



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 19 JANUARY 2026

Maree Bricknell
ACTING GENERAL MANAGER



QUALIFIED PERSONS ADVICE

The Local Government Act 1993 Section 65 provides as follows:

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

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

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


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*.



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY 19 JANUARY 2026 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.

A handwritten signature in black ink, appearing to read 'Maree Bricknell'.

MAREE BRICKNELL

ACTING GENERAL MANAGER

14 JANUARY 2026

4.00pm Councillor Workshop – closed to the public

5.30pm Public Questions & Statements

1 ATTENDANCE

PRESENT

In Attendance:

APOLOGIES



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3 ACKNOWLEDGEMENT OF COUNTRY

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

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.



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

RECOMMENDATION

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

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 16 February 2026.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following Notices of Motion have been received.

5.3.1 Notice Of Motion: Retention And Reinstatement Of The Convict Brick Trail In Original Trail Positions

Responsible Officer: Maree Bricknell, Acting General Manager

OFFICER'S RECOMMENDATION

That Council acknowledge receipt of the Notice of Motion from Cr Brooks but resolve to take no further action in relation to the matter as the points raised in the motion have been previously considered through both community consultation and at Council meetings.

Councillor Brooks has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 19 January 2026.

NOTICE OF MOTION

That Council:

1. Reinstate the Convict Brick Trail in Campbell Town to its original continuous trail configuration, with all convict bricks returned to and retained in their initial positions along High Street; and
2. Suspend any further implementation of segmented or relocated displays (including ship-shaped installations) pending full community consultation; and
3. Undertake formal engagement with key stakeholders, including:
 - o Original project initiator and brick maker, Mr John Cameron;
 - o Brick owners and descendants;
 - o Campbell Town community groups and businesses;
 - o Relevant heritage and tourism bodies.
4. Request a report from Council officers outlining:
 - o The legal status and ownership of individual convict bricks;
 - o The heritage implications of relocating the bricks;
 - o Economic, heritage, tourism and town activation impacts of reinstatement versus segmentation;
 - o Options for future enhancement or expansion of the trail without altering its continuous trail format.

BACKGROUND

The Convict Brick Trail is a significant cultural, educational and economic asset for Campbell Town and the Northern Midlands region. Its meaning, function and heritage value depend on the continuous, followable configuration originally established in 2003.

The trail:

- commemorates Tasmania's convict history and honours individuals, many of whom have no marked graves
- strengthens community identity and attracts high levels of visitor engagement
- supports local businesses by encouraging pedestrian movement along the main street
- is widely recognized as Campbell Town's most prominent tourist attraction



Concerns have been raised regarding the lack of consultation with key stakeholders, including brick owners and community members. Additionally, Council documentation acknowledges the project as privately initiated and individually funded, raising questions around ownership and decision-making authority.

Given its heritage significance and the potential adverse impacts of segmentation, reinstatement in the original linear trail format is essential to maintain the trail's integrity, symbolism and economic contribution.

OFFICER'S RECOMMENDATION

Council has engaged with the Campbell Town community on numerous occasions since the inception of the planned streetscape project in 2017. While Council has consistently supported the Convict Brick Trail, it is important to note that the trail was originally proposed as a self-funded and community-managed initiative, which has not occurred.

The Northern Midlands Council recognises the Convict Brick Trail as a unique and highly valued feature of Campbell Town, contributing significantly to the town's heritage identity and tourism appeal. The current streetscape project is designed to enhance the town's amenity, accessibility, and overall visitor experience, while continuing to respect and preserve the legacy of the trail.

The decision to reconfigure the trail was not taken lightly. It reflects the need to address ongoing maintenance issues, incomplete installations, and the practical challenges of integrating the existing trail with new infrastructure. The streetscape upgrade prioritises safety and accessibility to ensure the trail remains a prominent and enduring attraction for future generations.

All convict bricks are being carefully removed, cleaned, and securely stored until they are re-laid near the completion of the works.

The new design incorporates approximately 24 ship-shaped installations, each containing around 50 existing printed convict brick elements. These ship outlines will be connected by a series of convict-arrow pavement inserts, creating a cohesive and engaging trail throughout the streetscape. This interpretive approach, commonly used in heritage projects, aims to make the stories of the convicts more accessible, visible, and meaningful for visitors, while also encouraging exploration of local businesses and the broader town centre.

While Cr Brooks has raised questions regarding the legal ownership of the bricks, it is equally important to consider whether any private "owner" would hold the necessary public liability insurance for the project.

Council acknowledges that reinstatement of the original convict trail layout is technically achievable. However, doing so would require cutting into newly constructed footpath areas and forming rebates in sections of footpath that have not yet been poured. This process would introduce additional construction complexity, require redesign work, and add costs that were not previously budgeted. Filling the ship outlines with coloured concrete remains an option, but it would also contribute to increased material and labour expenses.

Importantly, reinstating the original layout at this stage would delay the project's current timeframes and impact the coordinated delivery of other streetscape components. These implications must be carefully weighed against the broader objectives of safety, accessibility, and long-term maintenance.

The revised design will improve the flow of pedestrian traffic for those wishing to explore the trail, while ensuring the stories represented by the convict bricks continue to be honoured in a safe, accessible, and sustainable manner.





RECOMMENDATION: That Council acknowledge receipt of the Notice of Motion from Cr Brooks but resolve to take no further action in relation to the matter as the points raised in the motion have been previously considered through both community consultation and at Council meetings.

ATTACHMENTS

Nil



5.3.2 Notice Of Motion: Claims Of Outstanding Supreme Court Proceedings Costs

Responsible Officer: Maree Bricknell, Acting General Manager

OFFICER'S RECOMMENDATION

That Council, in the event of the Council agreeing to go ahead with an investigation into claims of outstanding defamation costs called for at the Council Annual General Meeting on December 15, 2025, requests an investigation which includes:

- a) all matters leading up to the defamation case commenced in 2019 including why it occurred; and
- b) that the Council acted in good faith and with legal advice to proceed down this path.

Councillor Andrews has requested that the below Notice of Motion be included in the Agenda for the Ordinary Council Meeting to be held on 19 January 2026.

NOTICE OF MOTION

That, in the event of the Council agreeing to go ahead with an investigation into claims of outstanding defamation costs called for at the Council annual general meeting on December 15, 2025, such an investigation will include all matters leading up to the defamation case commenced in 2019 including why it occurred and that the Council acted in good faith and with legal advice to proceed down this path.

BACKGROUND

At the Council's annual general meeting, on December 15, last year, Devon Hills resident Jason Horton proposed a motion, seconded by Longford resident Terry Goldsworthy and passed by the meeting, 12 to 9:

That Council officers prepare a report to be presented to the next council meeting on the following Motion on Notice:

"That Council seek legal advice to investigate what action can be taken to recover the council costs (ratepayers monies) of \$110,641.20."

If Council votes to go ahead with Mr Horton's request, couched in his motion, I believe it is imperative for both the Council and its ratepayers that a thorough investigation is undertaken which goes back to the beginning of this matter before 2019, to remind councillors and staff and reveal to all ratepayers the circumstances that led to the defamation case and what has occurred since.

It will be only by such thorough and fair investigation that this matter might finally be laid to rest.

OFFICER'S COMMENTS

Officers have no objection to Councillor Andrew's recommendation that in the event of the Council agreeing to go ahead with an investigation into claims of outstanding defamation costs called for at the Council Annual General Meeting on December 15, 2025, such an investigation will include all matters leading up to the defamation case commenced in 2019 including why it occurred and that the Council acted in good faith and with legal advice to proceed down this path.

ATTACHMENTS

Nil



5.4 COUNCILLOR QUESTIONS ON NOTICE

RECOMMENDATION

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

Councillor Terrett has submitted three (3) questions on notice to the Acting General Manager.

1. Which Councillors and/or Officers made the decision not to pursue Council's costs in relation to the Supreme Court Action, who made the decision and what was the reasoning for not recovering this amount?
2. Why was the area at the end of Oakmount Street Perth closed for motorbikes and when will it be reopened?
3. What steps have been taken to develop a pump track for Perth and have any grant applications been made for the pump track and when and their outcome?

The following responses have been provided:

1. **No Councillor or Council Officer has made any decision, either to pursue or not to pursue, the recovery of Council's costs in this matter. As outlined in the Motion on Notice submitted by Mr Jason Horton at the recent Annual General Meeting, and is listed for consideration at the January 2026 Ordinary Council Meeting, the motion requests that Council seek legal advice to investigate what action can be taken to recover the Council costs.**

Council has sought the relevant legal advice and the advice received from Council's legal advisor on the matter is as follows:

... we did not consider the Council had a cause of action to recover the Council's costs in responding to the subpoena or the Part 26 proceedings from the Mayor and General Manager....

....the Council does not have a cause of action to recover these costs from the Mayor and General Manager.....

2. This land is Crown Land and not a designated motorbike recreation area. Rocks were placed by Council after complaints from residents and nearby landowners to stop motor vehicles accessing the land.
3. No location has been identified/secured at this stage therefore no grant applications have been made for a pump track at Perth.



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

RECOMMENDATION

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

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
26 November 2025	Cressy District Committee	Ordinary
09 December 2025	Evandale Community & Information Centre Committee	Ordinary
09 December 2025	Liffey School House Committee	Ordinary
10 December 2025	Morven Park Management Committee Inc	Ordinary
13 December 2025	Ross Community Sports Committee	Ordinary
7 January 2026	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 CRESSY DISTRICT COMMITTEE

No motions were recorded for Council's consideration at the ordinary meeting of the Cressy Local District Committee held on 26 November 2025.

7.2 LONGFORD DISTRICT COMMITTEE

No motions were recorded for Council's consideration at the ordinary meeting of the Longford Local District Committee held on 7 January 2026.



8 INFORMATION ITEMS

RECOMMENDATION

That the Open Council Information items be received.

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
19/01/2026	Council Workshop Discussion: Council Meeting Agenda items

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 10 December 2025 to 13 January 2026 are as follows:

Date	Activity
10 December 2025	Attended Longford Primary School Presentation, Longford
11 December 2025	Attended Evandale Primary School Presentation, Evandale
11 December 2025	Attended document signing at council, Longford
11 December 2025	Attended meeting with resident, Campbell Town
12 December 2025	Attended Cressy District High School Presentation, Cressy
12 December 2025	Attended Campbell Town District High School Presentation, Campbell Town
12 December 2025	Attended meeting with resident, Campbell Town
13 December 2025	Attended community Christmas event, Avoca
15 December 2025	Attended TRANSlink interview for NTDC, Western Junction
15 December 2025	Attended Council workshop and meeting, Longford
17 December 2025	Attended Campbell Town Grade 10 End of Year Assembly, Campbell Town
17 December 2025	Attended document signing at council, Longford
18 December 2025	Attended ABC phone Interview – Breakfast with Kim Napier, Gipps Creek
19 December 2025	Attended Examiner Interview re blue tree vandalism, Gipps Creek
19 December 2025	Attended ABC phone Interview re blue tree – Drive Time, Gipps Creek
20 December 2025	Attended community and Landcare event, Rossarden
23 December 2025	Attended Works department lunch, Campbell Town
8 January 2026	Attended ABC radio interview with Kim Napier re convict bricks misinformation, Gipps Creek
9 January 2026	Attended document signing at council, Longford
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

Acting General Manager's Activities Attended & Planned for the period 8 December to 9 January 2026 are as follows:

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

Date	Activity
10/12/2025	Attended ReadyTech meeting
15/12/2025	Attended Council Workshop, Annual General Meeting and Meeting



Date	Activity
16/12/2026	Met with EPA representatives - Longford Odour
17/12/2025	Attended TRANSlink Intermodal Facility Advisory Group Meeting
18/12/2025	Attended TRANSlink Intermodal Facility Project Team Meeting
18/12/2025	Met with Mark Shelton MP – Poatina Men’s Shed Proposal
18/12/2025	Attended Indoor Staff Christmas Function
19/12/2025	Attended Outdoor Staff Christmas Function
07/01/2026	Met with SES Regional Emergency Management Co-ordinator Kristy Withers

8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER’S COMMENT

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

Section 57. Petitions

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

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

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

- (a) a clear and concise statement identifying the subject matter and the action requested; and
- (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
- (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
- (d) a statement specifying the number of signatories; and
- (e) at the end of the petition –

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

58. Tabling petition

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

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

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

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

- (a) it does not comply with section 57; or
- (b) it is defamatory; or
- (c) any action it proposes is unlawful.

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

PETITIONS

No petitions were received.

ATTACHMENTS

Nil



8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

S337. Council land information certificate

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

No. of Certificates Issued 2025/2026 year												Total			
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2025/2026 YTD	Total 2024/25	Total 2023/24
132	142	92	84	72	125	87							602	896	820
337	37	44	44	41	36	46							248	418	379

8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2024/2025		Income/Issues for December 2025		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	44	1,517	3,629	135,107
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	2	176	4	319
Renewed Kennel Licences	82	4,100			86	4,730
Infringement Notices (paid in full)	59	12,935			5	1,435
Legal Action						
Livestock Impounded	3	150				
TOTAL		\$124,302		\$1,693		\$147,368



Audits:

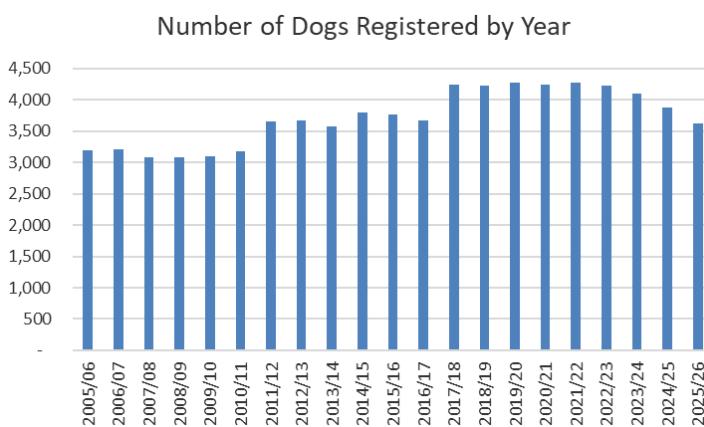
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips: 2 dogs microchipped.

Attacks: Nil.

Complaints - Dogs at large: 5

Complaints - Barking: 12



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	53	4	14	17	6	7	5						
Routine Mobile/Market stall Food Inspections	11	0	0	0	11	0	0						
Preliminary Site Visits – Licensed Premises	3	1	0	0	0	1	1						
On-site wastewater Assessments	30	4	2	4	9	6	5						
Complaints/Enquiries – All Types	45	7	6	8	6	9	9						
Place of Assembly approvals	2	0	0	0	1	0	1						
Notifiable Diseases	3	0	0	0	1	1	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	0	0						
Building & Planning	36	260	92	31	11	11	3	5	0						
Community Services	59	52	7	0	0	2	3	2	0						
Corporate Services	26	353	63	1	30	0	12	11	9						
Governance	19	18	18	0	0	1	5	5	7						
Waste	14	21	7	1	0	1	3	2	0						
Works	415	446	189	24	8	26	60	58	19						

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
23-Dec-25	Joshua Mau	Representation – Aust All Schools Athletics Tas State Team	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
17-Dec-25	Charlie Richardson	Education Bursary – 2nd instalment	1,000
		TOTAL	\$2,150



8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting	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. 03/12/2025 Executive Assistant Follow-up letter sent to JBS Plant Manager, awaiting reply. 06/01/2026 Executive Assistant JBS Plant Manager acknowledged correspondence and is awaiting advice.
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, Project & Building Compliance Manager, Tourism & Events Officer	05/12/2023 Executive Assistant Investigation to commence early 2024. 12/04/2024 Engineering Officer DSG have requested that Council review all Longford entrance signs as part of the proposal to install town signage in the Longford roundabout. Discussion with DSG around Longford entrance signage have commenced. 09/05/2024 Engineering Officer DSG has raised concerns about sight lines and the safety of the structure if impacted by a vehicle. The design is currently being reviewed by an engineering consultant. 14/06/2024 Engineering Officer Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant 04/07/2024 Engineering Officer Awaiting report from consultant 09/08/2024 Engineering Officer Consultant has provided a report and indicated that the existing design needs to be reviewed to ensure that the sign meets DSG frangibility requirements. The consultant has now commenced this work. 03/09/2024 Engineering Officer Awaiting report from consultant 08/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 Engineering Officer Awaiting further comment from DSG 07/02/2025 Engineering Officer DSG have indicated that the construction and location of the existing stone sign opposite Kingsley House needs to be reviewed as part of the approval process. A consultant has been engaged to carry out this work. 25/02/2025 Executive Assistant Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 Engineering Officer Report has been received from Traffic Engineer and a report is being prepared for a future Council meeting 27/05/2025 Engineering Officer Report from consultant has been sent to the Department of State Growth, awaiting response 16/06/2025 Engineering Officer Follow-up email sent to Department of State Growth. Awaiting response. 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 12/11/2025 Executive Assistant Works order to be submitted to DSG. 08/01/2026 Executive Assistant Officers working with DSG on Crown consent and works permit conditions.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
2024-02-19 Open Council Meeting	7 3.1	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being, Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.	Engineering Officer, Executive & Communications Officer	12/03/2024 Executive Assistant Letter sent to Minister. 09/05/2024 Engineering Officer Awaiting response from minister 13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister 10/07/2024 Engineering Officer Awaiting response from minister 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from minister 08/11/2024 Engineering Officer Awaiting response from minister 28/11/2024 Engineering Officer Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 06/05/2025 Engineering Officer Awaiting response from the Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from Department of State Growth 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 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	Awaiting external response	That Council follow up the request to the Department of State Growth.	Engineering Officer, Executive & Communications Officer	31/10/2024 Executive & Communications Officer Enquiry has been sent to Department of State Growth. 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 13/05/2025 Engineering Officer Awaiting response from Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from the Department of State Growth 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 09/01/2026 Executive Assistant Awaiting agreement documentation from DSG.
2025-07-21 Open Council - Ordinary Meeting	5 3.1	Notice of Motion - Cleveland - Improvements to Township	On hold	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. 03/12/2025 Executive Assistant Meeting held with resident/s, Works Manager - agreed that trees will be planted in autumn.
2025-09-15 Open Council - Ordinary Meeting	15.3	Policy Review: Councillors Allowances, Travelling and Other Expenses	On hold	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. 10/12/2025 Executive Assistant Listed for future Workshop discussion.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-09-15 Open Council - Ordinary Meeting	15.4	New Policy: Legal Assistance for Employees	On hold	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. 10/12/2025 Executive Assistant Listed for future 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 staff positions, with the addition of a Community Services Manager/Department and the associated costings, for consideration during the 2026/27 Council budget deliberations.	Acting General Manager	12/11/2025 Executive Assistant For 2026/27 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, Project & Building Compliance Manager, 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. 08/01/2026 Executive Assistant Officers to undertake public consultation with Evandale Primary School for design input.
2025-10-20 Open Council - Ordinary Meeting	7 1.2	Speed Reduction in Evandale Shopping Precinct: 40km/hr Zone	Awaiting external response	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. 03/12/2025 Executive Assistant Traffic counters placed in November, awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7 1.3	Heavy Vehicle Access Along Rodgers Lane and Murray Street to Macquarie Street	Awaiting external response	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	Awaiting external response	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	Completed	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 05/01/2026 Executive & Communications Officer Letter sent to Hugh MacKinnon - awaiting response 09/01/2026 Executive Assistant Response received - not favourable. District Committee notified.
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. 08/01/2026 Executive Assistant Officers documenting all complaints for forwarding to EPA.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-11-17 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Traffic Hazard at Hill Street IGA (Brown's Shopping Complex), Longford	Awaiting external response	That Council 1. Acknowledge the ongoing traffic concerns associated with the Hill St IGA (formerly Brown's Shopping Complex), particularly regarding right-hand turning movements from Hill St onto Wellington St; 2. Request the Department of State Growth (DSG) to undertake an updated traffic count & review of traffic movements associated with the complex & surrounding road network; 3. Request that the DSG prepare a revised Traffic Impact Study identifying possible safety & access improvements, including (but not limited to) the feasibility of a roundabout at the intersection of Union & Wellington Sts; 4. Seek to engage with the DSG to explore possible options for improving traffic safety and flow in this area.	Acting General Manager, Engineering Supervisor, Works Manager	09/12/2025 Executive Assistant Letter sent to DSG by Executive Officer 21/11/25.
2025-11-17 Open Council - Ordinary Meeting	7 2.1	Longford Heavy Vehicle Traffic Monitoring	Awaiting external response	That council requests the Department of State Growth to continue to monitor the heavy vehicle traffic through Longford.	Engineering Supervisor, Executive & Communications Officer, Works Manager	21/11/2025 Executive & Communications Officer Works and Infrastructure to provide advice. 09/12/2025 Executive Assistant Works Manager to meet with DSG representative/s.
2025-11-17 Open Council - Ordinary Meeting	14.2	Trial of Free Shower Facility at Longford Memorial Hall and Pioneer Park Evandale	In progress	That Council a) endorse implementation of free shower facilities at Memorial Hall, Longford; b) endorse the operation of the free shower facility at Pioneer Park, Evandale.	Executive Officer, Works Manager	02/12/2025 Executive Officer Council officers are implementing the infrastructure and will monitor over the coming months. Should further information need to be provided back to Council a report will be prepared. 03/12/2025 Executive Assistant Plumber engaged, waiting on fittings. 07/01/2026 Executive Officer Showers are now operational, no complaints received and no maintenance issues reported.
2025-12-15 Annual General Meeting	6 3.4.2	Motion Without Notice - Recovery of Council's Costs in Defamation Proceedings	Completed	That Council Officers prepare a report to be presented to the next Council Meeting on the following Motion on Notice: That Council seek legal advice to investigate what action can be taken to recover the council costs (ratepayers monies) of \$110,641.20.	Acting General Manager, Executive Officer, Executive Officer	06/01/2026 Executive Officer Report has been prepared for the upcoming Ordinary Council meeting in January.
2025-12-15 Annual General Meeting	6 3.4.3	Motion Without Notice - Securing Perth Police Station for Community Hub	Completed	That Council Officers prepare a report to be presented to the next Council Meeting on the following Motion on Notice: That NMC is requested to approach the State Government with a view of securing the Old Perth Police Station and Residence for a community hub in Perth. It would include a tourist centre, museums, meeting spaces and a community garden for the Perth community.	Acting General Manager, Project Officer	06/01/2026 Project Officer Report prepared: on agenda for January Council Meeting



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
2025-12-15 Open Council - Ordinary Meeting	5.3.1	Notice of Motion: Artificial Intelligence (AI) Use in Local Government	In progress	That the Council request that officers prepare a report for Council that addresses the following: a) the current Artificial Intelligence (AI) use in local government; b) examine, if any, feasible opportunities that are available, or will soon be available, to enable the Northern Midlands Council to benefit from its use; c) make recommendations how AI can improve the effectiveness of Council.	Acting General Manager, Executive Officer	06/01/2026 Executive Officer Report being prepared for future agenda.
2025-12-15 Open Council - Ordinary Meeting	13.2	Single Start- Up Permit Consultation Submission	Completed	That Council endorse the attached submission relating to the Single Start-up Permit and submit to the Department of State Growth within the consultation period.	Project Officer, Senior Planner	06/01/2026 Project Officer Submission emailed 06 January 2026.
2025-12-15 Open Council - Ordinary Meeting	13.3	Fees Schedule Review - Planning and Engineering	Completed	That Council endorse that the 2025-2026 Fees and Charges be amended as [per the report] ...fees will be applicable from 1 March 2026.	Acting General Manager, Statutory Planner	09/01/2026 Executive Assistant Fees added to Website and Fees & Charges Schedule.
2025-12-15 Open Council - Ordinary Meeting	14.1	Policy Update: Overhangin g Trees	Completed	That Council endorses and accepts the amendments to the overhanging trees policy as per the attached proposed amendments, and that the policy name is now Overhanging Trees, Vegetation and Hedges Policy.	Executive Assistant	06/01/2026 Executive Assistant Policy Manual and website updated.
2025-12-15 Open Council - Ordinary Meeting	14.2	Cressy Childcare / Bartholome w Park - Draft Masterplan	In progress	That Council 1. accept in principle the Draft Masterplan for the Cressy Childcare Expansion and Bartholomew Park upgrade, and approve its release for public consultation; 2. consider funding components of the Masterplan in future Council budget deliberations, and request Council Officers seek external grant opportunities to support implementation; and 3. request Council Officers to prepare a staged implementation plan for the project.	Acting General Manager, Project Officer	06/01/2026 Project Officer Draft masterplan on agenda for next Cressy District Committee Meeting, and will subsequently be released for broader community consultation. Feedback received from community consultation will be considered prior to development of the final version of the plan. Implementation priorities will then be determined.
2025-12-15 Open Council - Ordinary Meeting	15.1	Policy Reviews: Risk Managemen t Policy & Framework; Code of Tendering and Procurement	Completed	That Council endorse the following reviewed policies: Risk Management Policy and Framework; and Code of Tendering and Procurement.	Executive Assistant	06/01/2026 Executive Assistant Policy Manual and website updated.
2025-12-15 Open Council - Ordinary Meeting	16.1	Campbell Town - Additional Electric Vehicle Charging	In progress	That Council: a) require Evie Networks to undertake public consultation, including engagement with Campbell Town businesses, at their cost and report back to Council for	Executive Officer, Works Manager	06/01/2026 Executive Officer Letter sent to Evie Chargers regarding Council's decision. No response received to date.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
				all necessary approval/s; and b) defer any works for six months to minimise disruption during Main Street works.		

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 December 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	182.5	21,422
Total Services Provided by NMC to Meander Valley Council		21,422
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		\$ 21,422
Net Income Flow	182.5	21,422
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
• Mowing – Cressy Rec Ground		910
• Cricket Pitch Cover removal – Cressy, Ev, Lfd & Perth Rec Grounds		1,835
• Pipe – S Foster		3.432
• Mowing – Evandale Anglican Church		848
• Mowing – Evandale Uniting Church		337
• Cleaner – Evandale War Memorial Hall		581
• Cleaner – Evandale Community Centre		830
• Fire Abatement – P Sommerville		197
• Monitoring Lake Leake - Elizabeth Water Trust		283
• Ground Maintenance– Avoca School		2,646
• Cleaner – Avoca Hall		24
• Fire Hazard - Austral Bricks Tas		846
• Spill Kit – JJ Richards		144
• P Brown – Vac Out Stormwater Pit		126
• Gas - Cressy Rec Ground facilities		134
• R Grundy – Grading Driveway		244
• Dog Was – Waste Bags		5
	110.5	\$13,095

8.13 VANDALISM

Prepared by: Brad Willis, Building & Maintenance Officer

Incident	Location	Dec-25	Estimated Cost of Damages	
			Total to Date 2025/26	Total 2024/25
Graffiti Perth Bridge toilets x 2	Perth	\$500		
Broken toilet button Valentines Park	Longford	\$150		
Laycock street toilets damaged	Longford	\$400		
Burn mark Valentines Park toilet	Longford	\$1,000		
Two hand dryers damaged at Valentines park	Longford	\$1,200		
Vandalised toilet roll holder public toilets	Evandale	\$300		
TOTAL COST VANDALISM		\$3,550	\$49,560	\$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			
	3/12	25	
	10/12	35	
	17/12	35	
Cressy			
	4/12	30	
	11/12	35	
	18/12	11	

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 December as follows:

Session Venue	Attendance	Comment
Perth		
	13	
	0	
	6	

PCYC at Motivity Sports Centre - Youth Gym Exercise Class- Longford

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

Session Venue	Date of Session	Attendance	Comment
Longford			
	12/11	7	
	19/11	5	
	26/11	7	
	3/12	3	
	10/12	4	
	17/12	4	

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			
	1/12	11	
	8/12	12	
	10/12	14	

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.

Actions and Planning for 2026

Planning for the 2026 Free2B Girls Program is well underway, with training for facilitators and volunteers taking place this month to ensure strong, consistent program delivery. A new venue in Campbell Town has been secured, and a consolidated risk assessment has been completed.

We're pleased to confirm that Banjos is supporting the program, and we sincerely thank them for their community-minded contribution.

Facilitator recruitment has progressed to the interview stage.

We also extend a heartfelt thank you to Rotary Longford for their generous \$5,000 contribution and continued support- this partnership is vital to the success of Free2B.

Many local girls and families are already asking when Free2B will begin, sharing how excited they are for the program to return. The Free2B Girls Program remains a highly valued initiative within the Northern Midlands, with its 2026 delivery expected to positively impact the wellbeing, resilience, and social development of young girls across 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: This month, a free three-day school holiday program will run, featuring a Tool Skool hands-on workshop, a board games session at Riverlands Church, and a gym session at Motivity. The program offers fun, connection, and active experiences for local young people aged 8-18. Banjos are supporting by donating lunch for each session.

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: Program at Cressy will continue in 2026, YO and staff member to attend to support structure. Perth and Campbell Town sessions to be replaced with another option, to be chosen by students. Longford drumming continues.

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. Mental Health Week 2026 aims to connect organically with students, having stakeholders join in activites etc. to create natural conversations to build connections.

Library Partnership: Many young people use the space as a chill out zone, YO has been rotating board games in the space for young people to use.

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. Many school captains and leaders are interested in joining, we will connect during term 1.

Grant Application: The Northern Midlands Youth Leadership and Learning Futures Project have been awarded \$24,700 through the Tasmanian Community Fund's 2025 Community Action Grant Round.



Career/Future Event (Aug 2026): Planning underway for a youth-focused careers expo with strong interest from service providers. Meeting with Cressy DHS and Campbell Town DHS teachers in term 1 to confirm dates.

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

Youth Survey: The Northern Midlands Community Youth Survey has been a great success, closing this month. Young people, parents, teachers, and local business owners provided valuable and constructive feedback, helping to shape community priorities and ideas for 2026.

Safeguarding Policy Review: Scheduled for upcoming months.

Newsletter Development: A "What's Happening" newsletter has been developed and distributed throughout the Northern Midlands following community feedback. The newsletter brings together youth information, activities, events, and opportunities in one accessible place.

Council Collaboration: YO has met with Meander Valley Council and Southern Midlands Council to discuss opportunities to connect and work together to create opportunities for young people.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS AT 5 JANUARY 2026

INTEGRATED PRIORITY PROJECTS PLAN:

Progress Report:

			<i>Not Started (obstacles)</i>	<i>On Hold</i>	<i>On Track</i>	<i>Completed</i>
			Project			
			Status			
1	Progress: Economic health and wealth - grow and prosper				Foundation Projects	
4.1	<i>Main Street Upgrades: Campbell Town, Longford & Perth</i>	Gov	<i>Campbell Town</i> 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 & in progress.
		Gov	<i>Longford</i> 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	Project completed December 2025. Acquittal and independent audit being prepared.
		C&D	<i>Perth</i> 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.		Nearing completion.
4.1.	<i>Longford Memorial Hall Upgrade</i>	Gov	Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.	Main Building & BBQ shelter completed.		Completed.
4.4	<i>TRANSLink Intermodal Facility</i>	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.



	Project			Status	\$	Scheduled
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.		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.	Community Committee formed.
5.3	Power Undergrounding in Evandale, Longford & Perth	Works		Awaiting funding streams to come available. Included in NMC Priority Projects document.	No budget allocation staff resources only.	Not scheduled at this stage. Evandale submitted for State Govt 2025/26 Budget consideration.
5.4	Subdivisions (several – Cressy, Evandale, Longford & Perth)	C&D	Orange	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.	Tenders currently sought for detention at Western Junction - closes 9/01/26.
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.
			Blue	Perth Recreation Ground Amenities, topdressing, cricket net upgrade.		Completed.
			Blue	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. 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	Not scheduled at this stage. Completed.
5.2	Shared Pathways	Gov		Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.	Hobart Road shared pathway Stage 1 Tender awarded. On site work commencing 12 January 2026.



Project	Status		\$	Scheduled		
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.	3,700,000 In progress.		
4.5 Municipal Tree Planting Program			Annual program implemented. Included in NMC Priority Projects document.	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 submitted December 2025.
- Napoleon Street Park – \$127,695 secured through the State Government Open Spaces Grant Round Two. Council resolved at July 2024 Council Meeting to fund the work across two financial years. Approval received December 2025 to extend completion date to 31 December 2026.
- Longford Community/Neighbourhood House – Submitted for State Govt Budget 2025/26 consideration.
- Seccombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work nearing completion (light to be installed)
- Community Climate Change Action Grant secured for solar and backup battery for Longford Town Hall. Work completed. Acquittal report submitted December 2025.

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

Prepared by: Fiona Dewar, Tourism and Events Officer

Tourism update:

- Events:
 - o Liasue 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 Engage with the Liffey Hall Committee regarding utilising the hall for future events.
 - o Events held in the Northern Midlands during December include:
 - TAHS exhibition. Campbell Town.
 - Avoca District Children's Christmas Party.
 - Community Christmas Carols. Perth



- Christmas Celebration. Perth.
- Symmons Plains Khanacross.
- Christmas Carols. Longford.
- Carols in the Church. Longford.
- Shannons Salvation Army Classic Car Charity Show. Campbell Town.
- Perth Fire Brigade Lolly Run.
- Longford Fire Brigade Lolly Run.
- Cressy Fire Brigade Lolly Run.
- Ross Community Christmas Tree
- Campbell Town Football Club Christmas Fair
- Various exhibitions, markets, and workshops in the municipality.

- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - o Visitor numbers across all NM visitor centres for November 2025 were 4,536, very slightly up on November last year.
 - o Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.

- Industry, Interpretation, Other Projects:
 - o Progress Ross Town Map development project.
 - o Progress Cleveland Walk interpretation sign upgrades.

HHTRA update:

- 9 December 2025: HHTRA Heartlands Way working group meeting to progress March 2026 event.
- The Heritage Highway digital marketing update. Digital activities include:
 - o Website with links to towns, accommodation, experience, and event categories.
 - o Articles and blogs about the region.
 - o Social media, including facebook and Instagram, image sourcing and sharing, creating posts, monitoring/moderating comments.
 - o Boosted posts supporting events in the Heritage Highway region.
 - o Destination Southern Tasmania host the Heritage Highway website as a Regional Landing Page on the Hobart & Beyond website.
 - o The featured Heritage Highway homepage is consistently one of the highest-visited destination pages of the 11 regional pages hosted on the H&B site – number one on the list with double the visits of Greater Hobart region at number five. Heritage Highway article views are also increasing. [Heritage Highway - Hobart and Beyond](#)
 - o Social media, the current strategy is 2 - 3 social posts weekly on both platforms with additional posts as required/requested. Comments and feedback are monitored. Audience numbers as of October 2025, facebook 12,200, with over 288k views and Instagram 10,780, with over 74k views.
 - o Boosted posts supporting Heritage Highway events include articles on the site along with social media. Last financial year the association funded the boosted promotions of 10 events, and this was so successful the Management Group intend to at least double this in 2025-26. Since July the HHTRA has funded the boost campaigns of five events, with results showing impressive reach, views, and click throughs to articles, helping to promote the events to a much wider audience. The boost campaign is provided to event organisers at no cost to them, although they may choose to contribute to further increase reach. Working with events this way is a core activity as events draw visitors to our region from around Tasmania and other states and fits right in the HHTRA ethos to promote the Heritage Highway region as a must-see destination.
- The Heritage Highway Operators private facebook group remains a resource for operators and tourism industry agencies to promote their services and experiences. HHTRA shares information via the resource.



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



10 COUNCIL ACTING AS A PLANNING AUTHORITY

RECOMMENDATION

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

Section 29(1) of the *Local Government (Meeting Procedures) Regulations 2025* require that if a Council intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, the Chairperson is to advise the meeting accordingly.

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PLAN 11.1: PLN-21-0104; Expansion of Extractive Pit (Sand), 204 Forest Hall Road, Cleveland

PLAN 11.2: PLN-25-0170: Vehicle Access Track & New Access to Evandale Road for Use Associated with Concrete Batch Plant & Quarry, 59 Raeburn Road, Western Junction



11 PLANNING REPORTS

11.1 PLN-21-0104; EXPANSION OF EXTRACTIVE PIT (SAND), 204 FOREST HALL ROAD, CLEVELAND

File: 303600.193; PLN-21-0104

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That application PLN-21-0104 to develop and use the land at 204 Forest Hall Road, Cleveland for Expansion of Extractive Pit (Sand) be approved subject to the following conditions:

Permit Part A

1. The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of the Environment Protection Authority (EPA) requires the planning authority to include in the permit, pursuant to section 25(5) of the *Environmental Management and Pollution Control Act 1994* (attached as endorsed document D1).

1 INTRODUCTION

This report assesses an application to expand an existing extractive pit (sand) against the relevant provisions of the planning scheme. Although the current planning scheme is the *Tasmanian Planning Scheme – Northern Midlands*, the application must be assessed against the planning scheme that was in effect when the application became valid which is the *Northern Midlands Interim Planning Scheme 2013* (version 35, effective 26 April 2021).

Planning Permit PLN-13-008 allows the extraction of up to 20,000m³ per year of sand from 204 Forest Hall Road. Application PLN-21-0104 is to expand the area of sand extraction by 2.4 hectares, but to remain at up to 20,000m³ per year of sand extraction.

Timeline

26 April 2021:	The application became valid.
17 May 2021:	Additional information was requested.
17 August 2021:	EPA determined that it needs to assess the application and required the applicant to provide an Environmental Effects Report.
06 December 2023:	EPA gave applicant an extension of time to lodge Environmental Effects Report.
21 November 2024:	EPA gave applicant another extension of time to lodge Environmental Effects Report.
26 May 2025:	EPA gave applicant another extension of time to lodge Environmental Effects Report.
25 September 2025:	EPA advised that sufficient information had been received and advertising could commence.
04 October 2025 – 20 October 2025:	Application advertised. One representation was received.
29 October 2025:	Representation sent to EPA.
24 December 2025:	EPA assessment received.

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 8.10 of the *Northern Midlands Interim Planning Scheme 2013* (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:	Extractive Industry and Resource Development
Use classification:	Extractive Industry
Zone:	Rural Resource
Particular Purpose Zone/Specific Area Plan:	N/a
Applicable codes:	E6 Car Parking and Sustainable Transport Code
Application must be determined by:	03 February 2026
Recommendation:	Approval subject to conditions

4 SUBJECT SITE AND LOCALITY



Figure 1 - Proximity plan showing inbound and outbound access (Source: EPA Environmental Assessment Report)



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.

CODES	
E1.0	BUSHFIRE PRONE AREAS CODE
E2.0	POTENTIALLY CONTAMINATED LAND
E3.0	LANDSLIP CODE
E4.0	ROAD AND RAILWAY ASSETS CODE
E5.0	FLOOD PRONE AREAS CODE
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE
E7.0	SCENIC MANAGEMENT CODE
E8.0	BIODIVERSITY CODE
E9.0	WATER QUALITY CODE
E10.0	RECREATION AND OPEN SPACE CODE
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE
E12.0	AIRPORTS IMPACT MANAGEMENT CODE
E13.0	LOCAL HISTORIC HERITAGE CODE
E14.0	COASTAL CODE
E15.0	SIGNS CODE

The relevant Scheme definitions are:

Table 8.2 Use Class

Extractive industry	use of land for extracting or removing material from the ground, other than resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
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Table 3.1 Planning Terms and Definitions

Development	Means as defined in the Act: <i>development includes –</i> <i>(a) the construction, exterior alteration or exterior decoration of a building; and</i> <i>(b) the demolition or removal of a building or works; and</i> <i>(c) the construction or carrying out of works; and</i> <i>(d) the subdivision or consolidation of land, including buildings or airspace; and</i> <i>(e) the placing or relocation of a building or works on land; and</i> <i>(f) 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>
Works	Means as defined in the Act: <i>works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985, carried out in State forests.</i>

Per the applicable zone use class table, the proposed use Extractive Industry is Discretionary. 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 ZONE PROVISIONS

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

Complies.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

N/a

26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.

Complies.

26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

N/a

26.1.2 Local Area Objectives

a) Primary Industries:

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.

The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.

Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.

The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

Does not conflict with the local area objectives.

26.1.3 Desired Future Character Statements

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

Complies.

26.2 Use Table (extract)

Discretionary	
Use Class	Qualification
Extractive industries	If located on prime agricultural land; or If for a Level 2 Activity



26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective

- a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose-built precincts.
- b) To protect the long-term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
- c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
- d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
- e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
- f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.

The proposal is consistent with the Objectives.

Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</p> <p>P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</p>
-	Complies with P1.1. P1.2 is not applicable.
A2 If for permitted or no permit required uses.	<p>P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</p> <ul style="list-style-type: none">i) amount of land alienated/converted is minimised; andii) location is reasonably required for operational efficiency; and <p>P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</p>
-	Complies, not on prime agricultural land.
A3 If for permitted or no permit required uses.	<p>P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</p> <ul style="list-style-type: none">a) the amount of land converted is minimised having regard to:i) existing use and development on the land; andii) surrounding use and development; andiii) topographical constraints; or <p>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</p> <ul style="list-style-type: none">i) limitations created by any existing use and/or development surrounding the site; andii) topographical features; andiii) poor capability of the land for primary industry; or <p>c) the location of the use on the site is reasonably required for operational efficiency.</p>
-	Does not convert non-prime agricultural land – will improve the land previously used for sand extraction.
A4 If for permitted or no permit required uses.	<p>P4 It must be demonstrated that:</p> <ul style="list-style-type: none">a) emissions are not likely to cause an environmental nuisance; andb) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; andc) the capacity of the local road network can accommodate the traffic generated by the use.



-	a) b) c)	Complies per EPA report. Complies. Does not generate additional traffic – complies.
A5 The use must: a) be permitted or no permit required; or b) be located in an existing building.	P5	It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to: a) the impacts on skylines and ridgelines; and b) visibility from public roads; and c) the visual impacts of storage of materials or equipment; and d) the visual impacts of vegetation clearance or retention; and e) the desired future character statements.
-		Complies.

26.3.2 Dwellings

N/a - not a dwelling.

26.3.3 Irrigation Districts

Objective To ensure that land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> is not converted to uses that will compromise the utilisation of water resources.	
Acceptable Solutions	Performance Criteria
A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> .	P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to: a) the location and amount of land to be used; and b) the operational practicalities of irrigation systems as they relate to the land; and c) any management or conservation plans for the land.
N/a	Complies.

26.4 Development Standards

26.4.1 Building Location and Appearance

N/a – no buildings.

5.4 REFERRALS

Council's Infrastructure & Works Department Prospect Timber and Landscape Supplies have advised that their cartage contractors are required to comply with entry and exit procedures for the sand mine. These are communicated via email and include the following measures: <ul style="list-style-type: none">• Self-imposed speed limit of 40 km/h on Forest Hall Road;• Mandatory UHF call sign to advise on truck entry and exit;• Passing bay on the Forest Hall property to manage heavy vehicle movements safely on the public road;• All new drivers are inducted on-site by a PTLS staff member (Pit Manager, Operations Manager, or Trommel Screen Operator). Council's Works Manager advised that Forest Hall Road has sufficient width for a car to pass a truck if the truck pulls over.
Department of State Growth The Department of State Growth advised on 7 October 2025 that following a review of the related documents, the Department has no objections to the proposed development.
Environmental Protection Authority The EPA advised on 23 December 2025 that: All supporting information and any relevant comments received from the public and government agencies were taken into account. The conditions and restrictions in the 'Permit Part B' must be contained in any permit granted by Council for the application under the Land Use Planning and Approvals Act 1993 (LUPAA).



A copy of the Environmental Assessment Report (EAR) details reasons for requiring the conditions or restrictions in Permit Part B. In accordance with section 25(2)(e) of EMPCA, section 57(6) of LUPAA now applies. Council must decide to grant or refuse the permit within 42 days after receiving this notification, subject to any further period agreed under section 57(6A) or 58(2A) of LUPAA and the receipt of additional information sufficient to satisfy a requirement under section 54 of LUPAA.

To satisfy the requirements of section 25(8) of EMPCA, the Council must:

- not include any other condition or restriction which is inconsistent with, or which extends the operation of, any conditions or restrictions which I have required to be contained in the permit; and
- notify the Board of its decision to grant or refuse to grant a permit; and
- at the same time as it notifies the applicant of its decision on the application, provide the EAR to the applicant, and to anyone who made representations.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. A review of Council's records management system after completion of the public exhibition period revealed that one representation was received.

The representation raised concerns about the maintenance of Forest Hall Road and the safety of vehicle movements, heavy vehicle speeds and passing ability.

Assessing Officers Comments:

Prospect Timber and Landscape Supplies have advised that their cartage contractors are required to comply with entry and exit procedures for the sand mine. These are communicated via email and include the following measures:

- Self-imposed speed limit of 40 km/h on Forest Hall Road;
- Mandatory UHF call sign to advise on truck entry and exit;
- Passing bay on the Forest Hall property to manage heavy vehicle movements safely on the public road;
- All new drivers are inducted on-site by a PTLS staff member (Pit Manager, Operations Manager, or Trommel Screen Operator).

Council's Works Manager advised that Forest Hall Road has sufficient width for a car to pass a truck if the truck pulls over. Given the low traffic volumes and likelihood of such incidents occurring, this is considered reasonable.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

- to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- to provide for the fair, orderly and sustainable use and development of air, land and water; and
- to encourage public involvement in resource management and planning; and
- to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and
- 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 –

- to require sound strategic planning and co-ordinated action by State and local government; and
- 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
- 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
- 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
- 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
- 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
- to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- 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
- 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

The proposal is consistent with all State Policies.

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Does not conflict with the Strategic Plan, Annual Plan or Council policies.

6 ATTACHMENTS

1. Planning Application Proposal [11.1.1 - 1 page]
2. Folio Plans [11.1.2 - 3 pages]
3. Environmental Effects Report Cleveland Updated October 2025 [11.1.3 - 25 pages]
4. Appendix A Flora Fauna Report V 4 FINAL 20250716 [11.1.4 - 44 pages]
5. Appendix B Proximity Plan Adv [11.1.5 - 1 page]
6. Appendix C Leucopogon Management Plan Adv [11.1.6 - 12 pages]
7. Appendix D - MRT Lease Area 2130 PM [11.1.7 - 1 page]
8. Appendix E - Weed Management Plan [11.1.8 - 2 pages]
9. Appendix F - Traffic Impact Assessment [11.1.9 - 7 pages]
10. Environmental Assessment Report - Forest Hall Road Extractive Pit (Sand) Expansion - 23-12-2025 [11.1.10 - 46 pages]



11.2 PLN-25-0170: VEHICLE ACCESS TRACK & NEW ACCESS TO EVANDALE ROAD FOR USE ASSOCIATED WITH CONCRETE BATCH PLANT & QUARRY, 59 RAEBURN ROAD, WESTERN JUNCTION

File: 201800.186; PLN-25-0170

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That application PLN-25-0170 to develop and use the land at 59 Raeburn Road, Breadalbane for a vehicle access track & new access to Evandale Road for use associated with concrete batch plant & quarry be refused on the following grounds:

The proposed access does not minimise adverse effects on the safety or efficiency of Evandale Road, contrary to clause C3.5.1 P1 of the Tasmanian Planning Scheme – Northern Midlands. Specifically, the site has existing access to a lower category road, being Hobart Road, via a private road known as McGraths Road contrary to clause C3.5.1 P1 (e).

1 INTRODUCTION

This report assesses an application for a vehicle access track and new access to Evandale Road 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). Relevant permit history includes:

- DA127/00: Level 1 quarry
- PLN10-147: Increase quarry production to 210,000m³
- PLN16-220: Aggregate precoating plant at quarry
- PLN19-0034: Concrete batch plant
- PLN20-0224: Extend hours of operation of quarry (withdrawn)
- PLN21-0103: Extend hours of operation of concrete batch plant (withdrawn)
- PLN24-0041: New access from 59 Raeburn Road over 81 Evandale Road to Richard Street (invalid due to landowner notification process)
- PLN25-0096: New access from 59 Raeburn Road to Evandale Road (withdrawn)
- PLN25-0170 – Current application for new access from 59 Raeburn Road to Evandale Road

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 representations is included in section 5.5 of this report.

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Farmland (Resource Development)
Proposed use classification:	Access track associated with Extractive Industry
Zone:	Agriculture Zone
Particular Purpose Zone/Specific Area Plan:	N/a
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C9.0 Attenuation Code C12.0 Flood-Prone Areas Hazard Code C16.0 Safeguarding of Airports Code
Application must be determined by:	23 January 2026
Recommendation:	Refusal

4 SUBJECT SITE AND LOCALITY



Figure 2 - Aerial Image of Subject Site (Source: Development Application (the LIST))



Exhibited



Figure 3 - Proposal Plan



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	Y	-
C8.0 Scenic Protection Code	-	
C9.0 Attenuation Code	Y	-
C10.0 Coastal Erosion Hazard Code	-	
C11.0 Coastal Inundation Hazard Code	-	
C12.0 Flood-Prone Areas Hazard Code	Y	-
C13.0 Bushfire Prone Areas Code	-	
C14.0 Potentially Contaminated Land Code	-	
C15.0 Landslip Hazard Code	-	
C16.0 Safeguarding of Airports Code	Y	C16.4.1

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

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



The relevant Scheme definitions are:

Table 6.2 Use Class

Extractive Industry	use of land for extracting or removing material from the ground, other than Resource Development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
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Table 3.1 Planning Terms and Definitions

Development	Means as defined in the Act: <i>development includes –</i> <i>(a) the construction, exterior alteration or exterior decoration of a building; and</i> <i>(b) the demolition or removal of a building or works; and</i> <i>(c) the construction or carrying out of works; and</i> <i>(d) the subdivision or consolidation of land, including buildings or airspace; and</i> <i>(e) the placing or relocation of a building or works on land; and</i> <i>(f) 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>
Road	means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.
Works	Means as defined in the Act: <i>works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985, carried out in State forests.</i>

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

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

Zone Purpose

Assessment against the zone purpose is required as the use is discretionary (per 6.10.2).

21.1	Zone Purpose
21.1.1	To provide for the use or development of land for agricultural use.
Assessing Officers Comments	The proposal is not for agricultural use.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts.
Assessing Officers Comments	Complies per assessment against clause 21.3.1 P2.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
Assessing Officers Comments	The proposal does not support the use of the land for agricultural use.



21.3 Use Standards

21.3.1 Discretionary Uses	
Description	Assessment
A1 Requirement of use to occur on agricultural land	No Acceptable Solution, relies on performance criteria.
A2 Converting agricultural land for non-agricultural uses	No Acceptable Solution, relies on performance criteria.
A3 Uses on prime agricultural land	Not applicable, not prime agricultural land
A4 Residential Use	No Acceptable Solution

21.4 Development Standards for Buildings and Works

Clause	Description	Assessment
21.4.1	Building height	A1 A 3.2m high sound wall is recommended by the acoustic report. This is less than the height limit of 12m. Complies.
21.4.2	Setback	A1 The sound wall recommended by the acoustic report does not comply with the setback requirement of at least 5m from all boundaries and must be assessed against the performance criterion.
		A2 N/a – not a sensitive use.
21.4.3	Access for new dwellings	A1 N/a – not a new dwelling.

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

DISCRETIONS	
21.3.1 Discretionary Uses	
P1	<p>A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none">a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;b) access to infrastructure only available on the site or on land in the vicinity of the site;c) access to a product or material related to an agricultural use;d) service or support for an agricultural use on the site or on land in the vicinity of the site;e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; andf) provision of essential Emergency Services or Utilities.
Assessing Officers Comments	The proposed access track will minimise impacts from the operation of the quarry and batch plant, consistent with P1, by moving traffic away from Hobart Road adjacent to the Breadalbane Residences.
P2	<p>A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <ul style="list-style-type: none">a) the area of land being converted to non-agricultural use;b) whether the use precludes the land from being returned to an agricultural use;c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.
Assessing Officers Comments	<p>The application provided an Agricultural Assessment and Compliance Report from Pinion Advisory which finds that:</p> <p><i>(a) The proposed access track has been planned and designed to minimise the conversion of agricultural land to non-agricultural use. The proposed access track would be 1,710m long and 5m wide, and therefore cover a total area of approximately 8,550m² which equates to approximately 1.3% of the total area available for agriculture (66 hectares) on the subject property. The northern end of the proposed access track would follow a previously existing headland paddock track, and this reduces the length of new track required down to 1,360m in length and 6,800m² which equates to approximately 1% of the total area available for agriculture (66 hectares) on the subject property. The positioning of the track would follow the southern boundary of the property, and this allows for the least impact on the operational management of the agricultural land which thereby minimises the potential interference on the operational use of the</i></p>



DISCRETIONS

	<p><i>land, such as for sowing, application of agricultural chemical and harvesting, by allowing for straight driving paths to be followed.</i></p> <p><i>(b) If required the access laneway could be removed, and land rehabilitated to allow for its return to use for agricultural land use activity. During the construction phase, the topsoil should be stripped back or pushed to one side (or removed and stockpiled) and therefore if required in the future the track construction material can be removed and topsoil replaced. Thereafter soil amelioration activities undertaken (ripping, cultivation and application of amendments applied) to rejuvenate the land and return it to productivity agricultural use.</i></p> <p><i>(c) As outlined in section 5.4 and 5.5 of the agricultural report considerations have made for the proposed developments' impact to and from agricultural land use activity. These considerations relate to issues regarding the application of agricultural chemicals spray drift, noise emissions, irrigation spray drift, trespass, fencing, weed management and fire management, and have been considered to be of low risk. There is no irrigated land and/or irrigation infrastructure which would be impacted by the proposed development. It is important to note that the operating conditions of the concrete batch plant must be adhered to, and traffic management (e.g. vehicle speeds and operating hours for vehicle movements). The agricultural property to the north, as per title 186290/2, would have no expectations negative impact due to a combination of the nature of the agricultural land use activity (dryland cropping) and setback distances to the development (at the nearest point being approximately 300m). In relation to the property to the adjacent to the south, as per title 180211/1, the benefit of a shelter belt along the common southern boundary, relative low intensity nature of the agricultural land use activity (dryland grazing by sheep and occasional dryland cropping) and presence of the existing laneway access to the hard rock quarry on property title 146280/1. When the hard rock quarry of property title 146280/1 is in operation vehicles would be driving through the agricultural property to the south, as per title 180211/1.</i></p> <p><i>The majority of the proposed track would be located parallel to the southern boundary of the subject property, and this means it is favourable positioned in the same direction as the operational use of the paddock, as per the sowing, spreading and harvesting runs as per the production of cereal and oil seed (e.g. canola) crops. Therefore, the new access track would minimise the disruption to the operation and management of the cropping program undertaken on the subject property.</i></p> <p><i>A small area of the subject property, approximately 0.8 hectares of land, would be located to the east of the access track and bound by Briarly Creek and the southern property boundary, and effectively "strands" this parcel of ground. However, it should be noted that this land is already compromised and is not able to be fully for agricultural land use activity, e.g. cropping, due to being more prone to browsing wildlife pressure, and is effectively an enlarged headland and not readily used for planting out with crops.</i></p> <p><i>The balance of the paddock where the access track would be located in would still be able to be utilised for the production of dryland cereals and oilseed crops.</i></p> <p>The proposal complies with the performance criterion.</p>
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21.4.2	Setbacks
P1	<p>Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none">a) the bulk and form of the building;b) the nature of existing use on the adjoining properties;c) separation from existing use on the adjoining properties; andd) any buffers created by natural or other features.
Assessing Officers Comments	A 3.2m high sound wall is proposed on the boundary with 81 Evandale Road. This will require approval from the owners of 81 Evandale Road for any work on their property. The proposed fence provides adequate vehicle access and does not cause an unreasonable impact on the adjoining property given its distance to the house and its curtilage.

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

N/a



5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

Assessment against the code purpose is required as the use is discretionary (per clause 6.10.2).

C2.1	Code Purpose
C2.1.1	To ensure that an appropriate level of parking facilities is provided to service use and development.
Assessing Officers Comments	Complies per C2.5.
C2.1.2	To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
Assessing Officers Comments	N/a – not in an urban area.
C2.1.3	To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
Assessing Officers Comments	Not required per C2.6.
C2.1.4	To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
Assessing Officers Comments	Complies – parking is on site.
C2.1.5	To ensure that parking spaces and accesses meet appropriate standards.
Assessing Officers Comments	Complies.
C2.1.6	To provide for parking precincts and pedestrian priority streets.
Assessing Officers Comments	N/a

C2.5 Use Standards

Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1: 1 car parking space per 2 employees. Car parking is provided with the development of the quarry and the concrete batch plant. Complies.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1: No requirement for bicycle parking.
C2.	Motorcycle parking numbers (Refer to table C2.4)	A1: No requirement for motorcycle parking.
C2.5.4	Loading Bays	A1: No requirement for loading bays.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1: N/a.



C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies.
C2.6.2	Design and layout of parking areas	A1.1 See assessment against performance criterion.
		A1.2: N/a
C2.6.3	Number of accesses for vehicles	A1 Complies.
		A2 N/a
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 N/a
C2.6.5	Pedestrian Access	A1.1 N/a
		A1.2 N/a
C2.6.6	Loading Bays	A1 N/a
		A2 N/a
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 N/a
		A2 N/a
C2.6.8	Siting of parking and turning areas	A1 N/a
		A2 N/a
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 N/a

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

DISCRETIONS	
C2.6.2	Design and layout of parking areas
P1	All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: a) the characteristics of the site; b) the proposed slope, dimensions and layout; c) useability in all weather conditions; d) vehicle and pedestrian traffic safety; e) the nature and use of the development; f) the expected number and type of vehicles; g) the likely use of the parking areas by persons with a disability; h) the nature of traffic in the surrounding area; i) the proposed means of parking delineation; and j) the provisions of Australian Standard AS 2890.1:2004 - <i>Parking facilities, Part 1: Off-street car parking</i> and AS 2890.2 -2002 <i>Parking facilities, Part 2: Off-street commercial vehicle facilities</i> .
Assessing Officers Comments	The applicant's TIA (Midson Traffic) advises: <i>As detailed in Section 4.7 of the Traffic Impact Assessment, the proposed internal road is a low-volume private access serving quarry operations. The design standard adopted in the TIA (6 m formation, 4 m trafficked width with passing opportunities and adequate sight lines) is appropriate for its intended function and very low daily traffic volumes. The cross-section allows two-way operation for the quarry fleet under controlled conditions and provides compliant geometry for the operating speed environment. It is therefore considered suitable and does not warrant upgrade to a public-road standard such as LGAT US4.</i>



C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

Assessment against the code purpose is required as the use is discretionary (per clause 6.10.2).

C3.1 Code Purpose	
C3.1.1	To protect the safety and efficiency of the road and railway networks.
Assessing Officers Comments	Does not comply, per assessment against clause C3.5.1.
C3.1.2	To reduce conflicts between sensitive uses and major roads and the rail network.
Assessing Officers Comments	N/a – not a sensitive use.

C3.5 Use Standards

Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 – N/a. Evandale Road is a category 2 road (not a category 1 road or limited access road). A1.2 – written consent for the new junction is required from the road authority. See assessment against performance criterion. A1.3 – N/a, not a new private level crossing. A1.4 – N/a, not an existing vehicle crossing. A1.5 – Complies – vehicles will be able to enter and leave in a forward direction.

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 N/a

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

DISCRETIONS

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
P1	Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: a) any increase in traffic caused by the use; b) the nature of the traffic generated by the use; c) the nature of the road; d) the speed limit and traffic flow of the road; e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.



C3.5.1 P1		Applicant's Traffic Impact Assessment from Midson Traffic Pty Ltd	Representation with traffic engineering review from Ratio Consultants Pty Ltd
a)	<i>any increase in traffic caused by the use</i>	Hazel Bros has confirmed the expected operational demand of 4 vehicles per hour (two-way), consistent with the TIA and SIDRA [intersection software] inputs. The access will be actively managed by Hazel Bros - restricted by user, time-of-day, and day-of-week - to maintain safety and operational control. Unauthorised access will be restricted through signage and internal procedures.	<p>The TIA (Section 4.1) states that the peak traffic movements using the proposed access road will be 4 vehicles per hour (two - way) which results in 2 vehicles per hour in each direction. This is reiterated in Section 4 of the RFI Response.</p> <p>The trip generation assessment lacks detail and does not explain how the existing daily traffic generation of the site (stated to be 110 vehicles per day) results in a peak of just 4 vehicles per hour using the new access.</p>
b)	<i>the nature of the traffic generated by the use</i>	Traffic utilising the access will be industrial in nature.	The proposed access road is intended to cater for heavy vehicles primarily.
c)	<i>the nature of the road</i>	<p>Evandale Road is a Category 2 road under the Department of State Growth's road hierarchy.</p> <p>Evandale Road is the primary access to the Airport industrial precinct and is appropriate for heavy vehicle access.</p>	<p>Evandale Road is a Department of State Growth controlled road and classified as Category 2 – the second highest order of road in the Tasmanian Road Hierarchy.</p> <p>The function of Category 2 roads is primarily the movement freight and passenger vehicles, rather than access to properties.</p> <p>Evandale Road is a strategically important road, providing the primary connection to Launceston Airport, the TRANSLINK industrial and business precinct, and the township of Evandale.</p> <p>The potential for new property access on Evandale Road must be balanced with the strategic function of the road.</p>
d)	<i>the speed limit and traffic flow of the road</i>	Evandale Road has a posted speed limit of 80-km/h and carries a traffic volume of approximately 10,000 vehicles per day.	<p>Evandale Road is a four - lane, divided road separated by a median and wire rope barrier. It has a speed limit of 80 km/h.</p> <p>Based on 2023 Department of State Growth traffic data, traffic volumes in the south - eastbound direction are around 5452 vehicles per day with up to 468 vehicles per hour during peak periods. Heavy vehicles make up around 21% of the eastbound traffic flow.</p> <p>This section of Evandale Road carries a higher proportion of unfamiliar and /or distracted drivers due to it forming the primary access road to Launceston Airport. This is reflected in the crash history (Section 2.2 of the TIA) which indicates that the 900 - metre - long section of Evandale Road in the vicinity of the proposed access could be considered a 'black spot' with three casualty crashes in five years.</p>
e)	<i>any alternative access to a road</i>	The proposed access is to reduce existing site traffic that currently utilises McGraths Road [a private access road to Hobart Road] in a residential environment. In this regard, whilst it is usually preferable to access a lower order road (in a hierarchical sense), in this case it is appropriate for the industrial activity to access Evandale Road rather than the local road which includes residential land use.	It is common transport planning practice to provide property access to the lowest order of road in the road hierarchy when considering a site with frontage on multiple roads. This is consistent with guidelines for access management as set out in Austroads Guide to Traffic Management (Parts 5 and 12), and should be a consideration for the Department of State Growth in the decision to grant a new access point to the state road network.



			<p>It is acknowledged that while the Department of State Growth has provided consent for the making of the application, this does not constitute consent for the new access point specifically (as referred to in Clause C3.5.1 - A1.2 of the Planning Scheme) which requires additional consent under Section 16 of the Roads and Jetties Act 1935.</p> <p>Given that Evandale Road is very high in the Tasmanian State Road Hierarchy, and provides a key strategic function prioritising the movement of freight and passenger vehicle traffic, it would be appropriate to consider any alternative, if possible, as one of the factors to have regard under Clause C3.5.1 - P1(e).</p> <p>The existing site already has convenient access via current arrangements. The existing access is via a purpose - built access road connecting to Hobart Road, which is a municipal arterial road. Hobart Road provides direct access to Midland Highway (a higher order road) via a grade separated interchange.</p> <p>Based on the above, it is considered that the existing access arrangements are entirely appropriate, and in-fact should be preferred, over the construction of a new access point on Evandale Road.</p>
f)	<i>the need for the use</i>	The proposed access is intended to reduce the amount of industrial traffic currently accessing a predominantly residential area.	<p>The proposed new access road appears to provide little benefit and will have a disproportional impact on the operation of Evandale Road based on the following:</p> <ul style="list-style-type: none">• Evandale Road is a strategically important road, holding the second highest classification in the Tasmanian State Road Network.• The existing site has convenient access via current arrangements on a lower order road, which should be preferred over the construction of a new access point on Evandale Road.
g)	<i>any traffic impact assessment</i>	Traffic Impact Assessment from Midson Traffic Pty Ltd.	Traffic engineering review from Ratio Consultants Pty Ltd.
h)	<i>any advice received from the rail or road authority</i>	Provided a copy of the Crown Consent letter issued by the Department of State Growth (9 July 2025) which provides formal consent for the development application insofar as it affects the State Road network and confirms that further consent under s.16 of the Roads and Jetties Act 1935 will be required for any works within the State road reservation. The comments in that letter regarding sealing and asphalt treatment of the proposed deceleration lane (AUL) have been noted and will be addressed during the detailed design stage.	It is acknowledged that while the Department of State Growth has provided consent for the making of the application, this does not constitute consent for the new access point specifically (as referred to in Clause C3.5.1 - A1.2 of the Planning Scheme) which requires additional consent under Section 16 of the Roads and Jetties Act 1935.



SALT (Sustainable Transport Surveys Pty Ltd trading as SALT)

Northern Midlands Council engaged SALT to review the traffic engineering implications of the proposed access. SALT advised:

In the course of undertaking this assessment, we have reviewed the following documentation for the application:

- *Traffic Impact Assessment prepared by Midson Traffic (dated May 2025);*
- *Traffic engineering response to RFI prepared by Midson Traffic (dated 11 November 2025);*
- *Proposed access road cross section prepared by Midson Traffic (dated 28 November 2025); and*
- *Crown Landowner Consent letter prepared by the Department of State Growth (dated 26 August 2025).*

The TIA prepared by Midson Traffic includes modelling of the existing roundabout to determine impacts associated with the additional traffic generated by the new access point. This indicates that a peak hourly volume of 4 heavy vehicles is expected (2 inbound and 2 outbound). Due to the left- in / left- out nature of the proposed access point, exiting vehicles will all be required to travel through the roundabout.

For a conservative assessment, Midson has increased the traffic generation to 10 vehicles per hour, with a high rate of U - turn manoeuvres at the roundabout (60%). The model has also assumed background traffic growth of 2% per annum over a 10- year period. Results indicate that the roundabout will operate satisfactorily in both peak hours.

In response to a Council RFI, Midson Traffic has also modelled the proposed left - in / left- out treatment on Evandale Road. This indicates that the intersection will operate satisfactorily in both peak hours.

SALT is of the opinion that the traffic impacts of the proposal will be negligible and will not have any material impacts on the capacity and/or operation of the surrounding road network.

The TIA recommends that a Short Auxiliary Left Turn (AUL(s)) treatment should be installed for vehicles turning off Evandale Road. The RFI response provides a high - level assessment of the feasibility of providing this treatment, indicating that there is sufficient space within the road reserve to accommodate the turn lane.

However, no concept or functional designs are provided that demonstrate the layout of the proposed turn treatment. A Permit Condition is recommended requiring the preparation of a Functional Layout Plan for the proposed intersection, including both the AUL(s) treatment and the exiting left - out treatment. The design should be in accordance with Austroads Guide to Road Design Part 4A and include swept path assessment for relevant design vehicles. Swept path assessment should also be undertaken demonstrating trucks U - turning at the Evandale Road / Richard Street / Translink Avenue roundabout

Sight Distance

The RFI response indicates that sight distance assessment states that the Austroads Safe Intersection Sight Distance (SISD) requirement of 181m is met, based on field observation and plan verification.

However, no evidence of the sight distance assessment is provided in the report (e.g. photos, plan markups). Review of Google Street view shows a crest and a bend to the west along Evandale Road that may impede sight distance from the proposed access point.

Whilst sufficient sight distance is likely to be achieved, it is recommended that evidence be provided demonstrating adequate sight distance and also the height and setback distance used to determine the sight distance available to the north - west of the access point.

Internal Access Road

The internal access road will have a 6.0m cross section which is suitable for the low volume of trucks expected. There is one bend in the proposed access road, as shown in Figure 2. It is recommended that swept path assessment be provided for this location to demonstrate that trucks (i.e. the largest vehicle expected to access the site) can successfully navigate the bend.

CONCLUSIONS

SALT is supportive of the proposed internal access road and turn lanes on Evandale Road, with the following conditions recommended:

1. *A Functional Layout Plan for the site entry/exit arrangements on Evandale Road be prepared, including swept path analysis for relevant design vehicles.*
2. *Swept path analysis be provided for design vehicles performing a U - turn at the Evandale Road / Richard Street / Translink Avenue Roundabout.*
3. *Swept path analysis be provided for design vehicles driving through the bend in the access road.*
4. *Evidence demonstrating satisfactory Safe Intersection Sight Distance is achieved, particularly to the north- west of the access.*



Assessing officer's comments:

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or safety or efficiency of the road, having regard to:

a) *any increase in traffic caused by the use;*

Per the application:

- The expected operational demand of 4 vehicles per hour (two-way).
- The access will be actively managed by Hazel Bros - restricted by user, time-of-day, and day-of-week - to maintain safety and operational control.
- Unauthorised access will be restricted through signage and internal procedures.

b) *the nature of the traffic generated by the use;*

Primarily heavy vehicles.

c) *the nature of the road;*

Per SALT, Evandale Road is a Category 2, Regional Freight Route.

d) *the speed limit and traffic flow of the road;*

Per SALT, Evandale Road is a four-lane divided carriageway with a central median and wire rope barrier in between the two directions of travel. The posted speed limit is 80km/h.

e) *any alternative access to a road;*

The site has current access to Hobart Road via the private road known as McGraths Road.

f) *the need for the use;*

Midson Traffic notes that:

- The proposed access is to reduce existing site traffic that currently utilises McGraths Road [a private access road to Hobart Road] in a residential environment.
- In this regard, whilst it is usually preferable to access a lower order road (in a hierarchical sense), in this case it is appropriate for the industrial activity to access Evandale Road rather than the local road which includes residential land use.

Ratio Consultants:

The existing access via a purpose - built access road [McGraths Road] connecting to Hobart Road, (a municipal arterial road) Hobart Road provides direct access to Midland Highway (a higher order road) via a grade separated interchange. Based on the above, it is considered that the existing access arrangements are entirely appropriate , and in- fact should be preferred , over the construction of a new access point on Evandale Road .

Representations have questioned the need for the new access, raising concerns about moving the problem.

g) *any traffic impact assessment;*

The Midson Traffic Impact Assessment, Ratio representation and SALT have been taken into consideration.

h) *any advice received from the rail or road authority;*

The Department of State Growth has provided consent for the making of the application. And notes that in giving consent to lodge the subject development application, the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the Roads and Jetties Act 1935 to undertake works within the State road reservation.

It is concluded that the site has alternative access to a road, Hobart Road, which is a lower category road and therefore the preferable road to access.



C7.0 NATURAL ASSETS CODE

Code Purpose

Assessment against the code purpose is required as the use is discretionary (per clause 6.10.2).

C7.1	Code Purpose
C7.1.1	To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
Assessing Officers Comments	Complies as per assessment against clause C7.6.1.
C7.1.2	To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
Assessing Officers Comments	N/a
C7.1.3	To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
Assessing Officers Comments	N/a
C7.1.4	To minimise impacts on identified priority vegetation.
Assessing Officers Comments	Does not impact on identified priority vegetation.
C7.1.5	To manage impacts on threatened fauna species by minimising clearance of significant habitat.
Assessing Officers Comments	Does not propose clearance of significant habitat.

C7.6 Development Standards for Buildings and Works

Clause	Description	Assessment
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A1 – see assessment against performance criterion below. A2 – N/a A3 – N/a A4 – N/a A5 – N/a

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

DISCRETIONS

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	
P1.1	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) impacts caused by erosion, siltation, sedimentation and runoff; b) impacts on riparian or littoral vegetation; c) maintaining natural streambank and streambed condition, where it exists;



DISCRETIONS	
Assessing Officers Comments	
	<p>d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>e) the need to avoid significantly impeding natural flow and drainage;</p> <p>f) the need to maintain fish passage, where known to exist;</p> <p>g) the need to avoid land filling of wetlands;</p> <p>h) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>i) minimising cut and fill;</p> <p>j) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>k) minimising impacts on coastal processes, including sand movement and wave action;</p> <p>l) minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</p> <p>n) the guidelines in the Tasmanian Coastal Works Manual.</p> <p>The application provided Assessment of the Natural Assets Code by RMCG as below. Its findings have been considered and are supported.</p> <p>a) <i>Impacts caused by erosion, siltation, sedimentation and runoff.</i> There is a risk of erosion, siltation, sedimentation and runoff during construction of the road, especially at Briarly Creek due to the nature of works required. Recommendations are provided to ensure that works have minimal impacts on the watercourse.</p> <p>b) <i>Impacts on riparian or littoral vegetation.</i> There is no native riparian vegetation at the Briarly Creek crossing; vegetation at the site is entirely comprised of introduced species. While this vegetation will be impacted as a result of the proposed crossing, it is not considered to have any adverse impacts on the natural assets of the site. There is no littoral vegetation present.</p> <p>c) <i>Maintaining natural streambank and streambed condition, where it exists. The streambank and stream bed condition of Briarly Creek will be impacted at the crossing as a culvert will be installed. This will be limited to a 5m width and, given the highly modified nature of the site, it is not considered to adversely impact on the natural assets at the site.</i></p> <p>d) <i>Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation. It was difficult to determine the instream natural habitat of Briarly Creek due to the turbidity of the site; however, no bank overhangs were evident and any trailing vegetation is comprised of introduced species. Given the highly modified nature of the site, the installation of the culvert with rock placement at either end in Briarly Creek is not considered to adversely impact on the natural assets at the site.</i></p> <p>e) <i>The need to avoid significantly impeding natural flow and drainage. A culvert designed to ensure natural flow of Briarly Creek will be installed. While natural flow and drainage may be impeded during installation of the culvert, this will be short-term only and will not result in an overall significant impact on natural flow or drainage.</i></p> <p>f) <i>The need to maintain fish passage, where known to exist. There may be existing fish passage within Briarly Creek and this is expected to be maintained with the installation of the culvert.</i></p> <p>g) <i>The need to avoid land filling of wetlands. NA; there is no wetland present on site.</i></p> <p>h) <i>The need to group new facilities with existing facilities, where reasonably practical. NA – grouping a new road with an existing road is not practical.</i></p> <p>i) <i>Minimising cut and fill. Cut and fill is required at the Briarly Creek crossing for the road to pass between the upper banks and over the proposed culvert. This amount of fill cannot be minimised further.</i></p> <p>j) <i>Building design that responds to the particular size, shape, contours or slope of the land. The route of the proposed road is over gently sloped land and the road design at ground level responds to this. The crossing of Briarly Creek (with road batters and the installation of a culvert) is designed to maintain the elevation of the road while also allowing for flow to be retained through Briarly Creek.</i></p> <p>k) <i>Minimising impacts on coastal processes, including sand movement and wave action. NA.</i></p> <p>l) <i>Minimising the need for future works for the protection of natural assets, infrastructure and property. As the appropriate culvert size for Briarly Creek has been determined by engineers, no future works for the protection of natural assets, infrastructure, or property is expected as a result of the proposed development.</i></p> <p>m) <i>The environmental best practice guidelines in the Wetlands and Waterways Works Manual. The proposed stream crossing has been appropriately designed for the site and will be constructed with low-risk practices (see recommendations), as per the environmental best practice guidelines in the Wetlands and Waterways Works Manual.</i></p> <p>n) <i>The guidelines in the Tasmanian Coastal Works Manual. NA.</i></p> <p>CONCLUSION</p> <p>The proposal is to construct a waterway crossing, over Briarly Creek, in a waterway and coastal protection area at 59 Raeburn Rd, Breadalbane (CT 180210/2) as part of a proposed new internal road. The crossing involves installation of a culvert and fill. Provided the below recommendations are adhered to, the proposal is considered to minimise adverse</p>



DISCRETIONS

	<p>impacts on natural assets and therefore is considered to adequately address the performance criteria of the C7.6.1 under the Natural Assets Code of the Tasmanian Planning Scheme – Northern Midlands.</p> <p>Recommendations</p> <ul style="list-style-type: none">• Sow down the Briarly Creek crossing batters with grass seed immediately following works.• Avoid a perched culvert.• Place rock at both the upstream and downstream side of the culvert immediately after installation.• Silt fences/sediment barriers must be utilised between the works area and Briarly Creek. The barriers are to be erected prior to works commencing at the site and then maintained for the duration of works until the grass is established and the risk of sediment movement is reduced.• Time construction of the crossing for a period of low flows and to avoid heavy rainfall events.• Prevent biosecurity incursions and new weed incursions by implementing strict washdown protocols for all vehicles, machinery, and equipment used during works.
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C9.0 ATTENUATION CODE

Code Purpose

Assessment against the code purpose is required as the use is discretionary (per clause 6.10.2).

C9.1	Code Purpose
C9.1.1	To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.
Assessing Officers Comments	Complies per assessment against C9.5.1.
C9.1.2	To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.
Assessing Officers Comments	N/a – the proposal is not for a sensitive use.

C9.5 Use Standards

Clause	Description	Assessment
C9.5.1	Activities with the potential to cause emissions	A1 Table C9.1 lists: Quarry or extractive pit (no blasting, crushing or vibratory screening, Level 2 Activity) with an attenuation distance of 300m. Concrete batching plant with an attenuation distance of 200m. The attenuation distances are measured along the proposed access track.
C9.5.2	Sensitive use within an attenuation area	A1 N/a – does not propose a sensitive use.

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

DISCRETIONS

C9.5.1	Activities with the potential to cause emissions
P1	An activity listed in Tables C9.1 or C9.2 must not cause: a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to: i. operational characteristics of the activity;



DISCRETIONS	
	<ul style="list-style-type: none">ii. scale and intensity of the activity;iii. degree of hazard or pollution that may be emitted from the activity;iv. hours of operation of the activity;v. nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste;vi. existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; andvii. measures to eliminate, mitigate or manage emissions from the activity.
Assessing Officers Comments	<p>The application provides an Environmental Noise Assessment, Tarkarri Engineering. This concludes that:</p> <p><i>Predicted noise levels from the concrete batching plant in the night period (2200 hrs to 0600 hrs on weekdays and 2200 hrs to 0800 hrs on Friday nights into Saturdays) are below the criterion level of 38 dBA with the controls outlined in section 4.1 in place.</i></p> <p><i>Intrusive noise characteristics are not expected with modelling results showing no indication of excessive low frequency or temporally stable tonal emissions. Impactive noise (generating impulsive noise emissions) present in the mobile plant assessed in Tarkarri Engineering report 5507_AC_R has been removed with the reconfiguration of the material loading system.</i></p> <p>Assessing Officers Maximum noise levels predicted are below the indicator level of 60 dBA for outside of a bedroom window in the Environment Protection Policy (Noise) 2009 indicating that they are not excessive.</p> <p>Comments Once the future controls outlined in section 4.1* have been implemented an attended noise survey of a night operation, currently allowable on 12 occasions under the existing permitted hours for the site, would be conducted at receivers R1, R4 and R5 as a minimum, to demonstrate the efficacy of the controls.</p> <p>*140m long, 3.2m high fence located along boundary with 81 Evandale Rd near Evandale Rd. See Figure 4-4 for the location and extent. NB: The barrier fence would need to be constructed from a material that provides a minimum sound transmission loss of 15 dB for 1/3-octave bands from 80 Hz and above. This, for example, could be achieved with 24 mm thick marine plywood between universal columns or 100 mm thick tilt up concrete panels or a prefabricated acoustic panel barrier system (e.g. Flexshield Sonic System). A textured surface to the face fronting the haul route would assist in breaking up and scattering reflections off the barrier system that would occur during truck traverses.</p> <p>It is recommended that the track be sealed adjacent to the barrier fence to prevent dust nuisance to the adjacent house.</p>

C12.0 FLOOD-PRONE AREAS CODE

Code Purpose

Assessment against the code purpose is required as the use is discretionary (per clause 6.10.2).

C12.1	Code Purpose
C12.1.1	To ensure that use or development subject to risk from flood is appropriately located and managed, so that: <ul style="list-style-type: none">a) people, property and infrastructure are not exposed to an unacceptable level of risk;b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; andc) it does not increase the risk from flood to other land or public infrastructure.
Assessing Officers Comments	The proposed crossing of Briarly Creek is sufficiently distant from adjoining land to comply with this purpose.
C12.1.2	To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.
Assessing Officers Comments	The proposed crossing of Briarly Creek is not expected to unreasonably affect flood flow or be affected by permanent or periodic flood.



C12.5 Use Standards		
Clause	Description	Assessment
C12.5.1	Uses within a flood-prone area	A1 N/a
C12.5.2	Critical use, hazardous use or vulnerable use	A1 N/a
		A2 N/a
		A3 N/a
		A4 N/a
C12.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C12.6.1	Buildings and works within a flood-prone hazard area	A1 See assessment against performance criterion below.

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

DISCRETIONS	
C12.6.1	Buildings and works within a flood-prone hazard area
P1.1	Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: a) the type, form, scale and intended duration of the development; b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; c) any advice from a State authority, regulated entity or a council; and the advice contained in a flood hazard report.
P1.2	A flood hazard report also demonstrates that the building and works: a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures
Assessing Officers Comments	Per the Assessment of the Natural Assets Code by RMCG, construction of the crossing of Briarly Creek must be timed for a period of low flows and to avoid heavy rainfall events.

5.4 REFERRALS

Department of State Growth

Noting that there is road construction activity proposed in the State road reservation (new access), State Growth request Council include the following condition and note on any planning permit issued:

Prior to commencement of the use, the proposed Evandale Road access must be provided in accordance with the recommendations outlined by the applicant's submitted Traffic Impact Assessment and constructed to the required standards and specifications of the Department of State Growth. No access works in the road reservation are permitted until engineering plans showing all necessary works (road construction, drainage, and traffic facilities etc.) are reviewed, accepted, and a written permit issued by State Growth, see Note.

NOTE: A valid works permit issued by the Department of State Growth is required for all works undertaken in the State road (Evandale Road) reservation. Details of the permit process, required documentation, and online application form can be found at:

www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways. Applications must be received a minimum of twenty (20) business days prior to the expected commencement date for the works to allow sufficient time for the application to be assessed.



Environmental Protection Authority

I am writing in response to your correspondence received on 23 December 2025, referring the above planning application to the Board of the Environment Protection Authority (the Board) for assessment under section 25(1) of the Environmental Management and Pollution Control Act 1994 (EMPCA). This referral followed a previous referral to the Board for the same proposal where the EPA Board determined assessment was not required. Following this, Council determined further information was required for the planning assessment, and therefore referred the proposal to the Board again on 23 December 2025.

I note that the planning application now indicates that the existing Level 2 quarry on the site may use the proposed access road. However, the application does not clearly specify the extent to which the quarry would use the road, proposes a small number of truck movements per hour, and only considers night-time noise in the provided noise assessment. Given that the quarry does not operate outside standard hours (i.e. does not operate during night-time), it appears that the proposal relates primarily to the existing concrete batch plant, operating as a Level 1 activity.

In accordance with section 25(1D) of the EMPCA, and acting under delegation from the Board, I have determined that the Board does not need to assess the activity to which the application relates, as the proposal can be adequately managed via Council's planning assessment.

I note that noise, dust and waterway impacts may be generated by construction and use of the access road, and that these should be considered in Council's assessment.

Council may proceed with assessment of the permit application under the Land Use Planning and Approvals Act 1993 without further reference to the Board. Please send a copy of any permit issued in respect of this application to enquiries@epa.tas.gov.au once finalised.

The above decision is based on the information provided with the planning application, and the understanding that it relates primarily to operation of the concrete batch plant. If details of the proposal change significantly, you should advise the applicant to seek advice from the Environment Protection Authority before proceeding, to ensure that the proposed activity will comply with EMPCA.

TasNetworks

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations given the below is maintained.

TasNetworks has a Registered and Statutory Deemed easement over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website:- <https://www.tasnetworks.com.au/easements>. It is noted the proposed track would be clear of these easements.

It is noted the Traffic Impact Assessment document refers to proposed access from Evandale Rd on 59 Raeburn Rd, adjacent to the southern boundary. If access is proposed from here, the below will need to be maintained.

TasNetworks has an overhead and underground high voltage powerline on Evandale Rd on the side of the property with pole 569975 with a stay wire and 569976.

TasNetworks preferred distance is for driveways to be not less than 2m clear from our assets but must be at least 1.5m. If the proposed access track is to be less than this distance from the power pole, it is recommended the distance from the edge of the access track to the power pole be provided for review.

It is recommended safe working practices are followed when working near underground power cables. More information on: Working near underground cables – TasNetworks.

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding an upgrade they may require to their electricity supply due to this development.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act and 11 representations were received.

Traffic Concerns

The representations raise concerns about the interaction of heavy vehicles from the proposed access with traffic on Evandale Road. One representation provided a traffic engineering review of the application from Ratio Consultants.



Assessing officer's comment:

Northern Midlands Council engaged Sustainable Transport Surveys Pty Ltd trading as SALT to review the traffic engineering implications of the proposed access. This review concluded that:

SALT is supportive of the proposed internal access road and turn lanes on Evandale Road, with the following conditions recommended:

1. *A Functional Layout Plan for the site entry/exit arrangements on Evandale Road be prepared, including swept path analysis for relevant design vehicles.*
2. *Swept path analysis be provided for design vehicles performing a U - turn at the Evandale Road / Richard Street / Translink Avenue Roundabout.*
3. *Swept path analysis be provided for design vehicles driving through the bend in the access road.*
4. *Evidence demonstrating satisfactory Safe Intersection Sight Distance is achieved, particularly to the north- west of the access.*

Traffic is considered under the Road and Railway Assets Code assessment of this report. This finds that the site has existing access to a lower category road being Hobart Road, via a private road known as McGraths Road, contrary to clause C3.5.1 P1 (e).

Mineral Resources Development Act 1995

The proposed access is situated well within 100m of the home at 81 Evandale Road, as well as other nearby dwellings. Under section 79 of the *Mineral Resources Development Act 1995*, mining operations - including associated infrastructure - cannot occur within 100m of a dwelling on private land without the written consent of the owner and occupier. The owner and occupier of 81 Evandale Road does not give consent for the road to come within this buffer. Approval of this proposal would therefore breach statutory requirements, and any mining plan incorporating this access should not be approved.

Assessing officer's comment:

This application is made under the *Land Use Planning and Approvals Act 1993* and therefore must be assessed against the *Tasmanian Planning Scheme – Northern Midlands*.

Amenity

Impact on the quality of life of adjacent residents, dust, noise, blinding truck lights, constant vibrations concerns, as well as construction of a 140m boundary fence without consultation. Road debris from heavy vehicle traffic due to the unsealed section of road.

Assessing officer's comment:

Sealing of the track for 140m adjacent to the noise wall is recommended to reduce the impact of dust.

Noise Wall

Lack of detail of proposed wall, as recommended by the environmental noise assessment. No plans showing the wall's elevation, construction materials, or exact location. Assessment against cl 21.4.2 cannot be reasonably made.

If the wall is to be located on the boundary (which the planning report intimates it must do to meet the existing acoustic wall along the frontage of 81 Evandale Road), the proponent has not sought permission of the adjacent land owner(s).

Assessing officer's comment:

The application shows that the noise wall would be located on the boundary of 81 Evandale Road, and join to the existing wall at the frontage of 81 Evandale Road. Permission from the owner of 81 Evandale Road would be required to construct the wall on their property.

Potentially Contaminated Site Code (C.14.0)

There is an unnamed creek running through 81 Evandale Road which crosses into 59 Raeburn Road and into Briarly Creek. Testing in the unnamed creek has found high levels of PFAS in it. It is therefore highly likely that the water bodies on 59 Raeburn Road also contain PFAS chemicals, being directly downstream of the unnamed creek on 81 Evandale Road. The site is therefore potentially contaminated and any application to disturb soil must address the Potentially Contaminated Site Code in accordance with Cl 14.2.1 (c) and (d).

Assessing officer's comment:

Regarding the unnamed creek, the application plans show that the proposed track is outside of the waterway protection area of the unnamed creek and therefore outside of land that might be potentially contaminated. The proposed track will cross Briarly Creek upstream of the unnamed creek, and therefore also outside of land that might be potentially contaminated.

Impact on Agricultural Operations

Threat to agricultural operations bordering the proposed access. The road would interfere with livestock management, crop production, and biosecurity.



Assessing officer's comment:

An assessment of the zone provisions was undertaken, and the proposal complies with the relevant standards. Refer to section 5.1 of this report.

Environmental and Waterway Concerns.

Further disturbance from road construction and increased runoff could worsen the already compromised contamination of the area's waterways. A comprehensive environmental assessment is essential before any approval is considered.

Assessing officer's comment:

The application provided Assessment of the Natural Assets Code by RMCG which recommends:

- *Sow down the Briarly Creek crossing batters with grass seed immediately following works.*
- *Avoid a perched culvert.*
- *Place rock at both the upstream and downstream side of the culvert immediately after installation.*
- *Silt fences/sediment barriers must be utilised between the works area and Briarly Creek. The barriers are to be erected prior to works commencing at the site and then maintained for the duration of works until the grass is established and the risk of sediment movement is reduced.*
- *Time construction of the crossing for a period of low flows and to avoid heavy rainfall events.*
- *Prevent biosecurity incursions and new weed incursions by implementing strict washdown protocols for all vehicles, machinery, and equipment used during works.*

The application documents are inconsistent about which operations the new access is intended to serve.

Request for Hours of operation of quarries and batch plant

- Requests approval for car carrier parking at the batch plant.

Assessing officer's comment: No approvals have been issued for car carrier parking at the batch plant.

- Requests the following:
 - Sunday working hours – for batch plant and quarries
 - Saturday working hours – for batch plant and quarries
 - Week days and weekend start and finishing times – for batch plant and quarries

Assessing officer's comment:

	Hazel Bros concrete batch plant PLN19-0034	Hazel Bros quarry PLN10-0147	Mt Oriel quarry PLN16-311
Weekdays	0600 hours to 1800 hours	0700 hours to 1900 hours	0700 hours to 1900 hours
Saturday	0800 hours to 1600 hours	0800 hours to 1600 hours	0800 hours to 1600 hours
Sundays	None	None	None
Public Holidays	None on public holidays observed Statewide (Easter Tuesday excepted).	None on public holidays observed Statewide (Easter Tuesday excepted).	None on public holidays observed Statewide (Easter Tuesday excepted).
	The use may operate outside these hours on no more than 12 occasions each calendar		

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

- to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- to provide for the fair, orderly and sustainable use and development of air, land and water; and
- to encourage public involvement in resource management and planning; and
- to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and
- 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 –

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

The proposal is consistent with all State Policies.

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning

The proposal is consistent with this plan.

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. Planning Application Form Proposal Page [11.2.1 - 1 page]
2. Planning Report - Woolcott Land Services - 28 November 2025 [11.2.2 - 15 pages]
3. Crown Landowner Consent - 26 August 2025 [11.2.3 - 2 pages]
4. Annexure 1 - Folio plans [11.2.4 - 2 pages]
5. Annexure 2 - Site and construction plans - Woolcott Land Services - 13 August 2025 [11.2.5 - 1 page]
6. Annexure 3 - Environmental Noise Assessment - 28 November 2025 - Tarkarrki Engineering Pty Ltd [11.2.6 - 22 pages]
7. Annexure 4 - Traffic impact assessment - Midson Traffic - May 2025 [11.2.7 - 25 pages]
8. Annexure 4.1 - Traffic impact assessment response to RFI - Midson Traffic - 11 November 2025 [11.2.8 - 5 pages]
9. Annexure 4.2 - Proposed Access Road Cross Section v 2 - Hazell Bros - received 28 November 2025 [11.2.9 - 1 page]
10. Annexure 5 - Natural Assets Code assessment - RMCG - 23 September 2005 [11.2.10 - 7 pages]
11. Annexure 6 - Agricultural assessment and TPS compliance - Pinion Advisory - October 2025 [11.2.11 - 33 pages]
12. Culvert Sizing Report - Flussig [11.2.12 - 10 pages]



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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



13 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: *Maree Bricknell, Acting General Manager*

RECOMMENDATION

That the report be noted.

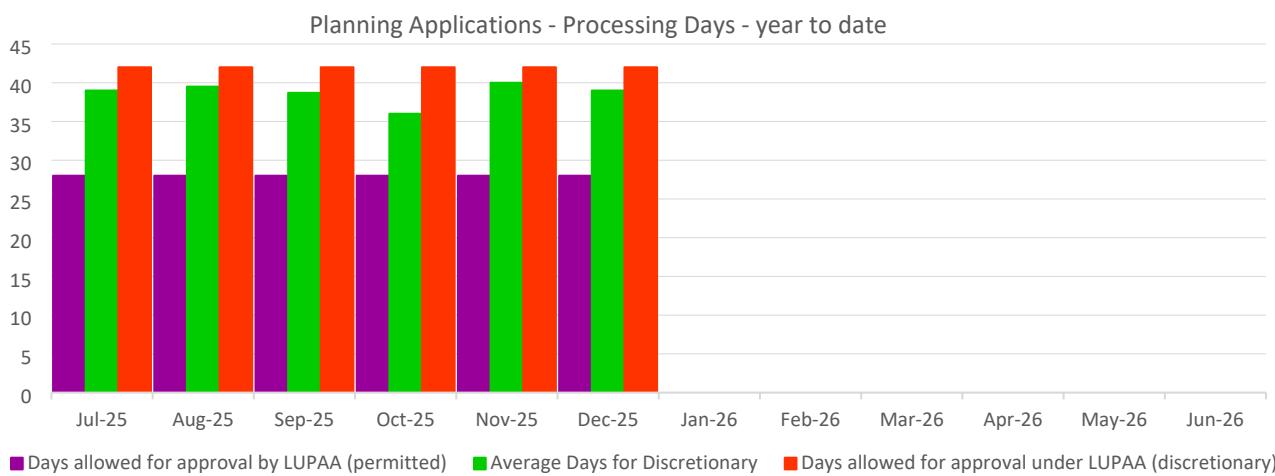
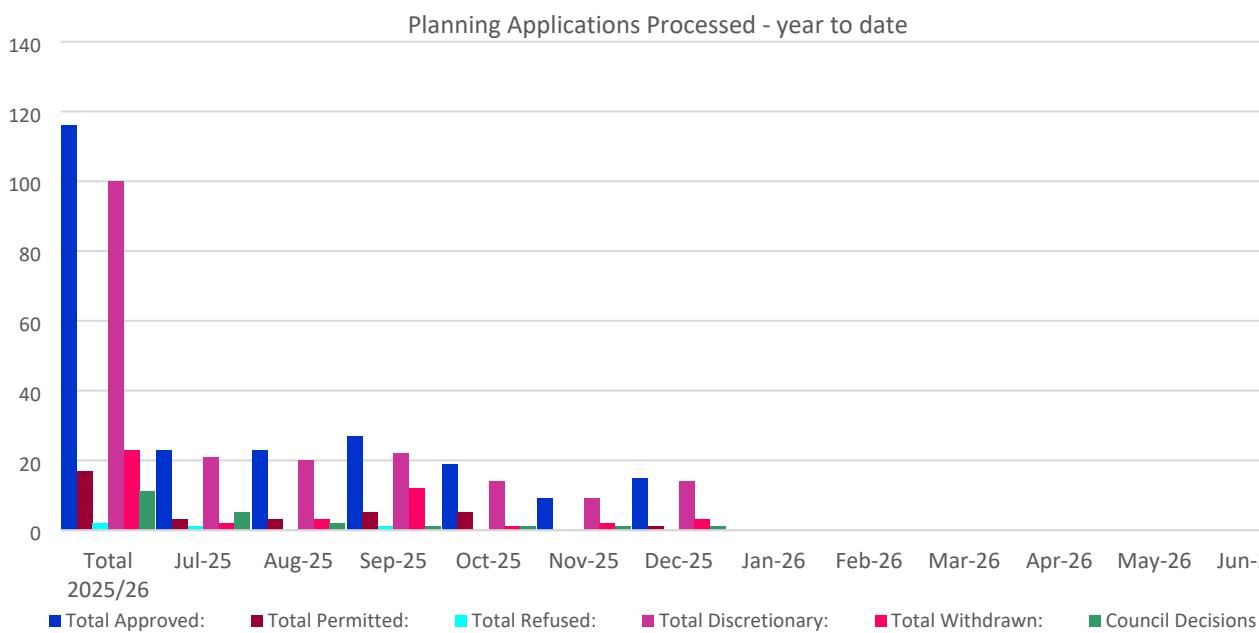
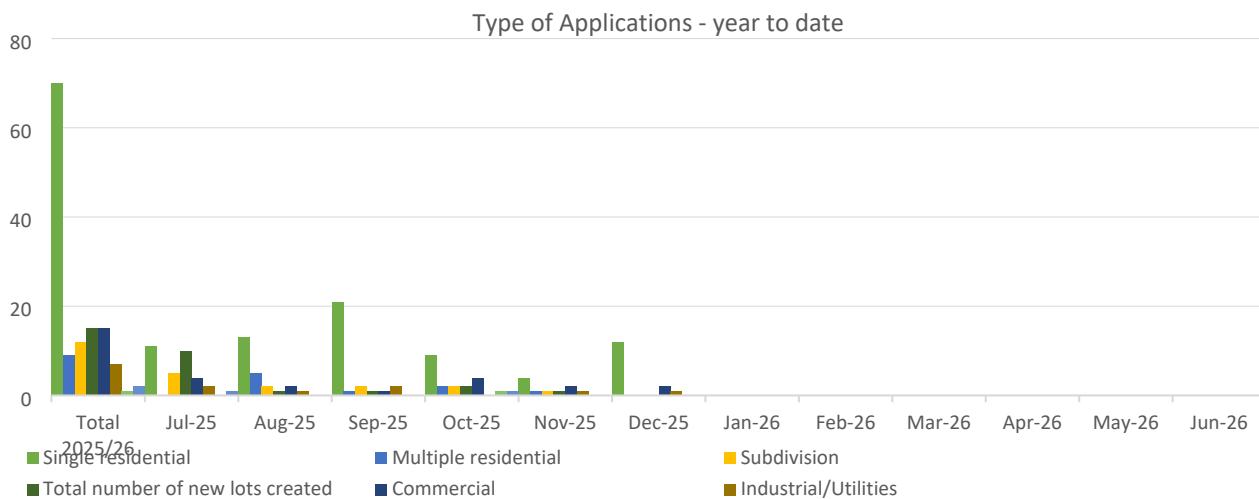
1 PURPOSE OF REPORT

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

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	114	18	22	23	17	15	19						
Applications on STOP for further information				44	34	30	35	38	35						
Single residential	36	44	70	11	13	21	9	4	12						
Number of new dwellings			19	1	3	8	2	1	4						
Multiple residential	69	52	9	0	5	1	2	1	0						
Number of new dwellings			86	0	79	2	2	3	0						
Subdivision	27	26	12	5	2	2	2	1	0						
Total number of new lots created	72	14	15	10	1	1	2	1	0						
Commercial	25	20	15	4	2	1	4	2	2						
Industrial/Utilities	15	22	7	2	1	2	0	1	1						
Visitor Accommodation	11	0	1	0	0	0	1	0	0						
Total permitted	0	0	0	0	0	0	0	0	0						
Total discretionary	11	0	1	0	0	0	1	0	0						
Other	47	75	2	1	0	0	1	0	0						
Total No. Applications Approved:	182	206	116	23	23	27	19	9	15						
Total Permitted:	18	30	17	3	3	5	5	0	1						
Average Days for Permitted	15	13.3 6	21	21	29	14	13		28						
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28						
Total Exempt under IPS:	93	104	46	5	15	7	7	4	8						
Total Refused:	4	7	2	1	0	1	0	0	0						
Total Discretionary:	164	176	100	21	20	22	14	9	14						
Average Days for Discretionary:	33.17	38.7 1	39	39	40	37	36	40	42						
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42						
Total Withdrawn:	44	29	18	2	3	7	1	2	3						
Council Decisions	27	22	11	5	2	1	1	1	1						
Appeals lodged by the Applicant	2	1	2	2	0	0	0	0	0						
Appeals lodged by third party	0	1	2	0	1	1	0	0	0						





Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0074 - 1	Amendment scope of works reduced Tool store deleted, external walls changed	Approved Lot 3 at Evandale Road (folio of the register 182274/2)(adjacent to Translink Avenue South), WESTERN JUNCTION TAS 7212	M Hudson	11	A
PLN-25-0068	Extend Butchery Shop & Revamp Loading Dock (Flood Prone)	22 Tannery Road, Longford (access over CT127128/4, CT127128/1 & CT197160/1) TAS 7301	Swift Meats	42	D
PLN-25-0168	Single Dwelling & Outbuilding (Studio) (Parking and Sustainable Transport Code)	Lot 1 Drummond Street, Perth TAS 7300	Ms G van der Schans	42	D
PLN-25-0185	Alterations to Existing Building (Local Heritage Precinct)	12 Archer Street, Longford TAS 7301	Circa Architecture	42	D
PLN-25-0195	Outbuilding (Shed) 10.5x5m	10 High Street, Campbell Town TAS 7210	Mr D Cantwell	45	D
PLN-25-0197	Warehouse with Office	56 Translink Avenue South, Western Junction TAS 7212	Wilkin Design & Drafting Pty Ltd	42	D
PLN-25-0202	Outbuilding (Shed) 5x12m & additional crossover	88 Bulwer Street, Longford TAS 7301	Engineering Plus	42	D
PLN-25-0205	Extension to existing dwelling (Scenic Protection Code)	6 Gibbet Hill, Perth (access over CT143775/1, CT18088/2, CT189421/1) TAS 7300	Cataract Designs	43	D
PLN-25-0210	Additional Dwelling	119 Bulwer Street, Longford TAS 7301	Woolcott Land Services	41	D
PLN-25-0215	Dwelling and Outbuilding (Carport)	43A Arthur Street, Perth TAS 7300	BVZ Designs	42	D
PLN-25-0219	Dwelling Extension	25 Bond Street, Campbell Town TAS 7210	Engineering Plus	41	D
PLN-25-0222	Dwelling extension (Alfresco area)	74 Lewis Street West, Longford TAS 7301	Prime Design	39	D
PLN-25-0224	Outbuilding (garage)	113 Wellington Street, Longford TAS 7301	The Shed Company	42	D
PLN-25-0234	Addition to existing outbuilding, demolition and replacement of small outbuilding	1A Horne Street, Longford TAS 7301	Mr R Smith	42	D
PLN-25-0226	Shed Extension (Retrospective)	30 Summit Drive, Devon Hills TAS 7300	P Kross & H Parissons	28	P
PLN-25-0165	Single Dwelling	2A Bridge Street, Ross TAS 7209	Denman & Assoc	42	C

2.2 Value of Planning Approvals

	Current Year			2025/2026		2024/25 Total	2023/24 Total	2022/23 Total
	Council	State	Residential	Business	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	0	0	1,560,000	15,000	1,575,000	2,903,431	162,356,200	3,023,616
December	0	0	2,264,500	670,000	2,934,500	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	35,827,131	3,842,000	42,482,131	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

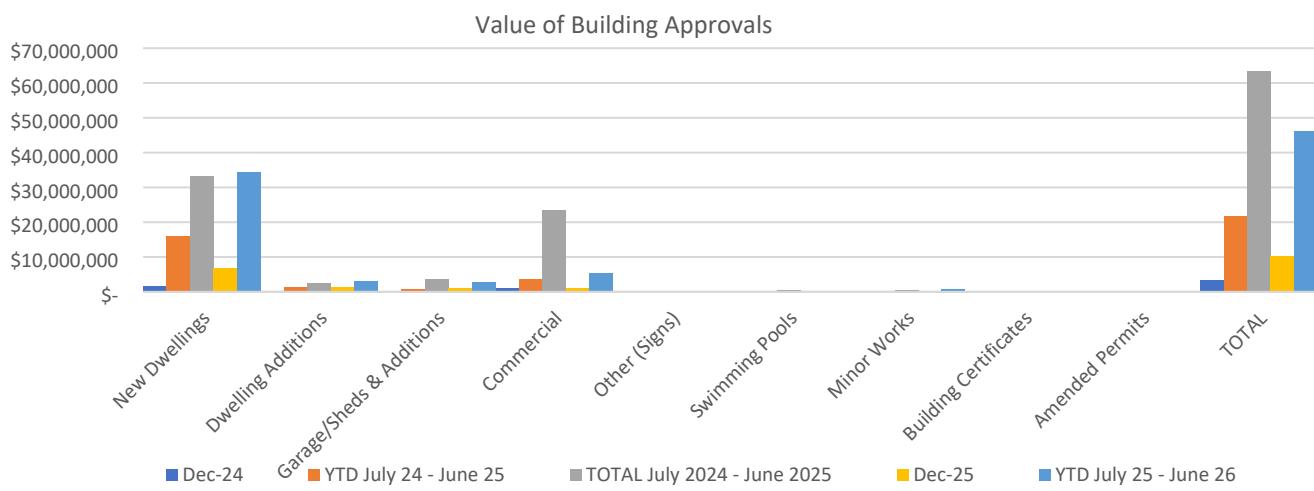
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN25-0077 Appeal P2025/75	Appeal against refusal of Multiple Dwellings, Retirement Village and 2-lot subdivision at 5 Affleck Court, Perth <ul style="list-style-type: none">• Preliminary conference held 19 August 2025.• Teleconference held 13 October 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.• Hearing set for 2–6 February 2026 at the Launceston Tribunal Centre.
Decisions received	
-	-
TPC	TASMANIAN PLANNING COMMISSION
PLN25-0088; 19/2025	Draft Amendment 19/2025 to insert site specific qualifications combined with an application for a two-lot subdivision at 5 Eskleigh Road, Perth. <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 considered at November Council meeting. • Representations and report sent to the Planning Commission.• Hearing set for 17 February 2026.
Decisions received	
PLN24-0030; 14/2024	Amendment request 14/2024 to rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale from Agriculture Zone and Apply a Modified Evandale Specific Area Plan to the Land. <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 February 2026 Council meeting.

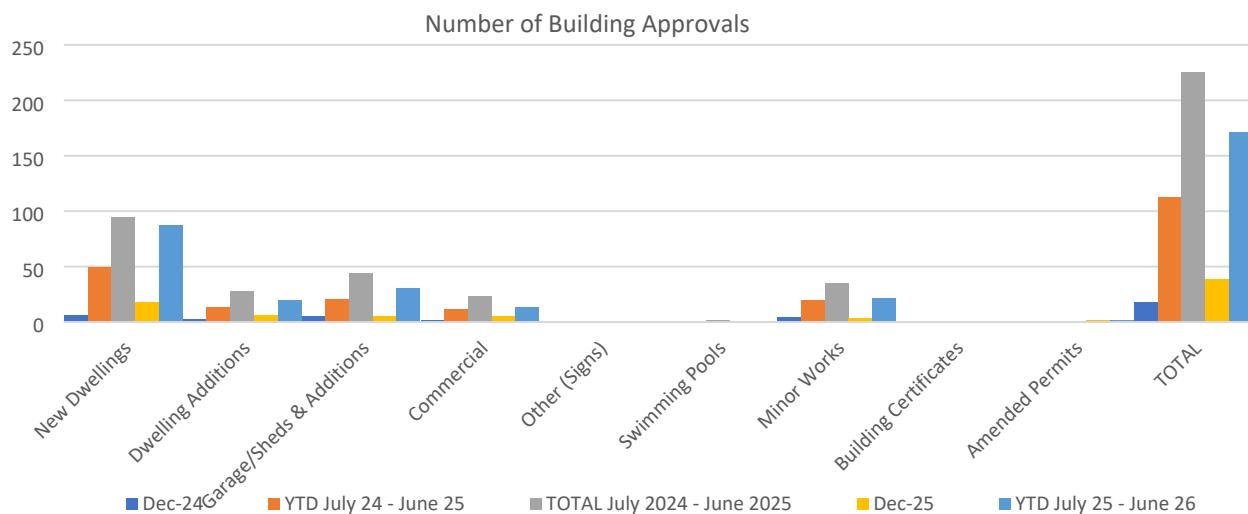


2.4 Building Approvals

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

	YEAR - 2024 - 2025				YEAR		YEAR - 2025 - 2026			
	Dec-24		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Dec-25		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	6	1,586,000	49	15,828,863	94	33,101,243	18	6,885,000	87	34,322,936
Dwelling Additions	2	250,000	13	1,228,600	28	2,521,600	6	1,156,000	19	3,019,500
Garage/Sheds & Additions	5	259,000	20	765,304	44	3,598,729	5	920,000	30	2,854,105
Commercial	1	1,000,000	11	3,531,000	23	23,475,732	5	1,110,000	13	5,315,000
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	4	84,231	19	231,453	35	421,461	3	44,000	21	636,421
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	1	0	1	0
TOTAL	18	3,179,231	112	21,585,220	225	63,418,765	38	10,115,00	171	46,147,962
Inspections										
Building	0		0		0		0		0	
Plumbing	25		215		389		24		175	





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	149	284
Property owner not home or only recently started			
Complying with all conditions / signed off	23	138*	283
Not complying with all conditions		11	1
Re-inspection required			
Building Notices issued			
Plumbing Notices Issued		3	
Building Orders issued			
Plumbing Orders issued			
Infringements Issued (Building/Plumbing)			
No Further Action Required			

*Figures corrected due to administrative error in a previous meeting

Illegal Works – Building / Plumbing	This Month	2025/2026	Total 2024/2025
Number of Inspections	11	105	202
Commitment provided to submit required documentation			
Re-inspection required	3	73	142
No Further Action Required	8	32	60
Building Notices issued		27	33
Plumbing Notices Issued	1	4	17
Building Orders issued		18	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 13 commercial building approvals valued at a total of \$5,315,000 (year to date), compared to 11 commercial building approvals valued at a total of \$3,531,000 (year to date) for the previous year.

In total, there have been 171 building approvals valued at \$46,147,962 (year to date) for 2025/2026 compared to 112 building approvals valued at \$21,585,220 (year to date) for the previous year.



13.2 POLICY DELETION: LICENCING OF STALLHOLDERS AND KERBSIDE VENDORS

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Erin Miles, Project Officer

RECOMMENDATION

That Council delete the policy 'Licensing of Stallholders and Kerbside Vendors' from the Northern Midlands Council Policy Manual due to being superseded by the Footpath Trading By-Law (By-law No.1 of 2022).

1 PURPOSE OF REPORT

This report seeks Council's endorsement for removal of the Licensing of Stallholders and Kerbside Vendors Policy from the Northern Midlands Council Policy Manual, due to being superseded by the Footpath Trading By-Law (By-law No.1 of 2022).

2 INTRODUCTION/BACKGROUND

The Licensing of Stallholders and Kerbside Vendors Policy was created in 1994 and has been periodically updated over time. In a more recent review of the policy, it has been determined that the information contained in the policy is out of date and no longer relevant, due to being superseded by the Footpath Trading By-Law (By-law No.1 of 2022). It is therefore recommended that it be deleted from the Northern Midlands Council Policy Manual, providing clarity that the relevant by-law be relied upon for operational matters relating to footpath trading and free-standing signage.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

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

Removal of the policy from the policy manual will ensure the manual is up to date and reflects current practices.

5 STATUTORY REQUIREMENTS

N/a

6 FINANCIAL IMPLICATIONS

N/a

7 RISK ISSUES

No risk issues identified, as operation of footpath trading and freestanding signage occurs under the relevant bylaw.

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may endorse the removal of the policy from the Policy Manual or request an update to the policy to duplicate the by-law; however, the latter is not recommended due to the risk of anomalies between the policy and the by-law, if either one is updated.

11 OFFICER'S COMMENTS/CONCLUSION

Due to the Footpath Trading By-Law (By-Law No.1 of 2022) containing all relevant information and enforcement requirements for Footpath Trading and Freestanding Signage - it supersedes the Licensing of Stallholders and Kerbside Vendors Policy, allowing for its removal from the Northern Midlands Council Policy Manual, ensuring the manual is kept up to date and reflects current practices.

12 ATTACHMENTS

1. Licensing of Stallholders and Kerbside Vendors [13.2.1 - 2 pages]
2. Footpath- Trading- By- Law- By- Law- No-1-of-2022 [13.2.2 - 10 pages]



14 GOVERNANCE REPORTS

14.1 RECOVERY OF COUNCIL'S COSTS IN SUPREME COURT PROCEEDINGS

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council considers the legal advice received in relation to the Motion Without Notice tabled by Mr Jason Horton at Council's 2025 Annual General Meeting and determines not to take any further action.

1 PURPOSE OF REPORT

The purpose of this report is to provide a response to the Motion Without Notice tabled at Council's 2025 Annual General Meeting with regard to recovery of Council's costs in the defamation proceedings.

2 INTRODUCTION/BACKGROUND

Mr Jason Horton, Devon Hills, tabled a Motion Without Notice regarding this matter at Council's 2025 Annual General Meeting, and the following decision was made:

MINUTE NO. 25/363

DECISION

Mr Jason Horton/Ms Terry Goldsworthy

That Council Officers prepare a report to be presented to the next Council Meeting on the following Motion on Notice:

That Council seek legal advice to investigate what action can be taken to recover the council costs (ratepayers monies) of \$110,641.20.

Carried

Voting for the Motion: 12

Voting Against the Motion: 9

Council has sought legal advice in relation to what action can be taken to recover the Council costs incurred from the Supreme Court action of *McCullagh v Northern Midlands Council, Knowles and Jennings [2024] TASSC 66*.

The advice received from Council's legal advisor on the matter is as follows:

... we did not consider the Council had a cause of action to recover the Council's costs in responding to the subpoena or the Part 26 proceedings from the Mayor and General Manager....

....the Council does not have a cause of action to recover these costs from the Mayor and General Manager.....



3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

Section 65 Qualified persons

- (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.

6 FINANCIAL IMPLICATIONS

Should Council choose to deviate from legal advice and initiate proceedings to recover costs associated with the Supreme Court matter *McCullagh v Northern Midlands Council, Knowles and Jennings [2024] TASSC 66*, and the action is unsuccessful, Council risks incurring additional legal expenses that it will be unable to recover.

7 RISK ISSUES

If Council proceeds against legal advice to recover costs from the *McCullagh v Northern Midlands Council, Knowles and Jennings [2024] TASSC 66* matter and the action is unsuccessful, Council would incur further legal expenses that cannot be recovered. Pursuing litigation contrary to qualified advice therefore exposes Council to avoidable and unnecessary financial risk.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

While some community members may wish for Council to pursue recovery of costs associated with this matter, officers note that qualified legal advice does not support such action. Proceeding contrary to that advice carries a real risk of escalating legal costs, particularly if the action is unsuccessful and Council becomes liable for further unrecoverable



expenses. Balancing community expectations with the organisation's financial responsibilities, officers advise that the risks associated with pursuing this matter outweigh any potential benefit.

10 OPTIONS FOR COUNCIL TO CONSIDER

That Council considers the legal advice received in relation to the Motion Without Notice tabled by Mr Jason Horton at Council's 2025 Annual General Meeting and determines not to take any further action or Council acts against the legal advice received and seeks to commence and action against the Mayor and General Manager for costs incurred for the responding to the original subpoena; the Part 26 proceedings; complying with the Court's orders; responding to the subpoena directed to Northern Midlands Council in the *McCullagh v Northern Midlands Council, Knowles and Jennings [2024] TASSC 66* matter.

11 OFFICER'S COMMENTS/CONCLUSION

Section 65 of the *Local Government Act 1993 (Tas)* requires that any advice, information or recommendation provided to Council must be given by a person with the appropriate qualifications or experience. Specifically, Section 65(1) provides that:

"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."

In accordance with this requirement, Council officers sought and considered legal advice from a suitably qualified legal practitioner in relation to the potential for Council to commence action seeking to recover costs associated with responding to a subpoena and participating in the Part 26 proceedings in the matter *McCullagh v Northern Midlands Council, Knowles and Jennings*.

The qualified legal advice provided to Council was clear and unambiguous. The advice states:

- *"We did not consider the Council had a cause of action to recover the Council's costs in responding to the subpoena or the Part 26 proceedings from the Mayor and General Manager."*
- *"...the Council does not have a cause of action to recover these costs from the Mayor and General Manager..."*

This advice has been reviewed and taken into account in preparing the officer's recommendation for this report.

Given the legal position outlined above, and consistent with Council's obligations under Section 65, officers advise that pursuing recovery of these costs would not be supported by qualified legal advice and would therefore expose Council to unnecessary legal and financial risk.

12 ATTACHMENTS

Legal advice is not included in Attachments to the Agenda to maintain privilege. The following documents are available to Councillors in Docs on Tap:

- 14.2.1 Letter to the Acting General Manager 12 January 2026
- 14.2.2 Legal Costs Subpoena A McCullagh



14.2 SECURING PERTH POLICE STATION FOR COMMUNITY HUB

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Lorraine Green, Project Officer

RECOMMENDATION

That Council seeks the assistance of local State Members of Parliament to obtain an update on the State Government's progress towards deciding the future of the Perth Police Station property.

1 PURPOSE OF REPORT

The purpose of this report is to provide a response to the Motion Without Notice tabled at Council's 2025 Annual General Meeting with regard to securing the former Perth Police Station/House for a community hub.

2 INTRODUCTION/BACKGROUND

Perth Tasmania Historical Society, Perth Progress Committee and Perth Lions Club have in recent years been working in partnership to secure premises to serve as the town's community hub: a place to accommodate a tourist centre, museums, meeting spaces and a community garden.

The former Perth Police Station and residence was identified as the ideal site, given its facilities, location in the heart of the town, ease of access from the highway, and available parking for visitors.

Representatives of the three Perth organisations met in July 2024 with their local MP Rebecca White to present their case for the transfer of the ownership of the property to Council. Council provided a letter of support for the proposal.

Representatives of the Perth organisations tabled a Motion Without Notice regarding this matter at Council's 2025 Annual General Meeting, and the following decision was made:

6.3.4.3 Motion Without Notice - Securing Perth Police Station For Community Hub

MINUTE NO. 25/364

DECISION

Ms Sue Field/Mr Jason Horton

That Council Officers prepare a report to be presented to the next Council Meeting on the following Motion on Notice: That NMC is requested to approach the State Government with a view of securing the Old Perth Police Station and Residence for a community hub in Perth. It would include a tourist centre, museums, meeting spaces and a community garden for the Perth community.

Carried

Voting for the Motion: 21

Voting Against the Motion: Nil

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:

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

3.2 Integrated Priority Projects Plan 2021

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 State Government's plans for the former police station and residence are unknown.

If the State Government is planning to dispose of this asset, it is proposed that the property be transferred to Council, at no cost to Council. If the State Government decision is to dispose of the property at market value, Council would need to decide whether to fund this purchase which Council staff estimate could cost in the vicinity of \$500,000.

The cost of repurposing the former police station and residence to meet the requirements of a community hub have not been determined.

7 RISK ISSUES

There are no risks associated with seeking advice as to the State Government's progress towards deciding the future of the former Perth Police Station.

8 CONSULTATION WITH STATE GOVERNMENT

The recommendation is that Council consults the State Government regarding future plans for the former Perth Police Station.

9 COMMUNITY CONSULTATION

The Motion Without Notice was tabled collaboratively by representatives of three key Perth community organisations.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either decide, or not decide, to seek the assistance of local State Members of Parliament to obtain an update on the State Government's progress towards deciding the future of the Perth Police Station.

11 OFFICER'S COMMENTS/CONCLUSION

The proposed Perth community hub would have a highly significant positive impact on the well-being of the residents of Perth, providing an easily accessible local space offering a platform for social interaction and inclusion, and a place to showcase the cultural heritage of the town to locals and visitors alike.

12 ATTACHMENTS

Nil



14.3 POLICY REVIEW - FIRE ABATEMENT

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council endorse the reviewed Fire Abatement Policy.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the revised Fire Abatement Policy following a scheduled review. The review ensured that the policy remains current, compliant with legislation, and aligned with contemporary local government practice and operational requirements.

2 INTRODUCTION/BACKGROUND

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of Fire Abatement Policy.

The review assessed the policies' relevance, clarity, usability and alignment with current legislation including the *Local Government Act 1993*.

The revisions made to the policy are primarily minor in nature and include:

- clarification of responsibilities and procedural steps
- removal of outdated references
- consolidation of duplicated information
- updates to review dates and administrative details
- improved formatting to enhance readability

The review has resulted in minor changes with changes **highlighted** and deletions including ~~strikethrough~~.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

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

Regular, structured review of Council policies is essential to ensure they remain contemporary, relevant, compliant with legislation.

5 STATUTORY REQUIREMENTS

The revised policy continues to meet statutory obligations.

6 FINANCIAL IMPLICATIONS

Any financial implications associated with implementing these policies can be met within Council's existing budget allocations.

7 RISK ISSUES

Regularly reviewing and updating Council policies is essential to maintaining an effective governance framework and mitigating organisational risk.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the amended Fire Abatement Policy as presented;
- Request further amendments to the policy; or
- Reject the proposed amendments and retain the current version of the policies.

11 OFFICER'S COMMENTS/CONCLUSION

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of Fire Abatement Policy:

The review assessed the policies' relevance, clarity, usability and alignment with current legislation including the *Local Government Act 1993*.

These amendments demonstrate Council's commitment to effective governance, responsible resource management, and maintaining community confidence in Council processes.

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

12 ATTACHMENTS

1. Fire Abatement Policy [14.3.1 - 3 pages]



14.4 POLICY REVIEW - FIREWORKS

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council endorse the reviewed Fireworks Policy.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the revised Fireworks Policy following a scheduled review. The review saw only minor administrative changes.

2 INTRODUCTION/BACKGROUND

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of *Fireworks Policy*.

The review assessed the policies' relevance, clarity, usability and alignment with current legislation.

The revisions made to the policy are primarily minor in nature and include:

- updates to review dates and administrative details.

The review has resulted in minor changes with changes **highlighted** and deletions including ~~strikethrough~~.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

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

Regular, structured review of Council policies is essential to ensure they remain contemporary, relevant, compliant with legislation.



5 STATUTORY REQUIREMENTS

The revised policy continues to meet statutory obligations.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

Regularly reviewing and updating Council policies is essential to maintaining an effective governance framework and mitigating organisational risk.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

No applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the amended Fireworks Policy as presented;
- Request further amendments to the policy; or
- Reject the proposed amendments and retain the current version of the policies.

11 OFFICER'S COMMENTS/CONCLUSION

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of Fireworks Policy.

The review assessed the policies' relevance, clarity, usability and alignment with current legislation.

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

12 ATTACHMENTS

1. Fireworks Policy [14.4.1 - 2 pages]



14.5 POLICY REVIEW - MEETING PROCEDURES

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council endorse the reviewed Meeting Procedures Policy.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the revised Meeting Procedures Policy following a scheduled review. The review ensured that the policy remains current, compliant with legislation, and aligned with contemporary local government practice and operational requirements.

2 INTRODUCTION/BACKGROUND

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of Meeting Procedures Policy.

The review assessed the policies' relevance, clarity, usability and alignment with current legislation including the *Local Government (Meeting Procedures) Regulations 2025*.

The revisions made to the policy are primarily minor in nature and include:

- Updates to reflect changes to the relevant legislation
- removal of outdated references
- updates to review dates and administrative details

The review has resulted in minor changes with changes **highlighted** and deletions including ~~strikethrough~~

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

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

Regular, structured review of Council policies is essential to ensure they remain contemporary, relevant, compliant with legislation.

5 STATUTORY REQUIREMENTS

The revised policy continues to meet statutory obligations.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

Regularly reviewing and updating Council policies is essential to maintaining an effective governance framework and mitigating organisational risk.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the amended Meeting Procedures Policy as presented;
- Request further amendments to the policy; or
- Reject the proposed amendments and retain the current version of the policies.

11 OFFICER'S COMMENTS/CONCLUSION

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of Meeting Procedures Policy.

The review assessed the policies' relevance, clarity, usability and alignment with current legislation including the *Local Government Act 1993* and *Local Government (Meeting Procedures) Regulations 2025*.

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

12 ATTACHMENTS

1. Meeting Procedures [14.5.1 - 3 pages]



14.6 POLICY REVIEW - LIVE STREAMING OF COUNCIL MEETINGS

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council endorse the reviewed Livestreaming of Council Meetings Policy.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the revised Livestreaming of Council Meetings Policy following a scheduled review. The review ensured that the policy remains current, compliant with legislation, and aligned with contemporary local government practice and operational requirements.

2 INTRODUCTION/BACKGROUND

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of Livestreaming of Council Meetings Policy.

The review assessed the policies' relevance, clarity, usability and alignment with current legislation including the *Local Government (Meeting Procedures) Regulations 2025*.

The revisions made to the policy are primarily minor in nature and include:

- Updates to reflect changes to the relevant legislation
- removal of outdated references
- updates to review dates and administrative details

The review has resulted in minor changes with changes **highlighted** and deletions including ~~strikethrough~~

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

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

Regular, structured review of Council policies is essential to ensure they remain contemporary, relevant, compliant with legislation.

5 STATUTORY REQUIREMENTS

The revised policy continues to meet statutory obligations.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

Regularly reviewing and updating Council policies is essential to maintaining an effective governance framework and mitigating organisational risk.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the amended Livestreaming of Council Meetings Policy as presented;
- Request further amendments to the policy; or
- Reject the proposed amendments and retain the current version of the policies.

11 OFFICER'S COMMENTS/CONCLUSION

As part of Council's ongoing commitment to good governance, continuous improvement, and legislative compliance, a scheduled review has been undertaken of Livestreaming of Council Meetings Policy.

The review assessed the policies' relevance, clarity, usability and alignment with current legislation including the *Local Government Act 1993* and *Local Government (Meeting Procedures) Regulations 2025*.

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

12 ATTACHMENTS

1. Live streaming of Council Meetings [14.6.1 - 3 pages]



14.7 TASWATER PRICE AND SERVICE PLAN (PSP5)

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

RECOMMENDATION

That Council advise the Economic Regulator that it supports TasWater's proposed Price and Services Plan 5 which outlines critical investment in water and sewerage infrastructure for the period 2026-2030.

1 PURPOSE OF REPORT

The purpose of this report is to provide information for Council to consider supporting TasWater's proposed Price and Services Plan 5 (PSP5) for the period 2026-2030.

2 INTRODUCTION/BACKGROUND

At TasWater's Annual General Meeting on 29 October 2025 the Chief Executive Officer George Theo outlined the essential work that TasWater's Price and Service Plan 5 aims to deliver, and asked council owners to consider supporting the proposal's outcomes in writing to the Economic Regulator by February 2026.

PSP5 includes tariff reform, a price increase, and investment in infrastructure to deliver improved outcomes for the environment and the Tasmanian community.

Council will recall that TasWater representatives attended a recent workshop explaining the PSP5.

The plan

- Will invest \$1.7B in community infrastructure but is only seeking to recover \$1.6B over the life of those assets. They have committed to find \$100M in capital efficiencies over four years.
- A commitment has been made to find \$38M in operating efficiencies over the four years.
- Borrowings will be invested in vital community infrastructure, and the plan will generate the revenue to support this.
- Is aligned with customers' expectations who tabled their report to the Board in February 2025.
- Reflects the commitment and agreement TasWater have reached with Dept of Health, the Environment Protection Authority, and NRE Tasmania.

Under the plan Tarriff reform means customers who use less will pay less. Those who use more will pay more. The fixed component of an average customer bill will drop from 84 per cent to 67 per cent, with the variable component increasing from 16 per cent to 33 per cent. Fixed charges to standard residential connections will reduce by \$176 in the first year. Changes to the variable component will allow for greater control of bills through a reduction of water usage. In the first year of PSP5 TasWater advise that tarriff reform will see 34 per cent of all customers paying less than the previous year. For further details please refer to the attachment titled 'Fifth Price and Service Plan Proposal'.

In its first decade TasWater focused on delivering safe drinking water to all Tasmanians—a challenge that was successfully met through projects such as 24 Glasses, which removed boil water and do-not-consume notices across 28 regional towns, five of which are in the Northern Midlands region. This achievement culminated in Rossarden being recognised internationally for having the best drinking water in the world. This success demonstrates the value of strategic investment and innovation and underpins confidence in TasWater's approach under the proposed PSP5.

Looking forward, the next challenge is sewerage infrastructure. The Western Junction Sewage Treatment Plant (STP) currently operates above its licence limits, creating compliance and environmental risks. Western Junction is a



designated growth area for Northern Tasmania, with major developments such as the TRANSLink Intermodal Facility driving industrial and commercial expansion. Without significant investment to increase treatment capacity, this growth will be constrained, and environmental performance will deteriorate.

TasWater's PSP5 proposal to invest in STP upgrades statewide is therefore critical. These upgrades will ensure compliance with environmental standards, support regional economic development, and protect public health. Failure to act risks leaving a legacy of inadequate infrastructure that will hinder Tasmania's growth and increase future costs.

Council is pleased that TasWater are engaging in our strategic planning work for TransLink which will inform the future Western Junction investment strategy.

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

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

There are no direct policy implications for council.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

Council is a non-residential customer and will also be impacted on the proposed tariff reforms, plus replacement of the equivalent tenement sewerage calculation where sewer charges will vary depending on business type and likely discharge to the sewer network.

The actual financial impact of the PSP5 is unknown for water and sewer charges to council properties at this stage, however there is some concern regarding higher volumetric charges for sporting ground, pools and other high volume water users.

7 RISK ISSUES

Without a progressive Price and Services Plan Taswater will not be able to progress to improve services to align with customer expectations.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable – TasWater responsibility.



9 COMMUNITY CONSULTATION

Not applicable – TasWater responsibility.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can support or not support the TasWater's proposed Price and Services Plan 5 which outlines critical investment in water and sewerage infrastructure for the period 2026-2030.

11 OFFICER'S COMMENTS/CONCLUSION

A draft letter of support is provided for Council consideration.

12 ATTACHMENTS

1. TasWater PSP5 Tarrif Reform [**14.7.1** - 1 page]
2. Customer support fact sheet [**14.7.2** - 1 page]
3. DRAFT 2026-01-20 Letter to Office of Tas Economic Regulator-TasWater's Price & Service Plan [**14.7.3** - 1 page]



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

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 December 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 December 2025.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 December 2025 was not available at the time of preparation of Council's Agenda and will be circulated separately.

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

Financial reports were not available at the time of preparation of Council's Agenda and will be circulated separately.

5 OFFICER COMMENTS

Copies of the financial reports will be available at the Council office once finalised.

6 ATTACHMENTS

Nil



16 WORKS REPORTS

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



17 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

That Council move into the “Closed Meeting” with the Acting General Manager, Works Manager, Project and Building Compliance Manager, Senior Planner, Executive Officer 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)
3.4 Motions on Notice	17(2)(a)(b)
4.1 Personnel Matters	17(2)(a)(b)
4.2 Action Items: Closed Council Status Report	17(2)(h)
4.3 Personnel Matters	17(2)(a)(b)
5.1 Commercial Matter	17(2)(d)
5.2 Commercial Matter	17(2)(d)
5.3 Australia Day and Volunteer Awards	17(2)(h)
5.4 District Committee Membership	17(2)(h)
5.5 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.*



18 CLOSURE

RECOMMENDATION

That Council move out of the “Closed Meeting”.

Mayor Knowles closed the meeting at