messages were:

- Free listing: Community groups and organisations can promote their activities at no cost;
- Visibility & Connection: Be part of a central hub where residents and visitors can find you;
- Support Local: Strengthen the Northern Midlands community by making it easier for people to engage with local groups.

Promotional plan included:

1. Direct Outreach (Email/Letter to Community Groups);
2. Social Media Campaign (Facebook, Instagram, LinkedIn);
3. Website & Newsletter Announcements;
4. Local Media & Community Noticeboards;
5. Word-of-Mouth via Council and Community Leaders.

The targeted recipients were:

- Local community groups, clubs, and not-for-profit organisations;
- Arts and cultural organisations;
- Residents looking for community connections;
- Visitors seeking local activities and services.

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

To keep a community directory or not.

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

This collaborative approach ensures a sustainable, accessible, and cost-effective solution for maintaining a dynamic and inclusive Community Directory for the Northern Midlands region and by leveraging NMBA's existing infrastructure and expertise, the directory can now be maintained with greater consistency and accessibility.

## **12 ATTACHMENTS**

1. 2024-12-09 Minutes 5.3.3 No M- Update Councils Website [**14.1.1** - 1 page]
  2. NM C- Communications-and- Engagement- Strategy- Draft-6 (6) [**14.1.2** - 4 pages]
-



## 14.2 NORTHERN MIDLANDS COUNCIL CLIMATE RESILIENCE STRATEGY 2025-2028

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Vivien Tan, Executive & Communications Officer

### RECOMMENDATION

- a) That Council endorse in-principle the draft Northern Midlands Council Climate Resilience Strategy 2025 – 2028, NMC Climate Change Webpage and associated Media Release; and
- b) That as changes to flood zones occur the strategy will be updated to reflect these changes.

### 1 PURPOSE OF REPORT

The purpose of this item is to seek Council's endorsement of the draft Northern Midlands Council Climate Resilience Strategy 2025 – 2028, NMC Climate Change Webpage and associated Media Release with the understanding that as changes to flood zones occur the strategy will be updated to reflect these changes.

### 2 INTRODUCTION/BACKGROUND

It is widely recognised that the changing climate presents a diverse range of risks and opportunities for Tasmanian councils. Council owned infrastructure including buildings, roads, stormwater, along with local communities and environment/open space are being impacted by extreme events and background warming. Councils' decision-making functions are recognised as being exposed to potential liability regarding climate considerations. Local government insurers Municipal Association of Victoria (MAV) and JLT are expecting councils to demonstrate responses to climate hazards, to reduce exposure and resultant risk. The Tasmanian regulatory environment is building climate considerations into the responsibilities of councils, and communities are expecting councils to develop responses and implement climate action

The draft Northern Midlands Council Climate Resilience Strategy (the Strategy) is developed in response to this emerging policy landscape, community expectations for action, and to further Council's commitments through its Strategic Plan and key strategic documents.

The Strategy was prepared by the Northern Tasmanian Alliance for Resilient Councils (NTARC) in collaboration with Northern Midlands Council officers. Based on the Northern Midlands four key priorities the Strategy covers the themes of: Reducing Emissions and Energy Use, Council Climate Governance and Climate Change Adaptation.

NTARC is a partnership, established and self-funded, by the eight north-east Tasmanian councils from 2022 to 2026. It assists and supports the north-east councils to better understand and respond to the changing climate, coordinate consistent councils' responses, and provide resilient outcomes for northeast Tasmanian communities. The Program emphasises organizationally positioning councils to mitigate potential liability across their decision-making roles and to manage increasing insurers expectations for responses to climate hazards, to reduce exposure and resultant risk.

To establish the evidence base and inform the Strategy NTARC worked directly with Council officers to develop the NMC Climate Change Adaptation Plan 2024, Council Carbon and Energy Footprint 2019 – 2023 and Opportunities Report.



### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

#### 3.1 Strategic Plan 2021-2027

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

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

**Leaders with Impact**

**Strategic outcomes:**

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

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

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

**Strategic outcomes:**

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

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

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

**Strategic outcomes:**

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

**Place: Nurture our heritage environment**

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

**Strategic outcomes:**

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

#### 3.2 Integrated Priority Projects Plan 2021

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

**Foundation Project/s:**

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

4.2 Perth South Esk River Parklands:

*Improvement of the public open space, provide better connectivity to the river and strengthen the path network*



*and accessibility along the river; creating a regional attraction in Perth that showcases the environmental amenity of the South Esk River.*

**4.3 Sheepwash Creek Corridor & Open Spaces:**

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

**4.5 Municipal Tree Planting Program (Council-wide):**

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

**Enabling Project/s:**

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

**5.3 Community - Redevelop Cressy Park:**

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

**5.4 Subdivisions:**

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

## **4 POLICY IMPLICATIONS**

The Tasmanian local government climate policy landscape is poorly defined and lacks institutional structures. Challenges widely recognized for councils include:

- Inadequate legislation i.e. Planning Scheme, Building Codes etc.
- Knowledge and skills
- Resourcing for smaller councils
- Sectoral inconsistency and a lack of clear frameworks and systems within councils to act
- Role of councils in climate change, resilience and sustainability unclear and not well understood
- Increasing service delivery demands and community/rate payer expectations for climate change and sustainability action
- Need support in the form of funding, collaboration, legislation and systems thinking capacity

The Strategy directly addresses these challenges and provides considered systemic guidance and a framework for the Council to implement climate action relevant to its organisational governance, operational requirements and service delivery.

The accompanying NMC climate webpage provides climate information to support the community in understanding climate change and demonstrates transparency and leadership by the Council on its climate responses. This furthers and assists in disclosing a clear policy narrative specific to the Northern Midlands.



## 5 STATUTORY REQUIREMENTS

Council Asset Management Strategies are required to consider climate change adaptation and mitigation as follows:

*Local Government (Content of Plans and Strategies) Order 2014. S.9 Asset Management Strategy (vii) planning for climate change adaptation and mitigation*

At this current time, except for the above, there are no explicit statutory requirements for Tasmanian councils to consider and/or develop responses to climate change. However, the local government regulatory environment is evolving requiring councils to consider and/or respond to climate change mitigation and adaptation which is demonstrated by the following:

1. *Tasmanian Climate Change (State Action) Amendment Act 2022* identifies local government as stakeholders which are expected, and encouraged to:
  - contribute to emissions reductions through local policies (e.g., transport, waste, energy efficiency)
  - identify local climate risks (e.g., coastal erosion, bushfires, flooding).
  - implement adaptation measures through land use planning, infrastructure design, and community engagement
  - lead local climate initiatives and promote community awareness.
  - facilitate public participation in climate planning and resilience-building.
2. The proposed Local Government Priority Reform Program 2024 2026 includes the clarification of the role of councils promoting the social, economic, and environmental sustainability of local communities, by mitigating and planning for climate change impacts
3. The Australian Government identifies the role and responsibilities of local government for climate change adaptation to:
  - Deliver adaptation responses that align to state and Australian Government legislation to promote adaptation as required including the application of relevant codes, such as the Building Code of Australia.
  - Provide information about relevant climate change risks and contribute appropriate resources to prepare, prevent, respond and recover from detrimental climatic impacts.
  - Inform other levels of government about the on-the-ground needs of local and regional communities.
  - Manage risks and impacts to public assets owned and managed by local governments and to local government service delivery.

## 6 FINANCIAL IMPLICATIONS

The Strategy does not have any additional financial implications for the Council's operating budgets. The Strategic Projects are included in existing council roles, operations and functions, support provided through the NTARC or funded through grants i.e. Sheepwash Creek Climate Change Adaptation Project.

## 7 RISK ISSUES

Three categories of climate risks are recognised for local government:

- Physical risks (catastrophic – extreme weather events; gradual onset - regional temperature and rainfall variation, ecological - freshwater loss, biodiversity loss)
- Liability risks (administrative claims; planning and regulatory approval, negligence and nuisance; breach of duties)
- Economic transition risks (regulatory and policy responses i.e. net zero; capital markets and green finance)

The Strategy, its Strategic Projects and its implementation establish the foundation to address issues across the three categories of climate risk across the Council's governance and operations. It is considered that the adoption of the Strategy mitigates the Council's potential to liability across its decision making, mainstreams and embeds actions across the organisation and furthers the Council's effort to reduce energy saving and greenhouse gas emissions and realise associated costs savings in addition to reducing its carbon footprint.





## **8 CONSULTATION WITH STATE GOVERNMENT**

There are no requirements for consultation with the Tasmanian Government

## **9 COMMUNITY CONSULTATION**

The Strategy has been prepared in the first instance to support the Council's organisational governance operations and service delivery in taking climate action. The Strategy, and accompanying webpage provide the evidence base for the future community consultation and engagement with the community as the Strategy is progressively implemented.

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

Council can endorse in-principle the draft Northern Midlands Council Climate Resilience Strategy 2025 – 2028, NMC Climate Change Webpage and associated Media Release with the understanding that as changes to flood zones occur the strategy will be updated to reflect these changes.

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

The Strategy is anchored in the core roles and functions of councils – emphasis to build capacity and capability of the council governance, operations and service delivery and addresses barriers to action. It provides a progressive approach to climate action that is informed by an evidence-base derived from baseline work with the Northern Midlands Council. The baseline work established an understanding of the Council's organisational climate risk and identified adaptation responses to address physical impacts and mitigate potential liability across its governance. It positions the Council to prepare for the economic transition to a low carbon economy, save on its energy bills and realise opportunities as they arise.

The accompanying Webpage provides additional supporting 'climate' information to the Strategy. The website format is intended to increase transparency and provide information for the community on the council's climate initiatives and clarity around its role. It also fulfills the role of the local government role to provide information about relevant climate risks<sup>[1]</sup>.

## **12 ATTACHMENTS**

1. Draft 2025 Northern Midlands Climate Strategy v 7 [14.2.1 - 20 pages]
  2. MAV Liability and Climate Adaptation 2023 [14.2.2 - 4 pages]
  3. Northern Midlands Climate Profile [14.2.3 - 6 pages]
  4. NTARC NORTHERN MIDLANDS Council Climate Change Adaptation Strategy DEC 2024 [14.2.4 - 48 pages]
  5. NTARC NM CCEF 2024 WEB [14.2.5 - 21 pages]
  6. NTARC CCEF Opportunities Report - Northern Midlands Dec 2024 [14.2.6 - 16 pages]
-



### 14.3 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA): ATTENDANCE AT AUSTRALIAN LOCAL NATIONAL LOCAL ROADS TRANSPORT & INFRASTRUCTURE CONGRESS 2025

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lee Viney, Executive Assistant

#### RECOMMENDATION

That Cr ..... be authorised to attend the 2025 ALGA National Local Roads, Transport & Infrastructure Congress at Bendigo from 11 to 12 November 2025.

#### 1 PURPOSE OF REPORT

The purpose of the report is to consider the attendance of Councillors at the ALGA National Local Roads, Transport and Infrastructure Congress 2025.

#### 2 INTRODUCTION/BACKGROUND

Councillor Brooks attended the 2024 ALGA National Local Roads and Transport Congress which was held in Margaret River from 3 to 4 December 2024; Councillor Brooks attended the conference in Canberra from 6 to 7 September 2023; and in 2022 Mayor Knowles and Councillor Brooks attended the conference in Hobart.

The program for the 2025 event has not as yet been released, however, expressions of interest are sought from Councillors to attend the 2025 ALGA National Local Roads, Transport & Infrastructure Congress at Bendigo from 11 to 12 November 2025.

Council's policy provides for the attendance of one councillor at the conference annually.

#### 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:**

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

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

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

**Strategic outcomes:**

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

**Place: Nurture our heritage environment**

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



**Strategic outcomes:**

4.2 Meet environmental challenges

**3.2 Integrated Priority Projects Plan 2021**

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

**Foundation Project/s:**

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

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

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

**4.4 TRANSlink Intermodal Facility:**

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

**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)*

**5.2 Transport - Illawarra Road Upgrade & Shared Paths:**

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

**5.2 Transport - Evandale Main Road Upgrade & Shared Paths:**

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

Not applicable.

**4 POLICY IMPLICATIONS**

Provisions is made in Council's adopted Policy "Councillors Allowances, Travelling and Other Expenses" for attendance at conferences and seminars. The policy provisions are as follows:

**6. CONFERENCES & SEMINARS**

*Council will make a budget allocation each year to reimburse delegates registration, travel costs and accommodation expenses ('mini-bar' expenses limited to \$10 per day). Partners will be reimbursed for meals at state conferences and the 'major dinner' at Federal conferences.*

*The budget will be allocated to the following conferences:*

- LGAT & LGMA conference to be attended by up to 6 councillors
- ALGA conference attended by Mayor & Deputy Mayor



- **Australian Roads conference attended by 1 councillor**
- 'Other' conferences and seminar sessions as approved.

*Attendance to all conferences, seminars and training sessions with a cost in excess of \$200 are to be in compliance with a resolution of the Council, except on emergency situations, where approval must be given by a unanimous approval from Council Executive.*

*Following attendance of a conference by any councillor, a report must be submitted to Council setting out the relevance to local government, and the benefits that can be further investigated by Council. Where two or more councillors attend a conference, a joint report may be submitted.*

## **5 STATUTORY REQUIREMENTS**

N/a.

## **6 FINANCIAL IMPLICATIONS**

The 2025/2026 budget allocation for Training, Conferences and Seminars for Councillors is \$18,500. To date in 2025/2026 no expenditure has been recorded; however the LGAT Professional Development, AGM and Ordinary Meeting costs are still to expected.

Cost of full registration before 26 September 2025 is \$979.

Return flights between Launceston and Melbourne are approximately \$600.

Return transfers from Melbourne to Bendigo are approximately \$230.

Accommodation prices range between \$438 and \$731 per night.

## **7 RISK ISSUES**

N/a.

## **8 CONSULTATION WITH STATE GOVERNMENT**

N/a.

## **9 COMMUNITY CONSULTATION**

N/a.

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

Council can opt to authorise the attendance of a Councillor at the conference, or not.

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

Councillors should note that this year the ALGA National Local Roads, Transport & Infrastructure Congress 2025 is to be held in Bendigo from 11 to 12 November.

Registration forms and the program are yet to be received.

## **12 ATTACHMENTS**

Nil



## 14.4 NORTHERN MIDLANDS BUSINESS ASSOCIATION: NOMINATION TO BOARD

Responsible Officer: Des Jennings, General Manager  
Report prepared by: Vivien Tan, Executive & Communications Officer

### RECOMMENDATION

- a) Council support and endorse Councillor ..... as a Council representative for the board of the Northern Midlands Business Association (NMBA).

### 1 PURPOSE OF REPORT

This report considers correspondence received from the Northern Midlands Business Association (NMBA), in relation to the nomination of a representative to be appointed to the Board.

### 2 INTRODUCTION/BACKGROUND

The Northern Midlands Business Association has advised that nominations are sought from the Council to fill a position on the NMBA Board. NMBA advice provided is as follows:

*NMBA is seeking your assistance for the nomination of representatives for the Northern Midlands Business Association Board (one position)*

*The term of office will run from 1 July 2025 to November 2026.*

The Northern Midlands Business Association is a not-for-profit incorporated association with a volunteer Board elected by members. The Board coordinates and manages the wide range of projects in the Association's Business Plan, secures funding, and fosters new initiatives. The current Board donates their time to provide a wealth of experience as diverse as the businesses of the Northern Midlands. The NMBA is constantly wanting to expand the size and diversity of its Board of Management.

The value of NMBA programs and projects for 2024 has contributed over \$2,500,000 to Northern Midlands businesses and the local economy.

These major highlights include:

- A complete high-tech redevelopment of the NMBA Agriclean biosecurity livestock truck wash at Powranna, with the Association working to obtain Tasmanian Government funding of over \$300,000. The project leveraged hundreds of hours of expertise of the volunteer Board in areas such as research, engineering and project management and was completed ahead of time and on budget.
- A new program of benefits provides support and promotional opportunities that deliver value to local businesses ranging from \$950 per year for Free Members to over \$35,000 per year for our highest-level Leading Business members. These include the NMBA digital billboard adjacent to Launceston Airport that promotes all paid-member businesses starting at just \$60 per year, at no additional cost.
- Inspiring the business owners and leaders of tomorrow with Tasmania's first combined schools "illuminate education" week with the participation of 200 students from 6 local schools.



- Tasmanian Government Red Tape and Regulation reforms described as “generational”, with NMBA being formally recognised as its “joint architect”, These reforms have positively impacted more than 400 permits, applications and other interactions between businesses and government.
- Funding for an additional \$2million+ mobile phone and data enhancement projects that have combined with NMBA achievements over recent years that have directly accelerated the elimination of black spots across the municipality.
- Establishing a Task Force of stakeholders lobbying the Tasmanian Government for \$11.5million for additional electricity capacity for the TRANSlink airport business precinct that will enable its continued expansion and reputation as Tasmania’s ideal location to establish a business.
- State and Federal lobbying in cooperation with Northern Midlands Council and obtaining a commitment for long-term flood forecast data to be easily available so that businesses and the community have greater information and confidence in proceeding with expansion and development.
- In line with the Strategic Plan goal of Internal Excellence, NMBA now services its more than 600 registered members within 1100 supporters and stakeholders, with a suite of new in-house development management systems. While invisible to the outside world, these have been a massive enabler for a volunteer Board and small part-time team to deliver consistent, quality services to this customer base. The systems and processes include financials, member benefits delivery, online guide to free advice and consulting services with NMBA Partners, events, and quality control systems with automated reporting functions.

These achievements have taken place with NMBA receiving reduced funding from Council as part of its overall economies and is a tribute the Volunteer Board of Management that donates hundreds of hours of expertise of incalculable value, and our incredibly talented and enthusiastic team that turns our Strategic Vision into reality every day.

### **3 STRATEGIC PLAN 2021-2027**

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

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

**Leaders with Impact**

**Strategic outcomes:**

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

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

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

**Strategic outcomes:**

- 2.2 Proactive engagement drives new enterprise
- 2.3 Collaborative partnerships attract key industries

### **4 POLICY IMPLICATIONS**

N/a.

### **5 STATUTORY REQUIREMENTS**

N/a.





## **6 FINANCIAL IMPLICATIONS**

There is are no direct financial implication to council on having a Councillor sit on the Board of NMBA.

## **7 RISK ISSUES**

There is a risk to Council if it fails to develop and maintain a strong relationship with community organisation such as NMBA that this could result in an inadequate awareness and understanding of the local business community.

## **8 CONSULTATION WITH STATE GOVERNMENT**

N/a.

## **9 COMMUNITY CONSULTATION**

N/a.

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

Council can endorse or not endorse a representative to the Northern Midlands Business Association (NMBA)

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

That Council endorse and support the appointment of an elected member to the board of NMBA as requested to further strengthen and grown the connection between Council and the local business community.

## **12 ATTACHMENTS**

1. NMBA Board policy and nomination form [**14.4.1** - 2 pages]
  2. NMBA Strategic Plan April 2023 [**14.4.2** - 5 pages]
  3. 2024 NMBA Annual Report FINAL FOR PRINTINGv 2 (1) [**14.4.3** - 12 pages]
-



## 14.5 POLICY REVIEW: DOG MANAGEMENT POLICY AND CODE OF RESPONSIBLE DOG OWNERSHIP

Responsible Officer: Des Jennings, General Manager

Report prepared by: Tatiana Paniagua, Executive Officer

### RECOMMENDATION

That Council

- a) endorse the amendments to the Dog Management Policy and the Code of Responsible Dog Ownership;
- and
- b) approve the release of the amended draft policy and code for formal community consultation to seek feedback from residents and stakeholders;
- and
- c) note that a further report will be provided to Council following the consultation period summarising the feedback received and recommending any necessary final changes prior to adoption.

### 1 PURPOSE OF REPORT

The purpose of this report is to seek Council's approval to adopt the amended *Dog Management Policy and Code of Responsible Dog Ownership*. These documents outline the objectives that guide Council's approach to dog management and ensure that its responsibilities under the *Dog Control Act 2000* are met consistently and effectively. The revised policy and code are now presented for Council's formal endorsement.

### 2 INTRODUCTION/BACKGROUND

The Northern Midlands Council has a significant dog population, comprising both companion and working dogs. It has been identified that clearer guidance is required for Council officers, dog owners, and the broader community regarding dog care, breeding, identification, and kennel licensing.

Although Council officers have anticipated legislative changes in these areas for the past two years, such changes have not yet materialised. As a result, Council requires formal direction – at minimum – on key matters relating to dog management and ownership, particularly to address and prevent problematic situations such as unregulated breeding operations and so-called puppy farms.

This report presents an amended *Dog Management Policy and Code of Responsible Dog Ownership*, developed in response to the need for a more robust and comprehensive framework for dog management across the municipality. The updated policy seeks to strengthen Council's ability to promote responsible dog ownership, clarify community expectations, and ensure that dog owners, breeders, and commercial operators understand their obligations under the *Dog Control Act 2000* and other applicable legislation.

The revised policy introduces enhanced provisions relating to dog care, breeding practices, identification requirements, and kennel licensing. It also reflects Council's resolution of 17 March 2025 to include a declaration clause in dog registration forms, reinforcing the responsibilities of dog owners.

Overall, the policy aims to improve public safety, enhance animal welfare outcomes, and support consistent compliance, while ensuring a balanced and equitable framework for all dog owners within the Northern Midlands.



### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

#### 3.1 Strategic Plan 2021-2027

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

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

**Leaders with Impact**

**Strategic outcomes:**

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

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

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

**Strategic outcomes:**

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

#### 3.2 Integrated Priority Projects Plan 2021

Not applicable.

### 4 POLICY IMPLICATIONS

It is essential that Council regularly reviews and updates its policies and procedures to ensure they remain current, reflect contemporary best practice, and align with any changes to relevant legislation.

The *Dog Management Policy and Code of Responsible Dog Ownership* serves as a clear and practical framework for both Council officers and the community. It supports consistent, fair, and transparent decision-making in matters relating to dog management within the municipality. The policy also provides interim guidance while updated state regulations are still under development.

### 5 STATUTORY REQUIREMENTS

The following legislation is applicable to the proposed policy:

- Dog Control Act 2000
- Local Government Act 1993
- Dog Control Regulations 2021
- Animal Welfare Act 1993
- Animal Welfare (Dogs) Regulations 2016
- Land Use Planning and Approvals Act 1993
- Guide Dogs and Hearing Dogs Act 1967
- Personal Information Protection Act 2004
- Archives Act 1993
- Law of Animals Act 1962
- Disability Discrimination Act 1992



## 6 FINANCIAL IMPLICATIONS

The adoption of the amended Dog Management Policy and Code of Responsible Dog Ownership is not expected to result in significant additional costs to Council. Implementation will be managed within existing operational budgets for animal control and regulatory services.

Any minor administrative costs associated with updating forms, signage, and public information materials will be absorbed within current resources. Should any future legislative changes require additional funding, a separate report will be presented to Council for consideration.

## 7 RISK ISSUES

The key risks associated with dog management include public safety, animal welfare, community complaints, and non-compliance with legislative requirements. Failure to maintain an up-to-date and enforceable dog management policy may expose Council to reputational, legal, and operational risks.

The updated Dog Management Policy and Code of Responsible Dog Ownership mitigates these risks by providing clear guidance for dog owners, supporting consistent enforcement practices, and ensuring alignment with the Dog Control Act 2000. It also positions Council to respond appropriately to emerging issues and potential changes in State legislation.

## 8 CONSULTATION WITH STATE GOVERNMENT

A State Government review of dog management is currently underway. Council acknowledges this ongoing process and will consider any future guidance, legislative changes, or regulatory updates arising from the review. This policy will be further reviewed and amended, if necessary, to ensure continued alignment with State Government direction and best practice.

## 9 COMMUNITY CONSULTATION

At this stage, formal community consultation has not yet been conducted regarding this policy. However, Council recognises the importance of engaging with the community to ensure the policy aligns with the needs, values, and expectations of local residents and stakeholders.

Following the consultation, Council will review the feedback received and incorporate relevant input into the final version of the policy. A summary of the consultation outcomes and any resulting changes will be made publicly available to ensure transparency.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

- **Adopt the Draft Policy as Presented**

Council may choose to adopt the current draft of the policy, allowing for immediate implementation of its provisions to improve dog management within the municipality.

- **Adopt the Policy Subject to Further Community Consultation**

Council may decide to release the draft policy for formal community consultation before adoption. Feedback received would be reviewed and could lead to amendments before final adoption.

- **Defer Adoption Pending Additional Research or Review**

Council could defer the adoption of the policy to allow time for further investigation, benchmarking with other councils, or awaiting outcomes of the State Government's review on dog management.

- **Not Adopt the Policy**

Council may decide not to adopt the policy at this time, maintaining the status quo or exploring alternative approaches to dog management.



## 11 OFFICER'S COMMENTS/CONCLUSION

The amended *Dog Management Policy and Code of Responsible Dog Ownership* represents a comprehensive review of Council's approach to dog management. The revised policy incorporates updated legislative references, introduces a dedicated definitions section to improve clarity, and significantly strengthens the framework for kennel licensing. Key changes include the introduction of new licence categories and the application of zoning restrictions.

The policy has been developed not only to address current issues but also to proactively mitigate emerging challenges, such as unregulated breeding and excessive numbers of dogs on residential properties, issues which have the potential to result in serious animal welfare concerns. By setting clearer expectations for dog owners, breeders, and commercial operators, the policy supports responsible ownership and helps maintain community amenity.

Although State-level legislative reforms have been anticipated for some time, they have not yet been implemented. In the meantime, Council has taken the initiative to update its policy framework to provide clearer guidance to both officers and the community, particularly regarding the assessment and regulation of kennel licence applications.

The revised policy aligns with existing legislative requirements and reflects best practice principles. It also incorporates Council's resolution of 17 March 2025 to include a declaration clause within the dog registration form. Although formal community consultation has not yet been undertaken, a comprehensive engagement process is planned to gather public feedback. The findings from this consultation will inform further refinements, with a final version of the policy to be presented to Council for adoption.

Accordingly, it is recommended that Council notes the draft policy and endorses the commencement of the public consultation process. This approach reinforces Council's commitment to transparency, evidence-based decision-making, and good governance, while supporting community wellbeing and animal welfare.

These amendments ensure that the policy remains compliant with current legislation, promotes community safety and amenity, and upholds the welfare of dogs across the Northern Midlands municipality. The revised policy also provides clearer, more practical guidance for Council officers, dog owners, and the broader community.

Therefore, it is recommended that Council endorses the amended *Dog Management Policy and Code of Responsible Dog Ownership* and approves the commencement of formal community consultation.

### Summary of Key Changes:

- Legislative and Administrative Updates, expanding Legislation References and including a clause to review the policy earlier if legislation changes.
- New Definitions Section, clarifying terms such as Accredited Trainer, Adoption Dog, Assistance Dog, Companion Dog, Concession Dog, Dangerous Dog, etc., which improves clarity and legal precision throughout the document.
- Expanded Purpose of the Code of Responsible Dog Ownership, and new Dog Registration Statement included on registration forms to ensure owners acknowledge their responsibilities.
- Kennel Licences new categories; restrictions based on zoning; minimum property size requirements, detailed application, inspection and cancellation procedures; and temporary exemptions and construction requirements added.

## 12 ATTACHMENTS

1. Draft - Dog Management Policy and Code of Responsible Dog Ownership [14.5.1 - 10 pages]
-



## 15 CORPORATE SERVICES REPORTS

### 15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

#### RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 31 May 2025; and
- ii) authorise Budget 2024/25 alterations as listed in Item 4.

#### 1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31 May 2025.

#### 2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 May 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: 31-May-25 11

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 75% FAGS grants paid 23/24
Recurrent Grant Revenue	-\$5,626,119	-\$5,626,119	-\$1,661,402	-\$3,965	29.5%	
Fees and Charges Revenue	-\$3,132,403	-\$2,871,369	-\$3,357,169	\$486	116.9%	Timing variance
Interest Revenue	-\$904,650	-\$829,264	-\$726,574	-\$103	87.6%	
Reimbursements Revenue	-\$128,890	-\$118,149	-\$204,915	\$87	173.4%	





Other Revenue	-\$2,235,104	-\$2,048,845	-\$1,238,188	-\$811	60.4%	Timing variance
	-\$26,675,344	-\$26,141,924	-\$21,715,445	-\$4,426	83.1%	
Employee costs	\$8,488,466	\$7,781,094	\$8,108,227	-\$327	104.2%	Over budget
Material & Services						
Expenditure	\$7,107,000	\$6,514,750	\$6,963,424	-\$449	106.9%	
Depreciation Expenditure	\$7,656,898	\$7,018,823	\$7,018,823	\$0	100.0%	
Government Levies & Charges	\$1,242,013	\$1,138,512	\$1,078,170	\$60	94.7%	
Councillors Expenditure	\$225,424	\$206,639	\$222,349	-\$16	107.6%	
Interest on Borrowings	\$22,225	\$20,373	\$0	\$20	0.0%	Pensioner Rebates
Other Expenditure	\$1,047,249	\$959,978	\$1,038,892	-\$79	108.2%	
Plant Expenditure Paid	\$601,400	\$551,283	\$702,664	-\$151	127.5%	
	\$26,390,675	\$24,191,452	\$25,132,549	-\$941	103.9%	
	-\$284,669	-\$1,950,472	\$3,417,104			
Gain on sale of Fixed Assets	\$0	\$0	-\$86,842	\$87	0.0%	
Loss on Sale of Fixed Assets	\$418,967	\$384,053	\$60,919	\$323	15.9%	
						*Asset recognition EOY
Underlying (Surplus) / Deficit	\$134,298	-\$1,566,419	\$3,391,181			1*
	\$0					Jnl for Deprec to be done
Capital Grant Revenue	-\$14,444,447	-\$13,240,743	-\$5,978,967	-\$7,262	45.2%	
Subdivider Contributions	-\$375,608	-\$344,307	0	-\$344	0.0%	
						* Not recognised until EOY
Capital Revenue	-\$14,820,055	-\$13,585,050	-\$5,978,967			
	-		-			

Budget Alteration Requests		Budget	Budget	Actuals
- For Council authorisation by absolute majority		Operating	Capital	
Capital works budget variances above 10% or \$10,000 are highlighted				
<b>May</b>				
<b>Budget Alterations</b>				
Fleet - F11 Light Truck	700011		\$89,000	C/Fwd to 2025-26
Fleet - F14 Building Service Light Truck	700014		\$60,000	C/Fwd to 2025-26
Fleet - F18 Utility	700018		\$62,000	C/Fwd to 2025-26
Fleet - F24 Light Truck Reserves	700024		\$91,000	C/Fwd to 2025-26
Lfd - Entrance Roundabout Landscaping	751614		\$180,000	Awaiting approval from State Growth
<b>Evan - Pioneer Park Play Equipment and Masterplan Upgrades</b>	708063		\$250,000	Commence 2025-26
<b>Pth - Charles Berryman Reserve, toilet upgrade</b>	706970		\$100,000	C/Fwd to 2025-26
<b>Ctown - Blackburn Park, single toilet</b>	706971		\$120,000	C/Fwd to 2025-26
<b>Lfd - St George's Square, toilet replacement</b>	706972		\$190,000	C/Fwd to 2025-26
<b>Avoca - Public Toilets Upgrade of Septic Tank, Gates and Building</b>	707867		\$240,000	C/Fwd to 2025-26
<b>Pth - Recreation Ground Amenities</b>	708039		\$150,000	Deferred
<b>Lfd - Sports Centre Gym - Stadium floor upgrade</b>	707752.98		\$27,971	C/Fwd to 2025-26
<b>Lfd - Sports Centre, Basketball Back Boards</b>	707752.985		\$30,000	C/Fwd to 2025-26
<b>Lfd - Sports Centre, Energy Upgrade Grant Application (Solar)</b>	707990.64		\$75,661	C/Fwd to 2025-26
<b>Ross - Drill Hall Roof Replacement</b>	708051		\$60,000	Deferred

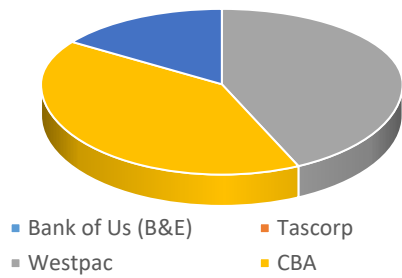


<i>Lfd - Town Hall - improvements incl foyer dampness and front doors</i>	708087 & .5	\$50,000	C/Fwd to 2025-26
<i>Evan - Medical Centre Extension Investigations</i>	720137	\$300,000	Deferred
<i>W/Junct - Hobart Road Shared Path Way</i>	751614.6	\$800,000	C/Fwd to 2025-26
<i>Ctown - Main Street Project</i>	750544	\$9,000,000	C/Fwd to 2025-26
<i>Pth - Drummond Street, Youl to western end, k&amp;g, road reconstruction</i>	780381/751425	\$620,000	C/Fwd to 2025-26
<i>Lfd - Bridge 3972: Bulwer St Back Creek</i>	743972	\$250,000	C/Fwd to 2025-26
<i>Pth - Drummond Street, bridge replacement over Sheepwash Creek</i>	745919	\$882,441	C/Fwd to 2025-26
<i>Pth - Western Railway Line Culvert Replacement, over sheepwash creek</i>	748888	\$913,227	C/Fwd to 2025-26
<i>Pth - Edward Street, culvert over Sheepwash Creek</i>	749921.1	\$731,757	C/Fwd to 2025-26
<i>Pth - Cromwell Street, culvert extension over Sheepwash Creek</i>	749999.2	\$731,757	C/Fwd to 2025-26
<i>Wjuct - 47 Translink Avenue, detention basin extension</i>	788640.1	\$330,000	C/Fwd to 2025-26
<i>Evan - Stormwater Barclay St Subdivision Contribution</i>		\$356,728	Deferred
<i>Pth - Norfolk Street, WSUD</i>	788670	\$200,000	C/Fwd to 2025-26
		<u>\$16,891,542</u>	

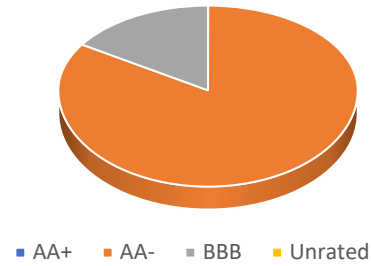
A. Balance Sheet Items					
	Year to Date Actual		Monthly Change		Same time last year
<b>Cash &amp; Cash Equivalents Balance</b>	Year to Date				
- Opening Cash balance	\$19,266,373		\$16,370,767		
- Cash Inflow	\$29,198,102		\$1,786,108		
- Cash Payments	-\$32,628,158		-\$2,320,558		
- Closing Cash balance	\$15,836,317		\$15,836,317		
	\$0		-		
Account Breakdown					
- Trading Accounts	\$540,547				
- Investments	\$15,295,770				
	\$15,836,317				
	-				
<b>Summary of Investments</b>	<b>Investment Date</b>	<b>Maturity Date</b>	<b>Interest Rate%</b>	<b>Purchase Price</b>	<b>Maturity Value</b>
Tas Corp 24hr Call Account	20/05/2025	31/05/2025	3.85	\$6,019	\$6,026
Commonwealth 24hr Call Account	30/04/2025	31/05/2025	0.25	\$0	\$0
Commonwealth Business Online Saver Account	31/05/2025	1/06/2025	3.75	\$5,241	\$5,242
Westpac Corporate Regulated Interest Account	1/05/2025	31/05/2025	4.35	\$2,040,803	\$2,040,803
CBA	2/04/2025	30/06/2025	4.61	\$1,000,000	\$1,011,241
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	31/05/2025	0.00	\$25	\$25
Westpac	26/02/2025	28/07/2025	4.68	\$3,000,000	\$3,058,468
Westpac	24/04/2025	24/07/2025	4.44	\$3,000,000	\$3,033,209
Total Investments				\$15,295,794	\$15,518,942



Investments by Institution

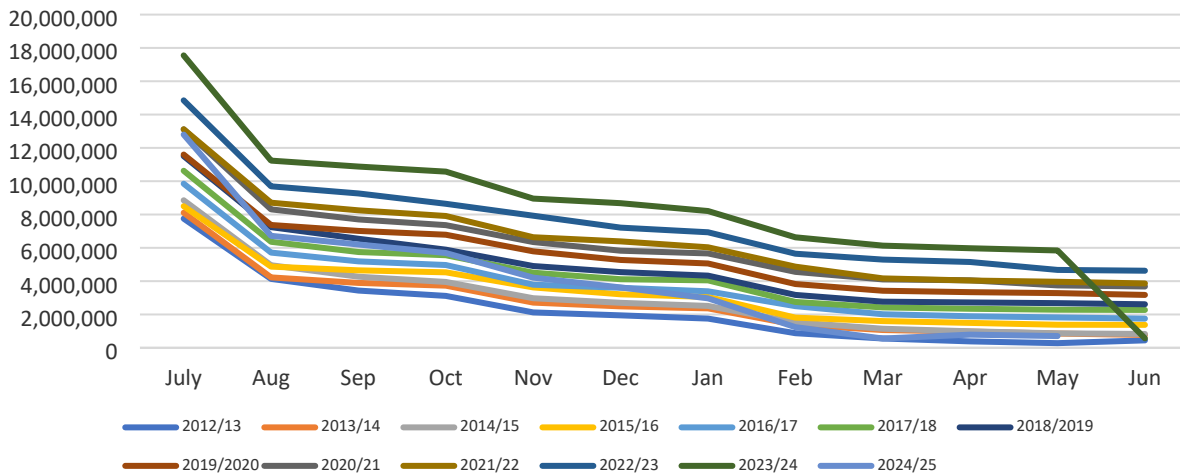


Total Investments by Rating (Standard & Poor's)



Rate Debtors	2024/25	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	-\$44,208		\$4,626,436		
Rates Raised	\$14,611,060		\$14,712,208		
	\$14,566,852		\$19,338,644		
Rates collected	\$13,772,814	94.3%	\$12,903,131	87.7%	
Pension Rebates	\$602,708	4.1%	\$569,477	3.9%	
Discount & Remissions	\$25,264	0.2%	\$24,228	0.2%	
	\$14,400,786		\$13,496,835		
Rates Outstanding	\$703,662	4.8%	\$5,841,809	30.2%	
Advance Payments received	-\$537,596	3.7%	-\$609,407	4.1%	

Outstanding Rates



Trade Debtors				
Current balance	\$453,722			
- 30 Days	\$35,560			
- 60 Days	\$167,367			
- 90 Days	-\$1,067			
- More than 90 days	\$251,862			
Summary of Accounts more than 90 days:	-			
- Norfolk Plains Book sales	-			
- Hire/lease of facilities	6,371			
- Removal of fire hazards	3,545			
- Dog Registrations & Fines	20,377			

Paid by outlet as sold

Send to Fines Enforcement



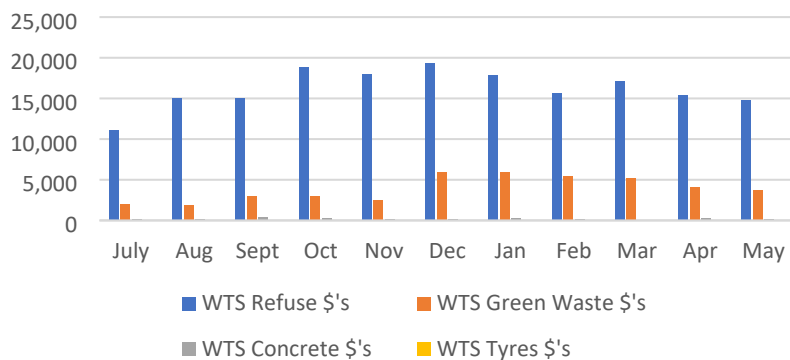
- Private Works		14,804		
- Regulatory Fees		20,404		
- Govt Reimbursements		186,359		
<b>C. Capital Program</b>				
	Budget	Actual (\$,000)	Target 92%	Comments
Renewal	\$24,270,485	\$4,300,904	18%	
New assets	\$9,936,984	\$7,906,324	80%	
Total	\$34,207,469	\$12,207,228	36%	
Major projects:				
- Ctown Urban Streetscape Improvements	\$9,486,426	\$354,329	4%	Tender stage
- Pth Bridge/Culvert Replacements (4)	\$3,331,690	\$86,365	3%	Tender stage
- Pth Urban Streetscape Improvements	\$3,141,000	\$1,200,515	38%	In progress
- Fleet Replacement Program	\$1,648,300	\$1,362,778	83%	In progress
- Lfd Urban Streetscape Improvements	\$1,713,985	\$904,030	53%	In progress
- Ashby Road reconstruction	\$1,135,790	\$1,613,788	142%	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.				
<b>D. Financial Health Indicators</b>				
	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	54.9%	66.9%	-12.0%	↘
- Own Source Revenue / Total Revenue	79%	92%	-13.4%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	-0.5%	-15.6%	15.1%	↘
- Debt / Own Source Revenue	35.3%	37.0%	-1.7%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	5.5%	29.1%	-23.6%	↘
- Employee costs / Revenue	31.8%	37.3%	-5.5%	↗
- Renewal / Depreciation	317.0%	61.3%	255.7%	↗
Unit Costs				
- Waste Collection per bin	\$13.56	\$21.58		↔
- Employee costs per hour	\$70.74	\$50.55		↗
- Rate Revenue per property	\$1,916.55	\$1,900.72		↔
- IT per employee hour	\$5.45	\$4.64		↘
<b>B. Employee &amp; WHS scorecard</b>				
	YTD	This Month		
Number of Employees	90	90		
New Employees	24	1		
Resignations	41	5		
Total hours worked	160,386	14,297		
Medical Treatment Injury	7	1		
Property Damage Incident		0		
Safety Incidents Reported	13	1		
Hazards Reported	0	0		
Workplace Inspections	62	8		



Risk Incidents Reported	11	0	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	3	3	
IT - Unplanned lost time	5	0	
Open W/Comp claims	7	1	

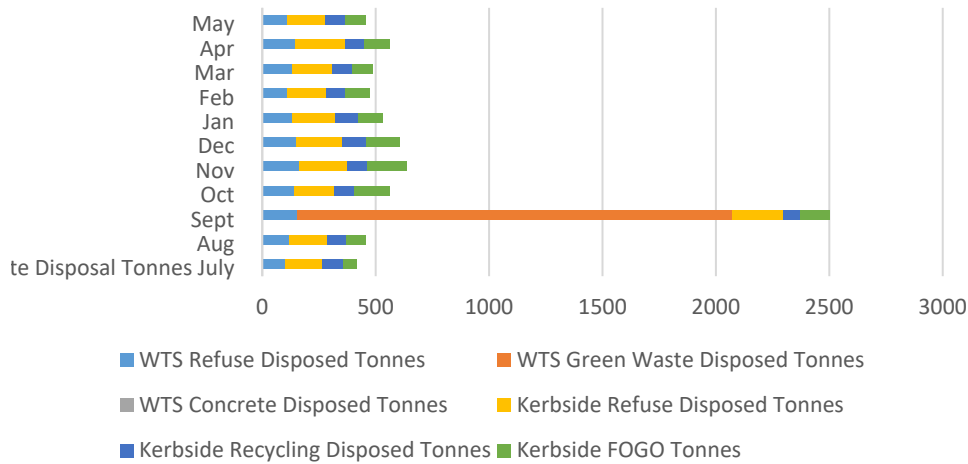
C. Waste Management						
Waste Transfer Station	2022/23	2023/24	2024/25 Budget Year to Date	2024/25		
<b>Takings</b>						
- Refuse	\$146,790	\$148,749	\$116,955	\$178,131	% change for same period last year	93%
- Green Waste	\$77,811	\$60,216	\$47,857	\$42,828	% change for same period last year	-4%
- Concrete	\$4,861	\$4,767	\$3,750	\$2,487	% change for same period last year	-41%
- Tyres	257	\$0	\$4,167	\$0		
Total Takings	\$229,719	\$213,732	\$172,728	\$223,446		
<b>Tonnes Disposed</b>						
WTS Refuse Disposed Tonnes	1298	1276	1,063	1462	% change for same period last year	25%
WTS Green Waste Disposed Tonnes	5970	0	4,442	1920		
WTS Concrete Disposed Tonnes	0	0	-	0		
Kerbside Refuse Disposed Tonnes	2341	2507	2,089	2071	% change for same period last year	-9%
Kerbside Recycling Disposed Tonnes	1035	1029	858	971	% change for same period last year	2%
Fogo Disposed Tonnes	488	1308	1,090	1265	% change for same period last year	4%
Total Waste Tonnes Disposed	11132	6120	9542	7689		

Waste Transfer Station Fees \$'s





### Waste Disposal Tonnes



## 5 OFFICER COMMENTS

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

## 6 ATTACHMENTS

1. Monthly Financial Report - May 2025 [15.1.1 - 1 page]
2. Monthly Capital Financial Report - May 2025 [15.1.2 - 12 pages]





## 15.2 AUDIT COMMITTEE: EXPRESSIONS OF INTEREST - MEMBERSHIP

*File:* N/a

*Responsible Officer:* Maree Bricknell, Corporate Services Manager

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

### RECOMMENDATION

That Council appoint Ms Carolyn Harris as member of the Northern Midlands Council Audit Committee for a term of four years.

### 1 PURPOSE OF REPORT

The purpose of this report is to appoint an independent Audit Committee member/s.

### 2 INTRODUCTION/BACKGROUND

All Tasmanian Councils are required to maintain an audit committee/panel. Northern Midlands Council has operated an Audit Committee since 2013 with one recently but generally two external independent members along with two councillors, supported by ex officio members including senior governance, finance and risk management staff.

The process for establishment of an Audit Committee is under section 24 of the *Local Government Act 1993* as a Special Committee of the Council. The procedures for the conduct of meetings of the Audit Committee are in accordance with the *Local Government (Meeting Procedures) 2015*.

The Council endorsed the reviewed Audit Committee Policy on 16 October 2023 Min. No. 23/0383 which sets out the Committee's terms of reference.

A distinguishing feature of an audit committee is its independence and objectivity from management and governance functions. For councils, an audit committee provides an independent mechanism to review council processes and decision making. However, they are not responsible for management activities, nor can they act as a substitute for management controls or the accountability functions of a council.

Council has recently received an Expression of Interest from Ms Carolyn Harris for the role of Independent Auditor. Ms Harris holds a Bachelor of Business, MBA, Graduate AICD, Fellow CPA Australia, extensive experience in government processes/policies and development and implementation of legislation, compliance, risk management, and finance/accounting. Some 25+ years of experience in accounting/finance - both in public and private sectors. 20+ years as Business Manager and Manager of TDIA.

An audit committee must have between three and five members and:

- If the committee has three members, at least one must be an independent person,
- If the committee has four or five members, a minimum of two must be independent persons,
- May contain a councillor/s, other than the mayor of council,
- May be appointed for a period of one to four years, and can be reappointed once their term expires.

An audit committee must not contain:

- The general manager, mayor or a council employee of the council, or
- A councillor or employee of another council.



### **3 STRATEGIC PLAN 2021-2027**

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

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

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

**Leaders with Impact**

**Strategic outcomes:**

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

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

Not applicable.

### **4 POLICY IMPLICATIONS**

Council endorsed an updated Audit Committee Policy in October 2023 setting out its terms of reference.

### **5 STATUTORY REQUIREMENTS**

The process for establishment of an Audit Committee is under section 24 of the *Local Government Act 1993* as a Special Committee of the Council. The procedures for the conduct of meetings of the Audit Committee are in accordance with the *Local Government (Meeting Procedures) 2015*.

### **6 FINANCIAL IMPLICATIONS**

Council has allocated \$11,640 in the 2024/25 Budget for the operations of an Audit Committee.

### **7 RISK ISSUES**

There is a risk that Council cannot perform an important function of its operations without at least one independent audit committee member.

### **8 CONSULTATION WITH STATE GOVERNMENT**

N/a

### **9 COMMUNITY CONSULTATION**

Expressions of interest was called previously, and approaches by Audit Committee members for new members has been active.

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

Council has received limited interest for membership of the audit committee and has the option to:

1. Appoint a new member Ms Harris that has expressed interest in the Audit Committee Membership.
2. Not appoint a second Audit Committee member.



**11 OFFICER'S COMMENTS/CONCLUSION**

Councillors Adams and Terrett are Council's internal members of the audit committee.

Independent member Robert Luciani will remain the Audit Committee Chairperson.

**12 ATTACHMENTS**

Attachments are Confidential and held in Closed Council.

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### 15.3 MUNICIPAL BUDGET

*Responsible Officer:* Maree Bricknell, Corporate Services Manager

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

#### RECOMMENDATION

- A. That Council receive and discuss the 2025-26 Annual Budget; 2025-26 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B. That Council approve and adopt the 2025-26 Annual Plan pursuant to Section 71 of the *Local Government Act 1993*.
- C. That Council approve and adopt the 2025-26 Rates & Charges Policy pursuant to Section 86B of the *Local Government Act 1993*.
- D. That Council:
  - i) approve and adopt the 2025-26 revenue and expenditure estimates pursuant to Section 82 of the *Local Government Act 1993*.
  - ii) make rates and charges for the period 1 July 2025 to 30 June 2026 pursuant to the provisions of the *Local Government Act 1993* in accordance with the following resolutions:
    - 1. General Rate**
      - a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2025 and ending on 30 June 2026, namely a rate of 9.572 cents in the dollar on the assessed annual value of the land.
      - b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
        - i) Land used for primary production purposes the general rate is varied to 2.276 cents in the dollar on the assessed annual value of the land;
        - ii) Land zoned as “residential low density and rural living zones” under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.711 cents in the dollar on the assessed annual value of the land;
        - iii) Land used for sport and recreation purposes the general rate is varied to 7.163 cents in the dollar on the assessed annual value of the land;
        - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 6.340 cents in the dollar on the assessed annual value of the land;
        - v) Land used for quarries or mining purposes the general rate is varied to 8.431 cents in the dollar on the assessed annual value of the land;
        - vi) Land used for commercial purposes the general rate is varied to 7.765 cents in the dollar on the assessed annual value of the land;
        - vii) Land used for public purposes the general rate is varied to 8.779 cents in the dollar on the assessed annual value of the land;
        - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Agricultural or Rural zones in the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.711 cents in the dollar on the assessed annual value of the land;
        - ix) Land which is vacant the general rate is varied to 2.757 cents in the dollar on the assessed annual value of the land;



- x) Land which is vacant and which is zoned industrial under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 9.572 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$639.
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$420 by reference to land use as follows:
  - i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;
  - iii) Land used for primary production;
  - iv) Land used for quarries or mining;
  - v) Land used for industrial;
  - vi) Vacant land which is not used for any purpose.

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

That pursuant to Sections 93A, 94 and 95 of the *Local Government Act 1993*, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2025 and ending on the 30 day of June 2026 namely:

### **1. Service Charge Waste Management**

- 1.1 A service charge for waste management (garbage/waste removal) in respect of all land to which Council makes available a garbage/waste removal service of:
  - i) \$231 for one 140 litre mobile garbage bin and one 240 litre mobile recycling and one food organic garden organic recycling bin in urban areas
  - ii) \$330 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin and one food organic garden organic recycling bin in urban area
  - iii) \$231 for one 140 litre mobile garbage bin and one 240 litre mobile recycling in rural serviced areas
  - iv) \$330 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin in rural serviced areas; and
  - v) \$158 for each additional recycle bin all areas.
- 1.2 A service charge of \$50 for waste management in respect of all land which is identified on the valuation list prepared under the Valuation of Land Act 2001, for the making available by the Council of waste transfer facilities for use by the owners/occupiers of land.

### **2. Fire Service Contribution**

- 2.1 Pursuant to section 93A of the *Local Government Act 1993* Council makes the following service rates in respect of the Fire Service Contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area as follows;
  - a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.315 cents in the dollar of assessed annual value of such land;
  - b) for general land 0.220 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$50.

## **3. Separate Land**

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



**4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect
- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2025,
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
  - i) the first instalment on or before 31 August 2025
  - ii) the second instalment on or before 30 November 2025
  - iii) the third instalment on or before 28 February 2026

**5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2025, a discount of 0.5% upon the current rates and charges.

**6. Penalty & Interest**

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

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2026; and
- b) there is payable a daily interest charge of 0.0178% in respect of the unpaid rate or instalment for the period during which it is unpaid.

**7. Adjusted Values**

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

**8. Words Used**

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

**E.** That Council approve and adopt special project assistance funding.

**F.** That Council approve and adopt special event funding.

**G.** That Council pursuant to Section 205 of the *Local Government Act 1993*;

- i) Imposes fees and charges as specified in the Fees and Charges Schedule 2025-26; and
- ii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
- iii) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 6.50% from the due date of payment until the date of payment.

**1 PURPOSE OF REPORT**

The purpose of this report is for Council to present the Municipal Budget for the financial period from 1 July 2025 to 30 June 2026 to the community.





## 2 INTRODUCTION/BACKGROUND

### 2.1 BUDGET

The 2025-26 operating budget is framed to keep abreast of the falling interest rate economy, the need for more labour resources, cost escalation of materials, services, waste management services, and growing depreciation cost for assets. Unfortunately, this year Council will deliver a Budgeted Deficit Operating result with a stage one reset of 7.95 percent general rate in the dollar of AAV increase, a 10 percent increase in kerbside waste service charges, and a \$50 general charge to assist with costs of running Waste Transfer Stations.

Base financial assumptions used in the 2025-26 Budget calculations are mostly in accordance with principles adopted by Council in previous years, and the Long-Term Financial Plan adopted in June 2024 (reviewed with 2025 figures).

Federal Grant revenue has been increased by approximately 4.0 percent as indicated by the State Grants Commission, provision made for TasWater dividends to continue at current levels, fees and charges indexed by 3.5 percent, bank interest revenue calculated at a weighted average return of 4.0 percent based on current investment rates.

Council's estimated Employee wage cost has been increased in line with to current negotiations of a new EBA agreement, materials, plant hire, services and contracts indexed by 3.5 percent, and depreciation indexed by 3.5 percent or in line with actual movements for new or revalued assets. .

Council staff resources have been boosted over the last 24 months to fund the employment of two additional full time Executive Officers, a second IT Officer, an expansion of Childcare services, a Senior Engineer and GIS officer, Waste Transfer site attendants, Pool Supervisors, Parks & Reserves, and general road maintenance staff.

Apart from the increased employee resources existing service levels will be maintained, only a small number of new initiatives will be funded, and funds will continue to be allocated to renew municipal infrastructure – resulting in an underlying deficit of \$0.9 million.

Estimates include a small number of new projects/initiatives including:

- General Revaluation \$40,000 (1/6<sup>th</sup> of cost)
- SES Rescue Unit contribution \$15,000
- Workforce Planning Strategy \$12,500

In 2025-26 budgeted operating revenue is \$36.2 million and budgeted operating expenditure is \$28.3 million which results in an operating surplus of \$7.9 million, or an underlying surplus of only \$0.9 million after eliminating capital grant revenue and developer contributions.

Included in the operating expenditure is \$8.09 million depreciation which represents approximately 28 percent of operating expenditure.

OPERATING STATEMENT			
	Budget	Actual (29/04)	Budget
Revenue			
Rates & Charges	16,375,653	14,527,197	14,648,178
Grants and Property (Including Capital)	14,224,872	11,798,267	20,070,566
Fees & Charges	3,429,109	2,780,958	3,132,403
Interest General Funds and Rates Outstanding	876,112	586,098	860,200
Interest Stimulus Funds	0	0	22,225
Stimulus Package Interest Reimbursements	0	0	22,225
Other Reimbursements	54,701	152,137	66,646
Investment in TasWater	561,600	351,000	561,600
Other	714,773	505,084	720,532
	36,236,820	30,700,741	40,104,575



Expenditure			
Employee Costs	10,248,429	7,033,268	8,488,466
Materials & Services	8,065,260	6,651,579	7,708,400
Government Levies & Charges	1,351,867	824,825	1,242,013
Depreciation	8,092,350	3,828,450	7,656,898
Stimulus Package Interest Expense	0	0	22,225
Other Expenditure	538,463	540,023	316,816
	28,296,369	18,878,145	25,434,818
<b>Operating Surplus/(Deficit)</b>	<b>7,940,451</b>	<b>11,822,596</b>	<b>14,669,757</b>
Adjustments :			
Less Capital Grants and Property	8,491,599	5,888,967	14,444,447
Less Subdivider Contributions	377,927	0	375,608
<b>Underlying Operating Surplus/(Deficit)</b>	<b>(929,075)</b>	<b>5,933,629</b>	<b>(150,298)</b>

In addition to recurring base federal grants, special purpose grant funding of \$8.4 million is expected during 2025-26 with major items listed below:

- Campbell Town & Perth Main Street Projects \$4,800,000
- Roads to Recovery \$1,537,504
- Perth Urban Stormwater Improvements \$1,397,636
- Pension Rate rebates \$571,341
- Longford Streetscape footpaths \$393,628
- Western Junction Stormwater Detention improvements \$265,000.

Cash and investments are expected to decrease by \$9.5 million during the year to approximately \$8 million at 30 June 2026 (or approximately \$0.8m net of funding commitment reserves) with completion of the capital works program. This decrease is due to the number of major capital works programmed for 2025-26.

Council has no projected borrowings during 2025-26.

With the support of \$8.4 million capital grant funding Council has set a large capital works budget of \$25.5 million including the following programs for 2025-26:

- |  |    |            |
|--|----|------------|
| • Road Program of                          | \$ | 14,354,900 |
| • Footpath Program of                      | \$ | 1,312,647  |
| • Bridge Replacement of                    | \$ | 3,527,027  |
| • Stormwater Program of                    | \$ | 1,225,000  |
| • Community Building Improvements of       | \$ | 1,764,661  |
| • Recreation Improvements                  | \$ | 1,711,050  |
| • Fleet Replacement Program (net cost of)  | \$ | 1,073,000  |
| • Plant & Equipment                        | \$ | 295,000    |
| • Information Technology & other equipment | \$ | 301,500    |

Major projects include:

- Campbell Town and Perth Urban Main Street Improvement projects,
- Bridge/culvert upgrades over Sheepwash Creek at Perth,
- Longford and Breadalbane pathway projects,
- Reconstruction of sections of Ashby Road,
- Detention Basin extensions at Translink Industrial Estate, and



- Development of Napoleon Street Playground.

Management Committee Grants amount to \$62,153 Special Community Grants to \$50,000, Special Event Grants to \$77,630, and other Donations are allocated to community groups for \$35,250 in 2025-26.

Ratepayers are encouraged to obtain Council's 2025-26 Annual Plan which outlines specific projects, capital works and other tasks/targets to be achieved over the next twelve months.

## 2.2 RATES

Total rate revenue in 2025-26 is estimated at \$16,375,653 which represents 59 percent of Council's total revenue (excluding Capital grant funding), including a General Rate revenue increase of approximately \$150,000 from expected rate base development over the next twelve months.

All properties within the Northern Midlands area were revalued in 2019 and adjustment factors were added in 2022 and 2024 to that revaluation. This year there will be no adjustment factors applied, however a new General Revaluation will occur during the year ready for the next rating year.

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

As at 1 July 2025 Assessed Annual Value amounts to \$298,658,453 which represents a change of \$4,928,506 attributable to development over the last twelve months. Development amounted to increased rate revenue of 2 percent last year.

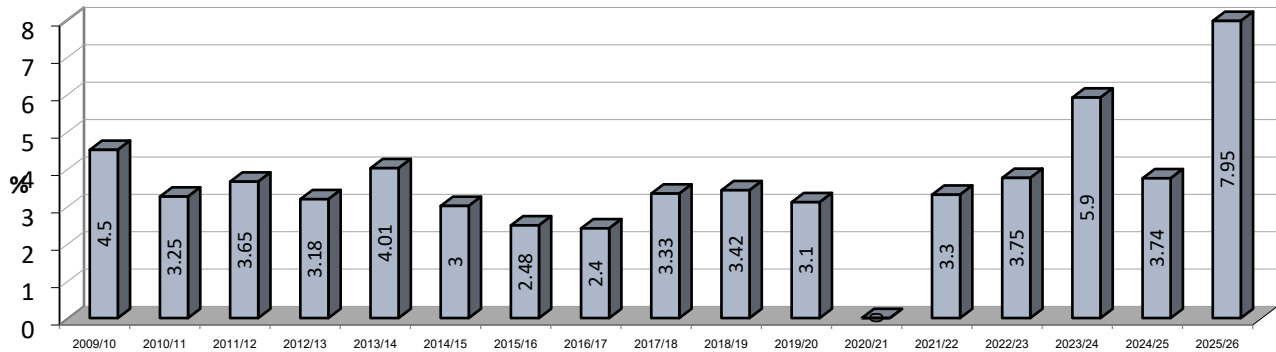
Under the differential rating system the following table details general rates raised in the individual land use categories, and demonstrates the movements in the share of the rates between the land use categories.

Land Use Code (LUC)	No. of Properties	Rates 2025-26	LUC %	Rates 2024-25	LUC %	Inc/Dec \$ %	Inc/Dec %
Commercial	234	767,742	5.8%	702,344	5.8%	9.3%	0.0%
Industrial	188	2,077,236	15.7%	1,820,850	15.1%	14.1%	0.6%
Rural	887	2,951,229	22.3%	2,733,854	22.7%	8.0%	-0.4%
Low Density Residential	406	620,187	4.7%	548,094	4.5%	13.2%	0.1%
Public Purpose	111	239,831	1.8%	218,694	1.8%	9.7%	0.0%
Quarry	3	43,495	0.3%	40,293	0.3%	7.9%	0.0%
Residential	4,927	5,614,905	42.3%	5,124,099	42.5%	9.6%	-0.1%
Rural Residential	444	670,709	5.1%	616,343	5.1%	8.8%	-0.1%
Sport	39	39,240	0.3%	37,107	0.3%	5.7%	0.0%
Vacant	539	237,049	1.8%	221,981	1.8%	6.8%	-0.1%
<b>TOTAL</b>	<b>7,778</b>	<b>13,261,624</b>	<b>100%</b>	<b>12,063,660</b>	<b>100%</b>	<b>9.9%</b>	<b>0.0%</b>

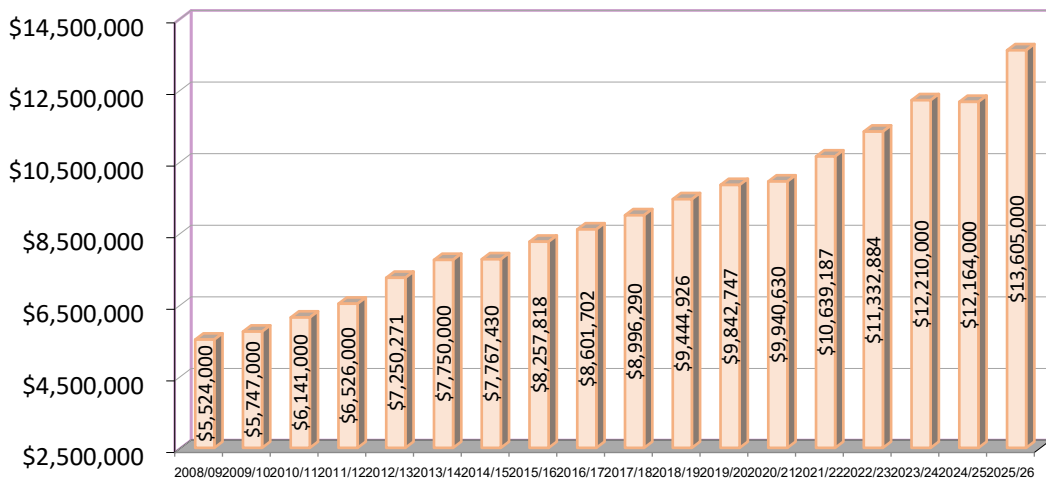
During 2025-26 to respond to substantial wage growth, depreciation increases and inflationary pressures, the general rate in the dollar of assessed annual value will increase by 7.95 percent, a \$50 per property Waste Management General Charge will apply, Kerbside Waste charges will increase by 10 percent, and state fire levy will increase in accordance with the State Government requirements, raising a total rate revenue of \$16,375,653 during the year. Individual rate bills will increase due to indexation to an average property in Avoca, Conara and Epping by \$125, Campbell Town Cressy and Ross by \$145, in Evandale, Longford and in Perth \$165. Minimum rates apply to approximately 13 percent of all rateable properties.



Percentage Rate Increase



General Rate Revenue \$'s



The following rates will apply for 2025-26:

- 9.572 cents in the \$AAV for land used for industrial purposes
- 9.572 cents in the \$AAV for non used (vacant) land zoned industrial
- 8.779 cents in the \$AAV for land used for public purpose
- 8.431 cents in the \$AAV for land used for quarries and mining
- 7.765 cents in the \$AAV for land used for commercial purposes
- 7.163 cents in the \$AAV for land used for sport and recreation
- 5.935 cents in the \$AAV for land used for residential purposes
- 5.711 cents in the \$AAV for land zoned low density residential
- 5.711 cents in the \$AAV for land zoned primary production used for residential purposes
- 2.757 cents in the \$AAV for other non used (vacant) land
- 2.276 cents in the \$AAV for land used for primary production.

There will be a \$50 per property general charge for general waste.

It is recommended that in 2025-26 the minimum rate be increased 7.95 percent to \$639 for land used for residential, commercial and quarry/ mining purposes, and by 7.95 percent to \$420 for land used for rural, industrial, vacant, public purpose and sport and recreation purposes.

The State Fire Commission has increased the State Fire Levy by 6 percent (3.56% in urban areas and 8.56% in rural areas) and the amount to be collected amounts to \$798,430 for 2025-26. The minimum charge will increase by \$1



to \$50 in 2025-26, the rate in \$AAV for the Volunteer Districts of Cressy, Campbell Town, Longford, Perth and Evandale will increase to 0.33 cents (from 0.315 cents last year), and in all other general areas increase to 0.24 cents (from 0.22 cents last year).

During 2025-26 charges will be increased 10 percent for a 140 litre bin service to assist funding the increased waste disposal contractor payments as there has not been a noticeable decrease in volume and saving in the amount of general waste costs following introduction of the FOGO service.

In 2025-26 the recommended kerbside collection cost for

- 140 litre waste, 240 litre recycling and FOGO collection service in urban areas of \$231 (increase of \$21), and
- 240 litre waste, 240 litre recycling and FOGO collection service in urban areas of \$330 (increase \$30),
- 140 litre waste, 240 litre recycling service in rural areas of \$231 (increase of \$21), and
- 240 litre waste, 240 litre recycling service in rural areas of \$330 (increase \$30).

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

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

Residential		Average Property Value \$	Rates 2024-25 \$	Rates 2025- 26 \$	Increase in Rates Bill \$ %	
Longford		\$568,000	\$1,455	\$1,622	\$167	10.8%
Perth		\$528,000	\$1,410	\$1,574	\$164	11.6%
Evandale		\$504,000	\$1,384	\$1,546	\$162	11.7%
Campbell Town		\$232,000	\$1,114	\$1,254	\$140	12.6%
Cressy		\$392,000	\$1,185	\$1,331	\$146	12.3%
Devon Hills		\$1,280,000	\$2,721	\$2,986	\$264	9.7%
Ross		\$408,000	\$1,207	\$1,355	\$148	12.3%
Avoca		\$248,000	\$949	\$1,076	\$127	13.4%
Conara		\$184,000	\$851	\$970	\$119	14.0%
Epping		\$232,000	\$922	\$1,046	\$125	13.5%
Vacant Land		\$724,500	\$804	\$918	\$114	14.2%
Vacant Land		\$310,500	\$438	\$520	\$82	18.7%
Low Density Residential		\$864,000	\$1,905	\$2,107	\$202	10.6%
Residential in Rural Zone		\$712,000	\$1,397	\$1,555	\$158	11.3%
Rossarden		\$136,000	\$851	\$970	\$119	14.0%
Rural A						8.5%
Rural B						9.2%
Commercial A						7.9%
Commercial B						7.9%
Industrial A						7.9%
Industrial B						7.8%
<b>GENERAL RATE REVENUE INCREASE</b>				<b>7.95%</b>		

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

A three (3) instalment payment system is again offered in 2025-26.

A daily interest of 0.0178 percent (6.5% p.a.) will be imposed on all overdue Rate Instalments, and a penalty of 5 percent will also be imposed on all outstanding amounts as at 1 April 2026.

During 2025-26 ratepayers have the option to pay Rates & Charges via Bpay, Bpay View, CBA, Australia Post, Service



Tasmania at Campbell Town, Direct Debit and at Council Chambers at Longford.

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

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

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

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

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

**Leaders with Impact**

**Strategic outcomes:**

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

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

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

**Strategic outcomes:**

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

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

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

**Strategic outcomes:**

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

**Place: Nurture our heritage environment**

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

**Strategic outcomes:**

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

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

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

**Foundation Project/s:**

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

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

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





**4.2 Perth South Esk River Parklands:**

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

**4.3 Sheepwash Creek Corridor & Open Spaces:**

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

**4.4 TRANSlink Intermodal Facility:**

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

**4.5 Municipal Tree Planting Program (Council-wide):**

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

**Enabling Project/s:**

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

**5.1 Recreation - Perth Sports Precinct and Community Centre:**

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

**5.1 Recreation - Cressy Recreation Ground Upgrade:**

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

**5.1 Recreation - Ben Lomond Public Shelter Development stage 2:**

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

**5.1 Recreation - Swimming Pool upgrades:**

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

**5.1 Recreation - Oval Upgrades:**

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

**5.1 Recreation - Conara Park Upgrade:**

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

**5.1 Recreation - Morven Park Master Plan stage 2:**

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

**5.1 Recreation - Shared Pathways:**

*Development of shared pathways for pedestrians and cyclists along major roads, including Old Hobart Road*



*(Breadalbane roundabout to Youngtown); Breadalbane roundabout to Launceston Airport; Illawarra Road (Pateena /Illawarra Road intersection to Longford); Leighlands Road; Cressy Road (Cressy to Longford).*

**5.2 Transport - Illawarra Road Upgrade & Shared Paths:**

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

**5.2 Transport - Evandale Main Road Upgrade & Shared Paths:**

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

**5.3 Community - NBN to Cressy School:**

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

**5.3 Community - Campbell Town Hall Sale or Lease:**

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

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

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

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

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

**5.3 Community - Redevelop Cressy Park:**

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

**5.4 Subdivisions:**

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

## **4 POLICY IMPLICATIONS**

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

## **5 STATUTORY REQUIREMENTS**

The 2025-26 Municipal Budget prepared in accordance with Section 82 of the *Local Government Act 1993* was submitted for adoption by absolute majority prior to 31 August 2025.

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

## **6 FINANCIAL IMPLICATIONS**

As detailed above.



## **7 RISK ISSUES**

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

## **8 CONSULTATION WITH STATE GOVERNMENT**

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

## **9 COMMUNITY CONSULTATION**

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

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

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

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

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

## **12 ATTACHMENTS**

1. Budget Summary 2025-26. [15.3.1 - 138 pages]

Annual Plan 2025-2026– to be circulated separately

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## 16 WORKS REPORTS

### 16.1 POLICY REVIEW: HEAVY VEHICLES USING COUNCIL BRIDGES

*Responsible Officer:* Leigh McCullagh, Works Manager

*Report prepared by:* Jonathan Galbraith, Engineering Officer; and Gail Eacher, Executive Assistant

#### RECOMMENDATION

That Council endorse the Heavy Vehicles Using Council Bridges Policy.

#### 1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the updates to the Heavy Vehicles Using Council Bridges Policy.

#### 2 INTRODUCTION/BACKGROUND

A review of the policy has resulted in no changes being recommended to the policy.

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

##### 3.1 Strategic Plan 2021-2027

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

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

**Leaders with Impact**

**Strategic outcomes:**

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible

##### 3.2 Integrated Priority Projects Plan 2021

Not applicable.

#### 4 POLICY IMPLICATIONS

Regular review of policies is important to ensure they remain current and correspond with any legislative changes.

#### 5 STATUTORY REQUIREMENTS

Not applicable.

#### 6 FINANCIAL IMPLICATIONS

As per policy provisions.

#### 7 RISK ISSUES

Currency of Policies is important to ensure that they reflect economic and legislative changes.



**8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

**9 COMMUNITY CONSULTATION**

Not applicable.

**10 OPTIONS FOR COUNCIL TO CONSIDER**

Council has the following options to consider:

- Endorse the minor amendments to the policy;
- Make further amendments to the policy; or
- Reject the amendments to the policy.

**11 OFFICER'S COMMENTS/CONCLUSION**

No changes are recommended to the current policy.

**12 ATTACHMENTS**

1. Heavy Vehicles Using Council Bridges [16.1.1 - 2 pages]
-



## 16.2 POLICY UPDATE - PRIVATE WORKS AND DRIVEWAY ENTRANCES

*Responsible Officer:* Leigh McCullagh, Works Manager

*Report prepared by:* Jonathan Galbraith, Engineering Officer

### RECOMMENDATION

That Council endorse the Private Works and Driveway Entrances Policy.

## 1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the updates to the Heavy Vehicles Using Council Bridges Policy.

## 2 INTRODUCTION/BACKGROUND

A review of the policy has resulted in one change being recommended to the policy.

Developers are required to upgrade infrastructure including driveways at their cost as a condition of their planning permit. The policy has been amended to clarify that Council will not contribute to the cost of any driveway works associated with a development application.

## 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:**

3.3 Public assets meet future lifestyle challenges

### 3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

## 4 POLICY IMPLICATIONS

Regular review of policies is important to ensure they remain current and correspond with any legislative changes.





**5 STATUTORY REQUIREMENTS**

Not applicable.

**6 FINANCIAL IMPLICATIONS**

As per policy provisions.

**7 RISK ISSUES**

Currency of Policies is important to ensure that they reflect economic and legislative changes.

**8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

**9 COMMUNITY CONSULTATION**

Not applicable.

**10 OPTIONS FOR COUNCIL TO CONSIDER**

Council has the following options to consider:

- Endorse the minor amendments to the policy;
- Make further amendments to the policy; or
- Reject the amendments to the policy.

**11 OFFICER'S COMMENTS/CONCLUSION**

It is recommended that policy be accepted with the minor changes shown in the policy.

**12 ATTACHMENTS**

1. Private Works and Driveway Entrances [16.2.1 - 4 pages]
-



## 17 ITEMS FOR THE CLOSED MEETING

### RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
3.1.1 Confirmation of Minutes	15(2)(g)
3.3.3 Applications for Leave of Absence	15(2)(h)
3.4.1 Motion on Notice – Councillors and General Manager Mediation	15(2)(g)
3.5.1 Personnel Matters–Dispute Resolution–Cr Terrett Against the General Manager	15(2)(a)
4.1 Personnel Matters – Personnel Movements: Appointments & Resignations	15(2)(a)
4.2 Action Items: Closed Council Status Report	15(2)(g)
4.4 Personnel Matters- Update: General Manager's Key Performance Indicators	15(2)(a)
5.1 Local Government Association of Tasmania (LGAT) Elections 2025	15(2)(g)
5.2 Biennial Tenders: 2025/2026 to 2026/2027	15(2)(d)
5.3 Longford Historic Motorsport: Museum and Memorabilia Collection	15(2)(b)
5.4 Review of Council Committees	15(2)(g)
5.5 Swimming Pool Analysis: 2024/2025 Season	15(2)(a)

#### 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.



## 18 CLOSURE

### RECOMMENDATION

That Council move out of the “Closed Meeting”.
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Mayor Knowles closed the meeting at .....