NORTHERN
MIDLANDS
COUNCIL

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 20 OCTOBER 2025

QUALIFIED PERSONS ADVICE

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

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

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

(a) the general manager certifies, in writing –

(i) that such advice was obtained; and

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

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

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

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

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

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

Regulation 43(9) provides that "*a Council may determine any other procedures relating to the audio recording of meetings that it considers appropriate*".

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

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

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

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

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

Maree Bricknell
ACTING GENERAL MANAGER

GUIDELINES FOR COUNCIL MEETINGS

EXPECTATIONS OF COUNCILLOR CONDUCT

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

MEETING CONDUCT

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

PUBLIC QUESTIONS AND STATEMENTS

Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* relates to the provision of Public Question Time during a Council meeting. Regulation 36(3) of the Regulations stipulate that "*a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting*."

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

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

REPRESENTATIONS ON PLANNING ITEMS

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

PETITIONS

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

MINUTES OF THE ORDINARY MEETING OF COUNCIL OF THE NORTHERN MIDLANDS COUNCIL HELD ON MONDAY, 20 OCTOBER 2025 AT 5.00 PM IN PERSON AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.

1 ATTENDANCE

PRESENT

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

In Attendance

Miss Maree Bricknell - Acting General Manager, Mr Leigh McCullagh - Works Manager (to 7.37pm), Mr Trent Atkinson - Project & Building Compliance Manager (to 7.37pm), Mr Paul Godier - Senior Planner (to 6.25pm), Ms Brandie Strickland - Statutory Planner (to 6.25pm), Ms Tatiana Paniagua - Executive Officer (to 7.37pm), Ms Kristy Nutting - Executive Officer (to 7.37pm), Mr Ben Badcock - IT Officer (to 6.25pm), Mrs Lee Viney - Executive Assistant.

APOLOGIES

Nil.

Item **Page No.**

1 ATTENDANCE 4
2 TABLE OF CONTENTS 5
3 ACKNOWLEDGEMENT OF COUNTRY 7
4 DECLARATIONS OF INTEREST 7
5 PROCEDURAL 8
5.1 Confirmation Of Council Meeting Minutes 8
5.2 Date Of Next Council Meeting 10
5.3 Motions On Notice By A Councillor 11
5.3.1 Notice Of Motion: Recruitment Of Community Services Manager / Division 11
5.4 Councillor Questions On Notice 13
6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES 14
7 COUNCIL COMMITTEES - RECOMMENDATIONS 15
7.1 Evandale District Committee 15
7.1.1 Pioneer Park - Presentation For Sequencing Of Works 15
7.1.2 Speed Reduction In Evandale Shopping Precinct: 40Km/Hr Zone 16
7.1.3 Heavy Vehicle Access Along Rodgers Lane And Murray Street To Macquarie Street 16
7.1.4 Evandale Restriction Of Parking – Rodgers Lane To Murray Street On Sundays 17
7.2 Longford District Committee 18
7.2.1 Illawarra Road Scenic Road Corridor - Mural 18
7.2.2 Longford Odour 19
8 INFORMATION ITEMS 20
8.1 Council Workshops/Meetings Held Since The Last Ordinary Meeting 21
8.2 Mayor's Activities Attended & Planned 21
8.3 General Manager's Activities 22
8.4 Petitions 23
8.5 Conferences & Seminars: Report On Attendance By Council Delegates 23
8.6 132 & 337 Certificates Issued 24
8.7 Animal Control 24
8.8 Environmental Health Services 25
8.9 Customer Request Receipts 26

8.10 Gifts & Donations (Under Section 77 Of The LGA) 26
8.11 Action Items: Council Minutes 26
8.12 Resource Sharing Summary: 01 July 2025 To 30 June 2026 32
8.13 Vandalism 32
8.14 Youth Program Update 32
8.15 Integrated Priority Projects & Strategic Plans Update 33
8.16 Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...36
9 PUBLIC QUESTIONS AND STATEMENTS 37
10 COUNCIL ACTING AS A PLANNING AUTHORITY 38
11 PLANNING REPORTS 39
11.1 PLN-25-0162: 10X Species Hotels, 54 Chiswick Road, Ross 39
11.2 PLN-25-0109: 117 Main Street, Cressy, Request To Amend Planning Permit For Change Of Use To Visitor Accommodation 53
12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION 63
13 DEVELOPMENT SERVICES REPORTS 64
13.1 Development Services: Monthly Report 64
14 GOVERNANCE REPORTS 72
14.1 Policy Review: Council's CCTV Program And Code Of Practice 72
14.2 Policy Review: Work, Health And Safety And Employee Wellbeing 74
14.3 Council Calendar: 2026 Schedule Of Council Meetings And Workshop Dates 76
14.4 Annual General Meeting 2025 81
14.5 Submission To Office Of Local Government - Reform To Councillor Numbers & Allowances 84
15 CORPORATE SERVICES REPORTS 87
15.1 Monthly Report: Financial Statement 87
15.2 Budget Review: Waste Transfer Station Fees 93
16 WORKS REPORTS 98
16.1 Proposed Speed Limit Reduction: Hobart Road - Kerry Lodge Bridge To Youngtown Municipal Boundary 98
17 ITEMS FOR THE CLOSED MEETING 102
17.1 Closed Council Decisions Released 103
18 CLOSURE 104

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 10(3)(f) of the *Local Government (Meeting Procedures) Regulations 2025*;
- schedule 1, part 2 of the *Local Government (Code of Conduct) Order 2024*; and
- section 28U of the *Local Government Act 1993* requires compliance with the Code of Conduct

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

The following Declarations of Interest were received:

- Mayor Mary Knowles - [Information Item 8.11 Action Items: Council Minutes] Item 5.3.1 - Notice of Motion: Request for General Manager, Mayor and Deputy Mayor to Stand Aside - Non-pecuniary.
  [Information Item 8.11 Action Items: Council Minutes] Item 8.16 - Tourism & Events and Heritage Highway Tourism Region (HHTRA) Update - Non-pecuniary.
- Deputy Mayor Janet Lambert - [Information Item 8.11 Action Items: Council Minutes] Item 5.3.1 - Non-pecuniary.
- Councillor Alison Andrews - Item 7.2.2 - Longford Odour - Perceived.
- Councillor Paul Terrett - Closed Council Item 3.5 - Non-Pecuniary.

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5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting 18 August 2025

MINUTE NO. 25/298

DECISION
Cr Andrews/Cr Adams
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.

Carried

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr McCullagh

Voting Against the Motion:
Cr Terrett

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.

1 BACKGROUND

13 December 2021

At the Council meeting on 13 December 2021 the Council chose option 1 and approved the construction of outstands and concrete planters, as a physical barrier to protect the building at Sticky Beaks Corner (Cnr Wellington and Marlborough Streets, Longford).

MINUTE NO. 21/491
DECISION
Cr Polley/Cr Davis
That Council

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

Carried

Voting for the Motion:
Mayor Knowles, Deputy Mayor Goss, Cr Davis, Cr Goninon, Cr Lambert and Cr Polley

Voting Against the Motion:
Cr Brooks

20 March 2023

MINUTE NO. 23/095

DECISION

Cr Adams/Cr Andrews

That the JMG report Option Two (steel bollards) be revisited and that a time-line be put in place to implement this recommendation should that be an approved solution. Further that a report be undertaken to develop a detailed analysis for the intersection and the traffic flows in the centre of Longford.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Mayor Knowles

18 August 2025

During discussion at the Council Meeting held on 18 August 2025 Councillor Terrett questioned the validity of the motion for Item 16.2 - Review of Sticky Beaks Corner (Cnr Wellington and Marlborough Streets, Longford): Audit Report.

Councillor Terrett believed the motion was illegal, as the previous motion [Minute No. 23/095] had not been rescinded. The Motion was then carried:

MINUTE NO. 25/250

DECISION

Cr Goss/Cr Brooks

That Council:

a) make no changes; and

b) continue to monitor vehicle and pedestrian safety at the intersection.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Andrews, Cr Archer and Cr Terrett

15 September 2025

Councillor Terrett believed that the Minutes from the 18 August 2025 meeting were incorrect as previous Minute No. 23/095 had not been rescinded. Confirmation of the Minutes was deferred.

Council RESOLVED that the confirmation of 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 deferred until the next Council Meeting.

2 OFFICER'S COMMENTS

There is no conflict between the 2023 and 2025 Council decisions. The 2023 motion required revisiting JMG's Option 2, not implementing it, and only called for a timeline if the option was approved. The option was not approved.

The 2025 meeting revisited the option, considered updated information, and Council chose not to proceed. This fulfilled the intent of the 2023 decision, therefore there is no rescission or overturning and the 2025 motion does not trigger Regulation 22.

5.1.2 Confirmation Of Minutes: Ordinary Council Meeting 15 September 2025

MINUTE NO. 25/299

DECISION
Cr Andrews/Cr Adams
That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 15 September 2025, be confirmed as a true record of proceedings.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 15 September 2025, be confirmed as a true record of proceedings.

5.1.3 Confirmation Of Minutes: Special Council Meeting 25 September 2025

MINUTE NO. 25/300

DECISION
Deputy Mayor Lambert/Cr Terrett
That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Thursday 25 September 2025, be confirmed as a true record of proceedings.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Thursday 25 September 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, 17 November 2025.

5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following Notice of Motion has been received.

5.3.1 Notice Of Motion: Recruitment Of Community Services Manager / Division

Responsible Officer: Maree Bricknell, Acting General Manager

MINUTE NO. 25/301

DECISION
Cr Terrett/Cr McCullagh
That Council, in accordance with its Workforce Plan, prepare a prioritised list of proposed new staff positions, with the addition of a Community Services Manager/Department and the associated costings, for consideration during the 2026/27 Council budget deliberations.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

OFFICER'S RECOMMENDATION
That Council, in accordance with its Workforce Plan, prepare a prioritised list of proposed new staff positions, with the addition of a Community Services Manager/Department and the associated costings, for consideration during the 2026/2027 Council budget deliberations.

Councillor Terrett has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 20 October 2025.

NOTICE OF MOTION

That Council direct the General Manager to recruit a Community Services Manager. The job description should include among other things, the development and implementation of key strategies. The first five local community strategies are:

- Arts and Culture Strategy
- Communications & Engagement Strategy
- Economic Development Strategy
- Health and Wellbeing Strategy
- Youth Strategy
- Council's Health and Wellbeing Strategy.

Background
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.

The Health and Wellbeing Strategy 2024 was supported by Council, following community consultation, to take strategic initiatives, including the Disability Action Plan, Positive Ageing Plan, and Domestic and Family Violence Strategy, Healthy Northern Midlands Program. Without proactive steps being taken these strategies will never be realised.

In response to questions on notice, Council was advised that Council does not currently have a Community Services Manager or a dedicated Community Services Division. Current staff resources are limited. While some proactive steps have been taken council has been limited in expanding a responsible and community-focused approach.

Local Government and Northern Midlands Council is more than roads, rates and rubbish, and should also be about building communities and addressing community needs.

OFFICER COMMENTS

At the 22 April 2024 Council Meeting, the following community strategies were endorsed:

- Art and Culture Strategy 2024
- Communication and Engagement Strategy 2024
- Economic Development Strategy 2024
- Health and Wellbeing Strategy 2024
- Youth Strategy 2024.

The development of further strategies including a Domestic and Family Violence Strategy, Disability Inclusion Strategy, Positive Ageing Strategy and Reconciliation Strategy was flagged. To date these have not progressed past preliminary drafts due to staff resource limitations.

The implementation of the schedule of strategic projects associated with each of the endorsed Community Strategies has been driven by staff in Governance and Corporate Services. The progress achieved across 2024 was reported in Council's 2023/2024 Annual Report.

The progress achieved in the following twelve months will be reported in Council's 2024/2025 Annual Report.

Additional staffing resources would enable the implementation of the endorsed five strategies to be expedited, and the additional strategies progressed.

It has been proposed that the position of Community Services Manager be created to drive this strategic work, and the broader Council community development agenda. The annual cost of such a department with two staff has been estimated as $0.5M.

Should Council approve additional staff funding in a forthcoming Council budget, it would need to be determined what the priorities are for expanding Council's staffing contingency: i.e. is the creation of a Community Services Manager of greater priority than other new positions eg. Engineer, Emergency and Recovery Officer, GIS Officer, Asset Manager, Neighbourhood House Co-ordinator etc?

ATTACHMENTS

Nil

5.4 COUNCILLOR QUESTIONS ON NOTICE

No Questions on Notice were received.

6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 25/302

DECISION
Cr Adams/Deputy Mayor Lambert
That the Minutes of the Meetings of Council Committees be received.

Carried Unanimously

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
24 November 2024	Cressy War Memorial Swimming Pool Committee	AGM
24 November 2024	Cressy War Memorial Swimming Pool Committee	Ordinary
25 July 2025	Longford Town Hall Committee	Ordinary
10 August 2025	Devon Hills Neighbourhood Watch and Residents Committee	AGM
10 August 2025	Devon Hills Neighbourhood Watch and Residents Committee	Ordinary
13 August 2025	Cressy District Committee	Ordinary
3 September 2025	Longford District Committee	Ordinary
09 September 2025	Evandale Community & Information Centre	Ordinary
09 September 2025	Ross Community Recreation Ground Committee	Ordinary
09 September 2025	Liffey Hall Management Committee	Ordinary
10 September 2025	Morvern Park Management Committee	Ordinary
1 October 2025	Longford District Committee	Ordinary
1 October 2025	Cressy District Committee	Ordinary
7 October 2025	Campbell Town District Committee	Ordinary
7 October 2025	Ross District Committee	Ordinary
7 October 2025	Evandale District Committee	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 on7 October 2025 the following motions were recorded for Council's consideration:

7.1.1 Pioneer Park - Presentation For Sequencing Of Works

MINUTE NO. 25/303

DECISION
Cr Terrett/Deputy Mayor Lambert
That Council notes the committee's request and refers them to the decision at the September 2025 Council meeting.
Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Officer Recommendation:
That Council notes the committee's request and refers them to the decision at the September 2025 Council meeting.

Committee Recommendation:
That Council arrange a dedicated workshop and presentation for the committee to review, discuss and understand the proposed sequencing of works under the Pioneer Park Landscape Master Plan, including staging priorities, timelines, and funding options, prior to commencement of implementation.

Officer Comment:
This matter was considered the September 2025 meeting.

Background:

- Project initiation & concept development (2022–2023): Council engaged Lange Design (with Loop Architecture) to develop a Master Plan for Pioneer Park; a draft site analysis was presented to the Evandale Advisory Committee (EAC) in early 2023 to inform the preliminary plan.
- In-principle acceptance & public exhibition (20 May 2024): Council resolved to accept in principle the preliminary Pioneer Park Master Plan and release it for public comment; Council also resolved to consider funding minor works in future budgets and to seek external grants for full implementation.
- Community consultation (Aug 2024): The plan was exhibited across August 2024 (on display locally and online); submissions were collated and provided to the consultant.
- Consultant response & final plan (Dec 2024 – Jan 2025): Lange Design provided a consolidated response to submissions and updated the plan; on 20 January 2025, Council accepted the finalised Pioneer Park Landscape Master Plan and reaffirmed the intent to seek grants and consider minor works in future budgets (Minute No. 25/0026).
- The Evandale District Committee emphasised maintaining the heritage integrity of the park during consultation and subsequent correspondence.
- Community representatives also asked about further opportunities to discuss staging as works progress, indicating a desire for clarity on timing and priorities.

7.1.2 Speed Reduction In Evandale Shopping Precinct: 40km/hr Zone

MINUTE NO. 25/304

DECISION
Deputy Mayor Lambert/Cr Terrett

That Council supports in principle the reduction of the posted speed limit subject to additional investigation.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Officer Recommendation:

That Council supports in principle the reduction of the posted speed limit subject to additional investigation.

Committee Recommendation:
The committee requests that Council reviews the safety risks within the Evandale shopping precinct arising from its narrow carriageway and verges, high pedestrian activity (including children, older persons, mobility-scooter users, and cyclists), and the need to protect the township's historic streetscape and infrastructure and;

1. Supports in principle the reduction of the posted speed limit from 50 km/h to 40 km/h within the Evandale shopping precinct, defined for the purposes of this motion as; Russell Street between High Street and Macquarie Street.
2. Engages with local traders and residents to **c**onfirm precinct boundaries, staging, and a communications plan (including event overlays such as the Penny Farthing weekend).

Officer Comment:
Any changes to speed limits need to be directed by the Department of State Growth. There will be a need to engage a traffic engineer for a desktop review.

Background:
Road environment and vulnerable users: Evandale's main street functions as a high pedestrian activity area with constrained widths, historic fabric, frequent visitor activity and mobility scooter users. Reducing from 50 to 40 km/h materially lowers kinetic energy in any conflict and improves driver reaction margins at crossing points. There are safety risks within the Evandale shopping precinct arising from its narrow carriageway and verges, high pedestrian activity (including children, older persons, mobility-scooter users, and cyclists), and the need to protect the township's historic streetscape and infrastructure.

7.1.3 Heavy Vehicle Access Along Rodgers Lane And Murray Street To Macquarie Street

MINUTE NO. 25/305

DECISION
Cr Terrett/Deputy Mayor Lambert
That Council notes the recommendation and directs officers to investigate the issue.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Officer Recommendation:
That Council notes the recommendation and directs officers to investigate the issue.

Committee Recommendation:

That Council notes the road safety risk associated with heavy vehicle turning movements from Rodgers Lane into Macquarie Street due to the constrained carriageway width and turning geometry, and the conflict created when trucks swing into the oncoming traffic lane at this location.

Officer Comment:

Officer investigation will need to be conducted. Traffic counters can be installed to engage what vehicles are using these roads

Background:
Rodgers Lane is very narrow; when heavy vehicles enter Macquarie Street their turning path encroaches into the opposing traffic lane, creating an avoidable safety risk and amenity impacts for the Evandale town centre.

7.1.4 Evandale Restriction Of Parking – Rodgers Lane To Murray Street On Sundays

MINUTE NO. 25/306

DECISION
Cr Terrett/Cr McCullagh
That Council notes the recommendation and directs officers to investigate the issue.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Officer Recommendation:
That Council notes the recommendation and directs officers to investigate the issue.

Committee Recommendation:
The committee requests the council to restrict parking to “No Standing” zones along Rodgers Lane to Murray Street on Sundays and install appropriate signage to clearly indicate the “No Standing” restriction for the designated area.

Officer Comment:
Further investigation needs to be conducted in this area. There has previously been signage installed.

Background:
The section of Rodgers Lane to Murray Street experiences significant congestion on Sundays due to increased visitor traffic. This creates safety concerns for pedestrians and obstructs emergency vehicle access. Implementing a “No Standing” restriction will:

- Improve traffic flow and reduce bottlenecks.
- Enhance pedestrian safety.
- Similar measures have been successfully applied in other areas, such as Coachmans Road and Saddlers Court, following community consultation and Council resolution.

7.2 LONGFORD DISTRICT COMMITTEE

At the ordinary meetings of the Longford Local District Committee held on 3 September 2025 and 1 October 2025 the following motions were recorded for Council's consideration:

7.2.1 Illawarra Road Scenic Road Corridor - Mural

MINUTE NO. 25/307

DECISION
Cr Terrett/Cr McCullagh
That Council notes the committee's recommendation and seeks initial advice from

a) Department of State Growth; and
b) the landowner.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Officer Recommendation:
That Council notes the committee's recommendation and seek initial advice from Department of State Growth.

Committee Recommendation:
The Longford District Committee requests Council to write to Mr Hugh MacKinnon at "Mountford" to ask for permission to create a racing mural on the Water Tower, situated Illawarra Road, to commemorate the Longford Motor Racing History for the town.

Officer Comment:
Initial advice to be sought for the feasibility of the proposed community mural on Illawarra Road Water Tower.

Background:
Department of State Growth initial investigation to determine if the mural would be advisable/acceptable on the highway. Before proceeding, Council seeks State Growth's advice on any requirements, approvals, or conditions that may apply given the structure's proximity and visibility to the state road network.

7.2.2 Longford Odour

Councillor Andrews declared an interest in Item 7.2.2 and left the meeting at 5.21pm.

MINUTE NO. 25/308

DECISION
Cr Adams/Cr Terrett
That Council acknowledges the community's ongoing concerns regarding the intermittent odour in Longford and supports an engagement with the EPA, JBS, TasWater and other stakeholders.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Councillor Andrews returned to the meeting at 5.24pm.

Officer Recommendation:
That Council acknowledges the community's ongoing concerns regarding the intermittent odour in Longford and supports an engagement with the EPA, JBS, TasWater, and other stakeholders.

Committee Recommendation:
"The Longford District Committee requests that Northern Midland Council write to the EPA, copying all Lyons MPs, The Minister and Shadow Minister for Environment and Member for McIntyre, asking that the EPA launch a formal investigation into the source of the ongoing unacceptable intermittent odour in Longford known as the "Longford Pong" which, despite mitigation works carried out in recent years at the sewerage treatment plant and JBS abattoir, now affects a broader area of Longford and has not improved".

Officer Comment:
Council officers acknowledge the community's ongoing concerns regarding the intermittent odour in Longford. Council is currently investigating the feasibility of implementing a continuous air quality monitoring system and proposing co-operation with the EPA and other stakeholders.

Background:
Discussion regarding Longford odour and its worsening effect on Longford living standards. Cr Matthew Brooks noted that a delegation from NMC was due to tour the JBS abattoir.

8 INFORMATION ITEMS

MINUTE NO. 25/309

DECISION
Cr Adams/Cr Brooks
That the Information Items excluding Information Item 8.11 Action Items: Council Minutes Item 5.3.1 and Information Item 8.16 Tourism & Events and Heritage Highway Tourism Region Association (HHTRA) Update be received.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Mayor Knowles and Deputy Mayor Lambert declared an interest in Information Item 8.11 Action Items: Council Minutes Item 5.3.1 Notice of Motion: Request for General Manager, Mayor and Deputy Mayor to Stand Aside and left the meeting at 5.26pm at which time Councillor Archer took the Chair.

MINUTE NO. 25/310

DECISION
Cr Terrett/Cr Adams
That Information Item 8.11 Action Items: Council Minutes Item 5.3.1 be received.

Carried Unanimously

Voting for the Motion:
Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Deputy Mayor Lambert returned to the meeting at 5.29pm and took the Chair.

MINUTE NO. 25/311

DECISION
Cr Terrett/Cr Adams
That Information Item 8.16 Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update be received.

Carried Unanimously

Voting for the Motion:
Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Mayor Knowles returned to the meeting and resumed the Chair at 5.31pm .

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: *Maree Bricknell, Acting General Manager*

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

Date Held	Purpose of Workshop
06/10/2025	**Council Workshop** • Presentations – Just Cats Discussions included • Breadalbane Concrete Batch Plant • Odour Monitoring, Longford • Councillor Reform Discussion Paper • Swimming Pools - Proposed Changes for the 2025/26 Pool Season • Drummond Street Pine Trees • Cleveland – Improvements to Main Street • Shower Facilities in the Northern Midlands • Proposed Upgrade to CCTV Systems - Longford and Campbell Town – Information Item • 10 Minute Briefing from 7.20pm - Sale of Campbell Town Hall, Scoreboard, 50 year Masterplan - Cemeteries, Western Junction STP, Waste Management, Longford Tip Shop, Relocate Recycle Trailer to tip, Promotion of recycling on Facebook etc.
20/10/2025	**Council Workshop** Discussion of Council Meeting Agenda items

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 10 September 2025 to 14 October 2025 are as follows:

Date	Activity
10 September 2025	Attended Longford Mens' Probus Club Annual Lunch, Longford
10 September 2025	Attended introductory meeting with Craig Cox, police, Longford
10 September 2025	Attended meeting with Tania Rattray MLC , Longford
11 September 2025	Attended meeting with council officers, Longford
11 September 2025	Attended John Lewis' funeral, Youngtown
15 September 2025	Attended meeting with Chris Griffin, NTDC, Longford
15 September 2025	Attended Council meeting and Workshop, Longford
16 September 2025	Attended GMC meeting, Devonport
17 September 2025	Attended LGAT Mayor's Workshop, Devonport
23 September 2025	Attended meeting with Senator Askew, Longford
23 September 2025	Attended meeting with University of Tasmania - PALM scheme regional case study
23 September 2025	Attended meeting with resident, Longford
23 September 2025	Attended meeting with Katie Cooper, CEO Airport, Longford
23 September 2025	Attended AGM of Visit Northern Tasmania, Launceston
24 September 2025	Attended AGM of NRM North, Launceston
25 September 2025	Attended Executive meeting, Longford
25 September 2025	Attended AGM and Ordinary meetings of Heritage Highway, Campbell Town
30 September 2025	Attended ABC Media Interview re Evandale refusal with Emily Smith, Gipps Creek
30 September 2025	Attended Translink Steering Committee Meeting, online, Gipps Creek
6 October 2025	Attended Media Interview ABC Breakfast with Kim Napier, Gipps Creek
6 October 2025	Attended Official Welcome of the Ulyssess RV Club, Longford
6 October 2025	Attended Red Cross Meeting, Youngtown
6 October 2025	Attended Council Workshop, Longford
9 October 2025	Attended meeting with ReCFIT, Longford

Date	Activity
9 October 2025	Attended TV Interview with ABC, Longford
11 October 2025	Attended Moments That Matter, Mental Health Council of Tasmania and NMC event, Longford
13 October 2025	Attended GMC Pre- PLGC Meeting, Lord Mayor's Room, Hobart
13 October 2025	Attended GMC Premier's Local Government Committee Meeting, Premier's Board Room, Hobart
14 October 2025	Attended Heritage Highway Workshop, Oatlands
	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 8 September to 10 October are as follows:

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

Date	Activity
08/09/2025	Attended meeting with TRANSlink Project Manager and Business Case Consultants
09/09/2025	Met with developers - Evandale
10/09/2025	Attended TRANSlink Intermodal Facility Project meeting
15/09/2025	Attended ReadyTech System Overview meeting / training
15/09/2025	Attended Council Workshop and Council Meeting
16/09/2025	Attended ReadyTech General Ledger
17/09/2025	Attended ReadyTech Purchasing
17/09/2025	Attended meeting Campbell Town Recreation Complex
18/09/2025	Attended ReadyTech meeting / training
22/09/2025	Attended ReadyTech
23/09/2025	Met with Senator Askew
23/09/2025	Met with Launceston Airport CEO, Katie Cooper
24/09/2025	Attended ReadyTech Project meetings
25/09/2025	Attended Executive Committee Meeting
25/09/2025	Attended Special Council Meeting
26/09/2025	Attended ReadyTech team meeting
29/09/2025	Met with potential Lessee
01/10/2025	Attended ReadyTech team meeting
02/10/2025	Attended Management Training session
02/10/2025	Attended ReadyTech team meeting
06/10/2025	Attended ReadyTech team meeting
06/10/2025	Attended Audit Committee meeting
06/10/2025	Attended Council Workshop
07/10/2025	Attended ReadyTech
08/10/2025	Attended ReadyTech team meeting
09/10/2025	Attended meeting with Renewables, Climate and Future Industries Tasmania (ReCFIT)
09/10/2025	Attended ReadyTech team meeting
10/10/2025	Attended ReadyTech team meeting

8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

58. Tabling petition

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

(a) . . . . . .

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

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

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

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

(b) it is defamatory; or

(c) any action it proposes is unlawful.

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

PETITIONS

No petitions received.

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	84										**318**	**896**	**820**
337	37	44	44										**125**	**418**	**379**

8.7 ANIMAL CONTROL

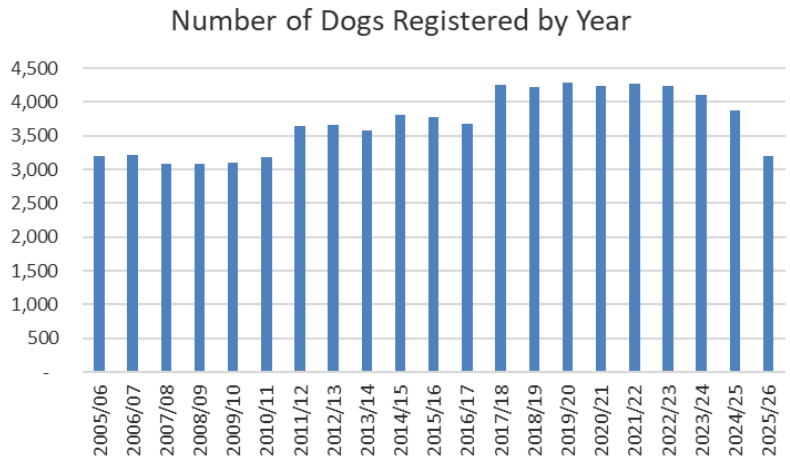
Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2024/2025		Income/Issues for September 2025		Income/Issues year to date 2025/2026	
	No.	$	No.	$	No.	$
Dogs Registered	3,864	102,278	1,112	42,076	3,194	115,156
Dogs Impounded	14	3,141			4	650
Euthanised	3	627				
Re-claimed	10				4	
Re-homed/Dogs Home	1					
New Kennel Applications	16	1,070			1	88
Renewed Kennel Licences	82	4,100			86	4,730
Infringement Notices (paid in full)	59	12,935	1	410	10	3,898
Legal Action						
Livestock Impounded	3	150				
TOTAL		**$124,302**		**$42,486**		**$124,521**

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

Microchips:
0 dogs microchipped.

Attacks:
0 attacks.



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	**35**	4	14	17									
Routine Mobile/Market stall Food Inspections	**0**	0	0	0									
Preliminary Site Visits – Licensed Premises	**1**	1	0	0									
On-site wastewater Assessments	**10**	4	2	4									
Complaints/Enquiries – All Types	**21**	7	6	8									
Place of Assembly approvals	**0**	0	0	0									
Notifiable Diseases	**0**	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	0									
Building & Planning	36	260	**84**	31	11	11									
Community Services	59	52	**2**	0	0	2									
Corporate Services	26	353	**31**	1	30	0									
Governance	19	18	**1**	0	0	1									
Waste	14	21	**2**	1	0	1									
Works	415	446	**52**	24	8	26									

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

Document	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.

Document	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	In progress	That Council notes the LLDC request and refers the matter to the appropriate officer.	Engineering Officer, Tourism & Events Officer	05/12/2023 Executive Assistant Investigation to commence early 2024. 12/04/2024 Engineering Officer DSG have requested that Council review all Longford entrance signs as part of the proposal to install town signage in the Longford roundabout. Discussion with DSG around Longford entrance signage have commenced. 09/05/2024 Engineering Officer DSG has raised concerns about sight lines and the safety of the structure if impacted by a vehicle. The design is currently being reviewed by an engineering consultant. 14/06/2024 Engineering Officer Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant 04/07/2024 Engineering Officer Awaiting report from consultant 09/08/2024 Engineering Officer Consultant has provided a report and indicated that the existing design needs to be reviewed to ensure that the sign meets DSG frangibility requirements. The consultant has now commenced this work. 03/09/2024 Engineering Officer Awaiting report from consultant 08/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 Engineering Officer Awaiting further comment from DSG 07/02/2025 Engineering Officer DSG have indicated that the construction and location of the existing stone sign opposite Kingsley House needs to be reviewed as part of the approval process. A consultant has been engaged to carry out this work. 25/02/2025 Executive Assistant Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 Engineering Officer Report has been received from Traffic Engineer and a report is being prepared for a future Council meeting 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. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October.
2024-01-29 Ordinary Meeting - Open Council	5 3.2	Motion on Notice: Strategic Property Committee	In progress	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.	Executive Officer, Executive Officer	31/01/2024 Executive Officer Report is being prepared, to be presented to a future Council meeting. 07/03/2024 Executive Officer Report delayed due to staffing resources and competing priorities. Report to be presented to a future Council meeting. 04/04/2025 Executive Officer Report is being prepared for Council meeting and is intended to be presented at an upcoming council meeting. 16/06/2025 Executive Officer Finalising the report has been delayed due to competing priorities. To be completed as soon as staff are able. 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. 13/10/2025 Executive Officer Officers are reviewing the previous reports and preparing a report which it is intended to be presented in November, if current workloads permit.

Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
2024-02-19 Open Council Meeting	7 3.1	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being, Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.	Engineering Officer, Executive & Communications Officer	12/03/2024 Executive Assistant Letter sent to Minister. 09/05/2024 Engineering Officer Awaiting response from minister 13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister 10/07/2024 Engineering Officer Awaiting response from minister 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from minister 08/11/2024 Engineering Officer Awaiting response from minister 28/11/2024 Engineering Officer Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 06/05/2025 Engineering Officer Awaiting response from the Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from Department of State Growth 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. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October.
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.	Acting General 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	In progress	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. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October.
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.

Document	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	Completed	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.	Acting General Manager, Executive Officer, Executive Officer	11/02/2025 Executive Assistant Seeking legal advice. 15/10/2025 Executive Assistant Matter is now covered under other action items.
2025-01-20 Open Council - Ordinary Meeting	7 1.3	Proposed Relocation of the Stone Longford Entrance Wall to the Woolmers End of Longford	In progress	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. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October.
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.
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. 13/10/2025 Executive Assistant Listed for discussion at November Workshop.
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. Discussed at October Workshop.

Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-09-15 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Lift the Tone Campaign	Completed	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.	Executive & Communications Officer	24/09/2025 Executive & Communications Officer Media Release - Issued a formal media release announcing Council's endorsement, outlining the campaign purpose and Council's commitments. ABC Radio Interview - Mayor Mary Knowles OAM participated in an ABC Radio interview explaining why Council endorsed the campaign, the impacts of abusive behaviour on local democracy, and how residents can support respectful engagement. Social Media Campaign (Council Facebook) - Delivering a three week campaign comprising a launch post, a key statistic post (highlighting the almost 80% abuse figure from LGAT), a positive call to action post, and a reminder/thank you post. Campaign posts used Council branding, the #LiftTheTone hashtag and the LGAT pledge link. Website: FAQs and Information - Published a dedicated webpage with campaign overview, FAQs, links to LGAT resources/pledge, and guidance on respectful participation in Council forums and online channels. Publication in the Tasmanian Courier- Secured publication of an article outlining Council's decision, voting record and the campaign's aims, directing readers to the pledge and Council's website for more information. Information Item for District Committees - listed on committee agendas Visual Posters (Civic Centre) - Installed campaign posters at the reception counter and on meeting room doors, featuring the message We can disagree without disrespect. Foyer Video - The Rules of Engagement video is currently playing on the foyer screen at reception to reinforce expectations for respectful behaviour at meetings and when interacting with Council.
2025-09-15 Open Council - Ordinary Meeting	7 1.1	Pioneer Park - Toilet Block - Shower	Completed	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.	Executive & Communications Officer	24/09/2025 Executive & Communications Officer The committee received an update regarding its motion, and the Council's decision was formally recorded on the October District Committee agenda
2025-09-15 Open Council - Ordinary Meeting	7 1.2	Pioneer Park - Master Plan - Evandale	Completed	That Council note the request and that the committee will receive the information when the project progresses. [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.	Executive & Communications Officer	24/09/2025 Executive & Communications Officer The committee received an update regarding its motion, and the Council's decision was formally recorded on the District Committee October agenda.

Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-09-15 Open Council - Ordinary Meeting	7 2.1	Pedestrian Safety Concerns - Wellington and Marlborough Streets.	Completed	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.	Executive & Communications Officer	19/09/2025 Executive & Communications Officer Committee has been notified of Council decision
2025-09-15 Open Council - Ordinary Meeting	7 2.2	Lack of River Signage at Macquarie River Bridge, Woolmers Lane	Completed	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.	Executive & Communications Officer	19/09/2025 Executive & Communications Officer Committee has been notified of Council decision
2025-09-15 Open Council - Ordinary Meeting	7 3.1	Flood Mapping - Ross	Completed	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.	Executive & Communications Officer	19/09/2025 Executive & Communications Officer Council decision will be included in next District committee meeting
2025-09-15 Open Council - Ordinary Meeting	15.2	Longford Netball Club	Completed	That Council 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.	Acting General Manager	08/10/2025 Executive Assistant Club has been notified by Corporate Services Manager.
2025-09-15 Open Council - Ordinary Meeting	15.3	Policy Review: Councillors Allowances, Travelling and Other Expenses	In progress	That Council defer the Policy Review: Councillors Allowances, Travelling and Other Expenses for discussion at a future Workshop.	Executive Assistant, Executive Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Council Workshop discussion.
2025-09-15 Open Council - Ordinary Meeting	15.4	New Policy: Legal Assistance for Employees	In progress	That Council defer the Legal Assistance for Employees Policy for discussion at a future Workshop.	Executive Assistant, Executive Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Workshop discussion.

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

Resource Sharing Summary 1/7/25 to 30/6/26 **As at 30 September 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	83	9,911
Total Services Provided by NMC to Meander Valley Council		$9,911
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		$9,911
Net Income Flow	**83**	$9,911
Private Works and Council Funded Works for External Organisations	**Hours**	**Amount $**
• Mowing – Evandale Anglican Church		149
• Mowing – Evandale Uniting Church		179
• Cleaner – Evandale War Memorial Hall		335
• Cleaner – Evandale Community Centre		386
• Monitoring Lake Leake - Elizabeth Water Trust		138
• Ground Maintenance– Avoca School		1,207
• Cleaner – Avoca Hall		24
• Fire Hazard - Austral Bricks Tas		485
• P Brown – Vac Out Stormwater Pit		126
• R Grundy – Grading Driveway		244
• Dog Was – Waste Bags		5
	37	$3,278

8.13 VANDALISM

Prepared by: Brad Willis, Building & Maintenance Officer

Incident	Location	Sep-25	Estimated Cost of Damages Total to Date 2025/26	Total 2024/25
Fire Valentines Park Toilets	Campbell Town	$10,000		
Taps x2 broken Village Green	Longford	$500		
Soap dispensers x 6 damaged	Longford	$2,000		
TOTAL COST VANDALISM		**$12,500**	**$38,910**	**$44,850**

8.14 YOUTH PROGRAM UPDATE

Prepared by: Maree Bricknell, Acting General Manager

PCYC Program

Active Northern Midlands Youth- Campbell Town and Cressy

Previously held during 2020-2023 thanks to a grant with Healthy Tasmania and catering for 2907 attendees. PCYC are offering this program at Campbell Town District High School and Cressy District High School, offering games and activities that encourage physical and mental wellbeing. Young people can choose the activities they engage in.

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	03/09/2025	30+	
	10/09/2025	30+	
	17/09/2025	25+	
	24/09/2025	25+	

Cressy			
	04/09/2025	25+	
	11/09/2025	40+	
	18/09/2025	12	
	25/09/2025	30+	

PCYC Program- Mobile Activity Centre (MAC)- Perth

The PCYC team offers free weekly activities in Perth with the MAC trailer. The MAC trailer is an 'outreach' of PCYC operations, extending recreational opportunities to communities. The games offer a large variety and have a lot of input from the young people. Up to 20 young people join in on the program with a focus on social inclusion, group challenges and leadership development. Attendance for the month of September as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	04/09/2025	4	
	11/09/2025	6	
	18/09/2025	7	
	25/09/2025	7	

Taiko Drumming - Longford

Working with Longford Primary School and Launceston PCYC to engage a group of students with the program. Taiko drumming offers a platform for students to channel their emotions constructively, with the structured nature of learning Taiko can help to improve focus and concentration. Taiko also focus on teamwork and communication skills, boosting confidence and social interaction abilities

Session Venue	Date of Session	Attendance	Comment
Longford			
	01/09/2025	7	
	08/09/2025	7	
	15/09/2025	8	
	22/09/2025	-	Not held due to school excursion
	29/09/2025	-	School holiday break

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

Prepared by: Maree Bricknell, Acting General Manager & Lorraine Green, Project Officer

CURRENT AT 7 OCTOBER 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. Commenced onsite 1 September 2025
		Gov		**Longford** DA submitted.	Budget allocation 2024/25 from Federal Govt Election Commitment 2019. Federal funding must be expended by 30 June 2025 at the latest. Funds proposed for streetscape upgrade approved for reallocation to the Longford-Mill Dam shared pathway at the April 2024 Council Meeting.	1,793,628	Progress reports submitted. Variation of completion date request (to December 2025) approved. Shared pathway development underway.

	Project			Status		$	Scheduled
		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 progressing to plan.
				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 - under contract of sale.
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.
				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		***Covering of Campbell Town & Cressy Swimming Pools*** Included in NMC Priority Projects		-	Not scheduled at this stage.

	Project			Status		$	Scheduled
				document.			
		Gov		***Cressy:*** Solar system replacement ***Ross:*** Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Allocation 2024/25 Budget allocation 2023-24 towards WHS issues.	50,000	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 awarded.
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	In progress.
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.

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

Prepared by: Fiona Dewar, Tourism and Events Officer

Tourism update:

- Events:
  - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
  - Update and distribute "What's On" events list.
  - Update NMC website calendar.
  - Update the Australian Tourism Data Warehouse database.
  - Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the visitor centres in the Northen Midlands for display on their boards and counters, and to the HHTRA Management Group to share with relevant local communities, businesses, notice boards etc.
  - Events held in the Northern Midlands during June include:
    - Van Diemen's Antique Bottle & Collectables Swap Meet, Campbell Town. Attendees approximately 150.
    - Longford Jazz Festival
    - Spring Flower Show, Evandale
    - Festival of Rail, Evandale
    - Riches & Wood music, Cressy
    - Ross Running Festival, approximately 530 participants
    - Various exhibitions, markets, and workshops in the municipality.
      - Reinforcing the value of events to the Northern Midlands community, please note the following details provided by the organisers of Ross Running Festival:
        - This year the event introduced "Pink Bibs" to fundraise for the Ross Pink Supporters Inc, the local cancer support group, raising over $1,600.
        - $1,500 was donated directly into the community, with $500 to each of the following: Ross Anglers Club, Ross Volunteer Fire Brigade, Ross Community Sports Club, for their members assisting on water stations on the day.

- Northern Midlands Visitor Centres Group:
  - Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.

- Industry, Interpretation, Other Projects:
  - Assist organisers of Ulysses RV Rally coming to Longford

HHTRA update:

- 25 September 2025: HHTRA AGM held at Campbell Town. Guest speaker was Alan Townsend, History Projects Officer at Southern Midlands Council, who gave an excellent presentation about the Heritage Wallpaper project.
- The Heritage Highway Operators private Facebook group resource, has 88 members as of 30 Sept.
- Ongoing marketing activities include website blog posts and social media. Working with Destination Southern Tasmania to whom the HHTRA outsource digital marketing activities and webpage maintenance.
- Carry out administrative tasks/correspondence etc. as required.

9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* 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

No Public Questions were forthcoming.

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10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 25/312

DECISION
Deputy Mayor Lambert/Cr McCullagh

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.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION

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

Section 29(1) of the *Local Government (Meeting Procedures) Regulations 2025* 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: PLN-25-0162: 10x Species Hotels, 54 Chiswick Road, Ross

PLAN 11.2: PLN-25-0109: 117 Main Street, Cressy, Request to Amend Planning Permit for Change of Use to Visitor Accommodation

No representations were forthcoming.

11 PLANNING REPORTS

11.1 PLN-25-0162: 10X SPECIES HOTELS, 54 CHISWICK ROAD, ROSS

File: *401200.05*
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: *Brandie Strickland, Statutory Planner*

MINUTE NO. 25/313

DECISION
Cr McCullagh/Cr Adams
That application PLN-25-0162 to develop and use the land at 54 Chiswick Road Ross for 10 sculptural structures (Species Hotels) be approved subject to the following conditions:

1 Layout not altered
The use and development must be in accordance with the endorsed documents:

- P1 Site plan and partial site plan by the applicant dated 27 August 2025
- P2 Site plan 1:500 by Rare date 19/08/25
- P3 Site location plan 1:3000 by Rare dated 19/08/25
- P4 Hotel 1 elevation plan by Rare dated 19/08/25
- P5 Hotel 2 elevation plan by Rare dated 19/08/25
- P6 Hotel 3 elevation plan by Rare dated 19/08/25
- P7 Hotel 4 elevation plan by Rare dated 19/08/25
- P8 Hotel 5 elevation plan by Rare dated 19/08/25
- P9 Hotel 6 elevation plan by Rare dated 19/08/25
- P10 Hotel 7 elevation plan by Rare dated 19/08/25
- P11 Hotel 8 elevation plan by Rare dated 19/08/25
- P12 Hotel 9 elevation plan by Rare dated 19/08/25
- P13 Hotel 10 elevation plan by Rare dated 19/08/25

2 Setbacks

Notwithstanding condition 1, the setback of each sculpture from the boundaries of the site (title boundary) must be a minimum of 5m.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION

That application PLN-25-0162 to develop and use the land at 54 Chiswick Road Ross for 10 sculptural structures (Species Hotels) be approved subject to the following conditions:

1 Layout not altered
The use and development must be in accordance with the endorsed documents:

- P1 Site plan and partial site plan by the applicant dated 27 August 2025
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- P3 Site location plan 1:3000 by Rare dated 19/08/25
- P4 Hotel 1 elevation plan by Rare dated 19/08/25
- P5 Hotel 2 elevation plan by Rare dated 19/08/25
- P6 Hotel 3 elevation plan by Rare dated 19/08/25
- P7 Hotel 4 elevation plan by Rare dated 19/08/25
- P8 Hotel 5 elevation plan by Rare dated 19/08/25
- P9 Hotel 6 elevation plan by Rare dated 19/08/25
- P10 Hotel 7 elevation plan by Rare dated 19/08/25
- P11 Hotel 8 elevation plan by Rare dated 19/08/25
- P12 Hotel 9 elevation plan by Rare dated 19/08/25
- P13 Hotel 10 elevation plan by Rare dated 19/08/25

2 Setbacks

Notwithstanding condition 1, the setback of each sculpture from the boundaries of the site (title boundary) must be a minimum of 5m.

1 INTRODUCTION

This report assesses an application for 10 new sculptural structures (Species Hotels) classified under the natural and cultural values management use class against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 13 effective 16 July 2025 and LPS version: 15 effective from 30 July 2025). The structures incorporate nesting boxes for birds, bats and other native animals and the purpose of the project is to provide habitats in landscapes that are currently lacking in good habitat for native animals.

2 STATUTORY REQUIREMENTS

Council acts as a Planning Authority for the assessment of this application under the Land Use Planning and Approvals Act 1993 (the Act). Council as the Planning Authority must determine the application for a permit pursuant to Section 51(2) of the Act and 6.10 of the Tasmanian Planning Scheme – Northern Midlands (the Scheme).

The proposal is an application pursuant to section 57 of the Act (i.e., a discretionary application). Determination of the application is a statutory obligation. In determining an application, the Planning Authority must take into consideration:

a) all applicable standards and requirements in this planning scheme; and
b) any representations received pursuant to and in conformity with section 57(5) of the Act.

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

<u>All applicable standards and requirements in this planning scheme</u>
Compliance with the applicable standards consists of complying with the Acceptable Solution or satisfying the Performance Criteria for that standard. Where an application complies with an Acceptable Solution, the corresponding Performance Criteria cannot be considered. Where an application does not comply with an Acceptable Solution, the application must be assessed against the corresponding Performance Criteria. An assessment of the applicable standards pertaining to this application is included in section 5 of this report.

<u>Any representations received pursuant to and in conformity with section 57(5) of the Act.</u>
The council, as the Planning Authority, is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance

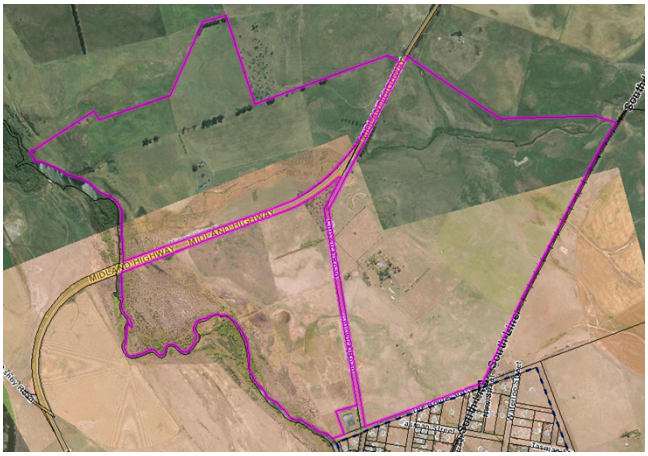
with the Act and the planning scheme. This means that Council as the Planning Authority can only consider matters raised in representations that insofar as those matters are relevant to the particular discretion being exercised. Consideration of matters that are not relevant to the particular discretion being exercised risks a decision being made that cannot stand up to challenge through the Tasmanian Civil and Administrative Tribunal. An assessment of the representations is included in section 5.5 of this report.

3 APPLICATION DETAILS AND TIMEFRAMES

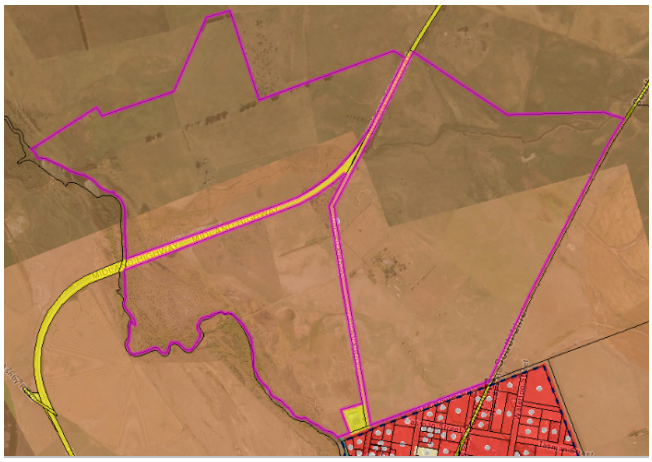
Existing use/development:	Natural and cultural values management
Use classification:	Natural and cultural values management
Zone:	21.0 Agriculture
Particular Purpose Zone/Specific Area Plan:	Nil
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C6.0 Local Historic Heritage Code C7.0 Natural Assets Code C12.0 Flood-Prone Areas Hazard Code C16.0 Safeguarding of Airports Code
Application must be determined by:	20 October 2025
Recommendation:	**Approval subject to conditions.**

4 SUBJECT SITE AND LOCALITY

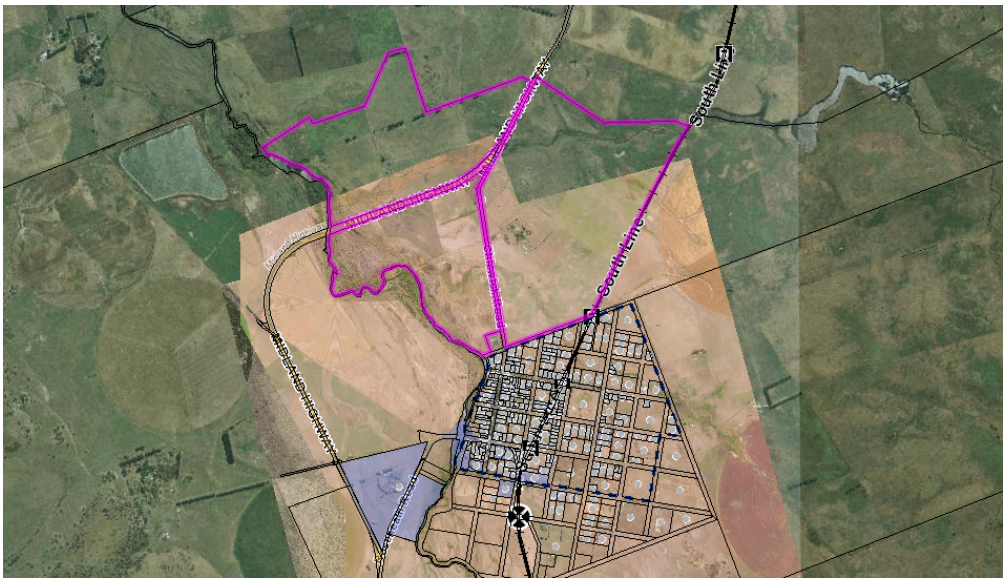
Subject site



Zone Map



Aerial image of the site and surrounding area



Photographs of subject site

5 PLANNING SCHEME ASSESSMENT

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

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

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

CODE		Applicable (Y/-)	Exemption Applied
C6.0	Local Historic Heritage Code	Y	Within a Historic Place (NOR-C6.1.453, but outside of curtilage of homestead, barn and cottage, Code therefore is not applicable.
C7.0	Natural Assets Code	Y	-
C8.0	Scenic Protection Code	-	
C9.0	Attenuation Code	-	
C10.0	Coastal Erosion Hazard Code	-	
C11.0	Coastal Inundation Hazard Code	-	
C12.0	Flood-Prone Areas Hazard Code	Y	C12.4.1(b)(vii)
C13.0	Bushfire Prone Areas Code	-	
C14.0	Potentially Contaminated Land Code	-	
C15.0	Landslip Hazard Code	-	
C16.0	Safeguarding of Airports Code	Y	C16.4.1(a)

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

SPECIFIC AREA PLANS		Applicable (Y/-)
NOR-S1.0	TRANSlink Specific Area Plan	-
NOR-S2.0	Campbell Town Specific Area Plan	-
NOR-S3.0	Cressy Specific Area Plan	-
NOR-S4.0	Devon Hills Specific Area Plan	-
NOR-S5.0	Evandale Specific Area Plan	-
NOR-S6.0	Longford Specific Area Plan	-
NOR-S7.0	Perth Specific Area Plan	-
NOR-S8.0	Ross Specific Area Plan	-

The relevant Scheme definitions are:

Table 6.2 Use Class	
Natural and Cultural Values Management	use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes and may include track work and maintenance, park management outbuildings and offices, park entry signs, visitor information signs, information and interpretation booths.
Table 3.1 Planning Terms and Definitions	
Outbuilding	Means a non-habitable detached building of Class 10a of the *Building Code of Australia* and includes a garage, carport or shed.
Building	Means as defined in the Act: *building includes –* *(a) a structure and part of a building or structure; and* *(b) fences, walls, out-buildings, service installations and other appurtenances of a building; and* *(c) a boat or a pontoon which is permanently moored or fixed to land;*
Development	Means as defined in the Act: *development includes –* *(a) the construction, exterior alteration or exterior decoration of a building; and* *(b) the demolition or removal of a building or works; and* *(c) the construction or carrying out of works; and* *(d) the subdivision or consolidation of land, including buildings or airspace; and* *(e) the placing or relocation of a building or works on land; and* *(f) the construction or putting up for display of signs or hoardings –* *but does not include any development of a class or description, including a class or description mentioned in paragraphs (a) to (f) , prescribed by the regulations for the purposes of this definition;*

Per the applicable zone use class table, the proposed use (natural and cultural values management) is No Permit Required. Clause 6.10.2 states that consideration of the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualification is only required when determining an application for a Discretionary use.

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

Zone Purpose

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

21.3 Use Standards

21.3.1 Discretionary Uses	
Description	**Assessment**
A1 Requirement of use to occur on agricultural land	Not applicable. The use class is No Permit Required in the zone.
A2 Converting agricultural land for non-agricultural uses	Not applicable. The use class is No Permit Required in the zone.
A3 Uses on prime agricultural land	Not applicable. The use class is No Permit Required in the zone.
A4 Residential Use	Not applicable. The use class is No Permit Required in the zone.

21.4 Development Standards for Buildings and Works		
Clause	**Description**	**Assessment**
21.4.1	Building height	A1 Complies, less than 12.0m.
21.4.2	Setback	A1 Complies, setback not less than 5.0m.
		A2 Not applicable, not a sensitive use.
21.4.3	Access for new dwellings	A1 Not applicable.

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

None applicable.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.5 Use Standards		
Clause	**Description**	**Assessment**
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 No requirement as per Table C2.1 for Natural and Cultural Values Management use.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not applicable.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 Not applicable.
C2.5.4	Loading Bays	A1 Not applicable.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable.

C2.6 Development Standards for Buildings and Works		
Clause	**Description**	**Assessment**
C2.6.1	Construction of parking areas	A1 Not applicable.
C2.6.2	Design and layout of parking areas	A1.1 Not applicable.
		A1.2 Not applicable.

C2.6.3	Number of accesses for vehicles	A1 Not applicable.
		A2 Not applicable.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable.
C2.6.5	Pedestrian Access	A1.1 Not applicable.
		A1.2 Not applicable.
C2.6.6	Loading Bays	A1 Not applicable.
		A2 Not applicable.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable.
		A2 Not applicable.
C2.6.8	Siting of parking and turning areas	A1 Not applicable.
		A2 Not applicable.
C2.7 Parking Precinct Plan		
Clause	**Description**	**Assessment**
C2.7.1	Parking precinct plan	A1 Not applicable.

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

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

C3.5 Use Standards		
Clause	**Description**	**Assessment**
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable.
		A1.2 Not applicable.
		A1.3 Not applicable.
		A1.4 It is not anticipated that the proposed use and development will generate additional traffic movements. Complies.
		A1.5 Not applicable.
C3.6 Development Standards for Buildings and Works		
Clause	**Description**	**Assessment**
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 Not applicable, no habitable buildings.

C7.0 NATURAL ASSETS CODE

Code Purpose

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

C7.6 Development Standards for Buildings and Works		
Clause	**Description**	**Assessment**
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A1 Relies on Performance Criteria.
		A2 Not applicable.
		A3 Complies, no new stormwater discharge point.
		A4 Not applicable.

		A5 Not applicable.
C7.6.2	Clearance within a priority vegetation area	A1 Not applicable.

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

DISCRETIONS	
C7.6.1	**Buildings and works within a waterway and coastal protection area or a future coastal refugia area**
P1.1	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) impacts caused by erosion, siltation, sedimentation and runoff; b) impacts on riparian or littoral vegetation; c) maintaining natural streambank and streambed condition, where it exists; d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; e) the need to avoid significantly impeding natural flow and drainage; f) the need to maintain fish passage, where known to exist; g) the need to avoid land filling of wetlands; h) the need to group new facilities with existing facilities, where reasonably practical; i) minimising cut and fill; j) building design that responds to the particular size, shape, contours or slope of the land; k) minimising impacts on coastal processes, including sand movement and wave action; l) minimising the need for future works for the protection of natural assets, infrastructure and property; m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and n) the guidelines in the Tasmanian Coastal Works Manual.
Assessing Officers Comments	The area of the site where the species hotels are proposed is completely within the waterway and coastal protection overlay. As the corresponding waterway triggering the overlay is an inland watercourse, the sections of the relevant provision that relate to coastal processes and coastal protection are not relevant to this proposal. The proposed development is considered acceptable as the structures will have no adverse impacts on the natural asset (Macquarie River). Having regard to the relevant provisions of the clause above: a) The structures are set inland of the watercourse far enough to not have any impact on the river by way of erosion, siltation, sedimentation or runoff. b) The area to be developed is cleared of significant vegetation and so there will be negligible impacts on any riparian vegetation or the like. c) The placement and use of the structures will not impact the natural streambank and streambed condition. d) Due to the placement of the structures and their mostly natural composition, the proposal will not negatively impact on instream habitat. e) Due to the size, placement and permeable nature of the structures, should the river overtop the current bank in a major storm event, the structures will not significantly impede natural flow and drainage of the river. f) Again, due to the placement of the structures there will be no impact on natural processes including fish passage or movement of other aquatic or amphibian species. g) The structures do not result in the filling of any wetland area. h) The structures have been grouped within the site as much as reasonably practicable. i) The installation of the structures does not result in any cut/fill to the site. j) The design of the structures relates to the use of the hotels for species habitat and not the need to respond to the land. Overall, the proposed development avoids or minimise adverse impacts on the Macquarie River (the natural asset) and complies with the performance criteria.

5.4 REFERRALS

None required.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. A review of Council's Records management system after completion of the public exhibition period revealed that three (3) representations were received.

	Summary of key points raised within the representation	Assessing officer's comments
Representation 1	1. The development is not in the best interest of the Village of Ross. 2. The current "hotels" have fallen to pieces, are visually unpleasant and a source of fuel for bushfires. 3. The development will foster an increase in pests and vermin and bring native animals into the village creating a nuisance. 4. Increased vegetation on the banks of the Macquarie River will increase danger to Ross Village from both fire and flood due to lack of management. 5. Carbon credits hold no value to the future or people of Ross Village.	1. The use of the site for natural and cultural values management is a No Permit Required use implying that such use and development is appropriate within the setting of the zone. 2. Visual 'pleasantness' of a development is a matter of opinion and is not relevant to the assessment of this proposal against the relevant provisions of the scheme. 3. The structures are designed for use by native species which would otherwise occupy river side areas. Should other species use the structures this is not unlawful in the context of the planning scheme and this assessment. 4. Existing vegetation and development is not relevant to the assessment of this proposal. 5. Carbon credits are not relevant to the assessment of this proposal against the scheme.
Representation 2	1. Concerns raised (including with Councillors) regarding major flooding predicted for the township. 2. Extensive tree planting along both sides of the Macquarie River could worsen flooding in Ross. 3. Residents believe that the existing dense vegetation causes the area to remain waterlogged and slows water flow which increases the risk of floodwaters backing up and threatening the township. 4. I support such structures as the species hotel – this is the right idea but in the wrong location. 5. Council should delay any approval for such a proposal until such time as they have received advice from the relevant experts on major flood issues for Ross because the species hotels can potentially further exacerbate existing issues. 6. There is a fire risk associated with the species hotel being so close to the township.	1. The development is exempt from the flood code, therefore the impacts of flood waters on this development and the surrounding area are not relevant to the assessment of this proposal against the scheme. 2. The impacts of existing vegetation on flooding potential are not relevant to this assessment. The development is exempt from assessment under the flood-prone areas code. 3. As above. 4. The use is no permit required in the zone and the only performance-based test for if the development is suitable for the site is satisfied. See section 5.3 of this report. 5. Determination of the application against the relevant provisions of the scheme is a statutory obligation. The application must be determined at the Council meeting, or the Planning Authority is at risk of legal action. 6. The development is not assessable under the bushfire-prone areas code.
Representation 3	1. I do not support further development along the Macquarie River. 2. The proposed 100-year flood mapping affects our insurance, property values, livelihoods and peace of mind. 3. Further expansion will increase weeds and vermin. 4. There is no evidence of land or river management to mitigate future flooding or fire hazards. 5. This riverine landscape needs attention to ameliorate environmental dangers to the Ross Village. 6. Carbon credits hold no value to the future or people of Ross Village.	1. The assessment of the proposal has been taken against the relevant provisions of the scheme. Refer to section 5 of this report. 2. The development is exempt from assessment under the flood-prone areas code. The impacts of the SES mapping on properties within Ross is not relevant to this proposal. 3. The structures are designed for use by native animals and insects which would naturally occupy such an area due to its proximity to the river. Should other species use the structures this is not unlawful in the context of the planning scheme and this assessment. 4. The existing management regimes of the site in relation to flood potential or fire potential is not relevant to this proposal. 5. The existing condition of the landscape is not relevant to the assessment of this proposal against the scheme. 6. Carbon credits are not relevant to the assessment of this proposal against the scheme.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

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

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

(a) to require sound strategic planning and co-ordinated action by State and local government; and
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
(i) to provide a planning framework which fully considers land capability.

The proposal is consistent with the objectives of the Land Use Planning and Approvals Act 1993.

5.7 STATE POLICIES

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land. 'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.	Proposed non-agricultural use and development that is 'discretionary 'or 'prohibited' on land zoned either Significant Agriculture or Rural Resources in planning schemes or land adjoining these zones but with a different zoning.	All agricultural land in Tasmania zoned either Significant Agriculture or Rural Resources in planning schemes.
Comments: The installation of 10 additional structures for cultural and natural values management does not prohibit the land from being used or developed for agricultural purposes. These structures are easily removable and designed to degrade over time. The section of land where the structures are proposed is not identified as prime agricultural land and as such the proposal is consistent with the purpose of this policy.		
State Coastal Policy 1996		
To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.	Proposed use and development in a coastal area that is 'discretionary 'or 'prohibited' under land use zones applying to coastal areas in planning schemes.	Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.
Comments: Not relevant to the proposal.		
State Policy on Water Quality Management 1997		
To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing	Proposed use and development that may impact on surface or ground water quality in Tasmania.	All surface waters, including coastal waters, and groundwaters, other than:

for sustainable development in accordance with the objectives of the RMPS.		• privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or • waters in any tank, pipe or cistern.
Comments: The proposal is consistent with this policy. The proposal doesn't compromise the surface water or ground water resources within the area.		

The proposal is consistent with all State Policies in so far as relevant.

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES/STRATEGIC PROJECTS

Strategic Plan - Statutory Planning	
Lead - Serve with honesty, integrity, innovation and pride <u>Strategic outcomes:</u> 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 <u>Strategic outcomes:</u> 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 <u>Strategic outcomes:</u> 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 <u>Strategic outcomes:</u> 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
Comments: The proposal is consistent with this plan.	

Strategic Projects
Comments: <u>Not applicable.</u>

Council Policy – Stormwater Quality Management
This policy applies to: • All urban developments Exemptions will be applied as per Tasmanian Stormwater Policy Guidance and Standards for Development (Version 1, 2021) S2.4.2 Table 4: • A single dwelling on a single lot that will be connected to the existing public stormwater system; • Development creating new impervious area less than 500m2; • A subdivision creating new lots greater than 5000m2 in area, and with new roads and footpaths less than 500m2 in area; • Subdivisions which are solely for the purpose of creating road reserve, public open space, public infrastructure, littoral or riparian reserve or minor boundary adjustments. **Comments:** <u>Not applicable</u>

Council Policy – Landscaping Requirements for Development Proposals

This policy applies to:
• all applications where landscaping is required under the zone/specific area plan/code provisions.
  ○ If for single dwellings where landscaping is required, a landscape plan shall be submitted. A bond of $500 is also required prior to the commencement of use.
  ○ For multiple dwellings, a bond of $500 per dwelling is required prior to the commencement of use.

- For commercial and industrial development, a bond of 1.5 times the cost of the planting component of landscape works is required prior to the commencement of use.

Comments: Not applicable

Council Policy – On-Site Stormwater Detention

This policy applies to:

- All commercial, industrial and special use (e.g. community, educational, recreational) buildings or structures
- Multiple dwellings, and where
- The existing drainage system is unable to accommodate an increase in stormwater discharge from the site.

Refurbishment of existing buildings and hardstand which does not increase the impervious area of the site is exempt from this policy. There may be instances where Council will specify alternative requirements based on identified local conditions.

Council may consider waiving a requirement for on-site stormwater detention where:

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

Comments: Not applicable

Council Policy – Pumped Stormwater Connection

This policy applies to:

- All urban residential properties

Where an existing property is unable to be drained to Council's stormwater system via gravity Council may consider allowing pumped stormwater systems in the following situations:

- Where the proposed drainage is for an existing or proposed single residential dwelling or a development where intensification of use is not proposed; or
- Where basement level pump-out systems for disposal of seepage water and runoff from incidental areas is required, e.g., basement or subsoil drainage pumps; or
- In special circumstances, where consent is given at the discretion of the General Manager

Comments: Not applicable

Council Policy – Public Open Space Contribution

This policy applies to applications for subdivision.

Comments: Not applicable.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

Approval of the application subject to conditions, or refusal with reasons for refusal detailed.
When deciding whether to include conditions in a permit, the planning authority may consider:

a) all applicable standards and requirements in this planning scheme; and
b) any representations received pursuant to and in conformity with section 57(5) of the Act,

but only insofar as each such matter is relevant to the **particular discretion** being exercised.

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

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

f) construction or traffic management; and
g) erosion, and stormwater volume and quality controls.

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

The proposed conditions of approval have been drafted based on the above principles in that they:
(i) are for a planning purpose and not for an ulterior purpose; and
(ii) fairly and reasonably relate to the proposed development; and
(iii) are not so unreasonable that no reasonable planning authority could have imposed them.

8 ATTACHMENTS
1. PL N-25-0162 Attachment 1 [**11.1.1** - 15 pages]

11.2 PLN-25-0109: 117 MAIN STREET, CRESSY, REQUEST TO AMEND PLANNING PERMIT FOR CHANGE OF USE TO VISITOR ACCOMMODATION

File: *109000.581; PLN-25-0109*
Responsible Officer: *Maree Bricknell, Acting General Manager*
Report prepared by: *Rebecca Green, Planning Consultant*

MINUTE NO. 25/314

DECISION
Cr McCullagh/Cr Adams
That planning permit PLN-25-0109 be amended pursuant to section 56 of the Land Use Planning and Approvals Act 1993 so that the permit reads as follows:

This permit allows for the land at 117 Main Street, Cressy TAS 7302 to be developed and used for a change of use to workers accommodation (communal residences) subject to the following conditions:

ENDORSED PLANS

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

	Description	Author	Date	Reference
P0	Cover Page	Engineering Plus	-	Drawing No: 30724 A00/20
P1	Locality Plan	Engineering Plus	11.09.25	Drawing No: 30724 A01/20 Rev E
P2	Site Plan	Engineering Plus	11.09.25	Drawing No: 30724 A02/20 Rev E
P3	Ex. Dwelling – Construction Plan	Engineering Plus	11.09.25	Drawing No: 30724 A03/20 Rev E
P4	Ex. Dwelling – Floor Plan	Engineering Plus	11.09.25	Drawing No: 30724 A04/20 Rev E
P5	Ex. Bungalow – Construction Plan	Engineering Plus	11.09.25	Drawing No: 30724 A05/20 Rev E
P6	Ex. Bungalow – Floor Plan	Engineering Plus	11.09.25	Drawing No: 30724 A06/20 Rev E
P7	Ex. Cabins – Construction Plan	Engineering Plus	11.09.25	Drawing No: 30724 A07/20 Rev E
P8	Ex. Cabins – Floor Plan	Engineering Plus	11.09.25	Drawing No: 30724 A08/20 Rev E
P9	Ex. Dwelling – Roof Plan	Engineering Plus	11.09.25	Drawing No: 30724 A09/20 Rev E
P10	Ex. Bungalow - Roof Plan	Engineering Plus	11.09.25	Drawing No: 30724 A10/20 Rev E
P11	Ex. Cabins - Roof Plan	Engineering Plus	11.09.25	Drawing No: 30724 A11/20 Rev E
P12	Ex. Dwelling – Elevations #1	Engineering Plus	11.09.25	Drawing No: 30724 A12/20 Rev E
P13	Ex. Bungalow – Elevations #2	Engineering Plus	11.09.25	Drawing No: 30724 A13/20 Rev E
P14	Ex. Cabin 1 – Elevations	Engineering Plus	11.09.25	Drawing No: 30724 A14/20 Rev E
P15	Ex. Cabin 2 – Elevations	Engineering Plus	11.09.25	Drawing No: 30724 A15/20 Rev E
P16	Ex. Cabin 3 – Elevations	Engineering Plus	11.09.25	Drawing No: 30724 A16/20 Rev E
P17	Ex. Cabin 4 – Elevations	Engineering Plus	11.09.25	Drawing No: 30724 A17/20 Rev E
P18	Ex. Dwelling – Perspective	Engineering Plus	11.09.25	Drawing No: 30724 A18/20 Rev E
P19	Ex. Bungalow – Perspective	Engineering Plus	11.09.25	Drawing No: 30724 A19/20 Rev E
P20	Ex. Cabin - Perspective	Engineering Plus	11.09.25	Drawing No: 30724 A20/20 Rev E

BICYCLE PARKING SPACES REQUIRED

2 Within 3 months of the date of the permit, a minimum of 2 bicycle parking spaces must be provided within the boundaries of the site, and maintained for the duration of the use.

SEALING OF DRIVEWAY

3.1 Prior to the commencement of the use, the driveway must be surfaced with a spray seal, asphalt, concrete, pavers or equivalent material from the frontage to the point 162.85 shown on the endorsed site plan.

3.2 Prior to the commencement of the use, the car parking, manoeuvring and circulation areas (excluding those specified in condition 3.1) must be surfaced with gravel to ensure their use in all weather conditions.

3.3 The driveway and car parking areas must be maintained in a manner that ensures sediment or debris is neither tracked nor eroded across the property boundary.

3.4 Prior to commencement of use revised plans must be submitted showing areas to be sealed and areas to be gravelled in accordance with conditions 3.1 and 3.2 to the satisfaction of the senior planner.

TASWATER CONDITIONS

4. Sewer/water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2025/00744- NMC) – attached.

STORMWATER

5. Concentrated stormwater must not be discharged into neighbouring properties.

6. Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.

NOTES

A. A plumbing permit is required prior to commencing any plumbing or civil works within the property.
B. Any other proposed development and/or use, or substantial intensification of the use, will require a separate application to and assessment by the Council.
C. The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation.
D. It is the responsibility of the developer/property owner to ensure that pollutants such as mud, silt or chemicals are not released from the site.
E. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.
F. This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.

Carried

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Cr Goss

RECOMMENDATION

That planning permit PLN-25-0109 be amended pursuant to section 56 of the Land Use Planning and Approvals Act 1993 so that the permit reads as follows:

This permit allows for the land at 117 Main Street, Cressy TAS 7302 to be developed and used for a change of use to workers accommodation (communal residences) subject to the following conditions:

ENDORSED PLANS

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

	Description	Author	Date	Reference
P0	Cover Page	Engineering Plus	-	Drawing No: 30724 A00/20
P1	Locality Plan	Engineering Plus	11.09.25	Drawing No: 30724 A01/20 Rev E
P2	Site Plan	Engineering Plus	11.09.25	Drawing No: 30724 A02/20 Rev E
P3	Ex. Dwelling – Construction Plan	Engineering Plus	11.09.25	Drawing No: 30724 A03/20 Rev E
P4	Ex. Dwelling – Floor Plan	Engineering Plus	11.09.25	Drawing No: 30724 A04/20 Rev E
P5	Ex. Bungalow – Construction Plan	Engineering Plus	11.09.25	Drawing No: 30724 A05/20 Rev E

P6	Ex. Bungalow – Floor Plan	Engineering Plus	11.09.25	Drawing No: 30724 A06/20 Rev E
P7	Ex. Cabins – Construction Plan	Engineering Plus	11.09.25	Drawing No: 30724 A07/20 Rev E
P8	Ex. Cabins – Floor Plan	Engineering Plus	11.09.25	Drawing No: 30724 A08/20 Rev E
P9	Ex. Dwelling – Roof Plan	Engineering Plus	11.09.25	Drawing No: 30724 A09/20 Rev E
P10	Ex. Bungalow - Roof Plan	Engineering Plus	11.09.25	Drawing No: 30724 A10/20 Rev E
P11	Ex. Cabins - Roof Plan	Engineering Plus	11.09.25	Drawing No: 30724 A11/20 Rev E
P12	Ex. Dwelling – Elevations #1	Engineering Plus	11.09.25	Drawing No: 30724 A12/20 Rev E
P13	Ex. Bungalow – Elevations #2	Engineering Plus	11.09.25	Drawing No: 30724 A13/20 Rev E
P14	Ex. Cabin 1 – Elevations	Engineering Plus	11.09.25	Drawing No: 30724 A14/20 Rev E
P15	Ex. Cabin 2 – Elevations	Engineering Plus	11.09.25	Drawing No: 30724 A15/20 Rev E
P16	Ex. Cabin 3 – Elevations	Engineering Plus	11.09.25	Drawing No: 30724 A16/20 Rev E
P17	Ex. Cabin 4 – Elevations	Engineering Plus	11.09.25	Drawing No: 30724 A17/20 Rev E
P18	Ex. Dwelling – Perspective	Engineering Plus	11.09.25	Drawing No: 30724 A18/20 Rev E
P19	Ex. Bungalow – Perspective	Engineering Plus	11.09.25	Drawing No: 30724 A19/20 Rev E
P20	Ex. Cabin - Perspective	Engineering Plus	11.09.25	Drawing No: 30724 A20/20 Rev E

BICYCLE PARKING SPACES REQUIRED

2 Within 3 months of the date of the permit, a minimum of 2 bicycle parking spaces must be provided within the boundaries of the site, and maintained for the duration of the use.

SEALING OF DRIVEWAY

3.1 Within 3 months of the date of the permit, the area of the driveway shown as 'Existing Sealed Driveway 3.0m Wide Some Maintenance Required' must be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material.

3.2 The driveway and car parking areas must be maintained in a manner that ensures sediment or debris is neither tracked nor eroded across the property boundary.

TASWATER CONDITIONS

4. Sewer/water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2025/00744- NMC) – attached.

STORMWATER

5. Concentrated stormwater must not be discharged into neighbouring properties.

6. Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.

NOTES

A. A plumbing permit is required prior to commencing any plumbing or civil works within the property.
B. Any other proposed development and/or use, or substantial intensification of the use, will require a separate application to and assessment by the Council.
C. The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation.
D. It is the responsibility of the developer/property owner to ensure that pollutants such as mud, silt or chemicals are not released from the site.
E. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.
F. This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.

1 INTRODUCTION

This report assesses an application to amend planning permit PLN-25-0109 (change of use from Visitor Accommodation and single dwelling to workers accommodation (communal residences)) by deleting the requirement for sealed driveway and parking areas to be drained to the public stormwater system.

2 STATUTORY REQUIREMENTS

Council acts as a Planning Authority for the assessment of this application under the Land Use Planning and Approvals Act 1993 (the Act).

The proposal is a request pursuant to section 56 of the *Land Use Planning & Approvals Act 1993* (i.e., amendments to permits). The original application was made pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e., a discretionary application).

> ***56. Minor amendments of permits issued by a planning authority***
> ***(1)*** *The owner of land, or a person with the consent of the owner, may request the planning authority in writing to amend a permit which applies to that land and which is a permit issued by the planning authority.*

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Residential & Visitor Accommodation
Use classification:	Residential (Communal Residence)
Zone:	8.0 General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S3.0 Cressy Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code
Application must be determined by:	24 October 2025
Recommendation:	**AMEND PERMIT**

4 SUBJECT SITE AND LOCALITY

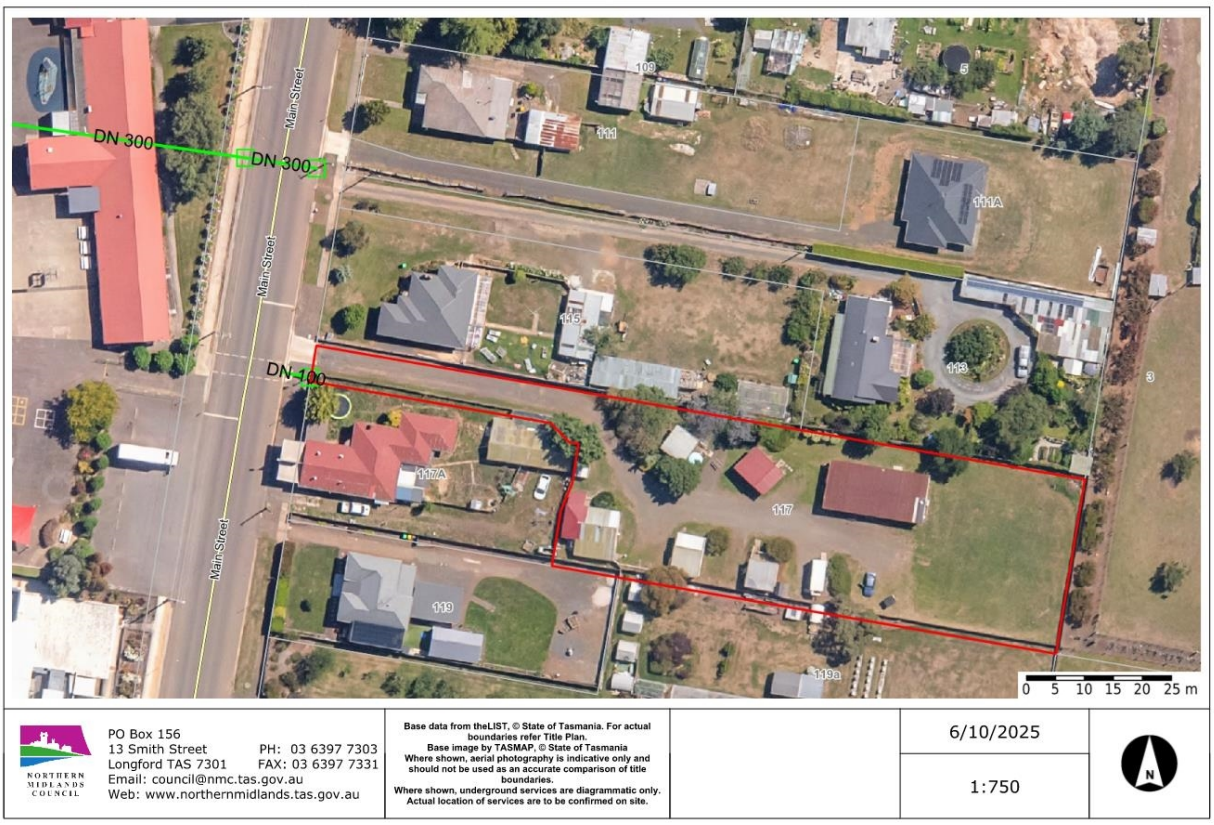


Figure 1 - Aerial Image of Site (outlined in red) and Surrounding Area

Figure 2 - Driveway off Main Street

Figure 3 - Parking Area

Figure 4 - Parking Area

Figure 5 - Recreation Area

5 PLANNING SCHEME ASSESSMENT

5.1 Reason for Amendment

The request is to delete conditions 2, 3, and 7 reproduced below:

2 PLANS REQUIRED

2.1 Within 2 months of the date of this permit:

- Plans showing the sealing and drainage to Council's stormwater main of all parking, access ways, manoeuvring and circulation spaces must be provided to the approval of the General Manager.
- The applicant must provide a design and plans from a suitably qualified engineer for underground stormwater drainage by gravity to Council's stormwater main located adjacent to 111A/113 Main Street including extension of the main in Main Street to collect stormwater from the driveway. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing inspector.

2.2 When approved, the plans required above will be endorsed and form part of this permit.

3 SEALING OF DRIVEWAY

Works in accordance with the plans required by condition 2 must be completed within 2 months of those plans being endorsed, or further time approved by the General Manager in writing.

7 Extension of the stormwater main must be completed within 2 months of the plans required by condition 2 being endorsed, or further time approved by the General Manager in writing.

The request is also to amend condition 1 to refer to new plans which remove references to draining the existing gravel driveway to the stormwater system and reduce the number of parking spaces from 10 to 8.

The applicant advises as follows.

A level survey and inspection of the site regarding access and services confirms:

- *The existing buildings are all built up and their stormwater and sewer are drained to the infrastructure in Main Street. Sewer drains to the sewer main and stormwater drains to an existing grated pit and then 3 existing kerb outlets.*
- *The existing crossover & apron is concrete and the internal driveway is sealed for approximately 45 metres to the lot proper – it requires some minor repair of potholes; the remaining internal driveways and carparking areas are gravel.*
- *The existing stormwater drainage works and the kerb connections then drain along the kerb to the north to a side entry pit. The Council side entry pit and stormwater main crossing the road has little to no cover and would not meet LGAT standards. Refer to photo attached showing the pipe obvert above road seal height.*
- *It would be impossible to drain all of the site carparking to the stormwater system due to the levels of the site and very shallow nature of the stormwater system. It does not allow for a pipe diameter, let alone any cove.*

Due to the planning application being for a use change only and no development is required or proposed, it makes sense to leave the driveway and stormwater as per the status quo. To seal the whole driveway and car parking areas would create impervious surfaces that cannot be drained.

Can we please request council consider an amendment to the permit to remove all conditions regarding works to stormwater, driveway and parking areas as the infrastructure all exists, aside from minor repairs to that portion of the existing sealed driveway.

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

C2.5 Use Standards		
Clause	**Description**	**Assessment**
C2.5.1	Car Parking Numbers (Refer to table C2.1)	**A1** *1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings (rounded up)* House = 4 bedrooms Bungalow = 1 bedroom Cabin 1 = 1 bedroom Cabin 2 = 1 bedroom Cabin 3 = 1 bedroom Cabin 4 = 1 bedroom Total = 9 bedrooms. 9/3 x 2 = 6 + 2 visitor = 8 spaces required. The original permit approved 10 on-site car parking spaces. The amended plans show 9 on site car parking spaces. Complies.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	**A1** *1 space per 5 bedrooms* 2 bicycle parking spaces required. The original permit approved 2 bicycle parking spaces. The amended plans do not indicate specific locations for bicycle parking. A condition on any amended permit will require that prior to use commencing on site, 2 bicycle parking spaces must be provided.
C2.5.3	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 for non-residential buildings.	A1 N/a
C2.6 Development Standards for Buildings and Works		
Clause	**Description**	**Assessment**
C2.6.1	Construction of parking areas	A1 Does not comply.
C2.6.2	Design and layout of parking areas	A1.1 Complies.
		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

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

DISCRETIONS	
C2.6.1	**Construction of parking areas**
P1	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: f) the nature of the use; f) the topography of the land; f) the drainage system available; f) the likelihood of transporting sediment or debris from the site onto a road or public place; f) the likelihood of generating dust; and f) the nature of the proposed surfacing.
Assessing Officer's Comments	The change of use will not result in an increase in vehicular movements entering and exiting the subject site or a change to the type of vehicle accessing the site. It is evident that the parking, access ways, manoeuvring and circulation spaces are readily identifiable and constructed so that they are useable in all weather conditions. It is also evident that debris is being transported from the site onto Main Street (refer to site photographs). An area of the existing driveway (approximately a 45m length of the access

	strip) shows evidence it was once a sealed driveway. Due to the broken up surface of this portion of the driveway, evidence of pot holes and debris being transported onto Main Street, it is recommended a condition be placed on any amended permit that will require upgrades/maintenance to ensure that this portion of the driveway is returned to a sealed surface in accordance with the acceptable solution for this portion. As the surface of this portion of the driveway will be returned to a condition similar to that previously on site, it is not envisaged that the surface level will be such that there will be any increase or change to existing stormwater drainage. The balance of the internal driveways and carparking areas will remain as gravel. It is therefore recommended that the driveway be re-sealed for the portion shown as per the amended plans submitted. There is no standard that this must be constructed to i.e. concrete, 2-coat spray-seal, or asphalt, that is a matter for consideration of ongoing maintenance and costs for the proponent, as long as it is sealed with a material to restrict abrasion from traffic and minimise entry of water to the pavement, the acceptable solution for this portion of the driveway will be met. Stormwater drainage is existing, no further requirements for stormwater required.

5.2 S.56 LUPAA

The planning authority may amend the permit if it is satisfied that the amendment –
(aa) *is not an amendment of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal;*

Comment: The permit was not decided by appeal.

(a) *does not change the effect of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal;*

Comment: The permit was not decided by appeal.

(b) *will not cause an increase in detriment to any person;*

Comment: It is considered that the amendment will not cause an increase in detriment to any person as discussed in this report.

(c) *does not change the use or development for which the permit was issued other than a minor change to the description of the use or development.*

Comment: The amendment does not change the use or development.

5.3 REFERRALS

The amendment request did not require any referrals.

5.4 REPRESENTATIONS

Notice of the original application was given in accordance with Section 57 of the Act. One representation was received. However, the applicant did not grant an extension of time to allow the application to be decided at a Council meeting. The application was therefore decided under delegation. The representation did not raise concerns regarding the surface of the driveway, access and parking areas. The representor and all adjoining property owners and occupiers will be able to appeal the amended permit, if approved.

5.5 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.

5.6 STATE POLICIES

The proposal is consistent with all State Policies.

5.7 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Not applicable to this application.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

Amend permit or not amend permit and state reasons.

Approval of the application subject to conditions, or refusal with reasons for refusal detailed.
When deciding whether to include conditions in a permit, the planning authority may consider:
a) all applicable standards and requirements in this planning scheme; and
b) any representations received pursuant to and in conformity with section 57(5) of the Act,
<u>but only insofar as each such matter is relevant to the **particular discretion** being exercised.</u>

In accordance with 6.11.2 of the Scheme, conditions and restrictions imposed by the planning authority on a permit may include:
a) requirements that specific acts be done to the satisfaction of the planning authority;
b) staging of a use or development, including timetables for commencing and completing stages;
c) the order in which parts of the use or development can be commenced;
d) limitations on the life of the permit;
e) requirements to modify the development in accordance with predetermined triggers, criteria or events;
f) construction or traffic management; and
g) erosion, and stormwater volume and quality controls.

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

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

(i) are for a planning purpose and not for an ulterior purpose; and

(ii) fairly and reasonably relate to the proposed development; and

(iii) are not so unreasonable that no reasonable planning authority could have imposed them.

1. Email from Woolcott Land Services 12 September 2025 [**11.2.1** - 4 pages]
2. 117 Main St Cressy - Change of use REV E [**11.2.2** - 21 pages]

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12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 25/315

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

Carried Unanimously

RECOMMENDATION

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

13 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: *Maree Bricknell, Acting General Manager*

MINUTE NO. 25/316

DECISION
Cr Adams/Cr McCullagh
That the report be noted.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION
That the report be noted.

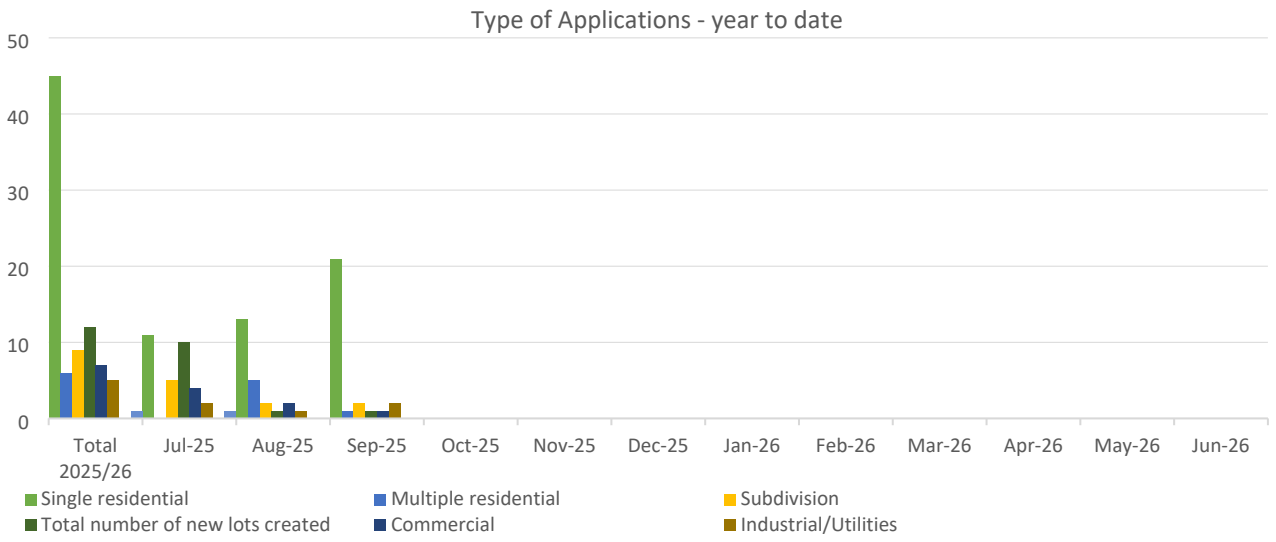
1 PURPOSE OF REPORT

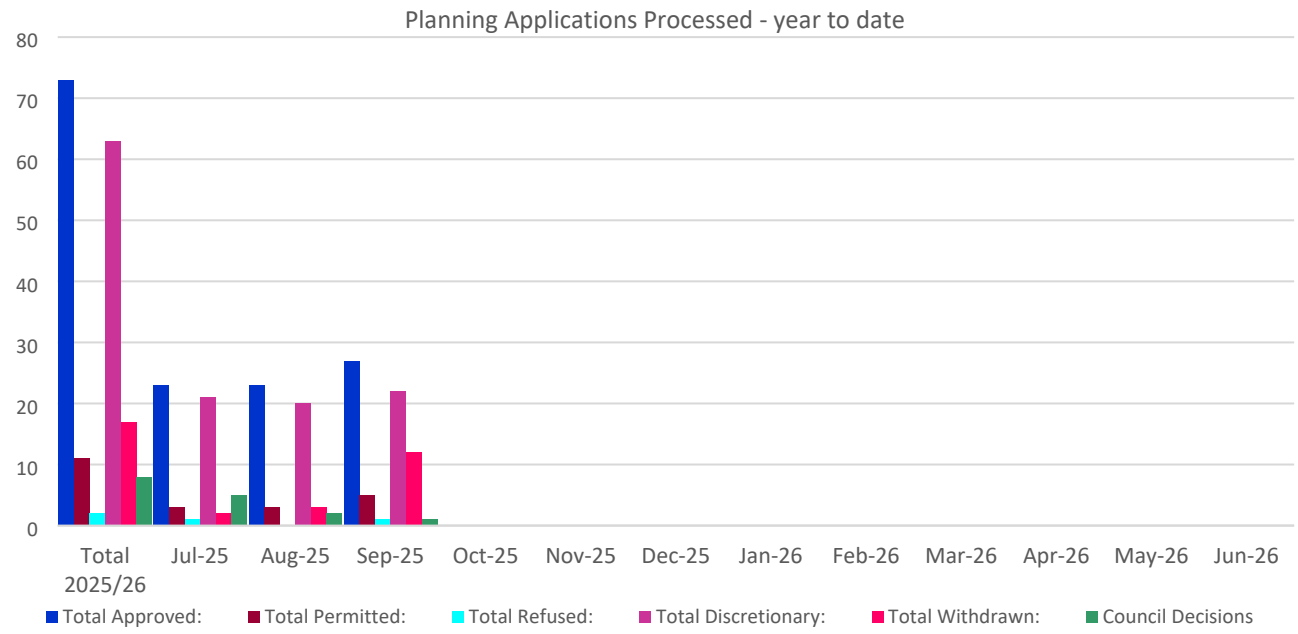
The purpose of this report is to present the Development Services activities as at the month's end.

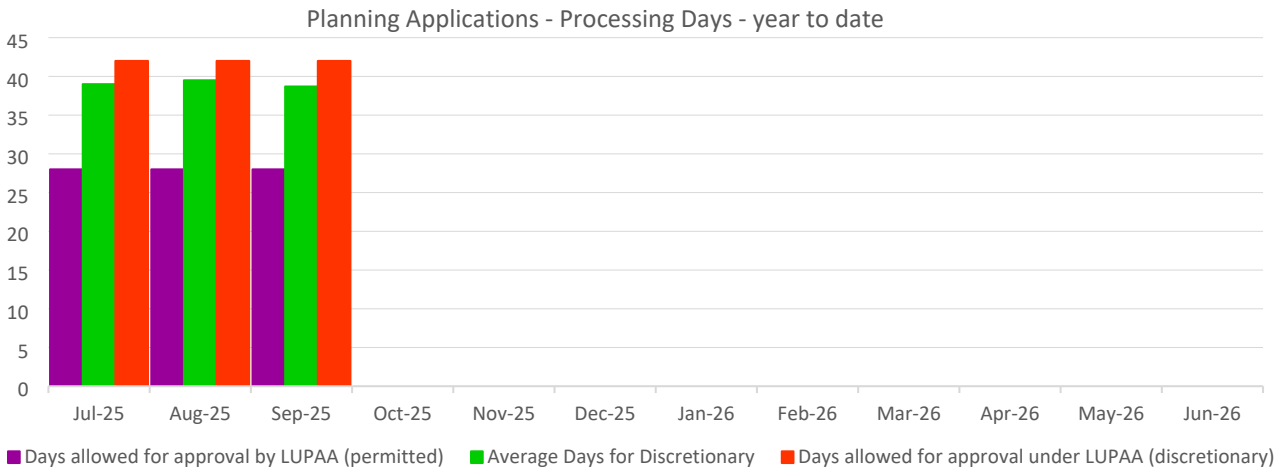
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	63	18	22	23									
Applications on STOP for further information				44	34	30									
Single residential	36	44	45	11	13	21									
Number of new dwellings			12	1	3	8									
Multiple residential	69	52	6	0	5	1									
Number of new dwellings			81	0	79	2									
Subdivision	27	26	9	5	2	2									
Total number of new lots created	72	14	12	10	1	1									
Commercial	25	20	7	4	2	1									
Industrial/Utilities	15	22	5	2	1	2									
Visitor Accommodation	11	0	0	0	0	0									
Total permitted	0	0	0	0	0	0									
Total discretionary	11	0	0	0	0	0									
Other	47	75	1	1	0	0									
Total No. Applications Approved:	182	206	73	23	23	27									
Total Permitted:	18	30	11	3	3	5									
Average Days for Permitted	15	13.36	21.33	21	29	14									
Days allowed for approval by LUPAA	28	28	28	28	28	28									
Total Exempt under IPS:	93	104	27	5	15	7									
Total Refused:	4	7	2	1	0	1									
Total Discretionary:	164	176	63	21	20	22									
Average Days for Discretionary:	33.17	38.71	38.67	39	40	37									
Days allowed for approval under LUPAA:	42	42	42	42	42	42									
Total Withdrawn:	44	29	12	2	3	7									
Council Decisions	27	22	8	5	2	1									
Appeals lodged by the Applicant	2	1	2	2	0	0									
Appeals lodged by third party	0	1	2	0	1	1									


Type of Applications - year to date
50
40
30
20
10
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

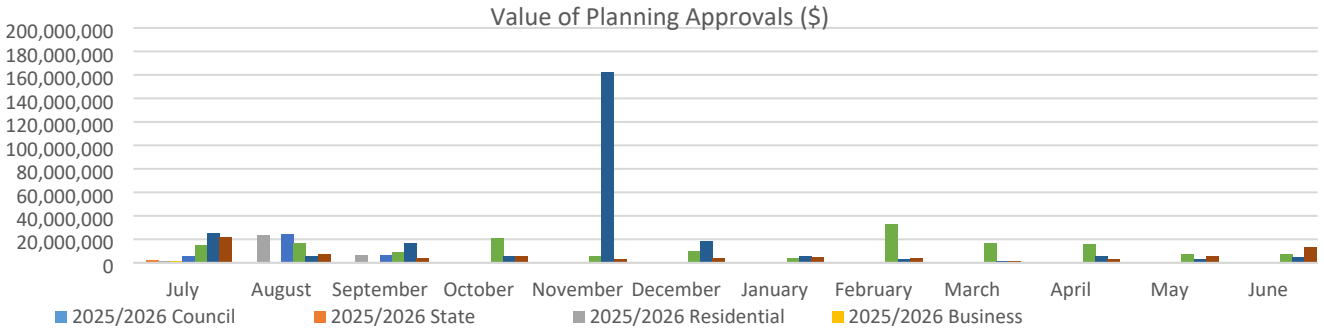

Planning Applications Processed - year to date
80
70
60
50
40
30
20
10
0
Total 2025/26
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Total Approved:
Total Permitted:
Total Refused:
Total Discretionary:
Total Withdrawn:
Council Decisions


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-22-0013 - 3	Amendment 40 lot subdivision, balance lot & roads (staged subdivision)	Translink Avenue, Western Junction TAS 7212	G Allen	28	A
PLN-22-0037 - 4	Amendment Increase the number of lots with the subdivision to 122 (net increase of 4)	Drummond St (accessed from Napoleon St), PERTH TAS 7300	6ty° Pty Ltd	11	A
PLN-23-0088 - 1	Amendment Alterations and Additions to existing residence	201 Pateena Road (access over CT122424/1), Longford TAS 7301	Design to Live	48	A
PLN-23-0091 - 1	Amendment Large scale solar energy facility & associated infrastructure (Utilities)	394 Connorville Road, Cressy TAS 7302	Cogency Australia Pty Ltd	30	A
PLN-23-0117 - 1	Amendment Secondary Residence with ROW over CT 159893/2 & CT159893/1 (Evandale SAP)	37 Barclay Street, Evandale TAS 7212	C Edginton	17	A
PLN-25-0013 - 1	Amendment Reduce overall building size of extension to dwelling. Increase to proposed deck	14 Summit Drive, Devon Hills TAS 7300	D Wild	15	A
PLN-25-0153 - 1	Amendment Single Dwelling & outbuilding	16 Keppoch Lane, Perth TAS 7300	BVZ Design	13	A
PLN-25-0089	Telecommunications Tower	112 Macquarie Settlement Road, Cressy TAS 7302	Ventia Pty Ltd	42	D
PLN-25-0091	Car Park (Stage 2)	139 Evandale Road, Western Junction TAS 7212	Nova Land Consulting	35	D
PLN-25-0120	Front boundary fence	4 Bulwer Street, Longford TAS 7301	J Latta	42	D
PLN-25-0130	Outbuilding (Shed) access over 5,4 & 3 Gibbet Hill	6 Gibbet Hill, Perth TAS 7300	Cataract Designs	40	D
PLN-25-0133	Multiple dwellings (2)	38 Napoleon Street, Perth TAS 7300	BVZ Design	38	D
PLN-25-0134	Change of use to food services, develop amenities, and signage	16 Falmouth Street and road reserve,, Avoca TAS 7213	Ritson Construction	34	D
PLN-25-0139	Single Dwelling and Shed (vary site coverage)	57 Caledonia Drive, Relbia TAS 7258	Design to Live	37	D
PLN-25-0140	Single Dwelling	849 Hobart Road, Breadalbane TAS 7258	S Lawes	42	D
PLN-25-0141	2 Lot Subdivision	71-73 High Street, Campbell Town TAS 7210	PDA Surveyors	41	D
PLN-25-0144	Outbuilding (greenhouse)	118 Bridge Street, Campbell Town TAS 7210	L Powell	38	D
PLN-25-0146	Garage	29 Pultney Street, Longford TAS 7301	G Monson	40	D
PLN-25-0147	Addition to Dwelling	2238 Deddington Road, Deddington TAS 7212	S Lawes	42	D
PLN-25-0148	Single Dwelling & outbuilding	26 Keppoch Lane, Perth TAS 7300	Cataract Designs	42	D
PLN-25-0149	Dwelling addition and outbuilding	14 The Boulevards, Ross TAS 7209	B Pitt & A Nash	35	D
PLN-25-0150	Dwelling Addition (2 storey), Carport, Front Fence	4 High Street, Longford TAS 7301	Cherry Blossom Design	42	D
PLN-25-0151	Secondary Residence (Longford SAP)	12 Laycock Street, Longford TAS 7301	6ty° Pty Ltd	34	D
PLN-25-0153	Single Dwelling & outbuilding	16 Keppoch Lane, Perth TAS 7300	BVZ Design	36	D
PLN-25-0155	Single Dwelling & outbuilding	56 Pakenham Street, Longford TAS 7301	Design to Live	42	D
PLN-25-0158	Outbuilding with access over CT 159893/2 and 159893/1.	39 Barclay Street, Evandale TAS 7212	A & C Fadzean	38	D
PLN-25-0160	2 bay carport	5 Rose Gold Court, Perth TAS 7300	M Freeman	39	D
PLN-25-0161	Single Dwelling	36 Cromwell Street, Perth TAS 7300	Joscon Tasmania	42	D
PLN-25-0166	Single Dwelling (Local Historic Heritage Code)	43 Clarence Street, PERTH TAS 7300	Design to Live	28	D
PLN-25-0154	Boundary adjustment between 2 lots	790 Hobart Road, Breadalbane TAS 7258	D J McCulloch Surveying	28	P
PLN-25-0159	6x6 Carport, demolish 2 garden sheds	358 Cressy Road, Longford TAS 7301	A McKeown	18	P
PLN-25-0164	Outbuilding	1-126 Marlborough Street, Longford TAS 7301	H Gallagher	7	P
PLN-25-0180	Swimming Pool	189 Wilmores Lane, Longford TAS 7301	Woodbury & Co Building Design	10	P
PLN-25-0182	Windows in Existing Patio	U 13/15 Little Mulgrave Street, Perth TAS 7300	A Betts	5	P
PLN-24-0030	Draft Planning Scheme Amendment 14/2024 to rezone folio of the Register 81897/1; 106773/1; 116759/1 and 227117/1	4 Ridgeside Lane, 38 Arthur St, 95 Logan Rd & 211 Logan Rd, Evandale TAS 7212	Traders in Purple	229	CR

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	0	0	6,173,232	410,000	6,583,232	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**	**30,630,537**	**2,878,000**	**36,318,537**	**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

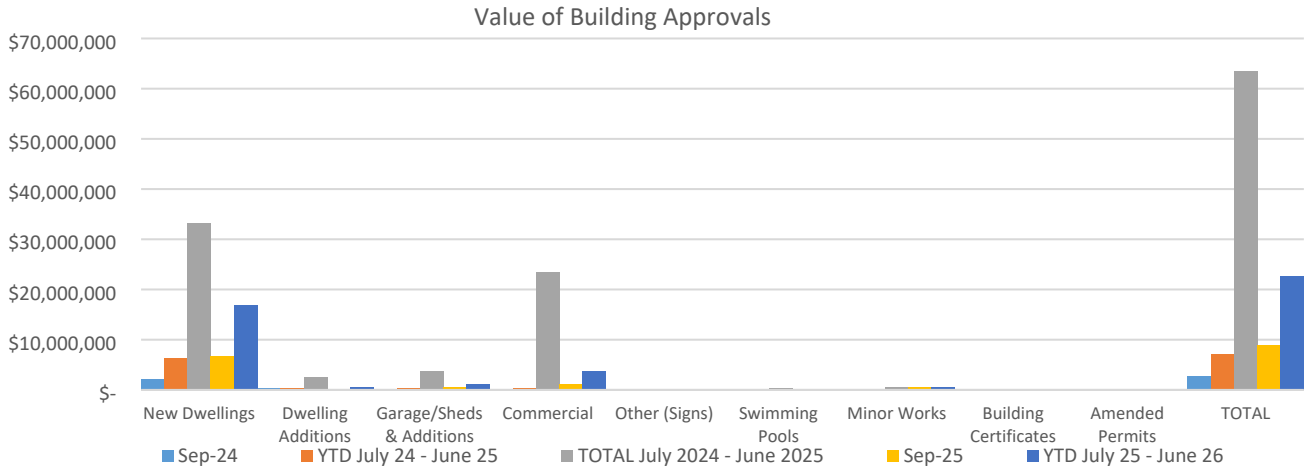
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN25-0077; Appeal P2025/75	Appeal against refusal of Multiple Dwellings, Retirement Village and 2-lot subdivision at 5 Affleck Court, Perth • Preliminary conference held 19 August 2025. • Listed for teleconference 13 October 2025.
PLN24-0097; Appeal 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. • Primary evidence to be filed 10 November 2025. • Teleconference listed for 4 November 2025 to set a hearing date, likely in the first two weeks of December.
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. • Mediation listed for 22 October 2025.
Decisions received	
-	-
TPC	**TASMANIAN PLANNING COMMISSION**
PLN25-0088; 19/2025	Draft Amendment 19/2025 to insert site specific qualifications combined with an application for a two-lot subdivision at 5 Eskleigh Road, Perth. • Certified by Council on 15 September 2025 and permit for two-lot subdivision granted pursuant to s. 40Y (2) of the *Land Use Planning and Approvals Act 1993*. • On public notification from 29 September to 28 October 2025.
PLN24-0078; 16/2024	Draft Amendment 16/2024 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.

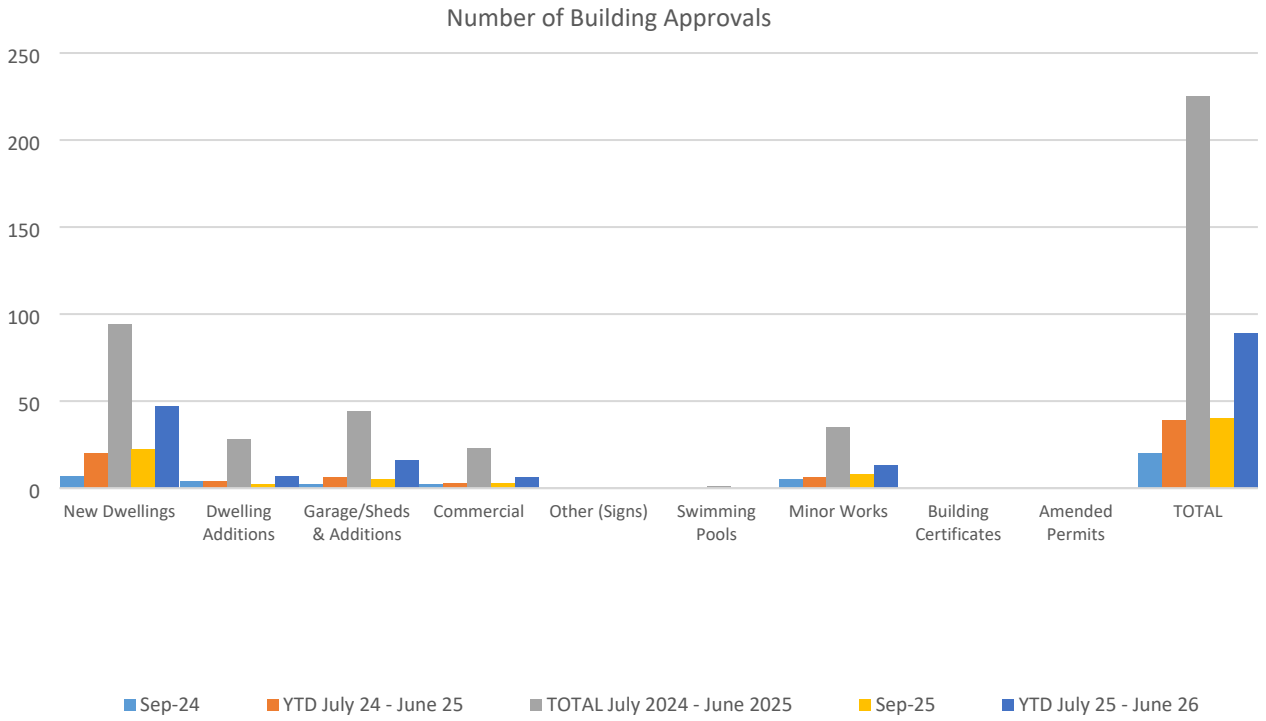
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN24-0030; 14/2024	Amendment request 14/2024 to rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale from Agriculture Zone and Apply a Modified Evandale Specific Area Plan to the Land. • Report recommending that 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 considered by Council as planning authority at its meeting of 15 September 2025, resolved not to agree to the amendment.
Decisions received	
-	-

2.4 Building Approvals

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

	YEAR - 2024 - 2025				YEAR		YEAR - 2025 - 2026			
	Sep-24		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Sep-25		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		$		$		$		$		$
New Dwellings	7	2,140,000	**20**	**6,202,780**	**94**	**33,101,243**	22	6,587,848	**47**	**16,809,546**
Dwelling Additions	4	233,600	**4**	**233,600**	**28**	**2,521,600**	2	140,000	**7**	**520,000**
Garage/Sheds & Additions	2	64,304	**6**	**254,304**	**44**	**3,598,729**	5	500,105	**16**	**1,050,105**
Commercial	2	161,000	**3**	**201,000**	**23**	**23,475,732**	3	1,185,000	**6**	**3,770,000**
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	5	63,327	**6**	**82,838**	**35**	**421,461**	8	428,055	**13**	**538,891**
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	**20**	**2,662,231**	**39**	**6,974,522**	**225**	**63,418,765**	**40**	**8,841,008**	**89**	**22,688,542**
Inspections										
Building	**0**		**0**		**0**		**0**		**0**	
Plumbing	**36**		**123**		**389**		**35**		**96**	





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	23	80	284
Property owner not home or only recently started			
Complying with all conditions / signed off	22	77	283
Not complying with all conditions	1	3	1
Re-inspection required			
Building Notices issued			
Plumbing Notices Issued		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	30	53	202
Commitment provided to submit required documentation			
Re-inspection required	22	38	142
No Further Action Required	8	15	60
Building Notices issued	8	18	33
Plumbing Notices Issued		1	17
Building Orders issued	11	11	26
Plumbing Orders Issued	2	3	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 6 commercial building approvals valued at a total of $3,770,000 (year to date), compared to 3 commercial building approval valued at a total of $201,000 (year to date) for the previous year.

In total, there have been 89 building approvals valued at $22,688,542 (year to date) for 2025/2026 compared to 39 building approvals valued at $6,974,522 (year to date) for the previous year.

14 GOVERNANCE REPORTS

14.1 POLICY REVIEW: COUNCIL'S CCTV PROGRAM AND CODE OF PRACTICE

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: *Lorraine Green, Project Officer*

MINUTE NO. 25/317

DECISION
Cr Adams/Cr McCullagh
That Council endorse the minor amendments to Council's CCTV Program and Code of Practice policy.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION

That Council endorse the minor amendments to Council's CCTV Program and Code of Practice policy.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement for the minor updates to Council's CCTV Program and Code of Practice policy.

2 INTRODUCTION/BACKGROUND

A review of the policy has resulted in the recommendation that the date for the next review be amended. In the attached policy document the recommended amendment has been highlighted and deletions include ~~strikethrough~~.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

4 POLICY IMPLICATIONS

Regular review of policies is important to ensure they remain current and correspond with any legislative changes.

5 STATUTORY REQUIREMENTS

5.1 Sub-heading

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

It is important for Council to set out its guidelines for the provision of services within the municipality.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can accept or reject the minor amendments to the policy.

11 OFFICER'S COMMENTS/CONCLUSION

That Council consider the policy amendments as highlighted in the attachment.

12 ATTACHMENTS

1. Council's CCTV Program and Code of Practice Policy - Current [**14.1.1** - 6 pages]
2. Council's CCTV Program and Code of Practice Policy - Reviewed 2025 [**14.1.2** - 7 pages]

14.2 POLICY REVIEW: WORK, HEALTH AND SAFETY AND EMPLOYEE WELLBEING

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: *Leslie Hall, People & Culture Business Partner*

MINUTE NO. 25/318

DECISION
Cr Terrett/Cr Adams
That Council endorse the updated Work, Health and Safety and Employee Wellbeing Policy.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION

That Council endorse the updated Work, Health and Safety and Employee Wellbeing Policy.

1 PURPOSE OF REPORT

It is recommended that Council adopt the amendment to the Work, Health and Safety and Employee Wellbeing policy to provide for the waiver of the Annual Enrolment Fee for Employees who have children enrolled at a Council childcare service.

2 INTRODUCTION/BACKGROUND

Council currently charges an annual enrolment fee of $30 per child for families accessing its childcare services. This fee applies uniformly, including to Council employees who utilise these services for their own children.

The proposed amendment seeks to waive this fee for Council employees, recognising their contribution to the organisation and promoting a family-friendly workplace. The waiver would apply only to employees with children enrolled in Council-operated childcare centres.

The NMC Workforce Plan 2025-2029, endorsed by Council in November 2024, identifies key strategies to retain and attract qualified staff, especially in roles experiencing skill shortages such as childcare educators. The plan highlights retention challenges due to market salary gaps and cost-of-living pressures, particularly for staff commuting from outside the municipality.

The proposed fee waiver directly supports these strategies by enhancing the Employee Value Proposition (EVP) for current and prospective staff, and reducing financial barriers for employees with children in Council childcare. This initiative complements broader efforts outlined in the Workforce Plan to improve retention and recruitment outcomes, particularly in early childhood education roles.

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

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

4 POLICY IMPLICATIONS

The proposed waiver requires an amendment to the Work, Health and Safety and Employee Wellbeing Policy. Changes are highlighted in yellow in Schedule 1 of the draft policy attached.

5 STATUTORY REQUIREMENTS

None.

6 FINANCIAL IMPLICATIONS

The financial impact of waiving the fee is minimal. Based on current enrolment figures, the total foregone revenue is $420 per annum. This cost is offset by the broader benefits of improved staff retention and engagement.

7 RISK ISSUES

There are no significant risks associated with this proposal. The waiver applies only to Council employees and does not affect the general fee structure for the public.

8 CONSULTATION WITH STATE GOVERNMENT

Not required.

9 COMMUNITY CONSULTATION

Community consultation is not required for this internal policy change. The waiver applies exclusively to Council employees and does not alter service delivery or fees for the general public.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can adopt the proposed policy amendment to waive the annual enrolment fee for Council Employees with children in Council childcare services, or retain the current fee structure without amendment.

11 OFFICER'S COMMENTS/CONCLUSION

The proposed fee waiver is a low-cost initiative that supports Council's goals around improving retention and recruitment outcomes, and the adoption of the policy amendment is recommended.

12 ATTACHMENTS

1. Work Health and Safety and Employee Wellbeing Amended for consideration (1) [**14.2.1** - 9 pages]

14.3 COUNCIL CALENDAR: 2026 SCHEDULE OF COUNCIL MEETINGS AND WORKSHOP DATES

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: *Lee Viney, Executive Assistant*

MINUTE NO. 25/319

DECISION

Cr McCullagh/Deputy Mayor Lambert

That

i) Ordinary Council Meetings for the period January to December 2026 (commencing at 5.00pm) be held as follows:

- Monday, 19 January
- Monday, 16 February
- Monday, 16 March
- Monday, 20 April
- Monday, 18 May
- Monday 22 June *
- Monday, 20 July
- Monday, 17 August
- Monday, 21 September
- Monday, 19 October
- Monday, 16 November
- Monday, 14 December *

**Not third Monday in the month*

ii) Council Workshops for the period January to December 2026 (commencing at 5.15pm) be held as follows:

- Monday, 2 February
- Monday, 2 March
- Monday, 13 April #
- Monday, 4 May
- Monday, 1 June
- Monday, 6 July
- Monday, 3 August
- Monday, 7 September
- Monday, 5 October
- Tuesday, 3 November #
- Monday, 30 November #

 # Not first Monday in the month

iii) a Council Workshop be scheduled for 4pm, prior to each Ordinary Council Meeting for the period January to December.

iv) Annual General Meeting to be held on Monday, 14 December 2026 or at an earlier date subject to statutory timelines being achievable.

v) Annual Municipal Bus Tour on Wednesday, 25 March 2026.

vi) the Councillors Christmas function be held on Thursday, 26 November 2026.

vii) Council consider other dates for inclusion in the Annual Council Calendar.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That

i) Ordinary Council Meetings for the period January to December 2026 (commencing at 5.00pm) be held as follows:

- Monday, 19 January
- Monday, 16 February
- Monday, 16 March
- Monday, 20 April
- Monday, 18 May
- Monday 22 June *****
- Monday, 20 July
- Monday, 17 August
- Monday, 21 September
- Monday, 19 October
- Monday, 16 November
- Monday, 14 December *****

****Not third Monday in the month***

ii) Council Workshops for the period January to December 2026 (commencing at 5.15pm) be held as follows:

- Monday, 2 February
- Monday, 2 March
- Monday, 13 April **#**
- Monday, 4 May
- Monday, 1 June
- Monday, 6 July
- Monday, 3 August
- Monday, 7 September
- Monday, 5 October
- **Tuesday**, 3 November **#**
- Monday, 30 November **#**

 # Not first Monday in the month

iii) a Council Workshop be scheduled for 4pm, prior to each Ordinary Council Meeting for the period January to December.

iv) Annual General Meeting to be held on **Monday, 14 December 2026** or at an earlier date subject to statutory timelines being achievable.

v) Annual Municipal Bus Tour on Wednesday, **18 March, 25 March or 1 April 2026**.

vi) the Councillors Christmas function be held on Thursday, **19 November or 26 November 2026**.

vii) Council consider other dates for inclusion in the Annual Council Calendar.

1 PURPOSE OF REPORT

The purpose of this report is to set up a calendar of dates for the holding of Ordinary Council Meetings and workshops for the 2026 year and other scheduled meetings/ functions.

2 INTRODUCTION/BACKGROUND

In accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2025*, an Ordinary Meeting of a Council is to be held at least once in each month and the schedule as shown hereunder fulfils this requirement.

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

Not applicable.

5 STATUTORY REQUIREMENTS

Local Government (Meeting Procedures) Regulations 2025.

5. Convening council meetings

(1) In this regulation –
majority, of councillors at a meeting, means a majority of councillors other than –
(a) the mayor; or
(b) in the absence of the mayor, the deputy mayor acting as the mayor.

(2) The mayor of a council may convene –
(a) an ordinary meeting of the council; and
(b) a special meeting of the council.

(3) The general manager of an existing council is to convene the first ordinary meeting of the council following an ordinary election.

(4) The Minister is to convene the first ordinary meeting of a newly established council.

(5) An ordinary meeting of a council is to be held at least once in each month.

(6) The general manager is to convene an ordinary meeting of a council if the mayor has not convened such a meeting in the previous calendar month.

(7) The mayor of a council, or the general manager if the mayor has not done so, must convene a special meeting of the council –
(a) at the request of a majority of councillors; or
(b) if the council so determines.

(8) A request for a special meeting of a council must –
(a) be in writing and signed by the councillors making the request; and
(b) include details of the subject matter and any motion to be dealt with by the meeting; and
(c) be lodged with the mayor.

7. Times of meetings

(1) A meeting is not to start before 5:00 p.m. unless otherwise determined by the council by absolute majority or by the council committee by simple majority.

(2) After each ordinary election, a council and a council committee are to review the times of commencement of their meetings.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

Not applicable.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree or not agree to the dates proposed.

11 OFFICER'S COMMENTS/CONCLUSION

Generally, with the exception of June and the occurrence of Easter, Council meetings are held on the third Monday of each month thereby providing Council staff adequate time to finalise data from the previous month and enabling the inclusion of accurate and complete information in the agenda.

The following key dates have been taken into consideration in determining possible suitable dates for the 2026 schedule:

- Easter weekend 3 April to 7 April
- School holidays 18 April to 3 May, 11 July to 26 July, 3 October to 18 October 2026
- LGAT Elected Members' Professional Development Weekend (usually February, to be confirmed)
- ALGA National General Assembly (NGA) of Local Government – (to be confirmed usually June/July)
- LGAT AGM – (usually July, to be confirmed)
- LGAT Local Government Conference (dates to be confirmed).
- Annual National Local Roads and Transport Congress (usually November/December, to be confirmed).

The following Ordinary Council Meeting dates are recommended for the period January to December 2026 each Council Meeting to be preceded by a Councillor Workshop at 4.00pm, with Council Meetings to commence at 5.00pm:

- Monday, 19 January
- Monday, 16 February
- Monday, 16 March
- Monday, 20 April
- Monday, 18 May
- Monday 22 June *****
- Monday, 20 July
- Monday, 17 August
- Monday, 21 September
- Monday, 19 October
- Monday, 16 November
- Monday, 14 December *****

****Not third Monday in the month***

The following Council Workshop dates are recommended for the period January to December 2026 (commencing at 5.15pm):

- Monday, 2 February
- Monday, 2 March
- Monday, 13 April **#**
- Monday, 4 May

- Monday, 1 June
- Monday, 6 July
- Monday, 3 August
- Monday, 7 September
- Monday, 5 October
- **Tuesday**, 3 November **#**
- Monday, 30 November **#**

 # Not first Monday in the month

The Annual General Meeting to be held on **14 December 2026** or at an earlier date subject to statutory timelines being achievable.

The Councillors Christmas function to be held on either **19 November or 26 November 2026**.

In past years it has been common practice for Council to undertake a Municipal Bus Tour to inspect projects that have been identified for inclusion in the forthcoming budget and also to meet with District Committee representatives to discuss their issues of priority.

It should be noted that Easter is from 3 to 7 April in 2026, and the school holidays run from 18 April to 3 May, it is therefore recommended that the Bus Tour should be held as early as possible to allow staff sufficient time for the municipal budget to be prepared.

Consideration should be given to the following dates for the annual Municipal Bus Tour:

- Wednesday 18 March
- Wednesday 25 March
- Wednesday 1 April

12 ATTACHMENTS

1. 2026 Public Holidays Nth Tas [**14.3.1** - 3 pages]

14.4 ANNUAL GENERAL MEETING 2025

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: *Lee Viney, Executive Assistant*

MINUTE NO. 25/320

DECISION
Deputy Mayor Lambert/Cr Archer
That the Northern Midlands Council hold its 2025 Annual General Meeting at the Longford Council Offices at 5pm, on Monday, 15 December 2025.

Carried

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr McCullagh

Voting Against the Motion:
Cr Terrett

RECOMMENDATION

That the Northern Midlands Council hold its 2025 Annual General Meeting at the Longford Council Offices at 5pm, on Monday, 15 December 2025.

1 PURPOSE OF REPORT

The purpose of this report is to determine a time and date for Council's General Meeting for 2025.

2 INTRODUCTION/BACKGROUND

Section 72B of the *Local Government Act (LGA)* requires Council to hold an Annual General meeting no later than 15 December 2025.

The Annual Report is being prepared, and Council must advertise and invite electors to lodge submissions in relation to the Annual Report, as well as advertise the Annual General Meeting at least 14 days prior to the meeting.

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

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

Not applicable.

4 POLICY IMPLICATIONS

No policy implications.

5 STATUTORY REQUIREMENTS

The *Local Government Act 1993* requires Council to prepare an Annual Plan for the municipal area for each financial year. The Council is also required to prepare an Annual Report which provides a summary of the Annual Plan for the preceding financial year. The Act sets out the details of what must be provided in the Annual Report which includes a copy of the Audit opinion for the preceding financial year.

The *Local Government Act 1993* requires:

Section 72. Annual Report
(2) The General Manager is to
(d) advertise in a daily newspaper circulating in the municipal area the availability of the report, together with an invitation to electors to lodge submissions on the report with the council for discussion at its annual general meeting.

Section 72B Annual General Meeting
(1) A council must hold an Annual General Meeting on a date that
(a) is not later than 15 December in each year; and
(b) is not before 14 days after the date of the first publication of a notice under subsection (2).
(2) a Council must publish a notice in a daily newspaper circulating in the municipal area or other prescribed newspaper specifying the date, time and place of the Annual General Meeting.

6 FINANCIAL IMPLICATIONS

Council prepares the Annual Report externally and distributes the report by electronic means.

7 RISK ISSUES

Council has a responsibility under the *Local Government Act 1993* to hold an Annual General Meeting.

8 CONSULTATION WITH STATE GOVERNMENT

Not required, process is set out under the *Local Government Act*.

9 COMMUNITY CONSULTATION

The Annual General Meeting provides an opportunity for Council to inform and engage with the community on current issues within the community. The meeting provides an opportunity for the public to gauge the success of the Council over the twelve-month period taking into account the initiatives that were set in the preceding Annual Plan.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can set the Annual General Meeting any time on or before 15 December.

11 OFFICER'S COMMENTS/CONCLUSION

The Annual Report is currently being prepared and will be advertised for public comment when finalised.

It is recommended that the Annual General Meeting (AGM) be held at the Longford Council Office at 5pm, on Monday, 15 December 2025.

12 ATTACHMENTS

Nil

14.5 SUBMISSION TO OFFICE OF LOCAL GOVERNMENT - REFORM TO COUNCILLOR NUMBERS & ALLOWANCES

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: *Kristy Nutting, Executive Officer*

MINUTE NO. 25/321

DECISION
Cr Terrett/Cr Adams
That Council agree to submit the enclosed submission to Department of Premier and Cabinet as written.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION

That Council
a) Agree to submit the enclosed submission to Department of Premier and Cabinet as written;
or
b) Do not agree to provide a submission to Department of Premier and Cabinet;
or
c) Agree to submit the enclosed submission to Department of Premier and Cabinet with the following amendments
i)
ii)

1 PURPOSE OF REPORT

The purpose of this report is to outline the Northern Midlands Council's submission to the Department of Premier and Cabinet regarding the proposed reforms to councillor numbers and allowances, as detailed in the Discussion Paper - Reforms to Councillor Numbers and Allowances. This report aims to summarize the Council's position, highlight key concerns, and provide recommendations in response to the targeted amendments to the *Local Government Act 1993*.

2 INTRODUCTION/BACKGROUND

The Tasmanian Government's Local Government Reform Program (2024–2026) includes targeted amendments to the Local Government Act 1993, focusing on councillor numbers and allowances. The reforms are part of a broader agenda to enhance governance, representation, and financial sustainability within local councils.

The reforms are intended to:

- Reduce the total number of councillors statewide from 263 to 203.
- Increase councillor allowances by an average of 14.25%, funded by savings from fewer councillors.
- Align councillor numbers and pay with council responsibilities, using metrics such as population, development activity, infrastructure, and urbanisation.
- Establish regular four-yearly reviews and consider additional support measures, such as mandatory superannuation payments.

The Northern Midlands Council does not support a reduction in the number of councillors. The Council believes that reducing councillor numbers risks diminishing the diversity of views and backgrounds represented, particularly in small

communities where conflicts of interest are more likely. Recent experience has shown that with fewer councillors, maintaining a quorum and effective decision-making becomes challenging.

Councillors expressed concerns about workload and representation if Councillor numbers were decreased. It was felt that it would see an increase in individual workloads, potentially leading to delays, lack of responsiveness, and reduced capacity to serve municipal residents. The Council felt that the proposal does not address the real challenges facing local government and may be perceived as a step towards amalgamation, undermining trust and transparency.

The Council raised questions that the claim that the reforms will be cost neutral. While the discussion paper asserts that savings from fewer councillors will fund increased allowances, detailed tables show that only some councils will achieve net savings. Others may face increased costs due to allowance and progression or historical reductions in numbers. The Council requests further transparency and modelling to demonstrate how cost neutrality will be achieved across all councils.

The Council expressed concern about the slow implementation of other important reforms, such as compulsory councillor education, flexible meeting attendance, paid parental leave, increased superannuation, and stronger sanctions for misconduct. The Council urges the Government to implement these complementary reforms more quickly to enhance the effectiveness and appeal of local government service.

While Northern Midlands Council appreciates the opportunity to provide feedback on the proposed reforms. The Council urges the Government to reconsider the reduction in councillor numbers and focus on reforms that genuinely strengthen local government, ensure transparency, and support effective community representation.

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

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of ‘nice to have’ projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

There are no implications related directly to the submission or this report. However, there could be if the proposed changes in the discussion paper are implemented by the state government.

7 RISK ISSUES

There is no risk in making a submission; however, should Council not consider this matter and make a submission the risk is that Council will not have had input into the consultation process.

8 CONSULTATION WITH STATE GOVERNMENT

Correspondence received from Department of Premier and Cabinet has invited Council to participate in the process and make a submission.

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may wish to make a submission or not.

11 OFFICER'S COMMENTS/CONCLUSION

The Northern Midlands Council's submission to the Department of Premier and Cabinet reflects a considered response to the proposed reforms to councillor numbers and allowances outlined in the Discussion Paper – *Reforms to Councillor Numbers and Allowances*. The Council articulated its position, identified key concerns, and offered targeted recommendations in relation to the amendments to the *Local Government Act 1993*. This report consolidates the Council's views and provides a clear framework for engagement with the reform process.

12 ATTACHMENTS

1. Submission to Office of Local Government - Allowances and Councillor Numbers [**14.5.1** - 2 pages]

15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: *Maree Bricknell, Acting General Manager*

MINUTE NO. 25/322

DECISION
Cr McCullagh/Cr Adams
That Council receive and note the Monthly Financial Report for the period ending 30 September 2025.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

RECOMMENDATION
That Council:
i) receive and note the Monthly Financial Report for the period ending 30 September 2025.

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 September 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

No alterations/variances for September 2025.

SUMMARY FINANCIAL REPORT
For Month Ending: 30-Sep-25 3

A. Operating Income and Expenditure

	Budget	Year to Date Budget	Actual	($,000)	Target 100%		Comments
Rate Revenue	-$15,678,753	-$15,678,753	-$15,658,774	-$20	99.9%		Raised in July 2024
Recurrent Grant Revenue	-$5,748,472	-$1,916,157	-$751,895	-$1,164	39.2%		75% FAGS grants paid 23/24
Fees and Charges Revenue	-$3,484,109	-$871,027	-$1,080,903	$210	124.1%		
Interest Revenue	-$876,112	-$219,029	-$41,681	-$177	19.0%		
Reimbursements Revenue	-$45,386	-$11,347	-$6,124	-$5	54.0%		
Other Revenue	-$2,320,133	-$580,033	$11,347	-$591	-2.0%		
	-$28,152,965	-$19,276,346	-$17,528,030	-$1,748	90.9%		
Employee costs	$10,027,128	$2,506,782	$2,275,751	$231	90.8%		
Material & Services Expenditure	$7,471,911	$1,867,978	$2,287,399	-$419	122.5%		
Depreciation Expenditure	$8,031,350	$2,007,838	$2,007,838	$0	100.0%		
Government Levies & Charges	$1,351,867	$337,967	$256,042	$82	75.8%		
Councillors Expenditure	$233,300	$58,325	$68,454	-$10	117.4%		
Interest on Borrowings	$0	$0	$0	$0	0.0%		
Other Expenditure	$1,145,320	$286,330	$800,042	-$514	279.4%		Pensioner Rebates
Plant Expenditure Paid	$610,710	$152,678	$306,910	-$154	201.0%		
	$28,871,586	$7,217,897	$8,002,436	-$785	110.9%		
	$718,621	-$12,058,450	-$9,525,595				
Gain on sale of Fixed Assets	$0	$0	-$2,478	$2	0.0%		
Loss on Sale of Fixed Assets	$433,630	$108,408	$0	$108	0.0%		*Asset recognition EOY
Underlying (Surplus) / Deficit	**$1,152,251**	**-$11,950,042**	**-$9,528,073**			1*	
	-$16,000						Jnl for Deprec to be done
Capital Grant Revenue	-$8,491,599	-$2,122,900	-$2,050,425	-$72	96.6%		
Subdivider Contributions	-$377,927	-$94,482	0	-$94	0.0%		* Not recognised until EOY
Capital Revenue	**-$8,869,526**	**-$2,217,382**	**-$2,050,425**				
	-		-				

Budget Alteration Requests
- For Council authorisation by absolute majority

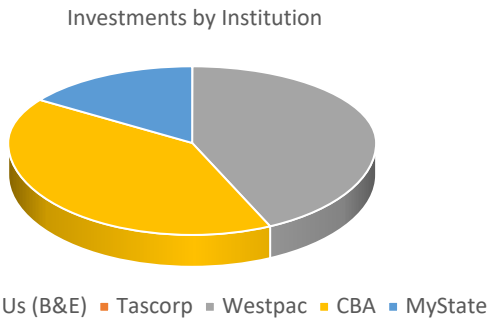
		Budget Operating	Budget Capital	Actuals	
Capital works budget variances above 10% or $10,000 are highlighted					
September – No items.					
August - No items.					
July					
Fleet 15	700015		-30000		Defer
Fleet 15.1	700015.1		-16000		Defer
Fleet 31	700031		46000		Purchase
Fleet 65	700065		-165000		Tractor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

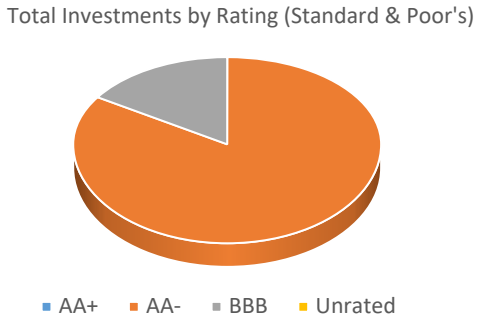
A. Balance Sheet Items

	Year to Date Actual	Monthly Change	Same time last year		Comments
Cash & Cash Equivalents Balance	Year to Date				
- Opening Cash balance	$16,972,914	$21,440,539			

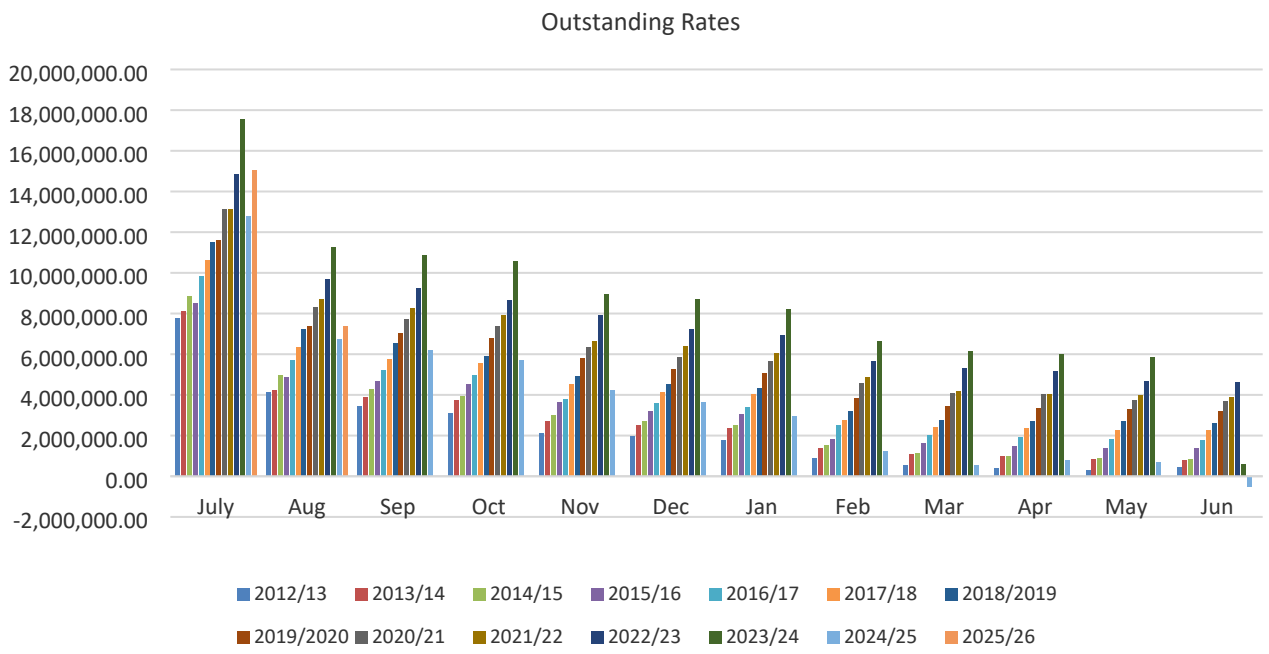
- Cash Inflow	$13,867,655		$2,983,828		
- Cash Payments	-$9,150,958		-$2,734,755		
- Closing Cash balance	$21,689,612		$21,689,612		
	-		-		
Account Breakdown					
- Trading Accounts	$431,086				
- Investments	$21,258,526				
	$21,689,612				
	-				

Summary of Investments	***Investment Date***	***Maturity Date***	***Interest Rate%***	***Purchase Price***	***Maturity Value***
Tas Corp 24hr Call Account	1/09/2025	30/09/2025	3.60	$6,097	$6,115
Commonwealth Business Online Saver Account	30/09/2025	1/10/2025	3.50	$8,225,564	$8,226,353
Westpac Corporate Regulated Interest Account	1/08/2025	31/08/2025	3.95	$689,924	$689,924
CBA	29/09/2025	27/01/2026	4.10	$1,000,000	$1,013,479
CBA	30/07/2025	28/10/2025	4.21	$1,500,000	$1,515,571
My State Financial	16/06/2025	11/02/2026	4.30	$3,836,940	$3,939,098
My State Financial - Online Saver Business Account	31/08/2025	30/09/2025	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				$21,258,551	$21,517,365





Rate Debtors	***2025/26***	***% to Raised***	***Same Time Last Year***	***% to Raised***
Balance b/fwd	$84,682		-$44,208	
Rates Raised	$15,664,774		$14,448,309	
	$15,749,456		$14,404,101	
Rates collected	$8,331,305	53.2%	$7,585,037	52.5%
Pension Rebates	$622,540	4.0%	$596,909	4.1%
Discount & Remissions	$27,871	0.2%	$21,176	0.1%
	$8,981,716		$8,203,122	
Rates Outstanding	$6,950,021	44.4%	$6,200,979	43.1%
Advance Payments received	-$182,282	1.2%	-$170,614	1.2%



Trade Debtors			
Current balance	$491,648		
- 30 Days		$171,666	
- 60 Days		$47,545	
- 90 Days		$65,528	
- More than 90 days		$206,910	
Summary of Accounts more than 90 days:		-	
- Contributions			7,150
- Hire/lease of facilities			14,970
- Removal of fire hazards			4,207
- Dog Registrations & Fines			21,919
- Private Works			9,722
- Regulatory Fees			18,842
- Govt Reimbursements			130,100
			-

C. Capital Program

	Budget	*Actual ($,000)*	*Target 25%*	*Comments*
Renewal	$18,276,097	$1,547,305	8%	
New assets	$7,288,688	$909,943	12%	
Total	$25,564,785	$2,457,248	10%	
Major projects:				
- Ctown Urban Streetscape Improvements	$9,486,426	$709,190	7%	In progress
- Pth Bridge/Culvert Replacements (4)	$3,331,690	$251,057	8%	In progress
- Pth Urban Streetscape Improvements	$3,141,000	$2,024,491	64%	In progress
- Fleet Replacement Program	$1,073,000	$27,527	3%	In progress
- Ashby Road reconstruction	$1,537,504	$68,795	4%	In progress
- 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%	

- Youl Road reconstruction	$600,000	$258,787	43%	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%	89.3%	-33.6%	↘
- Own Source Revenue / Total Revenue	80%	96%	-16.1%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	-4.1%	54.4%	-58.5%	↘
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	33.2%	37.0%	-3.7%	↘
- Employee costs / Revenue	35.6%	13.0%	22.6%	↗
- Renewal / Depreciation	227.6%	77.1%	150.5%	↗
Unit Costs				
- Waste Collection per bin	$22.75	$ 18.99		↔
- Employee costs per hour	$59.69	$51.10		↗
- Rate Revenue per property	$2,006.75	$2,004.19		↔
- IT per employee hour	$5.40	$5.35		↘

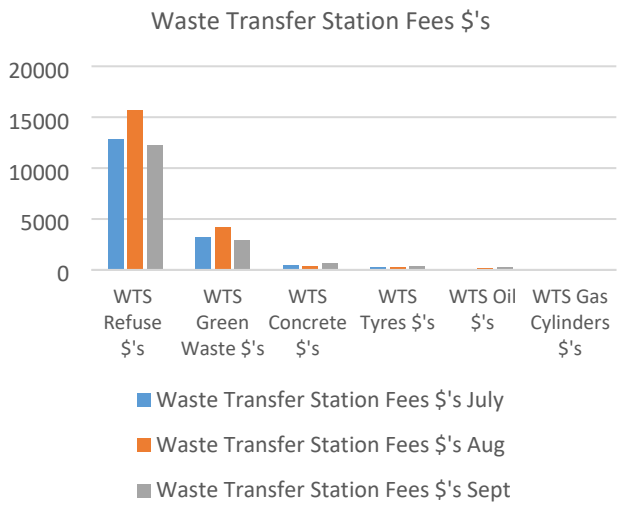
B. Employee & WHS scorecard

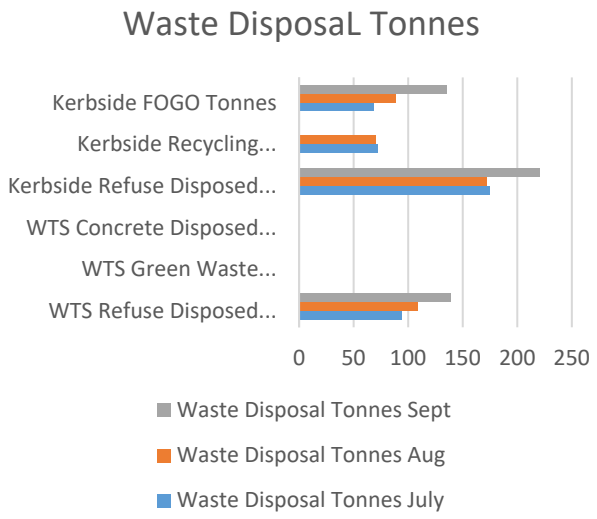
	YTD	This Month
Number of Employees	110	110
New Employees	7	3
Resignations	9	0
Total hours worked	44,537	15,033
Medical Treatment Injury	1	0
Property Damage Incident	0	0
Safety Incidents Reported	4	0
Hazards Reported	0	0
Workplace Inspections	15	5
Risk Incidents Reported	0	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	1	1
IT - Unplanned lost time	0	0
Open W/Comp claims	1	1

C. Waste Management

Waste Transfer Station	2023/24	2024/25	2025/26 Budget Year to Date	2025/26		
Takings						
- Refuse	$148,749	$190,731	$41,750	$40,777	% change for same period last year	99%
- Green Waste	$60,216	$46,195	$12,000	$10,206	% change for same period last year	150%
- Concrete	$4,767	$2,764	$625	$1,315	% change for same period last year	180%
- Tyres	0	$0	$833	$816	% change for same period last year	100%
- Oil				$465	% change for same period last year	100%
- Gas Cylinders				$36	% change for same period last year	100%
Total Takings	$213,732	$239,690	$55,208	$53,615		

Tonnes Disposed						
WTS Refuse Disposed Tonnes	1276	1590	213	342	% change for same period last year	1%
WTS Green Waste Disposed Tonnes	0	1920	888	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	418	567	% change for same period last year	102%
Kerbside Recycling Disposed Tonnes	1029	1045	172	142	% change for same period last year	52%
Fogo Disposed Tonnes	1308	1353	218	291	% change for same period last year	106%
Total Waste Tonnes Disposed	6120	8190	1908	1342		





5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Capital Financial Report - September 2025 [**15.1.1** - 6 pages]
2. Monthly Financial Report - September 2025 [**15.1.2** - 1 page]

15.2 BUDGET REVIEW: WASTE TRANSFER STATION FEES

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: *Kristy Nutting, Executive Officer*

MINUTE NO. 25/323

DECISION
Cr Adams/Cr Archer
That Council

a) Accept the amendment to the Northern Midlands Council Fees & Charges 2025/2026 schedule to include the updated pricing provided below for the Longford Waste Transfer Station as follows

- Refuse will be charged at $202.00 per tonne, with a minimum charge of $8.00 for loads up to 0.04 tonnes.
- Green waste will be charged at $130.00 per tonne, with a minimum charge of $5.00 for loads up to 0.04 tonnes.
- Inert materials such as concrete and masonry will be charged at $130.00 per tonne, with a minimum charge of $5.00 for loads up to 0.04 tonnes.
- Waste oil will be charged $1.50 per litre.
- Steel will continue to be accepted free of charge.

and

b) Accept that the Evandale Waste Transfer Station will be limited to receive waste only from the former Evandale Council area.

Carried

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Cr Brooks and Cr Goss

RECOMMENDATION
That Council

a) Accept the amendment to the Northern Midlands Council Fees & Charges 2025/2026 schedule to include the updated pricing provided below for the Longford Waste Transfer Station as follows

- Refuse will be charged at $202.00 per tonne, with a minimum charge of $8.00 for loads up to 0.04 tonnes.
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- Waste oil will be charged $1.50 per litre.
- Steel will continue to be accepted free of charge.

and

b) Accept that the Evandale Waste Transfer Station will be limited to receive waste only from the Evandale/Nile District.

1 PURPOSE OF REPORT

As Northern Midlands Council prepares for the implementation of weighbridges, officers have undertaken a thorough review of Council's waste management pricing model. This reassessment has led to the development of updated pricing structures for all waste categories, which are designed to better reflect the actual costs incurred and to ensure financial sustainability moving forward. Finally, it has been proposed that the Evandale Waste Transfer Station will now accept waste only from properties within the Evandale and Nile Districts. This adjustment supports better site management and ensures services remain focused on the local community.

2 INTRODUCTION/BACKGROUND

Between July and September 2025, the Council charged an average of $136 per tonne for refuse disposal. To illustrate the financial impact, the figures from July 2025 are provided below.

In July, the total revenue collected from refuse takings was $9,474.00. During the same month, the Council was charged for refuse disposal based on 59.24 tonnes at a rate of $202.00 per tonne, resulting in a disposal cost of $11,966.48. In addition to this, the Council incurred a levy tax of $2,468.68, a cartage fee of $4,096.44, and a bin hire cost of $1,186.60. These additional expenses brought the total charges for July to $19,718.20.

The Council acknowledges that previous pricing methods, based on trailer size, bag loads, or estimated cubic meterage, have led to confusion and conflict between the public and waste attendants. These methods often relied on estimates rather than precise measurements, resulting in frustration and disagreement.

This table shows the **current** structure of charges for the Waste Transfer Station:

Fees applicable to residents / ratepayers

Refuse:		
Single Axle Trailer / Ute (standard)	Each	$18.00
Single Axle Trailer / Ute (large)	Each	$25.50
Double Axle Trailer (Standard)	Each	$34.00
Double Axle Trailer (large)	Each	$51.50
Car Boot Load/ Station wagon	Each	$10.00
240 lt Garbage Bin	Each	$6.50
50 litre garbage bag	Each	$2.50
Other commercial vehicles -		
Loose (commercial only)	m^3	$60.00
Compacted (Commercial only)	m^3	$121.00
Mattress Disposal (innerspring)	Single	$15.00
	Double	$15.00
	Queen/King	$15.00
Refrigerators/Air Conditioners	each	$13.50
Concrete/Masonry (Longford WTS only)	m^3	$34.00
Gas Bottles	each	$10.00
Oil	per litre	$1.50
Green Waste:		
Single Axle Trailer /Ute (Standard)	Each	$13.00
Single Axle Trailer / Ute (large)	Each	$18.50
Double Axle Trailer (Standard)	Each	$24.00
Double Axle Trailer (Large)	Each	$34.00
Sedan/station wagon	Each	$7.50
240lt Garbage Bin	Each	$6.50
50litre Garbage Bag		N/A
Commercial Vehicles	m^3	$43.00
Tyres:		
Car/motorbike tyre	Each	$9.50
Light truck / 4x4 tyre	Each	$19.00
Medium truck tyre 18” & over	Each	$35.00
Large Truck tyre – up to 34”	Each	$52.00
Note: No Tyres over 34" are accepted, no tyres on rims are accepted - (Tyre must be separated from rim prior to site entry)		

To resolve these issues, all future pricing will be calculated by the kilogram. This change will eliminate guesswork and ensure a more accurate and consistent pricing structure. Contractors, who charge the public for green waste disposal, etc

have also faced similar challenges as previously, the Council charged these contractors based on trailer size. With the new weighbridge system, charges will now be based on weight, promoting fairness and transparency.

To address the rising costs and ensure a fairer system for the community, the Council has implemented weighbridges and developed a revised pricing structure for the Longford Waste Transfer Station. This new structure will take effect from 01 December 2025.

Under the revised pricing:

- Refuse will be charged at $202.00 per tonne, with a minimum charge of $8.00 for loads up to 0.04 tonnes.
- Green waste will be charged at $130.00 per tonne, with a minimum charge of $5.00 for loads up to 0.04 tonnes.
- Inert materials such as concrete and masonry will be charged at $130.00 per tonne, with a minimum charge of $5.00 for loads up to 0.04 tonnes.
- Waste oil will be charged $1.50 per litre.
- Steel will continue to be accepted free of charge.

Council waste procedures are also being updated. Previously, green waste from activities such as tree trimming in Longford were taken to the Waste Station without any charge to the Council. Similarly, concrete rubble from footpath replacements was dumped at the Waste Station at no cost. Moving forward, all Council vehicles will be weighed, and disposal costs will be charged back to the specific job number rather than the Waste Station. Costs associated with mulching or crushing will also be allocated to the relevant job number.

Finally, it has been proposed that the Evandale Waste Transfer Station will now accept waste only from properties within the Evandale and Nile Districts. This adjustment supports better site management and ensures services remain focused on the local community.

Residents outside the designated area should use alternative waste facilities appropriate to their location.

Fees and charges of Campbell Town and Evandale Waste Transfer Stations will be reviewed and discussed in the future.

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.3 Public assets meet future lifestyle challenges

Place: Nurture our heritage environment

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

Strategic outcomes:

4.2 Meet environmental challenges

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The new weighbridge-based pricing at Longford Waste Transfer Station will improve financial sustainability by charging refuse and green waste by weight ($202/tonne and $130/tonne, respectively), replacing less accurate volume-based fees. This change addresses previous revenue shortfalls, ensures costs are recovered, and increases transparency for both the community and Council operations.

7 RISK ISSUES

If the recommendations in the report are not adopted, the Council risks ongoing financial losses, as current disposal costs and associated fees have already exceeded revenue. Continuing with the old pricing model may also lead to ongoing confusion and disputes at the waste transfer station, reducing operational efficiency and customer satisfaction the introduction of the weighbridges will mean this does not occur. Additionally, failing to allocate disposal costs accurately to Council operations could undermine effective budgeting and resource management.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Accept the amendment to the Northern Midlands Council Fees & Charges 2025/2026 to include the updated pricing provided below for the Longford Waste Transfer Station and the proposal that the Evandale Waste Transfer Station will be limited to receive waste only from the Evandale/Nile District.

11 OFFICER'S COMMENTS/CONCLUSION

The implementation of weighbridges marks a significant step forward in Northern Midlands Council's commitment to improving waste management practices. Following a comprehensive review of the existing pricing model, Council officers have developed updated pricing structures that more accurately reflect the true costs of waste disposal.

Under the revised pricing:

- Refuse will be charged at $202.00 per tonne, with a minimum charge of $8.00 for loads up to 0.04 tonnes.
- Green waste will be charged at $130.00 per tonne, with a minimum charge of $5.00 for loads up to 0.04 tonnes.

- Inert materials such as concrete and masonry will be charged at $130.00 per tonne, with a minimum charge of $5.00 for loads up to 0.04 tonnes.
- Waste oil will be charged $1.50 per litre.
- Steel will continue to be accepted free of charge.

These changes are designed to promote transparency, ensure financial sustainability, and support the responsible management of waste across all categories. As the new system is rolled out, Council remains focused on delivering efficient, equitable, and environmentally sound services to the community.

12 ATTACHMENTS

1. Waste Transfer Fees - GTC MVC LCC [**15.2.1** - 2 pages]

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16 WORKS REPORTS

16.1 PROPOSED SPEED LIMIT REDUCTION: HOBART ROAD - KERRY LODGE BRIDGE TO YOUNGTOWN MUNICIPAL BOUNDARY

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: *Trent Atkinson, Project & Building Compliance Manager*

MINUTE NO. 25/324

DECISION
Cr Adams/Cr McCullagh
That Council request the Transport Commissioner to consider reducing the speed limit on Hobart Road from 80km/h to 60km/h from Kerry Lodge Bridge to the Youngtown municipal boundary.

Carried

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Cr Andrews, Cr Archer and Cr Goss

Mayor Knowles adjourned the Council Meeting for the meal break at 6.25pm and advised that following the meal break, Council would return to Closed Council.

RECOMMENDATION

That Council request the Transport Commissioner to consider reducing the speed limit on Hobart Road from 80km/h to 60km/h from Kerry Lodge Bridge to the Youngtown Municipal boundary.

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider a reduction of the speed limit on Hobart Road from 80km/h to 60 km/h form Kerry Lodge Bridge to the Youngtown Municipal boundary in connection with soon to commence Shared Pathway for that area.

2 INTRODUCTION/BACKGROUND

The existing speed limit along Hobart Road is 100 km/h, reducing to 80 km/h at Kerry Lodge Bridge. It further decreases to 60 km/h at the Northern Midlands Council Municipal boundary at Youngtown.

Council is nearing the commencement of Stage one (1) of the Hobart Road Shared Pathway Project. This stage begins at the municipal boundary with the City of Launceston at Youngtown and extends south along Hobart Road. Where feasible, the pathway will be separated from the roadway within Councils Road reserve to enhance safety and user experience.

For most of stage one (1), the shared pathway is adjoined to the road and separated by kerb and channel. A bicycle barrier is also incorporated in the design. Decreasing the speed in this area would create a safer environment for all users.

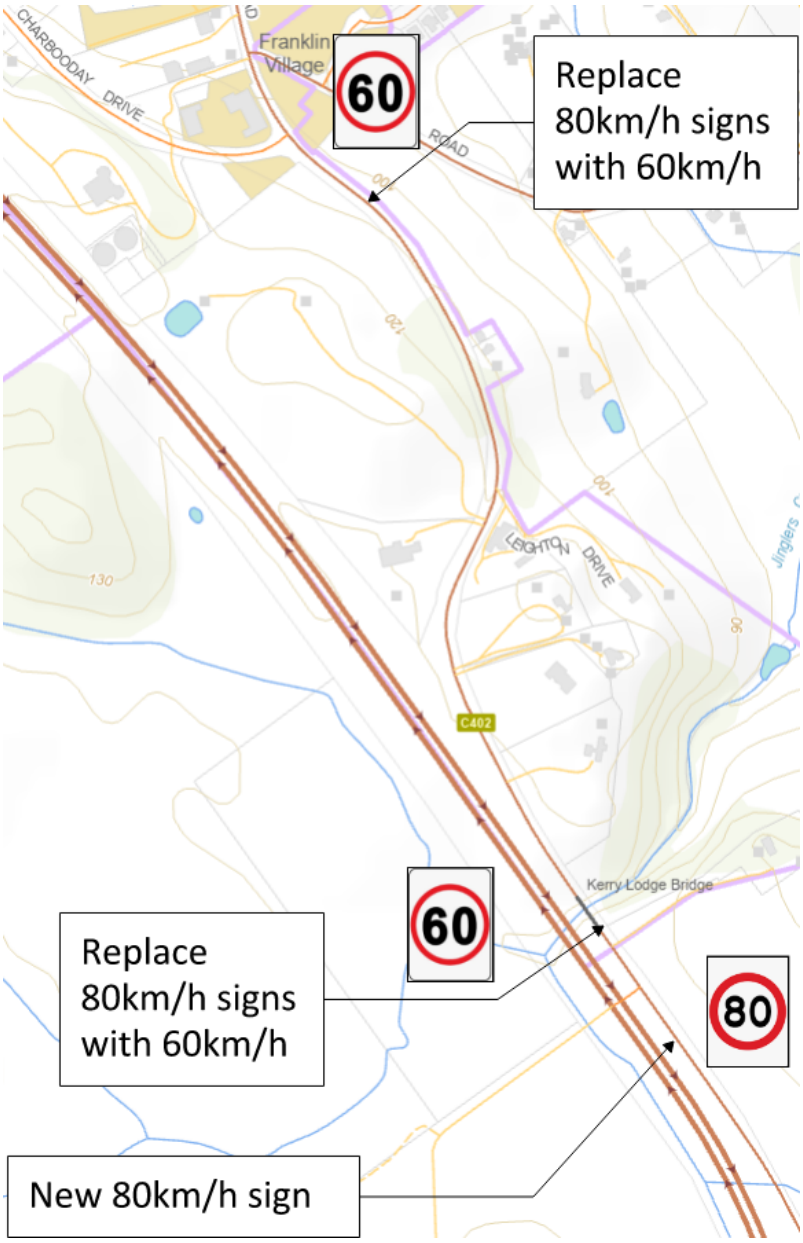
Future stages of the project will see the pathway continue within the Department of State Growth's road reserve, subject to their approval. These stages aim to connect seamlessly with the existing shared pathway at Breadalbane, completing a key active transport link within the region.

The proposed speed reduction over the (approximately)1km distance would increase travel time by 15 seconds if travelling at the limit.

Speed limits in Tasmania are the responsibility of the Department of State Growth, and any changes need to be approved by the Transport Commissioner. Council may request the Transport Commissioner to review speed limits.

2.1 Proposed New 60km/h zone

Plan below shows the locations of the proposed new 60km/h zone:



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. 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)

5.1 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).

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

The Following Acts and Legislation has relevance to this matter:

- *Local Government Highways Act 1982*
- *Vehicle and Traffic Act, 1999*

6 FINANCIAL IMPLICATIONS

Estimated cost of replacing existing signage is $1,000.

7 RISK ISSUES

Research consistently shows that reducing speed limits significantly lowers the risk and severity of crashes. A reduction of 20 km/h can greatly improve safety outcomes, particularly for vulnerable road users such as pedestrians and cyclists. Lower speeds increase driver reaction time and reduce stopping distances, which is especially important in areas with increased activity from shared pathway users and turning vehicles.

8 CONSULTATION WITH STATE GOVERNMENT

Discussions with the Department of State Growth regarding this section of road have previously taken place. The speed limit reduction in the area was considered in consultation with State Growth and based on recommendations from a Traffic Engineer as part of a development approval issued in 2016.

At that time, Traffic Officer at DSG provided the following response:

"On review we are not supportive of lowering the regulatory speed limit to 60km/h through this section. Given the road environment, it is unlikely to be credible to drivers over the entire length.

It is noted that the access is within the reverse curve section where the geometry restricts vehicle speeds and the approaches are signed with 65km/h advisory speeds. There is also the turn lane provided and assuming majority of traffic will be right in and left out from and to the City the mitigation of the advisory speed and concealed entrance signage is considered satisfactory"

There was no proposed shared pathway as part of that development back in 2016.

9 COMMUNITY CONSULTATION

Requests from local businesses which operate in this section of road have been received.

10 OPTIONS FOR COUNCIL TO CONSIDER

1. Reduce the speed limit from 80km/h to 60km/h.
2. Do not reduce the speed limit and leave the limit on this section of road to at 80km/h.
3. Propose an alternative speed limit for this section of road.

11 OFFICER'S COMMENTS/CONCLUSION

With the anticipated increase in pedestrian and cyclist activity resulting from the new shared pathway, and concerns raised regarding vehicle movements, particularly turning into local businesses, a reduction in speed limits along Hobart Road would contribute to a safer environment for all road users. Lower speeds improve reaction times and reduce the severity of potential incidents, supporting Councils commitment to promoting active transport and public safety.

While the Department of State Growth did not support a speed limit reduction in this area during discussions held in 2016, the evolving inclusion of pedestrian infrastructure warrants a renewed consideration of traffic conditions as part of Councils due diligence to ensure safety.

12 ATTACHMENTS

1. Hobart Road Shared Pathway - Stage 1 Plans [**16.1.1** - 4 pages]
2. Redacted Letter No. 1 [**16.1.2** - 3 pages]
3. Redacted Letter No. 2 [**16.1.3** - 1 page]

17 ITEMS FOR THE CLOSED MEETING

Mayor Knowles reconvened the meeting after the meal break at 6.57pm and Council commenced with Item 17 "Items for the Closed Meeting."

MINUTE NO. 25/325

DECISION
Cr Terrett/Cr McCullagh
That Council move into the "Closed Meeting" with the Acting General Manager, Works Manager, Project and Building Compliance Manager, Executive Officers and Executive Assistant.

Carried Unanimously

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

Item	Local Government (Meeting Procedures) Regulations 2025 Reference
3.1, 3.2 Confirmation of Minutes	17(2)(h)
3.3 Applications for Leave of Absence	17(2)(i)(j)
3.5 Personnel Matters	17(2)(a)(b)
4.1 Personnel Matters	17(2)(a)(b)
4.2 Action Items: Closed Council Status Report	17(2)(h)
4.3 Personnel Matters	17 (2)(a)(b)
5.1 Contract/Tender	17(2)(e)
5.3 Further Education Bursary	17(2)(h)
5.4 Drummond Street Trees	17(2)(k)
5.5 Cressy War Memorial Committee MoU	17(2)(f)

Local Government (Meeting Procedures) Regulations 2025 - Part 2 – Meetings

17. Closed Meetings:
(2) A part of a meeting may be a closed meeting when one or more of the following matters are being, or are to be, discussed at the meeting:
(a) personnel matters, including complaints against an employee of the council;
(b) industrial relations matters;
(c) 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;
(d) 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;
(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;
(f) the security of –
(i) the council, councillors and council staff; or
(ii) the property of the council;
(g) proposals for the council to acquire land or an interest in land or for the disposal of land;
(h) information that is –
(i) of a personal and confidential nature; or
(ii) provided to the council on the condition that it be kept confidential;
(i) requests by councillors for leave of absence;
(j) notifications by councillors of leave of absence for parental leave;
(k) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;
(l) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.

17.1 CLOSED COUNCIL DECISIONS RELEASED

5.1 HOBART ROAD SHARED PATHWAY - STAGE 1 - CONSTRUCTION TENDER NMC 25/10

MINUTE NO. 25/332

DECISION

Cr McCullagh/Adams

All

That Council

a) accepts the tender from Walters Contracting – Option two (2) Full concrete pathway; and

b) in relation to this matter

i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and

ii) determined **to release the decision only,** and not release the report and/or document to the public.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

5.4 CRESSY WAR MEMORIAL SWIMMING POOL COMMITTEE MOU 2025/26

MINUTE NO. 25/335

Cr Adams/Andrews

That Council

a) Accept the updated Memorandum of Understanding (MOU) between Northern Midlands Council and the Cressy War Memorial Swimming Pool Committee;

and

b) Accept the amendment to the Northern Midlands Council Fees & Charges 2025/2026 to include a Lap Swim Season Pass for users of the Cressy War Memorial Swimming Pool at $80 per annum with no further discount available.

c) in relation to this matter

i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and

ii) determined **to release** the decision, report and/or document to the public.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

18 CLOSURE

MINUTE NO. 25/336

DECISION
Cr Terrett/Cr McCullagh
That Council move out of the "Closed Meeting".

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Mayor Knowles closed the meeting at 7.40pm.

MAYOR _____ DATE_____