



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 17 NOVEMBER 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 available 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.

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

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

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

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

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

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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 the Northern Midlands Council held on Monday 17 November 2025 at 5.00pm 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 Andrew McCullagh, Cr Paul Terrett.

In Attendance

Miss Maree Bricknell - Acting General Manager, Mr Leigh McCullagh - Works Manager, Mr Paul Godier - Senior Planner (to 7.30pm), Ms Brandie Strickland - Statutory Planner (to 6.32pm), Ms Gayleen Bassett - Animal Control Officer (to 6.32pm), Ms Alyshia Brazendale - Animal Control Officer (to 6.32pm), Ms Tatiana Paniagua - Executive Officer, Ms Kristy Nutting - Executive Officer, Mr Ben Badcock - IT Officer (to 6.32pm), Mrs Lee Viney - Executive Assistant.

APOLOGIES

Cr Richard Goss.



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3 ACKNOWLEDGEMENT OF COUNTRY

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

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:

- Deputy Mayor Janet Lambert - Item 5.5 Code of Conduct Panel Determination - Perceived
 - Councillor Alison Andrews - Closed Council [Item 4.2 Action Items: Closed Council Minutes] - Item 5.3 Longford Historic Motorsport Museum and Memorabilia Collection - Perceived
 - Councillor Andrew McCullagh - Item 11.3 Report on Representations to Draft Amendment 19/2025 - Site Specific Qualification and Permit PLN25-0088 for a 2 Lot Subdivision, 5 Eskleigh Road, Perth - Pecuniary
 - Councillor Paul Terrett - Item 5.5 Code of Conduct Panel Determination- Non-Pecuniary and Item 14.1 Policy Review: Dog Management Policy and Code of Responsible Dog Ownership - Perceived
-



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

MINUTE NO. 25/337

DECISION

Cr Adams/Cr Archer

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 20 October 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 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, 20 October 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 on Monday, 15 December 2025, commencing immediately following the Annual General Meeting which is to be held at 5.00pm.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following Motion on Notice was received.

5.3.1 Notice Of Motion: Traffic Hazard At Hill Street IGA (Brown's Shopping Complex), Longford

Responsible Officer: Maree Bricknell, Acting General Manager

MINUTE NO. 25/338

DECISION

Cr Terrett/Cr Brooks

That Council:

1. Acknowledge the ongoing traffic concerns associated with the Hill Street IGA (formerly Brown's Shopping Complex), particularly regarding right-hand turning movements from Hill Street onto Wellington Street, Longford; and
2. Request the Department of State Growth to undertake an updated traffic count and review of traffic movements associated with the complex and surrounding road network; and
3. Request that the Department of State Growth prepare a revised Traffic Impact Study identifying possible safety and access improvements, including (but not limited to) the feasibility of a roundabout at the intersection of Union and Wellington Streets; and
4. Seek to engage with the Department of State Growth to explore possible options for improving traffic safety and flow in this area.

Carried Unanimously

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:

Nil

OFFICER'S RECOMMENDATION

That Council support the motion as proposed by Councillor Terrett and initiate engagement with the Department of State Growth and relevant stakeholders.

OR

That Council take no further action at this time.

Councillor Paul Terrett has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 17 November 2025.



NOTICE OF MOTION

That Council:

1. Acknowledge the ongoing traffic concerns associated with the Hill Street IGA (formerly Brown's Shopping Complex), particularly regarding right-hand turning movements from Hill Street onto Wellington Street, Longford; and
2. Request the Department of State Growth to undertake an updated traffic count and review of traffic movements associated with the complex and surrounding road network; and
3. Request that the Department of State Growth prepare a revised Traffic Impact Study identifying possible safety and access improvements, including (but not limited to) the feasibility of a roundabout at the intersection of Union and Wellington Streets; and
4. Seek to engage with the Department of State Growth to explore possible options for improving traffic safety and flow in this area.

This matter has been considered by Council on several occasions, with reports, workshops and correspondence dating back to 2016 and 2017, as summarized below:

- **15 August 2016 – Council Report “Brown’s Carpark – One Way Vehicle Access”:**
The Longford Local District Committee requested a one-way exit via Union Street. State Growth and a traffic engineer found the existing access satisfactory. The required land was privately owned and construction costs were significant. No further action was recommended.
- **31 October 2016 – Council Workshop “Brown’s Access”:**
The existing access was confirmed as compliant with the original development approval. Concerns were raised about setting a precedent if Council intervened. Future discussions with the property owner were suggested.
- **February 2017 – Engineering Correspondence:**
Widening the access was deemed technically feasible within private boundaries, with no major utility conflicts. Council land was not involved.
- **3 July 2017 – Council Workshop Notes:**
Estimated cost of works was approximately \$17,750, plus \$5,000 for an optional handrail. Consensus was that public funds should not be used for private carpark upgrades.
- **2009 Traffic Impact Report:**
Peak-hour traffic was projected to increase from approximately 204 vehicles per hour (2009) to 333 vehicles per hour (2019). Right-turn delays were expected to rise from 4.1 to 5.8 seconds. Access was deemed adequate at the time, although further expansion would warrant reassessment.

While the concerns raised by the community and Councillors are acknowledged, the issue remains complex and challenging to resolve.

The Hill Street IGA (formerly Brown's Shopping Complex) and its car park are privately owned and Wellington Street is a road managed by the Department of State Growth. This means Council does not have the authority to undertake works independently at this location. Any changes or works would require State Growth's approval, funding and coordination.

Hill Street operators have previously met with Council officers and advised that they had engaged traffic engineers to explore potential solutions for improving vehicle flow from the car park, particularly for vehicles turning right onto Wellington Street. Despite these efforts, no viable solution was identified. One option considered involved directing traffic to turn left from the Hill Street exit and then navigate a roundabout at the intersection of Union and Wellington Streets. However, this would have required the acquisition of property from one or more nearby businesses to accommodate the turning radius necessary for heavy vehicles and farm machinery that regularly travel through Longford, rendering the option impractical.



Previous assessments, including the Traffic Impact Report dated 16 March 2009, found the existing access arrangements to be satisfactory at that time. However, traffic movements now appear to have increased significantly due to population growth and higher commercial activity in the area, particularly during peak periods.

Council has previously considered several potential solutions, including widening the car park entrance and constructing an alternative exit via Union Street. These options were found to be either impractical or cost-prohibitive due to private land ownership, design constraints, and limited space at the intersection. The possibility of a roundabout was also reviewed but found to be unsuitable given the physical limitations of the site and the complexity of traffic patterns in the area.

OFFICER'S COMMENTS

This matter has been examined thoroughly in the past and officers acknowledge the ongoing community concerns regarding traffic movement and safety around the Hill Street IGA (formerly Brown's Shopping Complex).

Hill Street operators have also undertaken investigations in consultation with traffic engineers to explore options for improving vehicle circulation and access from the car park. However, these investigations did not identify any feasible solutions that could be implemented without significant property acquisition or major infrastructure changes.

One option explored involved directing vehicles to turn left from Hill Street and proceed to a roundabout at Union and Wellington Streets. To accommodate this safely, additional land would need to be acquired from nearby businesses to allow sufficient turning space for heavy vehicles and farm machinery. This requirement made the proposal unviable.

It is important to note that Council's ability to undertake works in this area is significantly limited due to the following factors:

- The car park and access road are privately owned;
- Wellington Street is managed by the Department of State Growth (DSG); and
- Council has no jurisdiction to modify or fund works on State-controlled infrastructure.

Engineering advice from 2017 indicated that widening the access remains technically feasible within the property boundary, with no significant service obstructions. However, any works or investigations must be cost-neutral to Council and funded by the responsible parties.

A roundabout at Union and Wellington Streets has also been considered previously but was found to be constrained by limited space and complex traffic movements. Community consultation at the time indicated a preference not to pursue major layout changes to Wellington Street.

Given these constraints and the findings of past assessments, officers recommend that no further action be taken at this time. Should traffic conditions significantly worsen, or the Department of State Growth indicate a willingness to revisit the issue, Council could reconsider its position in future.

ATTACHMENTS

1. Traffic Impact Report 2009 - Brown's Supermarket 9 Wellington Street Longford- Reduced [5.3.1.1 - 38 pages]
 2. Proposed Brown's Access Widening Plan 2017 [5.3.1.2 - 1 page]
 3. Correspondence and Engineering Advice - Brown's Entrance [5.3.1.3 - 2 pages]
-



5.4 COUNCILLOR QUESTIONS ON NOTICE

No Questions on Notice were received.



Deputy Mayor Lambert and Councillor Terrett declared an interest in Item 5.5 and left the meeting 5.10pm.

5.5 CODE OF CONDUCT PANEL DETERMINATION

Report Prepared by: Maree Bricknell, Acting General Manager

In accordance with section 28ZK of the *Local Government Act 1993* (the Act) the Code of Conduct Panel has made its determination in relation to the complaint lodged by Mr Ian Goninon against Councillor Terrett. A copy of the Determination Report is attached.

As per section 28ZK (2) of the *Local Government Act 1993* (the Act), copies of this determination report have been provided to the complainant, the councillor against whom the complaint was made, the Northern Midlands Council's Acting General Manager, and to the Director of Local Government.

Section 28ZK (7) of the *Local Government Act 1993* requires that any person who receives a determination report must keep the determination report confidential until the report is included within an item on the agenda for a meeting of the relevant council.

In accordance with section 28ZK (4) of the Act, this Report is being tabled at the first meeting of the Council at which it is practicable to do so and which is open to the public.

ATTACHMENTS

1. 2025-09-29 Determination report - Code of Conduct - Mr Ian Goninon against Councillor Paul Terrett - C 36499
[5.5.1.1 - 8 pages]

Deputy Mayor Lambert and Councillor Terrett returned to the meeting at 5.11pm.



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 25/339

DECISION

Deputy Mayor Lambert/Cr Adams

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
18 March 2025	Cressy Hall Management Committee	Ordinary
15 July 2025	Cressy Hall Management Committee	Ordinary
7 October 2025	Perth Community Centre Management Committee	AGM
7 October 2025	Perth Community Centre Management Committee	Ordinary
08 October 2025	Morven Park Management Committee	Ordinary
14 October 2025	Cressy Hall Management Committee	Ordinary
14 October 2025	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
21 October 2025	Liffey Hall Management Committee	AGM
4 November 2025	Campbell Town District Committee	Ordinary
5 November 2025	Longford 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 CAMPBELL TOWN DISTRICT COMMITTEE

At the ordinary meeting of the Campbell Town District Committee held on 4 November 2025 no motions were recorded for Council's consideration.

7.2 LONGFORD DISTRICT COMMITTEE

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

7.2.1 Longford Heavy Vehicle Traffic Monitoring

MINUTE NO. 25/340

DECISION

Cr Terrett/Cr Andrews

That council requests the Department of State Growth to continue to monitor the heavy vehicle traffic through Longford.

Carried Unanimously

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:

Nil

Officer Recommendation:

That council requests the Department of State Growth to continue to monitor the heavy vehicle traffic through Longford.

Committee Recommendation:

Longford District Committee requests that Northern Midlands Council lobby the Department of State Growth to continue to monitor the heavy vehicle traffic count through Longford and provide feedback to Council including heavy vehicle mitigation measures such as curfews and future Longford alternative routes outside Longford residential areas.

Officer Comment:

Acknowledges the ongoing and unresolved issue of heavy vehicle traffic through Longford.



8 INFORMATION ITEMS

MINUTE NO. 25/341

DECISION

Deputy Mayor Lambert/Cr Adams

That the Information Items be received.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

At approximately 5.16pm following conclusion of the discussion relating to Item 8. Information Items and prior to Public Question and Statements being heard, Council commenced with Item 13.1 Development Services: Monthly Report.

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Maree Bricknell, Acting General Manager

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

Date Held	Purpose of Workshop
04/11/2025	<ul style="list-style-type: none">• Presentations – Dogs Tasmania; Northern Tasmania Development Corporation (NTDC); RSPCA; Paddle Australia.• Discussion: Dog Management Policy & Code of Responsible Dog Ownership - Community Consultation Feedback; Local Government Amendment (Targeted Reform) Bill 2025 – Draft Submission; Interim Agreement – Government and Local Governments Sector; 10 Minute Briefing.
17/11/2025	Council Workshop Discussion: Council Meeting Agenda items
17/11/2025	Special Council Workshop – following closure of Council Meeting PRESENTATION: Employee Culture Survey Results

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 15 October to 11 November 2025 are as follows:

Date	Activity
15 October 2025	Attended meeting with Brian Mitchell MP, Longford
15 October 2025	Attended online workshop with SES – Managing media in a disaster or emergency, Longford
17 October 2025	Attended online GMC meeting, Gipps Creek
17 October 2025	Attended Choose the Scenic Route Photography competition judging, Longford
17 October 2025	Attended Woolmers Art Exhibition, Woolmers
20 October 2025	Attended ABC TV interview re Longford odour issues, Longford
20 October 2025	Attended Council Meeting and Workshop, Longford
21 October 2025	Attended Translink Intermodal Facility - Steering Committee Meeting, online, Gipps Creek
21 October 2025	Attended Office of Local Government online info session, Reforms to Allowances and Numbers
22 October 2025	Attended Pacific Labour Mobility Support Program MEL - Family Accompaniment, Longford
22 October 2025	Attended NMBA AGM and Future of Tasmanian Business presentation, Woolmers



28 October 2025	Attended Campbell District High School Civics workshop, Campbell Town
29 October 2025	Attended TasWater meeting and presentation, Launceston
1 November 2025	Attended Divali and Annakut Festival, Launceston
4 November 2025	Attended NTDC Translink Steering Committee meeting online, Longford
4 November 2025	Attended meeting with Legal Edge, online
4 November 2025	Attended meeting with Chris Griffin, NTDC
4 November 2025	Attended Council Workshop, Longford
6 November 2025	Attended NTDC MRG Members Mayor Meeting and AGM, Launceston
7 November 2025	Attended ABC radio interview re Photographic Competition, Gipps Creek
7 November 2025	Attended meeting with Meg Brown, Shadow Minister for Housing for Family Violence, online, Gipps Creek
7 November 2025	Attended Missiondale Celebration Evening, Evandale
10 November 2025	Attended meeting with Rebecca White MP, online, Gipps Creek
11 November 2025	Attended Campbell Town Remembrance Day Service, Campbell Town
11 November 2025	Attended Campbell Town Community Health Centre Secret Garden Café morning tea, Campbell Town
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

Acting General Manager's Activities Attended & Planned for the period 13 October to 7 November are as follows:

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

Date	Activity
13/10/2025	Attended ReadyTech meetings - UAT Support & Payroll
13/10/2025	Attended meeting with Chris Georgiadis – Employee Culture Survey
13/10/2025	Attended Zendesk Sync meeting
14/10/2025	Attended ReadyTech meetings - UAT Support & Opening Balance/Open Transactions
15/10/2025	Attended ReadyTech meetings – Project Meeting & UAT Support
15/10/2025	Attended meeting with Ross Veterans Cricket Club
16/10/2025	Attended ReadyTech meeting - UAT Support
16/10/2025	Met with Carlo DiFalco MP
16/10/2025	Met with member of Longford Local District Committee
16/10/2025	Met with Developer, Perth
17/10/2025	Attended ReadyTech meeting - UAT Support, GL Items & Payroll
17/10/2025	Attended Office of Local Government (OLG) - General Managers information session - reforms to councillor allowances and numbers
17/10/2025	Attended Woolmers Art Exhibition
20/10/2025	Met with TasWater
20/10/2025	Met with Department of State Growth
20/10/2025	Attended ReadyTech meetings - Receipting, L&C and Property integrations
20/10/2025	Attended Council Workshop and Council Meeting
21/10/2025	Attended ReadyTech meetings - Receipting, L&C and Property integrations
21/10/2025	Attended TRANSLink Intermodal Facility - Investment Logic Mapping Workshop
21/10/2025	Met with Councillor
22/10/2025	Attended TRANSLink Intermodal Facility - Project Team Meeting
22/10/2025	Attended ReadyTech meetings – Project Meeting & Payroll UAT
22/10/2025	Met with Auditor
23/10/2025	Attended ReadyTech meeting – Outstanding tasks
24/10/2025	Attended ReadyTech meeting – UAT Support



Date	Activity
27/10/2025	Attended ReadyTech meetings – L&C End to end & Cutover tasks
27/10/2025	Attended meeting with Chris Georgiadis – Employee Culture Survey
28/10/2025	Attended ReadyTech meeting – L&C End to end
28/10/2025	Met with TasWater
28/10/2025	Met with Actual Rehab
29/10/2025	Attended ReadyTech meetings – Project; Agency files & Receipting training
29/10/2025	Met with Auditor
30/10/2025	Attended ReadyTech meetings – Bank Rec & Checkpoint
30/10/2025	Attended meeting with DECYP
31/10/2025	Attended ReadyTech meetings – UAT Support & Checkpoint
4/11/2025	Attended ReadyTech meetings – Open transactions & receipting
4/11/2025	Met with Legal Advisor
4/11/2025	Met with Environmental Planning Authority (EPA)
4/11/2025	Met with Northern Tas Development Corporation (NTDC)
4/11/2025	Attended Council Workshop
5/11/2025	Attended TRANSLink Intermodal Facility - Project Team Meeting
5/11/2025	Attended ReadyTech meetings – Project; Receipting workshop; End to end workshop; Property Application update
5/11/2025	Met with developer
6/11/2025	Attended ReadyTech meeting – Opening balances

8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

58. Tabling petition

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



- (a)
- (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
- (a) it does not comply with section 57; or
- (b) it is defamatory; or
- (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

PETITIONS

No petitions were received.

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

S337. Council land information certificate

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

	No. of Certificates Issued 2025/2026 year												Total	Total 2024/25	Total 2023/24
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2025/2026 YTD		
132	142	92	84	72									390	896	820
337	37	44	44	41									166	418	379



8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2024/2025		Income/Issues for October 2025		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	307	15,219	3,501	130,374
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	55	2	143
Renewed Kennel Licences	82	4,100			86	4,730
Infringement Notices (paid in full)	59	12,935	5	1,025	15	4,923
Legal Action			2	820	2	820
Livestock Impounded	3	150				
TOTAL		\$124,302		\$15,479		\$140,000

Audits:

Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards, Camping, Registration.

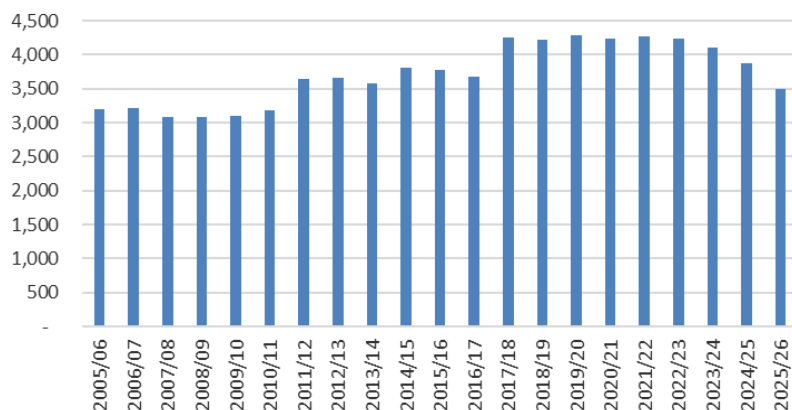
Microchips:

0

Attacks:

2

Number of Dogs Registered by Year





8.8 ENVIRONMENTAL HEALTH SERVICES

Achieve improved levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures to comply with legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/ Inspections/ Licences Issued	Prior Years		
	2022/2023	2023/2024	2024/2025
Notifiable Diseases	8	9	9
Inspection of Food Premises	133	231	200
Place of Assembly Approvals	9	5	8

Actions	2025/2026													
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	
Routine Fixed Food Inspections	41	4	14	17	6									
Routine Mobile/Market stall Food Inspections	11	0	0	0	11									
Preliminary Site Visits – Licensed Premises	1	1	0	0	0									
On-site wastewater Assessments	19	4	2	4	9									
Complaints/Enquiries – All Types	27	7	6	8	6									
Place of Assembly approvals	1	0	0	0	1									
Notifiable Diseases	1	0	0	0	1									

All Food premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total number carried out since 1 July in each financial year.

Inspections are conducted according to a risk-based assessment and cover all aspects of food storage, handling and preparation.

A total of 35 criteria are assessed for either compliance, non-compliance or serious non-compliance.

The Tasmanian Department of Health has produced a legal framework, the Food Business Risk-Classification System (RCS), to classify food premises for registration and notification purposes under the *Food Act 2003*.

Actions, including follow-up inspections, are taken according to the outcome of inspections, the RCS can be used to prioritise the inspection of food businesses, with inspection frequency being increased for high risk classified food premises. In addition, poorly performing food premises would be inspected more frequently.

For those enquiring about opening a food business i.e. Home based food business, officers inspect the premises and after a risk assessment determine whether a food licence is to be issued.

The following is applicable regarding food business registrations:

- A Food Business Application is to be completed and lodged with Council each year (Financial) Sections 84 or 87 or 89 of the *Food Act*.
- Council conducts a desk top assessment of the application in accordance with the Food Business Risk Classification System issued by Tasmanian Department of Health. The assessment is based on the information provided by the applicant.
- Based on the Risk assessed an invoice is issued to the applicant.
- Upon receipt of payment Council issues a Certificate of Registration.
- Council conducts an inspection of the premises during their operation to ensure compliance with the *Food Act* and Regulations and the Food Standards Code. The business is also assessed in line with their Risk Classification.
- Further inspections may be required to ensure any non-compliance issued have been addressed.

On-site Wastewater Assessments are completed after receiving a system design report from a consultant which basically determines what type of sewage system is required (septic or AWTs) and the method of distributing the sewage effluent on site based on AS1547.

A place of assembly is required for any mass outdoor public event. This means an event with over 1000 people for 2 hours or more. It may be any performance, exhibition, circus, festival, food festival, pageant, regatta, sports event, dance or publicly advertised lecture.

Notifiable Disease investigations are carried out by Council's Environmental Health Officer at the request of the Department of Health. Investigations typically relate to cases of food borne illness. While some investigations are inconclusive others can be linked to other cases and outbreaks within Tasmania and across Australia. Under the Public Health Act 1997, investigations are confidential.



8.9 CUSTOMER REQUEST RECEIPTS

Operational Area	23/24	24/25	YTD 25/26	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	49	74	4	0	2	0	2								
Building & Planning	36	260	87	31	11	11	3								
Community Services	59	52	5	0	0	2	3								
Corporate Services	26	353	43	1	30	0	12								
Governance	19	18	6	0	0	1	5								
Waste	14	21	5	1	0	1	3								
Works	415	446	112	24	8	26	60								

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

Date	Recipient	Purpose	Amount \$
20-Aug-25	Julie Zaporozec	Representation - Tas Indoor Bowls Representation	100
20-Aug-25	Simon Zaporozec	Representation - Tas Indoor Bowls Representation	100
13-Oct-25	Campbell Town District High School	Contribution for end of year school presentation - Secondary	100
13-Oct-25	Campbell Town District High School	Contribution for end of year school presentation - Primary	50
13-Oct-25	Perth Primary School	Contribution for end of year school presentation	50
13-Oct-25	Longford Primary School	Contribution for end of year school presentation	50
13-Oct-25	Cressy District High School	Contribution for end of year school presentation - Secondary	100
13-Oct-25	Cressy District High School	Contribution for end of year school presentation - Primary	50
13-Oct-25	Evandale Primary School	Contribution for end of year school presentation	50
13-Oct-25	Perth Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
13-Oct-25	Longford Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
		TOTAL	\$1,050

8.11 ACTION ITEMS: COUNCIL MINUTES

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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						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. 12/11/2025 Executive Assistant Works order to be submitted to DSG.
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. 06/11/2025 Executive Officer Report is listed on the agenda for the December workshop.
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	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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				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.		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. 12/11/2025 Executive Assistant Awaiting traffic engineer's report.
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	Completed	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. 12/11/2025 Executive Assistant Community garden has been established at Eskleigh.
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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 10/11/2025 Executive Assistant Information to be forwarded to DSG for approval.
2025-06-23 Open Council - Ordinary Meeting	14.2	Northern Midlands Council Climate Resilience Strategy 2025-2028	Completed	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	Completed	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. 06/11/2025 Executive Officer The Public Consultation Report and a new draft of the Dog Management Policy and Code of Responsible Ownership were presented to Councillors at the November Workshop. A report is currently being prepared by officers for presentation at the November Ordinary Council Meeting. 11/11/2025 Executive Assistant Report listed for 17 November meeting.
2025-07-21 Open Council - Ordinary Meeting	5 3.1	Notice of Motion - Cleveland - Improvements to Township	Awaiting external response	That Council accept Councillor Terrett's motion and bring a further report back to a future Council meeting.	Executive Assistant, Works Manager	25/07/2025 Executive Assistant Consultant advised, awaiting costing. 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. 10/11/2025 Executive Assistant Councillors to arrange meeting with residents to discuss placement of trees.
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 Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Council Workshop discussion. 06/11/2025 Executive Officer Listed for December 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 Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Workshop discussion. 06/11/2025 Executive Officer Listed for December Council Workshop discussion
2025-10-20 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Recruitment of Community Services Manager / Division	In progress	That Council, in accordance with its Workforce Plan, prepare a prioritised list of proposed new	Acting General Manager	12/11/2025 Executive Assistant For 2026/27 Budget deliberations.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				staff positions, with the addition of a Community Services Manager/Department and the associated costings, for consideration during the 2026/27 Council budget deliberations.		
2025-10-20 Open Council - Ordinary Meeting	7 1.1	Pioneer Park - Presentation for Sequencing of Works	In progress	That Council notes the committee's request and refers them to the decision at the September 2025 Council meeting.	Executive & Communications Officer, Works Manager	24/10/2025 Executive & Communications Officer Works Manager is reviewing designs. These will be presented to District Committee. 10/11/2025 Executive Assistant Playground designs to be provided. Funding to be sought.
2025-10-20 Open Council - Ordinary Meeting	7 1.2	Speed Reduction in Evandale Shopping Precinct: 40km/hr Zone	In progress	That Council supports in principle the reduction of the posted speed limit subject to additional investigation.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7 1.3	Heavy Vehicle Access Along Rodgers Lane and Murray Street to Macquarie Street	In progress	That Council notes the recommendation and directs officers to investigate the issue.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7 1.4	Evandale Restriction of Parking - Rodgers Lane to Murray Street on Sundays	In progress	That Council notes the recommendation and directs officers to investigate the issue.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7 2.1	Illawarra Road Scenic Road Corridor - Mural	Awaiting external response	That Council notes the committee's recommendation and seeks initial advice from a) Department of State Growth; and b) the landowner.	Executive & Communications Officer	24/10/2025 Executive & Communications Officer Request for Information letter to DSG. 24/10/2025 Executive & Communications Officer Request to property owner 27/10/2025 Executive & Communications Officer Department of State Growth - no issue with mural at the location
2025-10-20 Open Council - Ordinary Meeting	7 2.2	Longford Odour	In progress	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.	Acting General Manager, Project & Building Compliance Manager	07/11/2025 Executive Assistant Discussions held with TasWater. Awaiting further data.
2025-10-20 Open Council - Ordinary Meeting	14.1	Policy Review: Council's CCTV Program and Code of Practice	Completed	That Council endorse the minor amendments to Council's CCTV Program and Code of Practice policy.	Executive Assistant	24/10/2025 Executive Assistant Policy Manual updated.
2025-10-20 Open Council - Ordinary Meeting	14.2	Policy Review: Work, Health and Safety and Employee Wellbeing	Completed	That Council endorse the updated Work, Health and Safety and Employee Wellbeing Policy.	Executive Assistant, People & Culture Business Partner	24/10/2025 Executive Assistant Policy Manual updated.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-10-20 Open Council - Ordinary Meeting	14.3	Council Calendar: 2026 Schedule of Council Meetings and Workshop Dates	Completed	That Ordinary Council Meetings, Workshops, AGM, Municipal Bus Tour and Christmas function for the period January to December 2026 be held as listed.	Executive Assistant	07/11/2025 Executive Assistant Calendar set for 2026, website, etc. updated. Advertisement prepared for January 2026.
2025-10-20 Open Council - Ordinary Meeting	14.4	Annual General Meeting 2025	Completed	That the Northern Midlands Council hold its 2025 Annual General Meeting at the Longford Council Offices at 5pm, on Monday, 15 December 2025.	Executive Assistant	07/11/2025 Executive Assistant To be advertised late November pending completion of 24/25 Annual Report & agenda to be finalised. .
2025-10-20 Open Council - Ordinary Meeting	14.5	Submission to Office of Local Government - Reform to Councillor Numbers & Allowances	Completed	That Council agree to submit the enclosed submission to Department of Premier and Cabinet as written.	Executive Officer	06/11/2025 Executive Officer Submission has been completed and sent to the Office of Local Government.
2025-10-20 Open Council - Ordinary Meeting	15.2	Budget Review: Waste Transfer Station Fees	Completed	That Council a) accept the amendment to the Northern Midlands Council Fees & Charges 2025/2026 schedule to include the updated pricing provided for the Longford Waste Transfer Station as [listed] and b) accept that the Evandale Waste Transfer Station will be limited to receive waste only from the former Evandale Council area.	Work Health & Safety Officer	12/11/2025 Executive Assistant Recommendations to be implemented from 1 Dec 2025, or when weighbridge infrastructure fully installed.
2025-10-20 Open Council - Ordinary Meeting	16.1	Proposed Speed Limit Reduction: Hobart Road - Kerry Lodge Bridge to Youngtown Municipal Boundary	Completed	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.	Project & Building Compliance Manager	11/11/2025 Executive Assistant Project & Building Compliance Manager lodging with Transport Commissioner.

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

Resource Sharing Summary 1/7/25 to 30/6/26 As at 31 October 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	13,461
Total Services Provided by NMC to Meander Valley Council		13,461
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		
Net Income Flow	116	\$13,461



Private Works and Council Funded Works for External Organisations	Hours	Amount \$
• Mowing – Cressy Rec Ground		631
• Cricket Pitch Cover removal – Cressy, Ev, Lfd & Perth Rec Grounds		1,835
• Pipe – S Foster		3,432
• Mowing – Evandale Anglican Church		745
• Mowing – Evandale Uniting Church		179
• Cleaner – Evandale War Memorial Hall		434
• Cleaner – Evandale Community Centre		584
• Monitoring Lake Leake - Elizabeth Water Trust		283
• Ground Maintenance– Avoca School		1,710
• Cleaner – Avoca Hall		24
• Fire Hazard - Austral Bricks Tas		605
• P Brown – Vac Out Stormwater Pit		126
• R Grundy – Grading Driveway		244
• Dog Was – Waste Bags		5
	82	\$10,837

8.13 VANDALISM

Prepared by: Brad Willis, Building & Maintenance Officer

Incident	Location	Oct-25	Estimated Cost of Damages	
			Total to Date 2025/26	Total 2024/25
Train Park Doors x 2 damaged	Perth	\$1,000		
Public toilets lock damaged	Avoca	\$200		
Skate Park Soap dispenser broken	Longford	\$200		
TOTAL COST VANDALISM		\$1,400	\$40,310	\$44,850



8.14 YOUTH PROGRAM UPDATE

Prepared by: Libby McGrath, Youth Officer

PCYC Program

Campbell Town and Cressy

PCYC are offering this program at Campbell Town District High School and Cressy District High School during lunchtime, 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			
	1/10 & 8/10	0	School Holidays
	15/10	25+	
	22/10	20+	
	29/10	0	Students at Sports Carnival
Cressy			
	2/10 & 9/10	0	School Holidays
	16/10	100+	Youth Mental Health expo at the school
	23/10	0	Not held, students at sports carnival
	30/10	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 young people. Up to 20 young people join the program with a focus on social inclusion, group challenges, and leadership development. Attendance for the month of October as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	2/10 & 9/10	0	School Holidays
	16/10	0	Not held
	23/10	14	
	30/10	0	Not held due to school event

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			
	6/10	0	School holidays
	13/10	0	Program starts week 2 of term 4
	20/10	0	Facilitator at national sporting championships
	27/10	8	

Girls Program- Longford and Campbell Town

The Free2B Girls Program has previously offered a welcoming and supportive environment for girls to build positive relationships, create friendships, and thrive in a safe and inclusive space. Operating under the principals of safety, tolerance, and respect, the program has been well received in both Longford and Campbell Town.



Program Status – 2025

There were no Free2B Girls sessions delivered in 2025. The pause has provided an opportunity to review program delivery, assess community needs and plan for a refreshed approach in 2026.

Actions and Planning for 2026

Planning for the 2026 Free2B Girls Program is well underway, with stakeholder meetings being held to review past delivery and explore future opportunities. A new venue in Campbell Town has been identified, a consolidated risk assessment completed, and community support secured from Banjos and potentially Hill Street Grocer. Facilitator recruitment begins mid-December, with school EOIs distributed in December and January. An impact report is being prepared to support continued funding from Rotary.

Free2B Girls Program remains a valued initiative within the Northern Midlands, and its return in 2026 is expected to positively impact on the wellbeing, resilience, and social development of young girls in the region.

Meetings/Programs

Libby McGrath continues to represent the Council on the Northern Youth Coordinating Committee and the Northern Midlands Interagency Meetings, with ongoing contributions to youth-focused initiatives across the region.

January School Holiday Program: A three-day holiday program, Riverlands Church to host a board game day, Tool Skool to run a hands-on workshop during the second day, and the third day of TBC.

Reclink Collaboration: Targeting two groups in 2026, low attendance students at Longford Primary, and students disengaged from sport at Perth Primary. Reclink will run activities after lunchtime as an incentive for students to attend classes and prioritize learning.

PCYC Review: Programs continue in Longford, Campbell Town, Cressy, and Perth. Evandale sessions have ceased due to low or no participation. Budget impact is under review, with Campbell Town sessions costing \$345.94 for a 30-minute program.

Rethink Waste: High interest in school-based programs for late 2026. Potential semi-permanent hosting of the recycling hub trailer at WTS's.

Mental Health Week 2026: Planning underway with Headspace, Anglicare, YASP, and Cornerstone.

Tool Skool: After-school and holiday workshops planned to engage youth in creative, hands-on activities.

Library Partnership: Booked an initial meeting with Longford Library staff to explore future programming.

STEM and Sports Alternatives: Perth Primary exploring STEM programs via Enterprize and after-school activities including Milo Cricket, Auskick, and tennis.

Youth Advisory Group: EOIs distributed via Council and community channels.

Grant Application: Tasmanian Community Fund Application in progress (due Nov 15).

Career/Future Event (Aug/Sept 2026): Planning underway for a youth-focused careers expo with strong interest from service providers.

Illuminate Education: Awaiting response from the Northern Midlands Business Association to support future involvement.

Community BBQ Proposal: Exploring collaboration with Men's Shed for a community event.

Youth Survey: Planning a community-wide survey with incentives to gather input from young people, families, and educators. **Safeguarding Policy Review:** Scheduled for upcoming months.

Newsletter Development: A "What's Happening" Newsletter is in development to centralize youth program updates, with both print and digital formats.

Leadership Recognition: Invited to Longford Primary's leadership meeting and end-of-year assembly, with potential sponsorship of youth awards.

Council Collaboration: Emailed Break O'Day Council regarding the potential for Avoca and Fingal to host joint events/activities.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AT 4 NOVEMBER 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.
		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



	Project			Status	\$	Scheduled
						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 2 nd ground.		Completed.
5.1	Swimming Pool Upgrades (several)	Gov		Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.		Not scheduled at this stage.
		Gov		Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Allocation 2024/25 Budget allocation 2023-24 towards WHS issues.	Completed.
5.2	Shared Pathways	Gov		Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.	Hobart Road shared pathway Stage 1 Tender 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: work completed. Acquittal report being prepared. Official Opening 18 November.
- 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 – 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. Implementation in progress.

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

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

Tourism update:

- Events:
 - o Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - o Update and distribute "What's On" events list.
 - o Update NMC website calendar.
 - o Update the Australian Tourism Data Warehouse database.
 - o Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the visitor centres in the Northern Midlands for display on their boards and counters, and to the HHTRA Management Group to share with relevant local communities, businesses, notice boards etc.
 - o Events held in the Northern Midlands during October include:
 - Ulysses 2025 National RV Rally, Longford. Further details below.
 - Moments That Matter Community Festival, Longford
 - Longford Show
 - Motorcycle Memorial Day, Ross
 - Nimble – Rooke Circus Performance, Ross
 - National Trust Lecture, Longford
 - Tasmanian Trout Expo, Cressy
 - All Hallows Eve, Nile
 - Various exhibitions, markets, and workshops in the municipality.
 - o An update on an event held on 13 September: The Northern Midlands Blue Dragon Walk raised over \$6,000 for the Blue Dragon Children's Foundation. This contributes to an international collection of \$400,000 raised by Blue Dragon Walks around Australia and around the world. The Northern Midlands Walk attracted walkers from Launceston and Hobart areas to our region. The Foundation helps keep children and families safe from human trafficking.
 - o Ulysses 2025 National RV Group Rally was held at Longford, with participants staying one week at the Longford Riverside Caravan Park. A total of 87 participants, including 74 travelling from the mainland to attend the rally, many spending time either before or after the rally in the region. Council's Tourism and Events Officer worked with the organiser over the past 12 months. The rally participants engaged with a number of community organisations, groups, and businesses, including the Longford Bowls Club, the Longford History Society, Rotary Club of Longford, Heritage Highway, Longford Fishing Club, Longford Fire Service, The Helping Hand, Toosey. They created convict themed activities including costumes. The club held a fund-raising raffle to support their own club charity, Ulysses Club

Arthritis Research Fund and The Helping Hand in Longford. Their crafty members also knitted a number of rugs they donated to Toosey. Many remained in Tasmania and gathered again for a few days at Ross later in the month for "The Rally After The Rally".

- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - o Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.
 - o Our Northern Midlands Visitor Centres offer a friendly, face-to-face connection with travellers and locals, providing tailored advice and a unique and authentic local experience. Statewide, the TVIN survey confirms Visitor Information Centres directly influence trip planning, length of stay, and spend. Our small network of non-accredited visitor centres in the Northern Midlands enhanced the travel experience of over 48,000 visitors to our region throughout 2024-25, and will continue to play a vital role in the tourism and visitor sector throughout the 2025-26 season.
- Industry, Interpretation, Other Projects:
 - o Assist organisers of Ulysses RV Rally coming to Longford
 - o Tourism Tasmania Visitor Data Snapshot shows 1.35 million visitors entered Tasmania for the year ending June 2025, with these travellers spending more than \$3.6 billion during their stay. This is a 3.5 percent increase in visitor numbers and a 3.6 percent increase in spend compared 2024.

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.



Bob Lucas (on the right), National Coordinator the Ulysses RV Group, handing a donation to The Helping Hand's Graham Booth, secretary, coordinator, and more. The group raised several hundred dollars to support the local organisation.

8.17 NORTHERN TASMANIA REGIONAL LAND USE STRATEGY REVIEW

Prepared by: Paul Godier, Senior Planner

Tasmania has three regions for planning purposes: the North (Northern Tasmania), North West (Cradle Coast), and South (Southern Tasmania). Each region has a regional land use strategy (RLUS) that sets the strategic direction for the region.

The strategies were first created in 2011. The Tasmanian Government, regional bodies and councils have been working together on a full review of the three existing RLUS.

Information about the review of each RLUS, including how you can have your say, is available at <https://shapingtasmania.com.au>



The graphic is a promotional poster for the Northern Tasmania Regional Land Use Strategy review. It features a green background with a white outline of Tasmania. The text 'Shaping a positive Tasmania' is in a white box. Below it, a paragraph explains the strategy's purpose. To the right is a photo of a park at night. At the bottom left is a photo of a river and mountains. At the bottom right is a QR code and contact information.

**Shaping a positive
Tasmania**

Councils are supporting the development of the *Northern Tasmania Regional Land Use Strategy*, which will guide how land is used, developed, and protected across our region over the next 25–30 years. The strategy will influence housing, jobs, transport, climate resilience, and our natural environment. We want to understand what matters most to our community.

Have your say:
QR code
Email: rlus@ntdc.org.au

NORTHERN
TASMANIA
REGIONAL LAND
USE STRATEGY

ATTACHMENTS

Nil

8.18 LAND USE PLANNING AND APPROVALS AMENDMENT (DEVELOPMENT ASSESSMENT PANELS) BILL 2025 (DRAFT) PUBLIC CONSULTATION

Prepared by: Paul Godier, Senior Planner

On Friday 7 November the State Planning Office advised Council that the Minister for Housing and Planning has prepared a revised draft Land Use Planning and Approvals Amendment (Development Assessments Panels) Bill 2025 (the draft Bill) for public consultation. The agenda for Council's November meeting closed on Monday 10 November.

The draft Bill and supporting documents are available on the Have Your Say page of the Planning in Tasmania website.

Consultation will be open for 5 weeks, commencing Friday 7 November and concluding at 5pm Friday 12 December 2025. Details on making a submission are available on the Have Your Say page. Council Planners are preparing a submission.

ATTACHMENTS

1. Background-Revised- Development- Assessment- Panel- Bill- October-2025 [8.18.1 - 20 pages]



8.19 TASMANIAN PLANNING COMMISSION DIRECTION TO RECONSIDER WHETHER TO PREPARE A DRAFT AMENDMENT IN RELATION TO A REQUEST MADE ON BEHALF OF TRADERS IN PURPLE

Prepared by: Paul Godier, Senior Planner

Council has received the attached direction from the Tasmanian Planning Commission to reconsider whether to prepare a draft amendment in relation to a request made on behalf of Traders In Purple which states:

1. *Section 40B(1) of the Act states: (1) A person, within 14 days of receiving a notice under section 38(3) that the planning authority has decided not to prepare a draft Tasmanian Planning Scheme - Northern Midlands 4 amendment of an LPS in accordance with the person's request, may request the Commission to determine whether the Commission is satisfied that the planning authority took into account, in making its decision, the matters referred to in section 38(1).*
2. *Section 38(1) states that a planning authority must be satisfied that a draft amendment of an LPS will meet the LPS criteria, which are listed under section 34(2) of the Act.*
3. *The role of the Commission under section 40B(1) is limited. It does not require that the Commission reviews the planning merit of the planning authority's decision. Rather, it requires that the Commission is satisfied that the planning authority has properly considered the LPS criteria.*
4. *It is noted that the meeting agenda contained a detailed report by suitably qualified planner that provided a detailed assessment against the LPS criteria. The report concluded the amendment met the LPS criteria and was considered by the planning authority at its meeting on 15 September 2025.*
5. *It is clear from the planning authority reasons above, that it did consider 4 of the Part 2 Objectives in Schedule 1 of the Act, which are Objectives of the Planning Processes Established by the Act. However, there is no information available to indicate that it considered the merit of the detailed information provided by the applicant. Further there are no reasons why the position adopted by the planning authority has been preferred to the position advanced by the applicant.*

A report reconsidering whether to prepare a draft amendment in relation to the request made by Traders in Purple will be brought to a future Council meeting.

ATTACHMENTS

1. Northern Midlands - Section 40 B Review - Decision and Reasons, 11 November 2025 [8.19.1 - 5 pages]
-

8.20 TRANSLINK INTERMODAL FACILITY - STEERING COMMITTEE PAPER

Prepared by: Maree Bricknell, Acting General Manager

The TRANSLink Intermodal Facility (TIF) Steering Committee Paper No. 9 is circulated for information.

ATTACHMENTS

1. TIF Steering Committee Paper No 9 [8.20.1 - 3 pages]
-

8.21 NORTHERN TASMANIAN DEVELOPMENT CORPORATION LTD (NTDC) QUARTERLY REPORT JULY TO SEPTEMBER 2025

Prepared by: Maree Bricknell, Acting General Manager

The NTDC quarterly report is circulated for information.

ATTACHMENTS

1. NTDC Quarterly Report Jul- Sep 2025 [8.21.1 - 12 pages]
-



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

At approximately 5.31pm, following conclusion of discussion and decision on Item 14.3 Re-establishment of Strategic Property Committee, Council commenced with Item 9. Public Question & Statements and Items listed under Items 10, 11 and 12 relating to Planning as listed in the Agenda for the meeting.

Councillor Terrett declared an interest in Item 14.1 Policy Review: Dog Management Policy and Code of Responsible Dog Ownership and left the meeting at 5.32pm.

Ms Sue Axton, Evandale - [Item 14.1] Dog Management Policy

Ms Axton provided the following statement from which she read:

- The amended Dog Management & Responsible Dog Ownership Policy document is much fairer than the original document.
- The Kennel licence KL1 is a concern to breeders - Kennel Licence 1 Companionship - This is the Licence required for the housing of more than 2 companion dogs or 4 working dogs and includes both companion dogs and working dogs.
- Under Definitions a Companion Dog is a dog that is primarily kept for a person's companionship protection or entertainment rather than working or breeding.
- While there may not be a definition of breeding dogs under the Dog Control Act 2000 breeders need to know that we are able to apply for a Kennel Licence.
- The Hunting Dog has been acknowledged - For the purposes of applying for a Kennel Licence, a hunting dog will be included in the Kennel Licence 1 (KL1) Companionship as if it were a working dog.
- Breeding dogs need to have the same recognition as the present document gives no guidance as to how to apply for a Kennel Licence to breed dogs this could be better clarified by adding a clause to KL1 similar to Hunting Dogs.
- The purpose of applying for a Kennel Licence for dogs kept for breeding purpose will be included in KL1



Companionship.

- Under Fee Structure - Owner of dogs kept for breeding purposes and registered with Dogs Tas are levied a fee that recognises the purpose for which they are kept. The fee will, however, be discounted from that which would normally apply to an entire animal.
- Breeders have been listed in the Fee structure therefore Council acknowledge we exist and for transparency KL1 should include breeders.
- Also Assistance Dogs are included under Definitions but not included in the Fee Structure along with Guide Dogs and Hearing Dogs.

Ms Axton further advised:

- Difficulty for breeders in requesting a kennel licence under the current policy, as breeders' dogs have purposes beyond companionship.
- Described experience owning retrieving dogs that work, show, and breed, and the lack of guidance for newcomers to the region when seeking a kennel licence as breeders.
- Requested a small section in the policy to allow breeders to apply for a licence.

Councillor Terrett returned to the meeting at 5.36pm.

Ms Lee-Anne Peters, Campbell Town - Campbell Town Convict Brick Trail/Streetscape

- Noted the Convict Brick Trail is a leading tourist attraction, drawing many visitors daily.
- Bus operators regularly bring groups specifically to walk the trail, with many people searching for their ancestors and seeking information about convict heritage.
- The project was a community-driven, self-funded initiative, notably supported and largely funded by John, its originator.
- The 2017 Campbell Town Urban Design Traffic Management Strategy recommended upgrading footpaths and extending the brick trail along High Street. Concerns have been raised about changes to the original plan.
- The proposed boat-shaped streetscape features have less impact than the trail, and the traditional convict arrows have been valued for their historical significance and visitor engagement.
- Asked Council to reconsider and maintain the trail, as a key cultural and tourism asset. including potential future extensions.

Mr John Cameron, Campbell Town – Campbell Town Convict Brick Trail/Streetscape

- Mr Cameron asked Councillors who had walked the trail and provided a sample brick from the trail and detailed the processes involved in making the bricks.

At approximately 5.43 pm, Mayor Knowles advised Mr Cameron his time had almost expired and additional speaking time was requested by Councillor McCullagh.

MINUTE NO. 25/344

DECISION

Cr McCullagh/Cr Terrett

That Council approves an extension for Mr Cameron to continue speaking for an additional two minutes.

Carried Unanimously

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:

Nil



Mr Cameron continued with:

- The history of the width of the main street and that Campbell Town was once considered to become the capital city.
- The project employed young locals and was self-funded.
- Participants paid \$50 per brick and certificate.
- Some bricks commemorate forefathers of famous Australians (Ned Kelly) or American patriots Henry Barnum, Walter Cronkite and Bill Gate's forebears. The National Trust featured the trail in their diary.
- Concerns raised of changes to the trail during pavement works.
- Bricks being placed in clusters as ships will alter the experience.
- Bricks are numbered, and included in information sheets.
- Asked Council to ensure no damage to bricks - e.g. engravings filled with cement dust.

At approximately 5.46 pm, Mayor Knowles advised Mr Cameron his time had expired.

- Mr Cameron provided Councillors with a 10 page printed document which included more information on the history of the project.
-



10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 25/345

DECISION

Deputy Mayor Lambert/Cr Terrett

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

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, 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 11.3.

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: Multiple Dwellings (3), 65 Catherine Street, Longford

PLAN 11.2: Application to Amend Permit for Worker Accommodation, 105-107 Main Street, Cressy

PLAN 11.3: Draft Amendment 19/2025; PLN25-0088 for Site Specific Qualification and 2 Lot Subdivision, 5 Eskleigh Road, Perth

No representations were forthcoming.



11 PLANNING REPORTS

11.1 PLN-25-0181: MULTIPLE DWELLINGS (ASSISTED HOUSING) X3 AT 63 CATHERINE STREET, LONGFORD

File: 102300.28; PLN25-0181
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Rebecca Green, Consultant Planner

MINUTE NO. 25/346

DECISION

Cr Adams/Cr Archer

That application PLN-25-0181 to develop and use the land at 63 Catherine Street, Longford (folio of the Register 189250/2) for 3 multiple dwellings for assisted living be approved subject to the following conditions:

ENDORSED PLANS

1. The use and development must be in accordance with the endorsed documents:
 - P1 Location plan by Apogee Pty Ltd dated 09-Sep-25 drawing no. A01-DA07
 - P2 Ex. Site plan by Apogee Pty Ltd dated 09-Sep-25 drawing no. A02-DA07
 - P3 Siteplan by Apogee Pty Ltd dated 09-Sep-25 drawing no. A03-DA07
 - P4 Ground Floor Dwelling 1 by Apogee Pty Ltd dated 09-Sep-25 drawing no. A04-DA06
 - P5 Ground Floor Dwelling 2/3 by Apogee Pty Ltd dated 09-Sep-25 drawing no. A05-DA06
 - P6 Dwelling 1 Roof by Apogee Pty Ltd dated 09-Sep-25 drawing no. A06-DA05
 - P7 Dwelling 2/3 Roof by Apogee Pty Ltd dated 09-Sep-25 drawing no. A07-DA05
 - P8 Elevation: Site by Apogee Pty Ltd dated 09-Sep-25 drawing no. A08-DA06
 - P9 Elevations: Dwelling 1 by Apogee Pty Ltd dated 09-Sep-25 drawing no. A09-DA05
 - P10 Elevations: Dwelling 1 by Apogee Pty Ltd dated 09-Sep-25 drawing no. A10-DA05
 - P11 Elevations: Dwellings 2 & 3 by Apogee Pty Ltd dated 09-Sep-25 drawing no. A11-DA05
 - P12 Elevations: Dwellings 2 & 3 by Apogee Pty Ltd dated 09-Sep-25 drawing no. A12-DA05
 - P13 Shadow Diagrams by Apogee Pty Ltd dated 09-Sep-25 drawing no. A13-DA03
 - P14 Shadow Diagrams by Apogee Pty Ltd dated 09-Sep-25 drawing no. A14-DA03

TASWATER CONDITIONS

2. Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2025/01146-NMC) – attached.

WASTE STORAGE

3. Each dwelling must be provided with a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling, and must be in an area exclusive for each dwelling, and not located in the area in front of the dwelling.

COUNCIL'S WORKS DEPARTMENT CONDITIONS

4.1 STORMWATER

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the



driveways and roofed area of buildings. 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.

- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.
- g) A prior to the issue of a building permit, a contribution of \$2,000 per dwelling (excluding 1, i.e., 2 dwellings = \$4,000) must be paid in accordance with Council's standard fees and charges.

4.2 MUNICIPAL STANDARDS AND APPROVALS

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

1.3 WORKS IN COUNCIL ROAD RESERVE

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without the prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

1.4 POLLUTANTS

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

1.5 WORKS DAMAGE BOND

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

1.6 NATURE STRIPS

Any new nature strips, or areas or nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

5 LANDSCAPING

- a) Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each dwelling shall be completed, prior to the commencement of use of that dwelling and then maintained for the duration of the use.
- b) A bond of \$500 per dwelling shall be provided prior to the commencement of development authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.



6 DRIVEWAYS AND PARKING AREAS

All parking, access ways, manoeuvring and circulation spaces must:

- a) be constructed with a durable all weather pavement;
- b) be drained to the public stormwater system, or contain stormwater on the site;
- c) be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement; and
- d) all parking bays including visitor parking bays must be delineated by signage, line marking or other clear physical means.

7 REQUIRED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- a) Plans for underground stormwater drainage (as per condition 4.1);
- b) Pay a contribution per dwelling for stormwater quality infrastructure in accordance with Council's fees and charges (as per condition 4.1);
- c) Pay works damage bond of \$1000 (as per condition 4.5).

8 REQUIRED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS

- a) Installation of all necessary silt fences and cut-off drains (as per condition 4.4);
- b) Pay a \$500 per dwelling landscape bond (as per condition 5).

9 REQUIRED PRIOR TO COMMENCEMENT OF USE

Prior to the commencement of the use of each dwelling, the following must be completed:

- a) Landscaping works for each dwelling including mailboxes, fencing, and plantings (as per condition 5 – landscaping);
- b) Driveways and parking areas around each dwelling sealed (as per condition 6).

Carried Unanimously

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:

Nil

RECOMMENDATION

That application PLN-25-0181 to develop and use the land at 63 Catherine Street, Longford (folio of the Register 189250/2) for 3 multiple dwellings for assisted living be approved subject to the following conditions:

ENDORSED PLANS

1. The use and development must be in accordance with the endorsed documents:
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- P14 Shadow Diagrams by Apogee Pty Ltd dated 09-Sep-25 drawing no. A14-DA03

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WASTE STORAGE

3. Each dwelling must be provided with a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling, and must be in an area exclusive for each dwelling, and not located in the area in front of the dwelling.

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- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
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- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. 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.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.
- g) A prior to the issue of a building permit, a contribution of \$2,000 per dwelling (excluding 1, i.e., 2 dwellings = **\$4,000**) must be paid in accordance with Council's standard fees and charges.

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- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
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- b) A bond of \$500 per dwelling shall be provided prior to the commencement of development authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

6 DRIVEWAYS AND PARKING AREAS

All parking, access ways, manoeuvring and circulation spaces must:

- a) be constructed with a durable all weather pavement;
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- c) be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement; and
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Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- a) Plans for underground stormwater drainage (as per condition 4.1);
- b) Pay a contribution per dwelling for stormwater quality infrastructure in accordance with Council's fees and charges (as per condition 4.1);
- c) Pay works damage bond of \$1000 (as per condition 4.5).

8 REQUIRED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS

- a) Installation of all necessary silt fences and cut-off drains (as per condition 4.4);
- b) Pay a \$500 per dwelling landscape bond (as per condition 5).

9 REQUIRED PRIOR TO COMMENCEMENT OF USE

Prior to the commencement of the use of each dwelling, the following must be completed:

- a) Landscaping works for each dwelling including mailboxes, fencing, and plantings (as per condition 5 – landscaping);
- b) Driveways and parking areas around each dwelling sealed (as per condition 6).

1 INTRODUCTION

This report assesses an application for 3 dwellings for assisted living at 63 Catherine Street in Longford against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 14 effective 11 September 2025 and LPS version: 15 effective from 30 July 2025).

2 STATUTORY REQUIREMENTS

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

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

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

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



All applicable standards and requirements in this planning scheme

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

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

The council as the Planning Authority is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance with the Act and the planning scheme. This means that Council as the Planning Authority can only consider matters raised in representations that insofar as those matters are relevant to the particular discretion being exercised. Consideration of matters that are not relevant to the particular discretion being exercised risks a decision being made that cannot stand up to challenge through the Tasmanian Civil and Administrative Tribunal. An assessment of the representation/s is included in section 5.5 of this report.

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Vacant
Use classification:	Residential (multiple dwellings)
Zone:	General Residential
Particular Purpose Zone/Specific Area Plan:	Longford Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code
Application must be determined by:	21 November 2025
Recommendation:	Approval subject to conditions.

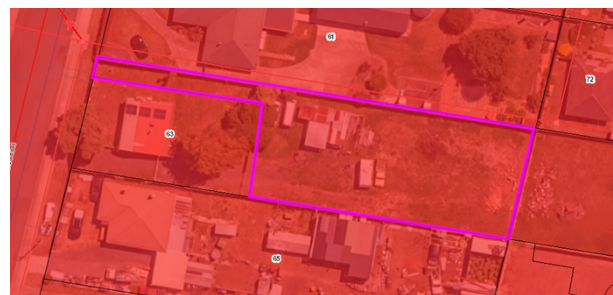
4 SUBJECT SITE AND LOCALITY

Subject site



Aerial image of the site and surrounding area

Zone Map



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	-

CODE	Applicable (Y/-)	Exemption Applied
C1.0 Signs Code	-	
C2.0 Parking and Sustainable Transport Code	Y	-
C3.0 Road and Railway Asset Code	Y	-
C4.0 Electricity Transmission Infrastructure Protection Code	-	
C5.0 Telecommunications Code	-	
C6.0 Local Historic Heritage Code	-	
C7.0 Natural Assets Code	-	
C8.0 Scenic Protection Code	-	
C9.0 Attenuation Code	-	
C10.0 Coastal Erosion Hazard Code	-	
C11.0 Coastal Inundation Hazard Code	-	
C12.0 Flood-Prone Areas Hazard Code	-	
C13.0 Bushfire Prone Areas Code	-	
C14.0 Potentially Contaminated Land Code	-	
C15.0 Landslip Hazard Code	-	
C16.0 Safeguarding of Airports Code	Y	C16.4.1(a)



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

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

The relevant Scheme definitions are:

Table 6.2 Use Class	
Residential	Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
Assisted housing	Housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.
Table 3.1 Planning Terms and Definitions	
Dwelling	Means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
Multiple Dwellings	Means 2 or more dwellings on a site.
Outbuilding	Means a non-habitable detached building of Class 10a of the <i>Building Code of Australia</i> and includes a garage, carport or shed.
Building	Means as defined in the Act: <i>building includes –</i> (a) <i>a structure and part of a building or structure; and</i> (b) <i>fences, walls, out-buildings, service installations and other appurtenances of a building; and</i> (c) <i>a boat or a pontoon which is permanently moored or fixed to land;</i>
Development	Means as defined in the Act: <i>development includes –</i> (a) <i>the construction, exterior alteration or exterior decoration of a building; and</i> (b) <i>the demolition or removal of a building or works; and</i> (c) <i>the construction or carrying out of works; and</i> (d) <i>the subdivision or consolidation of land, including buildings or airspace; and</i> (e) <i>the placing or relocation of a building or works on land; and</i> (f) <i>the construction or putting up for display of signs or hoardings –</i> <i>but does not include any development of a class or description, including a class or description mentioned in paragraphs (a) to (f), prescribed by the regulations for the purposes of this definition;</i>

Per the applicable zone use class table, the proposed use (residential), if not for a single dwelling is Permitted. Clause 6.10.2 states that consideration of the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualification is only required when determining an application for a Discretionary use.

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

8.0 GENERAL RESIDENTIAL ZONE PROVISIONS

Zone Purpose

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



8.4 Development Standards for dwellings		
Clause	Description	Assessment
8.4.1	Residential density for multiple dwellings	Substituted by clause NOR-S6.7.1 Longford Specific Area Plan.
8.4.2	Setbacks and building envelope for all dwellings	A1 Complies with the required setback of at least 4.5 metres from the frontage.
		A2 Complies with the required setback for garages of at least 5.5m from the frontage.
		A3 Assessed against the performance criterion.
8.4.3	Site coverage and private open space for all dwellings	A1a) The site coverage of 45.22% complies with the requirement for less than 50% site coverage. b) Complies with the requirement that each dwelling must have more than 60m ² of private open space.
		A2a) Complies with the requirement that each dwelling must have an area of private open space that is greater than 24m ² , with a minimum width of 4m, and on land with a gradient less than 1 in 10, and is not located within the frontage of the dwelling.
8.4.4	Sunlight and overshadowing for all dwellings	A1 Not applicable. No dwelling is proposed north of a private open space of another dwelling on the same site.
8.4.5	Width of openings for garages and carports for all dwellings	A1 Not applicable. No garage or carport located within 12m of a frontage.
8.4.6	Privacy for all dwellings	A1 Not applicable.
		A2 Not applicable.
		A3 Complies with the requirement that the windows of multiple dwelling must be separated from a shared driveway or parking spaces by a horizontal distance of at least 2.5m.
8.4.7	Frontage fences for all dwellings	A1 Not applicable. No new frontage fencing proposed.
8.4.8	Waste storage for multiple dwellings	A1 Complies with the requirement that each dwelling must adequately accommodate a dedicated area for the storage of waste and recycling bins that is screened from the road and driveway.

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

DISCRETIONS	
8.4.2 Setbacks and building envelope for all dwellings	
P3	<p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> b) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; ii) overshadowing the private open space of a dwelling on an adjoining property; iii) overshadowing of an adjoining vacant property; or iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; c) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and d) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> i) an adjoining property; or ii) another dwelling on the same site.
Assessing Officers Comments	<p>Dwelling 1 is proposed to be located 913mm from the boundary of a lot with an adjacent frontage (Lot 1, 63 Catherine Street) and 1.015m from the side (southern) boundary. Dwelling 2 is proposed to be located 1.07m from the side (northern) boundary. Dwelling 3 is proposed to be located 1.115m from the side (southern) boundary. The land to the north and south each contain a single dwelling located relatively close to the frontage, each with a large rear yard and each containing an outbuilding, with the southern adjacent property containing an outbuilding adjacent to the boundary with proposed dwelling 1. It is noted that this existing outbuilding is to be removed from the southern adjacent property with an existing shed to be relocated and two containers to be located adjacent to this shared boundary, as approved by PLN-25-0017. The proposed dwellings will have minimal effect on this land.</p>



DISCRETIONS

	Dwelling 1 is to be physically separated from the dwelling at Lot 1, 63 Catherine Street by a distance of at least 15 metres. The proposed dwellings are single storey, and together with a boundary fence, most of the wall of the dwellings will not be visible from adjacent land. Due to the orientation and separation from the boundary, the dwellings will not unreasonably overshadow an adjoining property beyond that caused by the boundary fencing. Shadow diagrams accompanied the application. There are no existing solar installations on an adjacent property to the north or to the south or the subject site. Solar installations exist at Lot 1, 63 Catherine Street, however due to the solar orientation and physical separation the proposed dwellings will not cause an unreasonable reduction in sunlight to the existing solar energy installation. The proposal is consistent with the performance criteria.
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5.2 LOCAL PLANNING PROVISIONS – PARTICULAR PURPOSE PROVISIONS / SPECIFIC AREA PLAN PROVISIONS

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: LONGFORD

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 Permitted per the use table.

NOR-S6.7 Development Standards for Buildings and Works		
Clause	Description	Assessment
NOR-S6.7.1	Residential density for multiple dwellings	A1 Assessed against the performance criterion.
NOR-S6.7.2	Roof form and material	A1 Assessed against the performance criterion.
NOR-S6.7.3	Wall material	A1 Assessed against the performance criterion.
NOR-S6.7.4	Windows	A1 Complies with the requirement that all window heads be 300mm below eave line.
		A2 The acceptable solution is achieved.
		A3 Assessed against the performance criterion.
NOR-S6.8 Development Standards for Subdivision		
NOR-S6.8.1	Lot design in development precincts	A1 Not applicable.
NOR-S6.8.2	Lot design – urban	A1 Not applicable.
NOR-S6.8.3	Lot design – rural fringe	A1 Not applicable.
NOR-S6.8.4	Internal lots	A1 Not applicable.
NOR-S6.8.5	Roads	A1 Not applicable.
		A2 Not applicable.

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

DISCRETIONS

NOR-S6.7.1 Residential density for multiple dwellings	
P1	Multiple dwellings must only have a site area per dwelling that is less than 400m ² , if the development will not exceed the capacity of infrastructure services and: a) is compatible with the density of existing development on established properties within the area; or b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.
Assessing Officers Comments	The proposed multiple dwellings have a site area (title area minus the access strip) per dwelling of 315.5m ² which is below the prescribed 400m ² . The Water Authority (TasWater) and Stormwater Authority (Council) have confirmed that the proposal will not exceed the capacity of infrastructure services. Therefore, to satisfy the performance criteria the development must either be compatible with the density of existing development on established properties within the area (a) OR provide for significant social or community benefit with sub criteria



DISCRETIONS

relating to proximity to services (b). The applicant has suggested that the proposal is consistent with a) compatible with existing density and should be tested against this provision. This view is consistent with my professional opinion based on the industry definition of social and community benefit.

Social and community benefit in the context of housing development is defined within Jacobs v Hobart City Council [2023] TASCAT 158 as housing that “provides security for those most in need, which will benefit the tenants and the pool of people seeking affordable housing specifically, and benefit society more broadly by reducing rental stress and homelessness. The nature of the benefit to society generally means that it is not necessary to determine the extent of ‘the community’” (paragraph 26).

With only three dwellings proposed, the proposal does not provide significant social or cultural benefit and therefore b) is not satisfied, regardless of walking distance to public transport or business zoning.

Relying on a) compatibility with the density of existing development on established properties within the area involves defining compatibility, ‘the area’ and the existing density of development in order to set a base line for comparison.

Compatibility is inherently subjective, especially in the context of density. However, ‘compatibility’ has been tested in the tribunal multiple times and is understood by professionals within the field to have the accepted definition requiring a proposal to be “...consistent with ... Not necessarily the same density, but at least similar to, or in harmony or broad correspondence with the surrounding area” (Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11 para. 50).

In the context of determining compatibility with site density, standard practice as tested within the appeals court is typically to determine if the proposed site area per dwelling is within the range of existing multiple dwelling developments within established properties in the area. For example, if the highest density development of multiple dwellings was 250m² and the lowest density within the same area was 500m² then the proposed 315.5m² would numerically fit within that range and would lend to supporting the argument of compatibility on a mathematical assessment. Such a rigid approach to determining site density compatibility is still part of the standard method of determining compatibility of density but it is not the whole assessment as tested in Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11, Green v Launceston City Council [2024] TASCAT 27 and Clarence City Council v Drury [2021] TASSC 5.

As found in Clarence City Council v Drury [2021] TASSC 5 “firstly, the plain meaning of “compatibility” is consistent with it being aspirational and conceptual. The determination of compatibility requires an overall assessment of how two things relate to each other, and is concerned with the ultimate result. It suggests the need for a qualitative comparison and assessment. The statistical comparison relied upon ... constituted a quantitative analysis, with the result capable of exact measurement. If this was what was required, then a word other than “compatibility” would have been used by the drafter of the scheme” (paragraph 22). Therefore, determining compatibility with density is a multifaceted equation requiring consideration of multiple factors, both qualitative and quantitative. The tribunal has asserted that a simple statistical comparison alone is not sufficient to determine compatibility of density with the surrounding area. Instead, this is the first step but not the principal determinant of density, which requires a broader qualitative analysis and evaluation.

In determining ‘the area’ I turned to Cubitt and Powell v Launceston City Council and Ors [2022] TASCAT 47. This case cites another decision (Pain v Clarence City Council [2021] TASRMPAT) in which the Tribunal considered how surrounding area should be identified and said:

“The surrounding area should also include the area around the development site; that is “the area enclosing or encircling the site, being its environment.” The Tribunal also accepts that the surrounding area should be “significantly large, to enable an assessment of the prevailing characteristics, but not so large so as to dilute the character of the area around the proposal.” What may constitute a surrounding area will depend on the facts and circumstances of each case and the factors made relevant by the standards” (paragraph 19).

Cubitt and Powell v Launceston City Council and Ors [2022] further state that “although the provision in that case referred to ‘surrounding area’, rather than simply area, in Cai v Launceston City Council and TRC Multi Property Pty Ltd, the Tribunal considered that there was no practical difference between area and surrounding area” (paragraph 32).

Based on the Tribunal’s determination of area, I formed the opinion that the area surrounding the development site as shown in blue in the image below. This area has been chosen as it encompasses the immediate surrounding properties but includes a larger area to enable assessment of prevailing character but not so large as to dilute the character of the area.

DISCRETIONS



The site (excluding the access strip) has a proposed site density per dwelling of 315.5m². The existing multiple dwellings identified in blue provide a numerical range of site densities as high as 139.7m² (57 Pakenham Street) and low as 474m² (84 Marlborough Street). The proposed density fits within this range. It is also worth noting that many of the existing multiple dwelling developments were approved under previous schemes where the acceptable density was 325m² which accounts for the higher densities within the area.

Mathematically the density of dwellings on the site is compatible with the surrounding area. However, a more qualitative assessment is also required per the Supreme Court Ruling of *Clarence City Council v Drury* (2021) wherein the determination of compatibility requires an overall assessment of how two things relate to each other, and is concerned with the ultimate result.

The existing development of established properties within the area is a mixture of single dwellings and multiple dwellings. Of the ~220 lots within the area only 19 of these lots contain multiple dwellings, while the rest contain single dwellings. Of the 19 lots containing multiple dwellings, four are an internal lot with one of these immediately to the southeast of the subject site. Land to the northeast at 72 Pakenham Street and the internal lot at 76A Pakenham Street both have a density very similar to the subject site proposal. There are similarities between these three lots, and it is my opinion that the three are similar in nature of design, placement of units within the site boundaries and visual impact when each development is viewed from the street. The proposed development includes construction of 3 2-bedroom dwellings which I believe is compatible with the numerous 2-3 bedroom units existing on established properties within the area. Taking into consideration the location of the lot, distance from the street, visibility of the site and development from the street, character of the area and so on, it is my opinion that the proposed density of the 3 proposed single storey dwellings on the site is compatible with the density of existing development on established properties within the area. The performance criteria is met.

NOR-S6.7.2 Roof form and materials

P1

Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from, the existing streetscape or rural village character, having regard to:

- the design and period of construction of the existing buildings in the street;
- the design and period of construction of the existing buildings or rural village character; and
- visibility from any road or public open space.



DISCRETIONS	
Assessing Officers Comments	The proposed dwellings, whilst the majority of the roof form will have a 35 degree pitch, the central section will have a 19 degree pitch. The roof form of the proposed dwellings will be compatible with and not detract from the existing streetscape. The dwellings are proposed on an internal lot and will be largely hidden from the street and any public space. The surrounding streetscape features dwellings with varying roof forms, including many with a similar roof pitch to the proposed dwellings, ensuring the architectural style remains consistent with the existing character of the area. The application complies with this performance criterion.
NOR-S6.7.3	Wall materials
P1	<p>Wall materials of buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings on the site and in the street, and be compatible with the design and period of construction of the existing buildings or rural village character, having regard to:</p> <ul style="list-style-type: none"> a) use of bull-nosed timber weatherboards, or materials that have the appearance of bull-nosed timber weatherboards; or b) use of brickwork with mortar of a neutral earth colour and struck flush with the brickwork; or c) use of concrete blocks specifically chosen to: <ul style="list-style-type: none"> (i) blend with dressed sandstone; or (ii) rendered with coloured finishes in neutral earth tones.
Assessing Officers Comments	<p>The proposal is for development of three dwellings on a vacant lot, which will be partially visible from the street, and therefore requires assessment against the Performance Criteria.</p> <p>The wall materials of the proposed dwellings using a combination of James Hardie Linea Weatherboard, James Hardie Easylap and Lysaght Trimwall, predominantly grey colourings, which are reasonably consistent with the existing dwellings in the street. The cladding compliments the streetscape and wall materials used in the Catherine Street area. The wall materials have had regard to:</p> <ul style="list-style-type: none"> (a) Use of bull-nosed timber weatherboards, or materials that have the appearance of bull-nosed timber weatherboards; or (b) Use of brickwork with mortar of a neutral colour and struck finish with the brickwork; or (c) Use of concrete blocks specifically chosen to: <ul style="list-style-type: none"> (i) blend with dressed sandstone; or (ii) rendered with coloured finishes in neutral earth tones. <p>Performance criteria met.</p>
NOR-S6.7.4	Windows
P3	<p>Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to:</p> <ul style="list-style-type: none"> a) the period and style of the building; b) the use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S5.7.4 (b); c) the use of projecting brick or stone sills that match the existing if in a brick or masonry building; d) the use clear glass; and e) the division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.
Assessing Officers Comments	<p>The proposal is for new buildings that will be partially visible from the street. The site is an internal lot, with dwelling 2 partially visible from the street. No windows are proposed within the western elevation of the dwelling but rather glass doors with adjacent side windows.</p> <p>The proposed windows for the new buildings are considered compatible with the design and period of construction of existing buildings in the street. The proposal has had regard to:</p> <ul style="list-style-type: none"> (a) The period and style of the building; (b) The use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S5.7.4 (b); (c) The use of projecting brick or stone sills that match the existing if in a brick or masonry building; (d) The use clear glass; and (e) The division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing. <p>Windows proposed are similar to a number demonstrated in Catherine Street that are current.</p> <p>Performance criteria met.</p>



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 Permitted per the use table.

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Provides the required 7 car parking spaces; 2 for each of the 3 dwellings and 1 visitor space.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not applicable. No bicycle parking requirement for residential use.
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 for non-residential use within the General Residential Zone	A1 Not applicable.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies with the requirement that access and parking be sealed and the driveway drained to the public stormwater system,.
C2.6.2	Design and layout of parking areas	A1.1 Complies with the requirement that access and parking areas and access be in accordance with AS2890.1 and Tables C2.2 and C2.3.
		A1.2 Not applicable.
C2.6.3	Number of accesses for vehicles	A1 Complies with the requirement for only one access.
		A2 Not applicable.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable.
C2.6.5	Pedestrian Access	A1.1 Not applicable.
		A1.2 Not applicable.
C2.6.6	Loading Bays	A1 Not applicable.
		A2 Not applicable.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable.
		A2 Not applicable.
C2.6.8	Siting of parking and turning areas	A1 Not applicable.
		A2 Not applicable.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable.

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

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

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 Complies with the requirement for less than 40 vehicle movements per day.
		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.
C3.7 Development Standards for Subdivision		
Clause	Description	Assessment
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area.	A1 Not applicable.

5.4 REFERRALS

Council's Infrastructure & Works Department Council's consultant engineer, Cameron Oakley, provided the attached advice. The recommended conditions are included in the conditions of approval.
TasWater TasWater issued a Submission to Planning Authority Notice which will be included in any planning permit issued.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. One representation was received.

Issue 1

Shadow concerns from the proposed development and that the land at 65 Catherine Street already has a water issue.

Planner's Comment

The application includes shadow diagrams for which have detailed shadowing at the equinoxes (March 21st and September 21st) and for the winter solstice (June 21st). The shadow diagrams for June 21st show that the existing dwelling will be free of shadow by 12 noon with the majority of the rear yard unencumbered by shadowing after 12 noon. The shadow diagrams for March 21st and September 21st show a very minor shadow from the proposed development, without the consideration of any shadowing of boundary fencing which would see the proposed development impacting only marginally more than boundary fencing would. The existing water issue due to a retaining wall in Pakenham Street is a separate matter, however, the proposal will not cause an unreasonable impact to the shadow on the adjacent rear yard.

Issue 2

Every other property in the street has had to be built on the opposite (northern) side of the block.

Planner's Comment

This may be just co-incidental and was not a requirement of the planning scheme at the time of dwellings being constructed in the area. Quite often the location of the vehicle crossover may influence the dwelling placement, however, dwellings on this eastern side of Catherine Street do not have any uniformity in terms of proximity to the northern boundaries. Dwelling placement varies between those located closer to their northern boundary, and those located closer to their southern boundary with a number also located central to the property width when viewed from the street.

Issue 3

Concern that the proximity of the dwellings to the boundary will limit the adjacent property owner's prospects of subdivision and building on their block.

Planner's Comment

Each planning application is taken on their individual merit and assessed against the planning scheme that is effective at the time of the application being lodged with Council. Council is not in receipt of a proposal plan for subdivision on the adjacent property; however, planning officers are open to further discussions with the adjacent property owner to discuss their future intentions. It is noted that earlier this year Council approved a planning permit for the adjacent property which



included the demolition of a number of unlawful sheds and structures, two containers to be located adjacent to this shared boundary and a shed relocation to be also adjacent to this shared boundary, as well as a new shed and carport in the southeastern corner of the adjacent property. The proposed development will not restrict the adjacent property from further development opportunities.

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.



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.
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 for sustainable development in accordance with the objectives of the RMPS.	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: <ul style="list-style-type: none"> 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.

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

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

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
Comment: The proposal is consistent with this plan.	
Strategic Projects	
Comment: Not applicable	
Council Policy – Stormwater Quality Management	
This policy applies to: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> A single dwelling on a single lot that will be connected to the existing public stormwater system; Development creating new impervious area less than 500m²; A subdivision creating new lots greater than 5000m² in area, and with new roads and footpaths less than 500m² in area; Subdivisions which are solely for the purpose of creating road reserve, public open space, public infrastructure, littoral or riparian reserve or minor boundary adjustments. Comment: Applicable. Developer contribution of \$2000 to be conditioned.	
Council Policy – Landscaping Requirements for Development Proposals	
This policy applies to: <ul style="list-style-type: none"> all applications where landscaping is required under the zone/specific area plan/code provisions. <ul style="list-style-type: none"> If for single dwellings where landscaping is required, a landscape plan shall be submitted. A bond of \$500 is also required prior to the commencement of use. For multiple dwellings, a bond of \$500 per dwelling is required prior to the commencement of use. For commercial and industrial development, a bond of 1.5 times the cost of the planting component of landscape works is required prior to the commencement of use. Comment: Applicable	



Council Policy – On-Site Stormwater Detention
<p>This policy applies to:</p> <ul style="list-style-type: none"> • All commercial, industrial and special use (e.g. community, educational, recreational) buildings or structures • Multiple dwellings, and where • The existing drainage system is unable to accommodate an increase in stormwater discharge from the site. <p>Refurbishment of existing buildings and hardstand which does not increase the impervious area of the site is exempt from this policy. There may be instances where Council will specify alternative requirements based on identified local conditions.</p> <p>Council may consider waiving a requirement for on-site stormwater detention where:</p> <ul style="list-style-type: none"> • The downstream drainage system has been upgraded to accommodate the increase in runoff from the site for all storm events up to and including the 1% AEP event; 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. <p>Comment: Not applicable</p>
Council Policy – Pumped Stormwater Connection
<p>This policy applies to:</p> <ul style="list-style-type: none"> • All urban residential properties <p>Where an existing property is unable to be drained to Council’s stormwater system via gravity Council may consider allowing pumped stormwater systems in the following situations:</p> <ul style="list-style-type: none"> • Where the proposed drainage is for an existing or proposed single residential dwelling or a development where intensification of use is not proposed; 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 <p>Comments: Not applicable</p>
Council Policy – Public Open Space Contribution
<p>This policy applies to applications for subdivision.</p> <p>Comments: Not applicable</p>

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

- 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-25-0181 Attachment 1 November Agenda(flattened) [**11.1.1** - 21 pages]
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11.2 PLN-25-0156: APPLICATION TO AMEND PERMIT FOR WORKER ACCOMMODATION,105-107 MAIN STREET, CRESSY

File: 109000.52; PLN25-0156
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

MINUTE NO. 25/347

DECISION

Cr Brooks/Cr Adams

That planning permit PLN25-0156 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 the land at 105-107 Main Street, Cressy, to be developed and used for a Change of Use to Residential (Two Communal Residences) subject to the following conditions:

1 ENDORSED DOCUMENTS

1.1 Except as required by condition 2 of this permit, the use and development must be in accordance with the endorsed documents:

	Description	Author	Date	Reference
P1	Cover Page	Design to Live	19/09/2025 (R3)	MNS105-1
P2	Site Plan – Existing	Design to Live	19/09/2025 (R3)	MNS105-2
P3	Site Plan – Proposed	Design to Live	19/09/2025 (R3)	MNS105-3
P4	Existing and Proposed Ground Floor Plan – Dwelling	Design to Live	19/09/2025 (R3)	MNS105-4
P5	Existing and Proposed First Floor Plan – Dwelling	Design to Live	19/09/2025 (R3)	MNS105-5
P6	Existing and Proposed Floor Plan – Hall	Design to Live	19/09/2025 (R3)	MNS105-6

2 SEALING OF DRIVEWAY

- 2.1 Prior to the commencement of the use, the driveway, as indicated in the plan denoted 'condition – area to be sealed' must be surfaced with a spray seal.
- 2.2 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.

3 BICYCLE PARKING SPACES REQUIRED

- 3.1 Prior to the commencement of the use, a minimum of 2 bicycle parking spaces must be provided on site.

4 STORMWATER

- 4.1 Concentrated stormwater must not be discharged into neighbouring properties.
- 4.2 Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.

Carried Unanimously

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:

Nil



RECOMMENDATION

That planning permit PLN25-0156 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 the land at 105-107 Main Street, Cressy, to be developed and used for a Change of Use to Residential (Two Communal Residences) subject to the following conditions:

1 ENDORSED DOCUMENTS

1.1 Except as required by condition 2 of this permit, the use and development must be in accordance with the endorsed documents:

	Description	Author	Date	Reference
P1	Cover Page	Design to Live	19/09/2025 (R3)	MNS105-1
P2	Site Plan – Existing	Design to Live	19/09/2025 (R3)	MNS105-2
P3	Site Plan – Proposed	Design to Live	19/09/2025 (R3)	MNS105-3
P4	Existing and Proposed Ground Floor Plan – Dwelling	Design to Live	19/09/2025 (R3)	MNS105-4
P5	Existing and Proposed First Floor Plan – Dwelling	Design to Live	19/09/2025 (R3)	MNS105-5
P6	Existing and Proposed Floor Plan – Hall	Design to Live	19/09/2025 (R3)	MNS105-6

2 SEALING OF DRIVEWAY

- 2.1 Prior to the commencement of the use, the driveway, as indicated in the plan denoted 'condition – area to be sealed' must be surfaced with a spray seal.
- 2.2 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.

3 BICYCLE PARKING SPACES REQUIRED

- 3.1 Prior to the commencement of the use, a minimum of 2 bicycle parking spaces must be provided on site.

4 STORMWATER

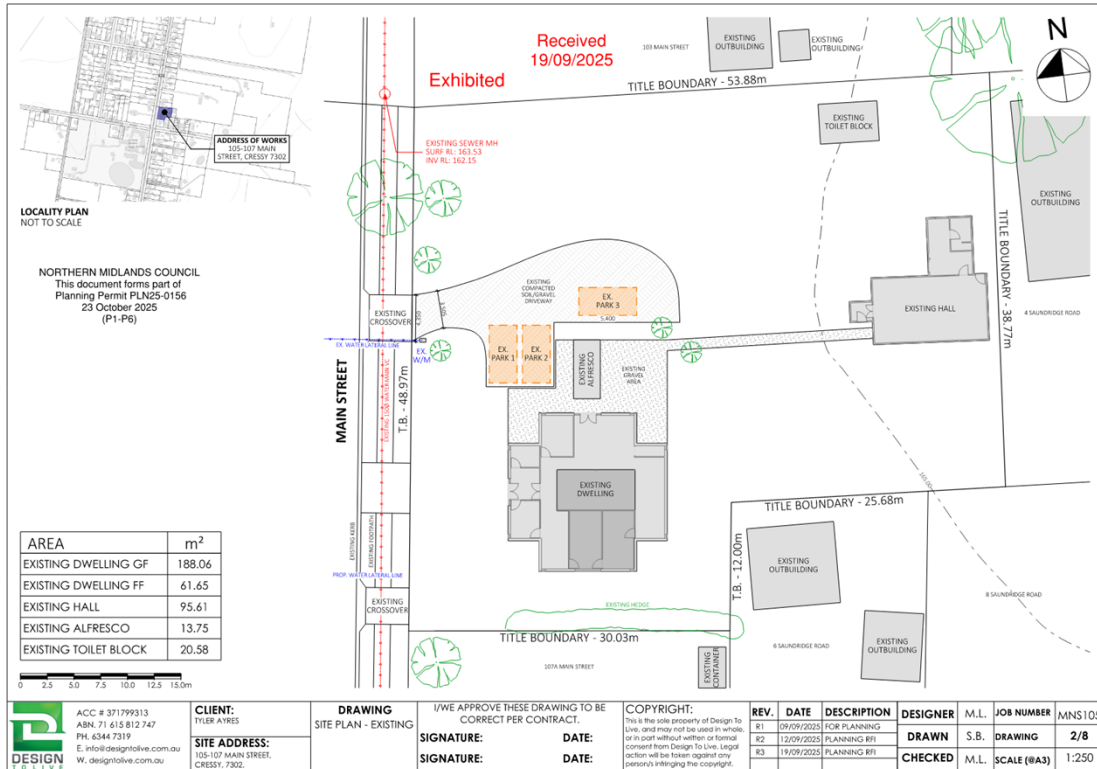
- 4.1 Concentrated stormwater must not be discharged into neighbouring properties.
- 4.2 Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.



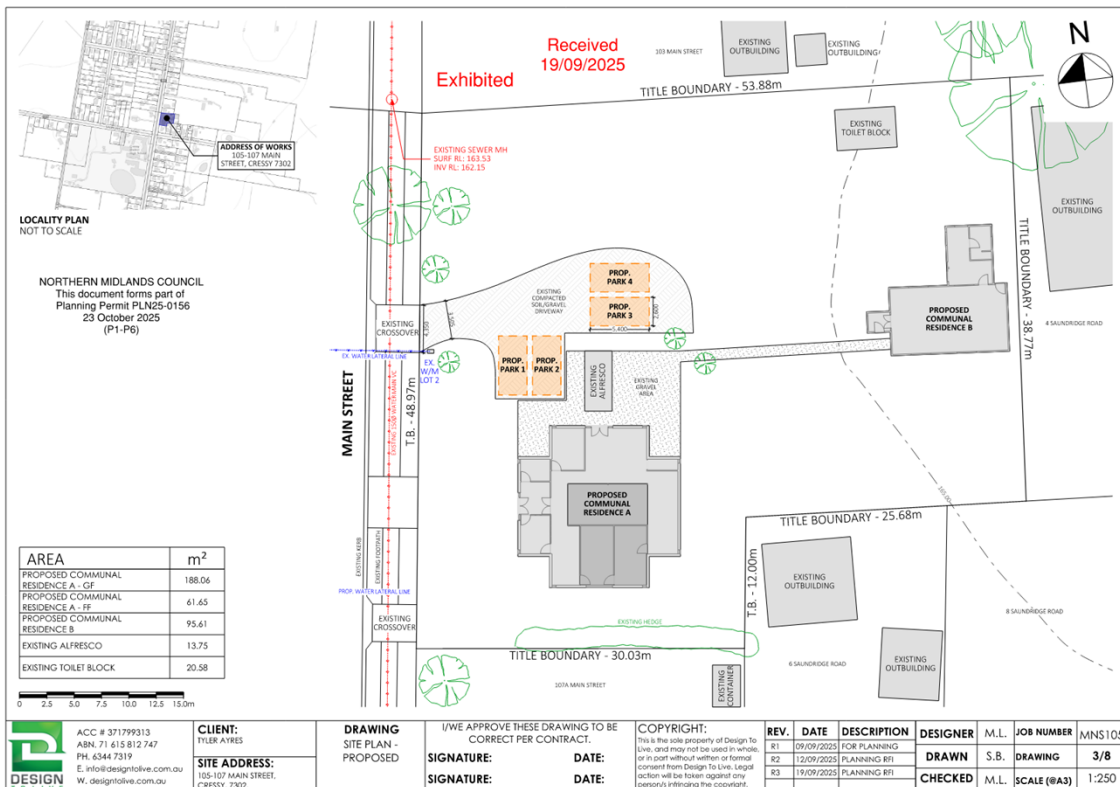
1 INTRODUCTION

Permit PLN25-0156

The permit allows for change of use from a single dwelling to workers accommodation (two communal residences). One communal residence is approved in the former dwelling (previously a church) and the other communal residence is approved in a former hall.



^ Site plan – existing





^ Site plan - approved

The permit was approved under delegation as no representations were received. The permit includes conditions:

2.1 Prior to the commencement of the use, plans must be submitted showing:

- 5 on-site car parking spaces.
- Manoeuvring and circulation spaces so that cars can enter and leave the site in a forward direction.
- Parking, access ways, manoeuvring and circulation spaces surfaced with a spray seal, asphalt, concrete, pavers or equivalent material.

4.1 Prior to the commencement of the use, the parking spaces, driveway, access ways, manoeuvring and circulation areas must be surfaced with a spray seal, asphalt, concrete, pavers or equivalent material in accordance with the plans required by condition 2 of this permit.

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 application is made 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 (single dwelling)
Proposed use/development:	Workers accommodation (two communal residences)
Zone:	General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S3.0 Cressy Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code
Application must be determined by:	26-11-2025
Recommendation:	Amend Permit.

4 SUBJECT SITE AND LOCALITY



Figure 1 - Aerial image of subject site



Figure 2 - entrance to site from Main Street



5 PLANNING SCHEME ASSESSMENT

5.1 Reason for Amendment

The application is to amend the permit by deleting conditions 2.1 and 4.1, keeping the current 3 parking spaces and gravel surface. The reasons given are:

We applied to have the use of the building changed to communal residence because the building will be used to house foreign workers for Tasmanian Quality Meats Pty Ltd [TQM]. None of these foreign workers own vehicles to park at the property and will be transported to and from work / recreational activities / shopping etc. via TQM's transport that is provided to its foreign workforce. This includes 2 large buses and multiple commuter vans which will simply pull up out the front of the property for the workers to get onto and leave again (not entering the property).

The busses are parked at Kingsley House in Longford and leave from there each morning to pick up the staff along the way to the plant at Cressy and return to Kingsley in the evenings.

There is some gravel hardstand already existing at the property which allows for vehicles to enter and exit currently and we are (at council's request) in the process of removing the undercover outdoor area that we realised once we purchased the building was not an approved building, the removal of this will provide additional gravel space at the side of the building.

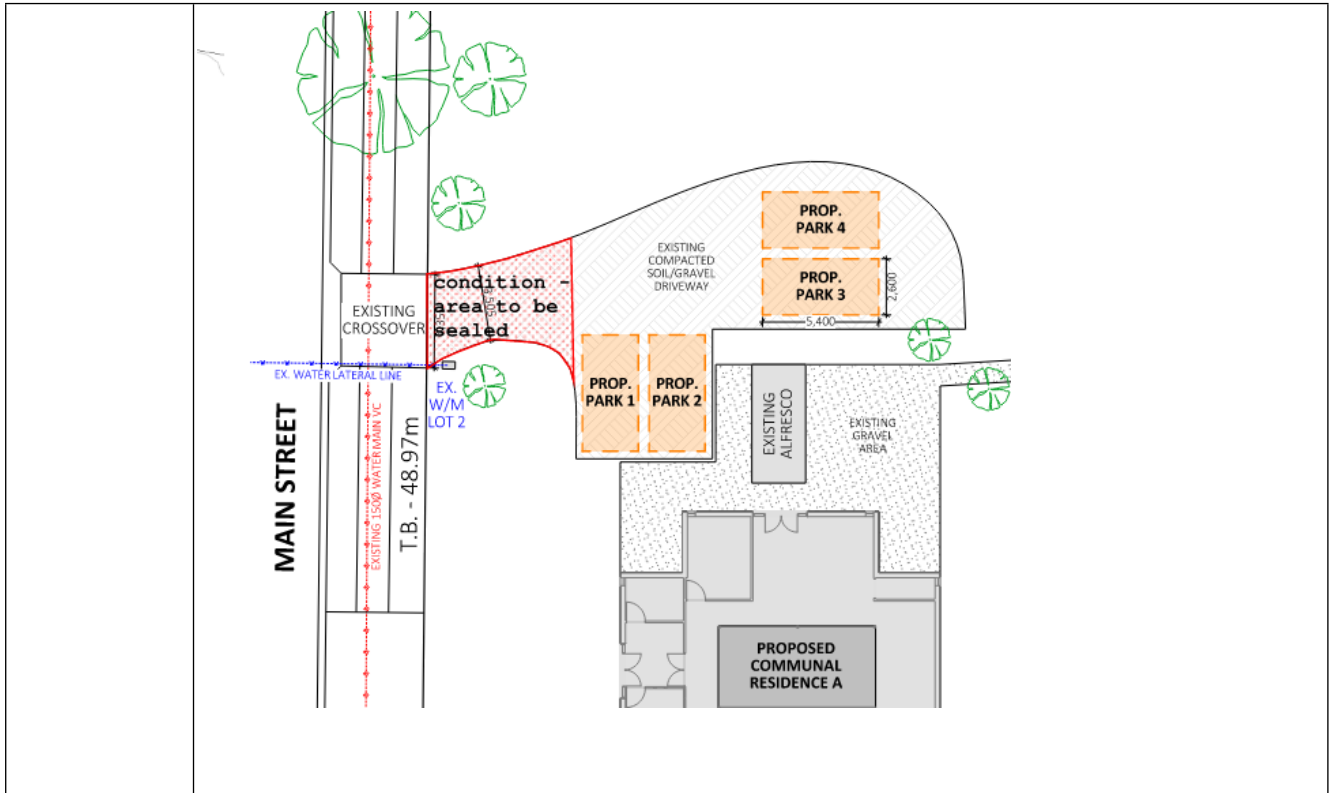
Our main reason for requesting to remove the condition is due to the large cost associated with sealing the access/parking areas when we know that it will not actually be used and should a car need to enter for any reason there is an existing gravel surface to accommodate that.

Furthermore, we are looking to potentially develop the property further in the near future which would see the removal of the sealed access / parking areas at that point as well which further adds to our desire for the condition to be removed.

We would really appreciate your understanding on this matter as we feel the costs associated with the condition aren't viable and we don't envisage using the re-surfaced area.

The relevant clause is:

C2.6.1	Construction of parking areas
P1	<p>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:</p> <ul style="list-style-type: none">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; andf) the nature of the proposed surfacing.
Assessing Officer's Comments	<p>The applicant asks that the existing gravel surface be retained. The site photographs show little sediment/debris being transported from the site to the road. Council may consider requiring part of the access to be sealed, as shown below, or for all access and parking to be sealed.</p>



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. No representations were received. The application was therefore decided under delegation. 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

Council can amend the permit as requested, amend the permit with different requirements, or not amend the permit and state reasons.

8 ATTACHMENTS

1. Markup - Possible Sealed Access Pages from 2.1 Design to Live Drawings 19 September 2025 Rev. 3 [**11.2.1** - 1 page]
 2. Endorsed Plans for Planning Permit PL N-25-0156 [**11.2.2** - 6 pages]
 3. PLANNING PERMIT PL N-25-0156 - Change of Use to Residential, 105-107 Main Street, Cressy [**11.2.3** - 2 pages]
-



11.3 REPORT ON REPRESENTATIONS TO DRAFT AMENDMENT 19/2025 - SITE SPECIFIC QUALIFICATION AND PERMIT PLN25-0088 FOR A 2 LOT SUBDIVISION, 5 ESKLEIGH ROAD, PERTH

File: 104200.385; PLN25-0088
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

Councillor McCullagh declared an interest in Item 11.3 and left the meeting at 6.00pm.

MINUTE NO. 25/348

DECISION

Cr Archer/Cr Andrews

That, under section 40K of the *Land Use Planning and Approvals Act 1993*, Council provide the Tasmanian Planning Commission with the attached section 40K in relation to draft amendment 19/2025 and planning permit PLN-25-0088 stating that the planning authority:

- Is of the opinion that the representations do not have merit and, having taken the representations into consideration, the draft amendment does not require modification; and
- Is satisfied that the draft amendment meets the LPS criteria;
- Recommends that the draft amendment be approved.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Brooks and Cr Terrett

Councillor McCullagh returned to the meeting at 6.06pm.

RECOMMENDATION

That, under section 40K of the *Land Use Planning and Approvals Act 1993*, Council provide the Tasmanian Planning Commission with the attached section 40K in relation to draft amendment 19/2025 and planning permit PLN-25-0088 stating that the planning authority:

- Is of the opinion that the representations do not have merit and, having taken the representations into consideration, the draft amendment does not require modification; and
- Is satisfied that the draft amendment meets the LPS criteria;
- Recommends that the draft amendment be approved.

1 PURPOSE OF REPORT

This report advises the Northern Midlands Council planning authority of representations received to draft amendment 19/2025 to the Northern Midlands Local Provisions Schedule (LPS) and recommends a response to the Tasmanian Planning Commission (TPC).



2 INTRODUCTION/BACKGROUND

At the 15 September 2025 Council Meeting, the Planning Authority agreed to initiate and certify a draft amendment as follows:

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

And

2. Under section 40F(2)(a) of the Act, certify that draft amendment 19/2025 meet section 34 LPS criteria of the Act.

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

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

NOR-21.1	5 Eskleigh Road, Perth 185939/1	An addition to the Acceptable Solution for the site is: “(d) be for the separation of the Agriculture Zone from the Future Urban Zone along the alignment of the Midland Highway which divides the site”.	Agriculture Zone – Standard 21.5.1 A1 (Lot Design)
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NOR-30.1 5	5 Eskleigh Road, Perth 185939/1	An addition to the Acceptable Solution for the site is: “(d) be for the separation of the Urban Zone from the Agriculture Zone along the alignment of the Midland Highway which divides the site”.	Future Urban Zone – Standard 30.5.1 A1 (Lot Design)
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- B. Amend the planning scheme maps to show a site-specific qualification on 5 Eskleigh Road, Perth (folio of the Register 185939/1).

And

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

Endorsed Documents

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

TasWater conditions

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

Note: TasNetworks Easement

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

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

1.2 Councillors serve with integrity and honesty



3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

5.1 *Land Use Planning and Approvals Act 1993 (the Act)*

40K. Report to Commission about draft amendments

After exhibition of the draft amendment, the planning authority must provide the Commission with a report in relation to the draft amendment. The report must contain –

- (a) *a copy of each representation*
- (c) *a statement of the planning authority's opinion as to the merit of each representation including, –*
 - (i) *whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and*
 - (ii) *the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and*
- (d) *a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and*
- (e) *any recommendations in relation to the draft amendment that the planning authority thinks fit.*

6 FINANCIAL IMPLICATIONS

There are no financial implications to Council.

7 RISK ISSUES

No risk issues to Council are identified.

8 CONSULTATION WITH STATE GOVERNMENT

Responses from the Department of State Growth, TasWater and TasNetworks were reported to the meeting of 15 September 2025. No further responses were received as a result of public notification.

9 REPRESENTATIONS

Council exhibited notice of the draft amendment for 28 days in accordance with section 40G of the Land Use Planning and Approvals Act, including notices sent to surrounding property owners and occupiers, notices placed on the site, and notices in the Examiner on 27 September 2025 and 4 October 2025. Two representations were received. A summary of the issues raised within the representations and officer response is provided below.

Representation 1

Objects to the two lot subdivision of 5 Eskleigh Road, Perth because:

- A previous application refused by Council for exactly the same application was refused and further lost to an [appeal] through TASCAT.
- As proven, it is illegal to excise a house and land in a subdivision, where the house lot size is lesser than the balance land.
- It was actually the Council Solicitors that were the protagonists of the position around the land sizes.
- Any approval would be appealed to TASCAT and referred to the Tasmanian Planning Commission.
- Includes a copy of Drummond Street Developments Pty Ltd v Northern Midlands Council [2023] TASCAT 77

Representation 2

Objects and places Council on Notice [regarding] the application of the Subdivision at 5 Eskleigh Rd, Perth.



It has been tested in TASCAT already and proved illegal to subdivide the land, after Council refused to approve such, and Councils Solicitors successfully argued in Court to the same on appeal.

Planner's comments

As reported to council on 15 September 2025:

- *The purpose of the proposed draft amendment (application of site-specific qualifications) is to enable an application for a two (2) lot subdivision of the site which would otherwise not be allowable under the Scheme without the proposed amendment.*
- Section 40T of the Land Use Planning and Approvals Act states [emphasis added]:

40T. Permit application that requires amendment of LPS

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

- (a) make an application to the planning authority for a permit, which permit could not be issued **unless the LPS were amended as requested**; and
- (b) request the planning authority to consider the request to amend the LPS and the application for a permit at the same time.

The representations are correct that the 2 lot subdivision cannot be approved under the planning scheme as it exists. The application is to amend the planning scheme to allow the 2 lot subdivision. Such application has been made under section 40T of the Land Use Planning and Approvals Act.

As an application to amend the planning scheme, the draft amendment and subdivision will be decided by the Tasmanian Planning Commission.

The representations do not raise any issues that require modification to the draft amendment. The issues raised in the representations also do not impact on the draft amendment, or compliance with the LPS criteria.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can report to the Tasmanian Planning Commission that:

- The representations do not have merit and the draft amendment should be approved; or
- The representations have merit, and the draft amendment should be modified or rejected.

11 OFFICER'S COMMENTS/CONCLUSION

The representation does not raise any issues that require modification to the draft amendment. The issues raised in the representations do not impact on the draft amendment, or compliance with the LPS criteria. It is recommended that the Planning Authority advise the Tasmanian Planning Commission to give its final approval to the Draft Amendment.

12 ATTACHMENTS

1. S 40 K Report to TPC on Representations [**11.3.1** - 3 pages]
-



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 25/349

DECISION

Cr Terrett/Cr Adams

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

Following the decision on Item 12, Council commenced with Item 14.1 Policy Review: Dog Management Policy and Code of Responsible Dog Ownership.

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

At approximately 5.16pm following conclusion of the discussion relating to Item 8. Information Items and prior to Public Question and Statements being heard, Council commenced with Item 13.1 Development Services: Monthly Report.

MINUTE NO. 25/341-1

DECISION

Cr Terrett/Deputy Mayor Lambert

That the report be noted.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Following conclusion of Item 13.1 and prior to Public Question and Statements being heard, Council commenced with Item 14.2 Trial of Free Shower Facility at Longford Memorial Hall and Pioneer Park Evandale.

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.

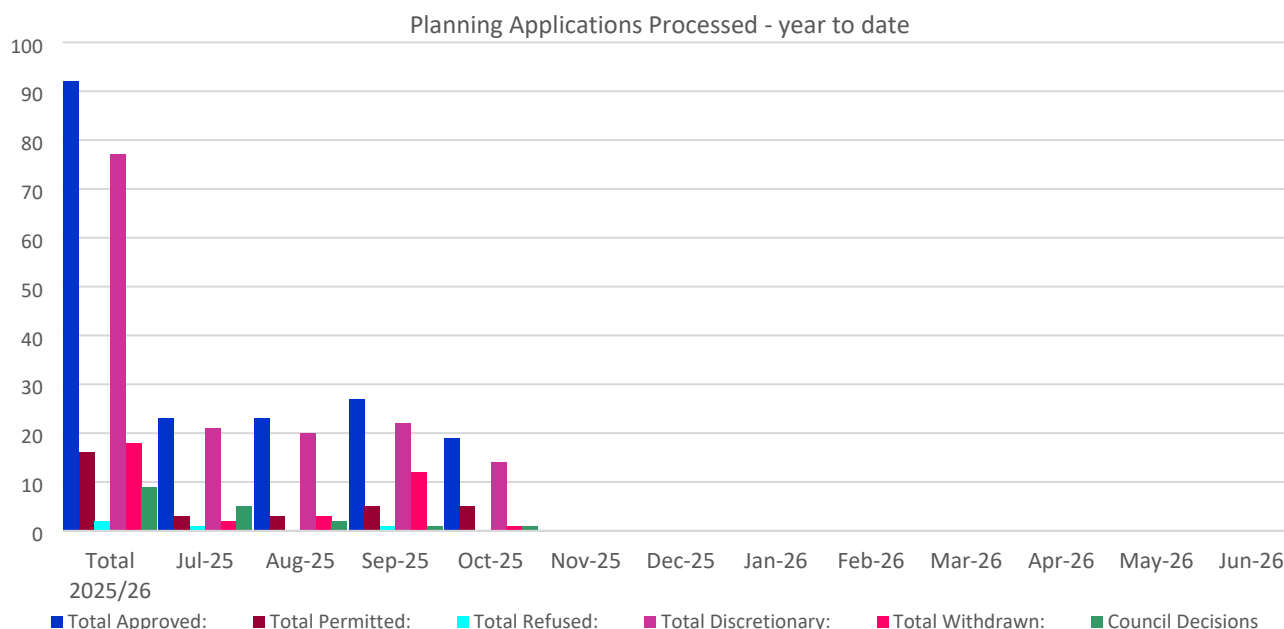
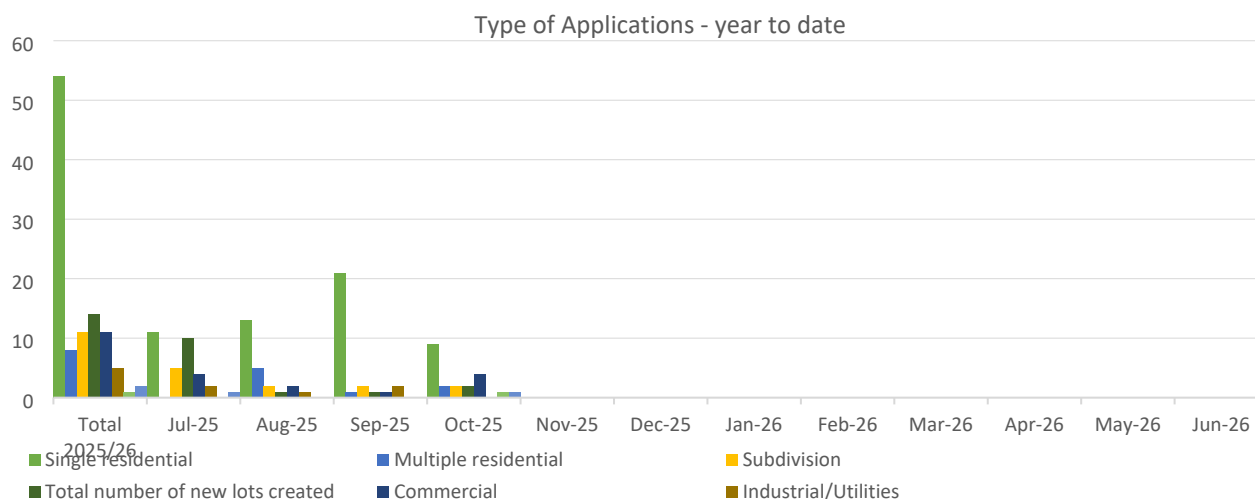
2 DEVELOPMENT SERVICES REPORTING

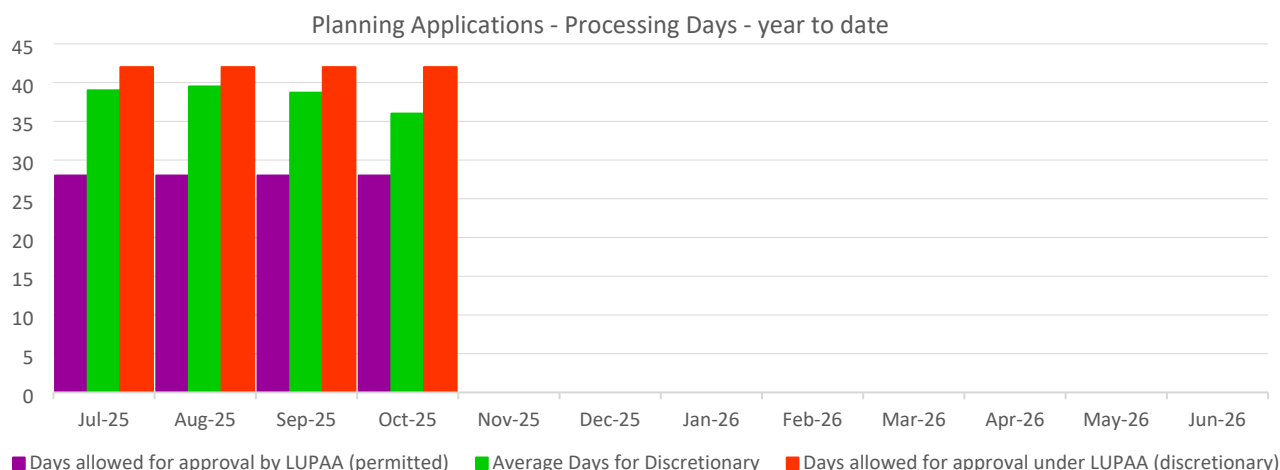
2.1 Planning Decisions

	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	80	18	22	23	17								
Applications on STOP for further information				44	34	30	35								
Single residential	36	44	54	11	13	21	9								
Number of new dwellings			14	1	3	8	2								
Multiple residential	69	52	8	0	5	1	2								
Number of new dwellings			83	0	79	2	2								
Subdivision	27	26	11	5	2	2	2								
Total number of new lots created	72	14	14	10	1	1	2								
Commercial	25	20	11	4	2	1	4								
Industrial/Utilities	15	22	5	2	1	2	0								
Visitor Accommodation	11	0	1	0	0	0	1								
Total permitted	0	0	0	0	0	0	0								
Total discretionary	11	0	1	0	0	0	1								
Other	47	75	2	1	0	0	1								
Total No. Applications Approved:	182	206	92	23	23	27	19								
Total Permitted:	18	30	16	3	3	5	5								
Average Days for Permitted	15	13.3 6	19.25	21	29	14	13								
Days allowed for approval by LUPAA	28	28	28	28	28	28	28								



	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Total Exempt under IPS:	93	104	34	5	15	7	7								
Total Refused:	4	7	2	1	0	1	0								
Total Discretionary:	164	176	77	21	20	22	14								
Average Days for Discretionary:	33.17	38.71	38	39	40	37	36								
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42								
Total Withdrawn:	44	29	13	2	3	7	1								
Council Decisions	27	22	9	5	2	1	1								
Appeals lodged by the Applicant	2	1	2	2	0	0	0								
Appeals lodged by third party	0	1	2	0	1	1	0								



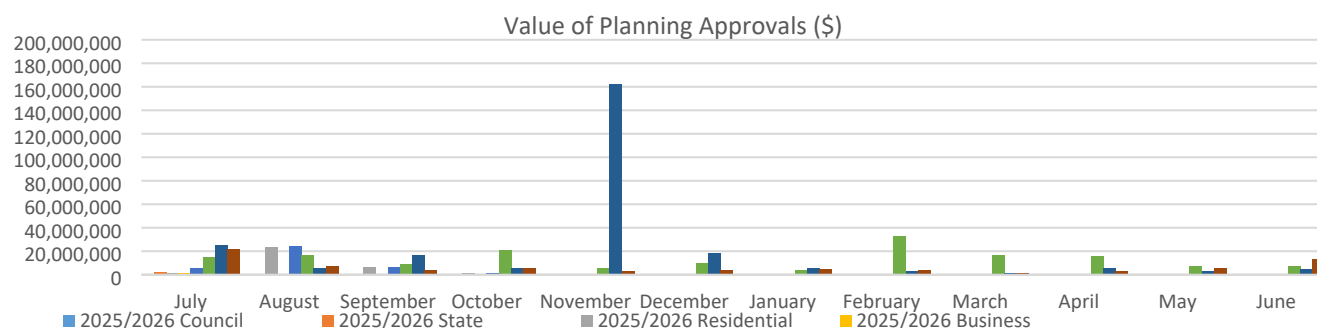


Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-24-0199 - 1	Multiple Dwellings x 4, change to roofline over carport, include consideration for liveable and accessible housing standards	1C Charles St, CRESSY (Access over CT186361/1) TAS 7302	Woolcott Land Services	4	A
PLN-25-0047	Retrospective multiple dwelling and deck (vary access and parking provisions)	924 Deddington Road, Deddington TAS 7212	Engineering Plus	44	D
PLN-25-0075	2 Lot Subdivision (Local heritage place)	75 Storys Creek Road, Avoca TAS 7213	Ms Katrina Mundy	43	D
PLN-25-0156	Change of Use to Residential (Two Communal Residences)	105-107 Main Street, Cressy TAS 7302	Mr Tyler Ayres	33	D
PLN-25-0163	Dwelling Extension (Local Heritage Precinct)	15-17 Latour Street, LONGFORD TAS 7301	Mr R Hadley & S White	38	D
PLN-25-0169	Outbuilding (shed).	22 Pultney Street, Longford TAS 7301	Mr Gary Curran	29	D
PLN-25-0171	Research and Development Facility (Discretionary Use, Scenic Road Corridor)	390 Illawarra Road, Longford TAS 7301	6ty° Pty Ltd	41	D
PLN-25-0172	Change of Use to Single Dwelling (access over 38A)	38 Cromwell Street, Perth TAS 7300	Engineering Plus	42	D
PLN-25-0173	Solar Panels (partly retrospective)	65 Main Road, Perth TAS 7300	Greenarch Group	45	D
PLN-25-0178	Change of Use - Cottage to Visitor Accommodation (Parking and Sustainable Transport Code)	1 Portugal Street, Ross TAS 7209	Mr Matthew Allard & Ms Irene Mocallay	28	D
PLN-25-0183	Solar Panels	59 Main Road, Perth TAS 7300	Mr George Auchterlonie	28	D
PLN-25-0184	Dwelling/Shed (C2.0 Parking and Sustainable Transport Code)	31 Torlesse Street, Campbell Town TAS 7210	Heald Building & Construction	28	D
PLN-25-0189	Extension to Awning (Vary setback)	U 2/172 Wellington Street, Longford TAS 7301	Optimo Awnings Northern Pty Ltd	34	D
PLN-25-0192	2 Lot Subdivision (Longford SAP)	44 Hobhouse Street, Longford TAS 7301	Mr Brad Van Zetten	29	D
PLN-25-0003	Install door with returns chute over block wall	Longford Library, 55 Wellington Street, Longford TAS 7301	Maree Bricknell	19	P
PLN-25-0186	Alteration to Dwelling, Swimming Pool, Demolition of Outbuildings	189 Wilmores Lane, Longford TAS 7301	WOODBURYCO PTY LTD	12	P
PLN-25-0187	Demolition Shed	27 Smith Street, Longford TAS 7301	Mr Andrew Duddington	19	P
PLN-25-0188	Awning	U 1/29B Pakenham Street, Longford TAS 7301	Optimo Awnings Northern Pty Ltd	12	P
PLN-25-0191	Dwelling addition	9 Range Road, Western Junction TAS 7212	S Group	4	P
PLN-25-0162	10 x Species Hotels	Chiswick, 54 Chiswick Road, Ross TAS 7209	V Wilkinson & L Wallis	42	C



2.2 Value of Planning Approvals

	Current Year				2025/2026	2024/25	2023/24	2022/23
	Council	State	Residential	Business	Total	Total	Total	Total
July	10,000	2,500,000	1,264,305	1,668,000	5,442,305	7,412,102	25,482,265	21,899,020
August	0	300,000	23,193,000	800,000	24,293,000	8,188,245	5,178,200	7,155,844
September	0	0	6,173,232	410,000	6,583,232	4,394,000	16,503,664	4,097,900
October	0	3,000	1,372,094	279,000	1,654,094	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	2,803,000	32,002,631	3,157,000	37,972,631	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 <ul style="list-style-type: none"> Preliminary conference held 19 August 2025. Teleconference held 13 October 2025. Mediation being undertaken.
PLN24-0097 Appeal P2025/70	Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road. <ul style="list-style-type: none"> Preliminary conference held 04 August 2025. Mediation held 21 August 2025. Teleconference held 4 November 2025 to set a hearing date. Primary evidence to be filed 10 November 2025.
PLN25-0039 Appeal P/2025/58	Appeal against refusal of a permit for a dwelling (dual use visitor accommodation and communal residence) at 157 Blackwood Creek Road. <ul style="list-style-type: none"> Preliminary conference held 2 July 2025. Mediation held 22 October 2025. Primary evidence to be filed early December.
Decisions received	
PLN-23-0232 Appeal P/2024/105	Appeal against refusal of subdivision at 30 Paton Street, Longford <ul style="list-style-type: none"> Appellant made an application for costs. Tribunal dismissed the appellant's application for costs. Tribunal found that there was no reason to justify the departure from the usual position that each party pay their own costs of the appeal.

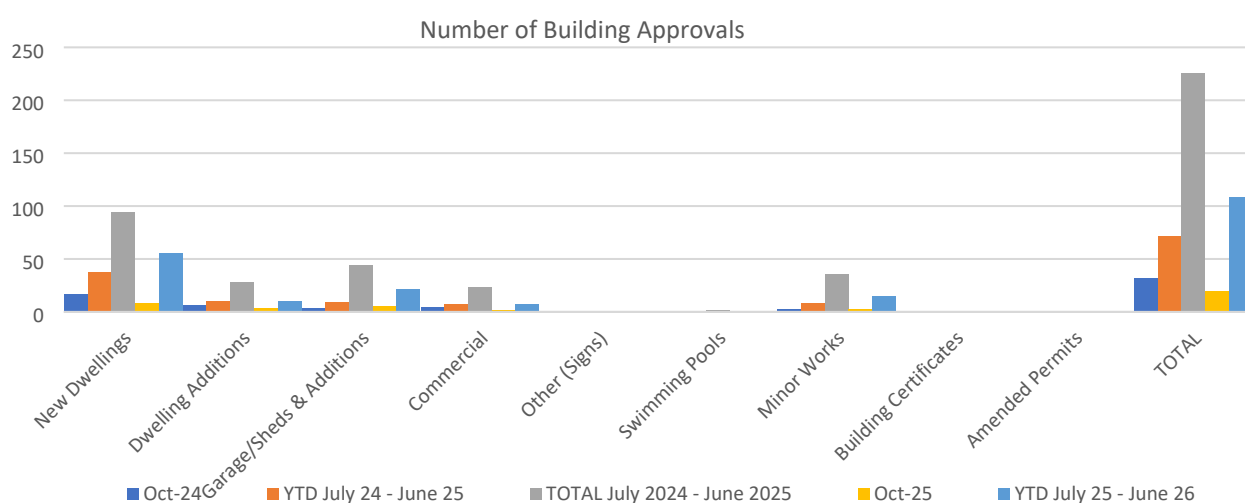
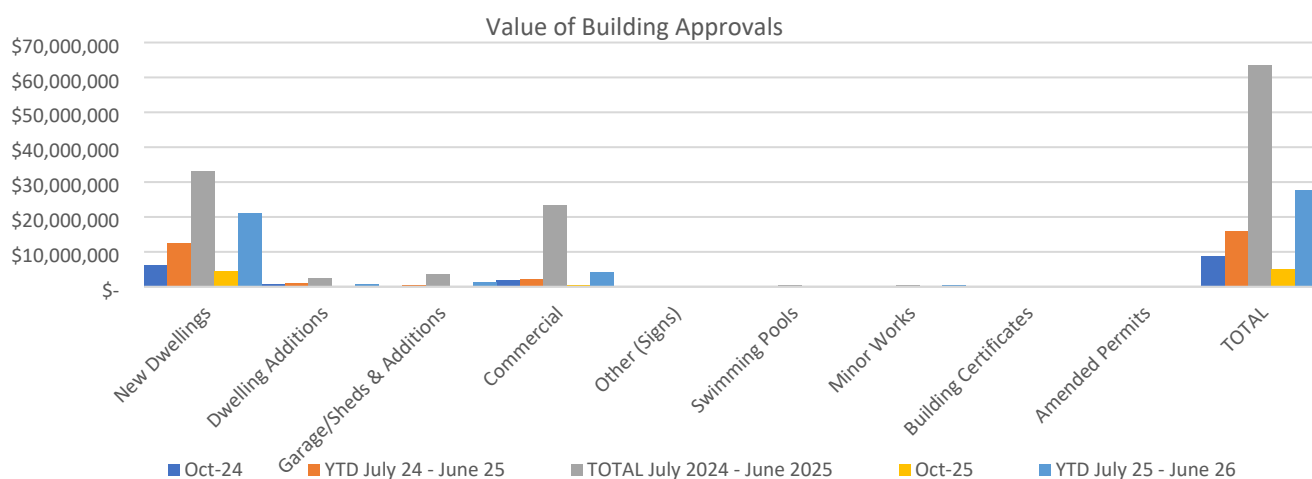


TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
TPC	TASMANIAN PLANNING COMMISSION
PLN25-0088; 19/2025	<p>Draft Amendment 19/2025 to insert site specific qualifications combined with an application for a two-lot subdivision at 5 Eskleigh Road, Perth.</p> <ul style="list-style-type: none"> • Certified by Council on 15 September 2025 and permit for two-lot subdivision granted pursuant to s. 40Y (2) of the <i>Land Use Planning and Approvals Act 1993</i>. • Public notification from 29 September to 28 October 2025. • Representations to be considered at November Council meeting and sent to the Planning Commission.
PLN24-0078; 16/2024	<p>Draft Amendment 16/2024 to rezone 2 Bruce Place, Longford, from Open Space to General Residential.</p> <ul style="list-style-type: none"> • Certified by Council on 23 June 2025. • On public notification from 14 July to 12 August 2025. • TPC were advised on 9 September 2025 that no representations were received.
PLN24-0030; 14/2024	<p>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.</p> <ul style="list-style-type: none"> • 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. • The Commission advised that on 6 October 2025 it received a request to review the Planning Authority's refusal to prepare the draft amendment. Council has provided the information required by the Commission to assist it in reviewing this request. • The Commission has directed Council to reconsider preparing the Draft Amendment. Report to be presented to future Council Meeting.
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 - 2025 - 2026					
	Oct-24		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Oct-25		YTD July 25 - June 26	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	17	6,228,036	37	12,430,816	94	33,101,243	8	4,333,390	55	21,142,936
Dwelling Additions	6	700,000	10	933,600	28	2,521,600	3	109,000	10	629,000
Garage/Sheds & Additions	3	78,000	9	332,304	44	3,598,729	5	227,000	21	1,277,105
Commercial	4	1,850,000	7	2,051,000	23	23,475,732	1	300,000	7	4,070,000
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	2	15,013	8	97,851	35	421,461	2	33,530	15	572,421
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0			0	0
TOTAL	32	8,871,049	71	15,845,571	225	63,418,765	19	5,002,920	108	27,691,462
Inspections										
Building	0		0		0		0		0	
Plumbing	40		163		389		31		127	



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	103	284
Property owner not home or only recently started			
Complying with all conditions / signed off	18	77	283
Not complying with all conditions	5	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	31	84	202
Commitment provided to submit required documentation			
Re-inspection required	25	63	142
No Further Action Required	6	21	60
Building Notices issued	5	23	33
Plumbing Notices Issued		1	17
Building Orders issued	2	13	26
Plumbing Orders Issued		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 7 commercial building approvals valued at a total of \$4,070,000 (year to date), compared to 7 commercial building approvals valued at a total of \$2,051,000 (year to date) for the previous year.

In total, there have been 108 building approvals valued at \$27,691,462 (year to date) for 2025/2026 compared to 71 building approvals valued at \$15,845,571 (year to date) for the previous year.



14 GOVERNANCE REPORTS

14.1 POLICY REVIEW: DOG MANAGEMENT POLICY AND CODE OF RESPONSIBLE DOG OWNERSHIP

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Tatiana Paniagua, Executive Officer

Council deferred a decision on Item 14.1 until after Item 9 Public Question and Statements and Items 10, 11 and 12 relating to Planning as listed in the Agenda for the meeting.

Councillor Terrett declared an interest in Item 14.1 and left the meeting at 6.07pm.

MINUTE NO. 25/350

DECISION

Cr Adams/Cr Andrews

That Council

- a) endorse the amendments to the Dog Management Policy and the Code of Responsible Dog Ownership; and
- b) include an alteration to Kennel Licence 1 (KL1) - Companionship Dogs to include breeding dogs.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr McCullagh

FORESHADOWED MOTION

Cr McCullagh/

That Council bring back an amended policy to the next workshop.

Councillor Terrett returned to the meeting at 6.29pm.

Following a decision on Item 14.1, Council resumed with Item 15.1 and the remainder of items listed in the agenda for the meeting.

RECOMMENDATION

That Council endorse the amendments to the Dog Management Policy and the Code of Responsible Dog Ownership.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the amended Dog Management Policy and Code of Responsible Dog Ownership.

The documents have been comprehensively reviewed to incorporate community feedback received during the statutory consultation period (25 July – 22 August 2025) and to ensure continued alignment with the *Dog Control Act 2000* and other relevant legislation.

The revised Policy and Code outline Council's objectives and responsibilities for effective dog management across the municipality and promote a balanced approach that safeguards community amenity, supports animal welfare, and encourages responsible dog ownership.



2 INTRODUCTION/BACKGROUND

Under section 7 of the *Dog Control Act 2000*, Council is required to develop and maintain a Dog Management Policy.

The Northern Midlands has a significant population of both companion and working dogs, and it has been identified that clearer guidance is required for dog owners, breeders, commercial operators, and Council officers regarding animal care, identification, nuisance management, and kennel licensing.

While anticipated State legislative reforms have not yet occurred, Council has proactively undertaken a full review of its Policy to ensure a robust and locally responsive framework.

Key changes include:

- expanded definitions and clearer terminology;
- stronger provisions for kennel licensing, nuisance management, and enforcement;
- improved community education commitments; and
- introduction of a declaration clause within the Dog Registration Form requiring owners to acknowledge their responsibilities under the *Dog Control Act 2000* and the *Animal Welfare (Dogs) Regulations 2016*.

The revised Policy also clarifies the General Manager's discretionary powers under sections 54–55 of the *Dog Control Act 2000*, and outlines comprehensive procedures for kennel licence applications, public notification, assessment, and appeal.

Following Council's decision on 23 June 2025 (Minute No. 25/194), the draft Policy and Code were released for public consultation. The consultation process attracted 43 submissions, resulting in further refinements to ensure fairness, transparency, and enforceability, while acknowledging the social and mental health benefits of companion animals.

The amended Policy now provides a contemporary and balanced framework that:

- protects public safety and community amenity;
- promotes high standards of animal welfare;
- ensures equitable and transparent regulation; and
- supports evidence-based decision-making and compliance.

The final version is presented to Council for formal adoption.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

Not applicable.



4 POLICY IMPLICATIONS

Regular review of Council policies ensures continued relevance, compliance, and responsiveness to community expectations.

The *Dog Management Policy* and *Code of Responsible Dog Ownership* provide clear and practical guidance for both Council officers and the public, supporting consistent, fair, and transparent decision-making.

The Policy also serves as an interim framework pending any future State regulatory updates.

5 STATUTORY REQUIREMENTS

The following legislation is applicable to the proposed policy:

- *Dog Control Act 2000*
- *Local Government Act 1993*
- *Dog Control Regulations 2021*
- *Animal Welfare Act 1993*
- *Animal Welfare (Dogs) Regulations 2016*
- *Land Use Planning and Approvals Act 1993*
- *Guide Dogs and Hearing Dogs Act 1967*
- *Personal Information Protection Act 2004*
- *Archives Act 1993*
- *Law of Animals Act 1962*
- *Disability Discrimination Act 1992*

6 FINANCIAL IMPLICATIONS

The adoption of the amended *Dog Management Policy and Code of Responsible Dog Ownership* is not expected to result in significant additional costs to Council. Implementation will be managed within existing operational budgets for animal control and regulatory services.

Any minor administrative costs associated with updating forms, signage, and public information materials will be absorbed within current resources. Should any future legislative changes require additional funding, a separate report will be presented to Council for consideration.

7 RISK ISSUES

The key risks associated with dog management include public safety, animal welfare, community complaints, and non-compliance with legislative requirements. Failure to maintain an up-to-date and enforceable dog management policy may expose Council to reputational, legal, and operational risks.

The updated Dog Management Policy and Code of Responsible Dog Ownership mitigates these risks by providing clear guidance for dog owners, supporting consistent enforcement practices, and ensuring alignment with the *Dog Control Act 2000*. It also positions Council to respond appropriately to emerging issues and potential changes in State legislation.

8 CONSULTATION WITH STATE GOVERNMENT

A State Government review of dog management is currently underway. Council acknowledges this ongoing process and will consider any future guidance, legislative changes, or regulatory updates arising from the review. This policy will be further reviewed and amended, if necessary, to ensure continued alignment with State Government direction and best practice.



9 COMMUNITY CONSULTATION

Public consultation was conducted between 25 July and 22 August 2025 in accordance with the *Dog Control Act 2000*.

Notices appeared in The Examiner on 26 July, 2, 9 and 16 August 2025, and information was made available at Council offices, online, and through social media and stakeholder engagement.

A total of 43 submissions were received. Key themes included kennel licensing, dog number limits, zoning, nuisance control, enforcement, and the social benefits of dog ownership.

Policy amendments responding to feedback included:

- clarified legal guidance on kennel licence decision-making and discretionary powers;
- confirmation that applications will be assessed on a case-by-case basis rather than by blanket restrictions;
- enhanced provisions for nuisance and repeat-offender management;
- expanded definitions for clarity and compliance;
- strengthened education and welfare commitments; and
- recognition of the mental health and wellbeing benefits of companion animals.

A summary of the consultation findings and the resulting amendments is attached.

10 OPTIONS FOR COUNCIL TO CONSIDER

- Adopt the amended Dog Management Policy and Code of Responsible Dog Ownership as presented.
- Not adopt the amended Policy and maintain the existing version pending further review.

11 OFFICER'S COMMENTS/CONCLUSION

The amended Dog Management Policy and Code of Responsible Dog Ownership represent a comprehensive review of Council's approach to dog management.

The review responds to ongoing community concerns and the need for clearer, more enforceable standards for responsible dog ownership, breeding, and kennel licensing across the municipality. The updated Policy strengthens Council's capacity to promote animal welfare, improve public safety, and ensure consistent compliance with the *Dog Control Act 2000* and other relevant legislation.

While State-level legislative reforms have been anticipated for several years, these have not yet been implemented. Council has therefore taken proactive steps to develop a locally responsive framework that addresses contemporary issues such as unregulated breeding, excessive dog numbers on residential properties, and the welfare implications of poor housing or management practices.

The revised Policy introduces clearer definitions, stronger welfare provisions, and a structured approach to kennel licensing. It provides comprehensive guidance on application, assessment, notification, and enforcement processes, as well as the discretionary powers of the General Manager under sections 54–55 of the *Dog Control Act 2000*. These measures improve transparency and accountability while supporting fair and evidence-based decision-making.

A key improvement is the inclusion of a mandatory declaration within the Dog Registration Form, requiring owners to acknowledge their responsibilities under both the *Dog Control Act 2000* and the *Animal Welfare (Dogs) Regulations 2016*. This is accompanied by an advisory note confirming that Council will report any suspected breaches of breeding limits to the RSPCA or other relevant authorities.

The revised Code of Responsible Dog Ownership has also been expanded to clarify owner obligations relating to control, registration, and care, and to promote community education on responsible ownership. The Policy now explicitly recognises the social and mental health benefits of companion animals and emphasises their contribution to community wellbeing.



Public consultation undertaken between 25 July and 22 August 2025 generated 43 submissions from residents, breeders, and stakeholders. The feedback was generally constructive and informed a number of key refinements to strengthen clarity, fairness, and alignment with legislation.

The revised Dog Management Policy and Code of Responsible Dog Ownership provide a clear, equitable, and enforceable framework for managing dogs across the Northern Midlands. They reflect Council's commitment to transparency, good governance, and community wellbeing, while ensuring compliance with legislative requirements and best practice principles.

Accordingly, it is recommended that Council adopt the amended Dog Management Policy and Code of Responsible Dog Ownership as presented.

Summary of Key Changes:

The revised Dog Management Policy and Code of Responsible Dog Ownership incorporate a number of key improvements to strengthen regulatory clarity, community education, and welfare outcomes. The main amendments include:

Legislative and administrative updates

- All legislative references have been reviewed and updated to reflect current Acts and Regulations, including the *Dog Control Act 2000*, *Dog Control Regulations 2021*, and *Animal Welfare (Dogs) Regulations 2016*.
- Definitions have been expanded and clarified for accuracy and consistency with legislation (e.g. Companion Dog, Accredited Trainer, Boarding Facility, Kennel Licence, and Assistance Dog).
- Structural and formatting refinements have been applied to improve readability and alignment with Council's policy standards.

Responsible ownership and welfare provisions

- Introduction of a mandatory declaration on the Dog Registration Form confirming owners' understanding of their legal obligations under the *Dog Control Act 2000* and animal welfare legislation.
- Inclusion of an advisory note that Council will report suspected breaches of breeding limits (as defined in the *Animal Welfare (Dogs) Regulations 2016*) to the RSPCA or other enforcement authorities.
- Recognition of the social and mental health benefits of companion animals within the policy objectives.

Kennel licensing framework

- Clearer explanation of kennel licence requirements, decision-making powers, and appeal processes under sections 54–55 of the *Dog Control Act 2000*.
- Removal of any implication of blanket restrictions based solely on zoning; licence applications are now assessed case-by-case with regard to property size, density, welfare, and amenity considerations.
- Confirmation that preliminary site assessments may be undertaken prior to formal application.
- Clarification of notification requirements, including written notice to residents and property owners within a 200-metre radius.
- Updated guidance on cancellation, renewal, and inspection procedures to enhance transparency.

Community education and engagement

- Strengthened commitment to education through public information materials, school engagement, and online resources promoting responsible ownership.
- Inclusion of a clear statement of owner responsibilities within the *Code of Responsible Dog Ownership*.
- Ongoing encouragement of stakeholder engagement, including collaboration with Dogs Tasmania, RSPCA and other animal welfare organisations.

Enforcement and compliance

- Enhanced direction on enforcement, nuisance management, and repeat-offender processes to improve consistency and accountability.
- Reaffirmation of Council's authority to act on welfare concerns and non-compliance under the *Dog Control Act 2000*.

Declared areas and administrative updates



- Review and confirmation of existing off-lead exercise areas, including minor updates to reflect current site use.
- Clarification of kennel licence categories and the relationship between planning approval and kennel licensing.
- Inclusion of updated contact information and references to current online resources.

12 ATTACHMENTS

1. Draft - Dog Management Policy and Code of Responsible Dog Ownership FV - Amended [**14.1.1** - 9 pages]
 2. Dog Management Policy and Code of Responsible Ownership Community Consultation Report [**14.1.2** - 5 pages]
 3. Dog Management Policy and Code of Responsible Dog Ownership Current [**14.1.3** - 5 pages]
-



14.2 TRIAL OF FREE SHOWER FACILITY AT LONGFORD MEMORIAL HALL AND PIONEER PARK EVANDALE

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

At approximately 5.18pm, following conclusion of Item 13.1 Development Services Report, Council commenced with Items 14.2 and 14.3.

MINUTE NO. 25/342

DECISION

Cr Brooks/Deputy Mayor Lambert

That Council

- a) endorse implementation of free shower facilities at Memorial Hall, Longford;
- and
- b) endorse the operation of the free shower facility at Pioneer Park, Evandale.

Carried Unanimously

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:

Nil

RECOMMENDATION

That Council

- a) endorse implementation of free shower facilities at Memorial Hall, Longford;
- and
- b) endorse the operation of the free shower facility at Pioneer Park, Evandale.

1 PURPOSE OF REPORT

This report outlines a proposal to transition the public shower facility at Longford Memorial Hall from a coin-operated system to a free-access model and to activate the Pioneer Park shower facility as a free service without installing a coin-operated system. The initiative is intended as a trial to assess community uptake, operational feasibility, and cost-effectiveness prior to considering similar installations at Perth and Campbell Town.

2 INTRODUCTION/BACKGROUND

The Longford Memorial Hall currently provides public shower facilities through a coin-operated system, charging \$2 for a four-minute hot shower, with the option to extend time by inserting additional coins. Tokens are distributed to financially stressed individuals via community partners such as the Helping Hand Association and Riverlands Centre.

An operational review has identified several significant issues with the current system. The coin-operated infrastructure incurs high maintenance costs, with servicing, repairs, and administrative oversight consistently exceeding the revenue generated. Additionally, the system has been subject to repeated instances of vandalism, further increasing maintenance expenses and contributing to its financial unsustainability. The hot water supply is also limited, particularly during peak usage periods, resulting in cold showers and reduced user satisfaction. Overall, the technical complexity and upkeep demands of the system are disproportionate to its financial return, making the current model unviable for Council.



To improve accessibility and reduce operational costs, it is proposed that the facility transition to a free-access model. This approach supports vulnerable and financially stressed individuals and aligns with Council's commitment to inclusive infrastructure and equitable access to essential services.

Key changes include the deactivation of the coin-operated system at Longford Memorial Hall, simplifying operations and reducing maintenance requirements.

In addition, the shower facility at Pioneer Park, Evandale, would be activated as a free public service. Plans to install a coin-operated or token-based system at this location would be discontinued to avoid unnecessary expenditure. Clear signage will be installed to inform users of the free access and provide usage guidelines.

The outcomes of this trial will offer valuable insights into community usage and operational impact. These findings will inform future decisions regarding public shower facilities in other locations, including Perth and Campbell Town, where similar community needs have been identified.

To promote responsible use of Council facilities, the existing taps will be replaced with a single timed push tap. This new fixture will dispense tempered water and operate for a fixed duration of three minutes. Usage will be monitored through both direct observation and ongoing maintenance, allowing comparison with current practices.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.4 Towns are enviable places to visit, live and work

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

The current coin-operated shower system at Longford Memorial Hall incurs maintenance and administrative costs that consistently exceed the revenue it generates. Limited hot water availability during peak times reduces user satisfaction, and the system's technical complexity is disproportionate to its financial return. Transitioning to a free-access model would eliminate costly infrastructure and servicing requirements, avoid planned capital expenditure at Pioneer Park, and support equitable access for vulnerable community members. The outcomes of this change will inform future decisions for similar facilities in Perth and Campbell Town, ensuring cost-effective and inclusive service delivery.

7 RISK ISSUES

Removing the coin-operated system eliminates a revenue stream, increasing reliance on Council funding to cover maintenance and utility costs. Free access may lead to higher usage, which could strain the hot water supply and reduce user satisfaction. Without a payment or token system, monitoring usage and ensuring equitable access becomes more difficult, potentially leading to overuse or misuse. There is also a risk of perceived inequity if certain groups dominate usage, which could be mitigated through clear signage and optional retention of the token system.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Community consultation regarding the shower service has been ongoing with local support organizations such as the Helping Hand Association, which have been provided with tokens to distribute to individuals in need. However, no broad-based public consultation has yet been undertaken across the wider community. It is anticipated that the introduction of free-access facilities will be positively received, enhancing community wellbeing and contributing to a more inclusive and supportive environment in the area.

10 OPTIONS FOR COUNCIL TO CONSIDER

That Council endorses the implementation of free shower facilities at Memorial Hall, Longford, recognising that the current coin-operated system is no longer financially sustainable due to ongoing maintenance costs exceeding revenue. Council further endorses the activation and operation of the free shower facility at Pioneer Park, Evandale, in place of previously proposed paid infrastructure.

11 OFFICER'S COMMENTS/CONCLUSION

The proposal to implement free shower facilities at both Longford and Evandale represents a positive initiative that supports the needs of both the local community and visiting tourists, while also promoting the long-term financial sustainability of the infrastructure. Council is encouraged to consider proceeding with a free-access trial at these two locations, with the understanding that any further operational adjustments identified during a four month period will be reported back to Council for further consideration if necessary.

12 ATTACHMENTS

Nil



14.3 RE-ESTABLISHMENT OF STRATEGIC PROPERTY COMMITTEE

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

MINUTE NO. 25/343

DECISION

Cr Terrett/Cr Adams

That Council

- a) endorse the re-establishment of the Strategic Property Committee; and
- b) nominate the Councillor McCullagh and Councillor Andrews to the Committee

Carried Unanimously

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:

Nil

At approximately 5.31pm, following conclusion of Item 14.3, Council commenced with Item 9 Public Question & Statements and Items listed under Items 10, 11 and 12 relating to Planning as listed in the Agenda for the meeting.

RECOMMENDATION

That Council

- a) endorse the re-establishment of the Strategic Property Committee; and
 - b) nominate the Councillor [REDACTED] and Councillor [REDACTED] to the Committee
- or
- a) not endorse the re-establishment of the Strategic Property Committee; and
 - b) endorse to revoke the decision of Council on 19 November 2018 (Minute 320/18) which created the Strategic Property Committee as a special committee of Council under Section 24 of the *Local Government Act*.

1 PURPOSE OF REPORT

To provide Council with a report regarding the re-establishment of the Strategic Property Committee.

2 INTRODUCTION/BACKGROUND

The Strategic Property Committee was established at the Council Meeting held on 19 November 2018, as recorded in Minute 320/18. Its Terms of Reference were formally adopted on 28 June 2021. The Committee was created to assist Council in determining its strategic and long-term direction regarding property assets, including matters related to community facilities, legal obligations, risk management, and resource allocation.

The Committee last convened in August 2022. Although a subsequent meeting was scheduled for November 2022, it did not proceed. At the Ordinary Meeting of Council held on 28 November 2022, appointments were made to various special committees, advisory committees, and external bodies. However, no Councillors were appointed to the Strategic Property Committee, and no further meetings have occurred since that time. The two previously appointed Councillors were not re-elected, and the Committee was not continued, based on the view that there was no ongoing need for its operation. It had also been previously recommended that the Committee be disbanded.

Despite this, Council's property management responsibilities remain significant and require strategic oversight, particularly in relation to property acquisitions, disposals, leasing arrangements, and the management of community facilities. The



Committee, when active, provided a dedicated forum for detailed consideration of these matters and informed Council's decision-making regarding property assets.

At the Council Meeting held in January 2024, Councillor Terrett tabled a Notice of Motion proposing the re-establishment of the Strategic Property Committee and the appointment of two Councillors to serve on it. The motion highlighted the Committee's prior contributions and the ongoing need for strategic property oversight.

During its previous term, the Committee undertook comprehensive assessments of properties identified for potential acquisition, such as sports precincts, public land, and community facilities. It also evaluated properties considered for sale or alternative use, including surplus land and former operational sites. Each property was assessed in terms of its strategic value, potential community benefit, and alignment with Council's long-term objectives.

The Committee reviewed property masterplans, including Council's resolutions regarding funding allocations for strategic initiatives. One such initiative involved the preparation of a master plan and business case for the conversion of 24 King Street, Campbell Town, into a commercial accommodation facility. This review included consideration of project briefs and consultancy agreements.

The Committee also maintained oversight of Council's property lease portfolio. Lease arrangements were reviewed regularly as a standing agenda item to ensure effective management and alignment with Council's strategic goals.

The Committee was introduced at a time when Council was undertaking an audit of its community assets to ensure that all property held was being utilised appropriately or considered for sale if deemed surplus. It also assessed whether additional property acquisitions were necessary to meet emerging needs within the municipality.

To reintroduce the Strategic Property Committee, Council will need to review and update the current Terms of Reference. It will also be necessary to appoint two Councillors and suitably qualified staff members to the Committee. Reconfirmation of the Committee's scope and reporting structure will be required to ensure alignment with Council's broader strategic planning and asset management frameworks.

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
- 1.4 Improve community assets responsibly and sustainably

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress



Strategic outcomes:

- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Start typing on this line

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

The appointment of Council representatives is in accordance with Section 24 of the Local Government Act 1993:

- (1) A council may establish, on such terms and for such purposes as it thinks fit, special committees.*
- (2) A special committee consists of such persons appointed by the council as the council thinks appropriate.*
- (3) The council is to determine the procedures relating to meetings of a special committee.*

6 FINANCIAL IMPLICATIONS

The absence of the Strategic Property Committee may result in missed opportunities for cost savings and revenue generation, as Council lacks a dedicated forum to strategically assess property acquisitions, disposals, and lease arrangements. Without regular oversight, surplus assets may remain underutilised, leasing terms may not be optimised, and strategic investments may be delayed or overlooked, potentially leading to inefficiencies and increased operational costs. Conversely, re-establishing the Committee would enable Council to proactively manage its property portfolio, ensuring that decisions are informed by thorough analysis and aligned with long-term financial objectives.

7 RISK ISSUES

The Strategic Property Committee carries certain risks that will need to be managed. Without clear terms of reference or appropriately skilled members, the Committee may produce inconsistent or ineffective recommendations. Its existence could also slow decision-making if not well integrated with Council processes, and there is a risk of duplicating work already being done through other governance channels. Additionally, if confidentiality is not maintained, sensitive property information could be exposed, leading to reputational or financial consequences.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may choose to endorse the re-establishment of the Strategic Property Committee and nominate two Councillors to serve on the Committee. Alternatively, Council may decide not to endorse the re-establishment of the Committee and instead resolve to revoke the decision made on 19 November 2018 (Minute 320/18), which originally established the Strategic Property Committee as a special committee of Council under Section 24 of the Local Government Act.

11 OFFICER'S COMMENTS/CONCLUSION



The Strategic Property Committee could serve a valuable purpose by providing a consistent and structured approach to the review and management of Council's property assets. Its re-establishment may assist Council in ensuring that decisions regarding acquisitions, disposals, leases, and community facilities are strategically aligned and regularly evaluated. However, this could impact the capacity of officers to effectively support the Committee without diverting resources from core statutory responsibilities.

12 ATTACHMENTS

Nil



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

Following conclusion of Item 14.1 Policy Review: Dog Management Policy and Code of Responsible Dog Ownership, Council continued with consideration of the remainder of the items listed in the agenda, namely Items 15 to 18.

MINUTE NO. 25/351

DECISION

Cr Adams/Cr McCullagh

That Council:

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council:

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

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31 October 2025.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 October 2025 is circulated for information.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive



3.2 Integrated Priority Projects Plan 2021

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

4 ALTERATIONS TO 2025-26 BUDGET

Following a budget review of income and expenditure items the following alterations/variances are highlighted and explained:

SUMMARY FINANCIAL REPORT

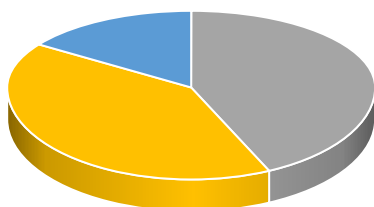
For Month Ending: 31-Oct-25 4

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$15,678,753	-\$15,678,753	-\$15,665,333	-\$13	99.9%	Raised in July 2024 75% FAGS grants paid 23/24
Recurrent Grant Revenue	-\$5,748,472	-\$2,395,197	-\$3,187,800	\$793	133.1%	
Fees and Charges Revenue	-\$3,484,109	-\$1,161,370	-\$1,709,599	\$548	147.2%	
Interest Revenue	-\$876,112	-\$292,038	-\$108,916	-\$183	37.3%	
Reimbursements Revenue	-\$45,386	-\$15,129	-\$15,045	\$0	99.4%	
Other Revenue	-\$2,320,133	-\$773,378	-\$237,195	-\$536	30.7%	
	-\$28,152,965	-\$20,315,864	-\$20,923,888	\$608	103.0%	
Employee costs	\$10,027,128	\$3,342,376	\$2,999,939	\$342	89.8%	Pensioner Rebates
Material & Services						
Expenditure	\$7,471,911	\$2,490,637	\$2,857,867	-\$367	114.7%	
Depreciation Expenditure	\$8,031,350	\$2,677,117	\$2,677,117	\$0	100.0%	
Government Levies & Charges	\$1,351,867	\$450,622	\$362,214	\$88	80.4%	
Councillors Expenditure	\$233,300	\$77,767	\$87,350	-\$10	112.3%	
Interest on Borrowings	\$0	\$0	\$0	\$0	0.0%	
Other Expenditure	\$1,145,320	\$381,773	\$829,284	-\$448	217.2%	
Plant Expenditure Paid	\$610,710	\$203,570	\$407,457	-\$204	200.2%	
	\$28,871,586	\$9,623,862	\$10,221,228	-\$597	106.2%	
	\$718,621	-\$10,692,002	-\$10,702,660			
Gain on sale of Fixed Assets	\$0	\$0	-\$2,478	\$2	0.0%	*Asset recognition EOY
Loss on Sale of Fixed Assets	\$433,630	\$144,543	\$0	\$145	0.0%	
Underlying (Surplus) / Deficit	\$1,152,251	-\$10,547,459	-\$10,705,138			1*
	-\$16,000					Jnl for Deprec to be done
Capital Grant Revenue	-\$8,491,599	-\$2,830,533	-\$2,050,425	-\$780	72.4%	* Not recognised until EOY
Subdivider Contributions	-\$377,927	-\$125,976	0	-\$126	0.0%	
Capital Revenue	-\$8,869,526	-\$2,956,509	-\$2,050,425			
	-		-			
Budget Alteration Requests						
- For Council authorisation by absolute majority						
				Budget	Budget	Actuals
				Operating	Capital	
Capital works budget variances above 10% or \$10,000 are highlighted						
Oct						
Ross Pool Charges 2025/26	\$					
Adult/Child Daily		5.00				
- Family Daily		15.00				
- Adult/Child Weekly		20.00				
- Family Weekly		40.00				



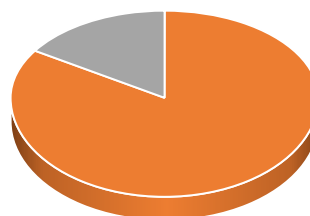
- Adult/Child Season	70.00					
- Family Season	150.00					
A. Balance Sheet Items						
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance	Year to Date					
- Opening Cash balance	\$16,972,914		\$21,689,612			
- Cash Inflow	\$17,027,036		\$3,159,381			
- Cash Payments	-\$12,917,814		-\$3,766,856			
- Closing Cash balance	\$21,082,136		\$21,082,136			
	-		-			
Account Breakdown						
- Trading Accounts	\$491,856					
- Investments	\$20,590,281					
	\$21,082,136					
	-					
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 24hr Call Account	1/09/2025	30/09/2025	0.25	\$0	\$0	
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	

Investments by Institution



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

Total Investments by Rating (Standard & Poor's)

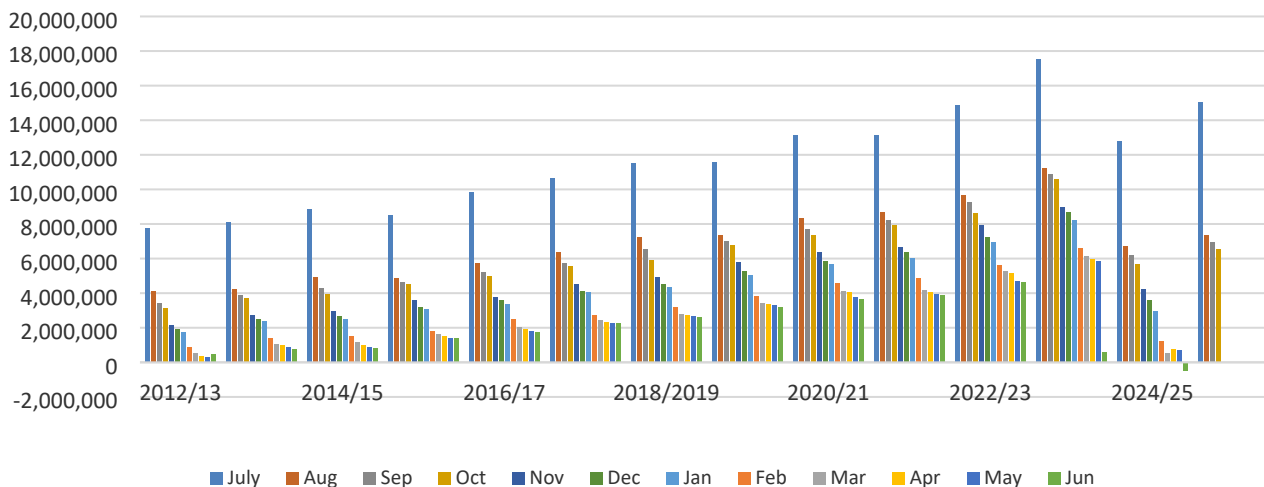


■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2025/26	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$84,682		-\$44,208		
Rates Raised	\$15,675,467		\$14,464,441		
	\$15,760,149		\$14,420,233		
Rates collected	\$8,788,048	56.1%	\$8,111,564	56.1%	
Pension Rebates	\$622,931	4.0%	\$598,238	4.1%	
Discount & Remissions	\$27,884	0.2%	\$21,328	0.1%	
	\$9,438,863		\$8,731,130		
Rates Outstanding	\$6,519,943	41.6%	\$5,689,103	43.1%	
Advance Payments received	-\$198,658	1.3%	-\$170,614	1.2%	



Outstanding Rates



Trade Debtors				
Current balance	\$461,655			
- 30 Days		\$110,655		
- 60 Days		\$73,012		
- 90 Days		\$50,196		
- More than 90 days		\$227,792		
Summary of Accounts more than 90 days:		-		
- Contributions		7,150		
- Hire/lease of facilities		17,266		
- Removal of fire hazards		4,100		
- Dog Registrations & Fines		21,222		
- Private Works		20,795		
- Regulatory Fees		18,950		
- Govt Reimbursements		138,310		

C. Capital Program				
	Budget	Actual (\$,000)	Target 33%	Comments
Renewal	\$18,276,097	\$2,522,269	14%	
New assets	\$7,288,688	\$1,260,951	17%	
Total	\$25,564,785	\$3,783,220	15%	
Major projects:				
- Crown Urban Streetscape Improvements	\$9,486,426	\$724,420	8%	In progress
- Pth Bridge/Culvert Replacements (4)	\$3,331,690	\$398,354	12%	In progress
- Pth Urban Streetscape Improvements	\$3,141,000	\$2,179,007	69%	In progress
- Fleet Replacement Program	\$1,073,000	\$236,185	22%	In progress
- Ashby Road reconstruction	\$1,537,504	\$212,200	14%	In progress
- Hobart Road Shared Pathway	\$873,000	\$7,889	1%	In progress
- Translink Avenue Detention Basin	\$655,000	\$0	0%	Not yet commenced
- Napoleon Street Playground	\$650,000	\$66,694	10%	
- Youl Road reconstruction	\$600,000	\$443,580	74%	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.				

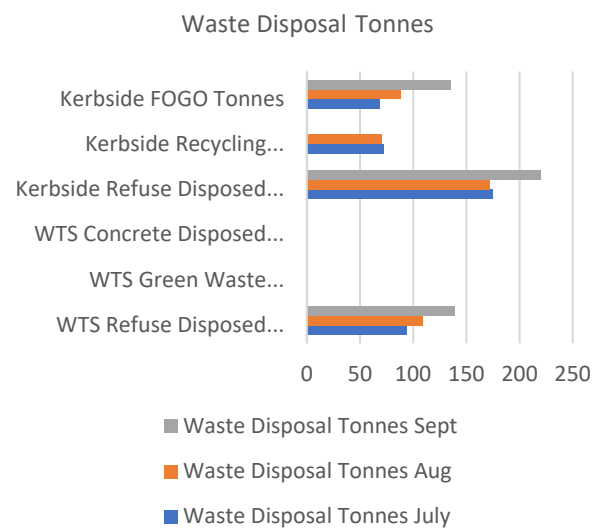
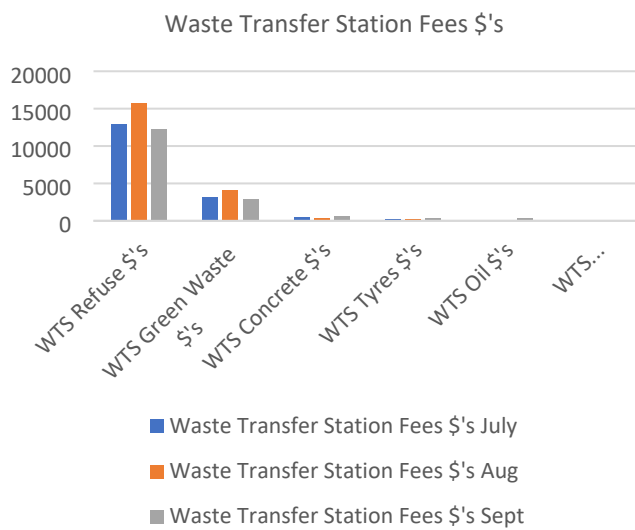
D. Financial Health Indicators				
	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	55.7%	74.9%	-19.2%	↘
- Own Source Revenue / Total Revenue	80%	85%	-5.2%	↘



Sustainability Ratio					
- Operating Surplus / Operating Revenue	-4.1%	51.2%	-55.3%	↘	
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	31.2%	32.1%	-0.9%	↘	
- Employee costs / Revenue	35.6%	14.3%	21.3%	↗	
- Renewal / Depreciation	227.6%	94.2%	133.3%	↗	
Unit Costs					
- Waste Collection per bin	\$22.75	\$15.98		↔	
- Employee costs per hour	\$59.69	\$48.89		↗	
- Rate Revenue per property	\$2,006.75	\$2,005.03		↔	
- IT per employee hour	\$5.40	\$4.38		↘	

B. Employee & WHS scorecard		
	YTD	This Month
Number of Employees	114	114
New Employees	11	4
Resignations	9	0
Total hours worked	61,367	16,829
Medical Treatment Injury	1	0
Property Damage Incident	3	3
Safety Incidents Reported	4	0
Hazards Reported	0	0
Workplace Inspections	20	5
Risk Incidents Reported	0	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	1	0
IT - Unplanned lost time	0	0
Open W/Comp claims	3	2

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
- Green Waste	\$60,216	\$46,195	\$12,000	\$10,206	% change for same period last year
- Concrete	\$4,767	\$2,764	\$625	\$1,315	% change for same period last year
- Tyres	0	\$0	\$1,250	\$816	% change for same period last year
- Oil				\$465	% change for same period last year
- Gas Cylinders				\$36	% change for same period last year
Total Takings	\$213,732	\$239,690	\$55,625	\$53,615	
Tonnes Disposed					
WTS Refuse Disposed Tonnes	1276	1590	319	342	% change for same period last year
WTS Green Waste Disposed Tonnes	0	1920	1,333	0	% change for same period last year
WTS Concrete Disposed Tonnes	0	0	-	0	% change for same period last year
Kerbside Refuse Disposed Tonnes	2507	2282	627	567	% change for same period last year
Kerbside Recycling Disposed Tonnes	1029	1045	257	142	% change for same period last year
Fogo Disposed Tonnes	1308	1353	327	291	% change for same period last year
Total Waste Tonnes Disposed	6120	8190	2863	1342	



5 OFFICER COMMENTS

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

6 ATTACHMENTS

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



15.2 POLICY REVIEWS: ASSET MANAGEMENT; ASSISTANCE TO COMMUNITY ORGANISATIONS; BUSINESS CREDIT CARDS; CONTRACTUAL INSURANCES; FINANCIAL ASSISTANCE HARDSHIP; INVESTMENT OF COUNCIL FUNDS; REPORTING

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Lee Viney, Executive Assistant

MINUTE NO. 25/352

DECISION

Cr Adams/Cr Andrews

That Council endorse the following reviewed policies:

- Assistance to Community, Sporting and Non-Profit Organisations
- Asset Management
- Business Credit Cards
- Contractual Insurances
- Financial Assistance Hardship
- Investment of Council Funds
- Reporting

Carried Unanimously

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:

Nil

Mayor Knowles adjourned the meeting for the meal break at 6.32pm at which time Mr Badcock, Ms Strickland, Ms Bassett and Ms Brazendale left the meeting. Mayor Knowles advised that following the meal break, Council would move into the Closed Meeting.

RECOMMENDATION

That Council endorse the following reviewed policies:

- Assistance to Community, Sporting and Non-Profit Organisations
- Asset Management
- Business Credit Cards
- Contractual Insurances
- Financial Assistance Hardship
- Investment of Council Funds
- Reporting

1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the following policies which have been reviewed:

- Assistance to Community, Sporting and Non-Profit Organisations
- Asset Management
- Business Credit Cards
- Contractual Insurances
- Financial Assistance Hardship
- Investment of Council Funds
- Reporting



2 INTRODUCTION/BACKGROUND

A review of the following policies has resulted in minor changes with changes highlighted and deletions including strikethrough.

- Asset Management
- Assistance to Community, Sporting and Non-Profit Organisations
- Business Credit Cards

No changes were required for the following policies:

- Contractual Insurances
- Financial Assistance Hardship
- Investment of Council Funds
- Reporting

Review dates and review cycle dates will be updated when policy reviews are endorsed by Council, as highlighted with deletions including strikethrough on the attachments.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.2 Councillors serve with integrity and honesty
- 1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

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

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

There are no substantial financial implications from this review of policies.

7 RISK ISSUES

Currency of Policies is important to ensure that they reflect economic and legislative changes.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.



9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the reviewed policies as presented; or
- Make further amendments to the policies.

11 OFFICER'S COMMENTS/CONCLUSION

That Council consider the reviewed policies.

12 ATTACHMENTS

1. Asset Management Policy - amended [15.2.1 - 3 pages]
2. Assistance to Community Sporting and Non-profit Organisations - amended [15.2.2 - 2 pages]
3. Business Credit Cards - amended [15.2.3 - 5 pages]
4. Contractual Insurances [15.2.4 - 2 pages]
5. Financial Hardship Assistance Policy - COVID-19 incl Appendix A and B [15.2.5 - 10 pages]
6. Investment of Council Funds [15.2.6 - 2 pages]
7. Reporting Policy [15.2.7 - 2 pages]



16 WORKS REPORTS

No Works reports are included in this Council Meeting Agenda for Council's consideration.



17 ITEMS FOR THE CLOSED MEETING

After the meal break Council commenced with Item 17.

MINUTE NO. 25/353

DECISION

Deputy Mayor Lambert/Cr McCullagh

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

Carried Unanimously

RECOMMENDATION

That Council move into the "Closed Meeting" with the Acting General 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 Confirmation of Minutes	17(2)(h)
3.3 Applications for Leave of Absence	17(2)(i)(j)
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 Legal Issues	17(2)(k)
5.2 Legal Issues	17(2)(k)
5.3 Tender	17(2)(d)(e)

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

5.2 EDWARD STREET AND PHILLIP STREET CULVERTS TENDER: NMC 25/11

MINUTE NO. 25/359

DECISION

Cr Adams/Cr McCullagh

That Council

- a) accept the tender provided by Walters Contracting; and
- b) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined **to release the decision only** to the public.

Carried Unanimously



18 CLOSURE

MINUTE NO. 25/360

DECISION

Cr Adams/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 McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Mayor Knowles closed the meeting at 7.31pm.

MAYOR _____ DATE _____