



**NORTHERN  
MIDLANDS  
COUNCIL**

# **AGENDA**

**SPECIAL COUNCIL MEETING**

**MONDAY, 7 JULY 2025**

Des Jennings  
GENERAL MANAGER



## QUALIFIED PERSONS ADVICE

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

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

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

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

## LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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

The Recordings may not be uploaded, displayed, transcribed and/or reproduced without the written permission of the General Manager for the express purpose proposed.

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

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

Des Jennings  
GENERAL MANAGER



## GUIDELINES FOR COUNCIL MEETINGS

### EXPECTATIONS OF COUNCILLOR CONDUCT

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

### MEETING CONDUCT

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

### PUBLIC QUESTIONS AND STATEMENTS

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

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

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

### REPRESENTATIONS ON PLANNING ITEMS

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

### PETITIONS

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



NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY 7 JULY 2025 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.

  
DES JENNINGS  
GENERAL MANAGER  
2 JULY 2025

## 1 ATTENDANCE

### PRESENT

In Attendance:

### APOLOGIES



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### 3 ACKNOWLEDGEMENT OF COUNTRY

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

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### 4 DECLARATIONS OF INTEREST

In accordance with

- part 5 of the *Local Government Act 1993*,
    - in particular, section 48(2) of the *Local Government Act 1993*;
  - regulation 8(2) of the *Local Government (Meeting Procedures) Regulations 2015*;
  - schedule 1, part 2 of the *Local Government (Code of Conduct) Order 2024*; and
  - section 28U of the *Local Government Act 1993* requires compliance with the Code of Conduct
- the Mayor requests Councillors and staff to indicate whether they have, or are likely to have, an interest in any item on the Agenda.
-



## 5 CORPORATE SERVICES REPORTS

### 5.1 MUNICIPAL BUDGET

*Responsible Officer:* Maree Bricknell, Corporate Services Manager

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

#### RECOMMENDATION

- A. That Council receive and discuss the 2025-26 Annual Budget; 2025-26 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B. That Council approve and adopt the 2025-26 Annual Plan pursuant to Section 71 of the *Local Government Act 1993*.
- C. That Council approve and adopt the 2025-26 Rates & Charges Policy pursuant to Section 86B of the *Local Government Act 1993*.
- D. That Council:
  - i) approve and adopt the 2025-26 revenue and expenditure estimates pursuant to Section 82 of the *Local Government Act 1993*.
  - ii) make rates and charges for the period 1 July 2025 to 30 June 2026 pursuant to the provisions of the *Local Government Act 1993* in accordance with the following resolutions:
    - 1. General Rate**
    - a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2025 and ending on 30 June 2026, namely a rate of 9.354 cents in the dollar on the assessed annual value of the land.
    - b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
      - i) Land used for primary production purposes the general rate is varied to 2.224 cents in the dollar on the assessed annual value of the land;
      - ii) Land zoned as “residential low density and rural living zones” under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.582 cents in the dollar on the assessed annual value of the land;
      - iii) Land used for sport and recreation purposes the general rate is varied to 7.000 cents in the dollar on the assessed annual value of the land;
      - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 6.195 cents in the dollar on the assessed annual value of the land;
      - v) Land used for quarries or mining purposes the general rate is varied to 8.239 cents in the dollar on the assessed annual value of the land;
      - vi) Land used for commercial purposes the general rate is varied to 7.589 cents in the dollar on the assessed annual value of the land;
      - vii) Land used for public purposes the general rate is varied to 8.580 cents in the dollar on the assessed annual value of the land;
      - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Agricultural or Rural zones in the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.582 cents in the dollar on the assessed annual value of the land;



- ix) Land which is vacant the general rate is varied to 2.695 cents in the dollar on the assessed annual value of the land;
- x) Land which is vacant and which is zoned industrial under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 9.354 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$625.
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$410 by reference to land use as follows:
  - i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;
  - iii) Land used for primary production;
  - iv) Land used for quarries or mining;
  - v) Land used for industrial;
  - vi) Vacant land which is not used for any purpose.

## **2. Service Rates and Services Charges**

That pursuant to Sections 93A, 94 and 95 of the *Local Government Act 1993*, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2025 and ending on the 30 day of June 2026 namely:

### **1. Service Charge Waste Management**

- 1.1 A service charge for waste management (garbage/waste removal) in respect of all land to which Council makes available a garbage/waste removal service of:
  - i) \$231 for one 140 litre mobile garbage bin and one 240 litre mobile recycling and one food organic garden organic recycling bin in urban areas
  - ii) \$330 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin and one food organic garden organic recycling bin in urban area
  - iii) \$231 for one 140 litre mobile garbage bin and one 240 litre mobile recycling in rural serviced areas
  - iv) \$330 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin in rural serviced areas; and
  - v) \$158 for each additional recycle bin all areas.
- 1.2 A service charge of \$25 for waste management in respect of all land which is identified on the valuation list prepared under the Valuation of Land Act 2001, for the making available by the Council of waste transfer facilities for use by the owners/occupiers of land.

### **2. Fire Service Contribution**

- 2.1 Pursuant to section 93A of the *Local Government Act 1993* Council makes the following service rates in respect of the Fire Service Contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area as follows;
  - a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.320 cents in the dollar of assessed annual value of such land;
  - b) for general land 0.240 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$50.

## **3. Separate Land**

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.





#### **4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect
- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2025,
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
  - i) the first instalment on or before 31 August 2025
  - ii) the second instalment on or before 30 November 2025
  - iii) the third instalment on or before 28 February 2026

#### **5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2025, a discount of 0.5% upon the current rates and charges.

#### **6. Penalty & Interest**

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2026; and
- b) there is payable a daily interest charge of 0.0178% in respect of the unpaid rate or instalment for the period during which it is unpaid.

#### **7. Adjusted Values**

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the *Local Government Act 1993*.

#### **8. Words Used**

Words and expressions used both in these resolutions and in the *Local Government Act 1993* or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they have in those Acts.

- E. That Council approve and adopt special project assistance funding.
- F. That Council approve and adopt special event funding.
- G. That Council pursuant to Section 205 of the *Local Government Act 1993*;
  - i) Imposes fees and charges as specified in the Fees and Charges Schedule 2025-26; and
  - ii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
  - iii) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 6.50% from the due date of payment until the date of payment.

## **1 PURPOSE OF REPORT**

The purpose of this report is for Council to present the Municipal Budget for the financial period from 1 July 2025 to 30 June 2026 to the community.



## **2 INTRODUCTION/BACKGROUND**

### **2.1 BUDGET**

The 2025-26 operating budget is framed to keep abreast of the falling interest rate economy, the need for more labour resources, cost escalation of materials, services, waste management services, and growing depreciation cost for assets. This year Council will deliver a Budgeted Deficit Operating result with a stage one reset of 5.5 percent general rate in the dollar of AAV increase, a 10 percent increase in kerbside waste service charges, and a \$25 general charge to assist with costs of running Waste Transfer Station facilities.

Base financial assumptions used in the 2025-26 Budget calculations are mostly in accordance with principles adopted by Council in previous years, and the Long-Term Financial Plan adopted in June 2024 (reviewed with 2025 figures).

Federal Grant revenue has been increased by approximately 4.0 percent as indicated by the State Grants Commission, provision made for TasWater dividends to continue at current levels, fees and charges indexed by 3.5 percent, bank interest revenue calculated at a weighted average return of 4.0 percent based on current investment rates.

Council's estimated Employee wage cost has been increased in line with the current negotiations of a new EBA agreement, materials, plant hire, services and contracts indexed by 3.5 percent, and depreciation indexed by 3.5 percent or in line with actual movements for new or revalued assets.

Council staff resources have been boosted over the last 24 months to fund the employment of two additional full time Executive Officers, a second IT Officer, an expansion of Childcare services, a Senior Engineer, Waste Transfer site attendants, Pool Supervisors, Parks & Reserves, and general road maintenance staff.

Apart from the increased employee resources existing service levels will be maintained, only a small number of new initiatives will be funded, and funds will continue to be allocated to renew municipal infrastructure – resulting in an underlying deficit of \$1 million.

Estimates include a small number of new projects/initiatives including:

- General Revaluation \$40,000 (1/6<sup>th</sup> of cost)
- SES Rescue Unit contribution \$15,000

In 2025-26 budgeted operating revenue is \$35.7 million and budgeted operating expenditure is \$27.9 million which results in an operating surplus of \$7.8 million, or an underlying deficit of \$1 million after eliminating capital grant revenue and developer contributions.

Included in the operating expenditure is \$8 million depreciation which represents approximately 28 percent of operating expenditure.



OPERATING STATEMENT			
	Budget	Actual (29/04)	Budget
Underlying Surplus/(Deficit) Calculation	2025/26	2024/25	2024/25
<b>Revenue</b>			
Rates & Charges	15,873,203	14,527,197	14,648,178
Grants and Property (Including Capital)	14,224,872	11,798,267	20,070,566
Fees & Charges	3,469,109	2,780,958	3,132,403
Interest General Funds and Rates Outstanding	876,112	586,098	860,200
Interest Stimulus Funds	0	0	22,225
Stimulus Package Interest Reimbursements	0	0	22,225
Other Reimbursements	45,386	152,137	66,646
Investment in TasWater	561,600	351,000	561,600
Other	714,773	505,084	720,532
	35,765,055	30,700,741	40,104,575
<b>Expenditure</b>			
Employee Costs	10,027,128	7,033,268	8,488,466
Materials & Services	8,078,621	6,651,579	7,708,400
Government Levies & Charges	1,351,867	824,825	1,242,013
Depreciation	8,031,350	3,828,450	7,656,898
Stimulus Package Interest Expense	0	0	22,225
Other Expenditure	406,563	540,023	316,816
	27,895,529	18,878,145	25,434,818
<b>Operating Surplus/(Deficit)</b>	<b>7,869,526</b>	<b>11,822,596</b>	<b>14,669,757</b>
Adjustments :			
Less Capital Grants and Property	8,491,599	5,888,967	14,444,447
Less Subdivider Contributions	377,927	0	375,608
<b>Underlying Operating Surplus/(Deficit)</b>	<b>(1,000,000)</b>	<b>5,933,629</b>	<b>(150,298)</b>

In addition to recurring base federal grants, special purpose grant funding of \$8.4 million is expected during 2025-26 with major items listed below:

- Campbell Town & Perth Main Street Projects \$4,800,000
- Roads to Recovery \$1,537,504
- Perth Urban Stormwater Improvements \$1,397,636
- Pension Rate rebates \$571,341
- Longford Streetscape footpaths \$393,628
- Western Junction Stormwater Detention improvements \$265,000.

Cash and investments are expected to decrease by \$9.6 million during the year to approximately \$8 million at 30 June 2026 (or approximately \$0.65m net of funding commitment reserves) with completion of the capital works program. This decrease is due to the number of major capital works programmed for 2025-26.

Council has no projected borrowings during 2025-26.

With the support of \$8.4 million capital grant funding Council has set a large capital works budget of \$25.5 million including the following programs for 2025-26:

- |   |    |            |
|---|----|------------|
| • Road Program of                         | \$ | 14,354,900 |
| • Footpath Program of                     | \$ | 1,312,647  |
| • Bridge Replacement of                   | \$ | 3,527,027  |
| • Stormwater Program of                   | \$ | 1,225,000  |
| • Community Building Improvements of      | \$ | 1,764,661  |
| • Recreation Improvements                 | \$ | 1,711,050  |
| • Fleet Replacement Program (net cost of) | \$ | 1,073,000  |
| • Plant & Equipment                       | \$ | 295,000    |



- Information Technology & other equipment \$ 301,500

Major projects include:

- Campbell Town and Perth Urban Main Street Improvement projects,
- Bridge/culvert upgrades over Sheepwash Creek at Perth,
- Longford and Breadalbane pathway projects,
- Reconstruction of sections of Ashby Road,
- Detention Basin extensions at Translink Industrial Estate, and
- Development of Napoleon Street Playground.

Management Committee Grants amount to \$62,153 Special Community Grants to \$50,000, Special Event Grants to \$67,630, and other Donations are allocated to community groups for \$35,250 in 2025-26.

Ratepayers are encouraged to obtain Council's 2025-26 Annual Plan which outlines specific projects, capital works and other tasks/targets to be achieved over the next twelve months.

## 2.2 RATES

Total rate revenue in 2025-26 is estimated at \$15,873,203 which represents 58 percent of Council's total revenue (excluding Capital grant funding), including a General Rate revenue increase of approximately \$150,000 from expected rate base development over the next twelve months.

All properties within the Northern Midlands area were revalued in 2019 and adjustment factors were added in 2022 and 2024 to that revaluation. This year there will be no adjustment factors applied, however a new General Revaluation will occur during the year ready for the next rating year.

Council will continue to use Differential Rating for different land use categories to raise the same amount of revenue as the previous year within each land use category plus any development and indexation applied.

As at 1 July 2025 Assessed Annual Value amounts to \$298,658,453 which represents a change of \$4,928,506 attributable to development over the last twelve months. Development amounted to increased rate revenue of 2 percent last year.

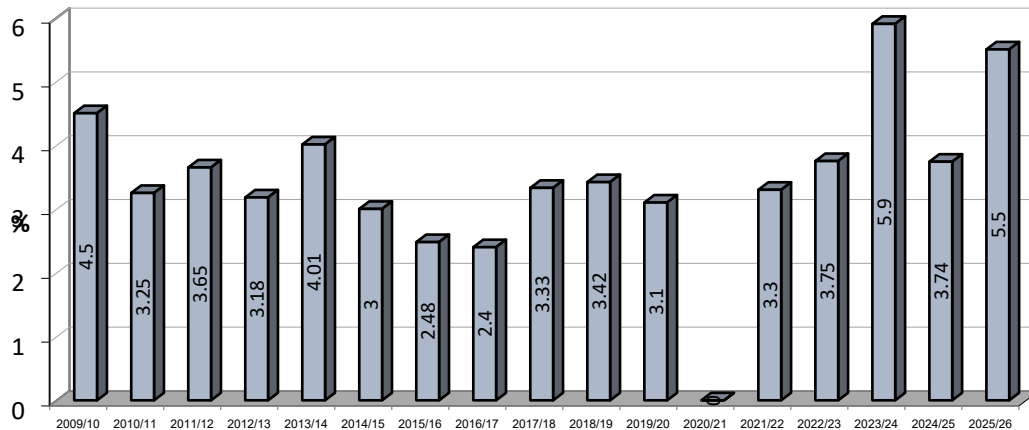
Under the differential rating system the following table details general rates raised in the individual land use categories, and demonstrates the movements in the share of the rates between the land use categories.

Land Use Code (LUC)	No. of Properties	Rates 2025-26	LUC %	Rates 2024-25	LUC %	Inc/Dec \$ %	Inc/Dec %
Commercial	234	750,448	5.8%	702,344	5.8%	6.8%	0.0%
Industrial	188	2,030,210	15.7%	1,820,850	15.1%	11.5%	0.6%
Rural	887	2,884,933	22.3%	2,733,854	22.7%	5.5%	-0.4%
Low Density Residential	406	606,367	4.7%	548,094	4.5%	10.6%	0.1%
Public Purpose	111	234,595	1.8%	218,694	1.8%	7.3%	0.0%
Quarry	3	42,508	0.3%	40,293	0.3%	5.5%	0.0%
Residential	4,927	5,488,250	42.3%	5,124,099	42.5%	7.1%	-0.1%
Rural Residential	444	655,526	5.1%	616,343	5.1%	6.4%	-0.1%
Sport	39	38,437	0.3%	37,107	0.3%	3.6%	0.0%
Vacant	539	234,328	1.8%	221,981	1.8%	5.6%	-0.1%
<b>TOTAL</b>	<b>7,778</b>	<b>12,965,603</b>	<b>100%</b>	<b>12,063,660</b>	<b>100%</b>	<b>7.5%</b>	<b>0.0%</b>

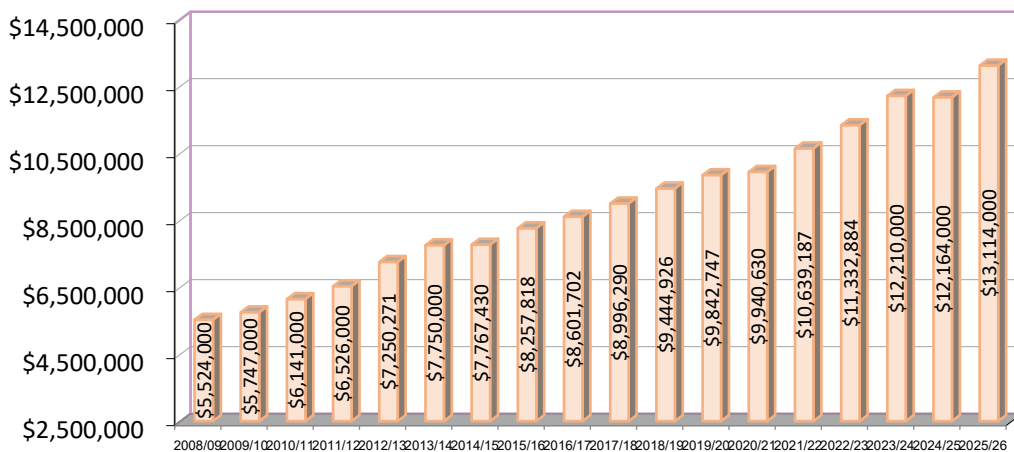
During 2025-26 to respond to substantial wage growth, depreciation increases and inflationary pressures, the general rate in the dollar of assessed annual value will increase by 5.5 percent, a \$25 per property Waste Management Service Charge will apply, Kerbside Waste Service Charges will increase by 10 percent, and State Fire Levy will increase in accordance with the State Government requirements, raising a total rate revenue of \$15,873,203 during the year. Individual rate bills will increase due to indexation to an average property in Avoca, Conara and Epping by \$85, Campbell Town Cressy and Ross by \$100, in Evandale, Longford and in Perth \$110. Minimum rates apply to approximately 13 percent of all rateable properties.



### Percentage Rate Increase



### General Rate Revenue \$'s



The following rates will apply for 2025-26:

- 9.354 cents in the \$AAV for land used for industrial purposes
- 9.354 cents in the \$AAV for non used (vacant) land zoned industrial
- 8.580 cents in the \$AAV for land used for public purpose
- 8.239 cents in the \$AAV for land used for quarries and mining
- 7.589 cents in the \$AAV for land used for commercial purposes
- 7.000 cents in the \$AAV for land used for sport and recreation
- 6.195 cents in the \$AAV for land used for residential purposes
- 5.582 cents in the \$AAV for land zoned low density residential
- 5.582 cents in the \$AAV for land zoned primary production used for residential purposes
- 2.695 cents in the \$AAV for other non used (vacant) land
- 2.224 cents in the \$AAV for land used for primary production.



There will be a \$25 per property Waste Management service charge for general waste expenditure.

It is recommended that in 2025-26 the minimum rate be increased 5.5 percent to \$625 for land used for residential, commercial and quarry/ mining purposes, and by 5.5 percent to \$410 for land used for rural, industrial, vacant, public purpose and sport and recreation purposes.

The State Fire Commission has increased the State Fire Levy by 6 percent (3.56% in urban areas and 8.56% in rural areas) and the amount to be collected amounts to \$798,430 for 2025-26. The minimum charge will increase by \$1 to \$50 in 2025-26, the rate in \$AAV for the Volunteer Districts of Cressy, Campbell Town, Longford, Perth and Evandale will increase to 0.32 cents (from 0.315 cents last year), and in all other general areas increase to 0.24 cents (from 0.22 cents last year).

During 2025-26 charges will be increased 10 percent for a 140 litre bin service to assist funding the increased waste disposal contractor payments as there has not been a noticeable decrease in volume and saving in the amount of general waste costs following introduction of the FOGO service.

In 2025-26 the recommended kerbside collection cost for

- 140 litre waste, 240 litre recycling and FOGO collection service in urban areas of \$231 (increase of \$21), and
- 240 litre waste, 240 litre recycling and FOGO collection service in urban areas of \$330 (increase \$30),
- 140 litre waste, 240 litre recycling service in rural areas of \$231 (increase of \$21), and
- 240 litre waste, 240 litre recycling service in rural areas of \$330 (increase \$30).

An additional waste collection service will again be provided between Christmas and New Year to all properties receiving the kerbside collection service.

The following table shows examples of overall rate bills compared to last year:

Residential		Average Property Value \$	Rates 2024-25 \$	Rates 2025-26 \$	Increase in Rates Bill \$	%
Longford		\$568,000	\$1,455	\$1,567	\$112	7.3%
Perth		\$528,000	\$1,410	\$1,520	\$110	7.8%
Evandale		\$504,000	\$1,384	\$1,493	\$108	7.8%
Campbell Town		\$232,000	\$1,114	\$1,208	\$94	8.4%
Cressy		\$392,000	\$1,185	\$1,282	\$98	8.2%
Devon Hills		\$1,280,000	\$2,721	\$2,900	\$179	6.6%
Ross		\$408,000	\$1,207	\$1,306	\$99	8.2%
Avoca		\$248,000	\$949	\$1,034	\$85	9.0%
Conara		\$184,000	\$851	\$931	\$80	9.3%
Epping		\$232,000	\$922	\$1,005	\$83	9.1%
Vacant Land		\$724,500	\$804	\$876	\$72	8.9%
Vacant Land		\$310,500	\$438	\$485	\$47	10.8%
Low Density Residential		\$864,000	\$1,905	\$2,041	\$136	7.1%
Residential in Rural Zone		\$712,000	\$1,397	\$1,496	\$99	7.1%
Rossarden		\$136,000	\$851	\$931	\$80	9.3%
Rural A						6.2%
Rural B						6.4%
Commercial A						6.6%
Commercial B						6.0%
Industrial A						5.8%
Industrial B						5.4%
GENERAL RATE REVENUE INCREASE				5.50%		



Council has retained an early payment discount of 0.5 percent to encourage up-front rate payments this is for cash flow advantages.

A three (3) instalment payment system is again offered in 2025-26.

A daily interest of 0.0178 percent (6.5% p.a.) will be imposed on all overdue Rate Instalments, and a penalty of 5 percent will also be imposed on all outstanding amounts as at 1 April 2026.

During 2025-26 ratepayers have the option to pay Rates & Charges via Bpay, Bpay View, CBA, Australia Post, Service Tasmania at Campbell Town, Direct Debit and at Council Chambers at Longford.

Ratepayers are encouraged to register for Rate bills to be forwarded by email, and Rate bill reminders sent by SMS.

### **3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN**

#### **3.1 Strategic Plan 2021-2027**

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

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

- 1.1 Council is connected to the community
- 1.2 Councillors serve with integrity and honesty
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

- 2.1 Strategic, sustainable, infrastructure is progressive
- 2.2 Proactive engagement drives new enterprise
- 2.3 Collaborative partnerships attract key industries
- 2.4 Support and attract wealth-producing business and industry

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

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

- 3.1 Sympathetic design respects historical architecture
- 3.2 Developments enhance existing cultural amenity
- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

**Place: Nurture our heritage environment**

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

**Strategic outcomes:**

- 4.1 Cherish and sustain our landscape
- 4.2 Meet environmental challenges
- 4.3 Eco-tourism strongly showcases our natural beauties
- 4.4 Our heritage villages and towns are high value assets

#### **3.2 Integrated Priority Projects Plan 2021**

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-





wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

**Foundation Project/s:**

*Projects which are expected to have a transformational impact on the community. Council considers these projects to be a focal point for investment in the Northern Midlands region.*

**4.1 Main Street Upgrades - Campbell Town, Longford & Perth:**

*These projects will improve visual amenity, enhance connectivity and help to capitalise on each town's existing attractions, historical features and natural assets.*

**4.2 Perth South Esk River Parklands:**

*Improvement of the public open space, provide better connectivity to the river and strengthen the path network and accessibility along the river; creating a regional attraction in Perth that showcases the environmental amenity of the South Esk River.*

**4.3 Sheepwash Creek Corridor & Open Spaces:**

*Sheepwash Creek has the potential to become an attractive, appealing open space corridor complemented by its associated open spaces. Implementation of these projects would make this a reality and enhance Perth's natural charm.*

**4.4 TRANSLink Intermodal Facility:**

*The growing precinct is adjacent to Launceston Airport, with an increasing number of businesses producing high-end agriculture products, the construction of an intermodal facility would improve access to interstate and overseas markets and open up additional land for development.*

**4.5 Municipal Tree Planting Program (Council-wide):**

*Northern Midlands Council plants and maintains street trees to provide environmental and health benefits to residents and visitors alike. This project offers a step change opportunity to substantially increase the tree planting program and enhance the environment and improve visual amenity for our residents.*

**Enabling Project/s:**

*Projects which are considered to be incrementally important – usually by improving existing facilities or other complementary upgrades to infrastructure (does not include Council's business as usual projects including renewal and maintenance of existing assets)*

**5.1 Recreation - Perth Sports Precinct and Community Centre:**

*Perth's recreation and community facilities are ageing and lack capacity to meet user demand. Co-location of a new oval, community centre, aquatic centre, bowls club and other recreation facilities would address this need and provide multiple social and health benefits for the region.*

**5.1 Recreation - Cressy Recreation Ground Upgrade:**

*The recreation ground has basic facilities and assets of varying condition that have been developed over the years in an ad-hoc manner. An upgrade will provide better facilities for Cressy residents and the broader region during the renovation of other local sporting grounds.*

**5.1 Recreation - Ben Lomond Public Shelter Development stage 2:**

*The Ben Lomond ski field is a drawcard to Northern Tasmania during the winter months. This project will deliver a replacement shelter for visitors to the area (stage 1) and an expanded multi-purpose area (stage 2).*

**5.1 Recreation - Swimming Pool upgrades:**

*Identification, design and delivery of a regional pool (location TBD) & install covering over the Cressy and Campbell Town swimming pools*

**5.1 Recreation - Oval Upgrades:**

*Upgrades to the ovals in Longford (x 2), Cressy and Campbell Town.*





**5.1 Recreation - Conara Park Upgrade:**

*Council seeks funding to upgrade the existing Conara Park site (currently owned by the Department of State Growth but proposed for decommissioning).*

**5.1 Recreation - Morven Park Master Plan stage 2:**

*Currently used for sporting activities including football, tennis, cricket and other recreational activities. Upgrades are needed to the clubhouse to accommodate the full range of users and various other facilities.*

**5.1 Recreation - Shared Pathways:**

*Development of shared pathways for pedestrians and cyclists along major roads, including Old Hobart Road (Breadalbane roundabout to Youngtown); Breadalbane roundabout to Launceston Airport; Illawarra Road (Pateena /Illawarra Road intersection to Longford); Leighlands Road; Cressy Road (Cressy to Longford).*

**5.2 Transport - Illawarra Road Upgrade & Shared Paths:**

*Illawarra Road carries a high proportion of heavy vehicles and the freight movements are increasing over time. This project will enable a shorter, improved route for both freight and passenger vehicles travelling between the North West and Southern portions of Tasmania.*

**5.2 Transport - Evandale Main Road Upgrade & Shared Paths:**

*This project is needed to cater for increasing freight and passenger vehicle movements. Council is seeking input to the design to maximise benefits for the Northern Midlands region*

**5.3 Community - NBN to Cressy School:**

*Cressy District High School is located near the new police facility. At present, NBN fibre extends to neither location. This project would see fibre installed.*

**5.3 Community - Campbell Town Hall Sale or Lease:**

*Decision at March 2021 Council Meeting to initiate the sale of the hall subject to adherence to Sections 177 and 178 of the Local Government Act 1993.*

**5.3 Community - Longford Library & Exhibition Building on the Village Green:**

*Upgrade and developments for Longford Library and Exhibition Building on the Village Green, including motor museum*

**5.3 Community - Power undergrounding in Evandale, Longford & Perth:**

*Undergrounding of power lines in the main streets of Longford, Evandale and Perth to improve visual amenity.*

**5.3 Community - Redevelop Cressy Park:**

*Redevelopment of Cressy Park including additional play equipment and seating.*

**5.4 Subdivisions:**

*Several at Cressy, Evandale, Longford & Perth - the Northern Midlands Council is a planning authority with responsibilities specified in the Land Use Planning and Approvals Act 1993 (LUPAA). These responsibilities include developing planning schemes, proposing amendments to planning schemes, supporting or rejecting changes proposed by others and making decisions on individual developments in accordance with the planning scheme. Several significant subdivisions in the Northern Midlands region have recently been identified and are in various stages of conceptual design or planning.*

## **4 POLICY IMPLICATIONS**

The Budget is drafted in accordance with base and financial parameters adopted by Council.

## **5 STATUTORY REQUIREMENTS**

The 2025-26 Municipal Budget prepared in accordance with Section 82 of the *Local Government Act 1993* was submitted for adoption by absolute majority prior to 31 August 2025.



Under Section 90 of the *Local Government Act 1993* Council may make one general rate on all rateable land in its municipal area, based on value of land, and a minimum or fixed component may apply. Although Council can only make one general rate under Section 107 of the LGA it can vary the rate by use or non-use, locality, planning zone, or any other prescribed factor.

## **6 FINANCIAL IMPLICATIONS**

As detailed above.

## **7 RISK ISSUES**

There is a financial risk that if rating levels are not accurate and affordable Council will not be able to provide essential services to the community.

## **8 CONSULTATION WITH STATE GOVERNMENT**

There is some requirement to consult with the State Grants Commission, the State Fire Service and the Department of Treasury and Finance in relation to revenue and expenditure that has impact on Council's budget.

## **9 COMMUNITY CONSULTATION**

There is community input into the budget process of drafting the budget via councillors, local district committees, and direct input from members of the public.

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

Council has the option to change components of the budget as required, and an opportunity each month to review its budget and add/delete items.

## **11 OFFICER'S COMMENTS/CONCLUSION**

Section 82 (7) of the LGA requires the General Manager to report any budget adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.

## **12 ATTACHMENTS**

1. Budget Summary 2025-26 [5.1.1 - 139 pages]
  2. Annual Plan 2025-26 [5.1.2 - 48 pages]
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## 6 CLOSURE

Mayor Knowles closed the meeting at .....