NORTHERN
MIDLANDS
COUNCIL

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 15 SEPTEMBER 2025

Des Jennings
GENERAL MANAGER

QUALIFIED PERSONS ADVICE

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

(1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

(2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –

(a) the general manager certifies, in writing –

(i) that such advice was obtained; and

(ii) that the general manager took the advice into account in providing general advice to the council or council committee; and

(b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

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

i) the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and

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

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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

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

Des Jennings
GENERAL MANAGER

Guidelines For Council Meetings

Expectations Of Councillor Conduct

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

Meeting Conduct

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

Public Questions and Statements

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

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

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

Representations on Planning Items

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

Petitions

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

NORTHERN MIDLANDS COUNCIL

NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY 15 SEPTEMBER 2025 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.

DES JENNINGS
GENERAL MANAGER
10 SEPTEMBER 2025

4.00pm	Councillor Workshop – closed to the public

5.30pm	Public Questions & Statements

1 ATTENDANCE

PRESENT

In Attendance:

APOLOGIES

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3 ACKNOWLEDGEMENT OF COUNTRY

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

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4 DECLARATIONS OF INTEREST

In accordance with

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

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

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5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 18 August 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, 20 October 2025.

5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following Motions on Notice have been received.

5.3.1 Notice Of Motion: Lift The Tone Campaign

Responsible Officer: *Des Jennings, General Manager*

OFFICER'S RECOMMENDATION

That Council:

a) accept Mayor Knowles's motion; and

b) fully endorse the principles and objectives of the Lift the Tone campaign and commit to supporting the following actions:

- Public Endorsement: Actively promoting the campaign's objectives through Council's communication channels, including media releases, the Council website, and community forums.
- Awareness and Education: Supporting community education initiatives that highlight the importance of respectful, constructive dialogue and the negative impacts of abusive behaviour.
- Mental Health Support: Continuing to prioritise staff and elected member wellbeing by strengthening internal support structures and enhancing access to professional mental health resources for those experiencing harassment or stress in their roles.
- Policy Reinforcement: Reviewing and reinforcing guidelines and policies on public participation at Council meetings and on Council-managed social media platforms to ensure civility and respect are consistently maintained.

Mayor Knowles has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 15 September 2025.

NOTICE OF MOTION

Council resolves to challenge the normalisation of abuse against elected members and officers and to uphold exemplary standards of public and political debate in all its activities.

Council further resolves to pledge its support for the Local Government Association of Tasmania's Lift the Tone campaign. In supporting the pledge, Council commits to:

- Promoting civility in public debate;
- Refraining from abusive language and behaviour online or in person; and
- Encouraging others to engage respectfully.

BACKGROUND

Our Council, like many others, is experiencing increasing levels of toxicity in public and political discourse. While robust debate and diverse opinions are essential to democracy, when conduct shifts from respectful to abusive it becomes harmful.

The intimidation of councillors, whether in person or online, undermines democracy by discouraging participation in local government, deterring people from standing for election, and preventing elected members from fully representing their communities.

In late 2024, the Local Government Association of Tasmania (LGAT) surveyed elected representatives to better understand their experiences of bullying, harassment, and intimidation. The survey found that:

- 78% of respondents had experienced abuse or intimidation from members of the community in the past two years;
- The most common settings were social media (47%) and public spaces (37%).

In response, LGAT developed the *Lift the Tone* campaign to raise public awareness, reduce harassment and abuse directed towards councillors and council staff, and encourage constructive and solution-oriented public debate.

This campaign is about safeguarding democracy, ensuring that elected representatives and officers can serve their communities in a safe and respectful environment, and modelling the civility we expect from others.

OFFICER'S COMMENTS

The Notice of Motion is supported.

It is recommended that Council fully endorse the principles and objectives of the *Lift the Tone* campaign and commit to supporting the following actions:

- **Public Endorsement:** Actively promoting the campaign's objectives through Council's communication channels, including media releases, the Council website, and community forums.
- **Awareness and Education:** Supporting community education initiatives that highlight the importance of respectful, constructive dialogue and the negative impacts of abusive behaviour.
- **Mental Health Support:** Continuing to prioritise staff and elected member wellbeing by strengthening internal support structures and enhancing access to professional mental health resources for those experiencing harassment or stress in their roles.
- **Policy Reinforcement:** Reviewing and reinforcing guidelines and policies on public participation at Council meetings and on Council-managed social media platforms to ensure civility and respect are consistently maintained.

Supporting this motion would:

- Reinforce Council's leadership in promoting civility in public discourse;
- Strengthen Council's internal and external communication standards;
- Contribute to a safer and more respectful workplace culture; and
- Support sector-wide efforts led by LGAT.

There are no legal or financial implications associated with supporting this motion. Implementation can be delivered through existing communication channels and engagement initiatives.

ATTACHMENTS

1. Lift the Tone FAQ [**5.3.1.1** - 2 pages]
2. Lift the Tone Key Messages [**5.3.1.2** - 1 page]

5.3.2 Notice Of Motion: Transition Of Council's Small Fleet To Electric Vehicles

Responsible Officer: *Des Jennings, General Manager*

RECOMMENDATION

That Council take no further action.

Councillor Terrett has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 15 September 2025.

NOTICE OF MOTION

That a report be prepared for Council with a goal to transition all small council fleet vehicles to electric vehicle to support Council's Climate Resilience Strategy 2025 – 2028.

BACKGROUND

The transport sector accounts for approximately 25 percent of total greenhouse gas emissions. Reducing transport emissions is critical to mitigate climate change and to achieve net-zero carbon emission targets. About 90% of transport emissions are from road transport, with more than half of these from passenger vehicles. EVs are central to the decarbonisation of the transport sector as they offer a zero-emission alternative (if powered by 100% renewable energy).

While EV purchase costs may be higher, the reduced cost of electricity over fuel and lower servicing needs result in lower overall running costs for fleets, especially those with high annual distances travelled. Cutting operational costs to the council.

Local Government Association of Tasmania (LGAT) has supported councils transitioning to electric vehicle (EV) fleets by providing information, facilitating access to purchasing power through LGAT Procurement, and promoting the adoption of EVs to reduce transport emissions and costs within Tasmania. Several initiatives, including past programs like the Smarter Fleets Program and the current Transport Emissions Reduction and Resilience Plan 2024 - 2029 aim to guide Tasmanian local governments in integrating EVs into their operations.

The Tasmanian Government has developed initiatives like funding for public EV charging infrastructure and community education to support the shift to EVs across all sectors.

Transitioning fleets demonstrates commitment to climate action and helps meet net-zero targets, which satisfies community demand for environmental action.

OFFICERS COMMENTS

Resilience Strategy 2025 – 2028.

1. Carbon Footprint Context

- The Council's most recent carbon and energy inventories show that the small vehicle fleet (cars, light SUVs, utes) contributes less than 1% of the Council's total corporate carbon footprint. The vast majority of emissions (over 85%) are generated by heavy vehicles, plant, and equipment, which are essential for road maintenance, waste, and civil works.

- Similarly, the built environment (including public buildings suitable for solar installation) represents a small proportion of overall emissions, so the impact of solar on Council buildings is also limited in the context of total emissions.

2. Investment and Practical Considerations

Transitioning the small fleet to EVs would require significant upfront investment, not only for the vehicles themselves (which remain more expensive than conventional equivalents) but also for the installation of charging infrastructure at Council depots and offices.

The NTARC CCEF Opportunities Report (Dec 2024) highlights that the most likely path to significant fleet emissions reduction is through battery electric vehicles and plant. However, this transition is currently constrained by:

- Lack of suitable EV models for some vehicle types (especially utes, trucks, and plant)
- Higher capital costs and uncertainty about resale values
- The need for substantial investment in charging infrastructure
- The need for large distances of travel
- Limited availability of second-hand EVs, affecting whole-of-life costs

3. Environmental Impact

While EVs offer lower emissions per kilometre in Tasmania due to the high proportion of renewable energy, it is important to note that Tasmania's grid can still import coal-fired electricity from the mainland during peak periods. Therefore, the environmental benefit is not absolute and depends on the timing and source of electricity used for charging.

4. Immediate Opportunities for Emissions Reduction

The NTARC CCEF Opportunities Report recommends that, in the short term, Council can achieve meaningful emissions and cost savings by:

- Reviewing how services and projects are delivered to reduce kilometres travelled and hours plant is operated
- Increasing coordination and planning to optimise fleet and plant use
- Continuing to invest in energy efficiency measures for buildings and facilities
- Considering hybrid vehicles or trialling EVs as suitable models become available

5. Recommendation

Council will continue to monitor the market for suitable EVs and charging solutions, and consider pilot projects or trials as technology and costs improve.

In the interim, focus should remain on operational efficiencies, route optimisation, and ongoing review of service delivery to reduce fuel use and emissions across the entire fleet.

Investment in solar for public buildings should be targeted to sites with high daytime energy use and good return on investment, but expectations for overall emissions reduction should be realistic given the small proportion of total emissions from these sources.

While the transition to EVs for the small fleet aligns with Council's climate objectives, the actual impact on the Council's total carbon footprint will be modest. A balanced approach that prioritises operational efficiency, ongoing review of technology, and targeted investment will deliver the best value for ratepayers and the environment. The transition to an EV fleet presents several challenges The following outlines some key factors influencing the decision-making process and the financial implications.

EVs generally have a higher initial cost compared to traditional vehicles, which can be a significant barrier for council budgets. Additionally, insurance premiums for EVs are higher by an average of $661 per year .

Despite having fewer moving parts and being easier to service over time, EVs do not hold their resale value as well as petrol vehicles. The average value retention for used EVs after 2-4 years is 57.6%, dropping to 24.1% after 5 years.

Installing the necessary charging stations throughout the council's area adds substantial costs to the transition.

Concerns about battery degradation over time, limited range for certain vehicles, and the reliability of EV technology for specific operational needs are significant .

Councils need to consider the capacity of the local electricity grid to handle significant charging demands and the availability of public charging for fleet vehicles .

While the transition to EVs for the small fleet aligns with Council's climate objectives, the actual impact on the Council's total carbon footprint will be modest. A balanced approach that prioritises operational efficiency, ongoing review of technology, and targeted investment will deliver the best value for ratepayers and the environment.

OFFICER'S RECOMMENDATION

That Council take no further action.

ATTACHMENTS

1. NTARC CCEF Opportunities Report - Northern Midlands Dec 2024 [**5.3.2.1** - 16 pages]
2. Carbon & Energy Footprint Report NMC 2025 [**5.3.2.2** - 21 pages]

5.4 COUNCILLOR QUESTIONS ON NOTICE

RECOMMENDATION

That Council receive the Questions on Notice and note the answers provided.

Councillor Terrett has submitted ten (10) questions on notice to the General Manager.

A response to the questions posed will be provided at the Council meeting.

1) With approximately one third of the Northern Midlands population over the age of 65, what activities are planned for Seniors Week. This is from 13-19 October 2025, with the theme Connecting Generations through Food?

Answer: This matter has already been addressed in detail at the 23 June 2025 Council meeting.

As outlined in the General Manager's response at that time:

Northern Midlands Council does not have a Community Services Manager or a dedicated Community Services Division to deliver strategic programs such as Seniors Week activities. Further, the absence of Neighbourhood Houses in the Northern Midlands and Health Promotion staff at the Longford Community Health Centre prevents collaborative approaches being taken to community development programs and activities.

There were no grants or external funding available for Seniors Week in 2025.

Despite these constraints, our Council Officer has demonstrated initiative and commitment to community wellbeing. Last year, the Council Officer successfully coordinated Restart a Heart Day in partnership with Ambulance Tasmania, an event that only three councillors attended.

This year, the officer has gone further by securing a grant for Mental Health Week (4–12 October). The event, Moments That Matter: A Community Wellbeing Day, will be held on 11 October at the War Memorial Hall, Longford. It is inclusive, supports older residents, and brings together various clubs and community organisations. This aligns strongly with the Seniors Week theme of Connecting Generations through Food, as the event will include morning tea and afternoon tea as well as intergenerational activities.

Given the limited resources and the proactive steps already taken, I believe Council's efforts reflect a responsible and community-focused approach.

2) At the Council meeting on 22 April 2024, Council resolved (Minute 24/0138) That Council a) endorse the first five local community strategies; and b) update the strategies post the adoption of the annual budgets. As Council has now adopted two annual budgets since this resolution was passed. Could you advise when these strategies will be updated?

Answer: Regarding the operational capacity of Northern Midlands Council to deliver on key strategic initiatives, including the Disability Action Plan, Positive Ageing Plan, and Domestic and Family Violence Strategy, as noted in the General Manager's response to Questions on Notice at the 23 June 2025 Council Meeting, the Council does not currently have a Community Services Manager or a dedicated Community Services Division. This absence is primarily due to budgetary constraints and the lack of infrastructure to support such a division within the current organisational structure.

Council acknowledges that this limitation has impacted our ability to progress several strategic programs that are vital to the wellbeing and inclusion of our community. The Disability Action Plan, Positive Ageing Plan, and Domestic and Family Violence Strategy remain in draft form and have not yet moved into implementation due to unsuccessful grant applications and limited internal funding.

However, Council remains committed to these initiatives. The Health and Wellbeing Strategy 2024, under which these plans sit, is one of five endorsed community strategies. In October 2024, Council resolved to provide annual updates on the progress of these strategies through the Annual Report, ensuring transparency and accountability.

While there are no immediate plans to establish a Community Services Division, Council officers continue to seek funding opportunities and partnerships to enable the commencement of these strategic activities. We are also exploring alternative models of delivery, including collaboration with external service providers and community organisations, to ensure that progress can be made despite current resource constraints.

Council recognises the importance of these strategies and will continue to advocate for the necessary resources to support their implementation. Council continues to advocate for the development of a Neighbourhood House at Longford. We remain open to further discussion on how best to structure our organisation to meet the evolving needs of our community.

3) At the Council meeting on 21 October 2024, Council resolved (Minute 24/0323) That a report be prepared annually giving an update on the progress of the five community strategies approved at the 22 April 2024 Ordinary Council Meeting. What is the timeframe for preparing this annual report to Council?

Answer: This information was provided within Council's 2023-2024 Annual Report. The 2024-2025 Annual Report is expected to be on the Council Agenda for 15 December meeting.

4) In the General Manager's response to my questions on notice to the 23 June 2025 Council meeting that Northern Midlands Council does not have a Community Services Manager or dedicated Community Services Division to undertake a number of strategic programs. Could you advise whether you plan to rectify this situation, so that important strategic activities such as the Disability Action Plan, Positive Ageing Plan, Domestic and Family Violence Strategy can commence, or will they remain outstanding?

Answer: Council has provided no funding to resource a dedicated Community Services department or activities.

5) At the Council Meeting on 29 January 2024 Council resolved (Minute 24/03) That Council Officer's prepare a report on the notice of motion (Strategic Property Committee) to be presented to a future Council Meeting a report. It has now been 21 months since Council resolved this motion. Section 24 of the Local Government Act requires the Council appoint members to special committees, usually at the first meeting of the new council. No members have been appointed to the Strategic Property Committee. Can the General Manager advise what is the timeframe for this report to be delivered?

Answer: The report remains in progress but has been delayed due to staffing constraints and competing priorities. Council can list as a priority but doing so would require redirecting resources from other current priorities.

6) What was the increase in employee wages agreed to in the new Workplace Bargaining Agreement?

Answer: EBA Wage rates increase 4.5% and Superannuation 0.5%.

7) As shown in the 2025/26 Annual Report, Employee Costs have been budgeted at $10,027,128 (representing 35.8% of all budgeted expenditure) increasing by $1,538,662 over 2024/25 and $620,000 over 2023/24. Will the Council's Employee Costs continue to increase in the coming year.

Answer: Projected to increase by EBA rates and 1.5 FTE's.

8) Employee costs have risen from $6,415,996 in 2022/23 to $10,027,128 budgeted for 2025/26 (representing a 64% increase in employee costs in 3 years). Why have Council's Employee Costs increase dramatically in the last 3 years?

Answer: Increased by EBA indexation, FTE's increase as detailed below, Superannuation indexation, and other Employee Payroll oncosts.

9) Council has budgeted for 97 fulltime equivalent employees (FTE) for the period ending 30 June 2025, this is an increase from 77 FTE as of 30 June 2024. What are the position description of the additional 20 FTEs

Answer: FTE's June 2022 – 77;
FTE's June 2025 - 95.5;
FTE's June 2026 projected - 97.
Changes from 2022 – Childcare 10 FTE's, Works/Engineering 3 FTE's, Health/Plumbing 1.5 FTE's, Corporate IT/Admin 2 FTE's, Governance Executive Officers 2 FTE's, and as detailed in next question.

10) What additional FTEs are proposed for the 2025/26 year?

Answer: 1.5 additional FTE's being Evandale Community Centre Co-ordinator and Pool Supervisor.

6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

RECOMMENDATION

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

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
13 August 2025	Morven Park Management & Development Association INC	Ordinary
12 August 2025	Evandale Community and Information Committee Meeting Minutes	Ordinary
12 August 2025	Ross Community Sports Club 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 EVANDALE DISTRICT COMMITTEE

At the ordinary meeting of the Evandale District Committee held on 5 August 2025 the following motions were recorded for Council's consideration:

7.1.1 Pioneer Park – Toilet Block - Shower

Officer Recommendation:
That Council notes the Committee's request for clarification regarding the $5000 budget allocation for the Pioneer Park Amenities – Public Shower facility and acknowledges that this matter is operational in nature and will be managed by Council officers accordingly.

Committee Recommendation:
Committee seeks clarification on the $5000 budget allocation going to the shower Pioneer Park Amenities – Public Shower facility.

1) Will these showers be accessible?
2) What is the proposed timeline for operations?
3) Whose role is it to find the organisation responsible for issuing tokens?

Officer Comment:
The $5000 budget allocation is intended to cover the supply and installation of a token-operated shower system at the Pioneer Park Amenities. This figure uses initial cost estimates.

Accessibility:
The shower facility will be designed to meet accessibility standards. Council officers will ensure that the final installation complies with relevant disability access requirements, including appropriate signage, entry width, and fixture height.

Timeline for Operations:
Subject to budget approval in the 2025–2026 financial year, installation is expected to commence in the first quarter of the financial year. Council will aim to have the facility operational by mid-year, pending contractor availability.

Token Distribution Responsibility:
Council officers are currently investigating suitable community organisations or service providers who may be able to manage token distribution.

7.1.2 Pioneer Park - Master Plan - Evandale

Officer Recommendation:
That Council note the request and that the committee will receive the information when the project progresses.

Committee Recommendation:
The Committee requests that:

1) A Council officer/ consultant to clarify the breakdown of the $350,000 allocated to the Pioneer Park Masterplan and play equipment update.
2) To include a timeframe of the next steps for the expenditure of the funds.
3) Time and place for the committee presentation which could be a mutually convenient time.

Officer Comment:
The request for clarification regarding the funding allocation to the Pioneer Park Masterplan and play equipment update is noted. Council officers will prepare a detailed breakdown of the budget, including components related to design, infrastructure, and equipment. A proposed timeline outlining the next steps for expenditure will also be provided to ensure transparency and alignment with project milestones. It is important to note that the implementation and management of capital works projects, including scheduling, are operational matters. Council Officers continue to seek to secure external grants to assist with the full implementation of the plan.
Officers welcome the opportunity to engage with the District Committee and will coordinate a mutually convenient time and location for the committee's presentation when this design phase progresses.

Background:
District Committee notes that there is a budget allocation for the Pioneer Park Masterplan and Play equipment in the Capital Works Program for the year 2025-2026.

7.2 LONGFORD DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 6 August 2025 the following motion was recorded for Council's consideration:

7.2.1 Pedestrian Safety Concerns – Wellington And Marlborough Streets.

Recommendation:
That Council
1) note the Longford District Committee concerns;
2) confirm that this is not a Council owned road and any requests should be directed to the Department of State Growth (DSG); and
3) advise State Growth of the committee's concerns.

Committee Recommendation:

Longford District Committee request Northern Midlands Council review the traffic calming option of a flat top road hump on Wellington Street between Sticky Beaks corner and Lyttleton Street and its potential to improve both traffic and pedestrian safety. Longford District Committee ask that, if found to be appropriate, a request be made to State Growth for action.

Officer Comment:

1. Council notes the ongoing concerns raised by residents and the Local District Committee regarding pedestrian safety in the Wellington and Marlborough Street precinct, including:
   - Council's previous resolution (Minute No: 24/0128) to consider the relocation/installation of a pedestrian refuge near the library in future budget deliberations.
   - Continued community feedback and discussion of pedestrian island options and lower speed limits.
   - Council's unanimous decision on 19 August 2024 to support a reduced speed limit of 50km/hr.
   - Department of State Growth's current pavement repairs and consideration of related safety improvements.
2. Based on the findings of the JMG engineering report, which advises that:
   - The installation of a raised plateau (flat top road hump) would require significant modifications to existing infrastructure, including the reformation of all traffic islands in the area.
   - The indicative cost of such an installation is approximately $500,000, which is not currently budgeted and represents a substantial investment.
   - The location is part of a B-Double route, and the installation of a raised plateau would likely result in increased noise impacts, particularly from empty trailers and heavy vehicles.
   - Raised plateaus are rarely used on major roads due to their functional and acoustic disadvantages.
   - While flatter slopes can reduce noise and discomfort, they also diminish the traffic calming effect, making the treatment less effective.
   - Alternative, lower-cost treatments—such as street printed thresholds—may offer improved driver awareness and reduced speeds without the associated noise and infrastructure impacts.

7.2.2 Lack Of River Signage At Macquarie River Bridge, Woolmers Lane

Officer Recommendation:
That Council:
1. notes the request from the Longford District Committee for signage at Woolmers Bridge and Brumby's Creek Bridge identifying the waterways and their traditional Aboriginal names, if known;
2. acknowledges advice from the Tasmanian Aboriginal Centre (3 September 2025) that traditional names for Brumby's Creek and the Woolmers Bridge area are not known, and that the Macquarie River is referred to as Tinamirakuna/Macquarie River;
3. recognises the request as an operational matter for which no funding is currently available; and
4. advises the Longford District Committee that as there is no funding available at this time. This can be included as a budget request for the year 2026/27 in March of 2026.

Committee Recommendation:
Longford District Committee request Northern Midlands Council place signage at Woolmers Bridge identifying the Macquarie River and its traditional Aboriginal name if known, and also on Cressy Road at Brumby's Creek bridge to identify Brumby's Creek, both for the benefit and interest of tourists and recreational fishers.

Officer Comment:
1. Notes the request from the Longford District Committee to install signage at Woolmers Bridge and Brumby's Creek Bridge identifying the Macquarie River and Brumby's Creek, including traditional Aboriginal names if known.
2. Acknowledges advice received from the Tasmanian Aboriginal Centre (TAC Inc) on 3 September 2025, confirming that traditional names for Brumby's Creek and the Woolmers Bridge area are not known, and that the Macquarie River is referred to as Tinamirakuna/Macquarie River.
3. Recognises that this signage request is an operational matter and that no funding is currently available to support the installation of signage at these locations.
4. Refers the matter to Aboriginal Groups for input on appropriate wording, design, and potential grant funding opportunities.
5. Notes that there is no funding available and that this can be included in the committee budget requests for financial year 2026/2027.

Background:
4/06/25 Bronwyn Baker raised the lack of signage at Macquarie River bridge on Woolmers Lane to identify the Macquarie River.
2/07/25 Bron Baker advised via email prior to the meeting she has a Works Request with NMC.
6/8/2025 Bron Baker received feedback that there is conflict as to whether a DSG or NMC responsibility. NMC consider the signage too extensive/expensive across Council area due to the number of bridges.

7.3 ROSS DISTRICT COMMITTEE

At the ordinary meeting of the Ross Local District Committee held on 5 August 2025 the following motion was recorded for Council's consideration:

7.3.1 Flood Mapping - Ross

Recommendation:
That adoption of any new flood mapping includes community consultation where required by the *Land Use Planning and Approvals Act 1993* and that communities, including via Local District Committees, are made aware of the release of local flood studies.

Committee Recommendation:

That Council suspends adoption of any new flood map until the community is consulted and has an opportunity to provide input.

Officer Comment:
A report regarding draft amendment NOR-13-2024, which includes flood mapping for the Ross township, was tabled at the 18 August 2025 Council meeting. The report includes background information, details of community consultation and the process going forward.

Property owners affected by draft amendment NOR-13-2024 were contacted directly, as were the Ross Local District Committee, when the application was publicly advertised for a period of 28 days. The Tasmanian Planning Commission has conducted hearings in relation to the draft amendment.

SES mapping resulting from the Tasmanian Strategic Flood Mapping Project has been produced and was publicly released by the Tasmanian Government on 1 May 2025. The SES Flood Policy Unit are available to respond to enquiries relating to the mapping.

In deciding whether the Flood-Prone Areas Hazard Code of the Tasmanian Planning Scheme applies to land, Council is required to consider information in its possession, which includes the Tasmanian Strategic Flood Maps (SES mapping).

Background reports, including details of the methodology and considerations applied to produce the SES Flood Maps are available on the Tasmanian State Emergency Service website.

Management and maintenance of the Macquarie River is a matter for the Department of Natural Resources and Environment. Road culverts within the State Road network are managed by the Department of State Growth. Contact details for these relevant departments are available on their websites. Concerns directly relating to the Tasmanian Strategic Flood Mapping Project should be directed to the SES.

At its meeting of August 18, 2025, Council made the following decision:

> ***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***
> *MINUTE NO. 25/254 DECISION*
> *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

Withdrawal of the draft amendment took effect on Monday 25 August 2025. In alignment with the requirement of section 40E(3)(b) of the Land Use Planning and Approvals Act 1993, Council placed notification of the withdrawal in the Examiner on 23 August 2025 and notified representors.

Background: Two meetings were held in Ross regarding the new flood maps and their effects on properties. This was well attended by over 20 residents/householders.

Concerns were expressed over:

- People affected were not informed.
- the District Committee was not informed (8 April 2024).
- Only one week given for public comment.
- No feedback to the public comments (10 submitted).
- The governance issues listed and practical issues regarding flooding were of concern.
- Concerns as to how businesses will be affected and insurance issues.
- What will the next steps be to what can the townspeople do.

Questions were also raised as to:

- Is this modelling data correct – does it take into account the bridge relief and culverts?
- Is there better data available?
- What can the towns people do to mitigate, make sure the river is well managed, planting to be done appropriately, make larger culverts and more?
- To whom can the townspeople send petitions to make sure that the river is managed and flood mitigation is improved.

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8 INFORMATION ITEMS

RECOMMENDATION

That Council acknowledge receipt of the non-compliant petition presented to Council by Councillor Terrett on 4 September 2025. The petition is relative to Draft Amendment 14/2024: Rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale and Apply a Modified Evandale Specific Area Plan to the Land.

RECOMMENDATION

That the Open Council Information items be received.

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: *Des Jennings, General Manager*

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

Date Held	Purpose of Workshop
01/09/2025	**Council Workshop** • Presentations: Community Consultation Feedback – Evandale Draft Amendment 14/2024 Rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale (Traders In Purple). Discussion included: • Road Widening - Draft Policy; Odour Monitoring, Longford; 10 Minute Briefing – Heritage Advisors Officer, Honeysuckle Banks Dump Point, Hobart Road Shared Pathway, Perth EV site, Signage re plover nests in parks, Budget process planning and building, Dog Management Policy.
15/09/2025	**Council Workshop** Discussion: Council Meeting Agenda items.

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 13 August 2025 to 8 September 2025 are as follows:

Date	Activity
13 August 2025	Attended Avoca Museum and Information Centre meeting, Avoca
14 August 2025	Attended Elizabeth Macquarie Irrigation meeting, Campbell Town
14 August 2025	Attended ALGWA Masterclass workshop, Online
18 August 2025	Attended Streetscape Tender review and Signing Campbell Town, Longford
18 August 2025	Attended Council Workshop and Meeting, Longford
19 August 2025	Attended meeting with Council Officer, Longford
20 August 2025	Attended meeting with Council Officer, Longford
20 August 2025	Attended TRANSLink Intermodal Facility - Steering Committee Meeting, Launceston
22 August 2025	Attended ALGWA Board Meeting, Online
25 August 2025	Attended meeting with Media Representative, Fingal
28 August 2025	Attended meeting with Council Officer, Longford
30 August 2025	Attended City Park Radio AGM, Launceston
1 September 2025	Attended Council Workshop, Longford
3 September 2025	Attended Grand Final – Campbell Town sporting teams, Prospect
3 September 2025	Attended meeting with Council Officer, Longford
3 September 2025	Attended NMBA - Illuminate Legacy Workshop, Longford

Date	Activity
6 September 2025	Attended Landcare meeting, Rossarden
8 September 2025	Attended LGAT Webinar – Tasmania's Population: The Current Reality, Online
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's and Acting General Manager's Activities Attended & Planned for the period 11 August to 5 September 2025 are as follows:

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

Date	Activity
13/08/2025	Met with tenant
18/08/2025	Attended Council Workshop and Meeting
27/08/2025	Attended TRANSLink Intermodal Facility Project Team meeting
29/08/2025	Met with TasWater
29/08/2025	Attended Northern General Managers Special Workshop
01/09/2025	Attended Council Workshop
03 - 04/09/2025	Attended LGAT General Managers Workshop
05/09/2025	Met with developer
05/09/2025	Met with CEO, Burnie Works

8.4 PETITIONS: EVANDALE EXPANSION PLAN REZONING APPLICATION (DRAFT AMENDMENT 14/2024)

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

Evandale Expansion Plan Rezoning Application (Draft Amendment 14/2024)

A petition submitted by Janice Miller was received by Council on 4 September 2025. The petition is relative to *"Draft Amendment 14/2024: Rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale and Apply a Modified Evandale Specific Area Plan to the Land"* and is non-compliant having not met the following provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings:

"Section 57. Petitions

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

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

(...)

(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

ATTACHMENTS

The Petition is included in the Closed Council Agenda Attachments.

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		
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2025/2026 YTD	Total 2024/25	Total 2023/24
132	142	92											**234**	**896**	**820**
337	37	44											**81**	**418**	**379**

8.7 ANIMAL CONTROL

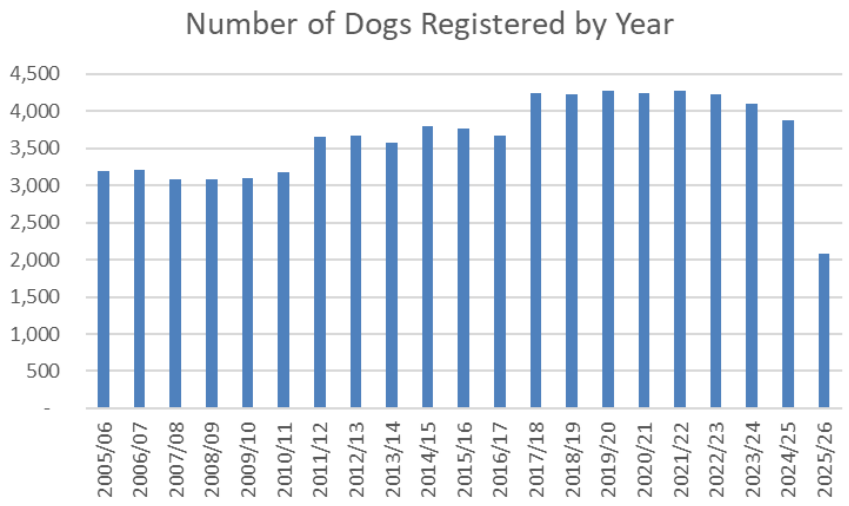
Prepared by: *Maree Bricknell, Corporate Services Manager*

Item	Income/Issues 2024/2025		Income/Issues for August 2025		Income/Issues year to date 2025/2026	
	No.	$	No.	$	No.	$
Dogs Registered	3,864	102,278	2,056	68,930	2,082	70,082
Dogs Impounded	14	3,141			4	650
Euthanised	3	627				
Re-claimed	10		4		4	
Re-homed/Dogs Home	1		2	143	2	143
New Kennel Applications	16	1,070				
Renewed Kennel Licences	82	4,100			85	4,675
Infringement Notices (paid in full)	59	12,935	3	1,028	6	3,488
Legal Action						
Livestock Impounded	3	150				
TOTAL		**$124,302**		**$70,101**		**$79,037**

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

Microchips:
0 dogs microchipped.

Attacks:
2 attacks - 0 under investigation.



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	**18**	4	14										
Routine Mobile/Market stall Food Inspections	**0**	0	0										
Preliminary Site Visits – Licensed Premises	**1**	1	0										
On-site wastewater Assessments	**6**	4	2										
Complaints/Enquiries – All Types	**13**	7	6										
Place of Assembly approvals	**0**	0	0										
Notifiable Diseases	**0**	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	**2**	0	2										
Building & Planning	36	260	**42**	31	11										
Community Services	59	52	**0**	0	0										
Corporate Services	26	353	**31**	1	30										
Governance	19	18	**0**	0	0										
Waste	14	21	**1**	1	0										
Works	415	446	**32**	24	8										

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

Date	Recipient	Purpose	Amount $
20-Aug-25	Julie Zaporrozec	Representation - Tas Indoor Bowls Representation	100
20-Aug-25	Simon Zaporrozec	Representation - Tas Indoor Bowls Representation	100
		TOTAL	$200

8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2023-08-21 Ordinary Meeting of Council - Open Council	7 4.3	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	Executive Assistant, Executive Officer, Executive Officer	12/09/2023 Executive Assistant Meeting set for discussion on master plan for the precinct. 11/10/2023 Executive Assistant Design requested, plan awaited. 14/02/2024 Executive Assistant Plan received. To be listed for Council Workshop. 07/03/2024 Executive Officer Matter considered by Councillors at Workshop Monday 4 March 2023. Further concept plan to be prepared and presented back to the Councillors for endorsement prior to public consultation. 30/04/2024 Executive Officer Matter to be further presented to Councillors at a workshop after July 2024. 08/08/2024 Executive Assistant Listed for discussion at 5 August 2024 Council Workshop. 11/11/2024 Executive Assistant Response to August 2024 letter awaited. Follow up correspondence prepared. 05/02/2025 Executive Assistant Meeting scheduled with landowner for 14/02/25. 20/02/2025 Executive Assistant On site meeting for JBS Plant Manager, GM and Works Manager scheduled for early March. 08/04/2025 Executive Assistant Meeting held with JBS Plant Manager, Council Officers awaiting a response.

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
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	05/12/2023 Executive Assistant Investigation to commence early 2024. 12/04/2024 Engineering Officer DSG have requested that Council review all Longford entrance signs as part of the proposal to install town signage in the Longford roundabout. Discussion with DSG around Longford entrance signage have commenced. 09/05/2024 Engineering Officer DSG has raised concerns about sight lines and the safety of the structure if impacted by a vehicle. The design is currently being reviewed by an engineering consultant. 14/06/2024 Engineering Officer Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant 04/07/2024 Engineering Officer Awaiting report from consultant 09/08/2024 Engineering Officer Consultant has provided a report and indicated that the existing design needs to be reviewed to ensure that the sign meets DSG frangibility requirements. The consultant has now commenced this work. 03/09/2024 Engineering Officer Awaiting report from consultant 08/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 Engineering Officer Awaiting further comment from DSG 07/02/2025 Engineering Officer DSG have indicated that the construction and location of the existing stone sign opposite Kingsley House needs to be reviewed as part of the approval process. A consultant has been engaged to carry out this work. 25/02/2025 Executive Assistant Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 Engineering Officer Report has been received from Traffic Engineer and a report is being prepared for a future Council meeting 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.
024-01-29 Ordinary Meeting - Open Council	5 3.2	Motion on Notice: Strategic Property Committee	In progress	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.	Executive Officer, Executive Officer	31/01/2024 Executive Officer Report is being prepared, to be presented to a future Council meeting. 07/03/2024 Executive Officer Report delayed due to staffing resources and competing priorities. Report to be presented to a future Council meeting. 04/04/2025 Executive Officer Report is being prepared for Council meeting and is intended to be presented at an upcoming council meeting. 16/06/2025 Executive Officer Finalising the report has been delayed due to competing priorities. To be completed as soon as staff are able. 08/09/2025 Executive Officer Due to other commitments this report has been delayed. Officers will attend to report once workload and completing priorities eased.

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
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 Woolmers Lane, from 60kmh to 50kmh.	Engineering Officer, Executive & Communications Officer	12/03/2024 Executive Assistant Letter sent to Minister. 09/05/2024 Engineering Officer Awaiting response from minister 13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister 10/07/2024 Engineering Officer Awaiting response from minister 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from minister 08/11/2024 Engineering Officer Awaiting response from minister 28/11/2024 Engineering Officer Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 06/05/2025 Engineering Officer Awaiting response from the Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from Department of State Growth 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.
2024-03-18 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 - Ordinary Meeting	7 3.2	Illawarra Road Bridges review - Weight rating and usage	Awaiting external response	That Council follow up the request to the Department of State Growth.	Engineering Officer, Executive & Communications Officer	31/10/2024 Executive & Communications Officer Enquiry has been sent to Department of State Growth. 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 13/05/2025 Engineering Officer Awaiting response from Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from the Department of State Growth 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. 27/08/2025 Executive Assistant Project officer awaiting response from Parents for Climate Change.

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-01-20 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Request for General Manager, Mayor and Deputy Mayor to Stand Aside	In progress	That Council: i. clarify circumstances surrounding the repayment of $11,000 and the categorisation of it as private legal advice; and ii. seek advice regarding employment of law elements that Council as the employer of the General Manager may need to take as to a position it takes with regard to requesting the General Manager stands down, including contract provisions.	Corporate Services Manager, Executive Officer, Executive Officer	11/02/2025 Executive Assistant Seeking legal advice.
2025-01-20 Open Council - Ordinary Meeting	7 1.3	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	Completed	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	Completed	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.

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-05-19 Open Council - Ordinary Meeting	14.1	Proposed Electric Vehicle Charging Station, Longford	Completed	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. 27/08/2025 Executive Assistant Project Officer advised EnergyROI Engineer reported negotiations and planning are underway towards installing a 240KW charger in the rear carpark at Hill Street IGA - to service two parking bays. He advises that under the Tasmanian Planning Scheme, EV chargers in existing carparks are exempt from requiring planning approval. He anticipates the installation should be completed by the end of 2025.
2025-06-23 Open Council - Ordinary Meeting	7 1.1	Ross Township Entry Signs - Dual Naming MAKALA	Completed	That Council a) approve the Committee request to investigate the aboriginal name of Ross; and b) investigate updating the entry sign to Ross to include the aboriginal name.	Executive & Communications Officer	30/06/2025 Executive & Communications Officer Email to investigate Palawa kani sent to Tasmanian Aboriginal Centre 12/08/2025 Executive & Communications Officer 12 June 2025 - email to TAC requesting information 11 August 2025 - email to language at TAC inc. 22/08/2025 Executive & Communications Officer Response from Annie Reynolds TAC conveys "sincere appreciation to the members of the Council for their commitment to honouring the Aboriginal history and language of their area specifically and Lutruwita/Tasmania generally." Under the Policy and Protocol for the use of palawa kani Language council's email is sufficient request for approval for the use of the name on entrance signs to Ross. 22/08/2025 Executive & Communications Officer Ross District Committee will be notified in the October meeting and request for signage for budget item 2026-27
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	12/08/2025 Executive & Communications Officer media release published Council website uploaded with endorsed strategy 22/08/2025 Executive & Communications Officer Council website web page created with NMC Climate Program

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
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. 05/09/2025 Executive Officer The community consultation has finished. Officers are preparing a report to take the outcome to October Council Workshop and Meeting.
2025-07-21 Open Council - Ordinary Meeting	5 3.1	Notice of Motion - Cleveland - Improvements to Township	In progress	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. 21/08/2025 Executive Assistant Costing received by Works Manager. Draft report being prepared. 08/09/2025 Executive Assistant Costings received from Consultant. Listed for October Workshop.
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.
2025-08-18 Open Council - Ordinary Meeting	14.1	Local Government Association of Tasmania (LGAT): Motions for 20 November 2025 General Meeting	Completed	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.	Executive Assistant	21/08/2025 Executive Assistant Motions sent to LGAT 21/08/25 for November agenda.
2025-08-18 Open Council - Ordinary Meeting	15.2	Community Funding for Festivals and Events: Round 2	Completed	That Council allocate Round 2 Event assistance as per the schedule [included in Agenda].	Corporate Services Manager	08/09/2025 Executive Assistant Applicants notified.

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

Resource Sharing Summary 1/7/25 to 30/6/26 As at 31 August 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	25	6,749
Total Services Provided by NMC to Meander Valley Council		$6,749
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		$6,749
Net Income Flow	**25**	$6,749
Private Works and Council Funded Works for External Organisations	**Hours**	**Amount $**
• Cleaner – Evandale War Memorial Hall		189
• Cleaner – Evandale Community Centre		94
• Monitoring Lake Leake - Elizabeth Water Trust		138
• Ground Maintenance– Avoca School		658
• Cleaner – Avoca Hall		24
• Fire Hazard - Austral Bricks Tas		239
• P Brown – Vac Out Stormwater Pit		125
• R Grundy – Grading Driveway		244
• Dog Was – Waste Bags		5
	17	$854.42

8.13 VANDALISM

Prepared by: Samuel Goss, Trainee Engineering Officer & Leigh McCullagh, Works Manager

Incident	Location	August 2025	Estimated Cost of Damages Total to Date 2025/26	Total 2024/25
Broken toilet roll holders x 2 and soap dispensers x2.	Longford	$350		
Broken door at Perth Train Park x 2	Perth	$1000		
Works Depot break in.	Longford	$ 1000		
Broken soap dispensers at Village Green toilets x 2	Longford	$ 160		
Broken handle and striker cover.	Liffey	$ 300		
Toilet button at Village Green	Longford	$ 100		
Perth Train Park Toilets fire	Perth	$ 20,000 (insured)		
	TOTAL COST VANDALISM	**$ 22,910**	**$ 26,060**	**$ 44,850**

8.14 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AT 27 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 1 September 2025
		Gov		***Longford***	Budget allocation 2024/25 from	1,793,628	Progress reports

	Project			Status		$	Scheduled
				DA submitted.	Federal Govt Election Commitment 2019. Federal funding must be expended by 30 June 2025 at the latest. Funds proposed for streetscape upgrade approved for reallocation to the Longford-Mill Dam shared pathway at the April 2024 Council Meeting.		submitted. Variation of completion date request (to December 2025) approved. Shared pathway development underway.
		C&D		***Perth*** 2022 Election Commitment secured through the PCIP DA approved.	Contribution from $8m Federal Govt Election Commitment 2022.		In progress, completion Nov 2025
4.1.	*Longford Memorial Hall Upgrade*	Gov		Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.	Main Building & BBQ shelter completed.		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.	Federal Election commitment of $5m for planning stage. Further $30m commitment subject to planning stage.	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.	Valuation received.		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.	Staff resources only to support grant funding applications.		Not scheduled at this stage.
5.3	*Campbell Town – Town Hall Sale or Lease*	Gov		Agent appointed – all offers to be presented to Council.			Ongoing
5.3	*Longford Library & exhibition Building on the Village Green*	Gov		***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 2nd ground.			Completed.
5.1	*Swimming Pool Upgrades (several)*	Gov Gov		***Covering of Campbell Town & Cressy Swimming Pools*** Included in NMC Priority Projects document. ***Cressy:*** Solar system replacement ***Ross:*** Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	 Allocation 2024/25 Budget allocation 2023-24 towards WHS issues.	- 50,000	Not scheduled at this stage. 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 3rd 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 submitted.
- Ross Men's Shed Extension: Grant Agreement signed. 80% completion report submitted June 2025.
- Napoleon Street Park – $127,695 secured through the State Government Open Spaces Grant Round Two. Council resolved at July 2024 Council Meeting to fund the work across two financial years. 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.

8.15 ROAD WIDENING REQUIREMENTS ASSOCIATED WITH SUBDIVISION

Prepared by: Erin Miles, Project Officer - Community & Development

Following discussion at the 1st September 2025 Council Workshop, the matter was discussed, with the view to allow the legislation to provide the parameters for road widening - required as part of an application for subdivision.

At the January 2025 Council meeting, discussion relating to Planning application PLN-24-0181 for a 5-lot subdivision at 1095 Bishopsbourne Road (Coach Lane), Bishopsbourne, considered whether a policy is required for road widening, as well as discussion around road sealing and fire safety.

This matter has been reviewed, and it is considered that existing legislation adequately sets out the process and compensation requirements for road widening associated with a subdivision, as detailed below. Road widening not associated with the subdivision process shall follow standard land acquisition processes.

In the case of Coach Lane, existing road titles allowing for future widening have been in place since the 1980's, with the total road reserve width varying between 9.5m and 15m (Figure 1). Coach Lane is unique, in that although it generally operates as a no-through road, a gate on the southern end provides access to Bishopsbourne Road, if required (for large vehicles/grader/fire safety etc)/.

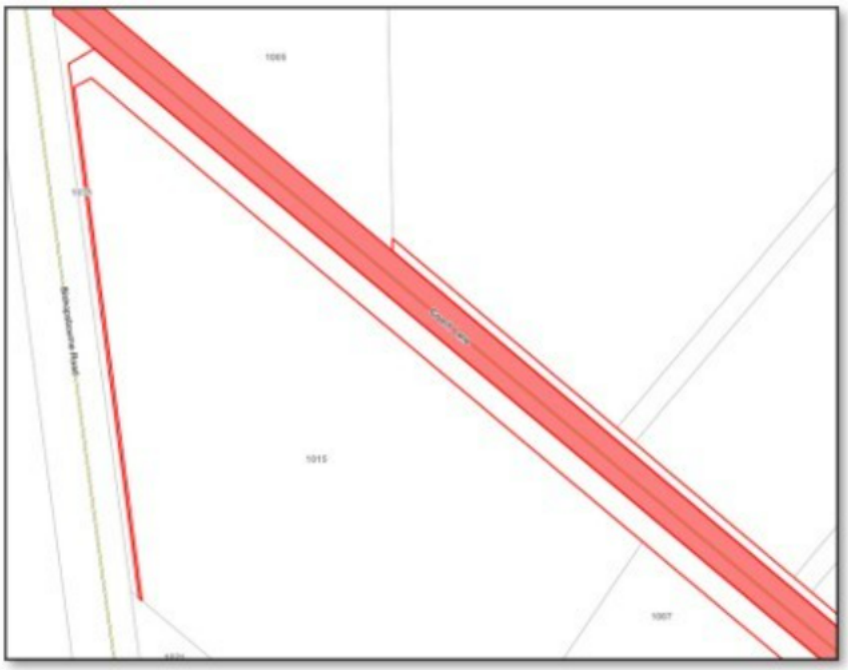


Figure 1: Example of road widening titles (outlined in red) either side of existing section of constructed Coach Lane (highlighted red).

TURNING HEAD REQUIREMENTS FOR ROADS

LGAT Standard drawing TSD-R08-v3 sets out the typical cul-de-sac details for new urban and rural roads, requiring a 9m radius, except where required to be increased to 12 or 12.5m for Bushfire Management Plans or industrial development. This accommodates a single movement turn by a design car (12m turning circle) , and three point turn by a design service vehicle (8.8m long). The LGAT Standards set out best practice for road upgrades.

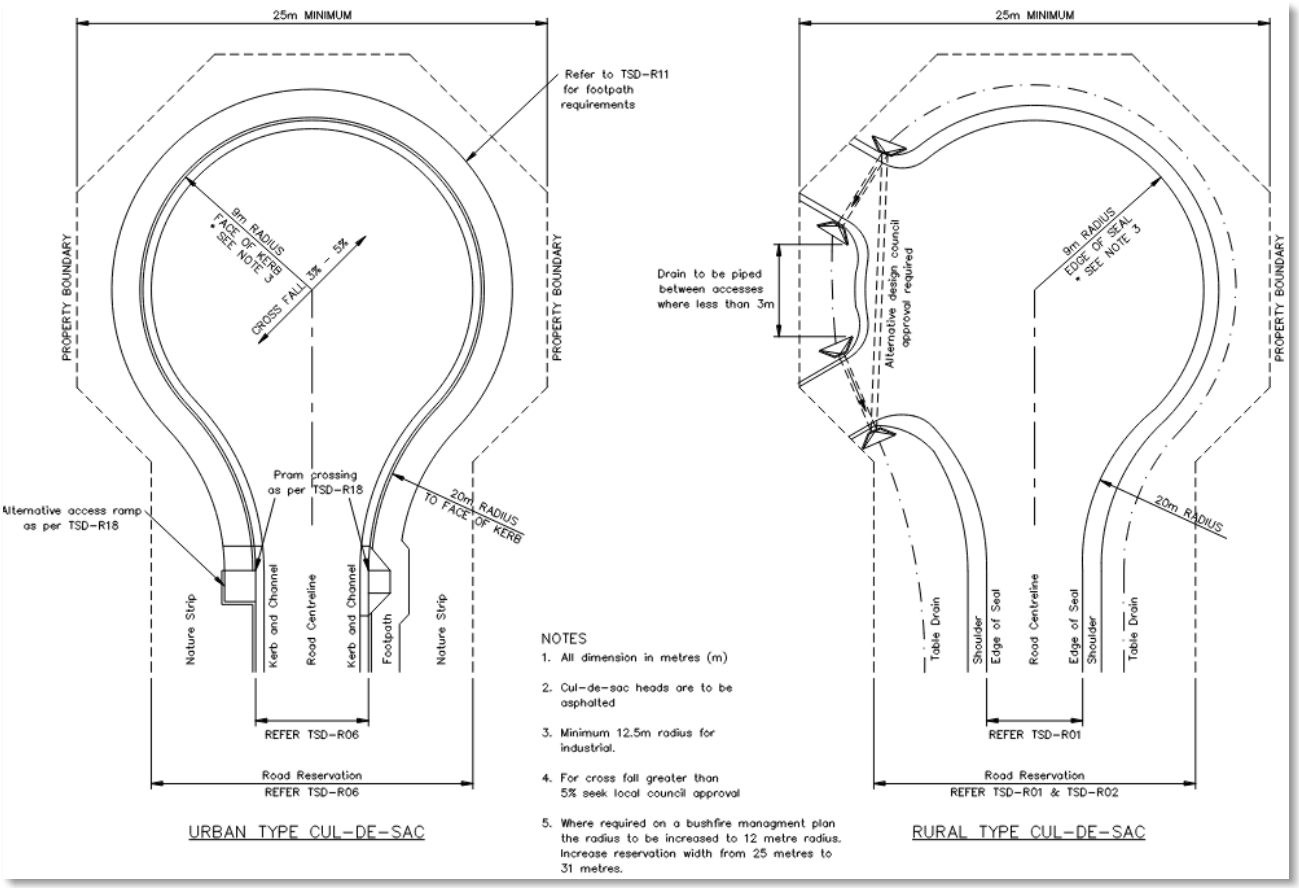


Figure 2: Typical Cul-De-Sac Details for Urban and Rural Roads TSD-R08-v3s

The C13.0 Bushfire-Prone Areas Code contains Development Standards for Subdivision, including standards for road (Table C13.1) and property access (C13.2) – see below. These standards only apply to the area of development proposed (not the existing road network, such as Coach Lane).

Table C13.1: Standards for roads

Element		Requirement
A.	Roads.	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and

		(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743:2018 Road signs-Specifications*.

Table C13.2: Standards for property access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

PROCESS FOR REQUIRING ROAD WIDENING WHEN AN APPLICATION FOR SUBDIVISION IS LODGED

1. Planning application lodged for subdivision.
2. A Traffic Impact Assessment (TIA) may be requested to demonstrate compliance with clause C3.5.1 P1 of the Planning Scheme. Reliance on the performance criteria (and ability to request TIA) is relevant if vehicle movements increase by more than the amounts listed in Table C3.1 (below).

   The TIA is required to assess existing/future road/s and access against the LGAT standards. The planning authority may request additional information/condition a planning permit based on information contained within the TIA.

   Table C3.1 Acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)

Location of vehicular traffic	**Amount of acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)**	
	Vehicles up to 5.5m long	**Vehicles longer than 5.5m long**
Vehicle crossing on major roads and private level crossings	10% or 10 vehicle movements per day, whichever is the greater	10%
Vehicle crossings on other roads	20% or 40 vehicle movements per day, whichever is the greater	20% or 5 vehicle movements per day, whichever is the greater

3. Council's Planning Department refer ALL subdivision applications that require a permit to Council's Works and Infrastructure (W & I) Department. This process provides Council's Works and Infrastructure Department the opportunity to comment on existing road and access arrangements and whether any additional works/designs/road widening is required.
   Action: *Referral document to be updated to explicitly ask if road widening is required, and if so, to provide widths and plan showing location of required widening to ensure future upgrades are capable of meeting LGAT standards.*
4. The *Local Government (Building and Miscellaneous Provisions) Act 1993* contains provisions to allow Council to seek road widening, if required. Compensation requirements are detailed within the act (see below).

RELEVANT SECTIONS OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993

85. Refusal of application for subdivision

The council may refuse to approve a plan of subdivision if it is of the opinion –

(d) that the layout should be altered to include or omit –

(viii) provision for widening or deviating ways on or adjoining land comprised in the subdivision; or

108. Road widening

(1) If a council does not approve a plan for a subdivision because of any matter referred to in section 85 , a council, in respect of an existing highway, may obtain –

(a) a dedication of land for widening or diverting; or

(b) a licence to embank.

(2) Subject to subsection (4), when the sealed plan takes effect the owner is entitled to compensation as if the dedication or licence were an estate in land that had been acquired by compulsory process under the Land Acquisition Act 1993.

(3) The land dedicated or subject to the licence is to be valued as at the date of lodgement of the plan of subdivision.

(4) 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.

(5) If the highway varies in width because in parts land has already been acquired or dedications made for the purpose of widening it, its middle line is to be determined as if no such acquisitions or dedications have been made.

96. Dedication as highway
(1) If a sealed plan shows provision for widening or deviating a way on, or adjoining, land comprised in the plan, an obligation runs with that land to dedicate it as a highway if required to do so by the highway authority.
(2) If the highway authority requires a dedication under subsection (1), it must tender an amount in compensation.
(3) If the owner does not accept the amount tendered, the owner must dedicate the land and is entitled to compensation as agreed between the owner and the highway authority.
(4) If there is no agreement under subsection (3), the compensation payable to the owner is to be determined as if it were a disputed claim for compensation under the Land Acquisition Act 1993.
(5) Compensation payable to the owner under subsection (4) is to be determined as at the date on which the plan was sealed.

SUMMARY

During the process of obtaining a planning permit to subdivide, a portion of the land may be required for road widening purposes. This land can be taken at the time of subdivision and is shown as 'Road Widening' on the survey plan, or can be taken later, and is shown as 'Required for Road Widening' (similar to an easement) on the survey plan, as per the provisions contained within the *Local Government (Building and Miscellaneous Provisions) Act 1993.*

Works required to ensure the subdivision meets the requirements of the Planning Scheme (eg Road and Railway Assets Code/Bushfire-Prone Areas Code) may be conditioned by the Planning Permit and are the responsibility of the developer unless otherwise agreed to by Council on a case-by-case basis. The maintenance and upgrades of Council's road assets are governed by Council's Asset Management Policy and Asset Management Plan: Transport.

Q & A

Does a subdivision automatically require road widening?

No. This depends on the number of vehicle movements, whether the existing road meets LGAT standards and its capacity to accommodate additional traffic, future land use and Council's Asset Management Plans. Determining these matters is part of the assessment process.

Are all *NEW* roads required to meet LGAT standards?

Yes.

Who pays for road widening if required to facilitate the subdivision (ie. Specified as being required for safe access in a Traffic Impact Assessment)?

The developer.

Who pays if Council requests road widening (or land for future road widening) to ensure it has available land for future upgrades?

Council must pay compensation. However, 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 (refer relevant sections of the Local Government (Building and Miscellaneous Provisions) Act 1993 above).

Is there a way to make developers contribute to road upgrades?

There are three avenues by which Council can impose charges and/or contributions.

Firstly, under section 205 of the *Local Government Act 1993:*

205. Fees and charges
(1) In addition to any other power to impose fees and charges but subject to subsection (2), a council may impose fees and charges in respect of any one or all of the following matters:
(a) the use of any property or facility owned, controlled, managed or maintained by the council;
(b) services supplied at a person's request;
(c) carrying out work at a person's request;
(d) providing information or materials, or providing copies of, or extracts from, records of the council;
(e) any application to the council;
(f) any licence, permit, registration or authorization granted by the council;
(g) any other prescribed matter.

A generic contribution toward road upgrades does not fit within any of the categories of section 205 (1). Incorporating a road widening component into the application fees is unlikely to meet the ''Wednesbury" principle, in that: the decision to impose a charge must not be so unreasonable that no Council would impose the same charge.

Secondly, Council has the ability to impose conditions (including the requirement for contributions) under section 51 (3A) of the *Land Use Planning and Approvals Act 1993*, for discretionary applications – commonly referred to as a Headworks or Infrastructure Contribution charge. Conditions of this nature must meet the "Temwood" test, noting: A) it must be for a planning purpose – relate to specific infrastructure, B) it must reasonably relate to the proposed use and development – necessary as a result of the proposed use or development, and C) must not be so unreasonable that no reasonable planning authority could have imposed it – fairly represents the cost to Council.

Thirdly, Council may enter into agreements as specified in Section 73A of the *Land Use Planning and Approvals Act 1993,* for the provision or staging of infrastructure.

73A. Payments and contributions for infrastructure
(1) An agreement may include a provision for a payment or other contribution for infrastructure to be made by any party to the agreement.
(2) Without limiting subsection (1) , an agreement may make provision –
(a) for a payment or other contribution for infrastructure to be made in stages; or
(b) for works or other development to be undertaken by the owner on behalf of the planning authority or any other party to the agreement.
(3) The matters provided for under section 86 of the Local Government (Building and Miscellaneous Provisions) Act 1993 may be dealt with in whole or in part under an agreement required –
(a) as a condition of a permit; or
(b) under the provisions of a planning scheme.

The complexity of infrastructure charges and need for an in depth review and development of an Infrastructure Contributions Scheme in Tasmania is well discussed in the LGAT document *Infrastructure Contributions – Discussion Paper* (April 2022) – available here.

Council does not charge a fee explicitly for road widening or general infrastructure. For subdivision, Council charges a $300 per lot fee in addition to a planning application fee, $2000 stormwater developer contribution (per lot for residential zoned land, unless works undertaken) and $415 (+$150 per lot for each lot over 3 lots) Engineering Assessment fee.

How are funds distributed for road upgrades and prioritised for upgrades/works?

The maintenance and upgrades of Council's road assets are governed by Council's Asset Management Policy and Asset Management Plan: Transport.

ATTACHMENTS

1. Pages from Tasmanian- Municipal- Standards- Drawings-v 3- December-20202 [**8.15.1** - 5 pages]

9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

PUBLIC QUESTIONS

10 COUNCIL ACTING AS A PLANNING AUTHORITY

RECOMMENDATION

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Items 11.1 to 11.2.

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

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PLAN 11.1:	Draft Amendment 19/2025: 5 Eskleigh Road, Perth - Insert Site Specific Qualifications Combined with 2-Lot Subdivision
PLAN 11.2:	Draft Amendment 14/2024: Rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale and Apply a Modified Evandale Specific Area Plan to the Land

11 PLANNING REPORTS

11.1 DRAFT AMENDMENT 19/2025: 5 ESKLEIGH ROAD, PERTH - INSERT SITE SPECIFIC QUALIFICATIONS COMBINED WITH 2-LOT SUBDIVISION

File: *104200.385*
Responsible Officer: *Des Jennings, General Manager*
Report prepared by: *Paul Godier, Senior Planner*

RECOMMENDATION
That the Planning Authority:

1. Under section 38(2)(a) of the *Land Use Planning and Approvals Act 1993*, decide to agree to the amendment to 'insert Site-Specific Qualifications NOR-21.1 & NOR-30.1, and to prepare draft amendment 19/2025 to the Northern Midlands Local Provisions Schedule, as below.

And

2. Under section 40F(2)(a) of the Act, certify that draft amendment 14/2024 meet section 34 LPS criteria of the Act.

Draft Amendment 19/2025 of the Northern Midlands Local Provisions Schedule

A. Amend clause NOR-Site-specific Qualifications by inserting the following:

NOR-21.1	5 Eskleigh Road, Perth	185939/1	An addition to the Acceptable Solution for the site is: "(d) be for the separation of the Agriculture Zone from the Future Urban Zone along the alignment of the Midland Highway which divides the site".	Agriculture Zone – Standard 21.5.1 A1 (Lot Design)
NOR-30.1	5 Eskleigh Road, Perth	185939/1	An addition to the Acceptable Solution for the site is: "(d) be for the separation of the Urban Zone from the Agriculture Zone along the alignment of the Midland Highway which divides the site".	Future Urban Zone – Standard 30.5.1 A1 (Lot Design)

B. Amend the planning scheme maps to show a site-specific qualification on 5 Eskleigh Road, Perth (folio of the Register 185939/1).

And

3. Under section 40Y(2) of the Act, grant a permit to develop and use the land at 5 Eskleigh Road, Perth (folio of the Register 185939/1) for a 2-lot subdivision subject to the following conditions:

Endorsed Documents
The use and development must be in accordance with the endorsed document P1 (Subdivision Proposal Plan, 6ty, Project No. 24.264, Drawing No., Cp01, Rev -, 10.04.25).

TasWater conditions
Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2023/01002-NMC) – Attached at Appendix A.

TasNetworks Easement
The final plan of subdivision must show a 12m wide easement (6m either side of the centreline) over the overhead high voltage (22kV) feeders on the subject site.

1 INTRODUCTION

This report assesses a draft amendment to the Northern Midlands Local Provisions Schedule to insert site specific qualifications to allow the site to be subdivided placing the Agriculture zoned land on one lot and the Future Urban zoned land on another lot.

The site comprises a single lot that is addressed as 'Glen Ireh' 5 Eskleigh Road, Perth and comprised in Folio of the Register Volume 185939 Folio 1 as illustrated in Image 1.

Source: base image and data from the LIST (https://maps.thelist.tas.gov.au/listmap/app/list/map).

^Image 1 – aerial image illustrating the location and spatial extent of the site (from 6ty°application report)

2 BACKGROUND

Applicant: 6ty°	**Owner:** Bernard John Einoder
Zone: Agriculture Zone & Future Urban Zone	**Codes/Specific Area Plans:**
Classification under the scheme: Combined planning scheme amendment and planning permit for 2-lot subdivision	**Existing use:** Farming and house
Decision Date: Decision must be made by 19 September 2025	**Recommendation:** That Council as planning authority agree to, and certify, the draft amendment, and grant a planning permit for a 2-lot subdivision.

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

37. Request for amendment of LPSs

(1) A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.

(2) A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.

(3) A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land –

(a) be signed by each owner of the land; or

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

38. Decision in relation to request

(1) A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under section 37(1) , must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.

(2) A planning authority, within 42 days after receiving a request under section 37(1) or a longer period allowed by the Commission, must –

(a) decide to agree to the amendment and prepare a draft amendment of the LPS; or

(b) decide to refuse to prepare the draft amendment of the LPS.

40T. Permit application that requires amendment of LPS

(1) A person who requests a planning authority under section 37 to amend an LPS may also, under this subsection –

(a) make an application to the planning authority for a permit, which permit could not be issued unless the LPS were amended as requested; and

(b) request the planning authority to consider the request to amend the LPS and the application for a permit at the same time.

40W. Determination of amendment where concurrent permit application sought

(1) A planning authority to which a request is made under section 40T(1) may agree, or refuse to agree, to the request.

40X. Permit application may be considered concurrently with application for LPS amendment

A planning authority that has –

(a) decided under section 40W(1) to agree to a request under section 40T(1) ; and

(b) decided under section 40D to prepare a draft amendment of an LPS to which a request under section 40T(1) relates –

may consider the application under section 40T(1) for a permit at the same time as it prepares the draft amendment of an LPS.

40Y. Determination of concurrent permit application

(1) A planning authority that agrees to a request under section 40T(1) must determine under subsection (2) the application under section 40T(1) for a permit that accompanies the request, before it complies with section 40G in relation to the draft amendment of an LPS to which the request relates.

(2) A planning authority that agrees to a request under section 40T(1) must determine the application under section 40T(1) for a permit that accompanies the request by –

(a) granting the permit unconditionally or subject to the conditions or restrictions that the planning authority thinks fit and imposes on the permit; or

(b) refusing to grant the permit.

(3) A planning authority, in determining under subsection (2) an application for a permit under section 40T(1) –

(a) must seek to further the objectives set out in Schedule 1 ; and

(b) must take into consideration any matters prescribed for the purposes of this section that are relevant to the application.

(4) The determination by a planning authority under subsection (2) of an application under section 40T(1) for a permit is to be made by reference to the provision of the planning scheme as in force at the date of the decision, as if the scheme had been amended in accordance with the draft amendment of the LPS, to which the application for the permit relates, that the planning authority has decided under section 40D to prepare.

(5) Sections 51 , 52 , 53 , 54 , 55 , 56 , 57 , 58 and 59 do not apply in relation to an application under section 40T(1) for a permit.

4 SUBJECT SITE AND LOCALITY

4.1 Proposal

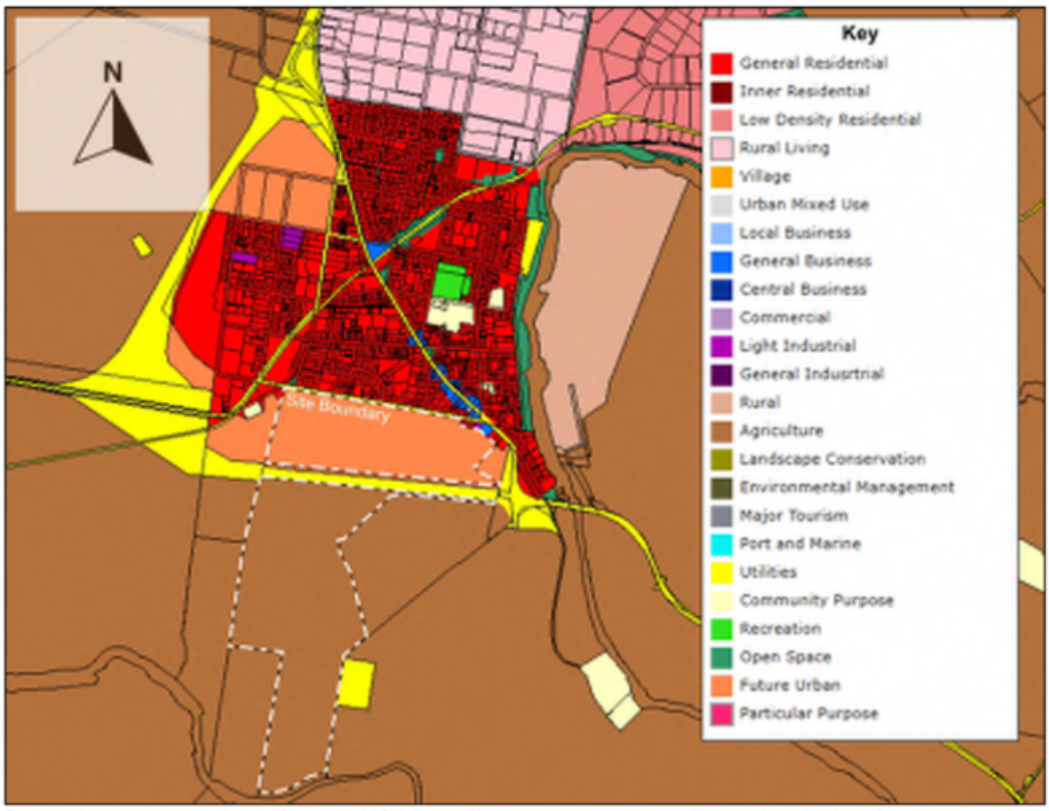
The draft amendment seeks apply two (2) site-specific qualifications across 'Glen Ireh' 5 Eskleigh Road, Perth identified in Certificate of Title Volume 185939 Folio 1 ('the site'). The purpose of the proposed draft amendment (application of site-specific qualifications) is to enable an application for a two (2) lot subdivision of the site which would otherwise not be allowable under the Scheme without the proposed draft amendment. The proposed subdivision would allow the current Future Urban Zone of the site to be separated from the current Agriculture Zone of the site.

The applicant advises that:

The primary rationale of the proposed draft amendment is to facilitate the realisation and provision of residential land supply as articulated within the Perth Structure Plan 2017 ('Structure Plan'). In this regard, the northern end of the site between Drummond Street and Midland Highway is identified as the South Perth residential area within the Structure Plan which was anticipated to be severed from the dwelling and main farm following the completion of the Perth bypass which rerouted Midland Highway around the western and southern outskirts of the Perth settlement area.
Guided by the recommendations of the Structure Plan, the South Perth development area was assigned to the Future Urban Zone within Council's Local Provisions Schedule which resulted in the site being split zoned with the Future Urban zone applying to the northern side of Midland Highway and the Agriculture zone applying to the southern side of Midland Highway. The Future Urban and Agriculture zones that are assigned to the site are physically separated by the Utilities Zone (which applies to the Midland Highway road corridor).
The land owner has no interest in developing the South Perth residential land.
The current subdivision development standards within the Future Urban Zone (and Agriculture Zone) of the Scheme do not allow for the site to be subdivided into separate lots along the current zone boundaries2.
The draft amendment will allow a subdivision pathway through the site-specific qualification which is proposed whilst retaining the underlying zones of the site. The proposed subdivision that forms part of this application will enable the residential zoned land (Future Urban Zone) to be contained within a single lot which will allow it to be sold by the land owner to a developer who would take carriage of future development of the South Perth residential area.
The Agriculture Zoned land will be retained within a separate (balance) lot by the owner.

4.2 Zone and Land Use

The land is in two zones, Agriculture Zone and Future Urban Zone, as illustrated below.



Source: base image and data from the LIST (https://maps.thelist.tas.gov.au/listmap/app/list/map).

^Image 2 – map identifying the zone of the site and land surrounding the site (from 6ty° application report)

4.3 Subject Site and Locality

As per the application:

The site comprises a single lot irregular shaped lot that is bisected by Midland Highway. The Midland Highway frontage associated with both parts of the site is the corollary of the Perth Link Road (Perth bypass) project which was completed in 2020. The site has an area of approximately 132.2ha. The northern part of the site has 1.02km of frontage to Drummond Street along its northern boundary and 1.34km of frontage to Midland Highway along its southern boundary. The northern part of the site has an area of 47.2ha and is located on the southern per-urban fringe of Perth. It is vacant and comprises improved pasture that is grazed. Access to the northern part of the Site is from an existing vehicle crossing at the eastern end of the Drummond Street frontage. The southern part of the site has 1.34km of frontage to Midland Highway along its northern boundary and 15m of frontage to Eskleigh Road at the eastern end of the narrow linear section of the lot that is parallel to Midland Highway. A single dwelling is located in the north-eastern corner which is contained within a large curtilage defined predominantly by domestic garden. The remaining land within the southern part of the site comprises improved pasture that is grazed. Access to the southern part of the site is from an existing vehicular crossing at the Eskleigh Road frontage.

4.4 Notice to agencies and State authorities

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

(a) the relevant agencies; and

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

TasWater

TasWater does not object to the draft amendment to planning scheme and TasWater has the following formal comments for the Tasmanian Planning Commission in relation to this rezoning application, and is happy to attend any subsequent hearings.

Future development intensification of this site specific qualifications across 'Glen Ireh' 5 Eskleigh Road, Perth will have infrastructure implications. These may be addressed prior to development, but for future developments, the following considerations will apply:

Sewer:

- ***Current Sewage Treatment Plant (STP) Capacity:*** *The Perth STP is currently operating at twice its licensed Average Dry Weather Flow (ADWF) capacity. Development of this land will exacerbate the issue. A partial recycled water scheme is in place, and the environmental risk is rated as Medium.*
- ***Short-Term Works:*** *Minor upgrades have been identified, including relocating the inlet of Primary Lagoon 1 to reduce short-circuiting, installing baffles, and enhancing aeration to improve BOD and ammonia removal. Additional aeration or mixing in the secondary lagoon may be required to control algal blooms. Maintaining adequate Hydraulic Retention Time (HRT) will be increasingly difficult.*
- ***Long-Term Planning:*** *Options include constructing a new STP or rationalising flows to the Longford STP. Future development could occur by exploring an option of a developer driven interim terminal Sewage Pump Station (SPS) that transfers flows to Longford. This could be a staged approach and incorporate the ability to augment/transition over to a permanent terminal SPS at the treatment plant. TasWater could consider using a rising main the developer builds and assist with a contribution towards upsizing pipe sizes to suit our long-term goals.*

Water:

- ***Yield:*** *Water extraction from the Macquarie River currently exceeds the licensed volume. This issue, involving third parties, is under resolution.*
- ***Water Treatment Plant:*** *The projected Mean Day Max Month (MDMM) demand of 0.3 ML/day for the new area is within existing spare capacity.*
- ***Bulk Mains and Pumping:*** *Modelling shows that 10.68 ML/day is delivered to the Perth/Evandale/Breadalbane area during peak days, with 5.96 ML retained in Perth—exceeding the MDMM requirement of 4.22 ML for two days. A section near Illawarra Road and the railway line has reduced capacity and may require early upgrades. The existing pump appears adequate, though known underperformance issues at Devon Hills Reservoir warrant caution.*
- ***Reservoir:*** *The McKinnons Hill Reservoir, serving this area, will be at 53.5% capacity post-intensification—deemed adequate.*

• ***Reticulation:*** *A DN225 CICL pipe (A471215), 75 years old, extends partially to the site and may require full renewal. It must be extended 100–200 m to reach the western boundary. The eastern end connects to the broader network, and modelling confirms pressure compliance. Further detail on boundary conditions will be available as development plans progress. All information is subject to change.*

TasNetworks

Based on the information provided, the subdivision is not likely to adversely affect TasNetworks' distribution operations. As this also involves a Planning Scheme Amendment to General Residential [proposed amendment changed to a site-specific qualification]*, TasNetworks Land Use Planning team will also provide a response to this.*

Planning Policy Unit - Department of State Growth

The Department of State Growth (State Growth) supports the rezoning to the General Residential Zone [proposed amendment changed to a site-specific qualification]*, noting development of the land represents a logical extension of the Perth township. However, State Growth recommends that the following matters are resolved prior to any decision on the draft amendment.*

Noise

The land proposed to be rezoned to the General Residential Zone [proposed amendment changed to a site-specific qualification] *is adjacent to the Midland Highway (Perth bypass). Prior to construction of the Perth bypass, noise modelling undertaken by State Growth identified that, once constructed, noise impacts may occur beyond the 50-metre road or railway attenuation area.*

As part of the assessment of the suitability of the land for residential purposes, a contemporary noise assessment should be undertaken by the proponent to determine the actual extent of noise impacts. The council should then consider the appropriateness of a mapped road attenuation area under the Road and Railway Assets Code.

Drainage

State Growth has previously noted that the hydrological impacts of the potential future subdivision on the Midland Highway should be investigated prior to any rezoning for residential purposes.

The application should include specific consideration against policy RIN-P4 and actions RIN-A7 and RIN-A8 of the Northern Tasmania Regional Land Use Strategy (regional strategy) as relates to both noise and drainage.

4.5 Notice of exhibition in relation to the draft amendment

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

> *(1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.*
>
> *(2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.*
>
> *(3) The exhibition notice is to –*
>
> *(a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and*
>
> *(b) specify that the draft amendment of the LPS is or will be –*
>
> > *(i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and*
> >
> > *(ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and*
>
> *(c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –*
>
> > *(i) the premises specified in the notice in accordance with paragraph (b)(i) ; or*
> >
> > *(ii) an electronic address specified in the notice.*
>
> *(4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –*
>
> *(a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and*
>
> *(b) excluding any days on which the exhibition premises are closed during normal business hours.*

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

4.6 Assessment against the LPS Criteria

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

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

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

(b) is in accordance with section 32

Under section 32:

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

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

The draft amendment seeks to insert a site-specific qualification. As advised in the application:
1. With respect to subsection (a), the proposed development which would be allowed by the proposed site-specific qualifications (being a 2-lot subdivision of the site) will provide for a significant social and economic benefit to the region and municipal area. In this regard, the proposed 2-lot subdivision will allow the area of the site assigned to the Future Urban Zone to be captured within a single lot. This provides the ability for the current landowner, who has no interest in developing the Future Urban Zone land within the site, to sell the lot to a developer who is able to take carriage of its future development for residential and associated urban purposes as envisaged by the Structure Plan. The Structure Plan has identified this land as being a significant part of the expansion of Perth and growth of the municipal area. The proposed site-specific qualifications will enable this land to be unlocked for residential supply within Perth (and the broader municipal area) which is currently overdue under the terms of the Structure Plan.
2. With respect to subsection (b), the area of land that has been assigned to the Future Urban Zone, and which would be able to be separated from the balance of the site that is assigned to the Agriculture Zone on the southern side of Midland Highway, has been identified as having the spatial qualities for residential and associated urban development which can only (practically) be realised through separating the zones that comprise the site into separate lots which would be facilitated by the proposed site-specific qualifications.

The draft amendment is in accordance with section 32.

(c) furthers the objectives set out in Schedule 1
***Schedule 1, Part 1 – Objectives* of the Resource Management and Planning System of Tasmania**
to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity

The applicant's response (in italics below) has been reviewed and is supported.

The area of the site that is subject to the proposed draft amendment is located on the (current) peri-urban fringe of Perth and within the Perth Specific Area Plan (town) boundary. The site has been significantly modified to accommodate agricultural land which was contiguous to the remaining agricultural land within the site prior to the construction of the Perth bypass. The site does not comprise any significant native vegetation and it does not contribute significantly to ecological processes or genetic diversity within the local area and region.

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

The applicant's response (in italics below) has been reviewed and is supported.

The proposed amendment will provide for fair, orderly and sustainable use and development. The proposed amendment will provide an opportunity to develop land that has been earmarked for residential growth within a defined boundary of the Perth township. The site is located within a fully serviced area. There are no particular natural or cultural values associated with the land, and future use and development facilitated by the proposed draft scheme amendment would be unlikely to impact air, land and water resources any differently than existing use and development within the town boundary of Perth.

to encourage public involvement in resource management and planning
If the draft amendment is certified by the planning authority it will be placed on public notification in accordance with the *Land Use Planning and Approvals Act 1993* allowing for representations to the draft amendment to be submitted.

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

The applicant's response (in italics below) has been reviewed and is supported.

The proposed amendment will facilitate economic development by virtue of enabling proposed Lot 1 to be created and sold to a developer capable of taking carriage of future development of proposed Lot 1. This includes planning and subdivision design development of the land contained within proposed Lot 1 in a way that accords with the underlying (proposed) General Residential zone and codes of the Scheme which have been developed and implemented within the SPPs in accordance with Schedule 1 of the LUPA Act. The proposed draft amendment will facilitate broader economic development through planning and subdivision design development of the land contained within proposed Lot 1, development of dwellings on future lots and the associated multiplier effect that the initial investment of the proposed draft amendment will stimulate.

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

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

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

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

The proposed amendment is assessed against the Northern Tasmania Regional Land Use Strategy (NTRLUS) per this report and is found to be consistent with the relevant sections. The proposed draft amendment therefore provides coordinated and sound strategic planning.

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

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

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

The site is not identified of having particular natural values. Social and economic effects are included in discussion on section 32 of the Act above.

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

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

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

The Act allows for a development application to be assessed in conjunction with a scheme amendment.

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

The proposal which will allows for the Future Urban zoned land to be placed on one title is consistent with this objective.

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

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

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

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

to provide a planning framework which fully considers land capability.

See comments regarding State Policy on the Protection of Agricultural Land 2009 below.

(d) is consistent with each State policy

State Policy on the Protection of Agricultural Land 2009

Part 6 of the Policy states:

This Policy applies to all agricultural land in Tasmania.

A decision made in accordance with the provisions of a planning scheme;

(a) approved under the Land Use Planning and Approvals Act 1993, as being in accordance with this Policy, or

(b) amended in accordance with section 13 of the State Policies and Projects Act 1993, is taken to have been made in accordance with the Policy.

The current planning scheme placed the land in the Future Urban Zone. As per above, that scheme, and zone, is taken to have been made in accordance with the Policy.

Tasmanian State Coastal Policy 1996
The subject site is not in a coastal zone and the Coastal Policy does not apply.
State Policy on Water Quality Management 1997
The proposal does not require a new point source discharge, consistent with this State policy.
National Environmental Protection Measures (NEPMs)
In accordance with the State Policies and Projects Act 1993, a NEMP is taken to be a State Policy. The following NEMPs are therefore State policies:

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

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

(da) satisfies the relevant criteria in relation to the TPPs
Such criteria have been addressed in the provision and approval of the LPS and are not impacted on by the proposed amendment.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates
The proposed amendment is consistent with the Northern Tasmania Regional Land Use Strategy which:
Identifies the subject land as being in a Priority Investigation Area (Residential).
States that these areas are considered by the NTRLUS to be inside an Urban Growth Area and can be rezoned for urban development. It is expected that local strategy (i.e. Perth Structure Plan) for each spatial area will be undertaken prior to any applications for rezoning to urban uses within a particular area to ensure coordinated and sustainable development responding to the Key Principles in D.2.1.1.

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates
The current strategic plan for the Northern Midlands is the Northern Midlands Council Strategic Plan 2021-2027. The plan focusses on the unique elements of the Northern Midlands, an enviable place to live, work and play. The Plan is based upon four key priorities:
Lead: Serve with honesty, integrity, innovation and pride
Progress: Economic health and wealth – grow and prosper
People: Cultural and society – a vibrant future that respects the past
Place: Nurture our heritage environment
Each priority is supported by four strategic outcomes that describe what the Council aims to achieve, and that are consistent with its vision.
Actions and projects to achieve these outcomes will be included in the Council's Annual Plan. Performance measures will be included in the Annual Plan to enable the Council to track its progress against each of the strategic outcomes.
The Perth Structure Plan is listed in the Schedule of Strategic Projects.
The proposed amendment is required to facilitate development of the Perth Structure Plan.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates
While the site is not in close proximity to another municipal area, the draft amendment's consistency with the RLUS ensures a similar consistency and co-ordination with the LPSs of adjacent municipal areas.

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019
The site is not in the immediate vicinity of the Tasmanian Gas Pipeline.

Source: base image and data from the LIST (https://maps.thelist.tas.gov.au/listmap/app/list/map).

^Image 3– aerial image illustrating the location of the declared gas pipeline planning corridor relative to the location of the site (from 6ty°application report)

5 ASSESSMENT OF PLANNING APPLICATION

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 (subdivision)
7.11	Use or Development Seaward of the Municipal District	-
7.12	Sheds on Vacant Sites	-
7.13	Temporary Housing	-

CODE		Applicable (Y/-)	Exemption Applied
C1.0	Signs Code	-	
C2.0	Parking and Sustainable Transport Code	Y	-
C3.0	Road and Railway Asset Code	-	
C4.0	Electricity Transmission Infrastructure Protection Code	-	
C5.0	Telecommunications Code	-	
C6.0	Local Historic Heritage Code	-	

CODE		Applicable (Y/-)	Exemption Applied
C7.0	Natural Assets Code	-	
C8.0	Scenic Protection Code	-	
C9.0	Attenuation Code	-	
C10.0	Coastal Erosion Hazard Code	-	
C11.0	Coastal Inundation Hazard Code	-	
C12.0	Flood-Prone Areas Hazard Code	-	
C13.0	Bushfire Prone Areas Code	Y	C13.4.1 (a) per Bushfire Hazard Report
C14.0	Potentially Contaminated Land Code	-	
C15.0	Landslip Hazard Code	-	
C16.0	Safeguarding of Airports Code	N/a as not a sensitive use and not within airport obstacle limitation area	

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	Does not apply to the Future Urban Zone
NOR-S8.0	Ross Specific Area Plan	-

The proposed development (subdivision) does not need to be categorised 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

ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

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

Assessing Officers Comments	The proposal complies with the zone purpose.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
Assessing Officers Comments	The proposal has no impact on this zone purpose.

21.3 Use Standards

N/a

21.4 Development Standards for Buildings and Works

N/a

21.5 Development Standards for Subdivision (as per the draft amendment)

Clause	Description	Assessment
21.5.1	Lot Design	A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; (c) be for the consolidation of a lot with another lot provided both lots are within the same zone; or (d) be for the separation of the Agriculture Zone from the Future Urban Zone along the alignment of the Midland Highway which divides the site. Complies with A1 (d).
		A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. Complies. Sealed vehicle access from Eskleigh Road exists.

ASSESSMENT OF THE FUTURE URBAN ZONE PROVISIONS

30.1	**Zone Purpose**
30.1.1	To identify land intended for future urban use and development.
Assessing Officers Comments	The proposed subdivision to place the Future Urban zoned land on 1 lot is consistent with this purpose.
30.1.2	To ensure that development does not compromise the potential for future urban use and development of the land.
Assessing Officers Comments	The proposed subdivision to place the Future Urban zoned land on 1 lot does not compromise the potential for future urban use and development of the land.
30.1.3	To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.
Assessing Officers Comments	The proposed subdivision to place the Future Urban zoned land on 1 lot supports this purpose.

30.2 Use Table

30.3 Use Standards 30.3.1 There are no use standards in this zone.
30.4 Development Standards for Buildings and Works N/a to this application for subdivision.
30.5 Development Standards for Subdivision (as per the draft amendment)
Objective: That subdivision of land not in accordance with a specific area plan does not prejudice the efficient future utilisation of land for urban development.

Clause	Description	Assessment
30.5.1	Lot Design	**A1** Each lot, or a lot proposed in a plan of subdivision, must be: (a) required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or (d) be for the separation of the Future Urban Zone from the Agriculture Zone along the alignment of the Midland Highway which divides the site. Complies with A1 (d).

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

N/A

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

Assessment against the code purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3).

C2.1	Code Purpose
C2.1.1	To ensure that an appropriate level of parking facilities is provided to service use and development.
Assessing Officers Comments	Complies per this assessment.
C2.1.2	To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
Assessing Officers Comments	Not relevant to this application which creates 1 lot in the Future Urban Zone and 1 lot in the Agriculture Zone.
C2.1.3	To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
Assessing Officers Comments	Not relevant to this application which creates 1 lot in the Future Urban Zone and 1 lot in the Agriculture Zone
C2.1.4	To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

Assessing Officers Comments	Complies per this assessment.
C2.1.5	To ensure that parking spaces and accesses meet appropriate standards.
Assessing Officers Comments	Complies per this assessment.
C2.1.6	To provide for parking precincts and pedestrian priority streets.
Assessing Officers Comments	N/a

C2.5 Use Standards		
Clause	**Description**	**Assessment**
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 House – complies. Farm – no requirement for car parking.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 N/a
C2.	Motorcycle parking numbers (Refer to table C2.4)	A1 N/a
C2.5.4	Loading Bays	A1 N/a
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 N/a
C2.6 Development Standards for Buildings and Works		
Clause	**Description**	**Assessment**
C2.6.1	Construction of parking areas	A1 House – complies. Farm – no requirement.
C2.6.2	Design and layout of parking areas	A1.1 House – complies. Farm – no requirement.
		A1.2 N/a
C2.6.3	Number of accesses for vehicles	A1 Complies.
		A2 N/a
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 N/a
C2.6.5	Pedestrian Access	A1.1 N/a
		A1.2 N/a
C2.6.6	Loading Bays	A1 N/a
		A2 N/a
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 N/a
		A2 N/a
C2.6.8	Siting of parking and turning areas	A1 N/a
		A2 N/a

C2.7 Parking Precinct Plan		
Clause	**Description**	**Assessment**
C2.7.1	Parking precinct plan	A1 N/a

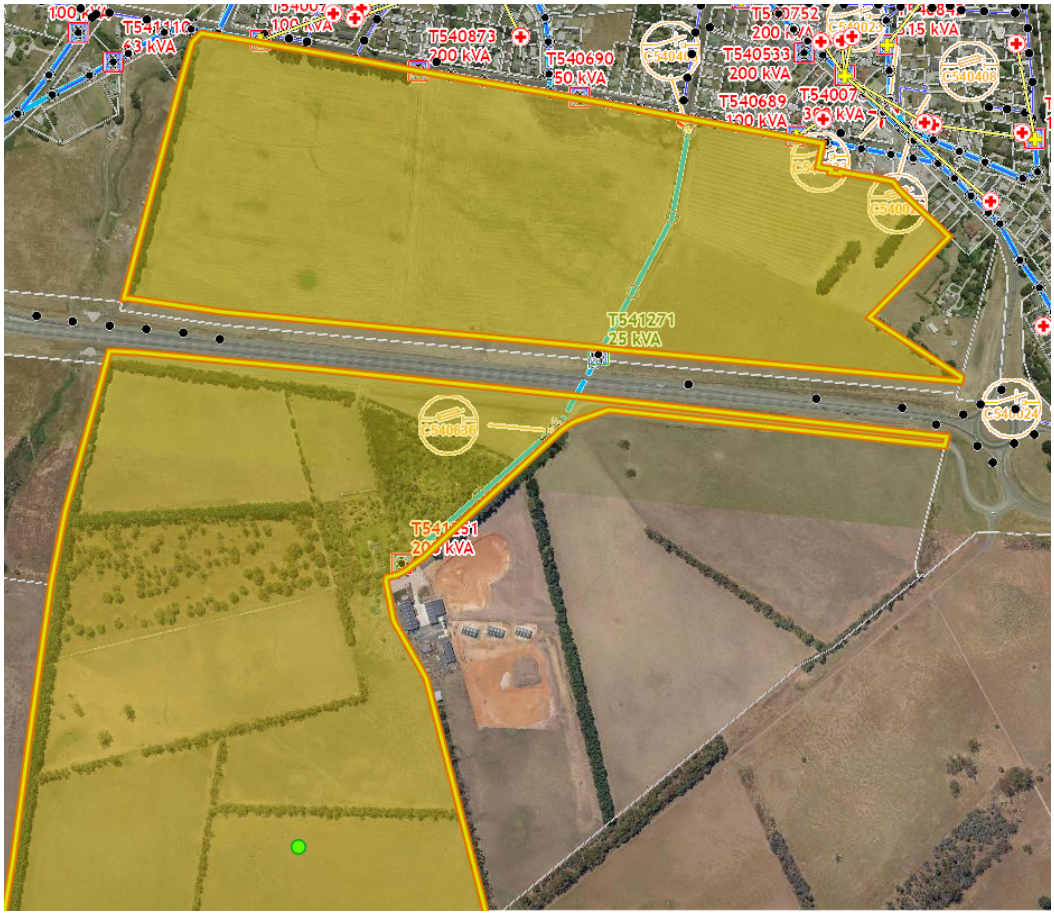
5.4 REFERRALS

Council's Works & Infrastructure Department – NMC Council's Works & Infrastructure Department advised of no comment to make.
TasWater TasWater issued an amended Submission to Planning Authority Notice on 12/08/2025 (TasWater Ref: TWDA 2025/00579-NMC). The Planning Permit will condition the development to be in accordance with the Submission to Planning Authority Notice.

TasNetworks

TasNetworks has distribution assets traversing this property as shown on the below screenshot from our spatial data base with the overhead high voltage (22kV) feeders marked with the royal blue line which requires a 12m easement (6m either side of the centreline). This is required to be a registered easement, however TasNetworks had not received completed documents from the landowner in 2021 for the easement to be registered. Could we please request, if possible, for this easement to be included on the subdivision plan by the council? Please let us know if this would not be possible and our land access team could follow up.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. 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 if an upgrade to the electricity supply connection is required to maintain electrical separation between the titles.



5.5 REPRESENTATIONS

Notice of the application will be given in accordance with the *Land Use Planning and Approvals Act 1993*, and any representations received will be considered by Council.

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 ASSESSMENT OF PUBLIC OPEN SPACE CONTRIBUTION POLICY

Per Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, 5% of the total land may be required for public open space or payment may be accepted instead of the provision of land.

The application has been reviewed against Council's Public Open Space Contribution Policy (Minute No. 24/064) in determining the suitability of land for Public Open Space. The criteria below has been considered to ensure any land received is suitable for the intended purpose. While it may not be possible for all Public Open Space to meet each criterion; not meeting a certain criterion may provide justification as to the unsuitability and refusal of certain land being accepted as public open space.

CRITERIA FOR LAND CONTRIBUTIONS

1. **Accessibility**
2. **Amenity**
3. **Connectivity**
4. **Multifunctional – biodiversity/ecological/recreational**
5. **Character/site values**
6. **Strategically identified**
7. **Clear of hazards/good condition**
8. Financially viable to upkeep/Maintenance & management
9. Frontage/Location/Linkages & Visibility
10. Services/Easements
11. Size
12. Shape
13. Community benefit

Public open space is not required for this 2-lot subdivision. Public open space will be required when the land is further subdivided for residential purposes.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

Decision in relation to request

The planning authority can:

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

Preparation of draft amendment

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

Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.6.
- If the planning authority satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of the Land Use Planning and Approvals Act; or
- If the planning authority is not satisfied that the draft amendment meets the LPS criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

Permit:

The planning authority can:

- Approve the permit subject to conditions; or
- Refuse the permit

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 *Water and Sewerage Industry Act 2008*, that the entity cannot or will not –		
83(7)(a)	provide a supply of water to the block?		X
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?		X
Section 84	**Council not to approve subdivision**	**Yes**	**No**
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the Minister administering the *Roads and Jetties Act 1935* 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 *Highways Act 1951*;		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;		
85(g)(ii)	party-wall easements;		
85(g)(iii)	the state of a party-wall on its boundary.		
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 *Urban Drainage Act 2013*, 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 section 10 of the *Local Government (Highways) Act 1982* 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. Development Application Form [**11.1.1** - 1 page]
2. Planning Report 6 ty - Rev 3 - Final [**11.1.2** - 65 pages]
3. Plan of Subdivision [**11.1.3** - 1 page]
4. Title Plan [**11.1.4** - 1 page]
5. Bushfire Exemption Report [**11.1.5** - 11 pages]
6. DSG PPU Response 4 June 2025 [**11.1.6** - 1 page]
7. Tas Water Amended SPAN 12-08-2025 [**11.1.7** - 3 pages]
8. Tas Networks - 10-06-2025 [**11.1.8** - 2 pages]
9. Easement Terms Tas Networks PL N 25-0088 [**11.1.9** - 1 page]

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

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

RECOMMENDATION

A. That Council receive the attached report titled 'Consultation and Feedback Report' by AD Design + Consulting, 22.08.2025.

AND

B. That, pursuant to section 38(2)(a) and section 40D of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare draft amendment 14/2024 to the Northern Midlands Local Provisions Schedule, **which includes modifications to the applicant's request pursuant to section 40F(2)(b) of the Act**, as follows:

1. To rezone the land at 4 Ridgeside Lane, 95 Logan Road & part of 211 Logan Road, Evandale, from the Agriculture Zone to the General Residential, Rural Living, Local Business, Community Purpose, and Open Space zones as shown in Figure A1 below:

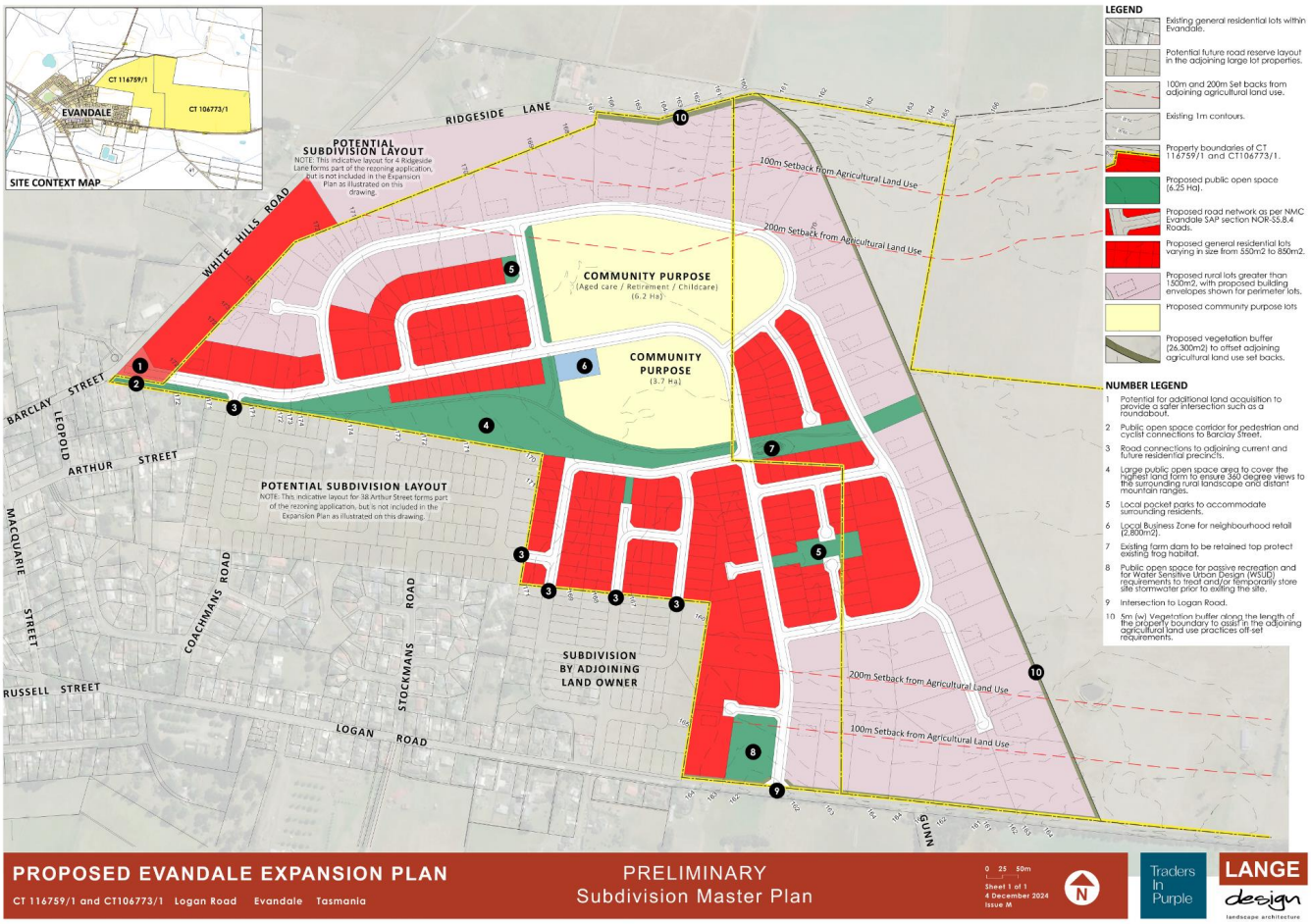


Figure A1 *– Location of Proposed Zones*

2. To rezone the land at 38 Arthur Street, Evandale, from the Agriculture Zone to the General Residential Zone**.**

3. To apply the Evandale Specific Area Plan to 4 Ridgeside Lane, 95 Logan Road and part of 211 Logan Road as shown within the red border in Figure A2 below:

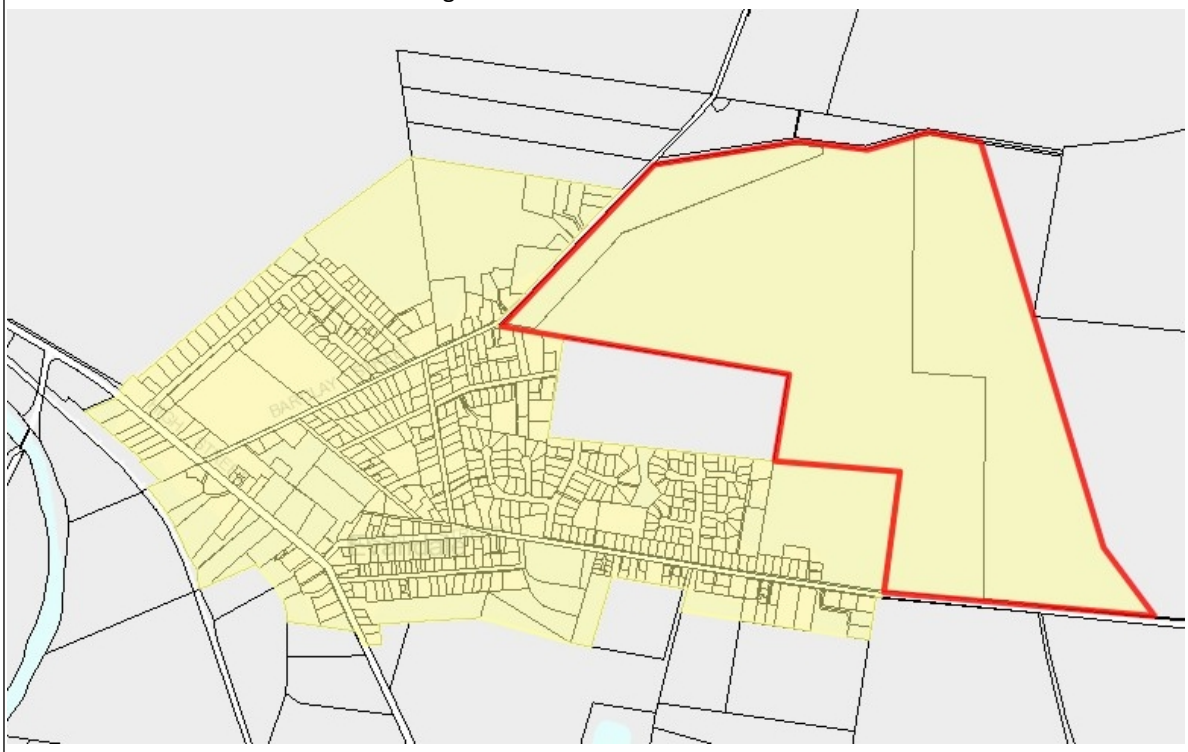


Figure A2 *– Location of Proposed Evandale Specific Area Plan within red border. Existing Evandale Specific Area plan in yellow, outside or red border.*

4. To apply the Evandale Specific Area Plan to 38 Arthur Street, Evandale.

5. Delete clause NOR-S5.2.4 and insert a new clause NOR-S5.2.4 as follows:
"Precinct Plan NOR-S5.2.4 applies to the area of land designated as Evandale Expansion Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.4".

6. Insert a new clause NOR-S5.2.5 as follows:
"Precinct Plan NOR-S5.2.5 applies to the area of land designated as Arthur Street Development Precinct Masterplan on the overlay maps and in Figure NOR-S5.2.5".

7. Insert a new clause NOR-S5.2.6 as follows:
"In the area of land this plan applies to, the provisions of the specific area plan are in substitution for and are in addition to the provisions of:
(a) General Residential Zone; and
(b) Rural Living Zone; and
(c) Local Business Zone; and
(d) Community Purpose Zone; and
(e) Open Space Zone: and
as specified in the relevant provisions".

8. Amend clause NOR-S5.3 by deleting "This sub-clause is not used in this specific area plan" and inserting the following:

Reference Number	***Area Description***	***Local Area Objectives***
NOR-S5.3.1	*Evandale Expansion Area shown on an*	*The Local Objectives for the Local Business Zone are:*

	overlay map as NORS5.3.1	*(a) To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area and support the staged and sequential growth of the township.* *(b) To ensure the type and scale of use and development is compatible with the established character of the township and avoids unnecessary duplication of businesses/services.* *(c) To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.*

9. Amend the overlay maps by inserting a map with boundaries aligning with the Local Business Zone shown in Figure A1 above, and the notation 'NOR-S5.3.1'.

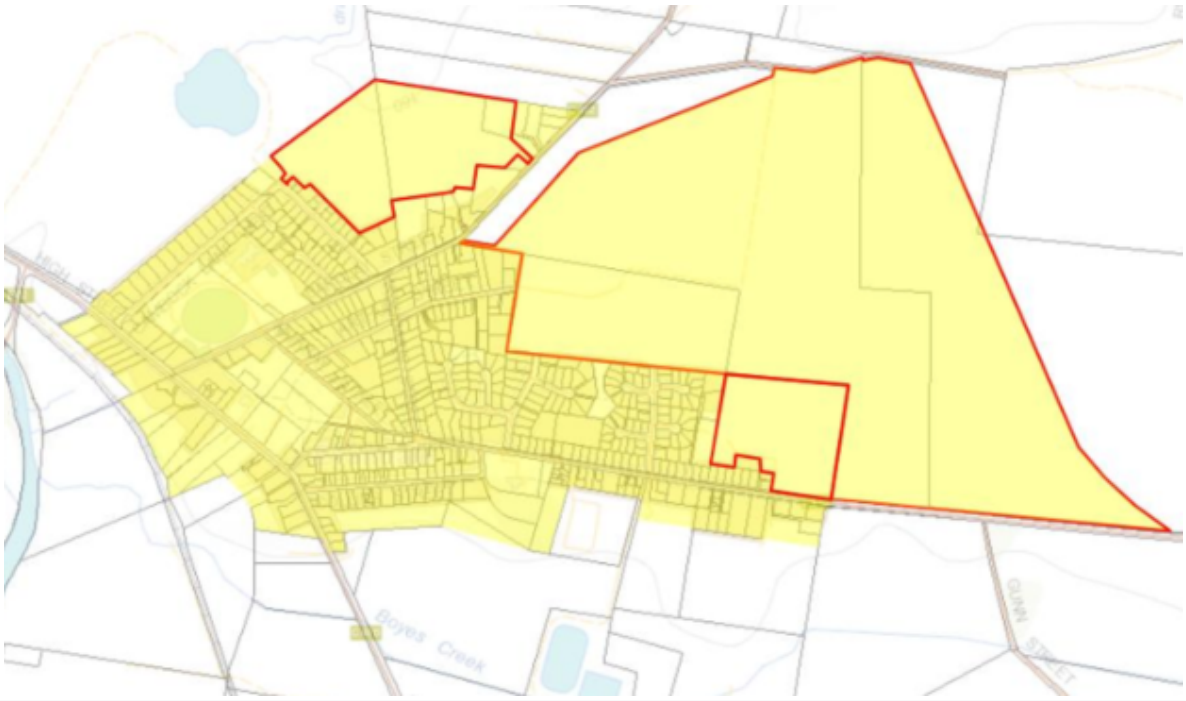
10. Amend clause NOR-S5.8.1 by deleting "This clause is in addition to General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design" and inserting "This clause is in addition to General Residential Zone – clause 8.6.1 Lot design, Rural Living Zone – clause 11.5.1 Lot design, Local Business Zone – clause 14.5.1 Lot design, Community Purpose Zone – clause 27.5.1 Lot design, and Open Space Zone – clause 29.5.1 Lot design.

11. Amend clause NOR-S5.8.1 by deleting "NOR-S5.2.2 and NOR-S5.2.3" and inserting "NOR-S5.2.2, NOR-S5.2.3, NOR-S5.2.4 and NOR-S5.2.5" within the Acceptable Solution A1.

12. Amend clause NOR-S5.8.1 by deleting "NOR-S5.2.2 and NOR-S5.2.3" and inserting "NOR-S5.2.2, NOR-S5.2.3, NOR-S5.2.4 and NOR-S5.2.5" within Performance Criteria P1.

13. Amend clause NOR-S5.8.3 by deleting "NOR-S5.2.2 and NOR-S5.2.3" and inserting "NOR-S5.2.2, NOR-S5.2.3, NOR-S5.2.4 and NOR-S5.2.5" within the Objective.

14. Amend Figure NOR-S5.2.1 by deleting the existing figure and inserting a new figure in accordance with the figure below, modified to place a red border around 38 Arthur Street, and modified so that 4 Ridegside Lane is consistent with Figure A2 above.



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

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

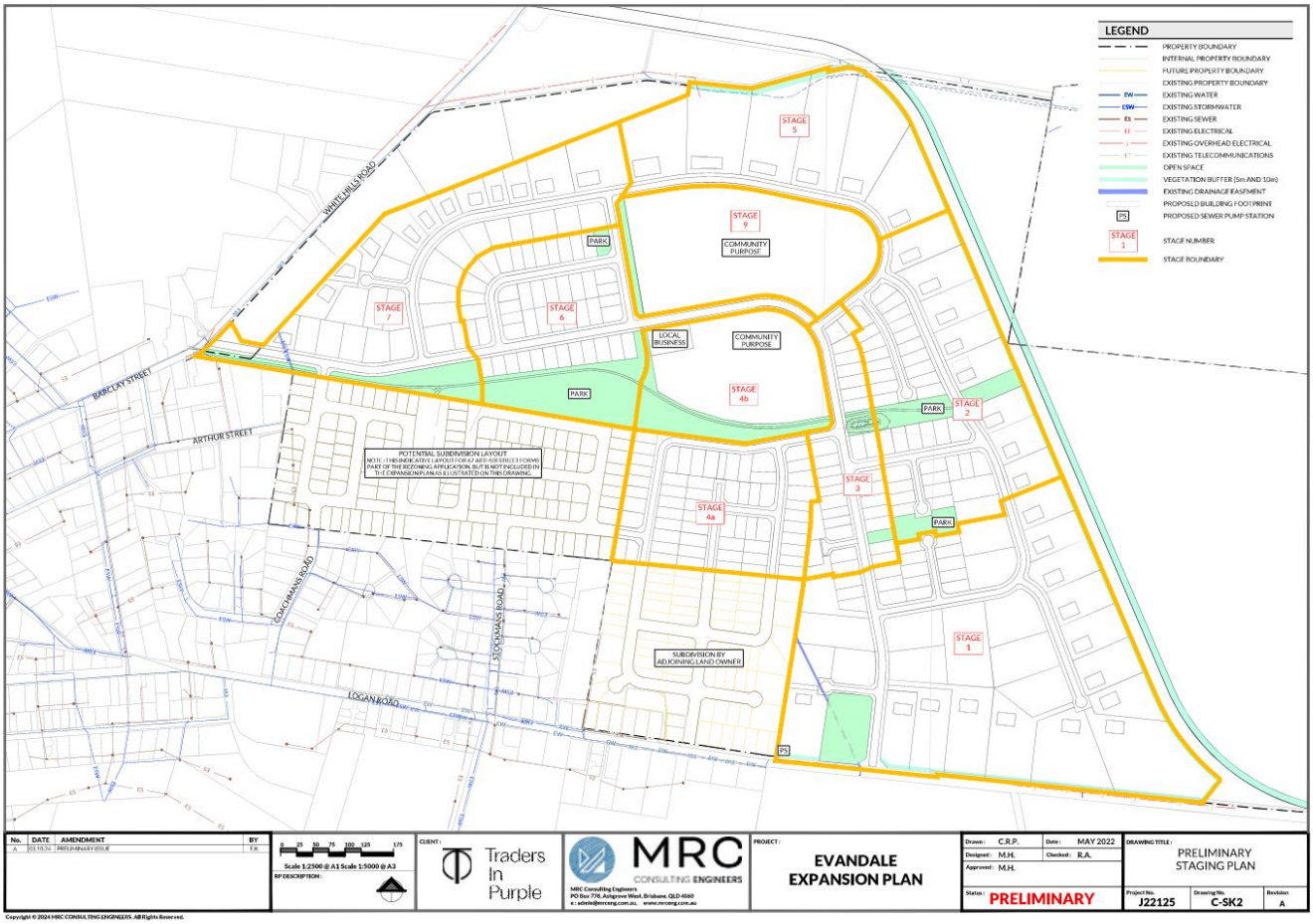


Figure NOR-S5.2.4 Evandale Expansion Development Precinct Masterplan as required by clause NOR-S5.2.4, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.3.

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

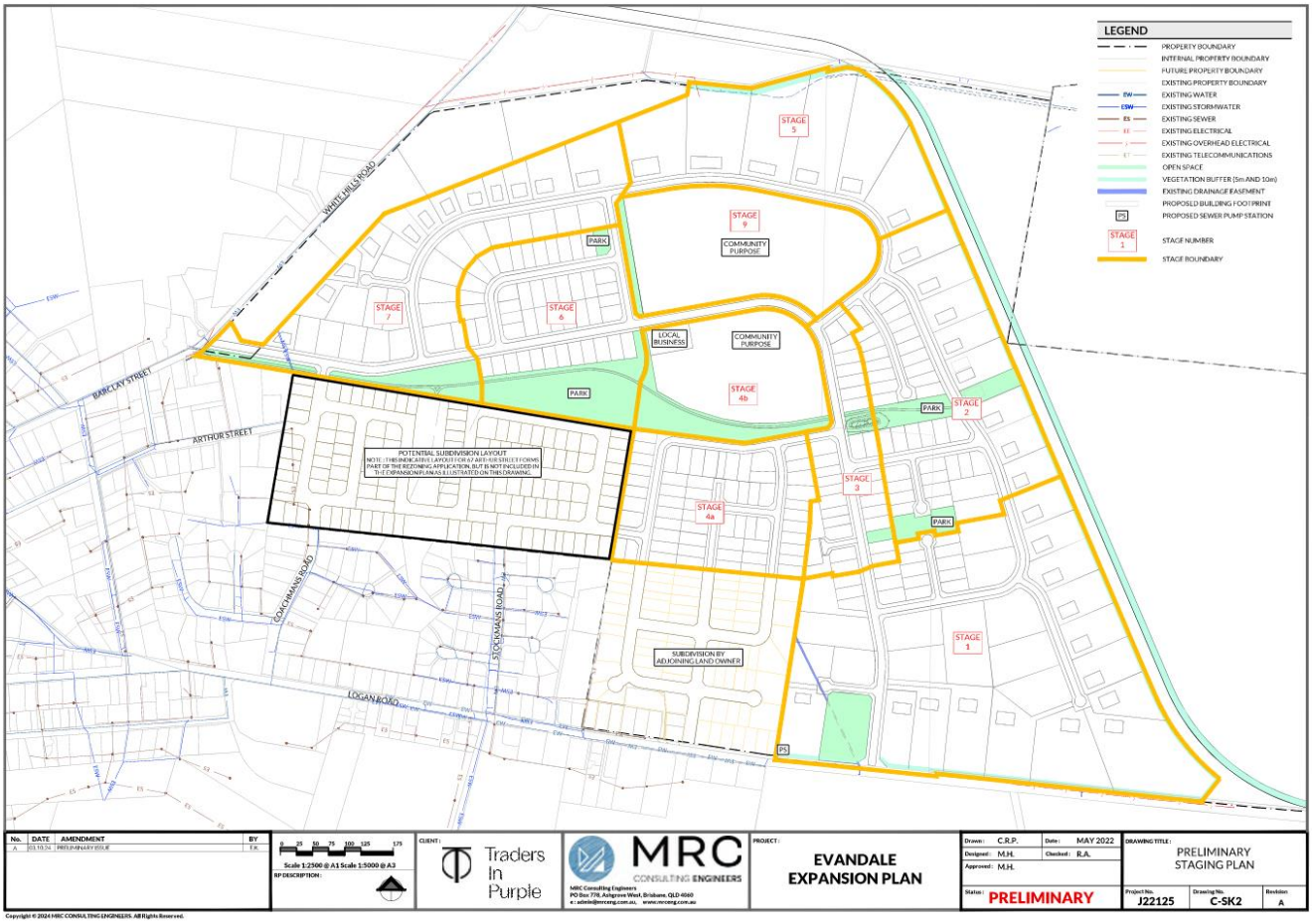


Figure NOR-S5.2.5 Arthur Street Development Precinct Masterplan (outlined in black) as required by clause NOR-S5.2.5, clause NOR-S5.8.1 A1 and P1, and clause NOR-S5.8.3.

AND

C. That, pursuant to section 40F of the *Land Use Planning and Approvals Act 1993*, Council as planning authority certifies that draft amendment 14/2024 meets Section 34 LPS criteria of the Act.

AND

D. That, pursuant to section 40G and 40H of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the draft amendment on public exhibition for 28 days.

1 INTRODUCTION

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

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

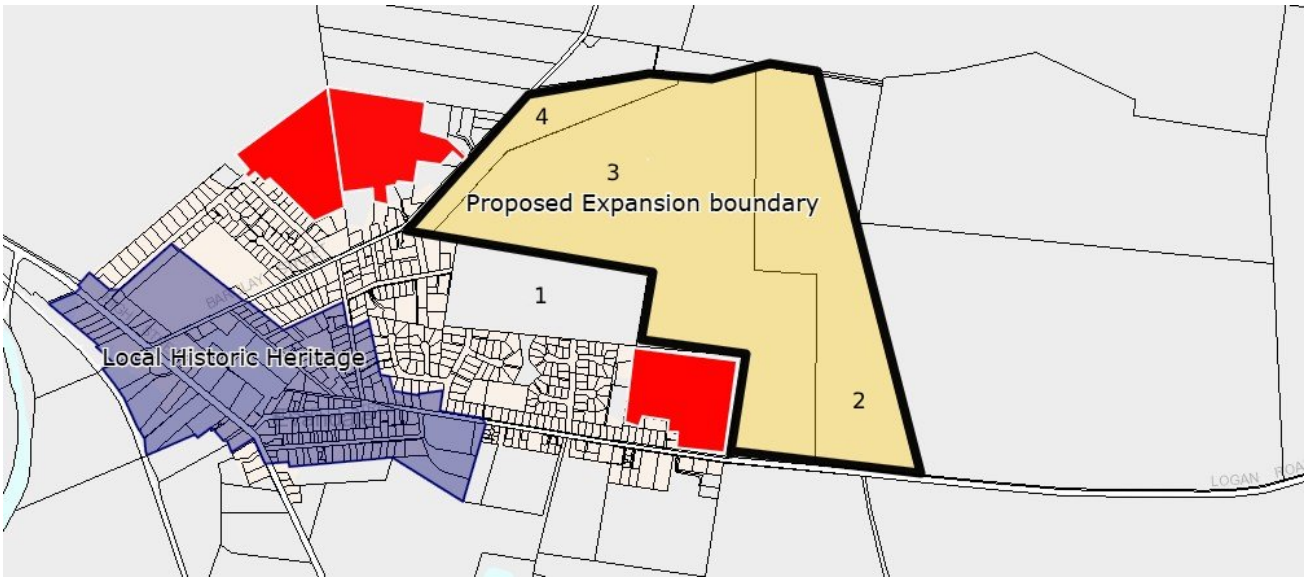
The 78 to 80ha of land which will be developed in accordance with the proposed *Evandale Expansion Plan* includes 6ha of public open space, an area for local business (2,800m^2) designed to service the local area and two community purpose areas providing for demand in future aged care, childcare and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

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

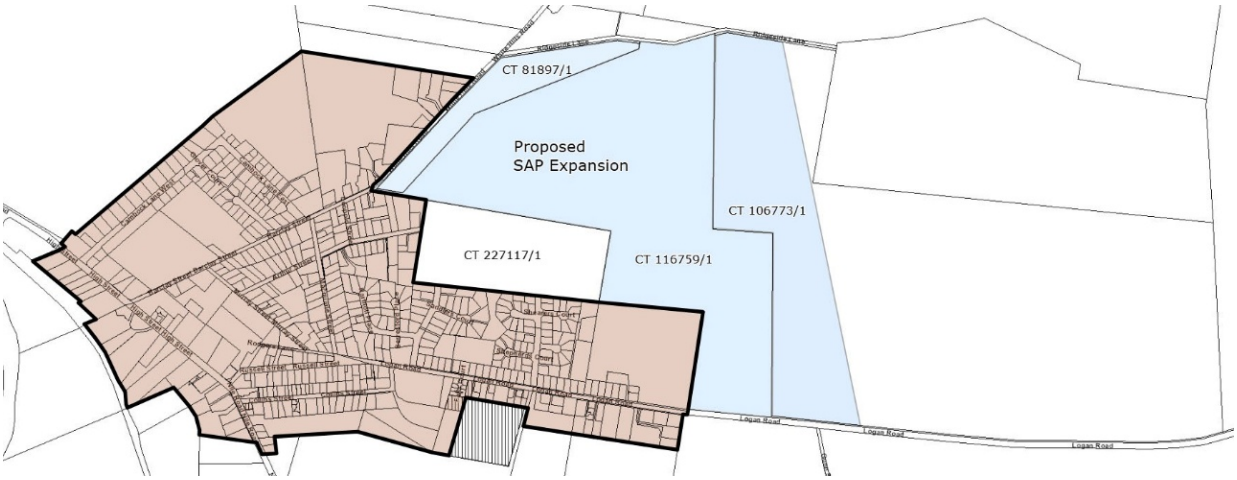
In short, the application proposes the expansion of the existing Evandale Specific Area Plan to incorporate the extended area, and an amendment to the Northern Regional Land Use Strategy to expand the Urban Growth Area for Evandale so as to include the Expansion Plan. The land subject of the application is:

- **38 Arthur Street (site 1);**
- **211 Logan Road (part) (site 2);**
- **95 Logan Road (site 3); and**
- **Ridgeside Lane (site 4).**

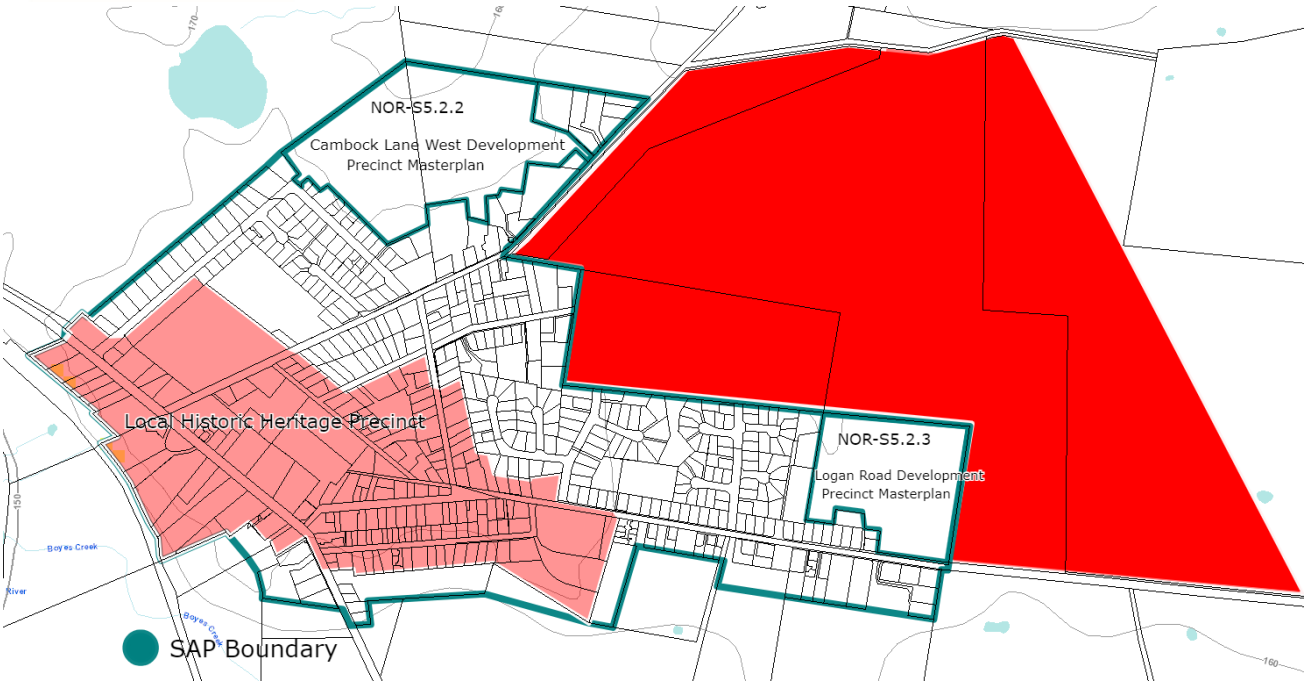
Figure 1 below shows the subject properties annotated 2, 3 & 4 totaling an area of approximately 78ha within the proposed Expansion Area. 38 Arthur Street (1) does not form a part of the proposed SAP expansion but would be rezoned to a residential classification. A preliminary subdivision plan for 38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



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



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



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

Table 1 Specialist reports provided with application:

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

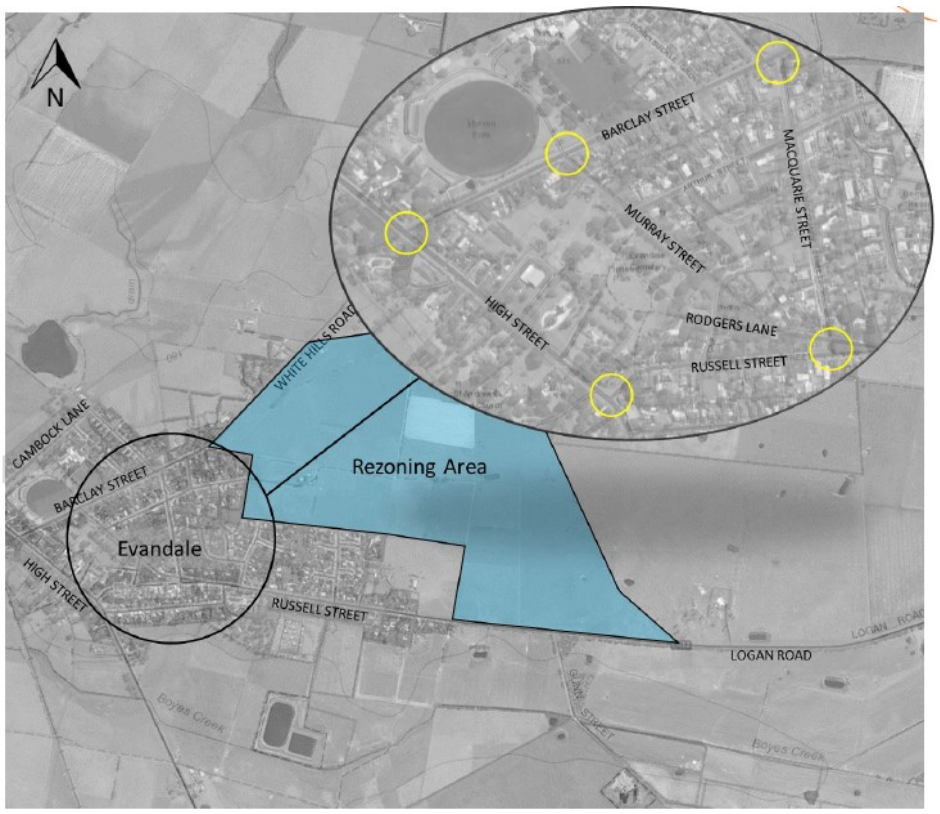
REZONING APPLICATION SPECIALIST REPORTS (a)-(i)

(a) TRAFFIC IMPACT ASSESSMENT – Pitt & Sherry

The report reviews traffic generation and the capacity of the local network, analysing the post development traffic (issues) and network performance assuming full development.
The report reviewed tube count data along Barclay Street/White Hills Road in addition to which vehicle turning movement counts were undertaken for a 24-hour period at the following intersections:

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

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



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

These intersections were selected because they are likely most affected by the masterplan development. It was determined from the survey data that the weekday network AM peak hours occurs between 8:30am and 9:30am and weekday PM peak hour occurs between 4:45pm and 5:45pm. The Sunday midday peak hour was determined to occur between 10:30am and 11:30am.
The report modelled existing peak hour intersection traffic volumes, intersection performance, mid-block capacity /weekday parking demand, traffic split and distribution and post development performance.
The report analysed the impacts against C2.0 Parking and Sustainable Transport Code and C3.0 Road and Railway Assets Code, concluding that the proposal would meet the relevant Code standards.
The report concludes:

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

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

The report reviews existing services located within the vicinity of the proposed development and identifies configurations to service the development based upon requirements of the Northern Midlands Council and TasWater. Specifically, the report reviews site flooding potential, erosion and sediment control, earthworks, roadworks and access, stormwater drainage, sewer and water reticulation and electricity and telecommunications. The preliminary report includes concept design for reticulation based upon detailed site survey.
The site is not subject to inundation from a 1% Annual Exceedance Probability (AEP) event associated with river flooding from the South Esk River. This analysis draws upon the Council's GIS flood mapping for Evandale.

In conclusion, the report comments:

1. From a sewerage perspective, due to the depth of the existing sewer on Logan Road, a sewerage pumping station is proposed which will allow the site's connection to the existing 150mm dia. PVC sewer line on Logan Road.

2. In terms of stormwater drainage, the project design has been shown conceptually to be developed in detail during the development application process. Where possible Water Sensitive Urban Design (WSUD) options will be included across the site to reduce end of line treatment actions. This will be done in concert with the NMC and the projects Urban Design/Landscape Architect.

3. The group concludes that servicing the development can be achieved.

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

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

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

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

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

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

(d) AGRICULTURAL ASSESSMENT REPORT – Pinion Advisory

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

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

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

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

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

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

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

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

The report makes management recommendations which are in summary:

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

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

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

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

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

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

(g) UPDATED NATURAL VALUES REPORT - NEST

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

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

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

The report makes the following recommendations:

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

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

(h) COMMUNITY CONSULTATION – NOA Group

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

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

(i) LANDSLIDE HAZARD ASSESSMENT – Pitt & Sherry

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

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

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

2 BACKGROUND

Applicant: **Owner:**

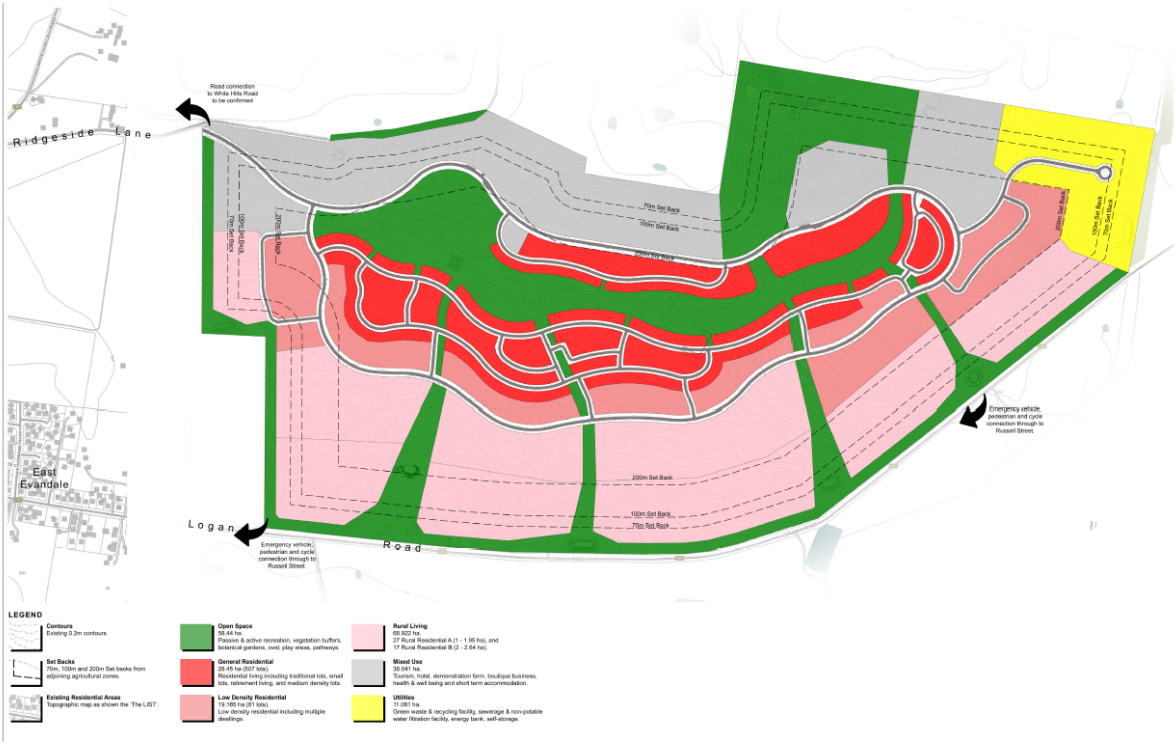
Ireninc Planning and Urban Design on behalf of Traders in Purple	J M Berresford (4 Ridgeside Lane) Zurcher Pty Ltd (38 Arthur Street) TIP 119 Pty Ltd & TIP 120 Pty Ltd (211 Logan Road) Craig John & Patricia Jean Mitchell (95 Logan Road)
Zone: 21.0 Agriculture	**Codes/Specific Areas Plans:** C13.0 Bushfire-Prone Areas, C16.0 Safeguarding of Airports - Obstacle Limitation Area
Classification under the Scheme: Planning scheme amendment required	**Existing Use:** Agriculture
Decision Date: Decision whether or not to agree to the amendment must be made at Council's meeting 23 June 2025.	**Recommendation:** Prepare and certify modified planning scheme amendment 14/2024 and exhibit for 28 days.

Planning Instrument:
Tasmanian Planning Scheme - Northern Midlands
Local Provisions Schedule NOR Specific Area Plans - NOR-S5.0 Evandale Specific Area Plan.

Preliminary Discussion:

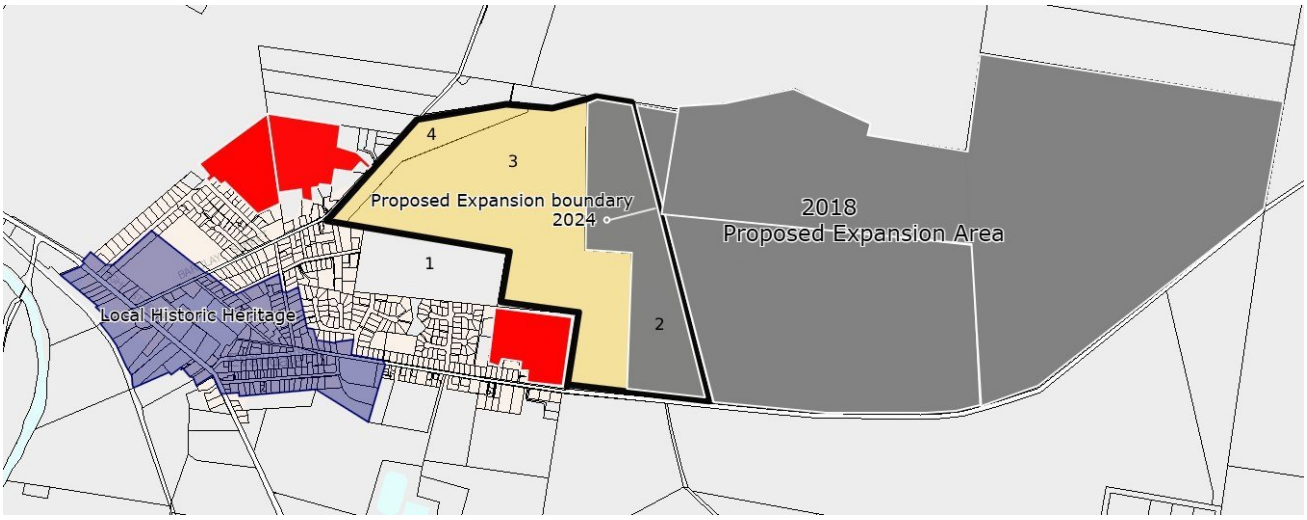
The application received from Traders in Purple is a further iteration of the initial proposal presented in 2018. The diagram below (Figure 5) shows the 2018 development plan initially proposed by Traders in Purple. Following community consultation, the location and overall design has evolved reducing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

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

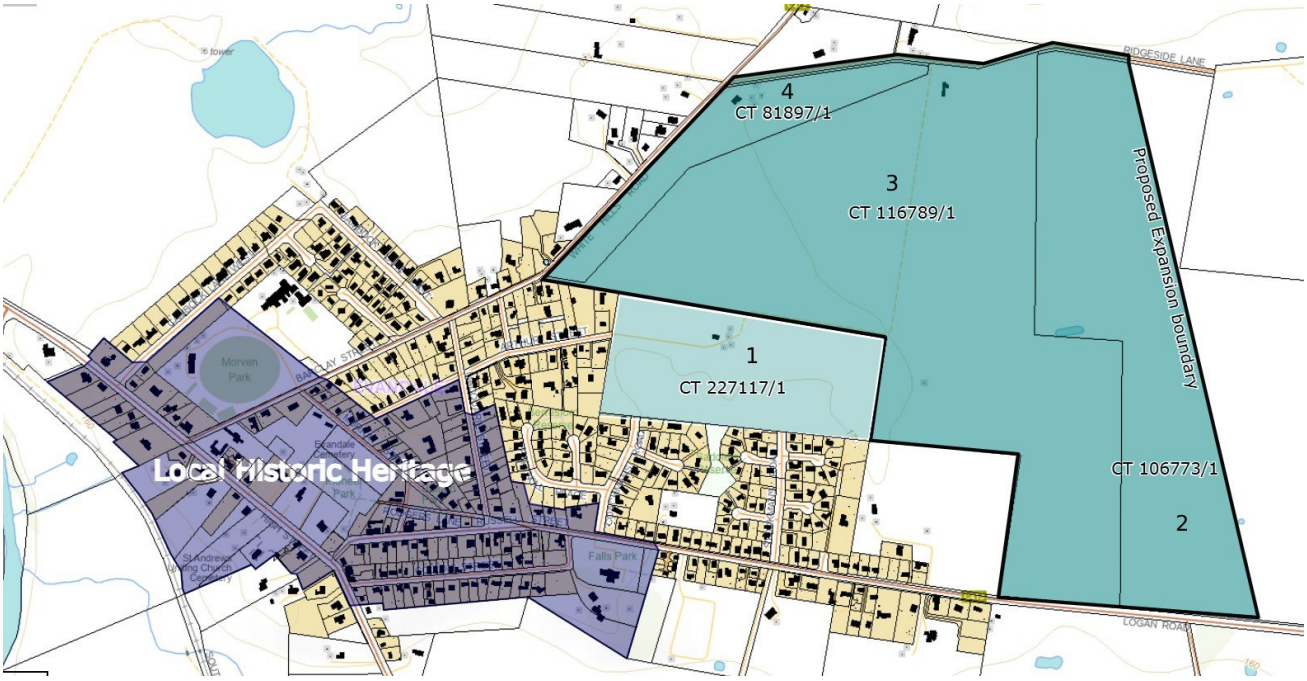


^Figure 5 *– Proposed Development Plan 2018*

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



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



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

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

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

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

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

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

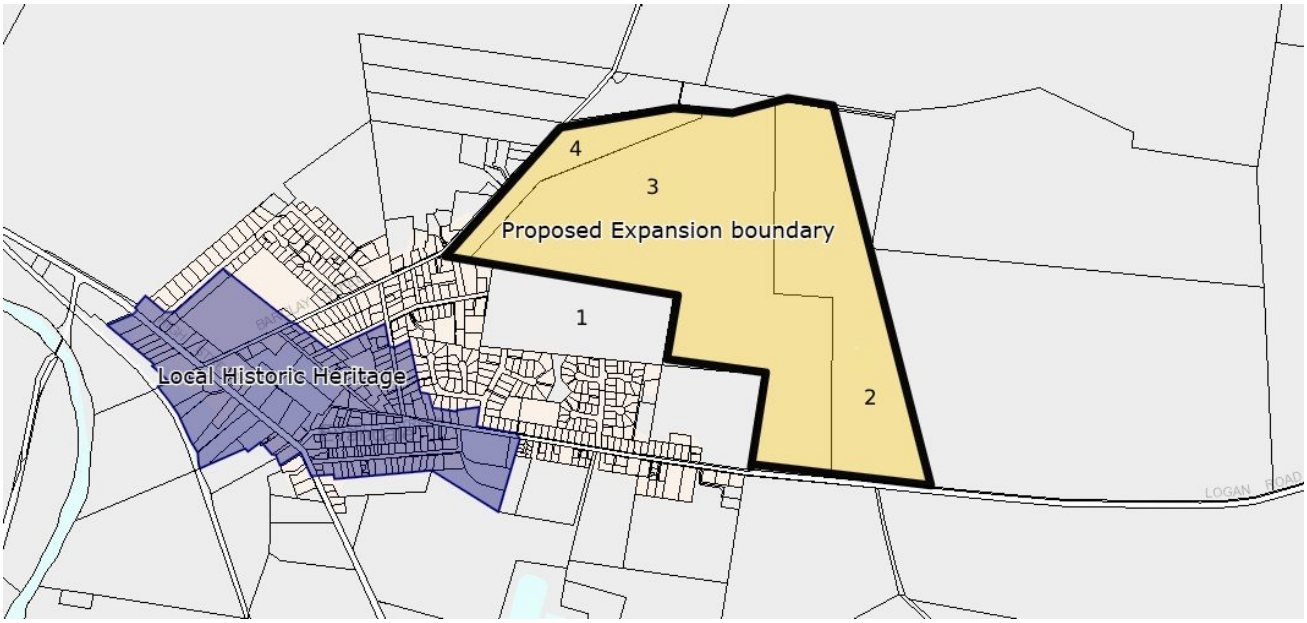
In brief the proposal lodged with Council seeks approval to initiate an amendment to the *Tasmanian Planning Scheme - Evandale 2022* to:-

(a) Expand the area identified in the Specific Area Plan;

(b) Introduce the following zones within the expansion area i.e., Residential (General and Rural Living), Community Purpose/ Future Urban, Local Business and Open Space.

(c) Introduce textural amendments to the development standards within the NOR-S5.0 Specific Area Plan.

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



^Figure 8 *– Proposed Evandale Expansion Plan (yellow shade) sites 2, 3 & 4*

Community Consultation, AD Design + Consulting, July - August 2025

Following deferral of the application at its June meeting, Council initiated a direct consultation process focused upon the Evandale community, the results of which have been summarised by the consulting group AD Design + Consulting in their *Consultation and Feedback Report* dated August 2025. A total of 52 submissions were received (80 unique contributors) noting that 92% of respondents were from the 7212 postcode, demonstrating a high representation of residents directly associated with Evandale. Approximately 141 people attended the community information session 22 July, 2025, again a significant representation from the local community.

The stakeholder engagement analysis by AD Design + Consulting concludes:

1. *While a small number of contributors support controlled, heritage-sensitive growth tied to infrastructure upgrades, these views were in the minority. Given the strong and consistent opposition, substantial objections would likely arise during any statutory public advertising process should the amendment progress.*
2. *Overall, the consultation demonstrated an elevated level of community engagement. There is a clear preference for any future development to be carefully planned, evidence-based, and aligned with existing regional strategies, supported by genuine consultation and infrastructure investment.*

Section 6 of the AD Design + Consulting report at pages 4-6 identifies and presents a brief summary of the issues which include:

- Scale of development and lack of demonstrated need.
- Protection of heritage, unique character, and tourism value.
- Traffic safety, access, and road capacity.
- Inadequate infrastructure and services.
- Environmental and Agricultural land protection.
- Planning process, transparency, and lack of community trust.

- Social and community impacts.
- Support for controlled growth.

The issues raised are significant and the concerns expressed by the community paramount in the context of the Evandale township and decisions as to its future. The application presents arguments to deal with these elements which have been reviewed as a part of the initial and ongoing assessment. Notwithstanding this, it is clear that the feeling of the community is one of great concern about the potential impact of the development and a desire to protect the elements which characterise the historic settlement.

Councillors were provided with the *Consultation and Feedback Report* and the 52 submissions, which were considered by Councillors at a workshop of 1 September 2025.

3 STATUTORY REQUIREMENTS

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

(1) A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.

(2) A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.

(3) A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land –

(a) be signed by each owner of the land; or

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

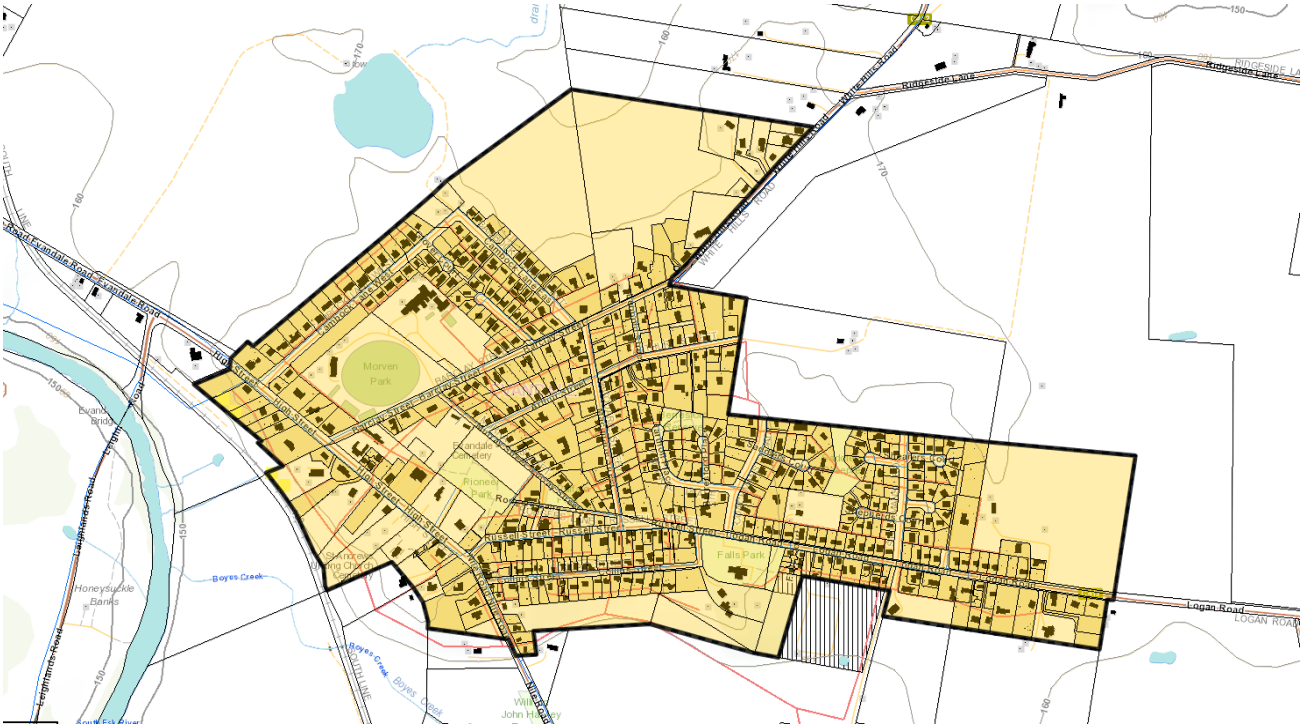
38. Decision in relation to request

(1) A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under section 37(1) , must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.

(2) A planning authority, within 42 days after receiving a request under section 37(1) or a longer period allowed by the Commission, must –

(a) decide to agree to the amendment and prepare a draft amendment of the LPS; or

(b) decide to refuse to prepare the draft amendment of the LPS.



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

4 ASSESSMENT

4.1 Proposal

1. The application requests an amendment to introduce the following modifications to the Northern Midlands Local Provisions Schedules and to apply the following zone mix.
2. To expand the Evandale Specific Area Plan to encompass the subject sites (2, 3, & 4) and imbed the proposed Expansion Plan as a 'precinct development masterplan'.
3. To apply the following zone mix across the subject sites as shown at Figure 12:
   a. General Residential
   b. Rural Living
   c. Community Purpose
   d. Local Business
   e. Open Space

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

PROPOSED ORDINANCE MODIFICATION (NOS 1-7)

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

Table 2 NOR-S5.3 Local Area Objectives

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

NOR-S5.8.1 – Lot Design in Development Precincts

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

Acceptable Solution A1

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

Performance Criteria P1

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

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

NOR-S5.8.3 – Internal Lots

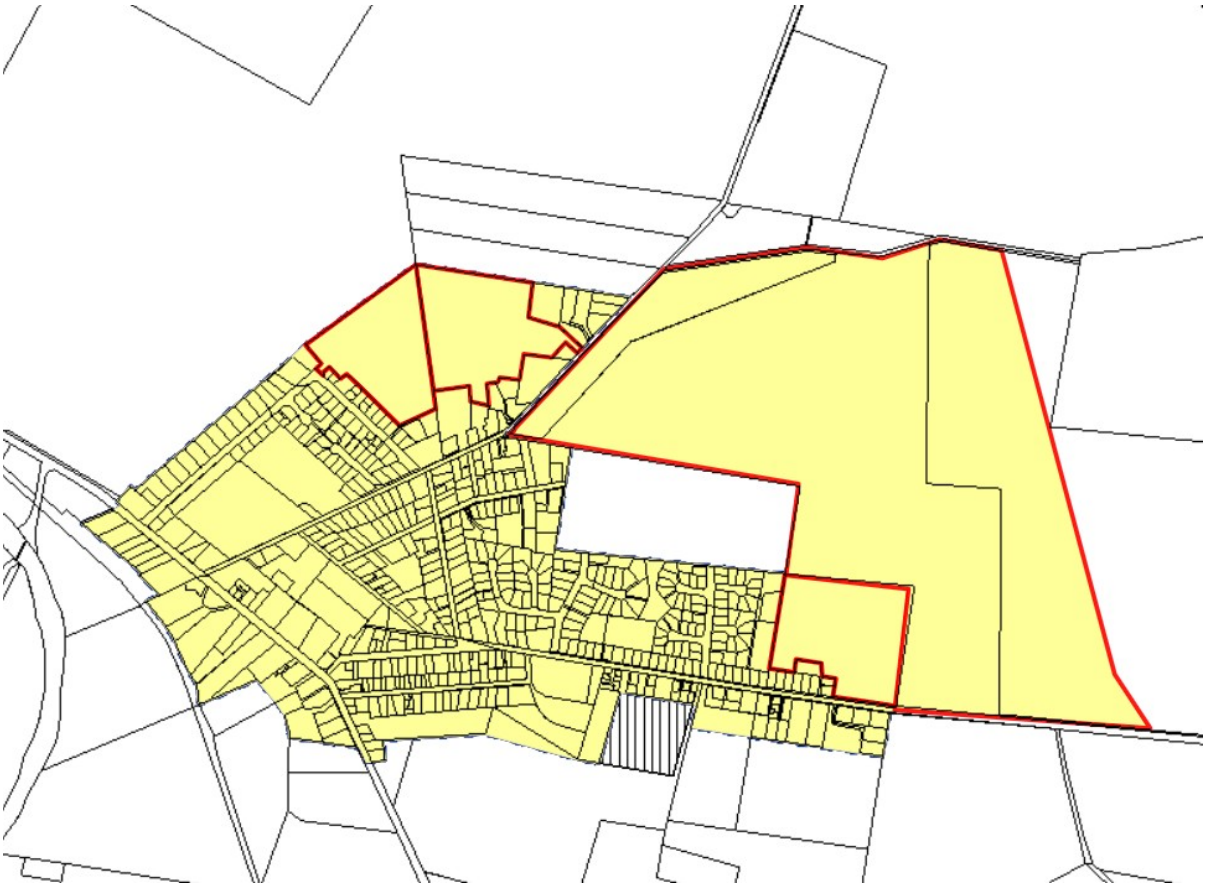
Amend the Objective as follows:

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

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

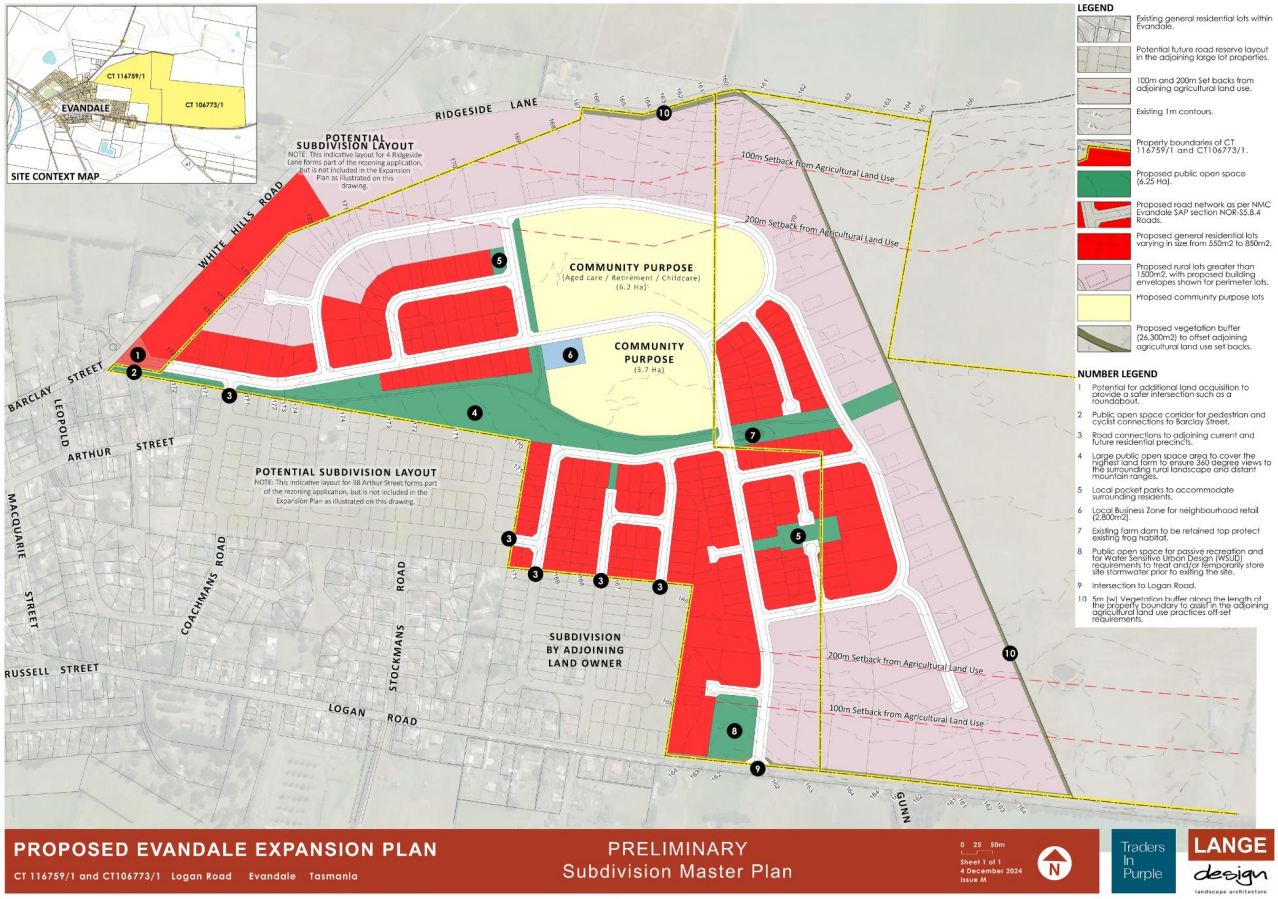
11. **Amendment to Figures:**

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



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

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



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

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

Table 3 Amendment: site details

Site No.	Site Address	Title Reference	Proposed Zone	Title Area
1	38 Arthur Street	CT 227117/1	General Residential	11.7ha
2	211 Logan Road	CT 106773/1	General Residential and Rural Living	Part only 35ha
3	95 Logan Road	CT 116759/1	General Residential, Rural Living, Local Business, Community Purpose and Open Space	50.4ha
4	4 Ridgeside Lane	CT 81897/1	General Residential and Rural Living	6.2ha

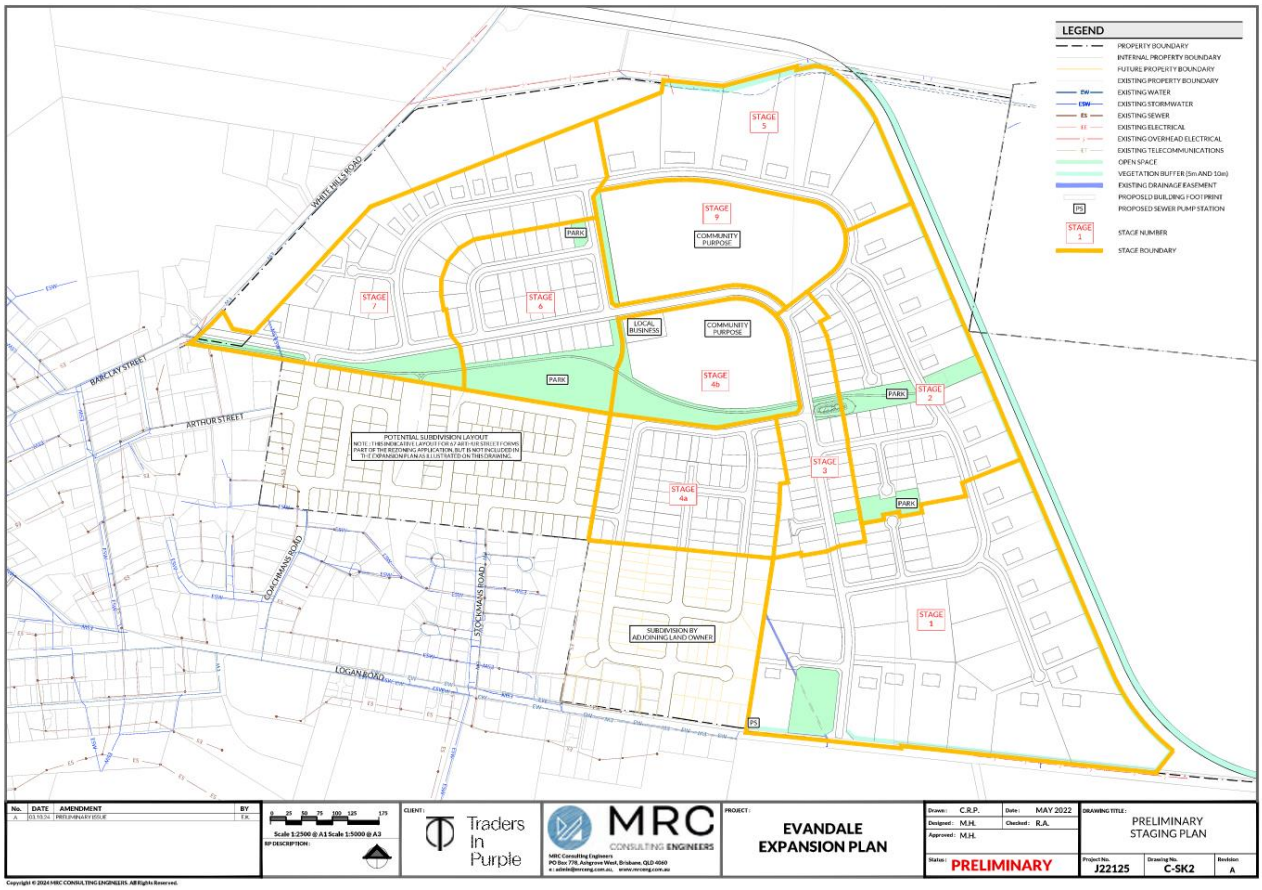
Figure 13 demonstrates the potential development (subdivision) of the properties within the expansion area, together with an indicative staging plan which proposes the development of Rural Living allotments accessed from Logan Road and the final stage (7) to the north west proximate White Hills Road.

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

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

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

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



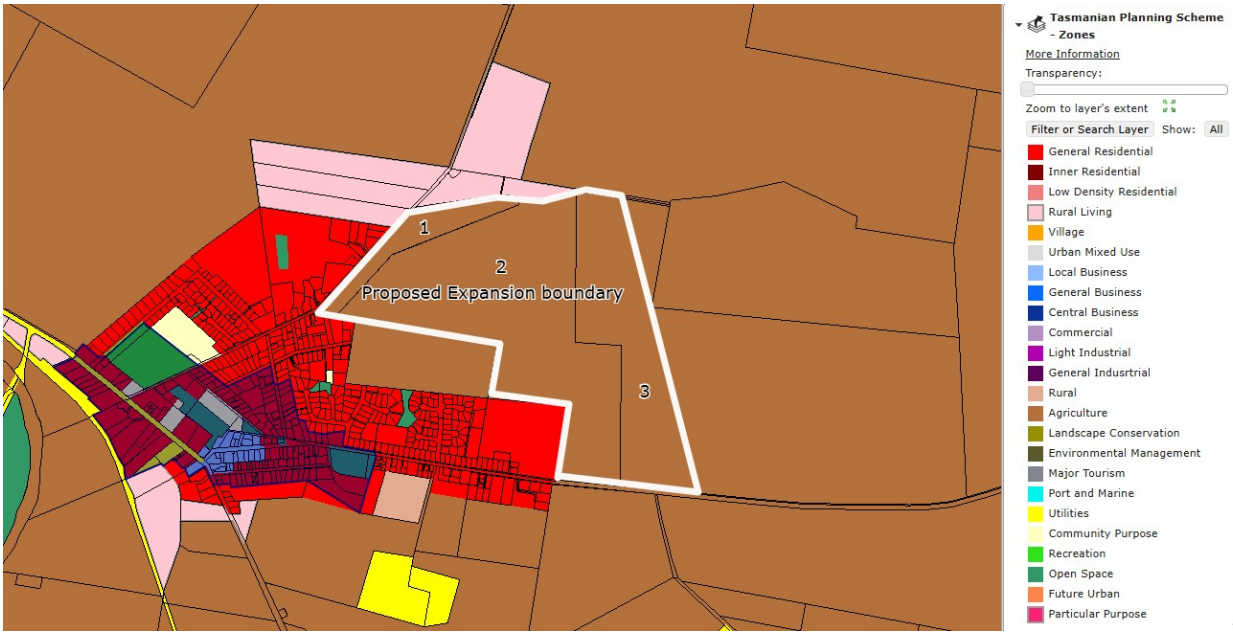
*^**Figure 13** – Proposed future subdivision staging plan (Evandale Expansion area) noting potential development of 38 Arthur Street.*

Table 4 Proposed Lots

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

4.2 ZONE AND LAND USE

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



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

Subject sites – Land Use

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

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

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

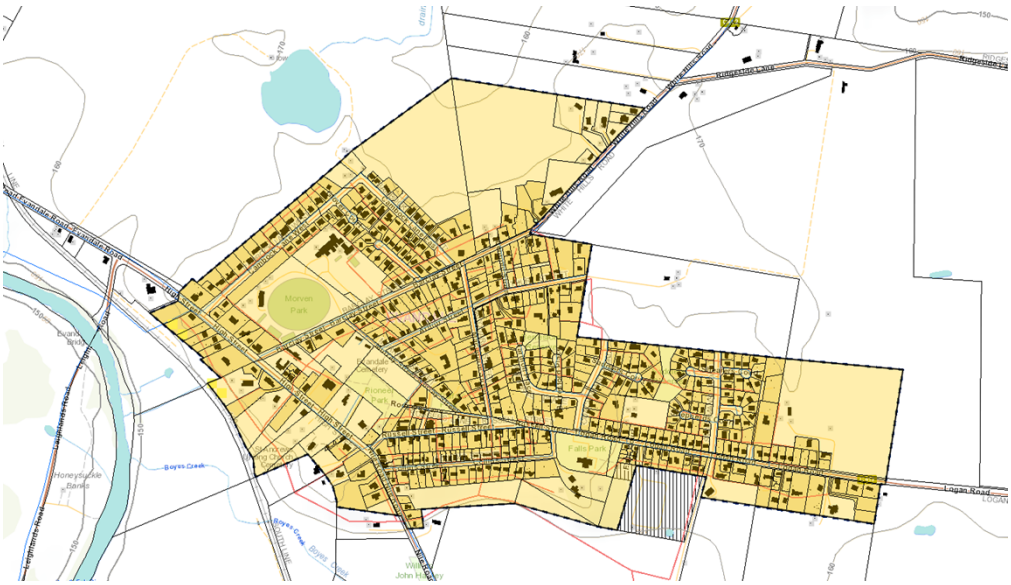
Small scale and low intensity livestock grazing use Significantly constrained capacity to support commercial scale agriculture and cannot be managed as a standalone agricultural enterprise.

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

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

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

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



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

4.3 SUBJECT SITE AND LOCALITY

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

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

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

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

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

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

Current land use: referencing Pinion Advisory summary

4 Ridgeside Lane CT 81897/1 – 6.1ha (map ref Fig 11 – 1)
Very small non-commercial scale and low intensity livestock grazing use similar to a lifestyle allotment.

95 Logan Road CT 116759/1 – 50.32ha (map ref Fig 11- 2)
Small scale and low intensity livestock grazing use Significantly constrained capacity to support commercial scale agriculture and cannot be managed as a standalone agricultural enterprise.

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

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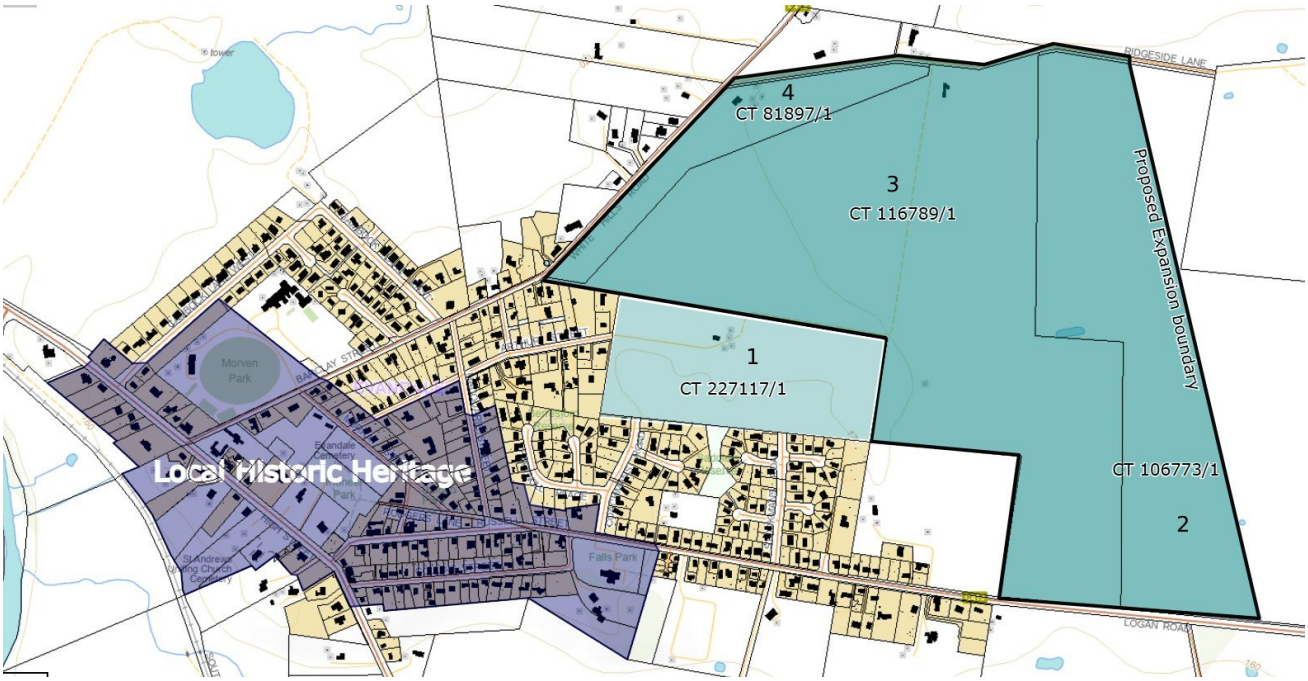
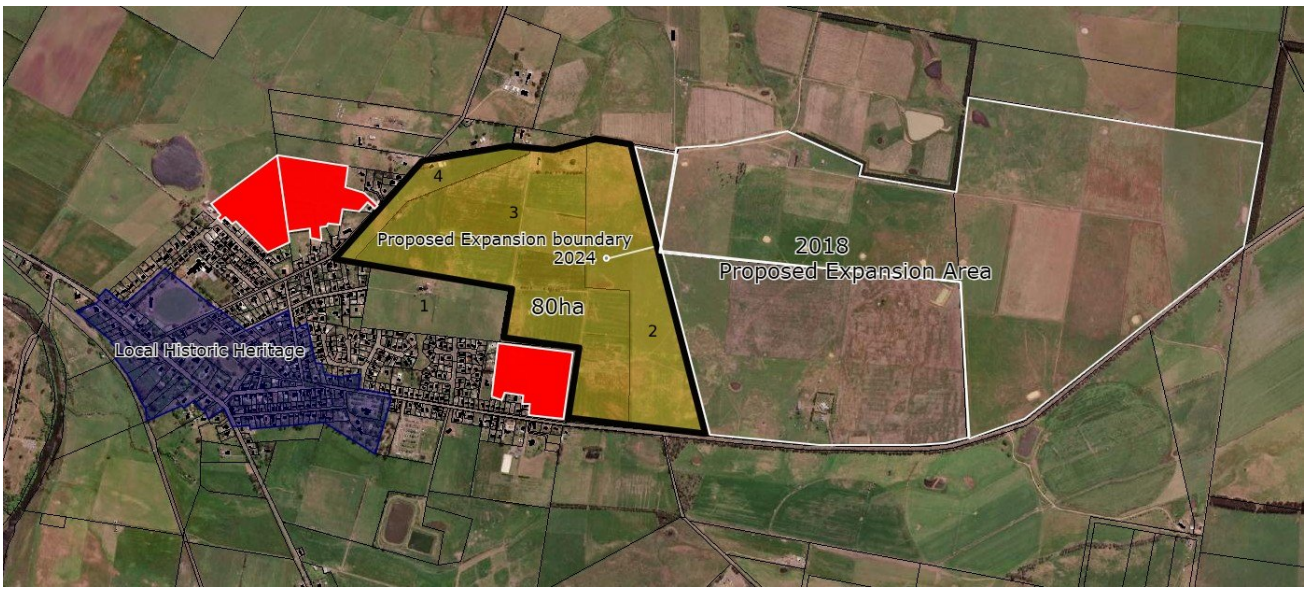


^Figure 16 *– Local Historic Heritage area in purple shade.*

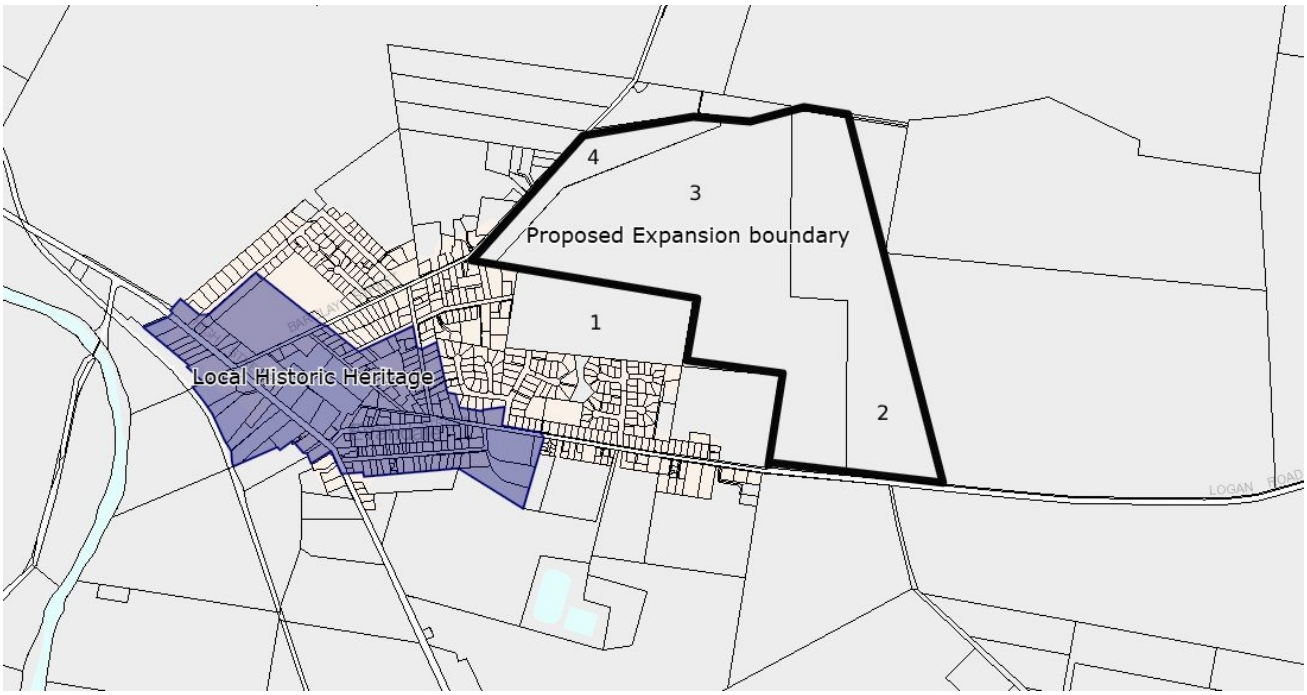
The plan illustrates the relationship of the Local Historic Heritage Precinct of the Evandale township to the proposed expansion area, a distance of approximately 500 metres.



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

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

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



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

4.4 PERMIT/SITE HISTORY

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

4.5 NOTICE TO AGENCIES AND STATE AUTHORITIES

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

(a) the relevant agencies; and

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

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

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

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

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

   Detailed comments on the proposal are provided in Attachment 1.

   Passenger transport

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

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

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

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

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

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

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

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

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

2. Launceston Airport

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

• Part of the land falls under the airport's Obstacle Limitation Surfaces (OLS) with a lowest surface of 211m AHD. The proposed development does not infringe the Launceston Airport Prescribed Airspace surfaces if the buildings to be constructed are less than 20m above ground level. Anything above 211m AHD will intrude into the prescribed airspace (OLS) and will require approval under the Airports Act.

• The subject site is located outside the ANEF and N contours as mapped and laid out in the Launceston Airport Master Plan 2020. However, it is noted that the site is located under or near the departure tracks for runway 14R and the arrival tracks for runway 32L. Hence this development may be subject to noise from the aircraft using these flight paths in the future.

• The site is located outside the Maximum Lighting Intensity Zones, as mapped and laid out in the Master Plan, but is located with a 6km radius of the airport.

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

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

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

Prospective purchasers of lots within the proposed development should be notified as follows: The subject site is located outside the Australian Noise Exposure Forecast (ANEF) and N contours as mapped and laid out in the Launceston Airport Master Plan 2020. However, the site is located under or near the departure tracks for runway 14R and the arrival tracks for runway 32L as shown in the Master Plan.
Hence this development may be subject to low-level noise from the aircraft using these flight paths in the future. As a result, Launceston Airport does not accept any responsibility or liability in respect of any matter arising from aircraft noise and will not enter into any correspondence with the owner/occupier of the future dwellings relating to noise complaints due to the dwellings being located close to the airport and its flight paths.

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

4.6 NOTICE OF EXHIBITION IN RELATION TO THE DRAFT AMENDMENT

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

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

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

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

3.7 ASSESSMENT AGAINST LPS CRITERIA

[Abbreviations: State Planning Provisions (SPP's); Local Planning Provisions Schedule (LPS)]
34(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –
(a) contains all the provisions that the SPPs specify must be contained in an LPS

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

(b) is in accordance with section 32
Under section 32:

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

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

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

(c) furthers the objectives set out in Schedule 1

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

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

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

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

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

Comment: The proposal represents a significant development of an area including approximately 78 to 80ha which will be developed for residential and associated community infrastructure. The proposal will yield approximately 263 allotments ranging in size from 550m^2 to 1ha (10,000m^2). The proposal allows the development of normal size residential lots 550m^2 to 850m^2 and lifestyle lots with larger sizes ranging from 1,200m^2 to 1 ha.
The 78ha of land which will be developed in accordance with the proposed *Evandale Expansion Plan* includes 6ha of public open space, an area for local business (2,800m^2) designed to service the local area and two community purpose areas providing for demand in future aged care, childcare and associated medical facilities (6.2ha). A further 3.7ha is proposed for potential community services/affordable housing.

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

NOR-S5.2.2 Cambock Lane West Development Precinct Master Plan; and
NOR-S5.2.3 Logan Road Development Precinct Master Plan.

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

This area combined with the development areas NOR-S5.2.2 and NOR-S5.2.3 totals a potential 289 lots located within and adjacent the existing SAP boundary. In terms of development staging, it would be expected that the development of this land would of necessity precede the extension of residential zoned land at the periphery of the settlement.
The development of the lots within the areas shown would represent 65% of the town's existing residential lot development (440).

Even assuming the property at 38 Arthur Street was not rezoned, the existing vacant land set aside for development under the SAP represents 38% of the existing residential lots
Assuming then the addition of the proposed 189 lots within the *new General Residential zone* identified in the masterplan including 38 Arthur Street, the lots available for development will total 478 or 118% of the existing developed residential lots. Then adding the Rural Living lots proposed by the masterplan, the total potential lot yield (excluding 4 Ridgeside Lane) is 560 residential lots. (+127% of the town's current developed allotments).
Argument was sought as to the merits of such a strategy leading to orderly development of the settlement and that this was in fact a significant issue when considering the need for the Expansion Plan and on this basis is **to be preferred** as a determining factor.

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

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

The constraints to the supply of vacant land includes:

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

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

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

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

Extract SGS report p.26

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

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

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

Engineering Services: The MRC group has addressed site flooding, erosion and sediment control, earthworks, roadworks and access, stormwater drainage sewer and water reticulation, electricity and telecommunication all of which is proposed to be addressed in significant detail as a part of the future development of the site as staging progresses.
The engineering overview submitted with the amendment includes conceptual servicing plans which suggest on the basis of preliminary investigation that existing services in the vicinity of the site will enable servicing of the future development assuming service capacity augmentation and sequential land development.

Comment: The proposal is consistent with this objective.

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

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

Comment: The proposal is consistent with this objective.

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

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

This is relevant given community feedback which the application suggests points to the concerns of residents in terms of an ageing population and a need to augment services available which realistically can only be achieved through a growth direction. For example, the local school, and related community services depend upon demand for continued sustainability.
The application proposes a 10-15 year horizon for the total development of the Expansion Plan achieving economic development which is both sustainable in terms of services for the existing local community and meeting the demands of the expanded population. The council and the referral authorities will ultimately control land conversion through the structured approval process on the basis of service capacity considering water, sewer, traffic, open space and supporting community and commercial opportunity

Comment: The proposal is consistent with this objective.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(d) is consistent with each State policy

State Policy on the Protection of Agricultural Land 2009

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

Principle 1

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

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

Principle 2

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

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

Principle 3

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

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

Principle 4

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

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

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

Principle 5

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

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

Principle 6

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

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

Principle 7

The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.

Comment: The property itself has no unique agriculturally significant features and/or properties which make it of prominence with respect to the local and regional area agricultural estate. The proposal does not conflict with Principle 7. This is evidence by the assessment of Pinion Advisory which concludes that the subject land has a negligible level of local and regional significance on the following basis that the site:

- represents less than 0.09% of the Class 4 land and approximately 0.05% of the total ground in the Northern Midlands (as per South Esk land capability mapping area); and
- represents less than 0.03% of the Class 4 land and less than 0.02% of the total ground on a regional basis (as per South Esk, Meander, Pipers and Tamar land capability mapping areas).

Principle 8

Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.

Comment The property is within the North East Irrigation District in relation to which *Pinion Advisory* observe the subject site represents approximately 0.6% of the total area of land within the district. Pinion comment as follows: "*in reality note all of the land would be considered suitable for and/or capable of supporting irrigated land use activity, and this includes CT 81897/1 and CT 227117/1 due to the close proximity to adjacent residential dwellings and road infrastructure and the sensitivities linked with irrigation spray over property boundaries and intensity of agricultural activities associated with this type of agriculture*."

The proposal does not conflict with Principle 8 in the sense of the conclusions that the land within the expanded area is constrained to a point, and that the water allocation provided to the subject properties will continue to service the other land holdings to the east. Note the water allocation for the property amounts to 2.2% of the NEID.

Principle 9

Planning schemes facilitating agricultural use on land zoned for rural purposes

Comment: Not relevant to the present proposal, given the nature of the proposal.

Principle 10 and 11

Plantation forestry

Comment: Not relevant to the present proposal. There are no forestry land use activities within the boundaries of the subject land.

Tasmanian State Coastal Policy 1996

Comment: The subject site is not within the coastal zone and the Coastal Policy does not apply.

State Policy on Water Quality Management 1997

Comment: The proposed amendment does not directly impact water quality, however subsequent applications for the development of the land will be required to demonstrate the provision of water services and the effective management of stormwater so as to achieve appropriate environmental/quality levels.

National Environmental Protection Measures (NEPMs)

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

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

Comment: Other than noise and air quality which are the subject matter of Codes within the TPS, the remaining NEPMs are not called up by the proposed planning scheme amendment. It is noted that an analysis undertaken by *Pitt & Sherry* (*2023*) made recommendations to address potential contaminants impacting the subject land covering historical waste deposits, asbestos (abandoned buildings), pesticides associated with septic tank treatment and the resultant impact upon soil quality.

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

Comment: The TPP's have as required been addressed in the provision and approval of the LPS and are not impacted by the proposed rezoning.

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

Comment: The draft amendment is as far as practicable consistent with the Northern Tasmania Regional Land Use Strategy which is discussed in the following terms:

Northern Regional Land Use Strategy

Comment: The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy, an analysis of which is provided here.

The proposal represents an expansion of the existing Urban Growth Boundary (UGB). The rezoning to give effect to the expansion of the UGB may be considered where it can be demonstrated that the inclusion responds to the Key Principles and is appropriate for strategic and orderly development (ref clause D2.1.1***)***

D2 Land Use Categories

D2.1 Urban Growth Areas

Urban Growth Areas will Identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth.

D2.1.1 Urban Growth Areas – Key Principles

The *Urban Growth Areas* aim to provide for a well-planned region of distinct cities, towns and villages that:

- **Maintains the integrity of 'intra-regional' open space green breaks;**
- **Minimises impacts on natural resources;**
- **Maximises the use of major transport and water and sewerage infrastructure (committed and/or planned);**
- **Enables efficient physical and social infrastructure, including public transport;**
- **Has ready access to services and employment; and**
- **Ensures significant non-residential activities will meet specific location, infrastructure and site requirements**.

Comment: The proposed amendment will not impact intra-regional open space breaks, natural resources and will allow maximization of infrastructure existing and planned. Access to services is available. The proposal is compliant.

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

Comment: The proposal will value add the existing Evandale settlement in terms of the sustainability of the township in the longer term. Population growth and associated social and community service provision will address the needs identified in survey of the local community.

Areas contiguous to the *Urban Growth Areas* identified in the Regional Plan Maps D.1., D.22, and D.32 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may also be considered for rezoning for urban development, where it can be demonstrated that their inclusion responds to the Key Principles and is appropriate for the strategic and orderly development of the area where evidence identifies that it is necessary to accommodate higher than anticipated demand or changing demands.

Comment: The area proposed for the expansion is immediately contiguous the boundary of the township developed area. The proposal does not conflict with the Key Principles enunciated by the NRLUS, representing an investment in strategic planning over the referenced time horizon of 10-15 years. The analysis prepared by SGS economics demonstrates the relationship of the anticipated yield to existing and importantly future demand, noting that current growth trends are higher in the region.

Land considered for rezoning within or contiguous to an *Urban Growth Area* should:

- **Be physically suitable;**
- **Exclude areas of unacceptable risk of natural hazards, including predicted impact of climate change;**
- **Exclude areas of significant biodiversity values;**
- **Be appropriately separated from incompatible land uses; and**
- **Be a logical expansion of an existing urban area, or be of sufficient size to support efficient social and economic infrastructure**.

Comment: The land is physically suitable for the development proposed and is not impacted by natural hazards nor predicted climate change. The flora fauna report prepared by consultants NEST observes that the impact of grazing has over time led to the position where the land can be described as *biologically impoverished*. On that basis the analysis recommends inter alia the development of an ecological plan to include rehabilitation of those areas that could provide conservation values which could be integrated with open space and recreation areas (*report reference pp20-21*).

The development of the urban area is adequately separated from incompatible land use (farmland) and will; be buffered by larger lot sizes at the northern and eastern edges of the expanded area. The proposed development is of a scale which will necessitate and provide for social and economic infrastructure and allowance in the zoning alterations has been designed to achieve this purpose.

A summary of the guide to investigations to support growth within or contiguous to *Urban Growth Areas* suggests that the assessment of the following where relevant include:

- **analysis of supply and demand for the Greater Launceston area and individual settlement area;**
- **analysis of growth opportunity;**
- **analysis of potential loss to the agricultural estate;**
- **impact on agricultural activity and infrastructure, and other resources;**
- **the extent to which the land is included in irrigation districts;**
- **the potential for land use conflict;**
- **potential impact on the State Road and rail networks;**
- **the potential impact on and fettering of existing extractive industries;**
- **an assessment of natural, cultural and landscape values.**

Comment: The submission provides independent consultant analysis of all areas identified by the guidance provisions including land supply demand (greater Launceston and relevant settlement areas), agricultural estate loss/agricultural activity, review of the natural, cultural and landscape values, together with transport and traffic issue analysis.

D2.1.2 Urban Growth Areas:
Growth Corridors

Comprising land contiguous with existing urban areas, including greenfield land, which will be developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development.

Map D.3 Regional Framework Plan: Northern Townships (Longford, Perth and Evandale)

^Figure 20 *- Regional Framework Plan: Northern Townships (Longford, Perth, Evandale); Extract NRLUS p.18*

Comment: The area which is contiguous to the developed urban settlement has been assessed and categorized as suitable for urban development.

E REGIONAL PLANNING POLICIES
E.2.4 Specific Policies and Actions

RSN-A4

Provide for long term future supply of urban residential land that matches existing and planned infrastructure capacity as being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.

Comment: The application provides an analysis of water and sewerage services by consulting group MRC. The analysis demonstrates future reticulation of available services to service the expansion area. There are assumptions in regard to the augmentation for service delivery.

RSN-A5

Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change, 'aging in home' options should be provided.

Comment: The proposed expansion will introduce a range of residential allotments incorporating potential residential options for the provision of future aged care transition which will provide support to the existing Evandale community. The potential for the introduction of aged care service provision and allied health services at the local level would directly facilitate the achievement of the 'aging in home' objective.

RSN-A14

Prioritise amendments to planning schemes to support new *Urban Growth Areas* and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.

Comment: The proposal will rezone land immediately contiguous with the Evandale township with access to existing transport corridors both immediate and those providing access to the wider region and beyond. The proposal intends that traffic from the new development will by-pass the local streets. Based upon SIDRA modelling results and mid-block assessment, the traffic generated by the proposed development is not expected to unreasonably compromise the amenity, safety and efficiency of the road network surrounding the site.

The analysis undertaken by consulting group *Pitt and Sherry* assessed the development against the use standards of the *Road and Railway Asset Code*. The analysis includes a post 10-year development performance scenario based upon assumed traffic volumes for AM and PM peak hours.

RSN-A23

Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.

Comment: The proposed amendment will introduce minimum lot sizes based upon the function proposed, position of the subdivision relative to its context and servicing capacity. The masterplan approach introduces zone categories which reflect the capacity of service delivery and the contextual relationships to surrounding areas.

RSN-A24

Future locations of the *Rural Living Zone* should not require extension of Urban Growth Areas, or unreasonably compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).

Comment: The proposed expansion plan incorporates rural living zoned areas to enable buffering to the agriculture zoned land beyond achieving a graduation in residential density reducing the potential for land use conflict.

RSN-A26

Consolidation and growth of Rural residential Areas is to be directed to areas identified in the local strategy, that align with the following criteria (where relevant):

- **Proximity to existing settlements containing social services;**
- **Access to road infrastructure with capacity;**
- **On-site waste water systems suitability;**
- **Consideration of the impact on natural values or the potential land use limitations as a result of natural values;**
- **Minimise impact on agricultural land and land conversion;**
- **Minimse impacts on water supply required for agricultural and environmental purposes**
- **Consideration of natural hazard management;**
- **The housing mix in the locality and the contribution additional rural residential use may make in support of settlements;**
- **Potential for the future requirement for the land for urban purposes; and**
- **The ability to achieve positive environmental outcomes through the rezoning.**

Comment: The supporting reports submitted with the application allow consideration as to alignment with the criteria which are addressed as specified. Each of the elements is considered as a part of the submission and these assessments analysed through the decision making process.

RAC-A5

Provide for lower order activity centres to be sustained through a residential strategy or development plans to create vibrant and sustainable regional rural communities. It should strengthen their role and function, maintaining and consolidating retail attractors, local employment opportunities, public amenities and services.

Comment: It can be legitimately argued that the proposal will strengthen the role and function of the town centre through the provision of neighbourhood services to support the local population as expansion progresses through the expected time horizon.

Table E.2 Northern Tasmanian Regional Activity Centre Hierarchy

Neighbourhood or Town Centres (SAC)

Role:	**To serve daily needs of surrounding community and provide a focus for day-to-day life within a community**
Employment	**Includes a mix of small scale retail, community, and health services. Limited office based employment**
Land uses Commercial and Retail	**An independent supermarket or discount department store as anchor tenant, surrounded by a small range of specialty shops. In a rural context often tourism related business.**
Government and Community	**Local community services, including Child Health Care.**
Residential	**Some adjoining in centre/town residential development offering a greater mix of housing types and densities than outer lying residential areas.**

Comment: Other than the obvious expansion of the settlement, the proposed rezoning of the 78ha will not change the RAC of Evandale. The proposal seeks to provide further options for residential expansion and the inclusion of social, community health and limited/local commercial zones which would support the sustainability of the existing settlement within a 10-15-year horizon.

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

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

Lead: Serve with honesty, integrity, innovation and pride
Progress: Economic health and wealth – grow and prosper
People: Cultural and society – a vibrant future that respects the past
Place: Nurture our heritage environment
Each priority is supported by four strategic outcomes that describe what the Council aims to achieve, and that are consistent with its vision.
Actions and projects to achieve these outcomes will be included in the Council's Annual Plan. Performance measures will be included in the Annual Plan to enable the Council to track its progress against each of the strategic outcomes.
Priority projects referenced as a part of the project include investigation and analysis of physical service provision and any necessary augmentation to these services in meeting the demands of population growth.

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

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

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

Comment: The site is not impacted by the Tasmanian Gas Pipeline.

5 OPTIONS

5.1 Decision in relation to request

The planning authority can:

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

5.2 Preparation of draft amendment

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

5.3 Certification of draft amendment

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

6 DISCUSSION

This report provides comment in reference to the capacity of the proposal to meet the legislative requirements for the amendment proposed to the LPS.
The reports provided with the application seek to demonstrate compliance with the key issues necessarily impacting consideration of the amendment, whilst this analysis notes the level of concern raised by the community as a part of the most recent consultation process.

The earlier Evandale community consultation process drew out a number of significant issues of importance to the community and these have been highlighted. The approach taken by the applicants is to attempt to address the substantive issues providing analysis and argument.

Following deferral of the matter at Council's June meeting, a targeted consultation period has resulted in a significant level of interest from the Evandale community, which clearly suggests that any formal process, following an initiation of the amendment, will attract no less interest. Based upon the tenor of the submissions received, there is little doubt that there will be considerable opposition to the present proposal.

The critical importance for the Evandale township is the protection of the heritage estate values recognized through the National Estate Register listing and the need to ensure that the future development within the proposed expansion area does not diminish or erode these values which by extension includes many of the issues raised by the community. The proposal would introduce modifications within the SAP to provide the necessary qualifications related to the consideration of future development to achieve these outcomes.

Likewise, traffic management within the Evandale Road network and the obvious challenges of development upon the town is a key issue for the community and the application provides an analysis of those matters impacting the levels of service post development.

In a strategic sense the issues of demand and future supply must be considered in the context of the proposed development horizon ranging from 10-20 years, and the need to provide development ready sites in a timely manner whilst ensuring sustainability in terms of service provision and community expectation. These considerations combined with the intent and policy direction enunciated by the NRLUS provide a framework within which the present proposal must be assessed.

The community view at this point is that many of the assumptions/conclusions presented by the application are inadequate in terms of addressing the key issues, lacking rigour and evidence-based support. For example, the view presented is that

the assumptions made in the analysis of supply and demand issues are at odds with the most recent conclusions of the REMPLAN analysis (2024). The objective of that report is to provide a quantitative and qualitative evidence-based approach to the identification of key issues relevant to residential supply and demand. The report aims to provide a key input and evidence base for the review of the *Regional Land Use Strategy of Northern Tasmania* (RLUS) and local strategic planning. A significant component of the project is the development of a Growth Monitoring and Evaluation Framework (GMEF).

In brief the REMPLAN analysis indicates that Northen Midlands has most of its land supply allocated through underutilized properties, requiring redevelopment of larger parcels that have already been developed with a dwelling. Population growth in Northern Tasmania over the last ten years to 2022 has averaged 0.83% annually, and over the last five years has averaged 1.42% annually. This is well above the medium population growth estimates which forecast a stable population for the Northern Tasmanian region. The report's analysis of supply indicates that Campbell Town, Evandale and Perth have adequate supply to meet forecast demand. In the Northern Midlands 46% of supply is represented by underutilised properties.

Notwithstanding, there are many factors influencing the issue of land supply and demand and the rate of growth is influenced by factors beyond the control of council, particularly in the case of underutilized property.

Northern Region Land Use Strategy Review

In regard to the issues raised by stakeholders and in particular State Growth, it has been suggested that a decision on the present application not be made pending the outcome of the NRLUS review, the initial background work for which has commenced. It is likely that the timeframe for the review may take at least 12 months to finalise, and in this context, it is considered reasonable that the Council deal with the application in advance of the review's findings.

INITIATING THE AMENDMENT

Initiating the amendment allows the formal process to run its course and provides for extensive community and stakeholder participation as a part of that process. Whilst recognizing the level of concern raised by the Evandale community through the recent consultation period, it is considered appropriate that the application be progressed to enable further detailed consideration.
Most relevantly the process provides for further evaluation and review by Council following the public exhibition period and receipt of community/stakeholder feedback, at which point the Council considers its position relevant to the proposal. In doing so the Council does not ignore the recently expressed community views but allows the process to run its course to final determination which will allow exhaustive examination of the issues.

The basis for and issues associated with the present proposal will benefit from the rigour of broad stakeholder discourse and it is therefore considered appropriate that the application for the amendment be initiated and progressed to the next phase which importantly provides all stakeholders representation and the assessment of these submissions as to their merit and by extension the merits of the proposed amendment.

The draft amendment is generally in accordance with the LPS criteria and related legislative requirements.

38 Arthur Street
A preliminary subdivision plan for 38 Arthur Street demonstrates the possible provision of 122 lots, if the site is rezoned. Excluding 38 Arthur Street from the SAP expansion raises a question as to how the eventual development of the property is to be treated. The purpose of the scheme amendment to include the expanded area within the SAP is to ensure future development is in keeping with the principles of these existing provisions. If the amendment is initiated, the treatment of 38 Arthur Street and its relationship to the SAP is an issue to be resolved particularly given the site's location contiguous the town's current development boundary.

It is recommended that the planning authority initiate and certify the draft amendment which will then be placed on public exhibition.

Representations received are then considered by the planning authority, assessing their merit before providing a report incorporating a recommendation to the Tasmanian Planning Commission as to its satisfaction that the draft amendment meets the LPS criteria and any associated recommendations.

7 ATTACHMENTS

1. A.1 Proposed Evandale Expansion Plan 4 December 2024 Issue M [**11.2.1** - 1 page]
2. A.2 Application Form [**11.2.2** - 1 page]
3. A.3 Title Plans [**11.2.3** - 4 pages]
4. B.1 Planning Report - Ireneinc - February 2025 [**11.2.4** - 144 pages]
5. C.1 Residential Supply and Demand Analysis 5 May 2022 [**11.2.5** - 29 pages]
6. D.1 Cost Benefit Analysis 25 August 2023 [**11.2.6** - 22 pages]
7. E.1 Agricultural Assessment Report 14 September 2023 [**11.2.7** - 42 pages]
8. E.2 Agricultural Assessment Report 18 February 2025 [**11.2.8** - 52 pages]
9. F.1 Engineering Services Report 11 December 2023 [**11.2.9** - 48 pages]
10. F.2 Preliminary Water and Sewerage Report 9 October 2024 [**11.2.10** - 19 pages]
11. G.1 Traffic Impact Assessment (Revision 02) 20 December 2024 - pitt&sherry [**11.2.11** - 107 pages]
12. G.2 Traffic Engineering Peer Review 1 May 2024 - SAL T 3 [**11.2.12** - 45 pages]
13. G.3 Traffic Impact Assessment (Revision 01) 29 January 2024 - pitt&sherry [**11.2.13** - 109 pages]
14. H.1 Aboriginal Heritage Assessment Report 20 October 2023 (redacted) [**11.2.14** - 55 pages]
15. H.2 Historic Heritage Assesment Report 20 October 2023 [**11.2.15** - 55 pages]
16. I.1 Natural Values Report 27 November 2022 [**11.2.16** - 24 pages]
17. J.1 Preliminary Flood Hazard Assessment Report 11 December 2023 [**11.2.17** - 24 pages]
18. K.1 Bushfire Hazard Management Report 21 March 2023 [**11.2.18** - 27 pages]
19. L.1 Preliminary Site Contamination Investigation 11 April 2023 [**11.2.19** - 147 pages]
20. M.1 Landslide Hazard Assessment 26 May 2023 [**11.2.20** - 19 pages]
21. N.1 Additional Information Request 2 May 2024 - Northern Midlands Council [**11.2.21** - 11 pages]
22. O.1 Letter to Traders in Purple 3 December 2024 - Northern Midlands Council [**11.2.22** - 2 pages]
23. P.1 Further Information Response 12 February 2025 - Ireneinc [**11.2.23** - 3 pages]
24. Q.1 Submission to Planning Authority Notice 9 May 2024 - Tas Water [**11.2.24** - 2 pages]
25. R.1 Letter 30 April 2024 - Launceston Airport [**11.2.25** - 2 pages]
26. S.1 Letter 28 May 2024 - Department of State Growth [**11.2.26** - 3 pages]
27. T.1 Letter 9 August 2024 - Evandale Primary School [**11.2.27** - 2 pages]
28. U.1 Consultation and Feedback Report - AD Design - 25 August 2025 [**11.2.28** - 16 pages]
29. U.2 Evandale Submissions - Personal Informaton Redacted - v 3 [**11.2.29** - 217 pages]

12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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

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13 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: *Des Jennings, General Manager*

RECOMMENDATION

That the report be noted.

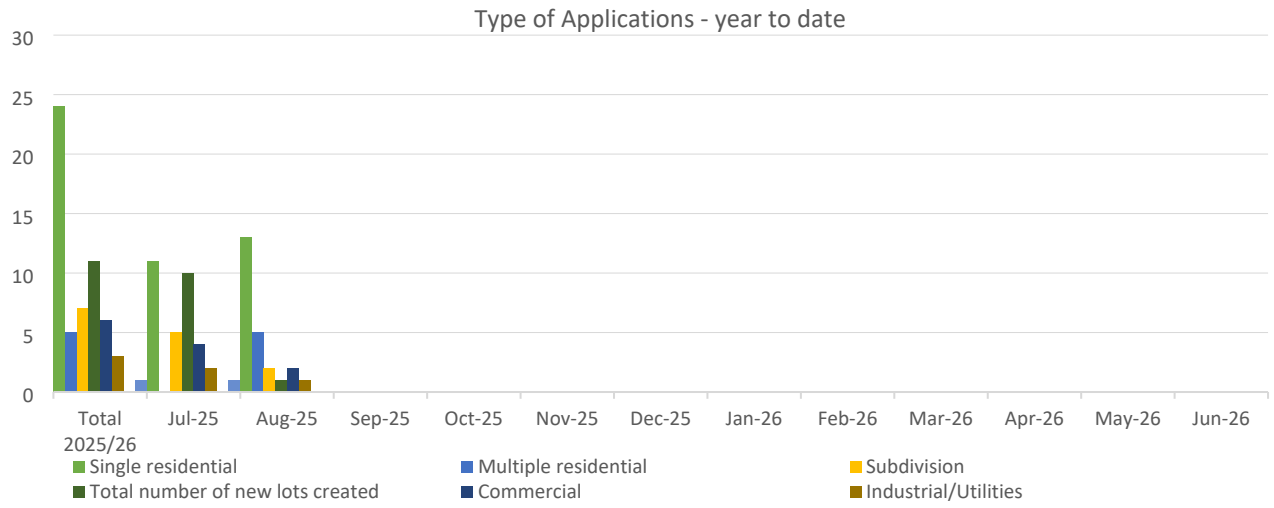
1 PURPOSE OF REPORT

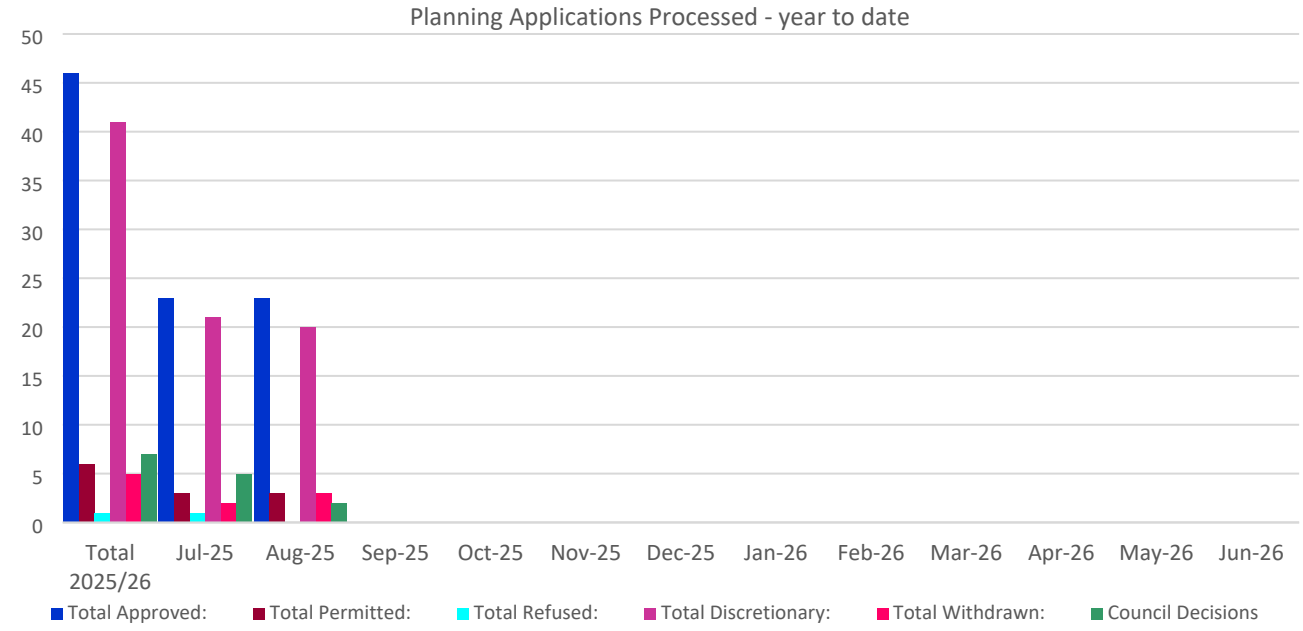
The purpose of this report is to present the Development Services activities as at the month's end.

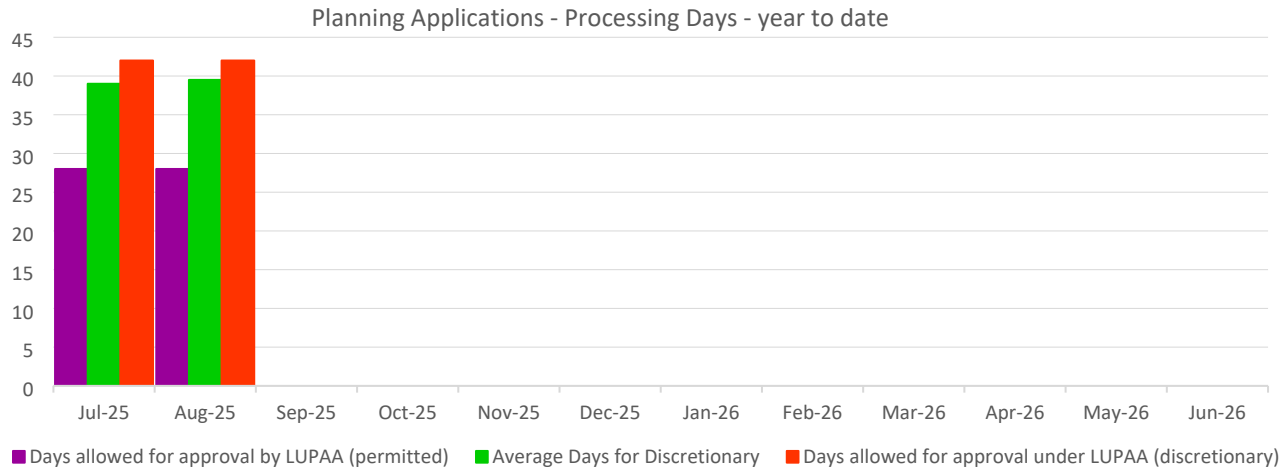
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	40	18	22										
Applications on STOP for further information			44	44	34										
Single residential	36	44	24	11	13										
Number of new dwellings			4	1	3										
Multiple residential	69	52	5	0	5										
Number of new dwellings			79	0	79										
Subdivision	27	26	7	5	2										
Total number of new lots created	72	14	11	10	1										
Commercial	25	20	6	4	2										
Industrial/Utilities	15	22	3	2	1										
Visitor Accommodation	11	0	0	0	0										
Total permitted	0	0	0	0	0										
Total discretionary	11	0	0	0	0										
Other	47	75	1	1	0										
Total No. Applications Approved:	182	206	46	23	23										
Total Permitted:	18	30	6	3	3										
Average Days for Permitted	15	13.36	25	21	29										
Days allowed for approval by LUPAA	28	28	28	28	28										
Total Exempt under IPS:	93	104	20	5	15										
Total Refused:	4	7	1	1	0										
Total Discretionary:	164	176	41	21	20										
Average Days for Discretionary:	33.17	38.71	39.5	39	40										
Days allowed for approval under LUPAA:	42	42	42	42	42										
Total Withdrawn:	44	29	5	2	3										
Council Decisions	27	22	7	5	2										
Appeals lodged by the Applicant	2	1	2	2	0										
Appeals lodged by third party	0	1	1	0	1										


Type of Applications - year to date
30
25
20
15
10
5
0
Total 2025/26
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Single residential
Multiple residential
Subdivision
Total number of new lots created
Commercial
Industrial/Utilities

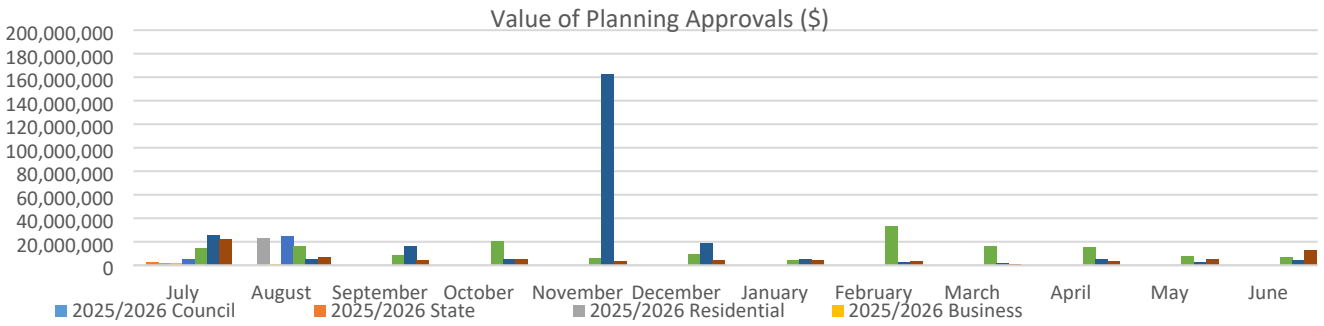

Planning Applications Processed - year to date
50
45
40
35
30
25
20
15
10
5
0
Total 2025/26
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Total Approved:
Total Permitted:
Total Refused:
Total Discretionary:
Total Withdrawn:
Council Decisions


Planning Applications - Processing Days - year to date
45
40
35
30
25
20
15
10
5
0
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Days allowed for approval by LUPAA (permitted)
Average Days for Discretionary
Days allowed for approval under LUPAA (discretionary)

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0192	Demolition sheds, extend existing shed (Longford SAP, Heritage Precinct, Attenuation, Airport Obstacle)	15 & 17 Latour Street, LONGFORD	Plans to Build	45	D
PLN-24-0171	Multiple Dwellings x 6 (1 existing/5 new)	32 Marlborough Street, Longford	Abode Designer Homes	42	D
PLN-25-0053	Conservatory Addition	4 William Street, Longford	David Denman & Associates	40	D
PLN-25-0061	New outbuilding (Garage) and demolition of existing shed.	109 Elphinstone Road, Cressy	Flood Rural	33	D
PLN-25-0073	Multiple Dwellings x 31	71-73 High Street, Campbell Town	Prime Design	42	D
PLN-25-0087	Dwelling extension and demolition of portions of existing outbuildings	20 Nivelle Street, Ross	EJ Design and Drafting	34	D
PLN-25-0098	Subdivision (2 lots) and works in West St road reserve	113 Clare Street, Campbell Town	Woolcott Land Services	42	D
PLN-25-0101	Storage - New Warehouse, including Office and Associated Works (Translink SAP, C1.0 Signs Code, C2.0 Parking and Sustainable Transport Code, C3.0 Road and Railway Assets Code)	13 Tiger Moth Court, Western Junction	Philp Lighton Architects Pty Ltd	40	D
PLN-25-0109	Change of use to workers accommodation (communal residences)	117 Main Street, Cressy	Engineering Plus	42	D
PLN-25-0114	Outbuildings x2 (garage and carport)	31 Cambock Lane West, Evandale	Design to Live	49	D
PLN-25-0119	Multiple Dwellings x 6 (C2.0 Parking and Sustainable Transport Code)	(Lot 83) 2 Skyeview Rise, Perth	Design to Live	32	D
PLN-25-0121	Dwelling	78A Pakenham St, LONGFORD	Hotondo Homes Launceston	43	D
PLN-25-0125	Outbuilding (Garage)	6 Sheringham Court, Perth	Design to Live	42	D
PLN-25-0129	Outbuilding (Garage)	200 Haggerston Road, Perth	Titan Garages & Sheds Tasmania	41	D
PLN-25-0132	Demolish existing, construct new shed with amenities (vary side and rear setbacks, Evandale SAP)	44 Logan Road, Evandale	Wilkin Design & Drafting Pty Ltd	36	D
PLN-25-0135	Dwelling and shed	217 Norwich Drive, Longford	Pippa Architecture	42	D
PLN-25-0136	Single Dwelling in the Rural zone - vary setbacks	8 Walter Street, Rossarden	H Walker	41	D
PLN-25-0145	Outbuilding	6 Monastery Court, Longford	Engineering Plus	36	D
PLN-25-0137	Extension to Building	118 Bridge Street, Campbell Town	m Arkitecture	28	P
PLN-25-0142	Alteration & Extension to Existing Building, demolish building	112-118 Main Street, Cressy	m Arkitecture	24	P
PLN-25-0143	Multiple Dwellings x 3	(Lot 111) 9 Skyeview Rise, Perth	DCM Design Construction Management	32	P
PLN-24-0136	34 Assisted Housing Units, extension of driveway, landscaping and provision of services	75 Leighlands Road, Evandale (works at 15906 Midland Highway, Perth and alterations to an access within the State road)	MC Planners	42	C
PLN-25-0131	2 Lot Subdivision (Boundary realignment)	41 Catherine Street, Longford	D J McCulloch Surveying	42	C

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	0	300,000	23,193,000	800,000	24,293,000	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**	**2,800,000**	**24,457,305**	**2,468,000**	**29,735,305**	**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

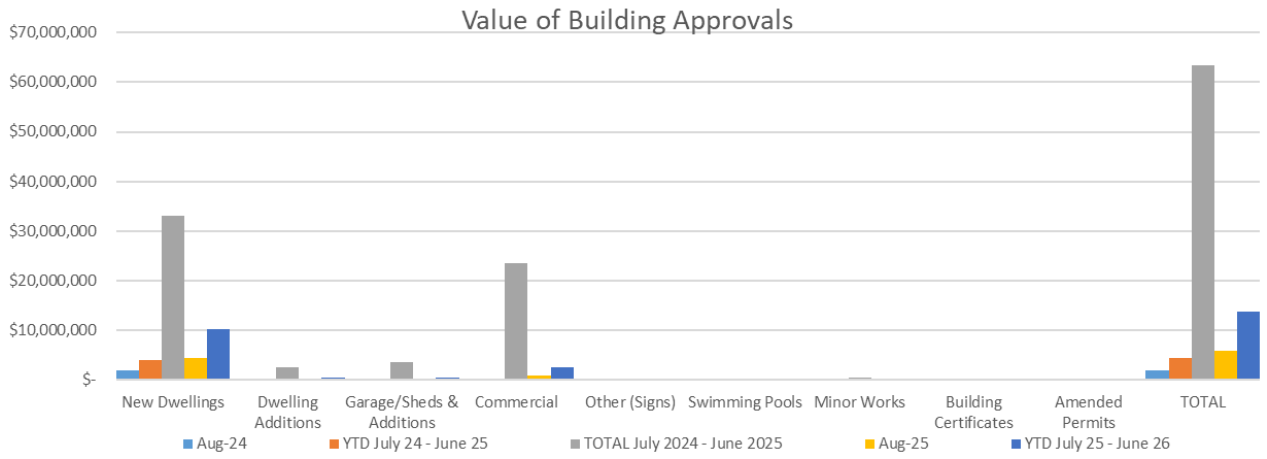
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN25-0077; Appeal P2025/75	Appeal against refusal of Multiple Dwellings, Retirement Village and 2-lot subdivision at 5 Affleck Court, Perth • Preliminary conference held 19 August 2025.
PLN24-0097; Appeal P2025/70	Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road. • Preliminary conference held 04 August 2025. • Mediation held 21 August 2025. • Hearing date to be set.
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. • Hearing dates and associated directions have been vacated.
Decisions received	
-	-

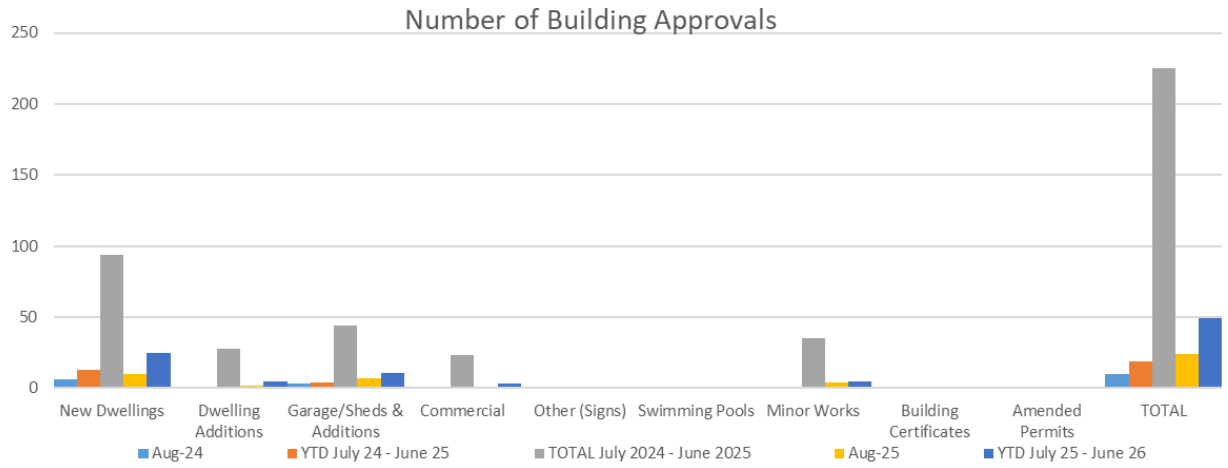
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
TPC	**TASMANIAN PLANNING COMMISSION**
PLN24-0078;	Draft Amendment to rezone 2 Bruce Place, Longford from Open Space to General Residential. • Certified by Council on 23 June 2025. • On public notification from 14 July to 12 August 2025. • TPC has been advised that no representations were received.
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 considered at Council workshop of 1 September 2025. • Feedback from the community consultation to be included in Council agenda 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 modify the draft amendment considered at Council meeting of 18 August 2025. Council resolved to withdraw the draft amendment. • TPC advised that withdrawal of the draft amendment takes effect on 25 August 2025. • Council placed notification of withdrawal of the draft amendment in Examiner, per the *Land Use Planning and Approvals Act 1993*. • On 21 August 2025, Council notified representors that the draft amendment had been withdrawn.

2.4 Building Approvals

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

	YEAR - 2024 - 2025				YEAR		YEAR - 2025 - 2026			
	Aug-24		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Aug-25		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		$		$		$		$		$
New Dwellings	6	1,861,000	**13**	**4,062,780**	**94**	**33,101,243**	10	4,339,000	**25**	**10,221,698**
Dwelling Additions	0	0	**0**	**0**	**28**	**2,521,600**	2	45,000	**5**	**380,000**
Garage/Sheds & Additions	3	72,000	**4**	**190,000**	**44**	**3,598,729**	7	345,000	**11**	**550,000**
Commercial	1	40,000	**1**	**40,000**	**23**	**23,475,732**	1	935,000	**3**	**2,585,000**
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	0	0	**1**	**19,511**	**35**	**421,461**	4	100,836	**5**	**110,836**
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	**10**	**1,973,000**	**19**	**4,312,291**	**225**	**63,418,765**	**24**	**5,764,836**	**49**	**13,847,534**
Inspections										
Building	**0**		**0**		**0**		**0**		**0**	
Plumbing	**37**		**87**		**389**		**34**		**61**	





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	16	31
Property owner not home or only recently started			
Complying with all conditions / signed off	5	7	4
Not complying with all conditions	1	7	27
Re-inspection required	1	7	27
Notice of Intention to Issue Enforcement Notice	2	4	2
Enforcement Notices issued	0	0	1
Infringement Notice Issued	0	0	
No Further Action Required	5		

Building / Plumbing Permit Compliance Reviews	This Month	2025/2026	Total 2024/2025
Number of Inspections	32	57	284
Property owner not home or only recently started			
Complying with all conditions / signed off	30	55	283
Not complying with all conditions	2	2	1
Re-inspection required			
Building Notices issued			
Plumbing Notices Issued	2	2	
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	18	23	202
Commitment provided to submit required documentation			
Re-inspection required	16	16	142
No Further Action Required	2	7	60
Building Notices issued	8	10	33
Plumbing Notices Issued	1	1	17
Building Orders issued			26
Plumbing Orders Issued		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 3 commercial building approvals valued at a total of $2,585,000 (year to date), compared to 1 commercial building approval valued at a total of $40,000 (year to date) for the previous year.

In total, there have been 49 building approvals valued at $13,847,534 (year to date) for 2025/2026 compared to 19 building approvals valued at $4,312,291 (year to date) for the previous year.

14 GOVERNANCE REPORTS

No Governance reports are included in this agenda for Council's consideration.

15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: *Maree Bricknell, Corporate Services Manager*
Report prepared by: *Maree Bricknell, Corporate Services Manager*

RECOMMENDATION
That Council:
i) receive and note the Monthly Financial Report for the period ending 31 August 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 August 2025.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 August 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-Aug-25 2

A. Operating Income and Expenditure

	Budget	Year to Date Budget	Actual	($,000)	Target 100%		Comments
Rate Revenue	-$15,678,753	-$15,678,753	-$15,648,394	-$30	99.8%		Raised in July 2024
Recurrent Grant Revenue	-$5,748,472	-$1,437,118	-$114,915	-$1,322	8.0%		75% FAGS grants paid 23/24
Fees and Charges Revenue	-$3,484,109	-$580,685	-$656,943	$76	113.1%		
Interest Revenue	-$876,112	-$146,020	-$27,969	-$118	19.2%		
Reimbursements Revenue	-$45,386	-$7,564	-$430	-$7	5.7%		
Other Revenue	-$2,320,133	-$386,689	-$19,167	-$368	5.0%		
	-$28,152,965	-$18,236,829	-$16,467,818	-$1,769	90.3%		
Employee costs	$10,027,128	$1,671,188	$1,269,686	$402	76.0%		
Material & Services Expenditure	$7,471,911	$1,245,319	$1,498,228	-$253	120.3%		
Depreciation Expenditure	$8,031,350	$1,338,558	$1,338,558	$0	100.0%		
Government Levies & Charges	$1,351,867	$225,311	$36,222	$189	16.1%		
Councillors Expenditure	$233,300	$38,883	$41,111	-$2	105.7%		
Interest on Borrowings	$0	$0	$0	$0	0.0%		
Other Expenditure	$1,145,320	$190,887	$778,283	-$587	407.7%		Pensioner Rebates
Plant Expenditure Paid	$610,710	$101,785	$228,997	-$127	225.0%		
	$28,871,586	$4,811,931	$5,191,085	-$379	107.9%		
	$718,621	-$13,424,898	-$11,276,733				
Gain on sale of Fixed Assets	$0	$0	-$2,478	$2	0.0%		
Loss on Sale of Fixed Assets	$433,630	$72,272	$0	$72	0.0%		*Asset recognition EOY
Underlying (Surplus) / Deficit	**$1,152,251**	**-$13,352,626**	**-$11,279,211**			1*	
	-$16,000						Jnl for Deprec to be done
Capital Grant Revenue	-$8,491,599	-$1,415,267	-$50,425	-$1,365	3.6%		
Subdivider Contributions	-$377,927	-$62,988	0	-$63	0.0%		* Not recognised until EOY
Capital Revenue	**-$8,869,526**	**-$1,478,254**	**-$50,425**				
	-		-				

Budget Alteration Requests

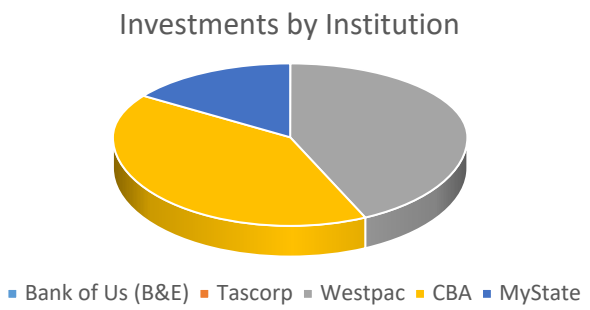
- For Council authorisation by absolute majority

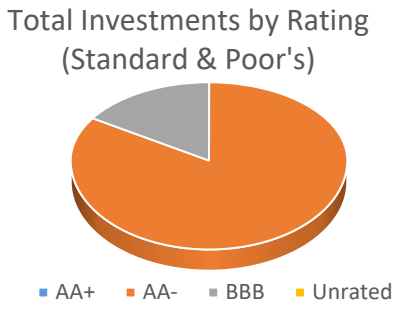
		Budget Operating	Budget Capital	Actuals	
Capital works budget variances above 10% or $10,000 are highlighted					
August					
No items.					
July					
Fleet 15	700015		-30000		Defer
Fleet 15.1	700015.1		-16000		Defer
Fleet 31	700031		46000		Purchase
Fleet 65	700065		-165000		Tractor to be deferred
Fleet 51	700051		65000		Excavator to be purchased
			-100000		

A. Balance Sheet Items

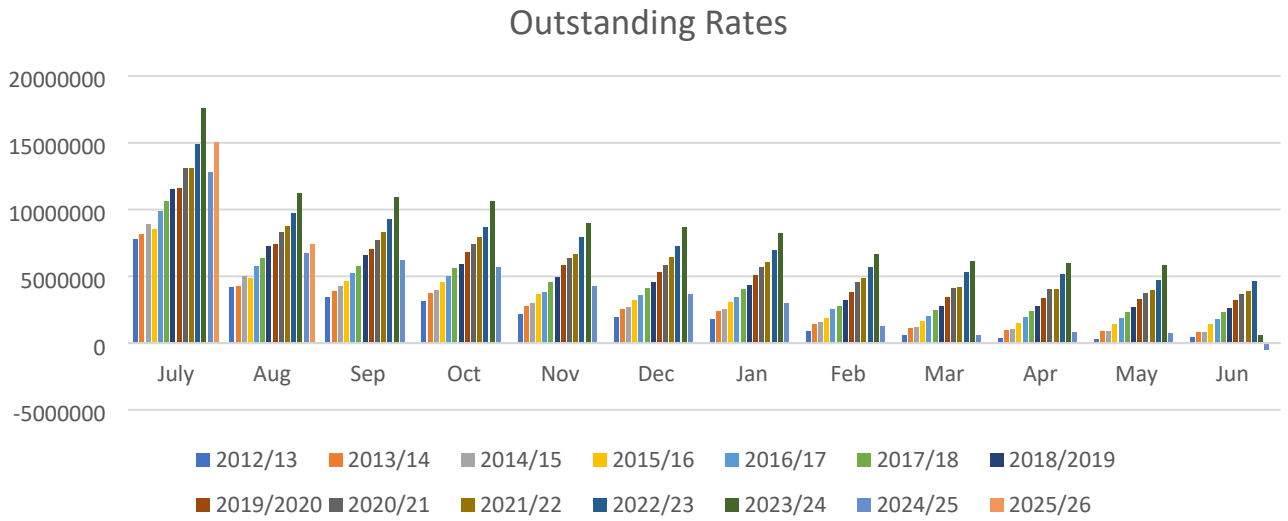
	Year to Date Actual	Monthly Change	Same time last year	Comments
Cash & Cash Equivalents Balance	Year to Date			
- Opening Cash balance	$16,972,914	$14,378,738		
- Cash Inflow	$10,883,827	$9,739,301		
- Cash Payments	-$6,416,202	-$2,677,500		
- Closing Cash balance	$21,440,539	$21,440,539		
	-	-		
Account Breakdown				
- Trading Accounts	$1,950,345			
- Investments	$19,490,194			
	$21,440,539			
	-			

Summary of Investments	*Investment Date*	*Maturity Date*	*Interest Rate%*	*Purchase Price*	*Maturity Value*
Tas Corp 24hr Call Account	1/08/2025	31/08/2025	3.60	$6,078	$6,090
Commonwealth 24hr Call Account	1/08/2025	31/08/2025	0.25	$0	$0
Commonwealth Business Online Saver Account	1/08/2025	31/08/2025	3.50	$6,716,487	$6,717,131
Westpac Corporate Regulated Interest Account	1/07/2025	31/07/2025	4.35	$430,688	$430,688
CBA	30/06/2025	29/09/2025	4.04	$1,000,000	$1,010,072
CBA	30/07/2025	31/08/2025	4.21	$1,500,000	$1,505,536
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	31/08/2025	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				$19,490,219	$19,735,441





Rate Debtors	2024/25	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	$84,682		-$44,208	
Rates Raised	$15,650,534		$14,420,472	
	$15,735,216		$14,376,265	
Rates collected	$7,728,797	1.3%	$1,116,955	7.7%
Pension Rebates	$614,887	3.8%	$570,396	4.0%
Discount & Remissions	$27,803	0.0%	$5,192	0.0%
	$8,371,487		$1,692,544	
Rates Outstanding	$7,363,730	96.2%	$12,798,158	89.0%
Advance Payments received	-$196,125	0.8%	-$114,437	0.8%



Trade Debtors				
Current balance	$467,194			
- 30 Days		$202,936		
- 60 Days		$42,469		
- 90 Days		$9,139		
- More than 90 days		$212,651		
Summary of Accounts more than 90 days:		-		
- Norfolk Plains Book sales			-	Paid by outlet as sold
- Hire/lease of facilities			14,559	
- Removal of fire hazards			4,207	
- Dog Registrations & Fines			25,086	Send to Fines Enforcement
- Private Works			18,357	
- Regulatory Fees			20,342	
- Govt Reimbursements			130,100	

C. Capital Program

	Budget	Actual ($,000)	Target 17%	Comments
Renewal	$18,276,097	$781,555	4%	
New assets	$7,288,688	$457,508	6%	
Total	$25,564,785	$1,239,063	5%	
Major projects:				
- Ctown Urban Streetscape Improvements	$9,486,426	$410,923	4%	In progress
- Pth Bridge/Culvert Replacements (4)	$3,331,690	$250,588	8%	In progress
- Pth Urban Streetscape Improvements	$3,141,000	$1,856,756	59%	In progress
- Fleet Replacement Program	$1,073,000	$27,527	3%	In progress
- Ashby Road reconstruction	$1,537,504	$9,675	1%	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	$66,694	10%	Not yet commenced
- Youl Road reconstruction	$600,000	$93,248	16%	In progress
- Drummond Street west construction	600,000	$446	0%	Not yet commenced

* Full year to date capital expenditure for 2025/26 provided as an attachment

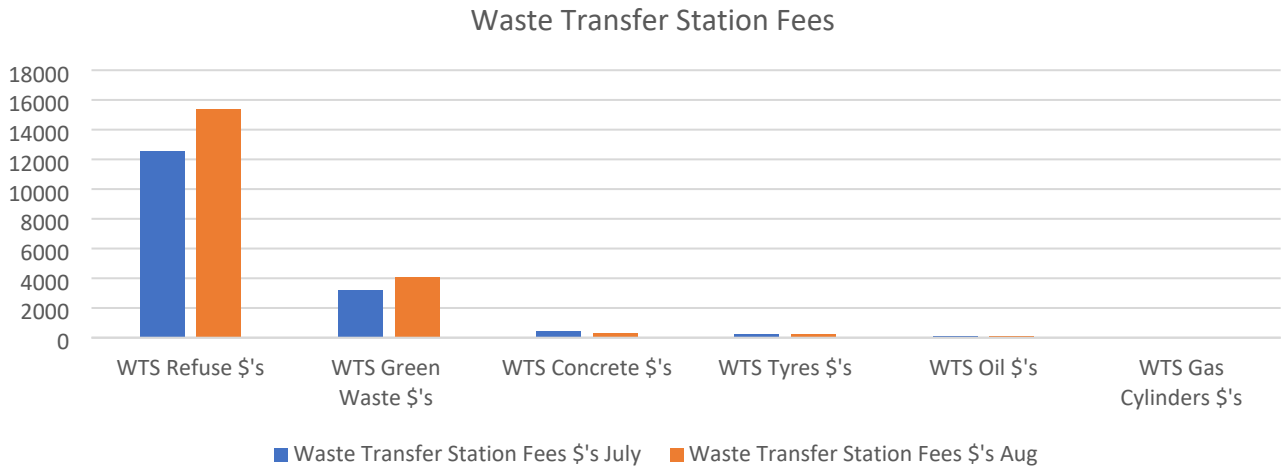
D. Financial Health Indicators

	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	55.7%	95.0%	-39.3%	↘
- Own Source Revenue / Total Revenue	80%	99%	-19.7%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	-4.1%	68.5%	-72.6%	↘
- Debt / Own Source Revenue	33.1%	45.4%	-12.3%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	35.0%	78.3%	-43.3%	↘
- Employee costs / Revenue	35.6%	7.7%	27.9%	↗
- Renewal / Depreciation	227.6%	58.4%	169.2%	↗
Unit Costs				
		$		
- Waste Collection per bin	$13.56	118.69		↔
- Employee costs per hour	$83.56	$43.03		↗
- Rate Revenue per property	$2,051.39	$2,047.42		↔
- IT per employee hour	$5.45	$25.20		↘

B. Employee & WHS scorecard

	YTD	This Month
Number of Employees	107	107
New Employees	4	3
Resignations	9	6
Total hours worked	29,505	13,963
Medical Treatment Injury	1	1
Property Damage Incident	0	0
Safety Incidents Reported	4	0
Hazards Reported	0	0
Workplace Inspections	10	4
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	$27,833	$27,890	% change for same period last year	107%
- Green Waste	$60,216	$46,195	$8,000	$7,290	% change for same period last year	189%
- Concrete	$4,767	$2,764	$417	$715	% change for same period last year	226%
- Tyres	0	$0	$417	$512	% change for same period last year	100%
- Oil				$188	% change for same period last year	100%
- Gas Cylinders				$27	% change for same period last year	100%
Total Takings	$213,732	$239,690	$36,667	$36,622		
Tonnes Disposed						
WTS Refuse Disposed Tonnes	1276	1590	106	94	% change for same period last year	57%
WTS Green Waste Disposed Tonnes	0	1920	444	0	% change for same period last year	0%
WTS Concrete Disposed Tonnes	0	0	-	0	% change for same period last year	0%
Kerbside Refuse Disposed Tonnes	2507	2282	209	175	% change for same period last year	105%
Kerbside Recycling Disposed Tonnes	1029	1045	86	0	% change for same period last year	0%
Fogo Disposed Tonnes	1308	1353	109	68	% change for same period last year	115%
Total Waste Tonnes Disposed	6120	8190	954	337		



5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Financial Report - August 2025 [**15.1.1** - 1 page]
2. Monthly Capital Financial Report - August 2025 [**15.1.2** - 5 pages]

15.2 LONGFORD NETBALL CLUB

File: *N/a*
Responsible Officer: *Des Jennings, General Manager*
Report prepared by: *Kristy Nutting, Executive Officer*

RECOMMENDATION

That Council

a) commits to providing financial support of up to $5,000 to assist with the hire costs of the Longford Gymnasium, which will serve as the training facility for the Longford Netball Club during the 2026 season.

1 PURPOSE OF REPORT

The Longford Netball Club has requested assistance from Council in relation to their training facility. With this funding request it is intended that the Longford Netball Club will be able to continue operation and promote community sport, support local athletes, and encourage the use of council facilities for organised recreational activities. The Longford Netball Club plays a vital role in fostering youth engagement, teamwork, and healthy lifestyles within the region.

2 INTRODUCTION/BACKGROUND

The Longford Netball Club is a vital part of our community, providing opportunities for young people and adults to engage in sport and develop teamwork, discipline, and social connections. Despite our commitment and passion, the club is facing significant financial challenges that threaten its sustainability and growth.

Financial Challenges

The club currently pays over $4,000 annually to hire a single court at the gym, a cost that is becoming increasingly difficult to manage. The $165 training fee per player covers basic expenses, but there is no viable way to generate additional income. Parents are unable to contribute through fundraising, and each team's sponsor only covers the cost of trophies.

Although Rotary generously contributes $3,000 to the Club, this support is not sufficient to cover the growing costs. The club also faces challenges in acquiring essential equipment such as bags, bibs, and dresses, which are expensive and currently worn out due to lack of funding.

It is noted that during the period 2016 to 2020 Council provided a contribution each year to the Longford Sports Centre Manager towards the cost of hire / running the Longford Junior Netball Club amounting to 2020/21 of $5,352.

Facility and Infrastructure Concerns

The club operates from a tin shed with minimal storage and hires a court at the Longford Gym which does not give them exclusive use and allows public access during training. There is only one court available in Longford, while Cressy has three outdoor courts (without lighting) and one indoor court, all of which incur fees. Training is conducted with three teams sharing a single court, which limits effectiveness and safety.

Access to the older gym area has improved, and the club is open to further enhancements such as fob access to avoid interference with training. An additional court would significantly benefit the club, provided that fees do not increase. Winter conditions necessitate indoor facilities, and comparisons with other clubs such as Deloraine reveal that Longford pays higher fees despite having less infrastructure.

Support and Sponsorship

The club has three junior teams and six senior teams, with strong support for juniors. However, many players are unable to participate due to financial constraints. Football clubs benefit from bar sales and do not pay hire fees as they maintain the facility, while netball clubs lack similar income streams. The club has explored sponsorship options, including providing small gifts like socks and drink bottles, but funding remains limited.

3 STRATEGIC PLAN 2021-2027

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

1.3 Management is efficient, proactive and responsible

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

Not applicable

4 POLICY IMPLICATIONS

Not Applicable

5 STATUTORY REQUIREMENTS

Not Applicable

6 FINANCIAL IMPLICATIONS

The Longford Netball Club believes that the hire fees for the training sessions in 2026 will increase substantially to the fee charged in 2025, therefore are requesting assistance greater than the current hire fee.

It is recommended a contribution towards rental of the Longford Sports Centre up to $5,000 and that this be funded from the current Youth activities budget.

7 RISK ISSUES

There is a risk that without Council assisting the Longford Netball Club they will not be able to continue in 2026 as they will not be able to fund their training alongside the other costs of funding a club with teams in the Northern Netball Competition. This would see the end of a longstanding Club in the municipal area.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Attendance by members of the Longford Netball Club occurred at the Council’s March 2025 Workshop.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree or not agree to this funding request.

11 OFFICER'S COMMENTS/CONCLUSION

The Longford Netball Club is committed to fostering community engagement and youth development through sport. With the support of the council, they can overcome current challenges and continue to provide valuable opportunities for club members.

12 ATTACHMENTS

Nil

15.3 POLICY REVIEW: COUNCILLORS ALLOWANCES, TRAVELLING AND OTHER EXPENSES

Responsible Officer: *Des Jennings, General Manager*
Report prepared by: *Tatiana Paniagua, Executive Officer*

RECOMMENDATION
That Council endorse the amended Councillors Allowances, Travelling and Other Expenses Policy.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the proposed amendments to the Councillors Allowances, Travelling and Other Expenses Policy, following a scheduled review to ensure the policy remains current, relevant, and aligned with legislative and operational requirements.

2 INTRODUCTION/BACKGROUND

A review of the Councillors Allowances, Travelling and Other Expenses Policy has been undertaken in light of guidance received from the Department of Premier and Cabinet (Office of Local Government).

In particular, the letter dated 20 January 2025 (noted in error as 20 January 2024 in the correspondence and attached to this report) from the Acting Director of Local Government (attached to this report) provides clarification following the Supreme Court of Tasmania decision in *McCullagh v Northern Midlands Council, Knowles and Jennings* [2024] TASSC 66. The judgment highlighted the limitations on the use of public funds for expenses falling outside the scope of a council's functions, and reinforced the requirement for councils to maintain an up-to-date expenses policy.

The DPAC correspondence sets out key points for councils to consider, including:

- the mandatory requirement under Schedule 5 of the Local Government Act 1993 to adopt and maintain an expenses policy;
- clarification of the scope of "carrying out the duties of office" for councillors;
- the limitations on reimbursement of intrinsically personal expenses; and
- the need to seek legal advice where reimbursement requests are unclear or may fall outside statutory functions.

In response to this advice, a review of Council's current policy has been completed, and the following amendments are recommended. In the attached policy documents, recommended amendments are highlighted and deletions are indicated by ~~strikethrough~~.

A key focus of the review has been the inclusion of the Mayoral vehicle as an option within the overall framework of the Mayoral allowance. This amendment is intended to provide clarity and flexibility regarding the resources available to the Mayor in the execution of official duties.

Another significant amendment relates to the clarification of circumstances under which councillors may be entitled to reimbursement of legal expenses. This is an important consideration for Council, acknowledging that such situations may arise in the future. The updated policy now explicitly references the conditions and procedures set out in Annexure B, titled *Legal Assistance for Councillors*. This outlines the criteria and process for reimbursement, affirming that councillors may be reimbursed for legal expenses incurred in legal proceedings arising out of, or in connection with, the performance of their official duties.

This review is guided by clause 1(1) of Schedule 5 of the Local Government Act 1993 (Tas), which requires councils to adopt a policy regarding the payment of expenses incurred by councillors in carrying out their duties, and to make a copy of the policy available for public inspection.

In addition, section 28 of the Act outlines the functions and responsibilities of councillors, while section 339F details allowable expenses, facilities and support. Although legal costs are not explicitly listed, it is reasonably interpreted that necessary support to perform the role may, in some circumstances, include access to legal advice.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride
Leaders with Impact
Strategic outcomes:
1.2 Councillors serve with integrity and honesty
1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Regular reviews of Council policies are essential to ensure they remain contemporary, legally compliant, and reflective of current governance practices. The proposed amendments enhance the clarity and relevance of the *Councillors Allowances, Travelling and Other Expenses Policy*, and support Council's commitment to transparency, accountability, and responsible use of public resources.

5 STATUTORY REQUIREMENTS

- Local Government Act 1993 (Tas)

6 FINANCIAL IMPLICATIONS

The financial implications associated with this policy are consistent with existing provisions. Any costs incurred, including allowances, travel reimbursements, or approved legal expenses, will be managed within Council's adopted budget allocations.

7 RISK ISSUES

Maintaining the currency of Council policies is essential to mitigate risks associated with non-compliance, outdated practices, and unclear entitlements. Regular review ensures that policies reflect current legislative requirements, economic conditions, and operational realities, thereby supporting sound governance and minimising the potential for disputes or misinterpretation.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the amended *Councillors Allowances, Travelling and Other Expenses Policy* as presented;
- Request further amendments to the policy; or
- Reject the proposed amendments and retain the current version of the policy.

11 OFFICER'S COMMENTS/CONCLUSION

The proposed amendments to the Councillors Allowances, Travelling and Other Expenses Policy result from a scheduled review undertaken to ensure the policy remains relevant, transparent, and aligned with current legislative requirements and operational practices.

This review has also been guided by advice from the Department of Premier and Cabinet (Office of Local Government) following the Supreme Court of Tasmania decision in *McCullagh v Northern Midlands Council, Knowles and Jennings* [2024] TASSC 66. In its correspondence of 20 January 2025 (noted in error as 20 January 2024 in the correspondence and attached to this report), the Acting Director of Local Government emphasised the limitations on the use of public funds for expenses outside the scope of a council's functions, and reinforced the statutory requirement under Schedule 5 of the Local Government Act 1993 for councils to maintain an up-to-date expenses policy. The guidance further clarified the scope of councillors' "duties of office", the prohibition on reimbursement of intrinsically personal expenses, and the importance of obtaining legal advice where reimbursement requests may be uncertain.

Key updates arising from this review include the inclusion of the Mayoral vehicle as an option within the framework of the Mayoral allowance, providing greater clarity and flexibility in supporting the Mayor's official duties. Another significant amendment is the clarification of entitlements and procedures for the reimbursement of legal expenses incurred by councillors in connection with their official responsibilities. These provisions are now explicitly outlined in Annexure B, *Legal Assistance for Councillors*.

The review has been undertaken with reference to clause 1(1) of Schedule 5 of the Local Government Act 1993 (Tas), which requires councils to adopt a policy regarding the payment of expenses incurred by councillors in carrying out their duties. While legal expenses are not specifically listed under section 339F of the Act, a reasonable interpretation supports their inclusion where necessary to enable councillors to fulfil their roles effectively.

These amendments reflect Council's commitment to good governance, responsible resource management, and the provision of appropriate support to elected members.

It is recommended that Council consider and endorse the amendments and additions as highlighted in the attached marked-up policy document.

12 ATTACHMENTS

1. Councillors Allowances Travelling and Other Expenses Current [**15.3.1** - 4 pages]
2. Councillors Allowances Travelling and Other Expenses DRAFT [**15.3.2** - 14 pages]
3. OLG - Letter - 200125 [**15.3.3** - 3 pages]

15.4 NEW POLICY: LEGAL ASSISTANCE FOR EMPLOYEES

Responsible Officer: *Des Jennings, General Manager*
Report prepared by: *Maree Bricknell, Corporate Services Manager*

RECOMMENDATION
That Council endorse the Legal Assistance for Employees Policy.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the newly developed Legal Assistance for Employees Policy.

2 INTRODUCTION/BACKGROUND

This report presents the draft Legal Assistance for Employees Policy for Council's consideration. The policy establishes a clear framework for the provision of legal assistance to Council employees in circumstances where legal proceedings arise in connection with the performance of their official duties. The policy mirrors provisions available to councillors and includes safeguards to ensure appropriate, transparent, and discretionary application.

This review has been informed with guidance from the Department of Premier and Cabinet (Office of Local Government). In its letter of 20 January 2024 (noted in error as 20 January 2024 in the correspondence and attached to this report), the Acting Director of Local Government provided clarification following the Supreme Court of Tasmania decision in *McCullagh v Northern Midlands Council, Knowles and Jennings* [2024] TASSC 66. That correspondence emphasised the limitations on the use of public funds for expenses outside the scope of a council's functions, reinforced the requirement for councils to adopt and maintain an up-to-date expenses policy under Schedule 5 of the Local Government Act 1993, and highlighted the need to avoid reimbursement of intrinsically personal expenses.

While the guidance was directed to councillor expenses, the principles of transparency, accountability, and statutory compliance apply equally to employees. Accordingly, the Council has determined that, having regard to sections 28(2)(b)(iii) and 63(2) of the Act, reimbursement provisions should also extend to Council employees, where appropriate, and on the same terms and conditions as they apply to councillors.

This policy therefore includes provision for the reimbursement of expenses incurred by employees in legal proceedings arising from, or in connection with, the performance of their official duties, where Council is satisfied that such reimbursement is appropriate in the circumstances and exercises its discretion accordingly.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride
Leaders with Impact
Strategic outcomes:
1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

The development of new policies is essential to provide direction and clarity to Councillors, Council officers, and the general public, ensuring the delivery of consistent, professional, and ethical services.

Regular policy reviews are also important to ensure they remain current and aligned with any legislative or operational changes.

5 STATUTORY REQUIREMENTS

- *Local Government Act 1993* (Tas), sections 28(2)(b)(iii) and 63(2)
- *Legal Profession Act 2007* (Tas)

6 FINANCIAL IMPLICATIONS

The financial impact of this policy will depend on the number and nature of applications received. The policy contains strict eligibility criteria and discretionary approval processes to manage costs. A financial limit is set as part of any approval, and urgent approvals are capped at $10,000 per application. Costs will be met from within existing budget allocations wherever possible.

7 RISK ISSUES

Maintaining current and comprehensive policies is essential to ensure alignment with legislative requirements and to mitigate potential risks.

Specific risks associated with the Legal Assistance for Employees Policy include:

- **Financial risk**, if legal costs are not appropriately monitored or capped. This is mitigated through strict approval processes and cost limits.
- **Reputational risk**, where the Council is seen to fund legal matters involving employee misconduct. This is addressed by requiring a finding of good faith and absence of improper conduct before reimbursement is approved.
- **Precedent and equity risks**, managed by applying the same terms and conditions as those used for councillors, with consistent decision-making frameworks.
- **Operational risk**, in urgent situations. The policy allows limited delegation for emergency approvals (up to $10,000), which must then be reported to Council.

These risks will be managed through clearly defined policy conditions, case-by-case assessments, and oversight by the General Manager or their delegate.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the draft *Legal Assistance for Employees Policy* as presented; or
- Endorse the draft policy with amendments; or
- Receive the report but choose not to endorse the draft policy.

11 OFFICER'S COMMENTS/CONCLUSION

The proposed Legal Assistance for Employees Policy reflects Council's commitment to fairness, transparency, and support for staff acting in good faith in the lawful performance of their duties. By extending to employees the legal expense reimbursement provisions currently available to councillors under the L*ocal Government Act 1993 (Tas)*, the policy promotes consistency and organisational integrity.

This approach has also been informed with guidance from the Department of Premier and Cabinet (Office of Local Government), issued following the Supreme Court of Tasmania decision in *McCullagh v Northern Midlands Council, Knowles and Jennings* [2024] TASSC 66. That correspondence emphasised that reimbursement of expenses must be confined to costs incurred in the performance of official duties, that intrinsically personal expenses cannot be supported, and that councils should seek legal advice in cases of uncertainty. These principles underpin the safeguards included in the draft policy.

The policy ensures that employees are not unfairly burdened by legal costs arising from their official responsibilities, thereby enhancing workplace confidence and reinforcing a culture of support. It includes clear eligibility criteria, defined application and approval processes, financial limits, and recovery provisions where appropriate, while ensuring that all claims are scrutinised on a case-by-case basis to confirm their connection with official duties.

To maintain relevance and compliance, the policy will be reviewed every Council term in line with legislative requirements, operational needs, and any future guidance from the Office of Local Government.

It is recommended that Council receive this report and consider endorsing the draft policy as presented.

12 ATTACHMENTS

1. Legal Assistance for Employees [**15.4.1** - 4 pages]
2. OLG - Letter - 200125 [**15.4.2** - 3 pages]

16 WORKS REPORTS

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

17 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
3.1 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)
4.4 Petition Attachment	15(2)g
5.1 TRANSlink Intermodal Facility	15(2)(d)
5.2 Personnel Matter	15(2)(a)

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

(a) personnel matters, including complaints against an employee of the council and industrial relations matters;

(b) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;

(c) commercial information of a confidential nature that, if disclosed, is likely to -

- *(i) prejudice the commercial position of the person who supplied it; or*
- *(ii) confer a commercial advantage on a competitor of the council; or*
- *(iii) reveal a trade secret.*

(d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;

(e) the security of -

- *(i) the council, councillors and council staff; or*
- *(ii) the property of the council.*

(f) proposals for the council to acquire land or an interest in land or for the disposal of land;

(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;

(h) applications by councillors for a leave of absence;

(i) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;

(j) the personal hardship of any person who is a resident in, or is a ratepayer in, the relevant municipal area.

18 CLOSURE

RECOMMENDATION

That Council move out of the “Closed Meeting”.

Mayor Knowles closed the meeting at ……..