



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 18 AUGUST 2025



QUALIFIED PERSONS ADVICE

The Local Government Act 1993 Section 65 provides as follows:

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

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

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

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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

The Recordings may not be uploaded, displayed, transcribed and/or reproduced without 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. 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.

Maree Bricknell
ACTING GENERAL MANAGER



GUIDELINES FOR COUNCIL MEETINGS

EXPECTATIONS OF COUNCILLOR CONDUCT

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

MEETING CONDUCT

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

PUBLIC QUESTIONS AND STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulate that "*a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.*"

Public question time is to commence at approximately 5.30pm and is to be conducted in accordance with the following guidelines:

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

REPRESENTATIONS ON PLANNING ITEMS

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

PETITIONS

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



MINUTES of the Ordinary Meeting of the Northern Midlands Council held on 18 August 2025 at 5.01pm in person at the Council Chambers, 13 Smith Street, Longford.

1 ATTENDANCE

PRESENT

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

In Attendance

Miss Maree Bricknell - Acting General Manager, Mr Leigh McCullagh - Works Manager, Mr Paul Godier - Senior Planner (to 6.10pm), Ms Brandie Strickland - Statutory Planner (to 6.10pm), Ms Erin Miles - Project Officer (to 6.10pm), Ms Tatiana Paniagua - Executive Officer, Ms Kristy Nutting - Executive Officer, Mr Ben Badcock - IT Officer (to 6.10pm), Mrs Lee Viney - Executive Assistant.

APOLOGIES

Cr Andrew McCullagh.



IN MEMORY

Upon opening the meeting, Council observed a minute's silence, in memory of the late inaugural Mayor, Mr Kenneth von Bibra AM.

Item	Page No.
1 ATTENDANCE	4
2 TABLE OF CONTENTS	5
3 ACKNOWLEDGEMENT OF COUNTRY	8
4 DECLARATIONS OF INTEREST.....	8
5 PROCEDURAL	9
5.1 Confirmation Of Council Meeting Minutes	9
5.2 Date Of Next Council Meeting	9
5.3 Motions On Notice By A Councillor	10
5.4 Councillor Questions On Notice	10
6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES.....	11
7 COUNCIL COMMITTEES - RECOMMENDATIONS	12
7.1 Campbell Town District Committee	12
7.2 Evandale District Committee	12
7.3 Longford District Committee	12
7.4 Ross District Committee	12
8 INFORMATION ITEMS.....	13
8.1 Council Workshops/Meetings Held Since The Last Ordinary Meeting	13
8.2 Mayor's Activities Attended & Planned	14
8.3 General Manager's Activities	14
8.4 Petitions.....	15
8.5 Conferences & Seminars: Report On Attendance By Council Delegates.....	15
8.6 132 & 337 Certificates Issued.....	16
8.7 Animal Control	16
8.8 Environmental Health Services	17
8.9 Customer Request Receipts	18



8.10 Gifts & Donations (Under Section 77 Of The LGA)	18
8.11 Action Items: Council Minutes	18
8.12 Resource Sharing Summary: 01 July 2025 To 30 June 2026	26
8.13 Vandalism	26
8.14 Youth Program Update	26
8.15 Integrated Priority Projects & Strategic Plans Update	28
8.16 Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...	31
9 PUBLIC QUESTIONS AND STATEMENTS.....	32
10 COUNCIL ACTING AS A PLANNING AUTHORITY	33
11 PLANNING REPORTS.....	35
11.1 PLN24-0136: 75 Leighlands Road, Evandale - 34 Assisted Housing Units, Redevelop And Use Existing Access Over 15906 Midland Highway, Alter Access In Leighlands Road	35
11.2 PLN25-0131: Subdivision (Realign Boundary Between Two Lots) 41 Catherine Street, Longford.....	63
11.3 Draft Amendment (AM-NOR-13-2024) To Apply The Flood Prone Areas Hazard Code Overlay To Land At Perth, Campbell Town And Ross.....	80
12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION.....	86
13 DEVELOPMENT SERVICES REPORTS	87
13.1 Development Services: Monthly Report	87
14 GOVERNANCE REPORTS	95
14.1 Local Government Association Of Tasmania (LGAT): Motions For 20 November 2025 General Meeting	95
15 CORPORATE SERVICES REPORTS.....	98
15.1 Monthly Report: Financial Statement	98
15.2 Community Funding For Festivals And Events: Round 2	103
16 WORKS REPORTS.....	106
16.1 Comments Regarding The Feasibility Of A Longford Heavy Vehicle Bypass.....	106
16.2 Review Of Sticky Beaks Corner (Cnr Wellington And Marlborough Streets, Longford): Audit Report	109
17 ITEMS FOR THE CLOSED MEETING	118
17.1 Closed Council Decisions Released.....	119
18 CLOSURE	120



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 and present.

4 DECLARATIONS OF INTEREST

In accordance with

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

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

The following Open Council Declaration of Interest was received:

- Councillor Richard Goss - Item 15.2 - Community Funding For Festivals And Events: Round 2 - Perceived.
-



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

MINUTE NO. 25/241

DECISION

Cr Adams/Cr Archer

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 21 July 2025, be confirmed as a true record of proceedings.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 21 July 2025, be confirmed as a true record of proceedings.

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 15 September 2025.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

No Motions on Notice were received.

5.4 COUNCILLOR QUESTIONS ON NOTICE

RECOMMENDATION

Noted.

Councillor Terrett has submitted four (4) questions on notice to the General Manager.

1. Can Council confirm whether the Northern Midlands Council is fulfilling its regulatory obligations under the Environmental Management and Pollution Control Act 1994 (EMPCA)—specifically in relation to the Western Junction Level 1 sewage treatment plant (STP)—and clause 20A(2), which states that “a council must use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution”?

Answer: Yes.

2. Could the Council clarify the alleged apparent lack of regulatory oversight of the Western Junction STP, for which it is the designated regulator, despite persistent community concerns and representations regarding odour emissions, confirmed waterway contamination (with TasWater reportedly exceeding all maximum allowable discharge limits except for oil and grease), and the absence of publicly accessible environmental compliance reports?

Answer: TasWater’s Environmental Performance Report 2023-24 is publicly available on its website.

3. What actions, if any, are being taken to ensure the facility complies with standards for public health, environmental protection, and transparency?

Answer: Council officers to meet with the Environment Protection Authority and TasWater to discuss TasWater gaining the required approvals for Western Junction STP to function as a Level 2 activity.

4. Can Council advise what steps have been taken to encourage TasWater to replace the Western Junction STP given the increased airport usage and growth of the Translink development.

Answer: TasWater advises that Western Junction STP is part of the broader Meander Valley Sewerage Strategy which guides responsible and sustainable upgrades across the region.



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 25/242

DECISION

Cr Adams/Deputy Mayor Lambert

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

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Terrett

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
5 August 2025	Campbell Town District Committee	Ordinary
5 August 2025	Ross District Committee	Ordinary
5 August 2025	Evandale District Committee	Ordinary
6 August 2025	Longford District Committee	Ordinary
6 August 2025	Longford Railway Committee	Ordinary
08 July 2025	Ross Community Sports Management Committee	Ordinary
05 August 2025	Perth Community Centre Management Committee	Ordinary
24 June 2025	Evandale Community Centre & Memorial Hall Management Committee	AGM
09 July 2025	Morven Park Management & Development Association INC	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT COMMITTEE

At the ordinary meeting of the Campbell Town District Committee held on 5 August 2025 no motions were recorded for Council's consideration.

7.2 EVANDALE DISTRICT COMMITTEE

At the ordinary meeting of the Evandale District Committee held on 5 August 2025 two motions were recorded, which will be investigated by officers and included on the next agenda.

7.3 LONGFORD DISTRICT COMMITTEE

At the ordinary meeting of the Longford District Committee held on 6 August 2025 two motions were recorded, which will be investigated by officers and included on the next agenda.

7.4 ROSS DISTRICT COMMITTEE

At the ordinary meeting of the Ross Local District Committee held on 5 August 2025 one motion was recorded, which will be investigated by officers and included on the next agenda.



8 INFORMATION ITEMS

MINUTE NO. 25/243

DECISION

Cr Adams/Cr Andrews

That the Information Items be received.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

At approximately 5.09pm following conclusion of the discussion relating to Item 8 Information Items and prior to Public Question and Statements being heard, Council commenced with Item 13.1 Development Services: Monthly Report.

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
04/08/2025	Council Workshop Discussion: <ul style="list-style-type: none">AM-NOR 13-2024 Decision - Apply Flood Prone Areas Hazard Code Overlay in Campbell Town, Perth & Ross; Appeal PLN-23-0232 30 Paton Street, Longford; Legal Advice – Climate Related Harm (Information Item); George Street Perth Easement; ‘Barclay’ – Proposed Subdivision off Cambock Lane, Evandale; PLN25-0077: 5 Affleck Court, Perth – Multiple Dwellings x 2 and Retirement Village (Information Item); PLN-25-0110 - Demolition of Cottage & Outbuilding 94 Main Street Cressy (Information Item); End of Year Functions - District Committees & Councillors; LGAT Motions for 20 November Meeting; Notice of Motion: Wilmores Lane, Bishopsbourne Road and Herberts Road; Sticky Beaks Corner – Review of Audit Report;10 Minute Briefing – Works at proposed fuel stop; Stage 2 of Cambell Town Streetscape; Sale of Campbell Town Hall; Laycock Street Park; Columns for Train Bridge; Drummond Street Pine Trees
18/08/2025	Council Workshop Discussion: Council Meeting Agenda items



8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 16 July to 12 August 2025 are as follows:

Date	Activity
18 July 2025	Attended meeting with Paul Josey Worksafe Tas, Longford
21 July 2025	Officiated at the Citizenship Ceremony, Longford
21 July 2025	Attended Council Workshop and Meeting, Longford
22 July 2025	Attended LGAT Council Round Up meeting, Longford
22 July 2025	Attended meeting with council officers, Longford
24 July 2025	Attended Dr Vasuki - Evandale General Practice meeting, Longford
24 July 2025	Attended Rev Bentley's induction, Campbell Town
25 July 2025	Attended LGAT General Meeting and AGM and presented NMC Round Up, Launceston
26 July 2025	Attended LGAT Elected Members Professional Development Day, Launceston
28 July 2025	Attended phone meeting with LG Services, Gipps Creek
30 July 2025	Attended ALGA Adaptation Report with Councils, Online, Gipps Creek
31 July 2025	Attended Wool Solutions Opening, TRANSlInk
2 August 2025	Attended fermentHQ Launch, Legana
4 August 2025	Attended TasWater online briefing, Longford
4 August 2025	Attended Red Cross meeting, Longford
4 August 2025	Attended Executive Meeting, Longford
4 August 2025	Attended Council Workshop, Longford
5 August 2025	Attended ABC radio interview with Kim Napier re Climate Resilience Strategy
5 August 2025	Attended meeting with Rebecca White MP, Longford
6 August 2025	Attended Catholic Education Week Awards 2025, Newstead
6 August 2025	Attended Launceston Airport farewell for Shane O'Hare, Launceston
9 August 2025	Attended Rossarden Landcare meeting and working bee, Rossarden
11 August 2025	Attended Executive Meeting, Longford
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 14 July 2025 to 8 August 2025 are as follows:

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

Date	Activity
21/07/2025	Attended Council Workshop and Meeting
22/07/2025	Met with President, Perth Football Club
23/07/2025	Met with Regional Development and Engagement Manager, nbn Local
24/07/2025	Attended online meeting with Capital Transactions Manager, Group Property Manager
24/07/2025	Met with Evandale General Practitioner
25/07/2025	Attended Northern GM/CEO Meeting
25/07/2025	Attended LGAT Climate Change Program Update
25/07/2025	Attended LGAT General Meeting and Annual General Meeting
28/07/2025	Met with NTDC Major Projects Manager - TRANSlInk
31/07/2025	Attended Wool Solutions Grand Opening f Wool Store, TRANSlInk
04/08/2025	Attended Council Workshop
05/08/2025	Met with Rebecca White MP
07/08/2025	Met with Longford Football Club



8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

58. Tabling petition

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

(a)

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

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

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

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

(b) it is defamatory; or

(c) any action it proposes is unlawful.

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

PETITIONS

No petitions were received.

ATTACHMENTS

Nil

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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



8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

S337. Council land information certificate

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

	No. of Certificates Issued 2025/2026 year												Total	Total 2024/25	Total 2023/24
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2025/2026 YTD		
132	142												142	896	820
337	37												37	418	379

8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2024/2025		Income/Issues for July 2025		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	26	245	26	245
Dogs Impounded	14	3,141	4	650	4	650
Euthanised	3	627				
Re-claimed	10		4		4	
Re-homed/Dogs Home	1					
New Kennel Applications	16	1,070				
Renewed Kennel Licences	82	4,100	85	4,675	85	4,675
Infringement Notices (paid in full)	59	12,935	6	2460	6	2,460
Legal Action						
Livestock Impounded	3	150				
TOTAL		\$124,302		\$8,937		\$8,937

Audits:

Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips:

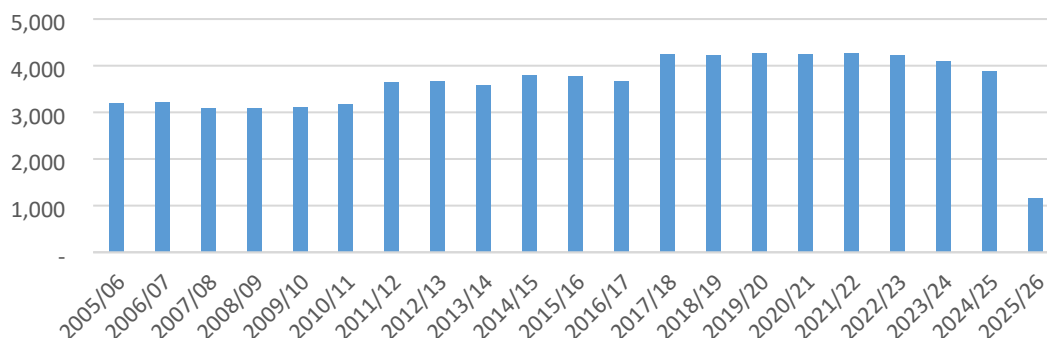
0 dogs microchipped.

Attacks:

4 attacks - 0 under investigation.



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		
	2022/2023	2023/2024	2024/2025
Notifiable Diseases	8	9	9
Inspection of Food Premises	133	231	200
Place of Assembly Approvals	9	5	8

Actions	2025/2026												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	4	4											
Routine Mobile/Market stall Food Inspections	0	0											
Preliminary Site Visits – Licensed Premises	1	1											
On-site wastewater Assessments	4	4											
Complaints/Enquiries – All Types	7	7											
Place of Assembly approvals	0	0											
Notifiable Diseases	0	0											

All Food premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total 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	23/24	24/25	YTD 25/26	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	49	74	0	0											
Building & Planning	36	260	31	31											
Community Services	59	52	0	0											
Corporate Services	26	353	1	1											
Governance	19	18	0	0											
Waste	14	21	1	1											
Works	415	446	24	24											

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

Date	Recipient	Purpose	Amount \$
July 2025	N/a	N/a	Nil
		TOTAL	\$Nil

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	Completed	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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						<p>response from State Growth 01/12/2023 Engineering Officer Awaiting response from Department of State Growth 1/12/23 14/02/2024 Executive Assistant Letter sent to Minister. 13/05/2024 Executive Assistant Meeting scheduled with the General Manager of State Roads. 10/07/2024 Engineering Officer Awaiting information from the Department of State Growth 09/08/2024 Engineering Officer Discussed with Garry Hills (Department of State Growth) 9/8/24. Garry advised that it is anticipated that a consultant will be engaged soon. 03/09/2024 Engineering Officer Awaiting further information from DSG 11/10/2024 Engineering Officer Draft Report received from DSG. Council officers are currently reviewing the findings of the report 08/11/2024 Engineering Officer Council Officers have reviewed draft report and provided comment to DSG, awaiting their response. 28/11/2024 Executive Assistant Awaiting reply from DSG - emailed 28/11. 30/12/2024 Engineering Officer The Safe Systems report on the Stickybeaks Corner intersection has been reviewed by Council. The report included some recommendations for Council and DSG. Council provided comments on these recommendations on October 16. Response has now been received from DSG advising that they have noted Council's comments on the Stickybeaks Corner Safety Audit and don't have any further comments. 05/02/2025 Executive Assistant Item listed for next Workshop. 12/03/2025 Executive Assistant Officers preparing report. 04/04/2025 Engineering Officer Report to be prepared for May Workshop and presentation to May Council Meeting. 06/05/2025 Engineering Officer Council officers are reviewing the location of underground services to determine what impact this may have on any future works at this location. 27/05/2025 Executive Assistant Scheduled for workshop discussion. 07/08/2025 Executive Assistant Report to August Council Meeting for decision.</p>
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	<p>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.</p>
2023-11-20 Ordinary Meeting of Council - Open Council	7 2.2	Longford Promotional Signs Welcome to Longford	Awaiting external response	That Council notes the LLDC request and refers the matter to the appropriate officer.	Engineering Officer, Tourism & Events Officer	<p>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.</p>



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						<p>Discussion with DSG around Longford entrance signage have commenced. 09/05/2024 Engineering Officer DSG has raised concerns about sight lines and the safety of the structure if impacted by a vehicle. The design is currently being reviewed by an engineering consultant. 14/06/2024 Engineering Officer Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant 04/07/2024 Engineering Officer Awaiting report from consultant 09/08/2024 Engineering Officer Consultant has provided a report and indicated that the existing design needs to be reviewed to ensure that the sign meets DSG frangibility requirements. The consultant has now commenced this work. 03/09/2024 Engineering Officer Awaiting report from consultant 08/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 Engineering Officer Awaiting further comment from DSG 07/02/2025 Engineering Officer DSG have indicated that the construction and location of the existing stone sign opposite Kingsley House needs to be reviewed as part of the approval process. A consultant has been engaged to carry out this work. 25/02/2025 Executive Assistant Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 Engineering Officer Report has been received from Traffic Engineer and a report is being prepared for a future Council meeting 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. 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.</p>
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	<p>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.</p>
2024-02-19 Open Council Meeting	7 3.1	Reduction in Speed Limit	Awaiting external response	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	Engineering Officer, Executive & Communications Officer	<p>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</p>



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				Woolmers Lane, from 60kmh to 50kmh.		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 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.
2024-02-19 Open Council Meeting	7 3.2	Bike Path Extension	Completed	That Council requests an update from the Department of State Growth on the matter and provides advice to the Committee. Committee request: LLDC request NMC revisit the earlier letter from the Minister for State Growth Michael Ferguson, regarding a bike path between Longford roundabout and Pateena Road, requesting an update, including a timeline for completion, of this missing link.	Engineering Officer, Executive & Communications Officer	13/03/2024 Executive Assistant Officer to contact the Department of State Growth as election has been called. 13/03/2024 Engineering Officer Council Officer has contacted Vanessa King, manager project delivery at the Department of State Growth and requested an update on this project. Awaiting response. 12/04/2024 Engineering Officer Response received from Luke Middleton of the Department of State Growth. The general manager has written to the Department of State Growth after receiving this response and advised that Council will continue to lobby for this path to be constructed as part of the Illawarra upgrade works to be carried out by the Department of State Growth. 09/05/2024 Engineering Officer Awaiting further information from the Department of State Growth 13/05/2024 Executive & Communications Officer Awaiting further information 10/07/2024 Engineering Officer Awaiting information from the Department of State Growth 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from the Department of State Growth 08/11/2024 Engineering Officer Awaiting response from 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 15/07/2025 Executive Assistant Letter to Minister pending election result. 01/08/2025 Executive Assistant DSG previously advised shared pathway not included in upgrade plan. Officers to continue with grants/funding applications.
2024-03-18 Ordinary Open Council Meeting	15.2	Conara Park Proposal	Awaiting external response	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. 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.
2024-10-21 Open Council	7 3.2	Illawarra Road Bridges review	Awaiting external response	That Council follow up the request to the Department of State Growth.	Engineering Officer, Executive &	31/10/2024 Executive & Communications Officer Enquiry has been sent to Department of State Growth. 07/04/2025 Engineering Officer Awaiting response



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
- Ordinary Meeting		- Weight rating and usage			Communications Officer	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 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.
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 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	Completed	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. 02/07/2025 Executive Officer New motion moved at the June ordinary meeting regarding the tabling of the report to the July meeting.
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.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
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 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.
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. 14/07/2025 Executive Assistant Report drafted for September Meeting.
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. 14/07/2025 Executive Assistant Report prepared for September Meeting.
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 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.	General Manager, Project Officer	28/05/2025 Project Officer EnergyROI is investigating another site in Longford: outcome awaited.
2025-06-23 Open Council - Ordinary Meeting	7 1.1	Ross Township Entry Signs - Dual Naming MAKALA	Awaiting external response	That Council a) approve the Committee request to investigate the aboriginal name of Ross; and b) investigate updating the	Executive & Communications Officer	30/06/2025 Executive & Communications Officer Email to investigate Palawa kani sent to Tasmanian Aboriginal Centre.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				entry sign to Ross to include the aboriginal name.		
2025-06-23 Open Council - Ordinary Meeting	14.2	Northern Midlands Council Climate Resilience Strategy 2025-2028	In progress	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.	Executive & Communications Officer, IT Systems Officer, IT Systems Officer	30/06/2025 Executive & Communications Officer Web Page to be designed.
2025-06-23 Open Council - Ordinary Meeting	14.3	Australian Local Government Association (ALGA): Attendance at Australian Local National Local Roads Transport & Infrastructure Congress 2025	Completed	That Cr Brooks be authorised to attend the 2025 ALGA National Local Roads, Transport & Infrastructure Congress at Bendigo from 11 to 12 November 2025.	Executive Assistant	30/06/2025 Executive Assistant Registration and travel bookings in progress. 11/08/2025 Executive Assistant Bookings finalised.
2025-06-23 Open Council - Ordinary Meeting	14.5	Policy Review: Dog Management Policy and Code of Responsible Dog Ownership	In progress	a) approve the release of the amended draft policy and code for formal community consultation to seek feedback and invite public submissions from residents and stakeholders; and b) 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.	Executive Officer, Executive Officer	10/07/2025 Executive Officer Draft report and updated policy tabled at the June ordinary meeting. Motion moved to start public consultation on the newly amended Dog Management policy with a view to bring a report on this back to Council in the future. 11/08/2025 Executive Officer Consultation period with the public has commenced. This is open for comment from 25 July 2025 - 22 August 2025. Engagement numbers are good and comments are giving officers the required information to bring back to Council.
2025-07-21 Open Council - Ordinary Meeting	5 3.1	Notice of Motion - Cleveland - Improvements to Township	Awaiting external response	That Council accept Councillor Terrett's motion and bring a further report back to a future Council meeting.	Executive Assistant, Works Manager	25/07/2025 Executive Assistant Consultant advised, awaiting costing.
2025-07-21 Open Council - Ordinary Meeting	8.17	Appeal Against Refusal of Application for 5 Lot Subdivision at 30 Paton Street, Longford	Completed	Information item.	Engineering Supervisor, Executive Assistant, General Manager, Works Manager	28/07/2025 Engineering Supervisor Reviewed 07/08/2025 Executive Assistant Matter discussed at Workshop 4 August. 11/08/2025 Executive Assistant Motion prepared, to be endorsed by council and forwarded to LGAT for consideration at a General Meeting of LGAT.
2025-07-21 Open Council - Ordinary Meeting	13.2	Proposed Evandale Amendment 14/2024: Community Consultation Update	Completed	That Council: a) discuss the feedback from the community consultation at its workshop of 1 September 2025; and b) at the 15 September 2025 Ordinary Council Meeting: (i) consider the consultation feedback report; and (ii) consider the application to amend the Planning Scheme.	Executive Assistant, Senior Planner	24/07/2025 Executive Assistant Noted for inclusion at September Workshop and Meeting.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-07-21 Open Council - Ordinary Meeting	14.1	Local Government Association of Tasmania (LGAT): 25 July 2025 Annual General Meeting & General Meeting	Completed	That Council in relation to the Local Government Association of Tasmania (LGAT) General Meeting to be held on 25 July 2025 delegate Mayor Knowles to vote as follows ... in relation to the following items listed in the LGAT GENERAL MEETING AGENDA 2.1 MOTION - BETTER ACTIVE TRANSPORT GRANT PROGRAM Council - City of Hobart - Decision Sought - That the Local Government Association of Tasmania lobby the Tasmanian Government to commit to: 1. reinstate the Tasmanian Government's Better Active Transport Grant Program; and 2. increase the ongoing annual funding of the Better Active Transport Grant Program to not less than 1 per cent of the annual roads budget. Vote for the Motion 2.2 MOTION - RATING OF NEW ENERGY DEVELOPMENTS * - Decision Sought - That members: endorse the position that, where relevant, Tasmanian councils differentially rate renewable energy facilities in alignment with the Victorian Payment in Lieu of Rates (PiLoR) charges, or less; note LGAT will undertake the work outlined in the attached paper to support this. Vote for the Motion. Note/receive the items listed in the LGAT General Meeting Agenda for the meeting to be held on 25 July 2025.	Executive Assistant	25/07/2025 Executive Assistant Mayor attended meeting on 25 July.
2025-07-21 Open Council - Ordinary Meeting	14.2	Local Government Association of Tasmania (LGAT): Motions for the November 2025 General Meeting	Completed	That Council a) receive the report; and b) workshop proposed and other potential issues and bring back for consideration at a future council meeting.	Executive Assistant, Executive Officer, Executive Officer	24/07/2025 Executive Assistant Listed for discussion at August workshop. 28/07/2025 Executive Officer Draft Submission prepared for Council discussion. 11/08/2025 Executive Officer Reports drafted for resolution at the 18 August 2025 meeting.



8.12 RESOURCE SHARING SUMMARY: 01 JULY 2025 TO 30 JUNE 2026

Resource Sharing Summary 1/7/25 to 30/6/26 As at 31/7/2025	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council - Service Provided by NMC to MVC		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts and Plant Hours	33	3,013.35
Total Services Provided by NMC to Meander Valley Council		\$3,013.35
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		\$3,013.35
Net Income Flow	356.5	\$3,013.35
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
		141.70
		46.11
		175.24
		23.61
		118.17
		118.17
		231.42
	25.5	\$854.42

8.13 VANDALISM

Prepared by: Leigh McCullagh, Works Manager

Incident	Location	Estimated Cost of Damages		
		July 2025	Total to Date 2025/26	Total 2024/25
Perth Train Park Toilet taps damaged	Perth	\$ 500	\$500	
Change Table damaged	Campbell Town	\$1200	\$1200	
Toilets block and flooded	Longford	\$1000	\$1000	
Village Green grass damaged by scooters and bikes	Longford	\$200	\$200	
Lewis Street gate damaged	Longford	\$600	\$600	
TOTAL COST VANDALISM		\$ 3500	\$ 3500	\$ 44,850

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			
	04/07/2025	10	
	09/07 & 16/07	Nil	School holidays
	23/07/2025	40+	
	30/07/2025	35+	
Cressy			
	03/07	50+	
	09/07 & 16/07	Nil	School holidays
	23/07/2025	Nil	No PCYC staff available
	30/07/2025	35+	



Free2B Girls Program- Longford and Campbell Town

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

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 July as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	03/07/2025		Not held by mutual agreement as only 2 attended
	10/07 & 17/07	Nil	School holidays
	23/07		Not held by mutual agreement as only 2 attended
	30/07		Not held, no-one attended
Evandale			Not held – final session held in term 2

Youth Gym Exercise Class- Longford

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

Session Venue	Date of Session	Attendance	Comment
Longford			
			July numbers not available prior to publishing agenda

Meetings/Programs

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

Breakfast Club- Cressy:

The Cressy Breakfast program has been further developed liaising with the School Chaplain and Youth Officer, to provide freely available Breakfast items for 40+ students. The School has identified several young people who will benefit from participating in the cooking program. The program helps address students' health, well-being, and food security. The program provides nearly double the numbers of previous years. This program is being extremely well received by the students and School.

Quote from students:

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

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

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

SPARK:

Program aim: To help foster leadership and support youth focused initiatives in Schools. School Representative Councils (SRC) can apply for funding of projects (up to \$300/year) to be held in their schools. Supporting education and employment opportunities for young people. Previous Schools include Longford Primary School, Cressy District High School and Campbell Town District High School. All Schools are encouraged to apply.

Milo Club Perth:

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

Branching Out Longford:

Offering from Free2b Girls alongside the Free2b Groups. It's a small group initiative that offers a chance to connect, explore and have fun. Aimed at girls aged Grade 8-10, new people are welcome. The program was introduced in 2023 and feedback has been excellent from participants and families on the positive outcomes. The group is held in Longford weekly.

Friendship & Resilience Group:

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



Rhythms- Perth:

Supporting Catholic Care in the delivery of Rhythm to Recover program at Perth Primary School- improving access to services and programs. Rhthym2Recovery delivers therapeutic programs and professional development, that utilize fun and engaging rhythmic musical activities to support social and emotional development. Sessions can explore various themes/topics including Bullying awareness & prevention, social & emotional learning, health & wellbeing amongst others.

Breakfast Club support:

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

Leadership sessions:

Youth Officer has been working with Student Leaders at Cressy District High School running workshops focusing on leadership development. Sessions will continue throughout 2024 focusing on communication, teamwork, personal values and leadership development. Excellent feedback provided from previous students on the 'engaging, interactive, fun and worthwhile' sessions. This offering is open to all Schools.

Social Connections:

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

Leadership SLC Workshop:

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

Illuminate Education:

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

Mental Health Week Expo:

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

Reclink Program:

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

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AT 6 August 2025

INTEGRATED PRIORITY PROJECTS PLAN:

Progress Report:

Not Started (obstacles)		On Hold		On Track		Completed	
Project		Status		\$		Scheduled	
1 Progress: Economic health and wealth - grow and prosper							
Foundation Projects							
4.1 Main Street Upgrades: Campbell Town, Longford & Perth	Gov		Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.	Budget allocation 2024/25 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000	Contract execution in progress. Commencement onsite early September	
	Gov		Longford DA submitted.	Budget allocation 2024/25 from Federal Govt Election Commitment 2019. Federal funding must be expended	1,793,628	Progress reports submitted. Variation of completion date request (to December	



Project		Status		\$	Scheduled
					by 30 June 2025 at the latest. Funds proposed for streetscape upgrade approved for reallocation to the Longford-Mill Dam shared pathway at the April 2024 Council Meeting.
		C&D	Perth 2022 Election Commitment secured through the PCIP DA approved.		2025) approved. Shared pathway development underway.
4.1	Longford Memorial Hall Upgrade	Gov	Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.		Completed.
4.4	TRANSLink Intermodal Facility	Gov	Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.	5,000,000	Funding agreement signed. Contract signed with preferred external service provider – NTDC. Work underway. First milestone report submitted 11 June 2025.
Enabling Projects					
5.1	Perth Sports Precinct & Community Centre	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.		Nominated as a Project of Regional Priority.
5.1	Ben Lomond Public Shelter Development	Gov	Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.		Not scheduled at this stage.
5.3	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	Longford Motor Sport Museum 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.
2 People: Cultural and society – a vibrant future that respects the past					
Enabling Projects					
5.1	Recreation Ground Upgrades)	Gov	Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades.		Not scheduled at this stage.
		Gov	Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.		Sealing of car park for future budget.



	Project			Status	\$	Scheduled
				Perth Recreation Ground Amenities, topdressing, cricket net upgrade.		Completed.
				Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.		Completed.
5.1	Swimming Pool Upgrades (several)	Gov		Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.	-	Not scheduled at this stage.
		Gov		Cressy: Solar system replacement Ross: 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.	Completed.
5.2	Shared Pathways	Gov		Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport 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 Stage 1 tender advertised, closes 3 rd September. Awaiting communication with State Growth regarding land consent/agreement for next stages
4 Place: Nurture our heritage environment						
Foundation Projects						
4.2	Perth South Esk River Parklands	Gov		Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.		Completed.
4.3	Sheepwash Creek Corridor & Open Space	Gov		Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000 Scheduled.
4.5	Municipal Tree Planting Program			Annual program implemented. Included in NMC Priority Projects document.	Included in annual operating budget.	Ongoing.
Enabling Projects						
5.1	Conara Park Upgrade	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	Redevelop Bartholomew Park Cressy	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 being prepared.
- 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. Work completed. Acquittal report to be 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. Progress report submitted July 2025.
- Longford Community/Neighbourhood House – lobbying State Government. Submitted for State Govt Budget 2025/26 consideration.
- Longford Caravan Park Amenities – completed.
- Seccombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work nearing completion (light to be installed)
- Application submitted to Community Energy Upgrades Fund Round Two for solar system at the Longford Community Sports Centre. Outcome awaited.



- 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:
 - Update Event Management Guide.
 - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - Update and distribute "What's On" events list.
 - Update NMC website calendar.
 - Update the Australian Tourism Data Warehouse database.
 - Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the visitor centres in the Northern Midlands for display on their boards and counters, and to the HHTRA Management Group to share with relevant local communities, businesses, notice boards etc.
 - Events held in the Northern Midlands during July include:
 - Christmas in July, Perth.
 - Clarendon Unearthed, Nile.
 - Model Railway Exhibition, Longford
 - Clarendon Unearthed
 - Various exhibitions, markets, and workshops in the municipality.
- Northern Midlands Visitor Centres Group:
 - Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
 - 1 & 2 July 2025: Attend Tasmanian Tourism Conference in Launceston.
 - Update the Events & Tourism page on Council's website to include Event Guide.

HHTRA update:

- The Heritage Highway Operators private facebook group resource, has 87 members as of 30 June.
- 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.

ATTACHMENTS

Nil



9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

PUBLIC QUESTIONS

At approximately 5.36pm, following conclusion of discussion and decision on Item 16.2 Review of Sticky Beaks Corner (cnr Wellington and Marlborough Streets, Longford): Audit Report, Council commenced with Item 9. Public Question & Statements and Items listed under Items 11 and 12 relating to Planning as listed in the Agenda for the meeting.

Mr Neil Tubb, Longford - Sticky Beaks Corner (Wellington and Marlborough Streets)

- *Mr Tubb was disappointed that Item 16.2 was carried. He had a suggestion, as discussed at the last Longford District Committee Meeting.*
- *The Committee suggests that the road be raised slightly and Mr Tubb provided a photo to Councillors, depicting raised roadway incorporating a pedestrian crossing.*
- *Council would be required to approach State Growth to raise the road from Sticky Beaks Corner down to the Library.*
- *When coming from Cressy, past Sticky Beaks corner and if turning to go to past the library, raised area [could improve traffic and pedestrian safety].*
- *Comiittee has previously had motions submitted to Council like installing traffic lights etc, with no outcomes thus far from State Growth.*
- *Motion submitted from the last Longford District Committee Meeting Minutes is that Council approach State Growth to consider [as pictured the below] as a solution.*





10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 25/251

DECISION

Deputy Mayor Lambert/Cr Adams

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

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

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

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PLAN 11.1: PLN24-0136: 75 Leighlands Road, Evandale - 34 Assisted Housing Units & Redevelop and Use Existing Access Over 15906 Midland Highway

Ms Jo Fearman - CEO, City Mission

Ms Fearman provided the following statement from which she read:

Good evening Councillors,

City Mission has served Northern Tasmania for over 170 years—caring for vulnerable Tasmanians with compassion and purpose. For nearly three decades, Missiondale, has been a place of refuge and transformation for people battling addiction. Tasmania’s only therapeutic community for drug and alcohol recovery, it allows people to rebuild their lives, reconnect with family, and re-enter the workforce.

But we know that recovery doesn’t end when the program does.

*Many of our clients return to environments that reignite old behaviours and social pressures. Without stable housing and continued support, there is a risk of relapse. Across Tasmania, the housing crisis is deepening—rental affordability is declining, homelessness is rising, and vacancy rates remain critically low. **Thousands are waiting for housing, homelessness is increasing, and our clients are especially vulnerable.***

Let me tell you about Grace. Grace arrived at Missiondale ready to make courageous changes. She completed the program and stayed at one of our two on site units while she studied and volunteered. With our help, she applied for long-term housing. But after 12 months, still without secure housing, Grace moved to a women’s shelter—grateful for safety, but without stability.



Grace's story is not unique. Many face the same confronting reality: recovery without a safe place to land. That's why we're proposing on-site housing at Missiondale. This isn't just about shelter—it's about creating the best possible chance for long-term success. Housing on-site will allow clients to transition from recovery to independent living with continued access to support. It will reduce relapse, strengthen outcomes, and offer a real pathway to an addiction-free and purposeful future.

We've listened to our community. We've met with our neighbour several times and changed our designs in response to feedback. We've sought further meetings. We've invited neighbours along Leighlands Road to meet with us. We remain open, respectful, and committed to collaboration.

*We **firmly** believe the planning and technical basis for the refusal is flawed, and we note that the planning report contradicts itself. Our property was previously a hospital and the traffic we're expecting through our existing right of way will definitely be less than that.*

*We are committed to serve vulnerable Tasmanians—and we will continue to advocate for them. We **implore** you to support our proposal today. With your support, Missiondale housing can become a second chance for many more Tasmanians—offering refuge from the past, a path to recovery, and hope for the future; and we can never underestimate the power of a second chance.*

Ms Sarah Henley - Loreto Community Housing

Ms Henley provided the following statement from which she read:

Councillors, thank you for the opportunity to speak today.

I'd also like to acknowledge Jo for her thoughtful insights into the supports provided by Missiondale and the opportunities this proposal offers.

Today, I'd like to speak to the basis of the recommendation for planning refusal and offer some context for your consideration:

The basis of planning recommendation refusal relates to access and access alone.

The access point in question has been in use for many years, some 70 years to my knowledge.

The only proposed change in this application is a minor widening to improve safety and accommodate a modest increase in traffic.

The planner's recommendation for refusal is based on a perceived potential for land use conflict with the adjacent farming operation. However, there is no evidence of actual conflict.

- The access is sealed, which mitigates dust;*
- it is adjacent to Leighlands Road, which carries significantly more traffic and noise*
- any farm management needs, such as stock crossing, can be effectively managed through infrastructure solutions like gates.*

Importantly, Council has the discretion to make decisions that differ from officer recommendations for refusal. Clause 7.6.1 of the planning scheme allows for a subjective assessment of non-conforming accesses, providing the flexibility to consider broader community benefits.

Councillors, I ask you to consider this: does the minor increase in use of an existing access truly outweigh the significant and lasting benefits Missiondale provides to our community?

This is not just a planning matter—it's a question of values. Missiondale supports individuals and families in crisis, helping them rebuild their lives. The facility's impact is real, and its reach is growing. Loreto Community Housing manages over 3000 homes throughout the state, the need for this type of supported housing is real, we see it on a daily basis. If approved Loreto Community Housing will partner with Launceston City Mission to manage the tenancies and provide this vulnerable cohort further support in maintaining rehabilitation and safe and sustainable housing solutions.

PLAN 11.2: PLN25-0131: Subdivision (Realign Boundary Between Two Lots) 41 Catherine Street, Longford
No representations were forthcoming.

PLAN 11.3: Draft Amendment (AM-NOR-13-2024) to apply the Flood Prone Areas Hazard Code Overlay to land at Perth, Campbell Town and Ross
No representations were forthcoming.



11 PLANNING REPORTS

11.1 PLN24-0136: 75 LEIGHLANDS ROAD, EVANDALE - 34 ASSISTED HOUSING UNITS, REDEVELOP AND USE EXISTING ACCESS OVER 15906 MIDLAND HIGHWAY, ALTER ACCESS IN LEIGHLANDS ROAD

File: 202500.01; PLN24-0136
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

DECISION

Cr Terrett/Cr Archer

That application PLN-24-0136 to develop and use the land at 75 Leighlands Road for 34 Assisted Housing Units, redevelop and use existing access over 15906 Midland Highway, and alter access in Leighlands Road, be refused on the following ground:

1. The increase in use of the right of way access over 15906 Midland Highway for residential (assisted housing) has the potential for land use conflict with the existing farming operation 15906 Midland Highway (CT 180865/1) contrary to clause 7.6.1 (b) and (c) of the planning scheme.

Lost

Voting for the Motion:
Cr Archer and Cr Terrett

Voting Against the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Brooks and Cr Goss

MINUTE NO. 25/252

DECISION

Cr Adams/Cr Brooks

That application PLN-24-0136 to develop and use the land at 75 Leighlands Road for 34 Assisted Housing Units, redevelop and use existing access over 15906 Midland Highway, and alter access in Leighlands Road be approved subject to the following conditions:

- 1 Layout not altered
 - 1.1 The use and development must be in accordance with the endorsed documents:
 - Prime Design drawings PD24021 - 01, 02, 03, 04, 05, 06, Rev. 04, 17-07-2024;
 - Prime Design drawings PD24021 - A1-01 to A1-A06, Rev. 00;
 - Prime Design drawings PD24021 - A2-01 to A2-06, Rev. 00;
 - Prime Design drawings PD24021 - B1-01 to B1-10, Rev. 00;
 - Prime Design drawings PD24021 - B2-01 to B2-06, Rev. 00;
 - Prime Design drawings PD24021 - B3-01 to B3-06, Rev. 00;
 - Prime Design drawings PD24021 - C1-01 to C1-08, Rev. 00;
 - Prime Design drawings PD24021 - D1-01 to D1-08, Rev. 00;
 - Prime Design drawings PD24021 - D2-01 to D2-10, Rev. 00;
 - Prime Design drawings PD24021 - G-01 to F-08, Rev. 00;
 - Prime Design drawings PD24021 - A3-01 to A3-06, Rev. 00;
 - Prime Design drawings PD24021 - A4-01 to A4-08, Rev. 00;
 - Prime Design drawings PD24021 - C2-01 to C2-08, Rev. 00;
 - Prime Design drawings PD24021 - E-01 to E-10, Rev. 00;
 - Prime Design drawings PD24021 - F-01 to F-06, Rev. 00;
 - Driveway design drawings and civil



- D1 Planning Report, MC Planners, August 2024
- D2 Stormwater Management Report, Gandy and Roberts, Revision A, 16 July 2024
- D3 Natural Values Assessment, Enviro-Dynamics, March 2024
- D4 Traffic Impact Assessment, Midson Traffic, July 2024
- D5 Bushfire Report for Planning Submission, Autumn Leaves Consulting, 27th March 2025, Version 3.0, Ref. ALC-BFM 2024/01

2 Revised plans required.

2.1 Prior to the issue of any approval under the Building Act 2016, the commencement of work on the site or the commencement of the use (whichever occurs first), revised plans must be provided to the approval of the Council's General Manager, showing:

- An additional two (2) car parking spaces within the curtilage of the 34 dwellings approved by this permit.
- On-site stormwater detention in accordance with Council's On-Site Stormwater Detention Policy, with a supporting report from a suitably qualified engineer.
- Water Sensitive Urban Design in accordance with Council's Stormwater Quality Management Policy, with a supporting report from a suitably qualified engineer which must also address decontamination and reuse of the existing wastewater discharge ponds proposed to be used as stormwater discharge ponds.

2.2 Prior to the issue of any approval under the Building Act 2016, the commencement of work on the site or the commencement of the use (whichever occurs first), a revised landscaping plan must be provided to the approval of the Council's General Manager, clearly showing:

- Stock-proof boundary fencing for Units 14 to 24

2.3 When endorsed the documents will be endorsed and form part of this permit. The development must be undertaken in accordance with the endorsed documents.

3 TasWater conditions

3.1 TasWater's Submission to Planning Authority Notice (reference number TWDA 2024/00997-NMC) and attached to this permit, must be complied with.

4 Natural Values

4.1 Disturbance to the remnant Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (DAZ) threatened community must be minimised via the final layout and design of the proposed dwellings and access road.

4.2 All habitat trees (eucalypts 70 cm DBH and above as shown on Figure 3 of endorsed document 'Natural Values Assessment, Enviro-Dynamics, March 2024'). If the habitat trees are unable to be avoided, surveying for hollows which would be suitable to support threatened species such as masked owls must be carried out. In the event that suitable hollows are detected, a permit to 'take' under the TSPA may be required.

4.3 All declared weeds (i.e. gorse) must be controlled in accordance with the Statutory Weed Management Plan and the Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania (DPIPWE, Stewart and Askey-Doran, 2015). Weed management must be undertaken prior to the commencement of works.

4.4 Any soil or gravel imported to the site for construction or landscaping purposes must be from a weed free source to prevent the establishment of further introduced species on the site.



5 Driveways and Parking Areas

5.1 Prior to the issue of a Certificate of Completion under the Building Act 2016 or the commencement of the use (whichever occurs first):

- The driveway, from Leighlands Road, must be sealed in accordance with the endorsed plans.
- Parking areas around each unit must be sealed in accordance with the endorsed plans.
- Visitor parking spaces must be clearly and permanently labelled as such.

6 Landscaping

6.1 Prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first), a bond of \$500 per unit must be provided. The bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

6.2 Prior to the issue of a Certificate of Completion under the Building Act 2016 or the commencement of the use (whichever occurs first) landscaping works must be completed in accordance with the endorsed plans including clothes lines, fencing, letter boxes, and storage sheds mounted on a concrete pad.

6.3 Landscaping works for each unit must be maintained for the duration of the use.

7 Department of State Growth

7.1 The Crown Consent describes the extra conditions required for the proponent, namely the proponent will require a permit to undertake access works within the State Road Reservation.

8 Bushfire Report Requirements

8.1 The works required by the endorsed Bushfire Hazard Report are to be completed to the satisfaction of the Tasmanian Fire Service or a practitioner accredited by the Tasmanian Fire Service. Documentation of compliance is to be submitted to the satisfaction of Council.

9 Staging of Development

9.1 The development may be staged. Works relevant to each unit must be completed with each stage.

10 Launceston Airport

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

Notes:

TasNetworks

It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to upgrade the electricity supply connection to support this development.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Archer and Cr Terrett

RECOMMENDATION

That application PLN-24-0136 to develop and use the land at 75 Leighlands Road for 34 Assisted Housing Units, redevelop and use existing access over 15906 Midland Highway, and alter access in Leighlands Road, be refused on the following ground:

1. The increase in use of the right of way access over 15906 Midland Highway for residential (assisted housing) has the potential for land use conflict with the existing farming operation 15906 Midland Highway (CT 180865/1) contrary to clause 7.6.1 (b) and (c) of the planning scheme.

1 INTRODUCTION

This report assesses an application for 34 assisted housing units and the redevelopment and use of an existing driveway access against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 11 effective 16 May 2025 and LPS version: 13 effective from 29 October 2024).

The application states that the dwellings will accommodate those with drug and/or alcohol dependencies, separate from the existing shared accommodation. The new dwellings will be suitable for individuals or families rather than the shared accommodation model in the existing facility. The tenancy agreement will be run by Centacare Evolve Housing. There are support programs available to residents including a 'community wellbeing team' by Centacare, and a drug and alcohol support team by Missiondale (City Mission). Both programs are run weekly and are optional for residents to attend. The site is staffed 24/7 with up to 13 staff during the day and 1-2 staff overnight.

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

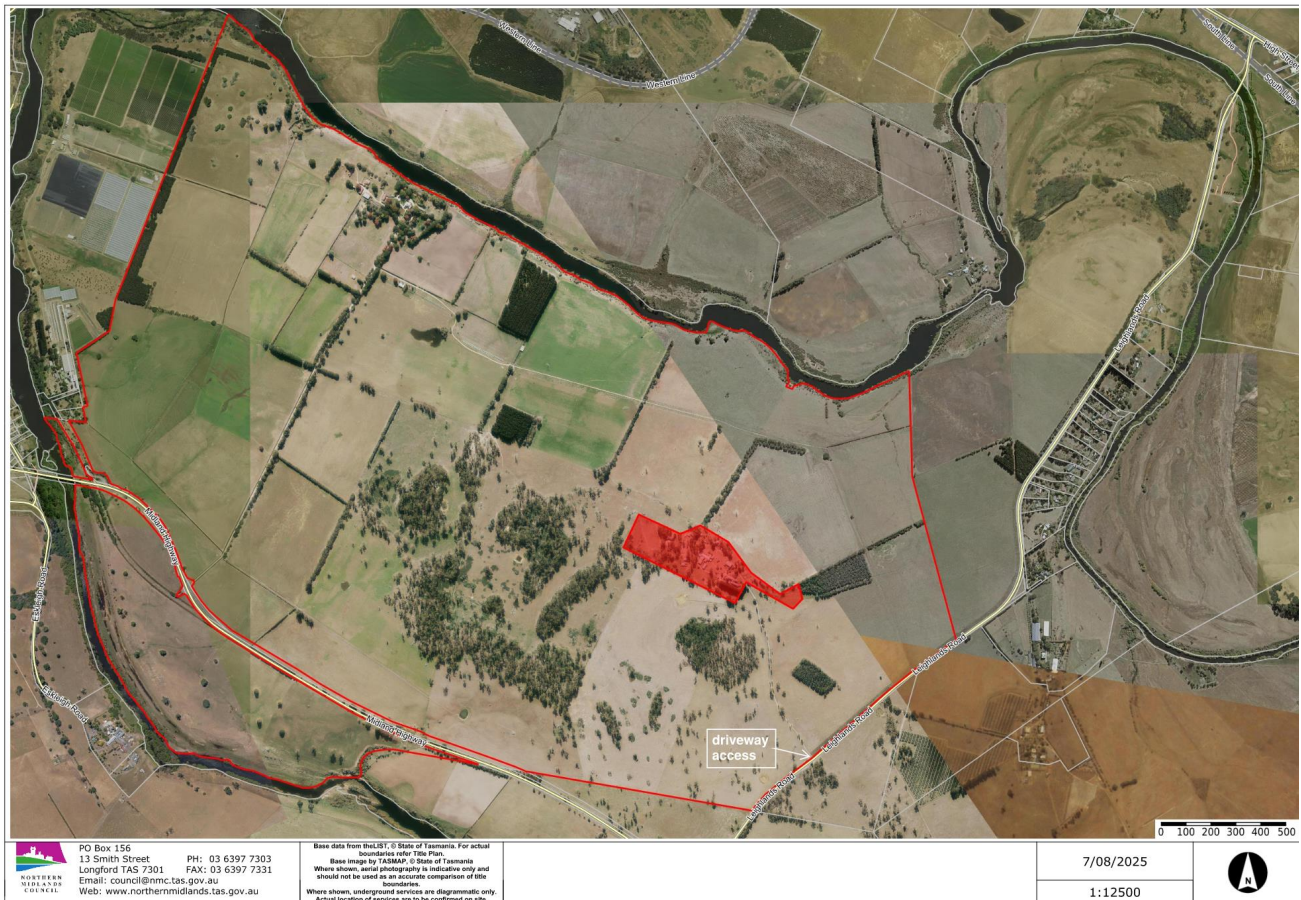
Any representations received pursuant to and in conformity with section 57(5) of the Act.

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

Existing use/development:	Welfare Building (residential rehabilitation centre) approved by permit 37/1997 under the Northern <i>Midlands (Section 46) Planning Scheme 1995</i> .
Proposed use classification:	Residential (Assisted Housing)
Zone:	Agriculture Zone (access only) and Community Purpose Zone
Particular Purpose Zone/Specific Area Plan:	None
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C13.0 Bushfire-Prone Areas Code
Application must be determined by:	30 July 2025
Recommendation:	Refusal

4 SUBJECT SITE AND LOCALITY



^Missiondale (red shade) within Native Point (red outline)



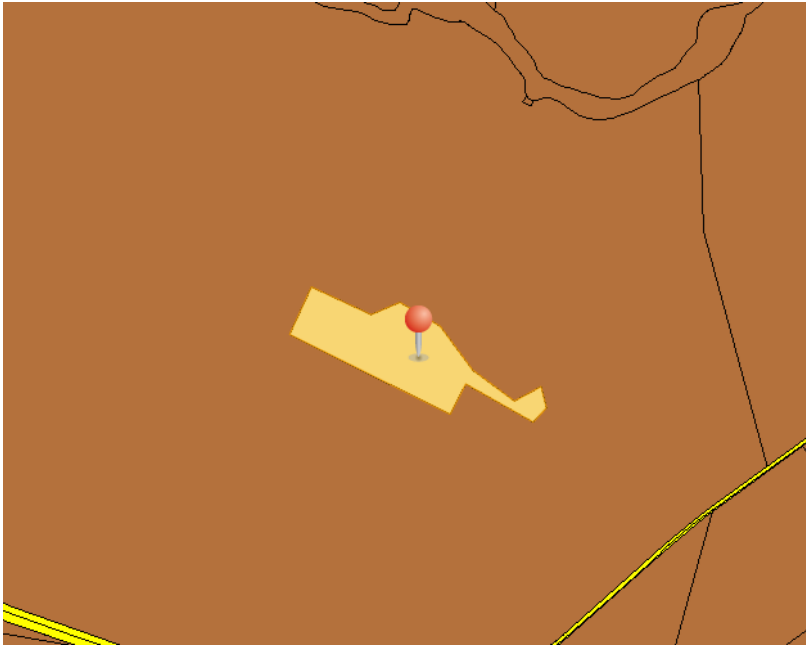
^Entrance from Leighlands Road



^ Existing access road to Missiondale over right of way in Native Point

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.



^ Missiondale (Community Purpose Zone); Native Point (Agriculture Zone)

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	Y
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	-

7.6 Access and Provision of Infrastructure Across Land in Another Zone

7.6.1 If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:

- (a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;
- (b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and
- (c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

6.9 Prohibited Use or Development

6.9.1 A use or development is Prohibited and must not be granted a permit if:

- (a) the use is not specified as being No Permit Required, Permitted or Discretionary within a Use Class in the applicable Use Table;



- (b) the use or development does not comply with an Acceptable Solution for an applicable standard and there is no corresponding Performance Criterion; or
- (c) it is Prohibited under any other provision of this planning scheme.

Comment: The application proposes redeveloping and using the existing access across the Agriculture Zone. Residential (for assisted housing) is a discretionary use in the Agriculture Zone per the use table. The Agriculture Zone has performance criteria that correspond to all of the acceptable solutions.

Winter v Kingborough Council & South Arm Pipeline Pty Ltd (No.2) [2024] TASCAT 201 (4 November 2024), paragraph 107 states

In summary, it is the Tribunal's view that the proposal is permitted via 9.2.1 because it is directly associated and subservient to the STP, it is not a new use and does not substantially intensify the STP use. For that reason, we do not consider that 19.3.5 of the Scheme is called up. But if it is, the Tribunal is of the view that the performance criteria are not met, but that the saving provisions in 9.7.1 apply because the requirements of that provision are made out on the uncontradicted evidence of Mr Clark and Mr Carroll.

Clause 9.7.1 of the *Kingborough Interim Planning Scheme 2015* has the same wording as 7.6.1 of the *Tasmanian Planning Scheme – Northern Midlands*. As the proposal does not comply with 21.3.1 P4 for Residential use listed as Discretionary in the Agriculture Zone, 7.6.1 applies.

Assessment against 7.6.1

(a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site.

The proposal is to use the access that is currently used for the site. It is a right of way that is fenced from the surrounding farm. By viewing the site and aerial photographs it is considered that there is no practical and reasonable alternative for providing the access to the site.

(b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur.

See comments under (c) below.

(c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

The Agriculture Zone purpose 21.1.2 (a) is 'To protect land for the use or development of agricultural use by minimising conflict with or interference from non-agricultural uses'.

The application states that the use of the access is located on land already dedicated by way of a right of carriage way for an existing non-agricultural use and its ongoing use does not confine or constrain the agricultural use on the adjoining properties, noting the access is fenced off from 15906 Midland Highway.

Representations raise concern that the increased use of the access for assisted housing conflict with the surrounding farm operation.

The Traffic Impact Assessment advises:

Trip generation rates were obtained from the RMS Guide. The development is classified as 'medium density housing', which typically generates 6 vehicles per dwelling per day and peak of 0.6 vehicles per hour per dwelling. This equates to a total of 204 vehicles per day, with a peak of 20 vehicles per hour. It is noted however that the nature of the use of the units will



result in low traffic generation. Typically, residents will stay on the site for extended durations whilst undergoing rehabilitation, thus reducing the traffic generation from what would normally be expected from a residential unit. On this basis, a 50% reduction factor has been applied. The traffic generation is therefore likely to be 102 vehicles per day, with a peak of 10 vehicles per hour. The existing components of the site will continue to operate and generate traffic. The existing traffic generation is estimated to be 100 vehicles per day, with a peak of 10 vehicles per hour. The total traffic generation of the site, accounting for the additional traffic generated by the development is likely to be 202 vehicles per day, with a peak of 20 vehicles per hour.

It is considered that an increase in vehicles by 102 vehicles per day with a peak of 10 vehicles per hour has the potential for land use conflict with the existing farming operation contrary to 7.6.1 (b) and (c).

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	Y	C6.2.3
C7.0 Natural Assets Code	Y	-
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	Y	-
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	-
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, <u>assisted housing</u> , retirement village and single or multiple dwellings.
Assisted Housing	means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

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.
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Per the applicable zone use class table, the proposed use – Residential (assisted housing) is:

- Permitted (with permit) in the Community Purpose zone; and
- Discretionary in the Agriculture zone.



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

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

Zone Purpose

Per 6.10.2 assessment against the zone purpose is required as the use is discretionary per the use table.

21.1	Zone Purpose
21.1.1	To provide for the use or development of land for agricultural use.
Assessing Officers Comments	The proposal to use a redeveloped access across the agriculture zone for assisted housing does not comply with this zone purpose to provide for the use or development of land for agricultural use.
21.1.2	To protect land for the use or development of agricultural use by minimising: <ul style="list-style-type: none"> a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts.
Assessing Officers Comments	<p>The application states that the use of the access is located on land already dedicated by way of a right of carriage way for an existing non-agricultural use and its ongoing use does not confine or constrain the agricultural use on the adjoining properties, noting the access is fenced off from 15906 Midland Highway.</p> <p>Representations raise concern that the increased use of the access for assisted housing conflict with the surrounding farm operation.</p> <p>The Traffic Impact Assessment advises: <i>Trip generation rates were obtained from the RMS Guide. The development is classified as ‘medium density housing’, which typically generates 6 vehicles per dwelling per day and peak of 0.6 vehicles per hour per dwelling. This equates to a total of 204 vehicles per day, with a peak of 20 vehicles per hour. It is noted however that the nature of the use of the units will result in low traffic generation. Typically, residents will stay on the site for extended durations whilst undergoing rehabilitation, thus reducing the traffic generation from what would normally be expected from a residential unit. On this basis, a 50% reduction factor has been applied. The traffic generation is therefore likely to be 102 vehicles per day, with a peak of 10 vehicles per hour. The existing components of the site will continue to operate and generate traffic. The existing traffic generation is estimated to be 100 vehicles per day, with a peak of 10 vehicles per hour. The total traffic generation of the site, accounting for the additional traffic generated by the development is likely to be 202 vehicles per day, with a peak of 20 vehicles per hour.</i></p> <p>It is considered that an increase in vehicles by 102 vehicles per day with a peak of 10 vehicles per hour has the potential for land use conflict with the existing farming operation.</p>
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
Assessing Officers Comments	The proposal to use a redeveloped access across the agriculture zone for assisted housing does not comply with this zone purpose to ‘provide for use or development that supports the use of the land for agricultural use’.

21.3 Use Standards

21.3.1 Discretionary Uses	
Description	Assessment
A1 No Acceptable Solution.	A1 Does not apply to a Residential use.
A2 No Acceptable Solution.	A2 Does not apply to a Residential use.
A3 No Acceptable Solution.	A3 Does not apply to a Residential use.
A4 No Acceptable Solution.	A4 Applies to Residential use. Must be assessed against the performance criterion.



21.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
21.4.1	Building height	A1 Not applicable, no buildings are proposed within the Agriculture zone.
21.4.2	Setback	A1 Not applicable, no buildings are proposed within the Agriculture zone.
		A2 Not applicable, no buildings are proposed within the Agriculture zone.
21.4.3	Access for new dwellings	A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority. Does not comply. Must be assessed against the performance criterion.
21.5 Development Standards for Subdivision		
N/a		

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

DISCRETIONS	
21.3.1 Discretionary Uses	
P4	<p>A Residential use listed as Discretionary must:</p> <ul style="list-style-type: none"> a) be required as part of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or b) be located on a site that: <ul style="list-style-type: none"> (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties.
Assessing Officers Comments	<ul style="list-style-type: none"> a) The use of the access for Residential (assisted housing) across the agriculture zone is not required as part of an agricultural use and therefore does not comply with a). b) "Site" as defined in Table 3.1 "means the lot or lots on which a use or development is located or proposed to be located." The site is therefore 75 Leighlands Road and 15906 Midland Highway (CT180865/1). <ul style="list-style-type: none"> i) The access is located on 15906 Midland Highway which, by viewing the site and aerial photographs, supports agricultural use. and is capable of being included with other agricultural land (regardless of ownership) for agricultural use (e.g., CT53569/1). ii) The access is located on 15906 Midland Highway which, by viewing the site and aerial photographs, is capable of being included with other agricultural land (regardless of ownership) for agricultural use (e.g., CT53569/1). iii) It is considered that the location of the access is sufficiently distant from properties adjoining the site (being CT (CT180865/1, 15906 Midland Highway) that use of the access for residential (assisted housing) will not confine or restrain agricultural use on adjoining properties. <p>The proposal does not comply with 21.3.1 P4 b).</p>
21.4.3 Access for new dwellings	
P1	<p>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to:</p> <ul style="list-style-type: none"> (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from the road authority.



DISCRETIONS

<p>Assessing Officers Comments</p>	<p>The proposal has legal access by right of carriageway to Leighlands Road (road authority is the Department of State Growth). The application's Traffic Impact Assessment advises: <i>The proposed development includes an upgrade of the existing driveway access to the site connecting to Leighlands Road. The total length of the driveway access that services the site is approximately 760 metres. The access driveway is proposed to be upgraded to have the following typical cross-section:</i></p> <ul style="list-style-type: none"> • 4-metre sealed pavement width. • 1-metre wide unsealed pavement shoulders on both sides of the driveway. • 6-metre Total traffic width. <p><i>The IPWEA Standard Drawings were referenced to assess the driveway design. The proposed design complies with the requirements of S2 design in terms of widths. In terms of road design, S2 roads are intended to cater for traffic volumes between 30 and 100 vehicles per day. In this case the access will carry approximately 202 vehicles per day, however the access will be a private driveway, not be a public road. On this basis the proposed road design is considered appropriate and suitable, noting the following:</i></p> <ul style="list-style-type: none"> • The proposed design facilitates two-way traffic flow, with vehicles able to pull over into the unsealed road shoulders to pass vehicles travelling in the opposing direction. • Users will be familiar with the driveway's function (staff, residents and visitors). The access will only service the existing site and the proposed development, with no through-road function. • The operation of the access will be a low-speed environment with a relatively straight horizontal alignment providing good forward sight distance along its length. <p>Having regard to this advice, the proposal complies with the performance criterion.</p>
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ASSESSMENT OF THE COMMUNITY PURPOSE 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 Permitted per the use table.

27.3 Use Standards

27.3.1 Non-Residential Use		
Description		Assessment
A1 Hours of operation		Not applicable to a residential use.
A2 External lighting		Not applicable to a residential use.
A3 Flood lighting		Not applicable to a residential use.
A4 Commercial vehicle movements and loading/unloading		Not applicable to a residential use.
27.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
27.4.1	Height (10m)	A1 Complies with the acceptable solution. The highest buildings proposed are Units 1 and 2, which will have a maximum height 5.2m above natural ground level.
27.4.2	Setback	A1 Not applicable as the lot does not have a frontage to a road.
		A2 Not applicable as the lot does not adjoin the General Residential, Inner Residential or Low Density Residential zones.
		A3 Not applicable as the lot is more than 10m from a General Residential, Inner Residential or Low Density Residential zone.
27.4.3	Fencing	A1 Not applicable as no fencing within 4.5m of a road frontage is proposed.
27.4.4	Outdoor Storage Areas	A1 Complies, as outdoor storage areas will not be visible from any road or public open space adjoining the site.
27.5 Development Standards for Subdivision		



N/a

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

Nil.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code 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 area of the site that generates car parking and proposed to provide car parking is entirely in the Community Purpose zone. The proposed use is Permitted per the Community Purpose use table.

Table C2.1 Parking Space Requirements (extract)

Use		Parking Space Requirements	
		Car	Bicycle
Residential	Any Residential use in any zone other than General Residential	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings or every 10 bedrooms for a non-dwelling residential use (rounded up to the nearest whole number)	No requirement for single dwellings, multiple dwellings, residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.

C2.5 Use Standards

Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	<p>The application proposes 34 dwellings for assisted housing.</p> <p><u>Number of bedrooms</u></p> <p>The plans show:</p> <ul style="list-style-type: none"> 32 x 2-bedroom dwellings (64 bedrooms); and 2 x 3-bedroom dwellings (6 bedrooms). <p><u>Parking requirement</u> 1 space per bedroom. 32 x 2-bedroom units = 64 bedrooms. Plus 2 x 3-bedroom units = 6. Total bedrooms = 70. Visitor parking: 34 dwellings / 5 = 6.8 (7) Total = 77.</p> <p><u>Number of resident car parking spaces</u></p> <p>The plans show:</p> <ul style="list-style-type: none"> 5 dwellings (1, 2, 5, 6, and 34) with 1 car parking space per dwelling (5 spaces) 29 dwellings with two car parking spaces per dwelling (58 spaces). Visitor parking (12 spaces) <p>Total parking = 75 spaces</p> <p>The application provides a Traffic Impact Assessment which finds:</p> <p><i>The following is relevant with respect to the proposed development:</i></p> <ol style="list-style-type: none"> Off-street public parking. Not applicable, there are no nearby off-street public parking areas. Shared parking. Not applicable, the development is a homogeneous land use. Public transport. Not applicable. Alternative transport. Not applicable.



		<p>e. Site constraints. Not applicable.</p> <p>f. On street parking. Not applicable.</p> <p>g. Streetscape. Not applicable.</p> <p>h. Parking demands. Parking demands associated with the proposed development will be lower than standard residential unit developments. The development will assist residents to transition into a more residential setting and reside with their family and integrate back into day-to-day life. As such it is likely that many of the residents will have a lower reliance on private motor vehicles, thus reducing car parking demands.</p> <p>Based on the above assessment, the parking provision associated with the proposed development satisfies the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme. Specifically, the parking demands associated with the development will be lower than standard residential unit developments. The Acceptable Solution shortfall of 4 spaces [actually 2 spaces] is resolved by a reduced parking demand associated with the unique nature of the proposed development.</p> <p>The proposal complies with the performance criterion.</p>
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not applicable. Table C2.1 has no requirement for bicycle parking for single dwellings, multiple dwellings, residential care facility, assisted housing or retirement village.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 Per C2.2.2, C2.5.3 for motorcycle parking does not apply to assisted housing.
C2.5.4	Loading Bays	A1 Not applicable, per C2.2.3.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable, not in the GenRes Zone.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 The proposed carparking and circulation areas, and access upgrades are to be of all weather and sealed surfaces. These areas are shown to be drained to an upgraded onsite stormwater system. All accesses are to have trafficable sections spray sealed. Acceptable Solution met.
C2.6.2	Design and layout of parking areas	<p>A1.1 Complies with A1.1(b). The proposal is for all parking, access ways and manoeuvring areas to comply with the Australian Standard AS2890-Parking facilities, Parts 1-6.</p> <p>A1.2 Not applicable, no accessible parking spaces are proposed.</p>
C2.6.3	Number of accesses for vehicles	<p>A1 Complies with acceptable solution as the proposal is to use the existing single access from Leighlands Road.</p> <p>A2 Not applicable as not in a Central Business zone.</p>
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable.
C2.6.5	Pedestrian Access	<p>A1.1 Civil drawings show a pedestrian footpath is incorporated into the overall design of the carpark This pedestrian path however is not in accordance with the Acceptable Solution. The proposal therefore relies on the performance criterion.</p> <p>A1.2 Not applicable, no accessible parking spaces are proposed.</p>
C2.6.6	Loading Bays	<p>A1 Not applicable – loading bays are not required per C2.2.3.</p> <p>A2 Not applicable – loading bays are not required per C2.2.3.</p>
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	<p>A1 Not applicable.</p> <p>A2 Not applicable.</p>
C2.6.8	Siting of parking and turning areas	A1 Not applicable to the Community Purpose or Agriculture zone.



		A2 Not applicable to the Community Purpose or Agriculture zone.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable – no parking precinct plan.

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

DISCRETIONS	
C2.6.5	Pedestrian access
P1	<p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> a) the characteristics of the site; b) the nature of the use; c) the number of parking spaces; d) the frequency of vehicle movements; e) the needs of persons with a disability; f) the location and number of footpath crossings; g) vehicle and pedestrian traffic safety; h) the location of any access ways or parking aisles; and i) any protective devices proposed for pedestrian safety.
Assessing Officers Comments	<p>The application provides a Traffic Impact Assessment which finds that:</p> <p><i>The proposed development is unlikely to generate a significant pedestrian activity in the surrounding road network. Pedestrian movements will occur within the development site. Footpaths are provided throughout the internal roads of the development, typically 1.2m to 1.8m wide. Zebra crossings are provided at key pedestrian crossing locations throughout the development.</i></p> <p>On this basis, the proposal provides for safe and convenient pedestrian access within parking areas and therefore complies with the performance criterion.</p>

C3.0 ROAD AND RAILWAY ASSET 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 Permitted per the use table of the Community Purpose zone.

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

Comment: Complies per assessment of this code.

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

Comment: Complies per assessment of this code.

C3.5 Use Standards		
Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable – category 1 road.
		A1.2 Not applicable – road authority consent not provided.
		A1.3 Not applicable – not rail network.
		A1.4 Relies on performance criterion. The proposed vehicle movements of 204 vehicles per day will exceed those of the Table C3.1.
		A1.5 Not applicable – not a major road.
C3.6 Development Standards for Buildings and Works		
Clause	Description	Assessment



C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 Not applicable – not within an attenuation area.
C3.7 Development Standards for Subdivision		
Clause	Description	Assessment
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area.	A1 Not applicable.

From the table above, where the acceptable solution has not been met, the performance criterion is 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"> a) any increase in traffic caused by the use; b) the nature of the traffic generated by the use; c) the nature of the road; d) the speed limit and traffic flow of the road; e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.
Assessing Officers Comments	<p>The application includes a Traffic Impact Assessment from Midson Traffic which states as follows.</p> <p>Trip generation rates were obtained from the RMS Guide to Traffic Generating Developments. The development would result in a total of 204 vehicle movements per day, with a peak of 20 vehicles per hour. Typically, residents will stay on the site for extended durations whilst undergoing rehabilitation, thus reducing the traffic generation from what would normally be expected from a residential unit. On this basis a 50% reduction factor has been applied. The traffic generation is therefore likely to be 102 vehicles per day, with a peak of 10 vehicles per hour. The existing components of the site will continue and generate traffic, with the existing traffic generation estimated at 100 vehicles per day, with a peak of 10 vehicles per hour. The total traffic generation, accounting for the additional traffic generated by the development is likely to be 202 vehicles per day, with a peak of 20 vehicles per hour.</p> <ul style="list-style-type: none"> a) <u>Increase in traffic.</u> The development will increase traffic by approximately 20 vehicles per hour during peak times. The access can accommodate this level of traffic flow at a high level of service. b) <u>Nature of traffic.</u> The nature of the traffic will be unchanged from existing conditions. c) <u>Nature of road.</u> Leighlands Road is a relatively short rural collector that provides access to a number of rural/residential properties along its length. d) <u>Speed limit and traffic flow.</u> Leighlands Road has a posted speed limit of 100 km/h and carries approximately 1,200 vehicles per day. The speed limit and traffic flow of the road is compatible with the access conditions of the driveway, noting the relatively straight alignment of Leighlands Road on both approaches to the access. e) <u>Alternative access.</u> No alternative access is possible or necessary. f) <u>Need for use.</u> The access is required to provide access to the car parking components of the proposed development. g) <u>Traffic impact assessment.</u> The application provided a TIA from Midson Traffic. h) <u>Road authority advice.</u> The Department of State Growth have raised no objections to the proposed development, advising on 2/9/25 that the Crown Consent describes the extra conditions required for the proponent, namely the proponent will require a permit to undertake access works within the State Road Reservation. <p>Having regard to this information, it is considered that the performance criterion is complied with.</p>

C7.0 NATURAL ASSETS CODE

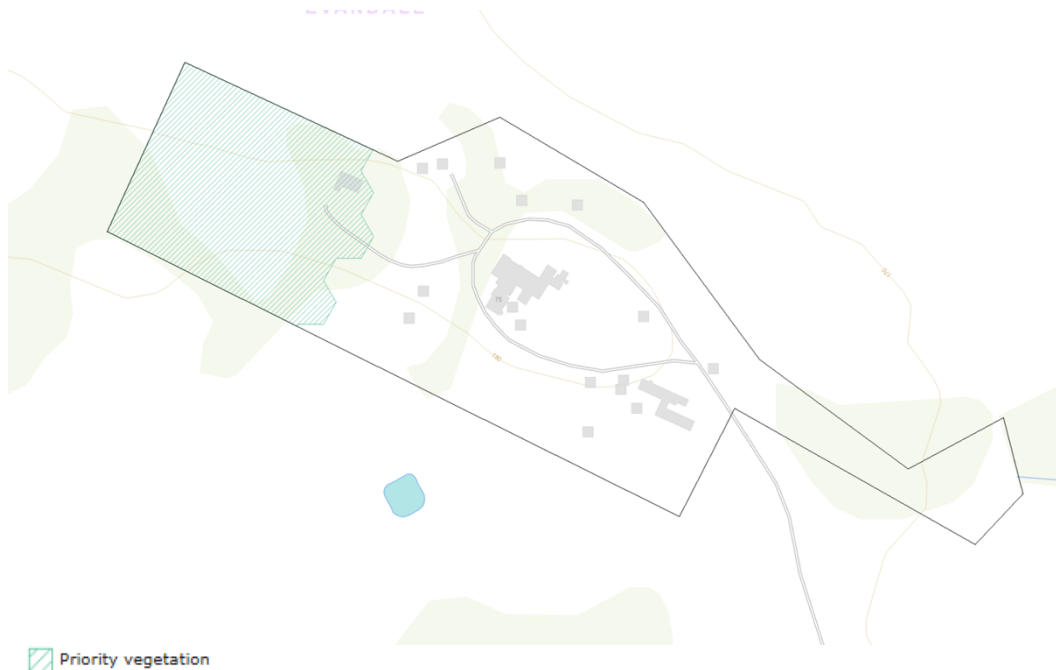
Code Purpose

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 area of the site that is subject to the Natural Assets Code is entirely in the Community Purpose zone.

The proposed use is Permitted per the Community Purpose use table.

Per C7.3.1 'Priority vegetation' means native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;
- (b) is a threatened flora species;
- (c) it forms a significant habitat for a threatened fauna species; or
- (d) it has been identified as native vegetation of local importance.



^ Image from Tasmanian Planning Scheme showing the location of the Priority Vegetation Area under the Natural Assets Code



^Photograph of vegetation within the Priority Vegetation Area, to be retained



^Threatened vegetation community (DAZ) – within Priority Vegetation Area and to be retained (Note: layout has been altered to provide additional distance from the DAZ community).

C7.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.
		A4 Not applicable.
		A5 Not applicable.
C7.6.2	Clearance within a priority vegetation area	A1 The proposed vegetation clearance is not within a building area, as such the proposal relies on the performance criterion.
C7.7 Development Standards for Subdivision		
Clause	Description	Assessment
C7.7.1	Subdivision within a waterway and coastal protection area or a future coastal refugia area	A1 Not applicable.
C7.7.2	Subdivision within a priority vegetation area	A1 Not applicable.

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

DISCRETIONS	
C7.6.2	Clearance within a priority vegetation area
P1.1	<p>Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; c) subdivision in the General Residential Zone or Low Density Residential Zone;



DISCRETIONS	
	<ul style="list-style-type: none"> d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.
<p>Assessing Officers Comments</p>	<p>The application provides a Natural Values Assessment by Enviro-Dynamics. The assessment provides an assessment against the relevant performance criteria, and concludes that the proposal is acceptable subject to recommendations as follows.</p> <p>(a) The development is for additional residential dwellings within the Missiondale community. Residential living is an existing use on the broader Missiondale site. The small remnant area of the threatened community – <i>Eucalyptus amygdalina</i> inland forest and woodland on Cainozoic deposits (DAZ) is degraded with an understory dominated by gorse. It is intended that the proposed dwellings and new access road will be located to avoid removal of mature <i>Eucalyptus amygdalina</i> [black peppermint] trees within the extent of the DAZ community where possible. The proposed alignment of the new access road appears to impact a small number of <i>Eucalyptus amygdalina</i> trees outside of the extent of mapped community. A Bushfire Hazard Management Plan details the minimum area necessary to be cleared to provide adequate bushfire protection.</p> <p>(b) N/a</p> <p>(c) N/a</p> <p>(d) The dwellings are part of the Missiondale community and will result in significant social benefits. The proposed new dwellings will provide additional housing for Missiondale's clients undertaking their therapeutic program. The programs provided at Missiondale result in positive social outcomes, improved community wellbeing, and contribute to the local economy.</p> <p>(e) The proposed dwellings and access road have been positioned outside of the immediate area of the remnant threatened community (DAZ) and may only require the removal of some large habitat trees which are located outside of this vegetation community.</p> <p>(f) The proposed dwellings and access road have been positioned outside of the immediate area of the remnant threatened community (DAZ) and may only require the removal of some large habitat trees which are located outside of this vegetation community.</p> <p>Having regard to the above, the application complies with the performance criterion.</p>
P1.2	<p>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> a) the design and location of buildings and works and any constraints such as topography or land hazards; b) any particular requirements for the buildings and works; c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; e) any on-site biodiversity offsets; and f) any existing cleared areas on the site.
<p>Assessing Officers Comments</p>	<p>The application provides a Natural Values Assessment by Enviro-Dynamics which provides an assessment against the relevant performance criteria, and concludes that the proposal is acceptable subject to recommendations.</p> <p>(a) The proposed dwellings and access road have been positioned outside of the immediate area of the remnant threatened community (DAZ) and may only require the removal of some large habitat trees which are located outside of this vegetation community. The majority of the proposed development area is cleared land.</p> <p>(b) As outlined above.</p> <p>(c) A Bushfire Hazard Management Plan details the minimum area necessary to be cleared to provide adequate bushfire protection.</p> <p>(d) The mitigation measures recommended in the Natural Values Assessment minimise residual impacts on the remnant threatened community (DAZ) include minimising disturbance and encroachment, retaining habitat trees, and controlling declared weeds/pests.</p> <p>(e) It is intended that the remnant threatened community will not require direct disturbance or clearance.</p> <p>(f) The majority of the proposed dwellings have been located within the existing cleared area on the site.</p> <p>Many of the recommendations of the report have been incorporated into the proposal plans, notably the retention of many of the habitat trees over 70cm DBH (Diameter at Breast Height) in the development area.</p> <p>With the inclusion of the following conditions of any approval as per the recommendation of the Natural Values Assessment, the proposal is considered to comply with the performance criterion.</p>



DISCRETIONS

	<ul style="list-style-type: none">Minimise disturbance to the remnant Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (DAZ) threatened community via the final layout and design of the proposed dwellings and access road.Retain all habitat trees (eucalypts 70 cm DBH and above as shown on Figure 3). Should the habitat trees be unable to be avoided, surveying for hollows which would be suitable to support threatened species such as masked owls should be carried out. In the event that suitable hollows are detected, a permit to 'take' under the TSPA may be required.All declared weeds (i.e. gorse) must be controlled in accordance with the Statutory Weed Management Plan and the Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania (DPIPWE, Stewart and Askey-Doran, 2015). Weed management should be undertaken prior to the commencement of works.Any soil or gravel imported to the site for construction or landscaping purposes should be from a weed free source to prevent the establishment of further introduced species on the site.
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C13.0 BUSHFIRE-PRONE AREAS 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 Permitted per the use table of the Community Purpose zone.

The proposal is for a Vulnerable Use. C13.3.1 defines Vulnerable Use as including Assisted Housing.

The application includes a bushfire hazard management plan certified by an accredited person (Leanne Jordan BFP-141, scope of accreditation = 1, 2, 3A, 3B):

1. Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016.
2. Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993

3A. Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.

3B. Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (10 lots or less) for the purposes of the Land Use Planning and Approvals Act 1993.

C13.5 Use Standards		
Clause	Description	Assessment
C13.5.1	Vulnerable Uses	A1 No Acceptable Solution. Must be assessed against the corresponding performance criterion - Planning Authority discretion required.
		A2 An emergency management strategy (vulnerable use) endorsed by the TFS was submitted with the application (see pages 27 – 34 of ‘Bushfire Report for Planning Submission’. Complies with the acceptable solution.
		A3 A bushfire hazard management plan containing appropriate bushfire protection measures and certified by an accredited person (Leanne Jordan BFP-141) was submitted with the application. Complies with the acceptable solution.
C13.5.2	Hazardous Uses	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.
C13.6 Development Standards for Subdivision		
Not applicable.		



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

DISCRETIONS	
C13.5.1	Vulnerable Uses
P1	<p>A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> a) the location, characteristics, nature and scale of the use; b) whether there is an overriding benefit to the community; c) whether there is no suitable alternative lower-risk site; d) the emergency management strategy (vulnerable use) and bushfire hazard management plan; and e) other advice, if any, from the TFS.
Assessing Officers Comments	<p>The application's Bushfire Report for Planning Submission (Leanne Jordan, BFP-141) states that Leaves - Peter Coney from MC Planners will be addressing the criteria of P1 in a detailed analysis. Please refer to his report for these details. This is required prior to assessment of the development application.</p> <p>Peter Coney's report, 26 May 2025 states:</p> <p><i>On the advice of the Tasmania Fire Service, this planning response has been requested from MC Planners to specifically consider Clause C13.5.1 Vulnerable Use (P1), to be incorporated within the Bushfire Hazard Management Report, dated March 2025, by Bushfire Practitioner BFP-141.</i></p> <p><i>For context, Missiondale is an existing facility which accommodates residents with drug and/or alcohol dependencies, who live on site in shared accommodation (lounges, kitchens, bathrooms) and support each other through a 6 month rehabilitation program. On the site there exists male and female accommodation buildings, two separate dwellings for support staff, an administration building and support buildings. The proposed development of assisted housing units is a 'vulnerable use' within a bushfire-prone area, necessitating an assessment against the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme (Northern Midlands).</i></p> <p><i>The purpose of this letter therefore is to specifically address clause C13.5.1 (P1), and is to be read in conjunction with the aforementioned Bushfire Hazard Management Report, as well as the Emergency Management Strategy.</i></p> <p><i>As there is no acceptable solution (A1), P1 must be addressed.</i></p> <p><i>In achieving a tolerable risk, the use is reliant on specific regulatory and hazard management measures to be employed. These are identified within the Bushfire Hazard Management Report as fire resistant design, provision of hazard management areas, maintenance for useability of the site for fire appliances, and provision of water supply for firefighting purposes.</i></p> <p><i>Further, the implementation of an endorsed emergency management strategy is another regulatory measure which will reduce the risk to users of the site to its lowest level.</i></p> <p><i>For (a), The site is an existing facility which is surrounded by grassland. The nature of the use is that of a managed facility with appropriate staff to client ratios, such that the endorsed Emergency Management Strategy may be feasibly implemented for continued tolerable level of risk. Further, the implementation and continued adherence of the Bushfire Hazard Management Areas is able to be undertaken within a program to be adhered to by staff.</i></p> <p><i>For (b) the use affords a supportive environment for people with drug and/or alcohol dependencies in a peaceful setting which depends on its secluded nature to fulfill its function; though again, management measures to maintain a tolerable risk are readily employable by virtue of onsite staff. The feasibility of adhering to regulatory measures therefore is a relevant consideration in securing the benefit of the use, as recommended by the endorsed Bushfire Hazard Management Report and Emergency Management Strategy.</i></p> <p><i>For (c), as the proposal is for an extension to an existing facility, with synergies for participants to existing programs to move to the assisted housing should it be required, it would not be operationally effective to consider another site for the extension. As such, the subject site is the most suitable.</i></p> <p><i>For (d) an Emergency Management Strategy has been prepared in accordance with the Emergency Planning Guidelines Section – 4.2.1 and is endorsed by the Tasmania Fire Service. An Emergency Management Strategy is a sufficient means of ensuring a tolerable risk can be achieved for vulnerable persons within a Bushfire prone hazard area. Further a bushfire hazard management plan has been prepared which identifies hazard management areas, and fire resistant design levels. Where employed in concert, these plans work to reduce the level of likely risk to that which is tolerable.</i></p> <p><i>For (e) the planning authority may rely on the advice of the TFS, which has been consulted in the process of preparing the Bushfire Hazard Management Report, and Emergency Management Strategy.</i></p> <p><i>In short, the use is an existing use reliant on its location to serve its purpose. The recommendations of the Bushfire Hazard Management Report and Emergency Management Strategy endorsed by the Tasmania Fire Service are reasonable regulatory measures which where implemented, will provide for a tolerable risk.</i></p> <p>Having regard to the above, the application complies with the performance criterion.</p>



5.4 REFERRALS

Environmental Health Officer (NMC)

Council's Environmental Health Officer advised:

1. As the current irrigation area/settling ponds are proposed to be redeveloped, where is the potentially contaminated material going to go? An Environment Protection Notice may be required for transfer or disposal onsite.
2. If the current settling ponds are going to be re-developed what is going to happen to the current waste produced as there will be some transition time.
3. This will need a site and soil assessment and likely a 'performance solution'.

Council's Infrastructure & Works Department (NMC)

Council's Engineering Supervisor advised that:

- Stormwater is proposed to be discharged into an existing wastewater treatment pond. Are these being decommissioned as wastewater ponds and solely to be used as stormwater retention?
- Any health/environmental issues with this if/when the stormwater overflows from old wastewater ponds into the downstream drainage channel? Do the ponds need to be decommissioned prior to use as stormwater ponds first?
- Proposed wastewater subsurface irrigation areas are close to the neighbour's boundary, as well as an existing waterway.
- Formal stormwater infrastructure pits/pipes are proposed for the new units. Existing development roof and hardstand runoff just discharges to the ground. Should all stormwater plumbing be formalised as part of this development?
- Stormwater downstream of the pond goes to an open drain (natural waterway on LISTmap) and through neighbouring properties. Stormwater report says this channel is within a drainage easement. NMC do not want any obligation for the future maintenance of this drain
- The existing driveway is to be widened. This is connecting to a DSG road and is otherwise located within 15906 Midland Highway. There is no existing driveway or proposed driveway drainage. Runoff is low risk but may still impact the farmland in some way.
- Council's stormwater quality policy applies, and the stormwater report should be updated to show how these policy requirements are proposed to be met.

TasWater

TasWater issued a Submission to Planning Authority Notice on 30/08/2024 (TasWater Ref: TWDA 2024/00997-NMC) to be included in any planning permit issued.

TasNetworks

TasNetworks reported on 3 September 2024 that the development is likely to adversely affect TasNetworks' operations. TasNetworks have had discussions with the developer regarding the proposed development. It is recommended that the customer or their electrician submit an application via the website portal found at <http://www.tasnetworks.com.au/Connections/Connections-Hub> to upgrade the electricity connection to support this development.

Tasmanian Heritage Council

The THC issued a Notice of No Interest on 22 August 2024 stating:

The Registered Place: 'Native Point', 15906 Midland Highway, Perth.

The Heritage Works: Alterations to existing access road into 75 Leighlands Road, with associated services, for sealed 4m-wide pavement with trafficable gravel shoulders. Relocate timber entry fence. Protect and remove selected trees where identified.

The new units are located within the unregistered land parcel CT100534/1 at 75 Leighlands Road. The heritage works are located ~1.9km from the Native Point homestead. Under s36(3)(a) of the Historic Cultural Heritage Act 1995 the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because the proposed heritage works are consistent with what is eligible for a Certificate of Exemption under Sections 13.5 & 13.7 of the Works Guidelines.

Department of State Growth

Road Authority:

Crown Landowner Consent (CLOC) provided, dated 29 August 2024 and received by Council on 29 May 2025. As the Road Authority per the Roads and Jetties Act 1935, it was commented by Department of State Growth on 2 September 2024 that the Crown Consent describes the extra conditions required for the proponent, namely the proponent will require a permit to undertake access works within the State Road Reservation.

Launceston Airport

Launceston Airport reported on 28 August 2024 and advised that Launceston Airport does not object, however requested conditions be included of any permit granted.

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 four (4) representations were received.



Planning Ahead Tasmania obo Native Point Pty Ltd

1. *Is the use assisted housing or multiple dwellings? Identifying the Community Purpose Zone of the Tasmanian Planning Scheme – Northern Midlands the use proposed by the application is “Assisted Housing” which falls under Residential use class and is permitted. Other residential uses permitted in the zone include residential care facility, respite centre and retirement village. Assisted Housing is defined by the planning scheme as “housing provided by an organization for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.” The proposed development is for social housing purposes and in Tasmania this is an umbrella term that encompasses both public and community housing. Under Homes Tasmania Social Housing Policy applicants for social housing are drawn from the Housing Register with the following four key circumstances: 1. Affordability, 2. Homelessness, 3. Safety, 4. Health and mobility. The policy elaborates that social housing prioritisation is determined on the basis of an applicant demonstrating at least one of the four key circumstances. The application does not sufficiently demonstrate that the proposed use classification aligns with the Assisted Housing definition provided under the Planning Scheme. It is entirely plausible that the use of the land is more adequately categorized as multiple dwellings which is a prohibited use.*

Response: The application states that:

Dwellings will accommodate those with drug and/or alcohol dependencies, separate from the existing shared accommodation. Residents may be temporary or permanent, and will operate under a set of ‘house rules’, which includes a prohibition on alcohol or illegal drugs, and pets on the site. The new dwellings will be suitable for individuals or families rather than the shared accommodation model in the existing facility. The tenancy agreement will be run by Centacare Evolve Housing. There are support programs available to residents including a ‘community wellbeing team’ by Centacare, and a drug and alcohol support team by Missiondale (City Mission). Both programs are run weekly and are optional for residents to attend. The site is staffed 24/7 with up to 13 staff during the day and 1-2 staff overnight.

Assisted housing means ‘housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services’.

It is considered that the proposal is for assisted housing.

2. *Vehicle access impacts upon adjoining agricultural land practices. The vehicle access relies on the neighbouring farmer’s land. This component of the development is ancillary to the proposed use and therefore adopts the same Residential use status as the broader development. The neighbouring land is entirely within the Agriculture Zone. Performance criteria P4 C21.3.1 (Discretionary uses) would apply and has not been complied with. The Traffic Impact Assessment shows daily traffic doubling to and from Missiondale through a working farm. The content provided within the application documentation – other than a generic, unqualified assertion provided in the planners report that the “ongoing use [of the access] does not confine or constrain the agricultural use on the adjoining properties” due to being fenced off from the balance of F/R 180865/1 – is silent upon this matter (clause 21.1 and with respect to clause 7.6.1 (b)) and fails to address the existing and intensified land use conflict that would be generated by the proposed intensified vehicle movement regime across the farming enterprise. It is therefore appropriate for the planning authority to request further (qualified) information from the proponent that sufficiently addresses and responds to the requirements of Clause 7.6.1 accordingly.*

Response: Per comments under section 5 of this report, it is considered that an increase in vehicles by 102 vehicles per day with a peak of vehicles per hour has the potential for land use conflict with the existing farming operation contrary to 7.6.1 (b) and (c).

3. *The Stormwater Management report submitted with the application states that run-off from impervious surfaces and roofed structures sheet flows to adjacent farmland. The report states that the previous 0.82 acres of impervious*



surface will double to 1.61 ha and explains how stormwater will travel to the end point of a discharge pond and stating it is low risk. The calculations being relied upon focus solely upon flows directed from the development site. They do not appear to include sheet flow entering the network from land external to the development site. The proposed stormwater management strategy is inadequate in the event of heavy rainfall presenting further risk to surrounding agricultural land.

Response: Council's On-Site Stormwater Detention Policy applies to all commercial, industrial and special use (e.g., community, educational, recreational) buildings or structures, and therefore applies to this proposal. Council's Engineering Supervisor has recommended that the policy be applied, by way of a condition placed under clause 6.11.2 (g) of the Tasmanian Planning Scheme - conditions and restrictions regarding stormwater quality - to ensure no increase in detriment to the downstream property owner.

4. *There is no wastewater design report included with the application. How does the planning authority know that the proposed AWTS system would service the development's intensive wastewater volumes and contain them on the development site. If the system were to fail, wastewater would run into open drain stormwater posing considerable risks of pathogens getting to livestock.*

Response: There is no requirement under the planning scheme for a wastewater design report. A plumbing permit will be required for the wastewater system.

5. *The Traffic Impact Assessment says the initial appraisal of right turn outward movements from the site and onto Leighlands Road indicate that a basic auxiliary road turn lane treatment is required. It then goes on to assert that due to difficulties these requirements ought to be abandoned. Regardless of inconvenience it ought not to be dismissed due to logistical and financial challenges. If these challenges are unable to be reconciled by the development it is a direct indication that traffic movements are excessive and too much for the local road network. Performance Criteria P1 of C3.5.1 states that vehicular traffic to and from a site must minimize any adverse effects on the safety of vehicle crossing or safety and efficiency of the road network. It is unclear whether advice has been sought from DSG but this is essential to assist the planning authority's objective consideration on safety and efficiency of the road network.*

Response: The Department of State Growth have raised no objections to the proposed development, advising on 2/9/25 that the Crown Consent describes the extra conditions required for the proponent, namely the proponent will require a permit to undertake access works within the State Road Reservation.

6. *It is not clear whether Crown Consent was obtained for this application as not the complete application form was included on the website.*

Response: Crown Landowner Consent was provided, dated 29 August 2024 and received by Council on 29 May 2025.

Tasfarmers

7. *Biosecurity risks – historic loss events caused by biosecurity incursions. Risk of further incursions, disease and loss of stock.*

Response: Other than for use of the right of way access, this is not a matter regulated by the planning scheme.

8. *Impacts of movement with increased number of residents stressing farm animals and in particular, lambing ewes.*

Response: Other than for use of the right of way access, this is not a matter regulated by the planning scheme.

9. *Contamination of groundwater runoff.*

Response: Compliance with Council's Stormwater Quality Management Policy is recommended as a condition of any planning approval.

10. *Reduced ability to conduct sensitive wildlife control which could not occur within 250m of development.*



Response: Other than for use of the right of way access, this is not a matter regulated by the planning scheme.

11. *Trespass, crop loss and damage which in the past have required police involvement.*

Response: This is not a matter regulated by the planning scheme.

12. *Reduced ability to grow high value crops such as poppies which presents a significant economic disadvantage to the local farming business.*

Response: This is not a matter regulated by the planning scheme for the Community Purpose zone.

Others

13. *Evandale is a beautiful and historic village renowned throughout Australia and brings significant tourism to the region. It supports the spirit of the village and the type of community it has. This development provides a serious threat to this. It changes the landscape of Leighlands Road and Evandale in terms of aesthetics. The town cannot have a proliferation of smaller dwellings on smaller blocks.*

Response: The planning scheme does not contain provisions relating to the aesthetics of the proposed development on this site.

14. *It places huge stress on existing infrastructure. The area in questions is next to a major arterial road which is currently fed through Leighlands Road which is a single lane. It would create significant congestion in this region and lead to possible vehicle accidents.*

Response: The application provides a Traffic Impact Assessment, based on the following, finds that no significant road safety impacts are foreseen for the proposed development:

- The surrounding road transport network is capable of absorbing the estimated traffic generation of the proposed development, noting a peak generation of approximately 20 vehicles per hour (an average of 1 vehicle every three minutes).
- The access is existing and has been in continuous operation for many years without issue. The movement of vehicles into and out of the site will therefore not be seen as 'unusual' for motorists.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by the proposed development.

15. *Community charm and culture would experience a large shock. As someone having a large, young family the idea of a large community of possibly hundreds of substance dependent individuals is anxiety inducing.*

Response: The application has been assessed against the planning scheme provisions as per this report.

16. *Would like to acknowledge the valuable work of Missiondale and its positive contribution to the community but has two key concerns for consideration.*

- a. *Traffic and road safety – Leighlands Road already experiences difficulties due to traffic speed and volume. Many vehicles fail to slow adequately when transitioning from the 100kmph zone to the 80kmph zone. This creates a dangerous situation, particularly on blind corners. Aware of a number of near misses in this matter. With an additional 204 vehicle movements a day plus heavy vehicle access during construction, there is an increased risk to the safety of residents and road users. Respectfully suggests a reduction in the speed limit along the appropriate road upgrades in keeping with the volume of traffic.*

Response: The application provides a Traffic Impact Assessment, based on the following, finds that no significant road safety impacts are foreseen for the proposed development, stating:



- The surrounding road transport network is capable of absorbing the estimated traffic generation of the proposed development, noting a peak generation of approximately 20 vehicles per hour (an average of 1 vehicle every three minutes).
- The access is existing and has been in continuous operation for many years without issue. The movement of vehicles into and out of the site will therefore not be seen as 'unusual' for motorists.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by the proposed development.

The TIA does not recommend a speed limit reduction.

- b. *Rural Character and Visual Impact: The town of Evandale is a heritage region characterized by low density housing and agricultural land use. This development appears inconsistent with the established aesthetics. I believe the development should reflect our rural and heritage context and this could be achieved through the incorporation of local vegetation, landscaping and screening particularly along Leighlands Road frontage.*
- c.

Response: The Scenic Protection Code applies 100 metres each side of Leighlands Road and to areas adjoining Evandale. However, the code does not apply to the 75 Leighlands Road and there are no planning provisions that could require screening along the Leighlands Road frontage.

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

Tasmanian State Coastal Policy 1996

Not applicable.

State Policy on Water Quality Management 1997

Council's Stormwater Quality Management Policy applies to this proposal.

State Policy on Protection of Agricultural Land 2009

The Policy applies to all agricultural land in Tasmania. In accordance with s. 6 of the Policy, 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. The application is therefore in accordance with the Policy.

National Environment Protection Measures

National Environment Protection Measures (NEPMs) are State Policies in Tasmania in accordance with section 12A of the State Policies and Projects Act 1993. The proposal does not conflict with the NEPMs:

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

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning

The proposal is assessed against the statutory planning controls as per this report.

Council Policy – Stormwater Quality Management

Council's Works and Infrastructure Department advises that Council's stormwater quality policy applies, and the stormwater report should be updated to show how these policy requirements are proposed to be met.

It is recommended that compliance with the Stormwater Quality Management policy be a condition of any approval, placed under clause 6.11.2 (g) of the Tasmanian Planning Scheme - conditions and restrictions regarding stormwater quality – to ensure no increase in detriment to the downstream property owner.

Council Policy – On-Site Stormwater Detention

This policy applies to all commercial, industrial and special use (e.g., community, educational, recreational) buildings or structures, and therefore applies to this proposal. Council may consider waiving the requirement for on-site stormwater detention where:

- The downstream drainage system has been upgraded to accommodate the increase in runoff from the site for all storm events up to and including the 1% Annual Exceedance Probability (AEP) event; or
- Where the natural overland flow path is to the road or to an area Council deems as low risk (i.e., not to a developed/developable neighbouring property) Council may only require the 20-year ARI (5% AEP) storm to be detained.

Council's Engineering Supervisor has recommended that the policy be applied, by way of a condition placed under clause 6.11.2 (g) of the Tasmanian Planning Scheme - conditions and restrictions regarding stormwater quality - to ensure no increase in detriment to the downstream property owner.



6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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

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

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

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

8 ATTACHMENTS

- 1. PL N-24-0136 public exhibition documents [11.1.1 - 344 pages]
 - 2. DSG response [11.1.2 - 3 pages]
 - 3. Tas Water Submission to Planning Authority Notice TWDA 2024-00997- NMC 75 LEIGHLANDS R D, EVANDALE [11.1.3 - 2 pages]
 - 4. Response Referral Airport PL N-24-0136 75 Leighlands Road Evandale [11.1.4 - 2 pages]
 - 5. No Interest PL N 24-0136 75 Leighlands Rd Evandale [11.1.5 - 1 page]
 - 6. Response Referral Tas Networks PL N 24-0136 [11.1.6 - 2 pages]
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11.2 PLN25-0131: SUBDIVISION (REALIGN BOUNDARY BETWEEN TWO LOTS) 41 CATHERINE STREET, LONGFORD

File: 102300.19; PLN25-0131
Responsible Officer: Des Jennings, General Manager
Report prepared by: Brandie Strickland, Statutory Planner

MINUTE NO. 25/253

DECISION

Cr Adams/Cr Andrews

That application PLN-25-0131 to develop and use the land at 41 Catherine Street Longford for subdivision (boundary realignment 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 Subdivision plan by D.J McCulloch & Associates dated 17/06/2025 Plan Number 1122-03DA
- P2 Services plan by CSE Tasmania Pty Ltd dated 20/06/25 Drawing Number 7906-01_G03

2. Council's Works Department conditions

- 2.1. Lot 1 must be provided with a connection to the Council's piped stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- 2.2. All existing stormwater pipes and connections must be located and where required, pipes are to be rerouted to provide an independent system for each lot and certification must be provided that hydraulic services have been separated between the lots.
- 2.3. An as constructed plan must be provided showing the location of the new stormwater connection for lot 1.
- 2.4. A concrete driveway crossover and apron must be constructed from the edge of the Road to the property boundary of Lot 1 in accordance with Council standards.
- 2.5. 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.
- 2.6. 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.
- 2.7. 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.
- 2.8. Any areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.
- 2.9. Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.
- 2.10. The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- 2.11. Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping



the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

3. TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2025/00737-NMC) – Attached at Appendix A.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That application PLN-25-0131 to develop and use the land at 41 Catherine Street Longford for subdivision (boundary realignment 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 Subdivision plan by D.J McCulloch & Associates dated 17/06/2025 Plan Number 1122-03DA
- P2 Services plan by CSE Tasmania Pty Ltd dated 20/06/25 Drawing Number 7906-01_G03

2. Council's Works Department conditions

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- 2.2. All existing stormwater pipes and connections must be located and where required, pipes are to be rerouted to provide an independent system for each lot and certification must be provided that hydraulic services have been separated between the lots.
- 2.3. An as constructed plan must be provided showing the location of the new stormwater connection for lot 1.
- 2.4. A concrete driveway crossover and apron must be constructed from the edge of the Road to the property boundary of Lot 1 in accordance with Council standards.
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- 2.6. 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.
- 2.7. 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.
- 2.8. Any areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.
- 2.9. Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.
- 2.10. The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released

from the site.

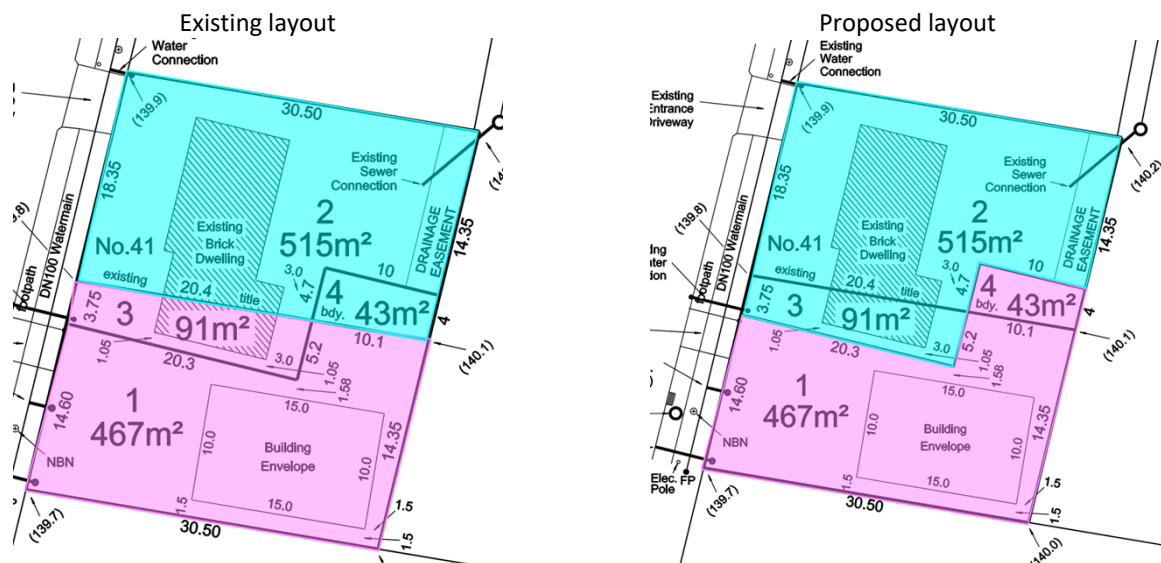
- 2.11. Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

3. TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2025/00737-NMC) – Attached at Appendix A.

1 INTRODUCTION

This report assesses an application for a subdivision (realign boundary between 2 existing titles) at 41 Catherine Street Longford, against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 11 effective 16 May 2025 and LPS version 13 effective 29 October 2024). The proposed subdivision will resolve the issue of the dwelling having been built over the boundary of two titles and will result in the dwelling being contained wholly within the bounds of lot 2. See below.



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 is included in section 5.5 of this report.

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Residential
Use classification:	Not applicable per clause 7.10
Zone:	8.0 General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S6.0 Longford Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C9.0 Attenuation Code C12.0 Flood-Prone Areas Hazard Code C16.0 Safeguarding of Airports Code
Application must be determined by:	22 August 2025
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY

Subject site



Zone Map





Aerial image of the site and surrounding area



Photographs of subject site



5 PLANNING SCHEME ASSESSMENT

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

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



CODE		Applicable (Y/-)	Exemption Applied
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	Y	-
C10.0	Coastal Erosion Hazard Code	-	-
C11.0	Coastal Inundation Hazard Code	-	-
C12.0	Flood-Prone Areas Hazard Code	Y	-
C13.0	Bushfire Prone Areas Code	-	-
C14.0	Potentially Contaminated Land Code	-	-
C15.0	Landslip Hazard Code	-	-
C16.0	Safeguarding of Airports Code	Y	C16.4.1

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

SPECIFIC AREA PLANS		Applicable (Y/-)
NOR-S1.0	TRANSlink Specific Area Plan	-
NOR-S2.0	Campbell Town Specific Area Plan	-
NOR-S3.0	Cressy Specific Area Plan	-
NOR-S4.0	Devon Hills Specific Area Plan	-
NOR-S5.0	Evandale Specific Area Plan	-
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	
internal lot	means a lot: <ul style="list-style-type: none"> a) lying predominantly behind another lot; and b) having access to a road by an access strip, private road or right of way.
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"> a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building; b) a lease of airspace around or above a building; c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years; d) the creation of a lot on a strata scheme or a staged development scheme under the Strata Titles Act 1998; or e) an order adhering existing parcels of land.
subdivision	means the act of subdividing or the lot subject to an act of subdividing.

The proposed development (subdivision – boundary realignment) 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).

8.1	Zone Purpose
8.1.1	To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2	To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3	To provide for non-residential use that: <ul style="list-style-type: none"> a) primarily serves the local community; and b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.
Assessing Officers Comments	The proposed realignment of existing title boundaries complies with the zone purpose in so far as relevant.

8.6 Development Standards for Subdivision

Clause	Description	Assessment
8.6.1	Lot Design	A1 Superseded by NOR-S6.8.2
		A2 Acceptable solution met - Lot 1 frontage = 14.6m Lot 2 frontage = 22.1m
		A3 Vehicular access from the boundary of the lot to Catherine Street will be in accordance with the requirements of the road authority.
		A4 Not applicable – subdivision does not include a new road.
8.6.2	Roads	A1 No new road proposed.
8.6.3	Services	A1 Each lot will have a connection to the full water supply service. Acceptable solution met.
		A2 Each lot will have a connection to the reticulated sewerage system. Acceptable solution met.
		A3 Each lot will have a connection to the public stormwater system. Acceptable solution met.

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

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).

NOR-S6.1	Purpose of the SAP
NOR-S6.1.1	To protect and enhance the unique and intact history and character of the village.
NOR-S6.1.2	To provide for development that is compatible with the existing streetscape settings, building forms and the rural village character.
NOR-S6.1.3	To provide for the subdivision of key development sites and provide for appropriately located public open space.
NOR-S6.1.4	To encourage subdivision that provides for large lots and minimises internal lots.
NOR-S6.1.5	To maintain existing character and land use conflict.
NOR-S6.1.6	That as part of any new subdivision, new trees are provided to increase the township's tree canopy cover.



Assessing Officers Comments	The proposal is consistent with the zone purpose as it realigns an existing boundary to encompass an existing house rather than transect it.
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NOR-S6.8 Development Standards for Subdivision		
NOR-S6.8.1	Lot design in development precincts	A1 Not applicable – not within a development precinct.
NOR-S6.8.2	Lot design – urban	A1 Relies on PC as lot 1 is 510m ² so is 15% smaller than minimum lot size allowed by acceptable solution.
NOR-S6.8.3	Lot design – rural fringe	A1 Not applicable. Not within the rural fringe.
NOR-S6.8.4	Internal lots	A1 NA – no internal lots
NOR-S6.8.5	Roads	A1 met – no new roads
		A2 NA

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

DISCRETIONS	
NOR-S6.8.2	Lot design - urban
P1	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: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; f) the pattern of development existing on established properties within the area; and g) must be no more than 15% smaller than the minimum applicable lot size required by clause NOR-S6.8.2 A1 (a).
Assessing Officers Comments	Proposed lot 1 has an area of 510m ² and lot 2 has an area of 606m ² . Both lots have sufficient useable area and dimensions suitable for the intended use (residential). The area and lot design of both titles is suitable having regard to the requirements for development of buildings on the lots. Lot 2 has an existing dwelling located a suitable distance from the proposed lot boundaries and lot 1 has a 10m x 15m building envelope within the site that meets the acceptable setbacks for future buildings. The topography of the site does not pose any issue to future development of lot 1 or lot 2 with regards to intended location of buildings on either lot. Part of the site is identified as being flood prone in a 1% climate change event, but this does not result in an unreasonable or unusable area as is discussed in section 5.3 of this report. Both lots will have provision for over 100m ² of private open space which is more than adequate in terms of industry standard. While the proposed layout is not the traditional rectangle arrangement which is dominant in the area, the proposed irregular shape is still compatible with the pattern of development existing on established properties in the area where subdivisions have occurred around existing dwellings. Lot 2 exceeds the acceptable 600m ² lot size required by clause NOR-S6.8.2 A1 (a) and lot 1 meets the limitations of g) in that the total area is not <i>more than 15% smaller than the minimum 600m²</i> required by clause NOR-S6.8.2. Lot 2 will be 510m ² which is exactly 15% smaller than 600m ² . Therefore, the performance criteria is satisfied.

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).

C2.1	Code Purpose
C2.1.1	To ensure that an appropriate level of parking facilities is provided to service use and development.
C2.1.2	To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.



C2.1.3	To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
C2.1.4	To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
C2.1.5	To ensure that parking spaces and accesses meet appropriate standards.
C2.1.6	To provide for parking precincts and pedestrian priority streets.
Assessing Officers Comments	The proposed realignment of the internal boundary line and the addition of one vehicle access to lot 1 complies with the code purpose in so far as relevant.

The proposed development is a subdivision and while this code applies to all development and use, there are no relevant provisions specific to subdivision. Notwithstanding, there is sufficient room within the proposed lot boundaries to accommodate the necessary parking provision associated with the existing dwelling. There is also sufficient space on the vacant lot to accommodate a future dwelling with associated parking. Both lots will have frontage to a road maintained by council and will have vehicle access to the site from the road boundary in accordance with the requirements of the road authority. The proposal is therefore compliant with the code purpose and all relevant provisions.

C3.0 ROAD AND RAILWAY ASSET 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).

C3.1	Code Purpose
C3.1.1	To protect the safety and efficiency of the road and railway networks; and
C3.1.2	To reduce conflicts between sensitive uses and major roads and the rail network.
Assessing Officers Comments	The proposal is consistent with the code purpose. The realignment of boundaries will result in a vacant parcel that can be developed, but the location of the proposed access will not impact negatively impact the safety and efficiency of the road network.

C3.5 Use Standards

Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable – not a Category 1 road
		A1.2 New access is not pre-approved by Council. Relies on performance criteria.
		A1.3 Not applicable – no new rail crossing or junction
		A1.4 Anticipated vehicle movements will be less than 10vm/d for the intended future use.
		A1.5 Not applicable – not a major road.

C3.7 Development Standards for Subdivision

Clause	Description	Assessment
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area.	A1 Not applicable – the subdivision is not within a road or railway attenuation area.

From the table above, where the acceptable solution has not been met, the performance criteria is 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"> a) any increase in traffic caused by the use; b) the nature of the traffic generated by the use; c) the nature of the road;



DISCRETIONS

	<ul style="list-style-type: none"> d) the speed limit and traffic flow of the road; e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.
Assessing Officers Comments	Each lot will be provided with a vehicular access in accordance with the road authority as prescribed by the proposed permit conditions. Compliance with the permit conditions will ensure compliance with the performance criteria.

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).

C9.1	Code Purpose
C9.1.1	To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.
C9.1.2	To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.
Assessing Officers Comments	The proposal is consistent with the code purpose. Both lots already exist within the attenuation area so the realignment of boundaries will not increase the likelihood for sensitive use to conflict with or interfere with existing activities.


C9.6 Development Standards for Subdivision		
Clause	Description	Assessment
C9.6.1	Lot design	A1 Both lots fall within the attenuation area. Performance criteria relied upon.

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

DISCRETIONS

C9.6.1	Lot design
P1	<p>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:</p> <ul style="list-style-type: none"> a) the nature of the activity with the potential to cause emissions, including: <ul style="list-style-type: none"> i. operational characteristics of the activity; ii. scale and intensity of the activity; and iii. degree of emissions from the activity; and b) the intended use of the lot.

DISCRETIONS

<p>Assessing Officers Comments</p>	<p>The subject site is more than 1.2km from JBS and Koppers (the attenuating activities). There are over 100 properties with existing sensitive uses located between the site and the activities as shown in the image right. While technically a subdivision, there proposal is for a realignment of an existing boundary between 2 titles so the development will not result in the potential for a sensitive use to be unreasonably impacted by emissions. Having regard to the nature of the activities these are EPA regulated premises with strict controls which are not proposed to change by way of operational characteristics, scale, intensity or degree of emissions. Given the separation between the subject site and the activities along with the operational constraints of those activities as prescribed by their respective approvals with relevant authorities, the subdivision will not result in the potential for a sensitive use to be unreasonably impacted by emissions (noise, odour, dust etc). The proposal satisfies the performance criteria.</p>	
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C12.0 FLOOD-PRONE AREAS 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).

C12.1	Code Purpose
C12.1.1	<p>To ensure that use or development subject to risk from flood is appropriately located and managed, so that:</p> <ul style="list-style-type: none"> a) people, property and infrastructure are not exposed to an unacceptable level of risk; b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and c) it does not increase the risk from flood to other land or public infrastructure.
C12.1.2	<p>To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.</p>
Assessing Officers Comments	<p>The proposal is consistent with the code purpose. The proposed realignment of boundaries will not result in an increase in risk of flooding to the site or surrounding areas, nor will it create opportunities for development that cannot achieve a tolerable risk.</p>

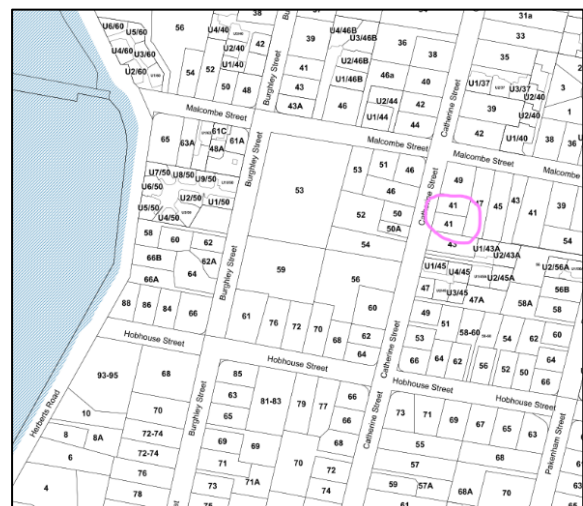
The code applies to development of land within a flood-prone hazard area.

A flood-prone hazard area is land shown on an overlay map in the local provisions schedule or identified in a report for the purpose of C12.2.3.

Clause 12.2.3 states that the code applies to land that is mapped as flood-prone within the local provisions schedule or land that is identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

The subject land is not within an area mapped as flood prone within the Northern Midlands LPS as shown in the image right.

The land is however identified as flood prone within the flood modelling Council has undertaken as shown in the image below.





While the land is identified as flood prone within Council internal mapping (not within the LPS), the level of inundation at the site is negligible as the map (left) shows the extent of flood to the AHD of 140.16m and the subject site around this elevation naturally. Given the topography of the site the level of inundation would be less than 300mm which means that a tolerable risk can easily be achieved on the site for future development (with a finished floor level 300mm above natural ground level). Therefore, Council exercised its discretion in the application of the code and did not require a flood-hazard report be provided with the application under Section 54 of the Act. It instead used the information available to

determine that a tolerable risk is achievable on the site in the event of a 1% climate change flood scenario. Therefore, the flood-prone hazard areas code is not applicable to the application.

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Council's Engineering staff (Sam Goss & Cameron Oakley) reviewed the application and raised no objection to the proposal.

Road Authority

The existing house has a sealed driveway crossover. The vacant lot has no crossover and requires a concrete (to match concrete footpath) driveway apron and crossover.

As the **Road Authority** per the *Roads and Jetties Act 1935*, no objection to the proposal was raised. The proposed access is acceptable, and recommended conditions have been provided to the planning officer for inclusion on a permit. Such conditions require the proposed crossover to be built to Council standard, and all works to be done with consent of the road authority which is through a separate process.

Stormwater Authority

As the **Stormwater Authority** per the *Urban Drainage Act 2013*, it was reported that:

- The existing house (Lot 2) is connected to all council services.
- Lot 1 (vacant) requires stormwater connection.

There is kerb and gutter at the front of the property, but no works are required (other than those required for the installation of the crossover).

Their recommended conditions are included in the conditions of approval.

TasWater

TasWater issued a Submission to Planning Authority Notice on 04/07/2025 (TasWater Ref: TWDA 2025/00737-NMC).

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

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.

The representation raises objection to the proposal on the grounds of:

- Proposed irregular boundary layout
- Suboptimal solar orientation
- Future building locations on the vacant lot because of the lot design
- Inconsistent with the Tasmanian Planning Scheme for existing setbacks and private open space location and orientation
- Small lot size

The application as demonstrated in section 5 of this report is compatible with the relevant provisions of the zone and applicable code provisions. The minimum lot size as determined within the local provisions schedule is met by each proposed lot and it is noted that the local provisions schedule requires a larger lot size (510-600m²) than the state provisions (450m² and below). The proposed setback of the existing dwelling from the future lot boundary (1.05m) is consistent with the performance criteria of the relevant development



standards of the general residential zone and other buildings established on lots on surrounding properties. The solar orientation of the existing dwelling and the proposed lots is not relevant to this assessment. The proposal demonstrates that there is a building envelope of prescribed dimensions available within the boundaries of proposed lot 1. Future development of that lot will be subject to separate assessment.

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

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
Comments: Not relevant to this application.		
State Coastal Policy 1996		
Comments: Not applicable to this application.		
State Policy on Water Quality Management 1997		
Comments: Not relevant to this application.		

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning	
Lead - Serve with honesty, integrity, innovation and pride	Progress - Economic health and wealth – grow and prosper
<u>Strategic outcomes:</u>	<u>Strategic outcomes:</u>



<p>1.1 Council is connected to the community</p> <p>1.2 Councillors serve with integrity and honesty</p> <p>1.3 Management is efficient, proactive and responsible</p> <p>1.4 Improve community assets responsibly and sustainably</p>	<p>2.1 Strategic, sustainable, infrastructure is progressive</p> <p>2.2 Proactive engagement drives new enterprise</p> <p>2.3 Collaborative partnerships attract key industries</p> <p>2.4 Support and attract wealth-producing business and industry</p>
<p>People - Culture and society – a vibrant future that respects the past</p> <p><u>Strategic outcomes:</u></p> <p>3.1 Sympathetic design respects historical architecture</p> <p>3.2 Developments enhance existing cultural amenity</p> <p>3.3 Public assets meet future lifestyle challenges</p> <p>3.4 Towns are enviable places to visit, live and work</p>	<p>Place - Nurture our heritage environment</p> <p><u>Strategic outcomes:</u></p> <p>4.1 Cherish and sustain our landscape</p> <p>4.2 Meet environmental challenges</p> <p>4.3 Eco-tourism strongly showcases our natural beauties</p> <p>4.4 Our heritage villages and towns are high value assets</p>
<p>Comments: The proposal is consistent with this plan.</p>	

Strategic Projects
Comments: Not applicable

Council Policy – Stormwater Quality Management
<p>This policy applies to:</p> <ul style="list-style-type: none">All urban developments <p>Exemptions will be applied as per Tasmanian Stormwater Policy Guidance and Standards for Development (Version 1, 2021) S2.4.2 Table 4:</p> <ul style="list-style-type: none">A single dwelling on a single lot that will be connected to the existing public stormwater system;Development creating new impervious area less than 500m²;A subdivision creating new lots greater than 5000m² in area, and with new roads and footpaths less than 500m² in area;Subdivisions which are solely for the purpose of creating road reserve, public open space, public infrastructure, littoral or riparian reserve or minor boundary adjustments. <p>Comments: Not applicable – does not apply to subdivisions for boundary adjustments between existing titles.</p>

Council Policy – Landscaping Requirements for Development Proposals
<p>This policy applies to:</p> <ul style="list-style-type: none">all applications where landscaping is required under the zone/specific area plan/code provisions.<ul style="list-style-type: none">If for single dwellings where landscaping is required, a landscape plan shall be submitted. A bond of \$500 is also required prior to the commencement of use.For multiple dwellings, a bond of \$500 per dwelling is required prior to the commencement of use.For commercial and industrial development, a bond of 1.5 times the cost of the planting component of landscape works is required prior to the commencement of use. <p>Comments: Not applicable – does not apply to subdivisions.</p>

Council Policy – On-Site Stormwater Detention
<p>This policy applies to:</p> <ul style="list-style-type: none">All commercial, industrial and special use (e.g. community, educational, recreational) buildings or structuresMultiple dwellings, and whereThe existing drainage system is unable to accommodate an increase in stormwater discharge from the site. <p>Refurbishment of existing buildings and hardstand which does not increase the impervious area of the site is exempt from this policy. There may be instances where Council will specify alternative requirements based on identified local conditions.</p> <p>Council may consider waiving a requirement for on-site stormwater detention where:</p> <ul style="list-style-type: none">The downstream drainage system has been upgraded to accommodate the increase in runoff from the site for all storm events up to and including the 1% AEP event; orWhere the natural overland flow path is to the road or to an area Council deems as low risk (i.e. not to a developed/developable neighbouring property) Council may only require the 20 year ARI (5% AEP) storm to be detained. <p>Comments: Not applicable – does not apply to subdivisions.</p>



Council Policy – Pumped Stormwater Connection
<p>This policy applies to:</p> <ul style="list-style-type: none">All urban residential properties <p>Where an existing property is unable to be drained to Council's stormwater system via gravity Council may consider allowing pumped stormwater systems in the following situations:</p> <ul style="list-style-type: none">Where the proposed drainage is for an existing or proposed single residential dwelling or a development where intensification of use is not proposed; orWhere basement level pump-out systems for disposal of seepage water and runoff from incidental areas is required, e.g., basement or subsoil drainage pumps; orIn special circumstances, where consent is given at the discretion of the General Manager <p>Comments: Not applicable – does not apply to subdivisions.</p>

Council Policy – Public Open Space Contribution
<p>This policy applies to applications for subdivision.</p> <p>Comments: Not applicable – this policy does not apply to boundary adjustments and where no additional lots are created.</p>

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:

- 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, 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:

- requirements that specific acts be done to the satisfaction of the planning authority;
- staging of a use or development, including timetables for commencing and completing stages;
- the order in which parts of the use or development can be commenced;
- limitations on the life of the permit;
- requirements to modify the development in accordance with predetermined triggers, criteria or events;
- construction or traffic management; and
- 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:

- are for a planning purpose and not for an ulterior purpose; and
- fairly and reasonably relate to the proposed development; and
- 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 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
	Council may refuse the application for subdivision if it is of the opinion:		
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 <i>Local Government (Highways) Act 1982</i></u> in respect of the highways opened or to be opened on the subdivision;		X
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
	If 'yes':		
	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.		
Section 107	Access orders	Yes	No
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.		
Section 108	Road widening	Yes	No
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
Division 8	Public Open Space	Yes	No
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. Application, title and plans [11.2.1 - 8 pages]
2. Taswater SPAN [11.2.2 - 3 pages]



11.3 DRAFT AMENDMENT (AM-NOR-13-2024) TO APPLY THE FLOOD PRONE AREAS HAZARD CODE OVERLAY TO LAND AT PERTH, CAMPBELL TOWN AND ROSS

Responsible Officer: Des Jennings, General Manager

Report prepared by: Erin Miles, Project Officer

MINUTE NO. 25/254

DECISION

Cr Andrews/Cr Adams

That Council

- a) withdraw Draft Amendment (AM-NOR-13-2024) to apply the Flood Prone Areas Hazard Code Overlay to land at Perth, Campbell Town and Ross, under section 40E (1)(b) of the Land Use Planning and Approvals Act 1993; and
- b) continues to work with the Tasmania State Emergency Service Flood Policy Unit to develop greater alignment between Local Council Flood Studies and the Tasmanian Strategic Flood Maps.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council

- a) withdraw Draft Amendment (AM-NOR-13-2024) to apply the Flood Prone Areas Hazard Code Overlay to land at Perth, Campbell Town and Ross, under section 40E (1)(b) of the Land Use Planning and Approvals Act 1993; and
- b) continues to work with the Tasmania State Emergency Service Flood Policy Unit to develop greater alignment between Local Council Flood Studies and the Tasmanian Strategic Flood Maps.

1 PURPOSE OF REPORT

The purpose of this report is to seek a decision on how Council wishes to proceed with the direction issued by the Tasmanian Planning Commission regarding Draft Amendment (AM-NOR-13-2024) to apply the Flood Prone Areas Hazard Code overlay to land at Perth, Campbell Town and Ross.

2 INTRODUCTION/BACKGROUND

Council commissioned updated flood studies for Campbell Town, Ross and West Perth to better assess potential future flood scenarios affecting these areas. The flood modelling and maps for Campbell Town and Ross were prepared by Entura (2020) and Hydrodynamica (2022). The reports were publicly released following a decision at the 26th September 2022 Council Meeting (MINUTE NO. 22/330), with an action item from an earlier decision requiring them to be formalised by way of an amendment to the Planning Scheme. A flood study for the Sheepwash Creek area of West Perth was also prepared by Hydrodynamica and finalised in 2023.

At the 18 March 2024 meeting, Council agreed to prepare and certify draft amendment 13/2024 to apply the Flood Prone Hazard Code overlay at Perth, Campbell Town and Ross, consistent with the abovementioned reports.

The amendment was subsequently advertised, received representations and the Tasmanian Planning Commission (the Commission) conducted a hearing on the 18 February 2025. The Commission issued a direction to the State Emergency Service on the 2 December 2024 to join the hearing and invited a written submission, which the SES provided.



The Tasmanian Planning Commission issued a decision on the 23 June 2025, which directed the planning authority to provide a substantially modified draft amendment that applies the Flood-Prone Areas Hazard Code overlay consistent with the SES mapping to Campbell Town, Perth and Ross. A substantial modification requires the amendment to be re-advertised by the planning authority, with subsequent hearings conducted by the Commission if representations are received. The final decision on the amendment remains with the Commission.

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

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

Place: Nurture our heritage environment

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

Strategic outcomes:

- 4.1 Cherish and sustain our landscape

3.2 Integrated Priority Projects Plan 2021

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

Council is required to manage risk in accordance with its Risk Management Policy. There are no other relevant policy implications at this time.

5 STATUTORY REQUIREMENTS

5.1 Land Use Planning and Approvals Act 1993 (LUPAA)

The decision of the Tasmanian Planning Commission is that draft amendment NOR-13-2024 is rejected under section 40N(1)(c) of the Land Use Planning and Approvals Act 1993 and that the planning authority is to prepare a substantially modified draft amendment under section 40N(1)(c)(ii).

An extension of time to submit the draft modification under section 40P of LUPAA, has been provided to the 22nd August 2025, to allow consideration of the matter at the August Council meeting.



40P. Substantial modification of draft amendments

(1) A planning authority to which a notice is given under [section 40N\(1\)\(c\)](#) must, within 28 days or a longer period allowed by the Commission, submit to the Commission, as the case may be –

(a) a draft amendment of an LPS, modified as required by the notice; or

(b) a substitute draft amendment of an LPS.

Council has prepared the amendment under section 40D(b) of the Land Use Planning and Approvals Act 1993 and may choose to withdraw the amendment at any time under section 40E.

Section 40E. Withdrawal of draft amendments

(1) A planning authority may at any time decide to withdraw a draft amendment of an LPS –

(a) with the agreement of the person who requested under section 37(1) that the draft amendment be prepared; or

(b) that it has prepared of its own motion under section 40D(b).

(2) The withdrawal of a draft amendment of an LPS comes into effect 7 days after the date on which the planning authority decides to withdraw the amendment.

(3) A planning authority that withdraws a draft amendment of an LPS is to –

(a) notify the Commission of the withdrawal of the draft amendment; and

(b) give notice, in a newspaper published in Tasmania and circulating generally in the area to which the draft amendment relates, that the draft amendment has been withdrawn and of the date on which the withdrawal takes effect.

6 FINANCIAL IMPLICATIONS

Complying with the Commission's direction will result in two key costs to Council, a) a second round of advertising of the amendment, and b) attendance and expert advice at subsequent hearings if representations are received. Ten representations were received during the first exhibition period.

Advertising consists of two newspaper advertisements (\$1,500 to \$1,800 +/-) and display of the documentation in hard copy, and on Council's website. Although not required by S40H of LUPAA, Council also opted to individually notify the 282 affected property owners during the first exhibition period, with a postage cost of \$479.40 plus administration and IT for collating addressing and labour. A greater number of properties are impacted by the flood footprint of the SES mapping.

The State Planning Office website, in relation to the Tasmanian Strategic Flood Mapping Project, states that "In the second stage of the project the SES with the State Planning Office and the Director of Building Control, will deliver statewide flood-prone area mapping and a revised Flood-Prone Areas Hazard Code in the TPS." It is unclear if the mapping would be referenced or form part of an overlay.

If statewide flood-prone area mapping and a revised Flood-Prone Areas Hazard Code in the Tasmanian Planning Scheme are pursued as a draft amendment to the State Planning Provisions, the cost of this process would be borne by the State.

The SES are also initiating a Detailed Flood Studies Funding Program that will provide an opportunity for Councils to co-fund studies on a 1/3:1/3:1/3 basis for priority locations that would benefit from the provision of more detailed studies. Areas with flood mitigation measures, such as Longford, are a key candidate for the program.

7 RISK ISSUES

Potential risk issues are outlined as follows:

- Updated flood modelling post amendment (requiring further amendment to remain up to date).



Future flood modelling will likely result in variation to the flood footprint outlined in the SES mapping, as new data and guidelines become available and changes to the landscape and management practices are considered. There is a risk that the mapping forming the basis of the substantial modification may be superseded and require further amendment to remain up to date.

- Potential for future amendment to the State Planning Provisions (Flood-prone Areas Hazard Code), which will supersede the amendment

The State Planning Office have indicated that in the second stage of the Tasmanian Strategic Flood Mapping Project, the SES with the State Planning Office and the Director of Building Control, will deliver statewide flood-prone area mapping and a revised Flood-Prone Areas Hazard Code in the TPS. Any such amendment would supersede the current draft amendment.

- Discrepancies between SES mapping and Council initiated mapping

Differences in the flood footprint at Perth relate primarily to the Council initiated version of mapping incorporating the works program for culvert upgrades. The mapping at Campbell Town was strongly aligned. In the SES submission to the TPC, the following comments were provided relating to Ross:

SES note that there is a divergence of flood extent in the draft amendment proposed for the Ross locality compared to the TSFM. The likely reasons for this include:

- *The TSFM model predicts wider 1% AEP flood extents than the Entura / Hydrodynamica (2022) study due to higher modelled flows of 1,160 m³/s at Macquarie River downstream of Elizabeth, compared to 545 m³/s in the Entura / Hydrodynamica (2020) study.*
- *Entura / Hydrodynamica used the Macquarie downstream of Elizabeth gauge for calibration, this gauge reports low flows relative to others in the area. The at-site Flood Frequency Analysis flows in the SES study for this gauge were only approximately 30% higher than the upstream Macquarie at Trefusis gauge despite the catchment for the Macquarie downstream of Elizabeth being over 5 times the area of the upstream gauge.*
- *Similarly, despite having a 15% smaller catchment area to South Esk at Llewellyn at-site Flood Frequency Analysis peaks are between 5-6 times lower than peaks at Llewellyn.*
- *The record at Macquarie downstream of Elizabeth is relatively short (33 years) and does not include key regional floods such as 1969 or 1986 (highest on record at Trefusis) therefore the at-site Flood Frequency Analysis here is assumed to be highly uncertain and this gauge was given little weighting in the SES model calibration.*
- *The design losses in the SES model were calibrated to other gauges within the study area, with the resulting modelled flows significantly higher than the Entura/Hydrodynamica studies flows and levels.*
- *The TSFM predicts higher flows and flood extents than Entura/Hydrodynamica, making its outputs more conservative.*
- Landowner concerns

Council has received correspondence from a number of landowners, particularly in Ross, citing concerns regarding increased insurance premiums, loss of property value, inability to sell and impact on future investments, upon release of the SES flood mapping and in response to the proposed amendment.

- Risks to future purchasers if flood information is not well disclosed

It is vital that flood data and mapping is made available so that potential purchasers can undertake appropriate due diligence and make informed decisions. As per the decision of Council at the 17th March 2025 Council Meeting (MINUTE NO. 25/00103), Council utilises the SES flood mapping (other than for the Longford Urban Area where more detailed mapping is used) in answering Council Land Information Certificate requests under section 337 of the Local Government Act 1993. The SES mapping is available to the public via the LIST map (as are zoning and overlay maps), and a range of user information is available on the SES website.



8 CONSULTATION WITH STATE GOVERNMENT

TasWater and the State Emergency Service were invited to comment on the draft amendment.

9 COMMUNITY CONSULTATION

Upon preparing and certifying a draft amendment, the Planning Authority is required to publicly exhibit the application for a period of 28 days. The draft amendment was placed on public notification and 10 representations were received. The representations were considered by council and were sent to the Planning Commission along with the Council's assessment of the matters raised. The TPC held hearings to further analyse the issues raised within the representations.

A substantial modification of the draft amendment will require a second round of public notification.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has two options available to it.

- 1) Pursue the draft amendment, which involves following the Commissions direction to, in accordance with section 40N(1)(c)(ii), to provide a substantially modified draft amendment that applies the Flood-Prone Areas Hazard Code overlay consistent with the SES mapping to Campbell Town, Perth and Ross as shown in figures 1-3 in Attachment A of the decision; or
- 2) Withdraw the amendment and rely on the provisions of the Flood-Prone Areas Hazard Code for assessment of use and development within a flood-prone hazard area.

11 OFFICER'S COMMENTS/CONCLUSION

The key reason for undertaking the amendment was to formalise and make publicly available the outcomes of flood mapping projects undertaken by Council and assist in clearly identifying the application of the Flood Prone Areas Code in the Planning Scheme. Since this work has been undertaken, the mapping and data associated with the Tasmanian Strategic Flood Mapping Project has been publicly released and is accessible via the LIST Map, allowing people to undertake due diligence in a similar manner to reviewing the Planning Scheme overlays.

As per the decision of Council at the 17th March 2025 Council Meeting (MINUTE NO. 25/00103), Council utilises the SES flood mapping (other than for the Longford Urban Area) in answering Council Land Information Certificate requests under section 337 of the Local Government Act 1993 and in applying the Flood-Prone Areas Hazard Code.

Pursuing the current amendment to apply the Flood-Prone Areas Hazard Code Overlay to specific areas of the municipality to be consistent with the SES mapping and not other areas, may result in confusion. Once mapped, the provisions of the Flood-Prone Hazard Area Code, including the requirement for a Flood Hazard Report, apply to relevant use and development.

Flood-Prone Areas Hazard Code may be considered by planning authorities under clause C12.2.3 and C12.2.4 of the Tasmanian Planning Scheme – Northern Midlands, without an overlay being present.

C12.2.3 This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4 The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.



There are areas of known flood risk that are not currently mapped as flood-prone hazard areas (such as Sheepwash Creek at Perth, south of the Elizabeth River at Campbell Town and Downs Creek at Ross). However, of concern is the divergence of flood extent between the Council initiated flood mapping and SES flood mapping at Ross and Perth, and the associated risk issues outlined earlier in this report. The SES mapping generally has a greater flood footprint than the Council initiated flood mapping, with the exception of Campbell Town, which is closely aligned.

On their website, in relation to the Tasmanian Strategic Flood Mapping Project, the SES provide the following information relating to Council Flood Mapping:

Local council detailed flood mapping

Local council flood study maps typically have more detail. If your local area is covered by a detailed flood study, use it.

The Tasmanian Strategic Flood Maps provide a broad, regional scale understanding of flood risk across the state.

Local council flood studies focus on specific areas. They often

- *use more locally specific data*
- *provide a higher level of detail.*

However, not all areas are covered by local flood studies. Some local flood studies may

- *be outdated*
- *not include your area of interest, or*
- *use a different methodology than the SES modelling.*

To understand the relevance and status of local flood studies for your area, contact your local council. Where no local studies are available, use the Tasmanian Strategic Flood Maps.

The SES state the following with regard to updates to their flood mapping:

SES updates the flood mapping periodically to reflect

- *changes in land use*
- *climate patterns, and*
- *other factors.*

If new developments or data alters the flood risk in your area, future revisions of the flood maps may change the flood maps in your area. SES also recognises that there are limitations to flood maps.

It is presumed that co-funded flood mapping undertaken as part of the Detailed Flood Studies Funding Program will result in updates to the SES mapping.

There is minimal indication on whether the SES would be willing to amend their mapping to align with local studies.

12 ATTACHMENTS

1. Decision-and-reasons-23- June-2025 [11.3.1 - 12 pages]
 2. Flood-overlay-map-displayed-at-hearing [11.3.2 - 13 pages]
-



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 25/255

DECISION

Cr Adams/Deputy Mayor Lambert

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

Carried Unanimously

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.

Mayor Knowles adjourned the Council Meeting for the meal break at 6.10pm at which time, Mr Godier, Ms Strickland, Ms Miles and Mr Badcock left the meeting.



At approximately 5.09pm following conclusion of the discussion relating to Item 8 Information Items and prior to Public Question and Statements being heard, Council commenced with Item 13.1 Development Services: Monthly Report.

13 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: Des Jennings, General Manager

MINUTE NO. 25/244

DECISION

Cr Terrett/Deputy Mayor Lambert

That the report be noted.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That the report be noted.

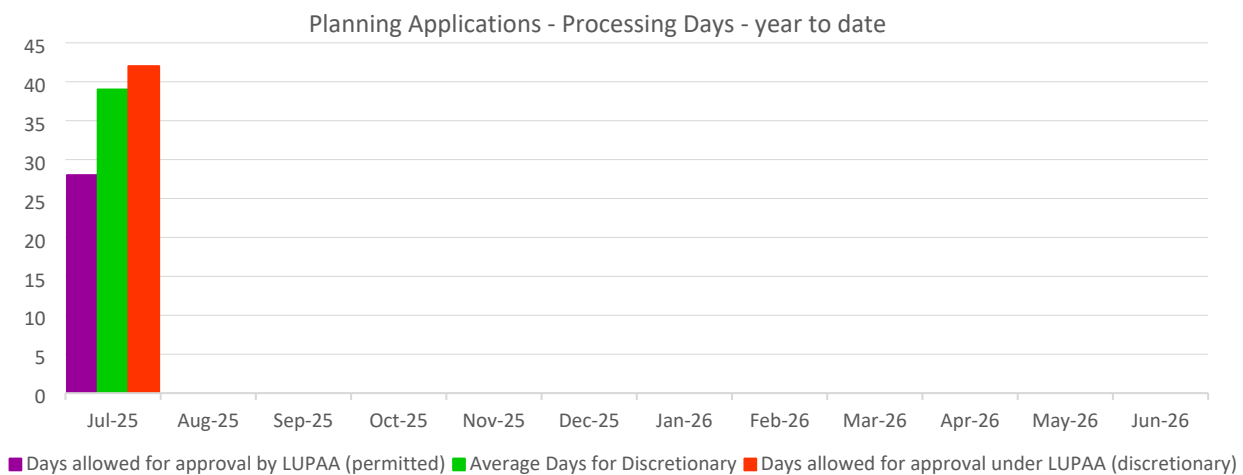
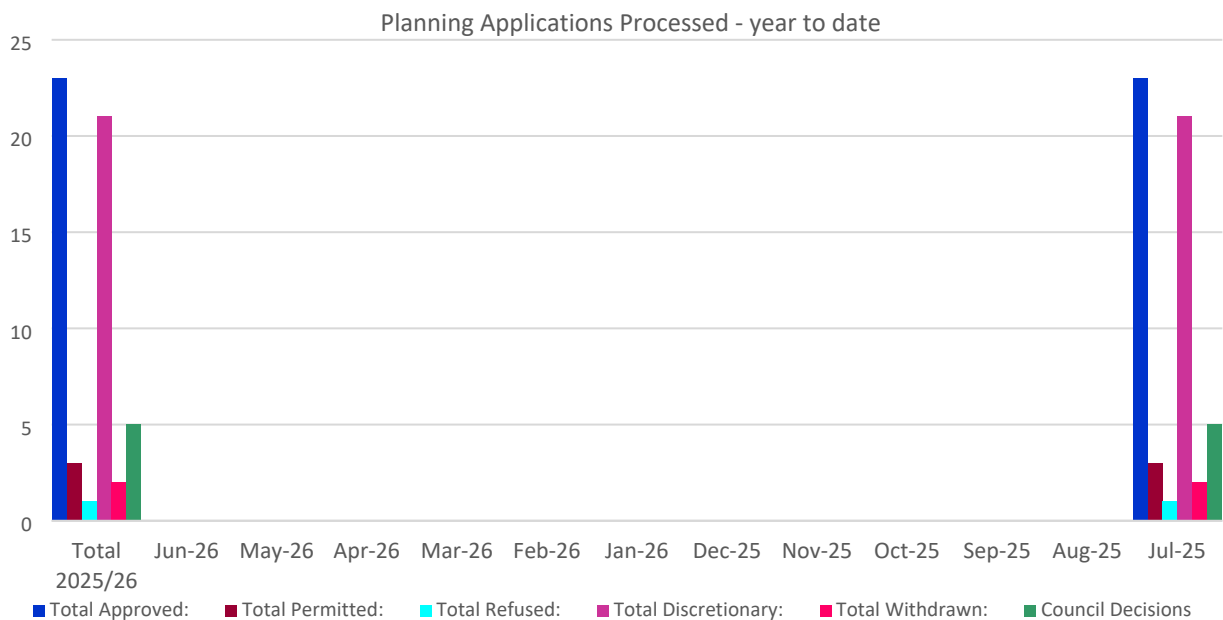
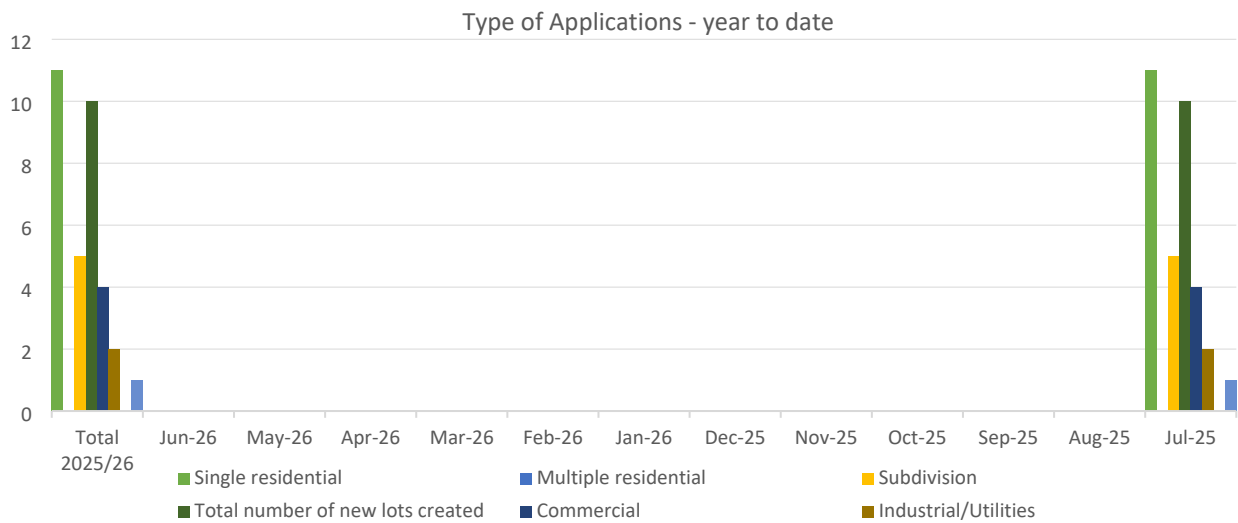
1 PURPOSE OF REPORT

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

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	18	18											
Applications on STOP for further information			44	44											
Single residential	36	44	11 (1)	11 (1)											
Multiple residential	69	52	0	0											
Subdivision	27	26	5	5											
Total number of new lots created	72	14	10	10											
Commercial	25	20	4	4											
Industrial/Utilities	15	22	2	2											
Visitor Accommodation	11	0	0	0											
Total permitted	0	0	0	0											
Total discretionary	11	0	0	0											
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc.]	47	75	1	1											
Total No. Applications Approved:	182	206	23	23											
Total Permitted:	18	30	3	3											
Average Days for Permitted	15	13.3 6	21	21											
Days allowed for approval by LUPAA	28	28		28											
Total Exempt under IPS:	93	104	5	5											
Total Refused:	4	7	1	1											
Total Discretionary:	164	176	21	21											
Average Days for Discretionary:	33.17	38.7 1	39	39											
Days allowed for approval under LUPAA:	42	42		42											
Total Withdrawn:	44	29	2	2											
Council Decisions	27	22	5	5											
Appeals lodged by the Applicant	2	1	2	2											
Appeals lodged by third party	0	1	0	0											



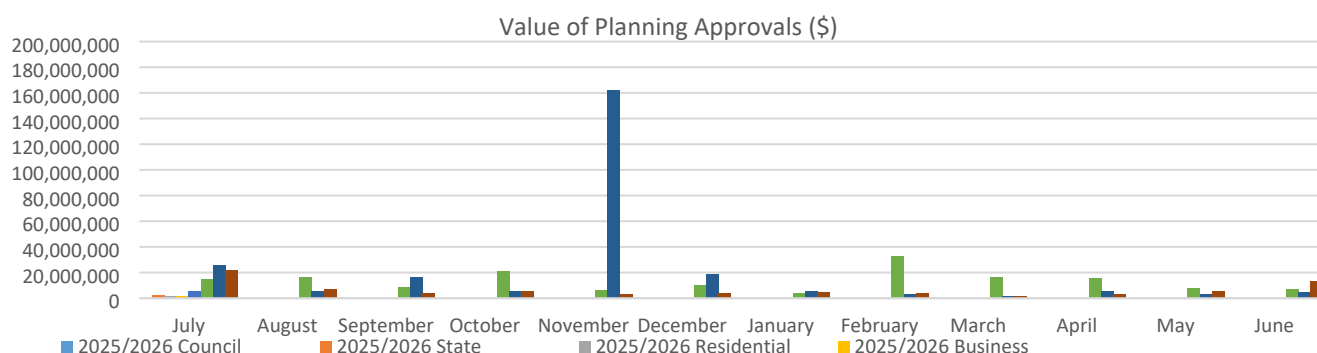
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
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Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0144 - 1	Warehouse Development - Site contours amended to show level site	Approved Lot 1 at Evandale Rd (Folio Register 185223/1 - Adjacent to Translink Ave South), WESTERN JUNCTION TAS 7212	Wilkin Design & Drafting	28	A
PLN-24-0190	Subdivision of CT 238305/1 - 8 lots (7 residential + 1 road) and Utilities (stormwater detention works) at CT 173777/7. Road and railway asset code, flood prone areas code, natural assets code, Perth SAP.	6 Oakmount Street, Perth TAS 7300	D J McCulloch Surveying	42	D
PLN-23-0078	Warehouse Development (vary carparking surface)	1A George Street, Longford TAS 7301	Design To Live	30	D
PLN-24-0174	Single Dwelling	307 Gulf Road, Liffey TAS 7301	Lachlan Walsh Design	42	D
PLN-25-0044	Dwelling Extension & Alteration, outbuildings (Retrospective)	22 Bedford Street, Campbell Town TAS 7210	K Terlich	42	D
PLN-25-0056	2 Lot Boundary Adjustment (Campbell Town SAP)	2 East Street, Campbell Town TAS 7210	Woolcott Land Services	42	D
PLN-25-0071	2 Lot Subdivision	5 Gibbet Hill, Perth TAS 7300	Woolcott Land Services	42	D
PLN-25-0074	2 Lot Subdivision	29 Montagu Street, Campbell Town TAS 7210	6ty°	42	D
PLN-25-0083	2 x Dwelling (worker accommodation) - discretionary use in Agriculture zone	41 Haslewood Street, Longford TAS 7301	Woolcott Land Services	42	D
PLN-25-0099	Outbuilding (Local Heritage Precinct, vary setback to General Residential zone)	121 High Street, Campbell Town TAS 7210	C Chua	39	D
PLN-25-0102	Outbuildings x 2	30 Arthur Street, Evandale TAS 7212	Roger & J Tonks	39	D
PLN-25-0107	Workers Accommodation (Retrospective)	Windfall, 571 Elphinstone Road, Cressy TAS 7302	Nova Land Consulting	43	D
PLN-25-0116	Outbuilding (shed)	32 Swan Avenue, Longford TAS 7301	M Forrest	42	D
PLN-25-0123	Outbuilding (garage)	132 Bridge Street, Campbell Town TAS 7210	T Cusick	42	D
PLN-25-0126	Dwelling Extension	83 Wellington Street, Longford TAS 7301	Design to Live	37	D
PLN-25-0127	Outbuilding (Shed)	176 Fairtlough Street, Perth TAS 7300	M & T Murfett	37	D
PLN-25-0080	Carport	1/72 Pakenham Street, Longford TAS 7301	Wilkin Design & Drafting Pty Ltd	13	P
PLN-25-0110	Demolition of cottage and outbuilding	94 Main Street, Cressy TAS 7302	Northern Midlands Council	27	P
PLN-25-0115	Outbuilding (Shed)	663 Cressy Road, Longford TAS 7301	T Blacker	21	P
PLN-25-0055	Emergency Services - Ambulance Station (Longford SAP, Parking and Sustainable Transport Code, Attenuation Code, Flood-Prone Areas Hazard Code)	20 Union Street, Longford (works within road reservations) TAS 7301	Archadia Architecture	39	C
PLN-25-0067	Outbuilding (Shed) Perth SAP (vary side (S) setback and building envelope)	15 Youl Road, Perth TAS 7300	Engineering Plus	42	C
PLN-25-0072	2 Lot Subdivision (Bushfire Prone, Scenic Road Corridor, Heritage Listed Place)	Fairfield, 13790 Midland Highway, Epping Forest TAS 7211	Design to Live	42	C
PLN-25-0097	Part change of use to General Retail and Hire for retail premises (new build), with associated parking and signage (Cressy SAP)	92 Main Street, Cressy TAS 7302	6ty° Pty Ltd	42	C
PLN-25-0103	Fence	32 Archer Street, Cressy TAS 7302	P Clayton	39	C
PLN-25-0077	Multiple Dwellings (2), Retirement Village (10) 2 Lot Subdivision	5 Affleck Court, Perth, Lot 1 Elizabeth St (St Andrews Cemetery) & Services Within 2 William St, Perth Tas 7300	MC Planners	42	R

2.2 Value of Planning Approvals

	Current Year				2025/2026	2024/25	2023/24	2022/23
	Council	State	Residential	Business	Total	Total	Total	Total
July	10,000	2,500,000	1,264,305	1,668,000	5,442,305	7,412,102	25,482,265	21,899,020
August						8,188,245	5,178,200	7,155,844
September						4,394,000	16,503,664	4,097,900
October						10,299,800	5,562,210	5,353,500
November						2,903,431	162,356,200	3,023,616
December						4,873,115	18,389,000	4,154,613
January						2,027,648	5,255,000	4,366,000
February						16,519,254	2,910,000	3,551,367
March						8,270,452	1,495,000	1,238,500
April						7,694,500	5,141,340	3,186,222
May						3,792,000	2,720,000	5,195,000
June						3,437,645	4,385,000	13,163,000
YTD Total	10,000	2,500,000	1,264,305	1,668,000	5,442,305	79,812,192	250,992,879	63,221,582
Annual Total							255,377,879	76,384,582



2.3 Matters Awaiting Decision by TASCAT & TPC

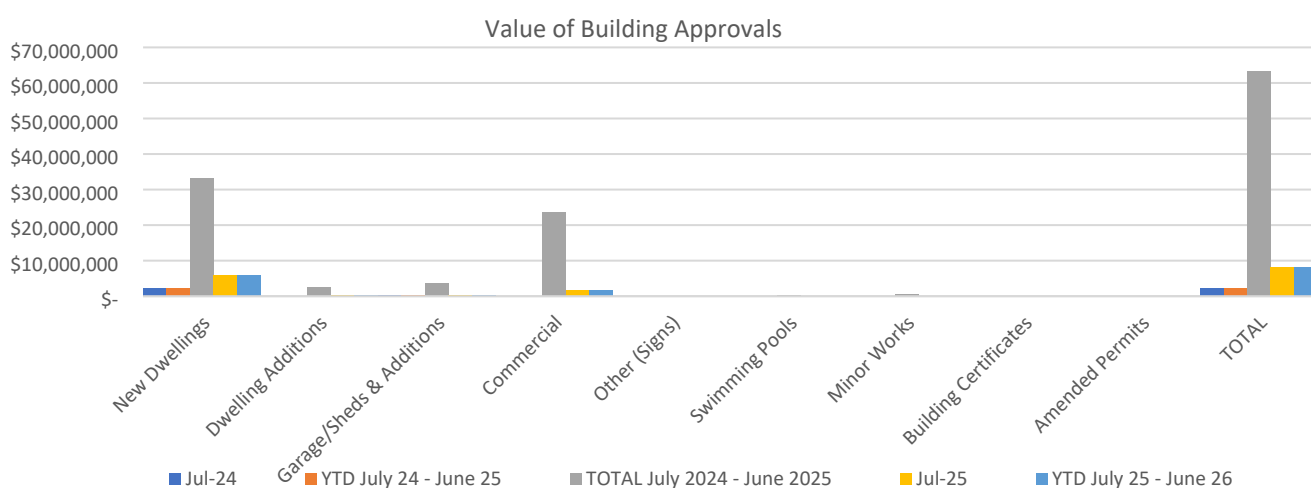
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN25-0077; Appeal P2025/75	Appeal against refusal of Multiple Dwellings, Retirement Village and 2-lot subdivision at 5 Affleck Court, Perth. • Preliminary conference set for 19 August 2025.
PLN24-0097; Appeal P2025/70	Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road. • Preliminary conference held 04 August 2025. • Mediation set for 21 August 2025.
PLN25-0039; Appeal P/2025/58	Appeal against refusal of a permit for a dwelling (dual use visitor accommodation and communal residence) at 157 Blackwood Creek Road. • Preliminary conference held 2 July 2025. • No mediation or hearing date listed at this point.
PLN24-0197; Appeal P/2025/43	Appeal against granting of permit for 2 lot subdivision at 109 Deddington Road. • Preliminary conference held 21 May 2025. • Mediation held 19 June 2025. • Hearing listed for 18 and 19 September 2025.
Decisions received	
PLN23-0232; Appeal P2024/105	Appeal against refusal of application for 5 lot subdivision at 30 Paton Street. • Hearing held 26 February 2025. • Decision received 28 May 2025. Appeal upheld. • Permit issued in accordance with TASCAT decision.
TPC	TASMANIAN PLANNING COMMISSION
PLN24-0078;	Draft Amendment to rezone 2 Bruce Place, Longford from Open Space to General Residential. • Certified by Council on 23 June 2025. • On public notification from 14 July to 12 August 2025.
PLN24-0030; 14/2024	Amendment request to rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale from Agriculture Zone and Apply a Modified Evandale Specific Area Plan to the Land. • Report recommending that council agree to and certify the proposal as a draft amendment was provided in the agenda for the Council meeting of 23 June 2025. • Council resolved to a) defer a decision on this application until the 18 August 2025 Meeting; and b) discuss at a Council Workshop prior to the August meeting and determine dates for community consultation. • Workshop held 7 July 2025. • Community consultation undertaken from 12 July to 4 August 2025 including a community information drop-in session on 22 July 2025. • Feedback from the community consultation to be reported to Council meeting of 15 September 2025. • Amendment request to be considered by Council as planning authority at its meeting of 15 September 2025.
Decisions received	
PLN24-0016	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. • Commission held a hearing on 18 February 2025. • Responses to Commission directions provided 7 April and 4 June 2025. • Commission decision received on 30 June 2025. The Commission rejected the draft amendment under section 40N(1)(c) and in accordance with section 40N(1)(c)(ii), directed the planning authority to provide a substantially modified draft amendment that applies the Flood-Prone Areas Hazard Code overlay consistent with the SES mapping to Campbell Town, Perth and Ross as shown in figures attached to the decision. • Direction to substantially modified the draft amendment to be considered at Council meeting of 18 August 2025.

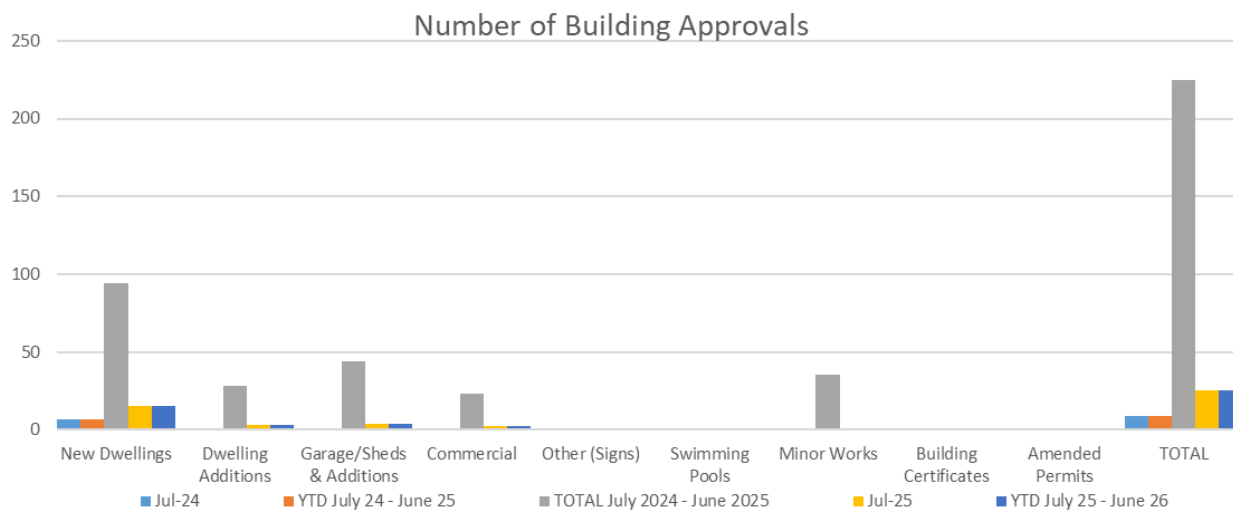


2.4 Building Approvals

The following table shows a comparison of the number and total value of building works for 2024-202454 and 2025-2026.

	YEAR - 2024 - 2025				YEAR		YEAR - 2025 - 2026			
	Jul-24		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Jul-25		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	7	2,201,780	7	2,201,780	94	33,101,243	15	5,882,698	15	5,882,698
Dwelling Additions	0	0	0	0	28	2,521,600	3	335,000	3	335,000
Garage/Sheds & Additions	1	118,000	1	118,000	44	3,598,729	4	205,000	4	205,000
Commercial	0	0	0	0	23	23,475,732	2	1,650,000	2	1,650,000
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	1	300,000	0	0	0	0
Minor Works	1	19,511	1	19,511	35	421,461	1	10,000	1	10,000
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	0	0
TOTAL	9	2,339,291	9	2,339,291	225	63,418,765	25	8,082,698	25	8,082,698
Inspections										
Building	0		0		0		0		0	
Plumbing	50		50		389		27		27	





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	2025/2026	Total 2024/2025
Number of Inspections	8	8	31
Property owner not home or only recently started			
Complying with all conditions / signed off	2	2	4
Not complying with all conditions	6	6	27
Re-inspection required	6	6	27
Notice of Intention to Issue Enforcement Notice	2	2	2
Enforcement Notices issued	1	1	1
Infringement Notice Issued			
No Further Action Required			

Building / Plumbing Permit Compliance Reviews	This Month	2025/2026	Total 2024/2025
Number of Inspections	25	25	284
Property owner not home or only recently started			
Complying with all conditions / signed off	25	25	283
Not complying with all conditions			1
Re-inspection required			
Building Notices issued			
Plumbing Notices Issued			
Building Orders issued			
Plumbing Orders issued			
Infringements Issued (Building/Plumbing)			
No Further Action Required			

Illegal Works – Building / Plumbing	This Month	2025/2026	Total 2024/2025
Number of Inspections	5	5	202
Commitment provided to submit required documentation			
Re-inspection required			142
No Further Action Required	5	5	60
Building Notices issued	2	2	33
Plumbing Notices Issued			17
Building Orders issued			26
Plumbing Orders Issued	1	1	2
Emergency Order			2
Infringements issued (Building/Plumbing)			



Illegal Works - Planning	This Month	2025/2026	Total 2024/2025
Number of Inspections	5	5	13
Commitment provided to submit required documentation			
Re-inspection required	1	1	3
Notice of Intention to Issue Enforcement Notice issued	5	5	5
Enforcement Notices issued	1	1	3
Infringements Issued	0	0	
No Further Action Required	0	0	

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 2 commercial building approvals valued at a total of \$1,650,000 (year to date), compared to no commercial building approvals (year to date) for the previous year.

In total, there have been 25 building approvals valued at \$8,082,698 (year to date) for 2025/2026 compared to 9 building approvals valued at \$2,339,291 (year to date) for the previous year.



14 GOVERNANCE REPORTS

14.1 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): MOTIONS FOR 20 NOVEMBER 2025 GENERAL MEETING

Responsible Officer: Des Jennings, General Manager

Report prepared by: Kristy Nutting, Executive Officer

MINUTE NO. 25/245

DECISION

Cr Brooks/Cr Terrett

That Council

- a) endorse the enclosed Motion on Retrospective Leave for Councillors for consideration at the Local Government Association of Tasmania (LGAT) General Meeting to be held on Thursday 20 November 2025;
- and
- b) endorse the enclosed Motion on Flood Mapping for consideration at the Local Government Association of Tasmania (LGAT) General Meeting to be held on Thursday 20 November 2025

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council

- a) endorse the enclosed Motion on Retrospective Leave for Councillors for consideration at the Local Government Association of Tasmania (LGAT) General Meeting to be held on Thursday 20 November 2025;
- and
- b) endorse the enclosed Motion on Flood Mapping for consideration at the Local Government Association of Tasmania (LGAT) General Meeting to be held on Thursday 20 November 2025

1 PURPOSE OF REPORT

The purpose of this report is to provide to Council for endorsement of motions on the granting of retrospective leave for Councillors and Advocacy from LGAT on Flood Mapping and the inconsistency with recent changes in this space. to be submitted to the Local Government Association of Tasmania (LGAT) General Meeting to be held on Thursday 20 November 2025.

2 INTRODUCTION/BACKGROUND

Councils are invited to submit motions on matters connected with the objectives of the Association or of common concern to members for inclusion in the Agenda of the General Meeting. LGAT plans to distribute the agenda 1 month prior to the meeting.

LGAT advises that opportunities are available at every General Meeting of the Association to submit motions for deliberation and do not have to be restricted to the General Meeting attached to the Annual General Meeting. Councils



are encouraged to consider this matter in terms of ensuring more robust and broader debate across all General Meetings in the year. Additionally, for any meeting, Members may submit items for Topical Discussion.

It should be noted that motions for the General Meeting attached to the Annual General Meeting need to be submitted well before issue of the Agenda to allow sufficient lead time to ensure relevant matters can be forwarded to the State Government for comment in accordance with the Communication and Consultation Protocol Agreement. The responses from State Government are then included with the agenda to provide councils with a full briefing of the issues to be considered. State Government comment is not sought in advance for other meetings. Submission of motions for the 20 November 2025 meeting are to be submitted no later than Friday 22 August 2025.

The Rules of the Association do not provide for the preparation of a Supplementary Agenda.

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

There is no requirement to submit a motion/s.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

Not applicable.

8 CONSULTATION WITH STATE GOVERNMENT

In regard to the General Meeting held in conjunction with the Annual General Meeting, LGAT forwards relevant matters to the State Government for comment in accordance with the Communication and Consultation Protocol Agreement. The responses from State Government are then included in the agenda to provide councils with a full briefing of the issues to be considered.

State Government comment is not sought in advance of other meetings.



9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may wish to consider motions to be submitted for inclusion in the Agenda of the General Meeting.

11 OFFICER'S COMMENTS/CONCLUSION

It is recommended that Council endorse the submission of two motions to the Local Government Association of Tasmania (LGAT) General Meeting scheduled for Thursday, 20 November 2025. The first motion seeks LGAT advocacy to address the inconsistencies between recent changes to flood mapping and existing regulatory frameworks. The second motion requests LGAT support for the granting of retrospective leave for Councillors where appropriate.

12 ATTACHMENTS

1. LGA T- Submission of Motions List to 03-2024 [**14.1.1** - 1 page]
 2. Submission of Motions - Flood Mapping [**14.1.2** - 3 pages]
 3. Submission of Motions - Retrospective Leave [**14.1.3** - 2 pages]
-



15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

MINUTE NO. 25/246

DECISION

Cr Adams/Cr Archer

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 July 2025; and
- ii) authorise Budget 2025/26 alterations as listed in Item 4.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 July 2025; and
- ii) authorise Budget 2025/26 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 July 2025.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 July 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 2025-26 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-Jul-25

1

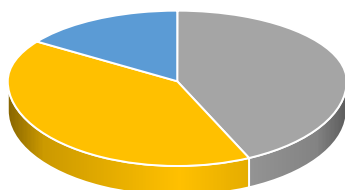
A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
			-			
Rate Revenue	-\$15,678,753	\$15,678,753	\$15,648,415	-\$30	99.8%	Raised in July 2024
Recurrent Grant Revenue	-\$5,748,472	-\$958,079	-\$96,133	-\$862	10.0%	75% FAGS grants paid 23/24
Fees and Charges Revenue	-\$3,484,109	-\$290,342	-\$530,140	\$240	182.6%	
Interest Revenue	-\$876,112	-\$73,010	\$97,881	-\$171	-134.1%	
Reimbursements Revenue	-\$45,386	-\$3,782	-\$430	-\$3	11.4%	
Other Revenue	-\$2,320,133	-\$193,344	\$7,803	-\$201	-4.0%	
			-			
	-\$28,152,965	\$17,197,311	\$16,169,434	-\$1,028	94.0%	
Employee costs	\$10,027,128	\$835,594	\$927,188	-\$92	111.0%	
Material & Services Expenditure	\$7,471,911	\$622,659	\$820,058	-\$197	131.7%	
Depreciation Expenditure	\$8,031,350	\$669,279	\$669,279	\$0	100.0%	
Government Levies & Charges	\$1,351,867	\$112,656	\$0	\$113	0.0%	
Councillors Expenditure	\$233,300	\$19,442	\$25,458	-\$6	130.9%	
Interest on Borrowings	\$0	\$0	\$0	\$0	#DIV/0!	
Other Expenditure	\$1,145,320	\$95,443	\$728,424	-\$633	763.2%	Pensioner Rebates
Plant Expenditure Paid	\$610,710	\$50,893	\$219,929	-\$169	432.1%	
	\$28,871,586	\$2,405,966	\$3,390,336	-\$984	140.9%	
			-			
	\$718,621	\$14,791,346	\$12,779,098			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$433,630	\$36,136	\$0	\$36	0.0%	*Asset recognition EOY
			-			
Underlying (Surplus) / Deficit	\$1,152,251	\$14,755,210	\$12,779,098		1	Jnl for Deprec to be done
	-\$16,000				*	
Capital Grant Revenue	-\$8,491,599	-\$707,633	-\$174,418	-\$533	24.6%	
Subdivider Contributions	-\$377,927	-\$31,494	0	-\$31	0.0%	* Not recognised until EOY
Capital Revenue	-\$8,869,526	-\$739,127	-\$174,418			
	-		-			
Budget Alteration Requests						
- For Council authorisation by absolute majority		Budget	Budget	Actuals		
		Operating	Capital			
Capital works budget variances above 10% or \$10,000 are highlighted						
July						
Fleet 15	700015		-30000			Defer
Fleet 15.1	700015.1		-16000			Defer
Fleet 31	700031		46000			Purchase
Fleet 65	700065		-165000			Tractor to be deferred
						Excavator to be purchased
Fleet 51	700051		65000			
			-100000			

A. Balance Sheet Items						
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance		Year to Date				
- Opening Cash balance	\$16,972,914		\$16,972,914			
- Cash Inflow	\$1,144,526		\$1,144,526			
- Cash Payments	-\$3,738,703		-\$3,738,703			



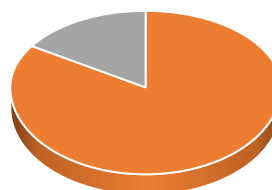
- Closing Cash balance	\$14,378,738	\$14,378,738			
Account Breakdown	-	-			
- Trading Accounts	\$493,199				
- Investments	\$13,885,539				
	\$14,378,738				
	-				
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tas Corp 24hr Call Account	1/07/2025	31/07/2025	3.85	\$6,058	\$6,078
Commonwealth 24hr Call Account	1/07/2025	31/07/2025	0.25	\$0	\$0
Commonwealth Business Online Saver Account	1/07/2025	31/07/2025	3.75	\$1,358,352	\$1,358,631
Westpac Corporate Regulated Interest Account	1/07/2025	31/07/2025	4.35	\$184,188	\$184,188
CBA	30/06/2025	29/09/2025	4.04	\$1,000,000	\$1,010,183
CBA	30/07/2025	31/07/2025	4.21	\$1,500,000	\$1,500,173
My State Financial	16/06/2025	11/02/2026	4.30	\$3,836,940	\$3,939,098
My State Financial - Online Saver Business Account	31/10/2024	31/07/2025	0.00	\$25	\$25
Westpac	24/07/2025	22/01/2026	4.19	\$3,000,000	\$3,062,678
Westpac	28/07/2025	28/01/2026	4.24	\$3,000,000	\$3,064,123
Total Investments				\$13,885,563	\$14,125,175

Investments by Institution



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

Total Investments by Rating (Standard & Poor's)

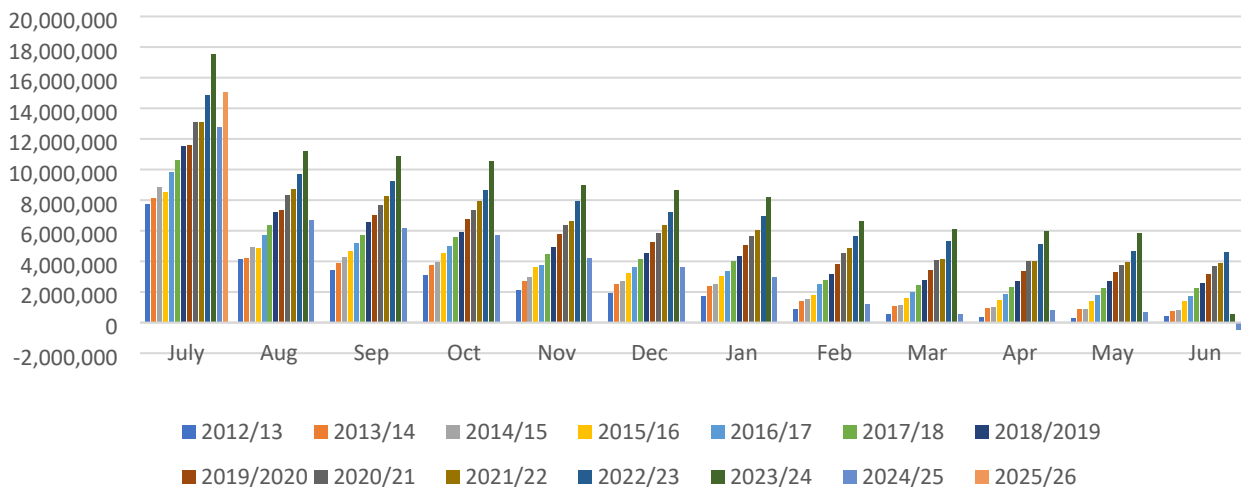


■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2024/25	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$84,682		-\$44,208	
Rates Raised	\$15,650,577		\$14,420,472	
	\$15,735,259		\$14,376,265	
Rates collected	\$205,609	1.3%	\$1,116,955	7.7%
Pension Rebates	\$589,029	3.8%	\$570,396	4.0%
Discount & Remissions	\$1,293	0.0%	\$5,192	0.0%
	\$795,931		\$1,692,544	
Rates Outstanding	\$15,058,197	96.2%	\$12,798,158	89.0%
Advance Payments received	-\$118,869	0.8%	-\$114,437	0.8%



Outstanding Rates



Trade Debtors				
Current balance	\$471,907			
- 30 Days	\$233,686			
- 60 Days	\$5,469			
- 90 Days	\$7,618			
- More than 90 days	\$225,134			
Summary of Accounts more than 90 days:				
- Norfolk Plains Book sales	-			
- Hire/lease of facilities	19,934			
- Removal of fire hazards	4,100			
- Dog Registrations & Fines	25,216			
- Private Works	15,941			
- Regulatory Fees	20,342			
- Govt Reimbursements	139,600			
C. Capital Program				
	Budget	Actual (\$,000)	Target 8%	Comments
Renewal	\$18,276,097	\$544,836	3%	
New assets	\$7,288,688	\$243,719	3%	
Total	\$25,564,785	\$788,555	3%	
Major projects:				
- Clown Urban Streetscape Improvements	\$9,486,426	\$394,019	4%	In progress
- Pth Bridge/Culvert Replacements (4)	\$3,331,690	\$246,211	7%	In progress
- Pth Urban Streetscape Improvements	\$3,141,000	\$2,889,610	92%	In progress
- Fleet Replacement Program	\$1,073,000	\$27,527	3%	In progress
- Ashby Road reconstruction	\$1,135,790	\$0	0%	Not yet commenced
- Hobart Road Shared Pathway	\$873,000	\$0	0%	Not yet commenced
- Translink Avenue Detention Basin	\$655,000	\$0	0%	Not yet commenced
- Napoleon Street Playground	\$650,000	\$18,626	3%	Not yet commenced
- Youl Road reconstruction	\$600,000	\$93,209	16%	In progress
- Drummond Street west construction	600,000	\$0	0%	Not yet commenced
* Full year to date capital expenditure for 2025/26 provided as an attachment.				
D. Financial Health Indicators				
	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	55.7%	96.8%	-41.1%	↘
- Own Source Revenue / Total Revenue	80%	99%	-19.8%	↘
Sustainability Ratio				



- Operating Surplus / Operating Revenue	-4.1%	79.0%	-83.1%	↘	
- Debt / Own Source Revenue	33.1%	46.2%	-13.0%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	69.3%	79.6%	-10.3%	↘	
- Employee costs / Revenue	35.6%	5.7%	29.9%	↗	
- Renewal / Depreciation	227.6%	81.4%	146.2%	↗	
Unit Costs					
		\$			
- Waste Collection per bin	\$13.56	237.38		↔	
- Employee costs per hour	\$83.56	\$59.66		↗	
- Rate Revenue per property	\$2,051.39	\$2,047.42		↔	
- IT per employee hour	\$5.45	\$47.83		↘	
B. Employee & WHS scorecard					
	YTD		This Month		
Number of Employees	110		110		
New Employees	1		1		
Resignations	3		3		
Total hours worked	15,542		15,542		
Medical Treatment Injury	0		0		
Property Damage Incident	0		0		
Safety Incidents Reported	4		4		
Hazards Reported	0		0		
Workplace Inspections	6		6		
Risk Incidents Reported	0		0		
Insurance claims - Public Liability	0		0		
Insurance claims - Industrial	0		0		
Insurance claims - Motor Vehicle	0		0		
IT - Unplanned lost time	0		0		
Open W/Comp claims	0		0		
C. Waste Management					
Waste Transfer Station	2023/24	2024/25	2025/26 Budget Year to Date	2025/26	
Takings					
- Refuse	\$148,749	\$190,731	\$13,917	\$7,367	% change for same period last year
- Green Waste	\$60,216	\$46,195	\$4,000	\$1,414	% change for same period last year
- Concrete	\$4,767	\$2,764	\$208	\$11	% change for same period last year
- Tyres	0	\$0	\$0	\$116	
Total Takings	\$213,732	\$239,690	\$18,125	\$8,908	
Tonnes Disposed					
WTS Refuse					% change for same period last year
Disposed Tonnes	1276	1590	-	0	year
WTS Green Waste					
Disposed Tonnes	0	1920	-	0	
WTS Concrete					
Disposed Tonnes	0	0	-	0	
Kerbside Refuse					% change for same period last year
Disposed Tonnes	2507	2282	-	0	year
Kerbside Recycling					% change for same period last year
Disposed Tonnes	1029	1045	-	0	year
Fogo Disposed					% change for same period last year
Tonnes	1308	1353	-	0	year
Total Waste Tonnes					
Disposed	6120	8190	0	0	

5 OFFICER COMMENTS

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

6 ATTACHMENTS

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



15.2 COMMUNITY FUNDING FOR FESTIVALS AND EVENTS: ROUND 2

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

Councillor Gosss declared an interest in Item 15.2 Round 2 Event Assistance for Cressy Trout Expo and left the meeting at approximately 5.14pm.

MINUTE NO. 25/247

DECISION

Cr Adams/Deputy Mayor Lambert

That Council allocate Round 2 Event assistance to Cressy Trout Expo as per the following schedule:

Applicant	Event	Grant Sought	Recommendation
Cressy Trout Expo	Hydro Cressy Trout Expo	\$2,000 In-kind / Cash	\$2,000
			\$2,000

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Following discussion on 15.2 Round 2 Event Assistance for Cressy Trout Expo, Councillor Goss returned to the meeting at approximately 5.15pm.

MINUTE NO. 25/248

DECISION

Cr Adams/Deputy Mayor Lambert

That Council allocate Round 2 Event assistance as per the following schedule:

Applicant	Event	Grant Sought	Recommendation
Eskleigh Foundation Inc	Christmas Family Day	\$2,000 Cash	\$2,000
Tasmanian National Dancing Assoc	Scots Day Out	\$3,600 Cash	\$2,000
Woolmers Estate	Festival Of Roses	\$2,000 In-kind / Cash	\$2,000
Turf Club Tasmania	Longford Cup New Years Day Races	\$5,000 Cash	\$5,000
Longford Squash Club	Club 40 Year Reunion	\$3,500 Cash	\$2,000
Evandale Light Rail & Steam Society	Festival of Rail	\$650 in-kind, \$1,000 Cash	\$2,000
			\$15,000

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil



RECOMMENDATION

That Council allocate Round 2 Event assistance as per the following schedule:

Applicant	Event	Grant Sought	Recommendation
Eskleigh Foundation Inc	Christmas Family Day	\$2,000 Cash	\$2,000
Tasmanian National Dancing Assoc	Scots Day Out	\$3,600 Cash	\$2,000
Woolmers Estate	Festival Of Roses	\$2,000 In-kind / Cash	\$2,000
Cressy Trout Expo	Hydro Cressy Trout Expo	\$2,000 In-kind / Cash	\$2,000
Turf Club Tasmania	Longford Cup New Years Day Races	\$5,000 Cash	\$5,000
Longford Squash Club	Club 40 Year Reunion	\$3,500 Cash	\$2,000
Evandale Light Rail & Steam Society	Festival of Rail	\$650 in-kind, \$1,000 Cash	\$2,000
			\$17,000

1 PURPOSE OF REPORT

This report considers Round 2 requests for assistance during 2025-2026 by community, sporting and non-profit organisations holding festivals, events or other promotions within the Northern Midlands area.

2 INTRODUCTION/BACKGROUND

Community organisations may apply for assistance towards festivals, events and promotions that are the only one of their kind in the Northern Midlands in any one year and attract significant numbers of people to the event and/or attract significant media coverage of the northern midlands area.

The maximum allocation to an event is \$2,000 except in the case of a major new event which can be eligible for a one-off seeding grant of up to \$3,500. Major events that are held annually are eligible for up to \$2,000 in-kind support each year.

Funding priorities are given to events that have a significant benefit for a wide range of Northern Midlands residents and businesses, are unique within Northern Midlands, or if profit making put the funds back into the community, preferably through community projects that will benefit a wide cross section of the community.

Round 2 applications for 2025-2026 were advertised on 16th July and closed on 8th August 2026.

Seven applications seeking \$19,750 were received by Council, with seven grants recommended totalling \$17,000.

		Grant Sought	Recommendation
Eskleigh Foundation Inc	Christmas Family Day	\$2,000 Cash	\$2,000
Tasmanian National Dancing Assoc	Scots Day Out	\$3,600 Cash	\$2,000
Woolmers Estate	Festival Of Roses	\$2,000 In-kind / Cash	\$2,000
Cressy Trout Expo	Hydro Cressy Trout Expo	\$2,000 In-kind / Cash	\$2,000
Turf Club Tasmania	Longford Cup New Years Day Races	\$5,000 Cash	\$5,000
Longford Squash Club	Club 40 Year Reunion	\$3,500 Cash	\$2,000
Evandale Light Rail & Steam Society	Festival of Rail	\$650 in-kind, \$1,000 Cash	\$2,000

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



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

The event application guidelines set out a process for a fair and equitable distribution of financial assistance to local community groups.

5 STATUTORY REQUIREMENTS

There is no statutory requirement to provide a community event grant program.

6 FINANCIAL IMPLICATIONS

The support funding for Round 2 is funded from the annual allocation towards Events totalling \$67,630.

7 RISK ISSUES

Without support many of the small community events would not be able to continue.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable – local event management.

9 COMMUNITY CONSULTATION

Community groups promote their individual events. The funding rounds are advertised in the local papers and Facebook.

10 OPTIONS FOR COUNCIL TO CONSIDER

Approve or not approve some or all of the Round 2 event funding sought.

11 OFFICER'S COMMENTS/CONCLUSION

The above funding allocations are supported by the Tourism Officer.

12 ATTACHMENTS

1. Round 2 Application Festivals and Events - Tasmanian National Dancing Association [**15.2.1** - 2 pages]
2. Round 2 Application Festivals and Events - Evandale Light Rail Steam Society Inc [**15.2.2** - 4 pages]
3. Round 2 Application Festivals and Events - Longford Squash Club [**15.2.3** - 8 pages]
4. Round 2 Application Festivals and Events - The Hydro Tasmania Cressy Trout Expo [**15.2.4** - 6 pages]
5. Round 2 Application Festivals and Events - Woolmers Foundation [**15.2.5** - 6 pages]
6. Round 2 Application Festivals and Events - Turf Club Tasmania [**15.2.6** - 1 page]
7. Round 2 Application Festivals and Events - Eskleigh Foundation Inc [**15.2.7** - 4 pages]



16 WORKS REPORTS

16.1 COMMENTS REGARDING THE FEASIBILITY OF A LONGFORD HEAVY VEHICLE BYPASS

Responsible Officer: Leigh McCullagh, Works Manager

Report prepared by: Cameron Oakley, Engineering Supervisor

MINUTE NO. 25/249

DECISION

Cr Goss/Cr Brooks

That Council take no further action at this time and continue to monitor heavy vehicles in Longford.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Andrews and Cr Terrett

FORESHADOWED

Cr Andrews/

That Council set aside the motion to take no further action at this time and continue to monitor heavy vehicles in Longford until the State Government is no longer in caretaker mode.

RECOMMENDATION

That Council take no further action at this time and continue to monitor heavy vehicles in Longford.

1 PURPOSE OF REPORT

The purpose of this report for Council to consider the feasibility of a bypass for heavy vehicles around Longford, via Wilmores Lane and Bishopsbourne Road.

2 INTRODUCTION/BACKGROUND

Council officers have been requested to prepare a report on the costs associated with investigating a major upgrade to Wilmores Lane and Bishopsbourne Road. It was requested that the Wilmores Lane portion of road upgrades exclude the section of Wilmores Lane east of the entrance to 'Kinlet' property (178 Wilmores Lane) and has therefore been excluded. This amounts to 7.9km of road upgrades. It should be noted that Wilmores Lane east from Kinlet is highly flood prone and practically the design would need to be undertaken at the same time.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact



Strategic outcomes:

1.4 Improve community assets responsibly and sustainably

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. This matter has relevance to:

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

The following Acts have relevance to this matter:

1. *Local Government Highways Act 1982*
2. *Roads and Jetties Act 1933*

6 FINANCIAL IMPLICATIONS

An estimate produced for the works determined they would be in the order of \$20 million, exclusive of GST. This includes design, construction, land acquisition and contract supervision.

7 RISK ISSUES

The estimate is very high level, and the costs of the actual project would likely vary significantly. A concept design would be required to produce a more reliable estimate. The cost of a concept design and estimate would likely be in the order of \$100,000.

8 CONSULTATION WITH STATE GOVERNMENT

Council has not yet consulted with the State Government on this matter. The proposed route links two State Government roads. Generally, Council would lobby the state government on a matter involving their roads. If Council were to engage a consultant there would first need to be consultation with the State Government.

9 COMMUNITY CONSULTATION

Community members regularly raise concerns about heavy vehicles on the Longford main street with Council Officers and Elected members.

10 OPTIONS FOR COUNCIL TO CONSIDER

1. Engage a consultant to further investigate the cost of a bypass
2. Take no action at this time and continue to monitor heavy vehicle numbers



11 OFFICER'S COMMENTS/CONCLUSION

The route would require the upgrade of approximately 2.8km of Wilmores Lane and 5.1km of Bishopsbourne Road (7.9km total). The additional 1.8km east of the Kinlet property would also need to be constructed at the same time for the route to be a compliant heavy vehicle route. The proposed upgrades will require design and construction in accordance with Australian Standards and the Austroads Guidelines to ensure appropriate load limits, road widths, turning paths etc. To meet the heavy vehicle standard, the entire road pavement must be excavated and replaced with one that has a pavement design and width of carriageway which meets the heavy vehicle standard. The pavement alone is estimated to cost \$7.7 million.

Portions of the bypass route are flood prone and the height of those sections of road may require raising, an assessment of any negative impacts on adjacent properties will need to be undertaken. Culvert crossings would need to be upgraded to meet the heavy vehicle standard.

Changes to the road alignment must be made to bring the road up to the current Guidelines including moving the intersection between Bishopsbourne Road and Wilmores Lane approximately 200m to the east to provide better sight distances, and the smoothing of certain corners where the radius does not meet the Guidelines.

Land acquisition will also be required to accommodate expanding the existing road casement to match the increase in road width, and the cutting of corners. It is estimated that a total acquisition of 33.4 hectares will be required and many trees removed. Council will need to purchase land from 1813 Bishopsbourne Road which is heritage listed. The roadworks would extend within attenuation areas along the route, which may introduce Planning Scheme compliance issues.

Consideration of third-party assets must be taken into consideration as well, such as the rail crossing which will need to be moved for the intersection changes. The proximity of a gas pipeline will also require careful consideration. It is important to note that interaction between certain governmental entities can add delays to the desired completion time of a project.

12 ATTACHMENTS

Nil



16.2 REVIEW OF STICKY BEAKS CORNER (CNR WELLINGTON AND MARLBOROUGH STREETS, LONGFORD): AUDIT REPORT

Responsible Officer: Leigh McCullagh, Works Manager

Report prepared by: Cameron Oakley, Engineering Supervisor

MINUTE NO. 25/250

DECISION

Cr Goss/Cr Brooks

That Council:

- a) make no changes; and
- b) continue to monitor vehicle and pedestrian safety at the intersection.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Andrews, Cr Archer and Cr Terrett

FORESHADOWED

Cr Goss/

That Council withdraw this motion and bring back a report to a future Council Meeting with clarification on [whether the Recommendation was legal under the Local Government Meeting Procedures].

At approximately 5.36pm, following conclusion of discussion and decision on Item 16.2 Review of Sticky Beaks Corner (cnr Wellington and Marlborough Streets, Longford): Audit Report, Council commenced with Item 9. Public Question & Statements and Items listed under Items 11 and 12 relating to Planning as listed in the Agenda for the meeting.

RECOMMENDATION

That Council:

- a) make no changes; and
- b) continue to monitor vehicle and pedestrian safety at the intersection.

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider the findings of the Safe System Solutions Audit Report into the Wellington and Marlborough Streets intersection (Sticky Beaks Corner).

2 INTRODUCTION

Following concerns regarding a number of accidents and near misses at the intersection of Wellington and Marlborough Street Council engaged JMG Engineers to provide a design for safety upgrades to the intersection. The intersection is maintained by the Department of State Growth and they advised that they approved the JMG plans.

Council engaged a contractor in October 2022 to carry out the works in accordance with the JMG design.

Following the completion of the works, local residents raised concerns about the planter boxes that had been installed, some users of the intersection felt that they were too high and made it difficult to see vehicles approaching from the south.



The Department of State Growth engaged Safe System Solutions to carry out an audit of the intersection. The safe systems report made a number of recommendations for Council to consider including:

- Move the planter boxes back so that they are offset from the kerb by 1m.
- Lower the planter boxes by around 300mm.

Council officers reviewed the report and advised that they did not accept these recommendations because the works were in accordance with the design report and were solid concrete structures that would be difficult to modify. The report recommended a number of signs be installed by Council and the Department of State Growth. The signage on Council section of the road has been installed in accordance with the recommendation, the signs which were recommended in the report for State Growth to install have not been installed to date. The report also recommend that the Department of State Growth lower the speed limit to 40 but they did not accept that recommendation.

At the Council Workshop on 3 March 2025 Councillors reviewed the Safe Systems Report and requested that Council officers provide pricing for:

- Move the planter boxes back so that they are offset from the kerb by 1m.
- Lower the planter boxes by around 300mm.
- Remove the planter boxes
- Place crash rated bollards

3.1 Move the planter boxes back so that they are offset from the kerb by 1m

The boxes are filled with concrete and would be difficult to move. It is likely that they would break when moved and would need to be replaced. The concrete footpath that was constructed in this area is an exposed aggregate concrete and due to the weathering effect on the concrete over time it will not be possible to accurately match the concrete where the boxes have been moved. The minimum area of concrete that would need to be removed and replaced would be 82m². If all the planter boxes are damaged and need to be replaced the cost is estimated at \$40,000, this price may reduce by up to \$10,000 if some of the boxes can be re-used.

3.2 Lower the planter boxes by around 300mm

Lowering the boxes will require the steel leaf motifs on the side of the boxes to be replaced because they will be too high. The cost of lowering the boxes and replacing the motifs is estimated at \$8000. The boxes are filled with concrete and if they are lowered it is unlikely that the plants will survive.

Currently the boxes are approximately the same height as a standard bollard. Lowering the boxes by 300mm would reduce them below that height and would require design approval from the Department of State Growth.

3.3 Remove the planter boxes

To remove the planter boxes a minimum of 82m² of concrete would need to be removed to ensure correct colour matching with the existing concrete. The estimated cost to remove the boxes and reinstate the concrete is \$25,000. This would require approval from the Department of State Growth, which may not be granted because it increases the risk of pedestrian injury or damage to nearby buildings if an accident occurred at the intersection.

3.4 Place crash rated bollards

As part of the initial design work carried out by JMG a number of options were suggested for upgrades to the intersection. One of the options was to install ten crash rated bollards. This was not the option chosen by Council due to the significant cost involved in the installation of the bollards. There are now a number of new products on the market and costs have reduced but are still very high.



This proposal was not assessed by the Department of State growth due to it not being Council's preferred option at the time. If the Department of State Growth were prepared to accept this proposal the cost to remove the existing planters and reinstate the concrete is estimated at \$25,000. The cost to install the additional bollards is estimated at \$70,000. This proposal would require assessment by the Department of State Growth who may choose not to accept it or may require changes to the design which could add further costs to the project.

3 BACKGROUND

Safety of the intersection has been the subject of numerous previous reports to Council, the following Council decisions and comments should be noted in regard to this matter:

20 July 2020

The 20 July 2020 report to Council noted:

Changes to the kerb alignment to tighten up the intersection as part of the upgrade of the main street would improve safety, but it could also prevent heavy vehicles from turning at this intersection. This would require heavy vehicles to use other intersections further to the south and this may create safety issues at those locations.

Standard bollards provide some protection for pedestrians at lower speeds but are not certified to protect a pedestrian at a speed of 50km. To provide this level of protection certified bollards of a style similar to those used on the Cressy Parklet would be required, at a cost of around \$15,000 per bollard. Installation of bollards would require approval from the Department of State Growth as the works would extend into the area that they maintain. It may be possible to seek funding to install bollards in the next round of Vulnerable Road User Funding in 2021.

MINUTE NO. 241/20

DECISION

Cr Goninon/Cr Lambert

That Council

- i) conduct a vehicle movement survey on the
 - Wellington/Marlborough street and
 - Wellington/Lyttleton Streetintersections to ascertain the data on vehicle movements through those intersections; and
- ii) investigate current heavy vehicle movements and routes through Longford and identify possible solutions and alternate routes; and
- iii) present the data and options for discussion at a Council Workshop prior to a report being tabled at a future Council meeting.

Carried unanimously

15 February 2021

The 15 February 2021 report to Council noted:

The JMG report looks at three options and sets out the advantages and disadvantages of each. JMG recommend installing a barrier to protect the Stickybeaks building. This would also provide protection for pedestrians in the event of an accident, but does not address the concerns that have been raised by local business regarding the risk of a collision when turning right out of Wellington Street. In discussions with JMG engineers they have advised that; based on the official crash data, on-site investigations and discussions, they do not believe this to be the most serious issue and that main concerns that need to be addressed are:

- 1) providing a safer crossing point for pedestrians
- 2) protecting the Stickybeaks building
- 3) providing protect for pedestrians on the footpath if there is a collision.



The JMG report does not recommend closing Wellington Street in one or both directions due to the impact this would have on local businesses and as it would divert heavy vehicle traffic to High Street and other nearby streets and this is not likely to be supported by the residents of those streets.

MINUTE NO. 059/21

DECISION

Cr Brooks/Cr Adams

That Council vigorously pursue Option 4 and the possibility of raised intersection treatment or roundabout with the Department of State Growth; and that barrier protection be installed as required to protect pedestrians and the adjacent heritage properties (on both sides of the road).

Carried unanimously

Note:

Option 4: related to the continued discussion with the Department of State Growth about the possibility of a raised intersection treatment or roundabout .

18 October 2021

A recommendation was received from the Longford Local District Committee, noting:

As there has been a big increase in traffic through Longford since the previous road traffic study in Wellington/Marlborough Streets, we request NMC to ask State Growth to carry out a new road traffic survey between William and Lyttleton Streets, with a view to installing pedestrian-controlled lights at a suitable location in that area. This survey especially should include school days from 3-5:30pm as this is the peak time for pedestrian fatalities from the Feb 2012 study by the Tas Government.

MINUTE NO. 21/393

DECISION

Cr Adams /Cr Brooks

That Council officer's provide the information and request to conduct a new traffic survey to the Department of State Growth for their consideration.

Carried Unanimously

13 December 2021

The 13 December 2021 report to Council noted:

A further report was prepared by JMG Engineers & Planners and presented at the 29 November 2021 Council Workshop, which provided an analysis of options for consideration.

MINUTE NO. 21/491

DECISION

Cr Polley/Cr Davis

That Council

- i) receive JMG Engineers and Planners report titled Wellington – Marlborough Street Longford Intersection Options dated 29 November 2021; and*
- ii) endorse the 29 November 2021 JMG Engineers and Planners proposal Appendix B, concept design 1, to install Outstands and Concrete Planters to protect pedestrians and building from damage; and*
- iii) continue to seek other measures to remediate the dangers posed by the intersection.*

Carried

Voting for the Motion:

Mayor Knowles, Deputy Mayor Goss, Cr Davis, Cr Goninon, Cr Lambert and Cr Polley

Voting Against the Motion:

Cr Brooks



May/June 2022

The application was advertised on 25 May and closed 07 June 2022.

On 24 May 2022 Council received an email from the Department of State Growth, advising as follows:

I advise that the Department do not object to the proposal noting this is a Vulnerable Road User Program project. However it is noted that works within the State road reservation are required.

In this regard it will be appreciated if you can arrange to include the below as a condition (and subsequent note) on any permit issued by Council;

- *Detailed engineering drawings showing the extent of the works must be provided to the Department of State Growth for review and acceptance as part of a works permit application per the details noted below.*

NOTE: A valid works permit is required for all works undertaken in the State road (Marlborough Street) reservation. Details of the permit process and application forms can be found at: www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/general_works_pathways_stock_underpass. Applications must be received by the Department of State Growth a minimum of twenty (20) business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.

Also on 24 May 2022 the Tasmanian Heritage Council issued a "Notice of No Interest" in this matter.

No representations were received and the application proceeded to decision under delegation, as per Council delegations.

The following provides the details of the planning permit issued:

The land at Corner of Wellington St & Marlborough St (adjacent to 1-3 Marlborough St), LONGFORD be approved to be developed and used for a Kerb realignment and installation of bollard and vehicle safety barriers (Heritage Precinct) in accordance with application PLN-22-0054, and subject to the following conditions:

1 Layout not altered

*The use and development shall be in accordance with the endorsed plans numbered **P1-P8** (Plans prepared by JMG Engineers & Planners, Drawing No: J220325LO, Sheet No's: coversheet, C01-C07, Rev: A, Dated: 05/07/2022); and **P9** (Concept Design Planter Decoration, David Denman & Associates Architects & Heritage Advisers, Dated: May 2022).*

2 Department of State Growth conditions

Detailed engineering drawings showing the extent of the works must be provided to the Department of State Growth for review and acceptance as part of a works permit application per the details noted below.

NOTE: A valid works permit is required for all works undertaken in the State road (Marlborough Street) reservation. Details of the permit process and application forms can be found at: www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/general_works_pathways_stock_underpass. Applications must be received by the Department of State Growth a minimum of twenty (20) business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.

Documents relating to PLN22-0054 are held as attachments.



12 December 2022

Councillor Adams, supported by Councillor Andrews put the following Notice of Motion to the 12 December 2022 Council Meeting.

That Council remove the concrete blocks around Sticky Beaks corner and replace them with black bollards similar to the ones already existing outside the town hall or similar to the many around Launceston undertaking similar building protection.

Councillor Adams motion was not supported, and the following was the decision of Council at the time:

MINUTE NO. 22/406

FORESHADOWED MOTION

Deputy Mayor Lambert/Cr Brooks

1. *That Council Officer's prepare a report regarding the works at Sticky Beak's Corner (cnr Wellington and Marlborough Streets) to be presented to a future Council Meeting.*
2. *That the Officers report specifies: works that have been wholly or substantially carried out; other opportunities to improve the safety of the area; and insurance status.*

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

20 March 2023

The 20 March 2023 report to Council noted:

JMG investigated three options:

1. *Installing a physical barrier to protect the building*
2. *Closing Wellington St to through traffic at the intersection in one or both directions – estimated cost \$26,000 - \$42,000*
3. *Constructing a roundabout. - estimated cost 2.5 million*

At the Council meeting on December 13th, 2021 the Council chose option 1, and approved the construction of outstands and concrete planters, as a physical barrier to protect the building.

MINUTE NO. 23/095

DECISION

Cr Adams/Cr Andrews

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.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Mayor Knowles



9 December 2024

Councillor Adams put the following Notice of Motion to the 9 December 2024 Council Meeting.

That the Council bring a report in the New Year for the next budget including requesting the State Government for funds to undertake the necessary works.

Council Officer's put forward the following alternate motion for consideration by Council, which was supported.

MINUTE NO. 24/0402

DECISION

Cr Adams/Cr Andrews

That Council Officers prepare a report for consideration by Council at a future Council Meeting, exploring the responsibility for funding and the timeframe of road repairs to Wellington Street Longford by the State Government, as well as Council budget consideration for the undertaking of concurrent works.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

4 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

4.1 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

4.2 Integrated Priority Projects Plan 2021

Not applicable.

5 POLICY IMPLICATIONS

The current works at Stickybeaks corner have been constructed in accordance with plans previously approved by Council. Should Council chose to remove the planter boxes it would be a reversal of a previous Council decision.

6 STATUTORY REQUIREMENTS

The following Acts and Standards have relevance to this matter

- Roads and Jetties Act 1935
- LGAT Municipal Standard Drawings
- Department of State Growth Standard Drawings
- Austroads Guides to Road Design

7 FINANCIAL IMPLICATIONS

Council has requested the officer cost the following four options:



- | | |
|---|---------------------|
| • Move the planter boxes back so that they are offset from the kerb by 1m | \$30,000 – \$40,000 |
| • Lower the planter boxes by around 300mm | \$8,000 |
| • Remove the planter boxes | \$25,000 |
| • Place crash rated bollards | \$95,000+ |

8 RISK ISSUES

There are a number of risk issues that need to be considered:

1. Council must ensure that any changes to the current intersection layout do not lead to an increase in risk to members of the public
2. The current arrangement has been designed by an engineer who has certified that it complies with the relevant safety and road design standards. Any changes to this design will also require engineering certification.
3. The Department of State Growth are the road owner responsible for most of the area covered by these works. Their approval is required for any works to be carried out in this area. They may not support changes to the existing arrangement or may have additional requirements that will increase the cost of the project.

9 CONSULTATION WITH STATE GOVERNMENT

Council officers have met with officers from the Department of State Growth on a number of occasions and the current works were approved by the Department of State Growth.

The Department of State Growth engaged Safe System Solutions as an independent consultant to review the safety of the intersection and discussed the findings of the review with Council Officers.

10 COMMUNITY CONSULTATION

Council consulted with nearby businesses owners prior to the installation of the planters. Since the completion of these works there has been ongoing discussion with members of the local community who have either raised concerns about the works or indicated their support for what has been done. Any proposed changes will be advertised for public comment, as a new Development Application would most likely be necessary.

11 OPTIONS FOR COUNCIL TO CONSIDER

1. Move the planter boxes back so that they are offset from the kerb by 1m.
2. Lower the planter boxes by around 300mm.
3. Remove the planter boxes
4. Place crash rated bollards
5. Make no changes and continue to monitor vehicle and pedestrian safety at the intersection.

12 OFFICER'S COMMENTS/CONCLUSION

Option 1 - Move the planter boxes back so that they are offset from the kerb by 1m

This would require significant works and there would be a high cost to Council.

Option 2 - Lower the planter boxes by around 300mm

This would also require significant works and the plants are likely to die.

Option 3 - Remove the planter boxes

This is not recommended because it would involve removing safety devices and putting nothing back in their place. It is unlikely that this would be approved by the road owner (the Department of State Growth) due to the increased risk of injury or building damage in the event of any future crashes at the intersection.



Option 4 - Place crash rated bollards

This is very expensive in comparison to the other options and would require further engineering design and approvals. Its difficult to estimate the full cost of this proposal until the design and approval process is completed.

Option 5 - Make no changes and continue to monitor vehicle and pedestrian safety at the intersection

Council could choose to continue to monitor safety at the intersection and make no changes at the present time. The safe systems report provides a number of recommendations for both Council and State Growth to consider. Council is not required to follow these recommendations provided their responses are documented and recorded and it should be noted that the Department of State Growth has also chosen not to accept one of the recommendations of the report.

Council recognises that the main street of Longford, Wellington Street onto Marlborough Street at the intersection with William Street, is a State Growth Road. Any improvements to the road or intersection should be investigated by State Growth, and any recommended improvements should be at the expense of State Growth.

Council is responsible for managing a significant amount of infrastructure.

Officers recommend that any alterations to the intersection and pedestrian area near Sticky Beaks, if supported by Council, should be funded by State Growth, as they sought and funded the further assessment. If they believe improvements are warranted, they should meet those costs.

Any requested improvements to the William Street corner should be funded by State Growth.

Further traffic calming measures would likely face resistance from community groups.

13 ATTACHMENTS

1. Safe System Solutions - Findings & Recommendations - S 20240417- RE P-001- B RSA [**16.2.1** - 5 pages]
 2. Safe System Solutions - Audit - 240417- RE P-001- B RSA Longford, Tasmania [**16.2.2** - 28 pages]
 3. 2021-11 JMG Wellington Marlborough Street Intersection Options [**16.2.3** - 12 pages]
 4. 2021-05 JMG Traffic Roundabout Concept [**16.2.4** - 19 pages]
 5. 2020-10 JMG Traffic Study - Wellington and Marlborough Street intersection [**16.2.5** - 28 pages]
 6. Planning report PL N-22-0054 - Kerb realignment and installation of bollard and vehicle safety barri [**16.2.6** - 22 pages]
 7. Amended Planning Permit PLN-22-0054 - Corner of Wellington St & Marlborough St, LONGFORD TAS 7301 [**16.2.7** - 1 page]
 8. Denman - Planter Boxes - Concept Design [**16.2.8** - 1 page]
 9. JMG Engineering Drawings 220325 L O- C 03 Rev P 2 31.5.22 [**16.2.9** - 9 pages]
 10. Tasmanian Heritage Council Advice [**16.2.10** - 1 page]
 11. DSG Crash Statistics Wellington- Marlborough-2015-2025 [**16.2.11** - 1 page]
-



After the meal break, Council commenced with Item 17 Resolution to Move into Closed Meeting.

17 ITEMS FOR THE CLOSED MEETING

MINUTE NO. 25/256

DECISION

Cr Goss/Cr Adams

That Council move into the "Closed Meeting" with the Acting General Manager, Works Manager, Senior Planner, Executive Officers and Executive Assistant.

Carried Unanimously

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
3.1, 3.2 Confirmation of Minutes	15(2)(g)
3.3 Applications for Leave of Absence	15(2)(h)
4.1 Personnel Matters	15(2)(a)
4.2 Action Items: Closed Council Status Report	15(2)(g)
4.3 Personnel Matters	15(2)(a)
5.1 Contract/Tender	15(2)(d)
5.2 District Committee Membership	15(2)(g)
5.3 Sale of Campbell Town Hall	15(2)(f), 15(2)(b)

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

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



17.1 CLOSED COUNCIL DECISIONS RELEASED

5.1 TENDER - TASRAIL CULVERT, YOUL ROAD PERTH TR-250008

MINUTE NO. 25/268

DECISION

Cr Adams/Cr Andrews

That Council

- a) accept the tender provided by Gradco Pty Ltd to install a new dual-box culvert under the rail line adjacent to Youl Road; and
- b) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined **to release the decision only** to the public.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

5.2 2024-2026 DISTRICT COMMITTEE TERM: MEMBERSHIP APPOINTMENTS CAMPBELL TOWN

MINUTE NO. 25/269

DECISION

Deputy Mayor Lambert/Cr Andrews

That Council

- A) appoint **David Gatenby OAM** to the **Campbell Town District Committee** (and surrounding areas including Conara, Epping Forest, Cleveland and Lake Leake); and
- B) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined **to release the decision only** to the public.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Terrett



18 CLOSURE

MINUTE NO. 25/271

DECISION

Cr Adams/Cr Archer

That Council move out of the "Closed Meeting".

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Mayor Knowles closed the meeting at 7.20pm.

MAYOR _____ DATE _____