



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 20 JULY 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;
 - and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

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

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

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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

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

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

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

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 20 JULY 2026 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.



ACTING GENERAL MANAGER

15 JULY 2026

4.00pm	Councillor Workshop – closed to the public
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5.30pm	Public Questions & Statements
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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, 29 June 2026, be confirmed as a true record of proceedings.

5.1.2 Confirmation Of Minutes: Special Council Meeting

RECOMMENDATION

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 13 July 2026, be confirmed as a true record of proceedings, subject to the following amendments:

- Item 5.1 - Municipal Budget: That the voting record be amended to accurately reflect the Councillors who voted for and against the motion, noting that Councillor Lambert and Councillor McCullagh were absent from the meeting and were incorrectly recorded as having voted.

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 17 August 2026.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

No Notices of Motion were received.

5.4 COUNCILLOR QUESTIONS ON NOTICE

No Questions on Notice were received.



5.5 CODE OF CONDUCT PANEL DETERMINATION

Report Prepared by: Maree Bricknell, Acting General Manager

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

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

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

A person aggrieved by the determination of the Code of Conduct Panel, on the ground that the Panel failed to comply with the rules of natural justice, is entitled under section 28ZP of the Act to apply to the Tasmanian Civil and Administrative Tribunal for a review of the determination on that ground. An application for review may only be made within 28 days of the date of notification of the determination.

Following the conclusion of this period, the report is to be included within an item on the agenda for the first meeting of the Council at which it is practicable to do so, and which is open to the public.

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

ATTACHMENTS

1. Code of Conduct Determination Report - NMC - Mr T Lambert against Cr A McCullagh [5.5.1.1 - 6 pages]
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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
27 May 2026	Cressy 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

At the ordinary meeting of the Cressy Local District Committee held on 27 May 2026, no motions were recorded for Council's consideration.

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
06/07/2026	Council Workshop Presentation: Wild Deer and North West Transmission Developments Project Discussion: Evandale General Practice, Councillor Dispute Resolution Review, Translink – Carparking Provisions and Perth – Industrial Area
13/07/2026	Special Council Meeting Discussion: NMC Funding Budget 2026-27
20/07/2026	Council Workshop Discussion: Council Meeting Agenda items

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 26 June 2026 to 13 July 2026 are as follows:

Date	Activity
29 June 2026	Attended Council meeting and workshop, Longford
1 July 2026	Attended meeting with developer, Longford
6 July 2026	Presided over Citizenship Ceremony, Longford
6 July 2026	Attended NTDC meeting, Longford
6 July 2026	Attended Council workshop, Longford
7 July 2026	Attended meeting with Neighbourhood house, Longford
7 July 2026	Attended TRANSLink Intermodal Facility (TIF) Steering Committee Meeting, online
8 July 2026	Attended LGAT GMC meeting, online
13 July 2026	Attended meeting with resident, Perth
13 July 2026	Attended Special meeting of 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 25 June to 17 July 2026 are as follows:



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

Date	Activity
26/06/2026	RESCHEDULED: TRANSLink Intermodal Facility Advisory Group Meeting #5
26/06/2026	Audit Tasmania - Auditee information session
29/06/2026	Terra Tasmania Resources - Exploration well drilling near Bracknell
29/06/2026	Dominic Townsend - Accountant
29/06/2026	Council Meeting
30/06/2026	Staff meeting bi-weekly 8.30am
30/06/2026	EMT Meeting - Fortnightly
30/06/2026	Meeting with Hugh MacKinnon
01/07/2026	Aspen Group - 5 Drummond Street
02/07/2026	GIS Committee Meeting
02/07/2026	Met with Cr Andrews
03/07/2026	Northern Municipal Emergency Management Group meeting
06/07/2026	Met regarding Driveway Obstructions and Parking Infrastructure at 71 Main Street Cressy
06/07/2026	NTDC/NMC Monthly Catch-up
06/07/2026	Council Workshop
07/07/2026	Governance Meeting
07/07/2026	Discuss RLUS - Longford southern expansion strategy
07/07/2026	Webinar - Avian Influenza (Bird Flu) Update for Tasmanian Councils
07/07/2026	Debbie Smith at Deloraine Neighbourhood House
07/07/2026	AusAlert overview
09/07/2026	HR Consultant - Recruitment and Onboarding Milestones
09/07/2026	Perth Community Hub - Public Consultation and AGM
10/07/2026	Meeting regarding Notice of Trespass – Vandalism deterrent



8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

58. Tabling petition

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

(a)

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

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

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

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

(b) it is defamatory; or

(c) any action it proposes is unlawful.

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

PETITIONS

No petitions were received.

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

The following report was filed by Mayor Mary Knowles OAM.

Australian Local Government Association

Mayor Mary Knowles OAM, Deputy Mayor Janet Lambert and Mrs Alison Andrews attended the Australian Local Government Association (ALGA) National General Assembly (NGA) and the following is an extract from the Communique provided by ALGA following the meeting.

More than 1,100 local government leaders from across Australia gathered in Canberra from 23–25 June for the 32nd National General Assembly of Local Government (NGA), convened by the Australian Local Government Association. Paul Girrawah House and Selina



Walker, representatives of the Ngambri and Ngunnawal peoples delivered the Welcome to Country. Her Excellency the Honourable Ms Sam Mostyn AC, Governor-General of Australia, formally opened the Assembly.

A key focus of this year's NGA was the sector's united advocacy for fairer Financial Assistance Grants, including support for an emergency motion and letter to the Speaker of the House of Representatives calling on the Australian Parliament to restore Financial Assistance Grants to 1 per cent of federal taxation revenue annually. This strong call was supported by the Australian Services Union and United Services Union – who represent the many of local government employees across the country.

Delegates reinforced that sustainable, untied federal funding is essential if councils are to continue delivering the infrastructure, services and local solutions their communities need. We heard from a range of federal, territory and parliamentary leaders across the Assembly, including the Honourable Catherine King MP, the Honourable Kristy McBain MP, the Honourable Claire O'Neil MP, the Honourable Julian Hill MP, Mr Jamie Chaffey MP, Senator Andrew Bragg, Senator the Honourable Matt Canavan, and ACT Chief Minister Andrew Barr MLA.

This year's Assembly was held under the theme Stronger Together: Resilient. Productive. United, reflecting the sector's shared commitment to working with all levels of government to deliver better outcomes for local communities. The 2026 program featured both the long-running Regional Forum and the inaugural Urban Forum, recognising the distinct opportunities and challenges facing regional and metropolitan Australia. The Regional Forum focused on the conditions needed for thriving regional communities, including infrastructure, workforce, housing, emergency management and service delivery. The inaugural Urban Forum highlighted the scale and complexity of challenges facing Australia's cities, including population growth, liveability, productivity, transport, housing and community infrastructure. Together, these discussions reinforced that effective national policy must reflect local context, and that no single approach will meet the needs of every community.

Across the Assembly, delegates engaged in a program focused on the major pressures shaping councils and communities. Key themes included local government financial sustainability, roads and enabling infrastructure, emergency management, workforce and skills, climate resilience, disability inclusion and a focus on community cohesion. Councils from across Australia also shared practical case studies and on-the-ground experience, highlighting the local innovation, service delivery pressures and community-led solutions that are shaping policy and practice across the sector. Jason Clarke's Listen and Action workshop challenged delegates to move from discussion to delivery, offering practical tools to sharpen ideas, build consensus and turn community insight into tangible action. The Assembly was rounded out with a final session providing delegates with useful tools and insights, including how to manage rate payments, secure grants, strengthen the management of asbestos, and support respectful engagement in an increasingly online world.

The Assembly also launched three important sector resources to support councils' advocacy, planning and delivery. ALGA's 2026 National State of the Assets Report provided an evidence-based picture of the condition, performance and renewal challenge of local government infrastructure. The 2025 Australian Local Government Workforce Skills and Capability Survey offered valuable insights into the sector's workforce and future capability needs, while ALGA's new Disability Inclusion Guide for Councils, developed with support from the Australian Government Department of Health, Disability and Ageing, was launched as a practical online resource to help councils embed inclusion across planning, infrastructure, services, employment and community engagement.

Motions and Assembly Outcomes

As in previous years, motions from councils across Australia formed a central part of the Assembly with 243 motions put forward this year, demonstrating the strength of councils' grassroots advocacy and the importance of bringing local priorities directly to Canberra. Motions passed by the NGA will be referred to relevant Ministers for response and will help inform ALGA's national advocacy and policy priorities in the year ahead.

The 2026 NGA confirmed that local government remains essential to Australia's resilience, productivity and social cohesion. Stronger together, local governments will continue to advocate for sustainable funding, stronger policy partnerships and the recognition needed to build stronger communities across Australia.



8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

S337. Council land information certificate

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

	No. of Certificates Issued 2025/2026 year												Total	Total 2024/25	Total 2023/24
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2025/2026 YTD		
132	142	92	84	72	125	87	93	84	96	86	93	88	875	896	820
337	37	44	44	41	36	46	41	45	50	44	47	49	384	418	379



8.7 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	11	0	25	3	0	5
Building & Planning	36	260	92	31	11	11	3	5	0	16	1	15	10	0	0
Community Services	59	52	7	0	0	2	3	2	0	4	2	2	0	1	0
Corporate Services	26	353	63	1	30	0	12	11	9	32	20	41	22	5	12
Governance	19	18	18	0	0	1	5	5	7	3	1	1	0	0	14
Waste	14	21	7	1	0	1	3	2	0	3	2	3	0	1	1
Works	415	446	189	24	8	26	60	58	19	41	35	66	15	48	22



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	YTD	2025/2026											
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	131	4	14	17	6	7	5	19	9	11	19	12	8
Routine Mobile/Market stall Food Inspections	38	0	0	0	11	0	0	1	1	0	9	16	1
Preliminary Site Visits – Licensed Premises	10	1	0	0	0	1	1	1	0	2	0	2	2
On-site wastewater Assessments	54	4	2	4	9	6	5	2	4	4	5	5	4
Complaints/Enquiries – All Types	124	7	6	8	6	9	9	11	15	10	18	20	5
Place of Assembly approvals	6	0	0	0	1	0	1	1	1	0	0	2	0
Notifiable Diseases	8	0	0	0	1	1	1	0	1	0	1	1	2

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 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Document	Item	Status	Action Required	Action Taken
21/08/2023	2023-08-21 Ordinary Meeting of Council - Open Council	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	12/09/2023 - Meeting set for discussion on master plan for the precinct. 11/10/2023 - Design requested, plan awaited. 14/02/2024 - Plan received. To be listed for Council Workshop. 07/03/2024 - 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 - Matter to be further presented to Councillors at a workshop after July 2024. 08/08/2024 - Listed for discussion at 5 August 2024 Council Workshop. 11/11/2024 - Response to August 2024 letter awaited. Follow up correspondence prepared. 05/02/2025 - Meeting scheduled with landowner for 14/02/25. 20/02/2025 - On site meeting for JBS Plant Manager, GM and Works Manager scheduled for early March. 08/04/2025 - Meeting held with JBS Plant Manager, Council Officers awaiting a response. 03/12/2025 - Follow-up letter sent to JBS Plant Manager, awaiting reply. 06/01/2026 - JBS Plant Manager acknowledged correspondence and is awaiting advice. 10/03/2026 - Further follow to occur as no response has been received. 14/04/2026 - Email sent to JBS Manager - 10 April 2026 following up on previous correspondence and decision. 28/04/2026 - GM and Works Manager met with the Plant Manager, JBS (Blaze Barker) to discuss the master plan and association improvements for the Mill Dam area. 19/06/2026 - Currently waiting on Market Valuation before proceeding further.
19/02/2024	2024-02-19 Open Council Meeting	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.	12/03/2024 - Letter sent to Minister. 09/05/2024 - Awaiting response from minister 13/05/2024 - Committee notified. Awaiting response from Minister 10/07/2024 to 8/11/2024 - Awaiting response from minister 28/11/2024 to 16/06/2025 - Awaiting response from DSG 15/07/2025 - Letter to Minister pending election result. 04/08/2025 - Letter sent to General Manager State Growth - awaiting response. 07/10/2025 - DSG representatives meeting with Acting GM on 20 October. 12/11/2025 - Awaiting traffic engineer's report for supporting justification or otherwise. 10/7/2026 - Council's traffic engineer has engaged with Building Tasmania who verbally agree with changing the speed limit to 50km on Marlborough Street Longford from Hobhouse St to High St. Wellington St from Marlborough St to High St reducing to 50km. Discussed at the Longford Local District meeting.
18/03/2024	2024-03-18 Ordinary Open Council Meeting	Conara Park Proposal	In progress	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.	14/05/2024 - Awaiting transfer documents from Department of State Growth. 25/02/2025 - Corporate Services Manager has sent reminders to DSG - awaiting response. 12/05/2025 - Awaiting transfer documents from DSG. 15/07/2025 - Letter to Minister pending election result. 04/08/2025 - Letter sent to General Manager State Growth - awaiting response. 14/05/2026 - 13/05/2026 - Report to next meeting with lease or ownership options. 14/7/2026 - A report has been prepared and will be brought to the next Property Committee meeting.
15/09/2025	2025-09-15 Open Council - Ordinary Meeting	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.	19/09/2025 - Listed for future Council Workshop discussion. 06/11/2025 - Listed for December Council Workshop discussion. 10/12/2025 - Listed for future Workshop discussion. 10/03/2026 - Listed for future Workshop discussion.



15/09/2025	2025-09-15 Open Council - Ordinary Meeting	New Policy: Legal Assistance for Employees	On hold	That Council defer the Legal Assistance for Employees Policy for discussion at a future Workshop.	19/09/2025 - Listed for future Workshop discussion. 06/11/2025 - Listed for December Council Workshop discussion. 10/12/2025 - Listed for future Workshop discussion. 10/03/2026 - Listed for future Workshop discussion.
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	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.	10/11/2025 - Traffic engineer engaged. Awaiting report. 10/7/2026 – Received advice - Based on site review the road geometry at this location appears challenging for Heavy Vehicles turning from Rodgers Lane to Macquarie Street, and it appears unlikely that most HV could negotiate this corner in this direction. Similarly, the junction geometry also likely provides challenges for light vehicles too, and visibility could be problematic at this location, including challenges in vehicles having to manoeuvre into the opposite direction lane. Installation of no standing signage in this immediate area of the junction (or yellow kerb lines), and consideration of a “No Left turn” option (stopping turns from Rodgers Lane into Macquarie Street) via signage at this junction location could be an option to ensure that inappropriate manoeuvres are not attempted.
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	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.	07/11/2025 - Discussions held with TasWater. Awaiting further data. 08/01/2026 - Officers documenting all complaints for forwarding to EPA. 10/7/2026 – Meeting to be arranged with EPA
15/12/2025	2025-12-15 Open Council - Ordinary Meeting	Cressy Childcare / Bartholomew 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.	06/01/2026 - 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. 22/06/2026 - Grant application lodged for childcare centre extension.
19/01/2026	2026-01-19 Open Council - Ordinary Meeting	Notice of Motion: Retention and Reinstatement of the Convict Brick Trail in Original Trail Positions	In progress	That Council 1. reinstate the Convict Brick Trail in Campbell Town to its continuous trail configuration along High Street; 2. place all convict bricks as close as possible to their original position subject to the following constraints; i. public safety; ii. on-street dining; iii. footpath trading signage; iv. both pedestrian and vehicle property access; v. thoroughfares; vi. integration with water, sewer, power, stormwater and communication services. 3. accepts the costs to reinstate the Convict Brick Trail in accordance with Superintendent's decision in charge of the works; 4. funds the reinstating cost from stage two (2) of the Campbell Town Streetscape Project; 5. formally advise key stakeholders of Council's decision; and 6. request a report from Council officers	28/01/2026 - Officers are working with the contractors regarding the reinstatement and expansion of the project. 10/03/2026 - Officers are working through the decisions of Council in relation to the matter. A meeting is due to be held with Mr Cameron in the coming weeks. 23/06/2026 - A meeting is arranged with Mr Cameron for 25 June 2026.



				regarding options for future enhancement or expansion of the trail without altering the continuous trail format.	
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Campbell Town cemetery	In progress	That Council continue the development of a 50 ' year Cemetery Plan for the Northern Midlands.	24/03/2026 - work is progressing on the development of a brief for the cemetery plan 13/4/26 - Consultant engaged for project 27/05/2026 - Campbell Town District Committee informed that a consultant has been engaged for the project.
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Request for Traffic Report	In progress	That Council pursue the appropriate Government body for a new traffic report on Wellington and Marlborough Streets, Longford, with the particular focus on the dangerous Hill Street entrance .	26/3/26 - sent letter to DSG requesting a new Traffic Report on Wellington St and Marlborough St at Longford with focus on Hill Street entrance. 13/7/2026 – Correspondence received from Building Tasmania.
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Russell Street and White Hills Road, Evandale - Speed Limit and Traffic Management Report	In progress	That Council a) i) investigate longer term streetscape and traffic calming options for Russell Street to improve pedestrian amenity and safety, subject to future funding and design considerations; and ii) further investigation of traffic and parking controls at the Rodgers Lane / Macquarie Street intersection, including parking restrictions and turning movements, to address identified heavy vehicle safety concerns. and b) Supports in principle a review of speed limit signage on White Hills Road near No. 845 to improve consistency between traffic directions and authorises officers to engage with the Department of State Growth and the Transport Commissioner as required. and c) Does not support a reduction in the posted speed limit on Russell Street between High Street and Macquarie Street at this time having regard to the Tasmanian Speed Zoning Guidelines, operating speed data, crash history, and prior advice from the Department of State Growth.	
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Pioneer Park Priority Upgrades	In progress	Officers provide an updated implementation schedule for priority upgrade works to be completed in the 2026/27 financial period.	22/06/2026 - Staged project plan to be provided for consultation.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	The Use of AI in Local Government	In progress	The development of an organisation-wide Artificial Intelligence (AI) Strategy to guide the responsible, staged adoption of AI at Northern Midlands Council.	29/04/2026 - Officers have commenced work on a draft strategy for presentation at a future workshop.



18/05/2026	2026-05-18 - Open Council - Ordinary Meeting	Draft Amendment 22-2026 to insert the Fred 'Mulga' Davies Memorial Grandstand into the Local Historic Heritage Code	Awaiting external response	Draft Amendment 22-2026 to the Northern Midlands Local Provisions Schedule A. Apply the local heritage place overlay to the land at 55 Smith Street, Longford. AND B. Amend clause NOR-Table C6.1 Local Heritage Places by inserting a new clause, NOR-C6.1.469, as follows: AND C. Amend clause NOR-Table C6.1 by inserting Local Heritage Places Datasheet - NOR-C.1.469 attached to this report, replacing figure NOR-C6.1.469.3 with a photograph of the grandstand in full light.	19/06/2026 - On public notification until 8 July 2026 10/07/2026 - Tasmanian Planning Commission has been advised that no representations were received. Awaiting decision.
29/06/2026	2026-06-29 - Open Council - Ordinary Meeting	Notice of Motion: Cressy Swimming Pool	In progress	Request officers to undertake a high-level feasibility assessment of enclosing the Cressy Swimming Pool, including indicative capital and operational costs, key constraints, and potential funding opportunities, and report back to Council.	13/7/2026 – Proposal to be considered at next workshop.
29/06/2026	2026-06-29 - Open Council - Ordinary Meeting	Notice of Motion: Police in Campbell Town	In progress	Write to the Minister for Police, Fire and Emergency Management advocating for an increased police presence in Campbell Town, including consideration of a permanent police presence, and outlining concerns raised by the community; and invite representatives from Tasmania Police as a matter of urgency (Central North Police District) to attend the next available Council workshop to discuss policing services, resourcing, and strategies to address crime within the Northern Midlands.	03/07/2026 – A/ General Manager has arranged for an representative from the Tasmania Police to present at the next council workshop.
29/06/2026	2026-06-29 - Open Council - Ordinary Meeting	Toilets, Shade, Seating & Bins at Illawarra Road Truck Stop	Awaiting external response	That Council write to the Tasmanian Department of State Growth to request the immediate clean-up and ongoing maintenance of the truck stop site and surrounding road verges on Illawarra Road, Longford, and further reiterate Council's previous requests for the installation of a septic (or alternative non-reticulated) toilet facility, provision of a shared pathway, and planting of screening vegetation, and request a response outlining proposed actions and timeframes.	13/07/2026 - Acting GM letter sent to Building Tasmania 13/7/26
29/06/2026	2026-06-29 - Open Council - Ordinary Meeting	Ross Dark Sky Community Accreditation - Council Support and Implementation Actions	Awaiting external response	supports the progression of a formal agreement between Northern Midlands Council and TasNetworks for the staged replacement of streetlighting to meet Dark Sky Community accreditation requirements; and approves the initiation of replacement and/or shielding of Council-owned porch lights in Ross, to be	10/07/2026 - Works to action the replacement/ shielding of lighting on council owned assets. 13/07/2026 - planning has been signed. MOU with TasNetworks to be signed. Council owned lights will be changed in July



				funded through the existing Works Maintenance budget, as an initial demonstration of dark sky-friendly lighting implementation.	
29/06/2026	2026-06-29 - Open Council - Ordinary Meeting	Draft Amendment 24-2026: Ross Dark Sky Specific Area Plan	Not yet started	Please action as per resolution.	
29/06/2026	2026-06-29 - Open Council - Ordinary Meeting	Perth Structure Plan Review	Not yet started	Please action as per resolution.	
18/05/2026	2026-05-18 - Open Council - Ordinary Meeting	Draft Amendment 22-2026 to insert the Fred 'Mulga' Davies Memorial Grandstand into the Local Historic Heritage Code	In progress	Draft Amendment 22-2026 to the Northern Midlands Local Provisions Schedule A. Apply the local heritage place overlay to the land at 55 Smith Street, Longford. AND B. Amend clause NOR-Table C6.1 Local Heritage Places by inserting a new clause, NOR-C6.1.469, as follows: AND C. Amend clause NOR-Table C6.1 by inserting Local Heritage Places Datasheet - NOR-C.1.469 attached to this report, replacing figure NOR-C6.1.469.3 with a photograph of the grandstand in full light.	19/06/2026 - On public notification until 8 July 2026

COMPLETED ACTION ITEMS

20/11/2023	2023-11-20 Ordinary Meeting of Council - Open Council	Longford Promotional Signs Welcome to Longford	Completed	That Council notes the LLDC request and refers the matter to the appropriate officer.	05/12/2023 - Investigation to commence early 2024. 12/04/2024 - 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 - 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 - Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant 04/07/2024 - Awaiting report from consultant 09/08/2024 - 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 - Awaiting report from consultant 08/11/2024 - Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 - Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 - Awaiting further comment from DSG 07/02/2025 - 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 - Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 - Report has been received from Traffic
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					Engineer and a report is being prepared for a future Council meeting 27/05/2025 - Report from consultant has been sent to the Department of State Growth, awaiting response 16/06/2025 - Follow-up email sent to Department of State Growth. Awaiting response. 15/07/2025 - Letter to Minister pending election result. 04/08/2025 - Letter sent to General Manager State Growth - awaiting response. 07/10/2025 - DSG representatives meeting with Acting GM on 20 October. 12/11/2025 - Works order to be submitted to DSG. 08/01/2026 - Officers working with DSG on Crown consent and works permit conditions. 03/02/2026 - DSG reviewing permit application. 03/03/2026 - DSG permit application approved. 13/7/2026 – Construction stage.
21/10/2024	2024-10-21 Open Council - Ordinary Meeting	Illawarra Road Bridges review - Weight rating and usage	Completed	That Council follow up the request to the Department of State Growth.	31/10/2024 - Enquiry has been sent to Department of State Growth. 07/04/2025 - Awaiting response from the Department of State Growth 13/05/2025 - Awaiting response from Department of State Growth 27/05/2025 - Awaiting response from the Department of State Growth 16/06/2025 - Awaiting response from the Department of State Growth 15/07/2025 - Letter to Minister pending election result. 04/08/2025 - Letter sent to General Manager State Growth - awaiting response. 07/10/2025 - DSG representatives meeting with Acting GM on 20 October. 09/01/2026 - Awaiting agreement documentation from DSG. 04/02/2026 - DSG confirmed 19/01/26 there is insufficient width on the current bridges for inclusion of a shared path/footpath and these bridges have insufficient structural capacity to support a shared path which imposes loads outside the bridge piers.
21/07/2025	2025-07-21 Open Council - Ordinary Meeting	Notice of Motion - Cleveland - Improvements to Township	Completed	That Council accept Councillor Terrett's motion and bring a further report back to a future Council meeting.	25/07/2025 - Consultant advised, awaiting costing. 21/08/2025 - Costing received by Works Manager. Draft report being prepared. 08/09/2025 - Costings received from Consultant. Discussed at October Workshop. 10/11/2025 - Councillors to arrange meeting with residents to discuss placement of trees. 03/12/2025 - Meeting held with resident/s, Works Manager - agreed that trees will be planted in autumn.
17/11/2025	2025-11-17 Open Council - Ordinary Meeting	Longford Heavy Vehicle Traffic Monitoring	Completed	That council requests the Department of State Growth to continue to monitor the heavy vehicle traffic through Longford.	21/11/2025 - Works and Infrastructure to provide advice. 09/12/2025 - Works Manager to meet with DSG representative/s. 15/04/2026 - 23/01/2026 - Correspondence received from DSG as a result of the limited transport benefits and high costs and impacts, a Longford bypass has not been identified for consideration by the Department of State Growth as a priority for the State Road Network at this time.
16/02/2026	2026-02-16 Open Council - Ordinary Meeting	Campbell Town Convict Brick Trail Reinstatement Plan	Completed	In accordance with Council Minute No. 26/016 Council endorses the Campbell Town Convict Brick Trail Reinstatement Plan for Stage 1, and Council endorses the Campbell Town Convict Brick Trail Plan for stage 2, subject to: i) public consultation and approvals of the proposed Campbell Town Streetscape Stage 2 Upgrades	15/04/2026 - 13/4/26 - Report on stage 2 upgrades listed on the Agenda of the 20 April 2026 council meeting for consideration. 14/05/2026 - 13/4/2026 - Report on stage 2 upgrades at the 20 April council meeting.
16/03/2026	2026-03-16 Open Council - Ordinary	Honey Suckle Banks - Rock Barrier for Caravan area	Completed	That Council advise the Committee that is not currently considering the opening of any additional land to expand the free camping area at	26/05/2026 - Evandale District Committee and the June 2, 2026, meeting agenda is updated.



	Meeting			Honeysuckle Banks. The site is temporarily opened once each year to accommodate the increased number of visitors associated with the Penny Farthing Championships and is closed again shortly thereafter.	
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Update on Department of State Growth correspondence	Completed	That Council will provide the Committee with correspondence received from the Department of State Growth that relates to the matters raised by the Committee.	26/05/2026 - DSG letter received 19 January 2026 23/06/2026 - DSG letter provided to Committee - 19 January 2026
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Northern Midlands Council Dark Sky Policy and Support of Ross as a Dark Sky Community	Completed	That Council a) Support in-principle the Dark Sky Lighting Policy as presented and implementation of the program so long as it aligns with national regulatory standards. and b) Seek external funding for the implementation of the Dark Sky Program to support accreditation as a recognised Dark Sky Community.	26/05/2026 - The decision has been communicated to the Ross District Committee.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Notice of Motion - Exemption from Acknowledgement of Country	Completed	Does not endorse at this time the Morven Park Management Committee's request to depart from the current committee meeting procedures. However, Council agrees to consider the Committee's reasons as part of the upcoming review of the Welcome to Country and Acknowledgement of Country Policy.	29/04/2026 - Committee advised of Council's decision. Policy will be reviewed as per the review timetable.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Variation of Appointment - Municipal Management Coordinator and Deputies	Completed	Nomination endorsed for a) Maree Bricknell, Acting General Manager as the Northern Midlands Council's Municipal Emergency Management Coordinator (Municipal Coordinator); and b) Leigh McCullagh, Works Manager as the Northern Midlands Council's Deputy Municipal Emergency Management Coordinator; for a period of 4 years.	04/06/2026 - Nominations endorsed at the 20 April 2026 council meeting.
18/05/2026	2026-05-18 - Open Council - Ordinary Meeting	Policy Update: Roadside Mobile Food Vendors	Completed	Review the Roadside Mobile Food Vendors Policy after 12 months.	10/06/2026 - Policy has been reviewed and the updated document has been published on Council's website.
18/05/2026	2026-05-18 - Open Council - Ordinary Meeting	96A Main Road Perth	Completed	That Council i) Approve the establishment of the Perth Community Hub Management Committee as a Special Committee of Council under section 24 of the Local Government Act 1993 ; and ii) Include the provision of an annual maintenance fee as outlined in the Management Agreement; and iii) Endorse an annual refurbishment allocation of \$75,000 for 2026-27; and iv) Community consultation be undertaken including incorporating public meetings, surveys and other engagement activities to ensure residents have the opportunity to contribute to shaping the purpose, services and operation of the proposed Community Hub. To ensure this, is seen as a cooperative and inclusive venture that evolves in response to the needs and aspirations of the Perth Community.	10/06/2026 - Committee has been formed and the four executives have been ratified. The community consultation will commence with the AGM. An agenda item is listed on the upcoming agenda of Council for the appointment of the Councillor Representative.



29/06/2026	2026-06-29 - Open Council - Ordinary Meeting	Attendance at LGAT Annual Conference 2026	Completed	Arrange the attendance of the Mayor, Deputy Mayor, and interested Councillors (Cr Adams, Cr McCullagh and Cr Terrett) and the Acting General Manager at the LGAT Annual Conference 2026, to be held in Hobart from 20-21 August 2026, including associated events on 19 August 2026, with expenses to be met from the Councillor Training and Development budget.	01/07/2026 - Registration and Accommodation bookings are completed.
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	Notice of Motion: Recruitment of Community Services Manager / Division	Completed	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.	12/11/2025 - For 2026/27 Budget deliberations. 10/7/2026 – Not funded in 2026-27 budget for further consideration in budget reviews.
29/06/2026	2026-06-29 - Open Council - Ordinary Meeting	Municipal Budget	Completed	The budget be revised to reflect 4.0% rate increase and to be considered at the next council meeting.	14/7/2026 – Council adopted 2026-27 budget on 13 July 2026
17/11/2025	2025-11-17 Open Council - Ordinary Meeting	Notice of Motion: Traffic Hazard at Hill Street IGA (Brown's Shopping Complex), Longford	Completed	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.	09/12/2025 - Letter sent to DSG by - 21/11/25. 13/7/2026 – Letter received from Building Tasmania - advised no plans for any further investigations or works along this section of Wellington St, Longford
16/02/2026	2026-02-16 Open Council - Ordinary Meeting	Notice of Motion: Waste Disposal Voucher System	Completed	That Council supports the motion to prepare a report on the feasibility and cost of introducing a waste disposal voucher scheme for consideration as part of the 2026/2027 budget process.	10/03/2026 - Item has been placed on the agenda for the upcoming 26/27 budget considerations. 13/07/2026 – Not approved in 2026-27 budget.



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

Date	Recipient	Purpose	Amount \$
20-Aug-25	Julie Zaporrozec	Representation - Tas Indoor Bowls Representation	100
20-Aug-25	Simon Zaporrozec	Representation - Tas Indoor Bowls Representation	100
23-Dec-25	Joshua Mau	Representation – Aust All Schools Athletics Tas State Team	100
12-May-26	Levi Springer	Representative – U18 Tasmanian Indoor Cricket	100
9-Jun-26	Cooper Cook	Representative – U12 National Touch Football Championships	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
12-Jan-26	Longford Men's Shed	Donation towards acquisition of property	15,000
13-Jan-26	Mia Tubb	Education Bursary - 2nd instalment	1,000
16-Jan-26	Hunter McGee	Education Bursary - 2nd instalment	1,000
20-Jan-26	Ryan Kruger	Education Bursary - 1st instalment	1,000
2-Feb-26	Harlee Hill	Education Bursary - 1st instalment	1,000
9-Feb-26	Kayla Flood	Education Bursary - 1st instalment	1,000
9-Feb-26	Mabel Cooper	Education Bursary – 1 st & 2 nd instalment	2,000
3-Mar-26	James Corbould	Education Bursary - 1st instalment	1,000
3-Mar-26	Ava Corbould	Education Bursary - 1st instalment	1,000
24-Mar-26	Longford Bridge Columns	Donation towards construction of bridge pillars	30,000
			\$56,350



8.12 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2024/2025		Income/Issues for June 2026		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	1	18	3,717	134,649
Dogs Impounded	14	3,141			6	699
Euthanised	3	627				
Re-claimed	10				6	
Re-homed/Dogs Home	1					
New Kennel Applications	16	1,070			7	583
Renewed Kennel Licences	82	4,100			86	4,730
Infringement Notices (paid in full)	59	12,935			43	10,858
Legal Action			1	205	3	1,173
Livestock Impounded	3	150				
TOTAL		\$124,302		\$223		\$150,346

Audits:

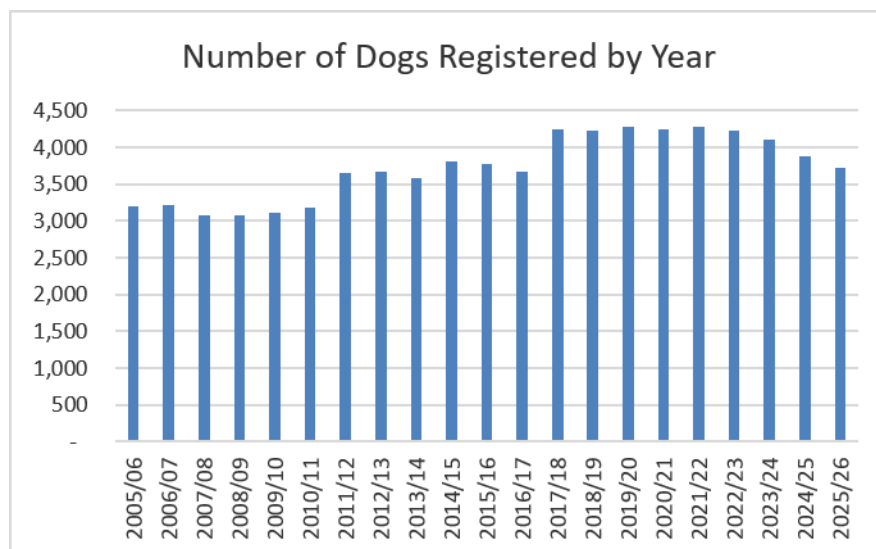
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips: 0 dogs microchipped.

Attacks: 2 attacks - 0 under investigation.

Complaints - Dogs at large: 6

Complaints - Barking: 7





8.13 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS AT 8 JULY 2026

INTEGRATED PRIORITY PROJECTS PLAN:

Progress Report:

Not Started (obstacles)
 On Hold
 On Track
 Completed

	Project			Status	\$	Scheduled
1	Progress: Economic health and wealth - grow and prosper					
Foundation Projects						
4.1	Main Street Upgrades: Campbell Town, Longford & Perth	Gov		Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.	Budget allocation 2024/25 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000 Changes to Stage Two following community consultation approved at April 2026 Council Meeting. DA process initiated.
		Gov		Longford DA submitted.	Budget allocation 2024/25 from Federal Govt Election Commitment 2019. Federal funding must be expended by 30 June 2025 at the latest. Funds proposed for streetscape upgrade approved for reallocation to the Longford-Mill Dam shared pathway at the April 2024 Council Meeting.	1,793,628 Project completed December 2025. Acquittal and independent audit submitted and approved. Final grant payment received.
		C&D		Perth 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.	Nearing completion.
4.1	Longford Memorial Hall Upgrade	Gov		Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.	Main Building & BBQ shelter completed.	Completed.
4.4	TRANSLink Intermodal Facility	Gov		Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.	Federal Election commitment of \$5m for planning stage. Further \$30m commitment subject to planning stage.	5,000,000 Funding agreement signed. Contract signed with preferred external service provider – NTDC. Work progressing to plan.
Enabling Projects						
5.1	Perth Sports Precinct & Community Centre	Gov		Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation received.	Nominated as a Project of Regional Priority.
5.1	Ben Lomond Public Shelter Development	Gov		Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.	Staff resources only to support grant funding applications.	Not scheduled at this stage.
5.3	Campbell Town – Town Hall Sale or Lease	Gov		Agent appointed – all offers to be presented to Council.		Sale completed.
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	Works		Awaiting funding streams to come	No budget allocation staff	Not scheduled at this



Project		Status		\$	Scheduled
	<i>Undergrounding in Evandale, Longford & Perth</i>		available. Included in NMC Priority Projects document.	resources only.	stage. Evandale submitted for State Govt 2025/26 Budget consideration.
5.4	<i>Subdivisions (several – Cressy, Evandale, Longford & Perth)</i>	C&D	Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document.	Drainage easement secured at Evandale. Detention basin secured at TRANSlink.	Tenders for detention at Western Junction awarded. Construction stage commenced.
2 People: Cultural and society – a vibrant future that respects the past					
Enabling Projects					
5.1	<i>Recreation Ground Upgrades)</i>	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.		Substantially complete
			Perth Recreation Ground Amenities, topdressing, cricket net upgrade.		Completed.
			Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.		Lobby for upgrade funding of surface and 2 nd ground.
5.1	<i>Swimming Pool Upgrades (several)</i>	Gov	Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.		Not scheduled at this stage.
		Gov	Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Allocation 2024/25 50,000	Completed.
5.2	<i>Shared Pathways</i>	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 - On site work commenced 12 January 2026 and progressing.
4 Place: Nurture our heritage environment					
Foundation Projects					
4.2	<i>Perth South Esk River Parklands</i>	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	<i>Sheepwash Creek Corridor & Open Space</i>	Gov	Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000 In progress.
4.5	<i>Municipal Tree Planting Program</i>		Annual program implemented. Included in NMC Priority Projects document.	Included in annual operating budget.	Ongoing.
Enabling Projects					
5.1	<i>Conara Park Upgrade</i>	Gov	Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects	Negotiating with State Growth.	Awaited Report to next meeting regarding ownership options.



Project			Status		\$	Scheduled
				document.		
5.3	Redevelop Bartholomew Park Cressy	Gov		Liaising with Local District Committee to establish/prepare plans for upgrade.		Grant application made for funding of extension to Childcare Centre.

- 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, and approved.
- 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. Bright Futures Fund application being prepared for the Park's Ninja Course
- 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. Project completed and acquitted.
- Community Climate Change Action Grant secured for solar and backup battery for Longford Town Hall. Work completed. Acquittal report submitted December 2025.
- Bright Futures Fund applications being prepared for behind goal net systems at Perth and Evandale Recreation Grounds.



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

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

Tourism update:

- Events:
 - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - Update and distribute “What’s On” events list.
 - Update NMC website calendar.
 - Update the Australian Tourism Data Warehouse database as practical.
 - Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the White i 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.
 - Events held in the Northern Midlands municipality during June 2026 include:
 - ♣ Trivia Night Volunteer Ambulance Officers Fundraiser. Longford
 - ♣ Launceston Running Club. Evandale
 - ♣ Access to Health. Campbell Town
 - ♣ Longford Legends Lych Gate Unveiling. Longford
 - ♣ Into the Dark at Clarendon. Nile
 - ♣ Skid Pan & Track Day. Symmons Plains.
 - ♣ Tas Networks Bright Futures Community Day. Longford
 - ♣ Various music gigs in the region.
- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - In June over 5,400 visitors and community members accessed the White i Visitor Centres in the Northern Midlands, bringing the figure for the quarter to 12,397, and for the year to date to 29,255. The VC’s in the region also cater to the local community in various ways. The highlights the value of Visitor Centres to both travellers and the community.
 - 11.6.26. Represent the Northern Midlands at the TVIN regional forum.
 - Disseminate updates and information from tourism agencies, TVIN, emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
 - 18.6.26. Longford Legends Lych Gate Interpretation unveiled with function held at Anglican Parish Hall. 43 people attended, some travelling from afar. New story panels installed on the structure at Stokes Park leading to the Legends Walk, focusing on the Norfolk Islanders and local shearers.
 - Tasmanian Wool Centre promoted their Off-Season activity “Rug Up Ross” knitting project by featuring on Channel 9’s TODAY Show weather cross at Cataract Gorge on 4 June.

HHTRA update:

- 21.6.26. Heartlands Way Through Kempton guided walking tour with local historian, included access to 2 private historic homes. Sold out at 40 participants. The Association will begin planning the northern Heartlands Way experiences.
- AGM preparations have begun, the date set is 15 September 2026, at Campbell Town.
- The Heritage Highway digital marketing activities include:
 - Website with links to towns, accommodation, experience, and event categories.
 - Articles and blogs about the region.
 - Social media, including facebook and Instagram, image sourcing and sharing, creating posts, monitoring/moderating comments.



- o Destination Southern Tasmania host the Heritage Highway website as a Regional Landing Page on the Hobart & Beyond website.
 - o Boosted posts supporting Heritage Highway events include articles on the site along with social media.
- 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.



8.15 VANDALISM

Prepared by: Damien Wilson, Assistant Works Manager

Incident	Location	Dec-25	Jan-26	Feb-26	March-26	April-26	May -26	Jun-26	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								
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								
Village Green Toilets / Down Pipe	Longford		\$800			\$250				
Toilet's Soap Dispensers Valentines Park x2	Campbell Town		\$150							
Memorial Hall toilets	Longford			\$600		\$1,050				
Campbell Town Gatty Memorial, irrigation and tap timer removed	Campbell Town			\$1,000						
Longford Laycock Street toilets - Damage	Longford	\$400		\$1,200	\$250	\$1,200				
Laycock Street – Playground Damage	Longford					\$100				
Perth murals at Perth school, graffiti	Perth			\$200						
All areas soap dispenser plungers removed				\$300						
Skate park – Graffiti / Signs	Longford				\$300	\$1,500				
Guide Hall, smashed window	Campbell Town					\$1,000				
Skate Park, graffiti on walls	Perth				\$400					
William Street – Reserve	Perth					\$300				
Perth Train Park	Perth					\$400				
Ross Toilets	Ross					\$200				
Toilets, door lock tampered	Cressy				\$200					
TOTAL COST VANDALISM		\$3,550	\$950	\$3,300	\$1,150	\$6,000	\$0	\$0	\$53,810	\$44,850

*Road Infrastructure Damage:

Longford Smith Street roundabout truck damage \$5000

Cressy, Green Rises Road truck damage on guard rail \$ 10 000



8.16 YOUTH PROGRAM UPDATE

Prepared by: Libby McGrath, Youth Officer

PCYC Program

Cressy

PCYC are offering this program at 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
Cressy			
	04/06/2026	35	
	10/06/2026	45	
	18/06/2026	45	
	25/06/2026	35	

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			
	15/06/2026	6	
	22/06/2026	5	
	29/06/2026	7	

Girls Program- Longford and Campbell Town

The Free2B Girls Program continues to provide a welcoming, safe, and inclusive environment for girls in Longford and Campbell Town, supporting the development of positive relationships, wellbeing, and creative expression. The program operates under the core principles of safety, tolerance, and respect, and remains a highly valued initiative within the Northern Midlands community.

Free2b Girls participation numbers continue to remain strong, with sessions proving to be positive and valuable for the young girls. Registration numbers in both Campbell Town and Longford have doubled compared to the 2024 program, demonstrating growing interest and engagement in the initiative.

The program is well positioned for continued success in 2026 and remains an important contribution to youth wellbeing, resilience, and social connection within the Northern Midlands.

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.

Perth & Longford Youth Groups: Both groups have had a successful start with 70 participants registered across the two locations. Participants and parents have given both verbal and written feedback, saying the program is fun, engaging, and a positive initiative for the Northern Midlands. The youth groups have both concluded for the term, participants



enjoyed the activities and have asked for the programs to continue.

Campbell Town: Planning a 4-week movement group for after school to provide young people in Campbell Town with the opportunity to engage in different options, boxing, yoga, etc.

Reclink Collaboration: Working with Cressy District High School to run a fishing and outdoors program for a group of students to encourage classroom engagement and school attendance. Working with reclink to engage local students in leadership workshops during term 3.

School Holiday Program: July school holiday program running in the first week of school holidays, a silent disco running in Longford at the Town Hall, a board games session at the Evandale Community Centre, and a minute to win it style session at the Campbell Town Recreation Ground.

PCYC Review: PCYC continues to run sessions at Cressy District High School focusing on team building and peer collaboration. Longford Primary School continues to participate in Taiko drumming sessions.

Rethink Waste: High interest in school-based programs for term 4 2026. Potential semi-permanent hosting of the recycling hub trailer at WTS.

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 activities etc. to create natural conversations to build connections. Campbell Town District High School has expressed interest in running a week long, lunch time event, where students can engage in activities run alongside service providers.

Library Partnership: Many young people use the space as a chill out zone, Youth Officer has been rotating board games in the space for young people to use. Youth Officer sat on the interview panel and supported the hiring process of a new librarian. Launceston library shared their VR headset for the Apil school holiday program.

STEM and Sports Alternatives: Perth Primary exploring STEM programs via Enterprize and after-school activities including Milo Cricket, Auskick, and tennis. Libby is supporting the selection of the grade 5/6 AFLW representation team.

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. Leadership workshops will begin for Cressy District High School and Campbell Town District High School in term 3.

Career/Future Event (Aug 2026): Planning underway for a youth-focused careers expo with strong interest from service providers. Date has been confirmed, EOI for stall holders has been sent out to targeted businesses and organizations. NEBHUB supporting the event.

Community BBQ: YO partnered with Emily from Community Housing to run another community BBQ at Laycock St. The BBQ had a higher attendance than the previously ran BBQ and lots of positive connections and conversations were had. Rotary once again supported by cooking the BBQ. YO, Community Housing, and Reclink will be running another BBQ July 9th with support from Rotary again at Laycock Street Park, looking to host at another location next time.

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



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

Resource Sharing Summary 1/7/25 to 30/6/26 As at 30 June 2026	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council - Service Provided by NMC to MVC	402.5	
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts and Plant Hours		66,913
Total Services Provided by NMC to Meander Valley Council		66,913
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		
Net Income Flow	402.5	\$66,913
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
• Mowing – Cressy Rec Ground • Cricket Pitch Cover removal – Cressy, Ev, Lfd & Perth Rec Grounds • Pipe – S Foster • Mowing – Evandale Anglican Church • Mowing – Evandale Uniting Church • Cleaner – Evandale War Memorial Hall • Cleaner – Evandale Community Centre • Monitoring Lake Leake - Elizabeth Water Trust • Tree Trimming – F Youl • Ground Maintenance– Avoca School • Cleaner – Avoca Hall • Fire Hazard - Austral Bricks Tas • Spill Kit – JJ Richards • P Brown – Vac Out Stormwater Pit • Gas - Cressy Rec Ground facilities • Grader Hire – 813 Logan Road • G Nisbet – Grading Driveway • R Grundy – Grading Driveway • Dog Was – Waste Bags • Fire Abatements		581
		2,546
		3,432
		1,044
		422
		1,407
		2,431
		824
		399
		2,936
		27
		1,417
		346
		128
		280
		133
		235
		244
		2,167
		3,372
	199.5	\$24,372



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, 11.2 and 11.3.

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

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

- | | |
|------------|--|
| PLAN 11.1: | Draft Amendment 27-2026: Amend Translink Specific Area Plan NOR-S1.7.3 Materials and Presentation |
| PLAN 11.2: | PLN26-0097 Campbell Town Street Scape: High St Between 114 and Red Bridge, Minor Works in King & Queen Streets & Esplanade |
| PLAN 11.3: | Draft Amendment 28-2026 to rezone 69 Cromwell Street from the Light Industrial Zone to the General Residential Zone |



11 PLANNING REPORTS

11.1 DRAFT AMENDMENT 27-2026: AMEND TRANSLINK SPECIFIC AREA PLAN NOR-S1.7.3 MATERIALS AND PRESENTATION

File: PLN-26-0126
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 27-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria attached to this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 27-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 27-2026 to the Northern Midlands Local Provisions Schedule

A. Delete clause NOR-S1.7.3 A2 and insert:

NOR-S1.7.3 A2.1

Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on external walls must be one or more of the following:

- (a) Face brickwork;
- (b) Formed concrete panels;
- (c) Natural stone;
- (d) Painted or rendered concrete blocks;
- (e) Painted or rendered cement composite sheets;
- (f) A patented pre-treated and pre-painted metal cladding such as colorbond;
- (g) Polycarbonate;
- (h) Fibreglass.

NOR-S1.7.3 A2.2

Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on roofs must be one or more of the following:

- (a) a patented pre-treated and pre-painted metal cladding such as colorbond;
- (b) Polycarbonate;
- (c) Fibreglass.

AND

Delete clause NOR-S1.7.3 P2 and insert:

NOR-S1.7.3 P2.1

No Performance Criterion.

NOR-S1.7.3 P2.2

No Performance Criterion.



1 PURPOSE OF REPORT

Council's planners have become aware that the Translink Specific Area Plan prohibits the use of fibreglass or polycarbonate as a wall or roof material. Such translucent materials can provide for use of natural lighting, reducing energy use and therefore operating costs. No reason for prohibiting such materials have been identified.

This report recommends that the Council agrees to amend the Local Provisions Schedule to allow for polycarbonate and fiberglass wall and roof materials in the Translink Specific Area Plan.

2 INTRODUCTION/BACKGROUND

Applicant:

Northern Midlands Council

Zone:

General Industrial

Classification under the Scheme:

Planning scheme amendment

Decision Date:

There is no statutory time for Council to decide to prepare a draft amendment of its own motion.

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, Various version 16, 4th March 2026, LPS version 17, 19th March 2026.

Owner:

Various

Codes/Specific Areas Plans:

Proposes to amend the Translink Specific Area Plan

Existing Use:

Various

Recommendation:

That Council agree to and certify draft planning scheme amendment 27-2026 and exhibit for 28 days.

Site:

3 STRATEGIC PLAN & INTEGRATED PRIORITY PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

38. Decision in relation to request

- (1) A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under [section 37\(1\)](#), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.
- (2) A planning authority, within 42 days after receiving a request under [section 37\(1\)](#) or a longer period allowed by the Commission, must –
 - (a) decide to agree to the amendment and prepare a draft amendment of the LPS; or
 - (b) decide to refuse to prepare the draft amendment of the LPS.

40D. Preparation of draft amendments

A planning authority –

- (a) must prepare a draft amendment of an LPS, and certify it under [section 40F](#), within 42 days after receiving the request under [section 37\(1\)](#) to which the amendment relates, if –
 - (i) it decides under [section 38\(2\)](#) to prepare a draft amendment of an LPS; or



- (ii) after reconsidering, in accordance with a direction under [section 40B\(4\)\(a\)](#), a request under [section 37\(1\)](#) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or
- (b) may, of its own motion, prepare a draft amendment of an LPS; or
- (c) must, if it receives under [section 40C\(1\)](#) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.

40F. Certification of draft amendments

- (1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.
- (2) If a planning authority determines that –
- (a) it is satisfied as to the matters referred to in [subsection \(1\)](#), the planning authority must certify the draft as meeting the requirements of this Act; or
- (b) it is not satisfied as to the matters referred to in [subsection \(1\)](#), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.
- (3) The certification of a draft amendment of an LPS under [subsection \(2\)](#) is to be by instrument in writing affixed with the common seal of the planning authority.
- (4) A planning authority, within 7 days of certifying a draft amendment of an LPS under [subsection \(2\)](#), must provide to the Commission a copy of the draft and the certificate.

6 FINANCIAL IMPLICATIONS

The costs associated with the draft amendment are provided for within existing budget allocations.

7 RISK ISSUES

No risk issues are identified.

8 CONSULTATION WITH STATE GOVERNMENT

Under the Act, Council must notify the following of the draft amendment:

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

9 COMMUNITY CONSULTATION

Under section 40G of the Act, Council must publish an exhibition notice in relation to the draft amendment, inviting persons make a representation in relation to the draft amendment

Under section 40K of the Act any representations received must be considered by the Council and a statement provided to the Tasmanian Planning Commission as to the merit of each representation, a statement as to whether the amendment meets the requirements of the LPS criteria, and provide a recommendation in relation to the draft amendment.

The Launceston Airport's Head of Planning & Infrastructure has advised that as long as lighting is not pointing upwards (through the roofing towards the sky), clear roof sheeting would not be a problem for the safe operation of the airport.

10 OPTIONS FOR COUNCIL TO CONSIDER

10.1 Decision in relation to request

The planning authority can decide to:

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

10.2 Preparation of draft amendment

A draft amendment has been prepared as shown in the recommendation of this report.

10.3 Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria - see attached Assessmetn Against LPS Criteria.



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

11 OFFICER'S COMMENTS/CONCLUSION

EXISTING CLAUSE

NOR-S1.7.3 Materials and presentation

This clause is in addition to General Industrial Zone - clause 19.4 Development Standards for Buildings and Works and Agriculture Zone - clause 21.4 Development Standards for Buildings and Works.

Objective To: (a) achieve a high quality of development by encouraging the use of a variety of architectural treatments, responding to the rural and landscaped setting and recognising the importance of the area as one of the tourist gateways to Launceston; and (b) require a high standard of development recognising the prominent location of the zone adjacent to the Airport and that Evandale Main Road is a tourist route.	
Acceptable Solutions	Performance Criteria
A2 Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets or metal clad with a patented pre-treated finish such as colorbond.	P2 No Performance Criterion.

PROPOSED CLAUSE

NOR-S1.7.3 Materials and presentation

This clause is in addition to General Industrial Zone - clause 19.4 Development Standards for Buildings and Works and Agriculture Zone - clause 21.4 Development Standards for Buildings and Works.

Acceptable Solutions	Performance Criteria
A2.1 Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on external walls must be one or more of the following: (a) Face brickwork; (b) Formed concrete panels; (c) Natural stone; (d) Painted or rendered concrete blocks; (e) Painted or rendered cement composite sheets; (f) A patented pre-treated and pre-painted metal cladding such as colorbond; (g) Polycarbonate; (h) Fibreglass.	P2.1 No Performance Criterion. P2.2 No Performance Criterion.
A2.2	



Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), materials used on roofs must be one or more of the following: (a) a patented pre-treated and pre-painted metal cladding such as colorbond; (b) Polycarbonate; (c) Fibreglass.	
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The attached Assessment Against LPS Criteria finds that the proposed amendment meets the LPS Criteria. It is recommended that Council agree to and certify draft amendment 27-2026 to allow the use of fiberglass and polycarbonate as wall and roof materials.

12 ATTACHMENTS

1. Assessment Against LPS criteria - Draft Amendment 27-2026 [**11.1.1** - 6 pages]
-



11.2 PLN26-0097 CAMPBELL TOWN STREET SCAPE: HIGH ST BETWEEN 114 AND RED BRIDGE, MINOR WORKS IN KING & QUEEN STS & ESPLANADE

File: ROADS PLN26-0097

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Rebecca Green, Consultant Planner

RECOMMENDATION

That application PLN-26-0097 to develop and use the land at High Street (between 114 High Street and Red Bridge) with minor works in King St, Queen St & Esplanade, Campbell Town for Campbell Town Streetscape/Roadworks Project Stage 2 (Heritage Precinct) be approved subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed documents, except as varied by Condition 2:

- P1 Cover Sheet, Verto, Project No: 251023, Dwg No: COV, Rev: A
- P2 General Arrangement & Staging Plan, Verto, Project No: 251023, Dwg No: CDA00, Rev: A
- P3 Proposed Works Plan – Sheet 1, Verto, Project No: 251023, Dwg No: CDA01, Rev: A
- P4 Proposed Works Plan – Sheet 2, Verto, Project No: 251023, Dwg No: CDA02, Rev: A
- P5 Proposed Works Plan – Sheet 3, Verto, Project No: 251023, Dwg No: CDA03, Rev: A
- P6 Proposed Works Plan – Sheet 4, Verto, Project No: 251023, Dwg No: CDA04, Rev: A
- P7 Services Plan – Sheet 1, Verto, Project No: 251023, Dwg No: CDA11, Rev: A
- P8 Services Plan – Sheet 2, Verto, Project No: 251023, Dwg No: CDA12, Rev: A
- P9 Typical Sections – Sheet 1, Verto, Project No: 251023, Dwg No: CDA22, Rev: A
- P10 Typical Sections – Sheet 2, Verto, Project No: 251023, Dwg No: CDA22, Rev: A
- P11 Vehicle Turn Path – 12.5m Truck/Bus, Verto, Project No: 251023, Dwg No: CDA31, Rev: A
- P12 Vehicle Turn Path – 14.5m Bus, Verto, Project No: 251023, Dwg No: CDA32, Rev: A
- P13 Vehicle Turn Path – 19.0m Semi Trailer, Verto, Project No: 251023, Dwg No: CDA33, Rev: A
- P14 Cross Sections High St-Design CL-CH 90-130, Verto, Project No: 251023, Dwg No: CDA25, Rev: A
- P15 Landscape Plan – Cover Sheet, Lange Design, Dwg No: NMCCTSS1117 – CS02, Rev: A, Dated: 14/5/26
- P16 Landscape Plan – Surface Finishes and Furniture, Lange Design, Dwg No: NMCCTSS1117 – SF05, Rev: A, Dated: 14/5/26
- P17 Landscape Plan – Surface Finishes and Furniture, Lange Design, Dwg No: NMCCTSS1117 – SF06, Rev: A, Dated: 14/5/26
- P18 Landscape Plan – Surface Finishes and Furniture, Lange Design, Dwg No: NMCCTSS1117 – SF07, Rev: A, Dated: 14/5/26
- P19 Landscape Plan – Planting, Lange Design, Dwg No: NMCCTSS1117 – PP05, Rev: A, Dated: 14/5/26
- P20 Landscape Plan – Planting, Lange Design, Dwg No: NMCCTSS1117 – PP06, Rev: A, Dated: 14/5/26
- P21 Landscape Plan – Planting, Lange Design, Dwg No: NMCCTSS1117 – PP07, Rev: A, Dated: 14/5/26
- P22 Landscape Details, Lange Design, Dwg No: NMCCTSS1117 – LD03, Rev: A
- D1 Landscape Works Technical Specification, Lange Design, Issue: A, Dated: 14/05/2026
- D2 Traffic Engineering Assessment, SALT³, Ref: 25696REP001, Version: F01, Dated: 10 March 2026

2 Amended plans

Prior to the commencement of works, amended plans must be submitted to the satisfaction of Council's General Manager to omit concrete paving from abutting significant fabric – masonry, timber and fence structures, to any part of a place that is entered in the Tasmanian Heritage Register.

Note: Concrete paving is currently shown to abut street-fronting buildings to the following THR Places:

a) THR ID 4946, Powell's Hotel, 118 High Street, Campbell Town

b) THR ID 4952, House & Shop, 120 High Street, Campbell Town



Advice 1: The following recommendation is made to remove concrete paving from against heritage masonry on the Places listed above:

Box out footpath away from building sufficient distance to enable infill of a concrete paver. Ensure that footpath and paver have adequate fall to ensure surface water drains away from the building. This solution is to ensure that (a) buildings are not affected by rising damp or rot in consequence of having slab poured against them, (b) owner access to footings / bottom of wall is not unreasonably impaired.

Advice 2: New work should avoid conditions that lead to moisture stress or rising damp to prevent premature decay of heritage fabric.

Advice 3: New work should not raise external surface levels i.e. maintain step-down to not compromise a building's sub-floor ventilation.

Advice 4: Concrete paving should not be formed, or finished against heritage structures.

Advice 5: The finish of concrete paving, if required, should be sufficiently recessive i.e. exposed aggregates in the heritage streetscape.

3 Council's Works Department conditions

3.1 For construction drawings

Prior to the commencement of any works, For Construction Drawings must be submitted to and approved by the Works & Infrastructure Department.

3.2 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Australian Standards and Austroads guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

3.3 As constructed information

(a) As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements and use the GDA 94 datum.

(b) A CCTV inspection report must be provided for all new Council underground drainage pipes and pits.

3.4 Separation of stormwater services

All existing stormwater pipes and connections must be located.

3.5 Pollutants

(a) The developer must ensure that pollutants such as mud, silt or chemicals are not released from the site.

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

3.6 Nature strips

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

4 TasWater conditions



Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2026/00607-NMC) – *attached*.

5 Building Tasmania condition

Prior to the commencement of any construction activities within the State road reservation, a State Road General Works Permit must be sought and issued.

Advice: It is recommended that early application for a works permit is made, to ensure any specific Building Tasmania requirements can be discussed and incorporated into the design if necessary. Of particular note are the Stormwater and Road Design items mentioned in the previous Crown Landowner Consent letter of 6 February 2026.

6 Dilapidation Report

Prior to any development commencing, a Dilapidation Report is to be prepared and submitted to the approval of the General Manager detailing the existing condition of adjoining buildings which abut the road reservation.

Note:

As advice, but not a condition of this permit, the Tasmanian Heritage Council recommends design amendments to omit concrete paving from abutting significant heritage fabric – masonry, timber and fence structures, to any part of a place that is entered in the Tasmanian Heritage Register, in accordance with the attached email from the Tasmanian Heritage Council dated 17 June 2026 titled RE: Referral to THC - Planning Application PLN-26-0097 for High Street, CAMPBELL TOWN

1 INTRODUCTION

This report assesses an application for Campbell Town Streetscape/Roadworks Project Stage 2 against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 16 effective 4 March 2026 and LPS version: 17 effective from 19 March 2026).

It is proposed to undertake the following as part of the project:



- Construction of widened footpaths, verge areas and kerb outstands;
- Construction of traffic islands with pedestrian refuges;
- Realigning pram ramps to better direct pedestrians and reduce crossing distances;
- Sealing and re-line-marking existing parking spaces;
- Minor kerb and pavement works to provide additional 90-degree parking spaces along King Street.

At the intersection of High Street and King Street, these works include:

- The establishment of kerb outstands on all four corners to provide wider verge areas on High Street, less carriageway pavement and shorter pedestrian crossing distances.
This includes constructing the missing section of kerb on the western side of High Street, north of King Street.
- The construction of two new pram ramps on each corner, each of which will be aligned to direct pedestrians to cross a leg of the intersection (rather than directing pedestrians into the middle of the intersection); and
- The construction of splitter islands on the High Street legs, both of which will provide 'cut through refuges' to allow the staging of east-west pedestrian movements over the highway.

Along King Street (West), these works include:

- Re-line marking the existing 90-degree car parking spaces on both sides of the carriageway;
- Sealing a small section of verge on the northern side of the carriageway (this is currently used for informal parking) to provide formalized 90-degree car parking spaces; and
- Minor kerb and pavement works to the transition from 90-degree to parallel parking on the southern side of the carriageway, to provide 2 x 90-degree car parking spaces where informal parking currently occurs across the verge.

Along King Street (East), these works include:

- Sealing the 90-degree parking spaces along the northern side of the carriageway and installing wheel stops to prevent vehicle encroachment onto the footpath;
- Conversion of the 1 x DDA Accessible space on the northern side of the carriageway into 2 x DDA Accessible spaces with dimensions that align with current design criteria; and
- Sealing 90-degree parking spaces and driveways on both sides of the carriageway.

To the south of King Street intersection, the following works are proposed"

- The widening of the eastern High Street verge and reconstruction of the vehicle crossings to abutting properties;
- The establishment of a new 3 metres wide ghosted median;
- Line-marking new continuous edge lines along the edge of the tree planter boxes to establish a single 4.5 metre wide travel land in each direction; and
- Kerb infill and vehicle crossing reconstruction works along the western kerbside.

At the intersection of High Street and Esplanade"

- A new kerb outstand is proposed on the northwestern corner of the intersection to provide reduced pedestrian crossing distances;
- Widening of the verge on the eastern side of the carriageway;
- New pram crossings either side of High Street; and
- Transitioning the ghosted median into 2 travel lanes as it approaches the Red Bridge.

The proposed kerb outstand works around the intersection of High Street and King Street will result in a loss of approximately 4 parallel car parking spaces. This loss is offset by the proposed pavement works along King Street, which will formalize approximately 4 additional 90-degree car parking spaces to the west of High Street, and approximately 6 additional 90-degree car parking spaces to the east of High Street.

To the south of the intersection, the widening of the verge along the eastern side of High Street will prevent approximately 5 vehicles from parking in a parallel alignment between the tree planter boxes and existing kerb. A further space will be lost from the western side of High Street to allow for the construction of the kerb outstand north of Esplanade.

Based on the above, there is anticipated to be no net change to on-street car parking supply in the project area as a result of the proposed works.

The Campbell Town design is to enhance the visual amenity of the streetscape and to provide a safer environment for pedestrians of all ages and mobility.



Proposed kerb buildouts will provide safer pedestrian crossing nodes by reducing the amount of exposed roadway that a person has to cross, without reducing the actual width of the carriageway. By reducing this hardstand area, and maintaining the existing carriageway width, drivers are encouraged to slow down to allow them to navigate safely through intersections.

Proposed street furniture will include custom made drink fountains, bollards, bike racks, pedestrian barriers, litter bins and interpretation signage frames. The general theme of the street furniture will be based on the post members that will feature a low pyramid chamfered top with a recessed band below. Satin black is the proposed colour to ensure the items are visible but do not clash with the heritage fabric of the adjoining buildings. Pedestrian barriers are proposed for kerb buildouts to clearly define the pedestrian crossing nodes to add to pedestrian safety, and to provide visual encouragement for drivers to slow down.

Interpretation signage is proposed for key areas and intersections along the streetscape that focus on the historical features, stories, and characters of Campbell Town.

2 STATUTORY REQUIREMENTS

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

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

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

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

All applicable standards and requirements in this planning scheme

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

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

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

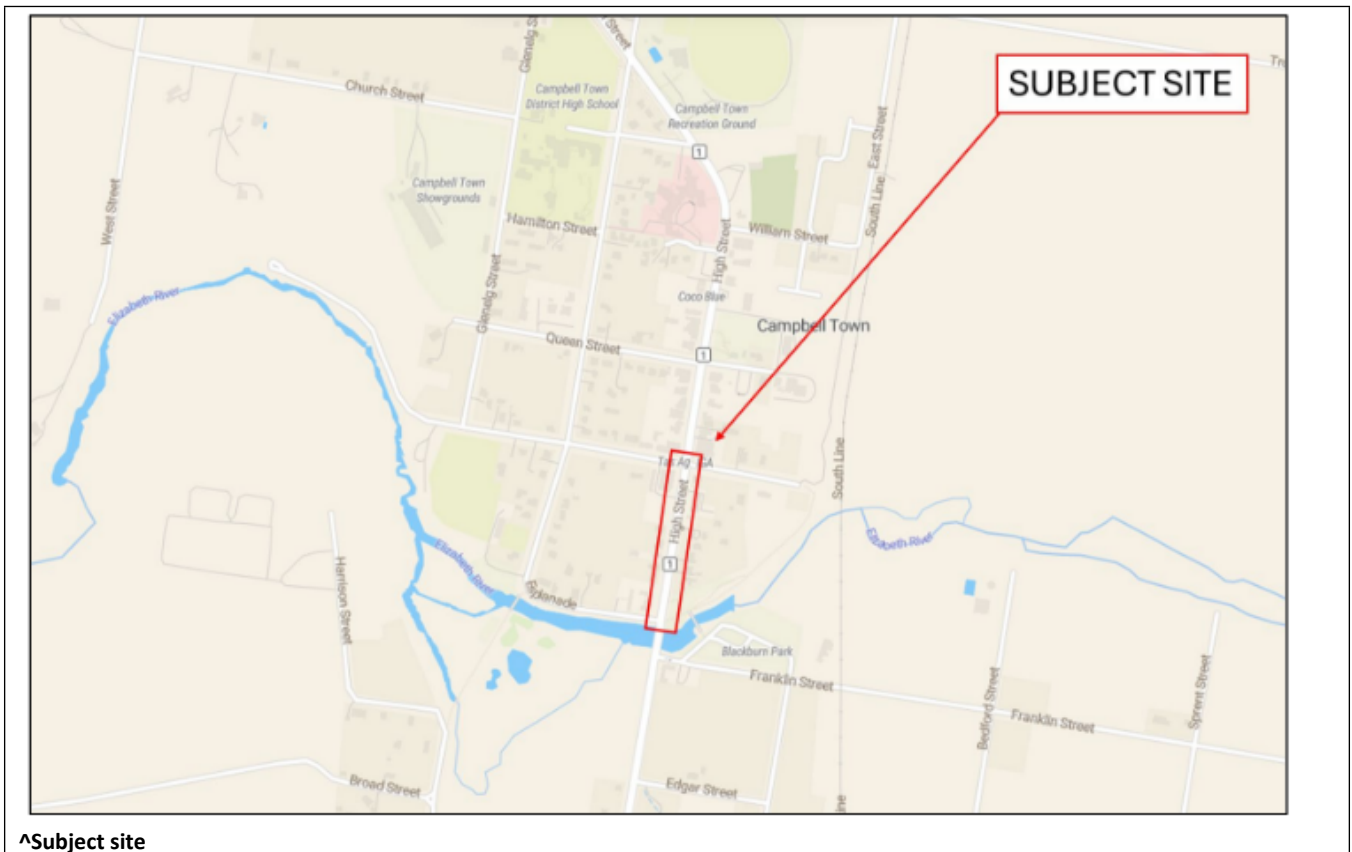
3 APPLICATION DETAILS AND TIMEFRAMES

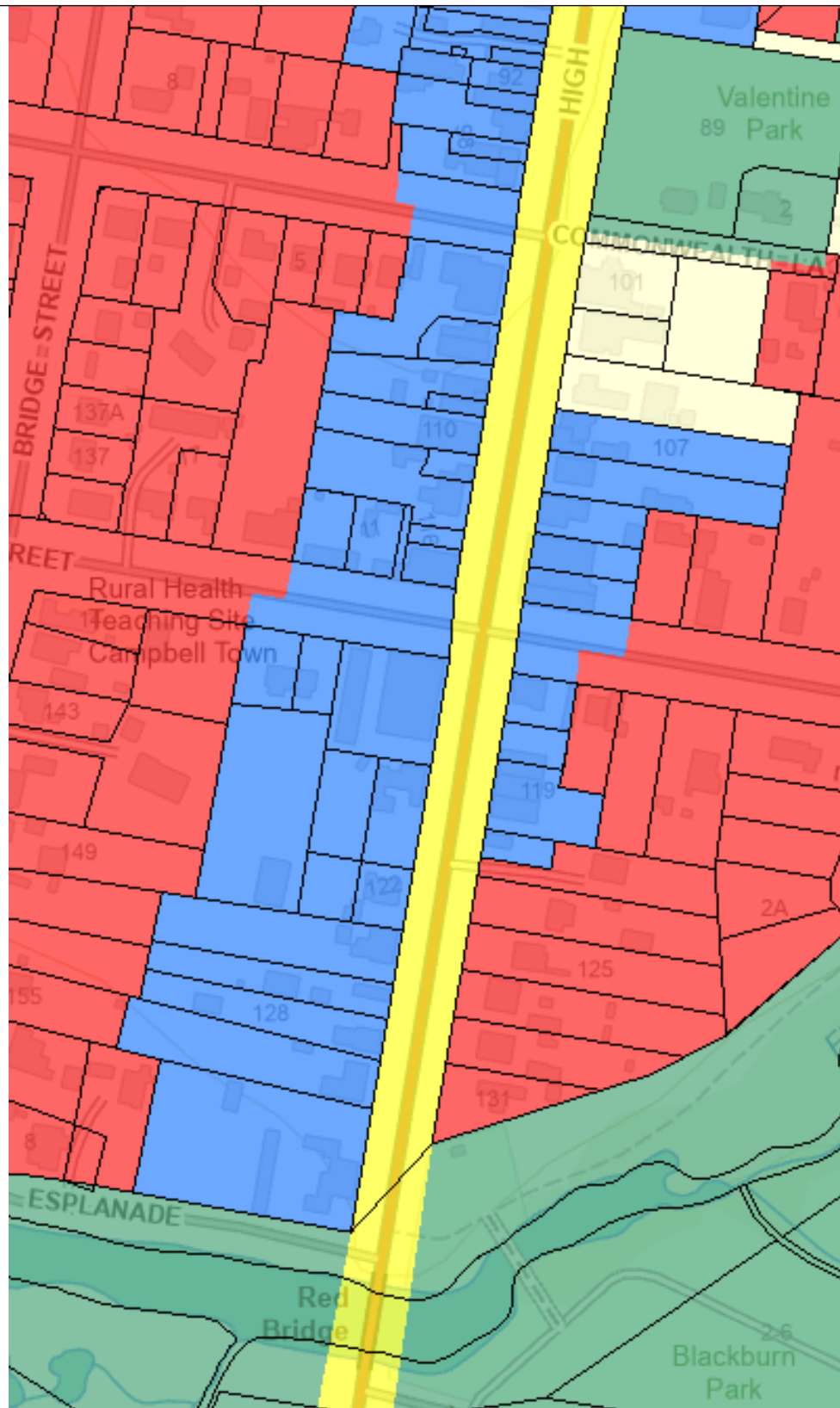
Existing use/development:	Utilities
Use classification:	Utilities
Zone:	8.0 General Residential 15.0 General Business 26.0 Utilities 29.0 Open Space



Particular Purpose Zone/Specific Area Plan:	NOR-S2.0 Campbell Town Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C6.0 Local Historic Heritage Code C7.0 Natural Assets Code C16.0 Safeguarding of Airports Code
Application must be determined by:	27 July 2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY





^Zone Map



^Aerial photograph of area







^Photographs of subject site

5 PLANNING SCHEME ASSESSMENT

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

GENERAL PROVISIONS		Applicable (Y/-)
7.1	Changes to an Existing Non-conforming Use	-
7.2	Development for Existing Discretionary Uses	Y
7.3	Adjustment of a Boundary	-
7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	-
7.5	Change of Use	-
7.6	Access and Provision of Infrastructure Across Land in Another Zone	-
7.7	Buildings Projecting onto Land in a Different Zone	-
7.9	Demolition	-



7.10	Development Not Required to be Categorised into a Use Class	-
7.11	Use or Development Seaward of the Municipal District	-
7.12	Sheds on Vacant Sites	-
7.13	Temporary Housing	-
7.14	Container Refund Points	-
7.15	Subdivision of a lot in more than one zone	-

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

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

SPECIFIC AREA PLANS	Applicable (Y/-)
NOR-S1.0 TRANSlInk Specific Area Plan	-
NOR-S2.0 Campbell Town Specific Area Plan	Yes, SAP applies, but no provisions apply to the proposal.
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

Utilities	<i>means use of land for utilities and infrastructure including:</i> (a) Telecommunications; (b) Electricity generation; (c) Transmitting or distributing gas, oil, or electricity; (d) Transport networks; (e) Collecting, treating, transmitting, storing or distributing water; or (f) Collecting, treating, or disposing of storm or floodwater, sewage, or sullage. <i>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retention basin, road, sewage treatment plant, storm or flood water drain, water storage dam or weir.</i>
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Table 3.1 Planning Terms and Definitions



Development	Means as defined in the Act: <i>development includes –</i> (a) <i>the construction, exterior alteration or exterior decoration of a building; and</i> (b) <i>the demolition or removal of a building or works; and</i> (c) <i>the construction or carrying out of works; and</i> (d) <i>the subdivision or consolidation of land, including buildings or airspace; and</i> (e) <i>the placing or relocation of a building or works on land; and</i> (f) <i>the construction or putting up for display of signs or hoardings –</i> <i>but does not include any development of a class or description, including a class or description mentioned in paragraphs (a) to (f), prescribed by the regulations for the purposes of this definition;</i>
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Utilities is a no permit required use within the Utilities zone. In accordance with Clause 7.2.1, as development is for an existing discretionary use in the General Residential Zone, General Business Zone, and the Open Space Zone, and the proposal for development does not establish a new use, or substantially intensity the existing use, the proposal has a Permitted status within these zones. The project's location within the Heritage Precinct caused the application to become discretionary.

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

8.0 GENERAL RESIDENTIAL ZONE PROVISIONS

Zone Purpose

Assessment against the zone purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is Permitted as per Clause 7.2.1.

8.3 Use Standards

8.3.1 Discretionary Uses		
Description		Assessment
A1 Hours of operation		Not applicable.
A2 External lighting		Not applicable.
A3 Commercial vehicle movements.		Not applicable.
A4 No Acceptable Solution		Not applicable.
8.3.2 Visitor Accommodation		
Description		Assessment
A1 a) must accommodate guests in an existing habitable building; and b) have a gross floor area of not more than 200m² per lot		Not applicable.
A2 Not a strata lot		Not applicable.
8.4 Development Standards for dwellings		
Clause	Description	Assessment
8.4.1	Residential density for multiple dwellings	Not applicable.
8.4.2	Setbacks and building envelope for all dwellings	Not applicable.
8.4.3	Site coverage and private open space for all dwellings	Not applicable.
8.4.4	Sunlight and overshadowing for all	Not applicable.



	dwelling	
8.4.5	Width of openings for garages and carports for all dwellings	Not applicable.
8.4.6	Privacy for all dwellings	Not applicable.
8.4.7	Frontage fences for all dwellings	Not applicable.
8.4.8	Waste storage for multiple dwellings	Not applicable.
8.5 Development Standards for Non-dwellings		
Clause	Description	Assessment
8.5.1	Non-dwelling development	A1 Not applicable, no building proposed.
		A2 Not applicable, no building proposed.
		A3 Not applicable, no building proposed.
		A4 Not applicable.
		A5 Not applicable.
		A6 Not applicable.
8.5.2	Non-residential garages and carports	Not applicable.
8.6 Development Standards for Subdivision		
Clause	Description	Assessment
8.6.1	Lot Design	Not applicable.
8.6.2	Roads	Not applicable.
8.6.3	Services	Not applicable.

ASSESSMENT OF GENERAL BUSINESS ZONE PROVISIONS

Zone Purpose

Assessment against the zone purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is Permitted as per Clause 7.2.1.

15.3 Use Standards

15.3.1 All Uses	
Description	Assessment
A1 Hours of Operation	Not applicable.
A2 External lighting	Complies, any proposed external lighting would be for security and safety purposes.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles	Not applicable.
15.3.2 Discretionary Uses	
Description	Assessment
A1 No Acceptable Solution	Not applicable.
A2 No Acceptable Solution	Not applicable.
15.3.3 Retail Impact	
Description	Assessment



A1 Gross floor area of Bulky Goods Sales and General Retail and Hire uses	Not applicable.
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15.4 Development Standards for Buildings and Works

Clause	Description	Assessment
15.4.1	Building height	Not applicable, no building proposed.
15.4.2	Setbacks	Not applicable, no building proposed.
15.4.3	Design	Not applicable, no building proposed.
15.4.4	Fencing	Not applicable. Although pedestrian safety barriers could be considered a form of fencing, Safety Barriers are exempt in accordance with Table 4.2.4. A2 Not applicable.
15.4.5	Outdoor storage areas	A1 Not applicable.
15.4.6	Dwellings	Not applicable, no building proposed.

15.5 Development Standards for Subdivision

Clause	Description	Assessment
15.5.1	Lot Design	Not applicable.
15.5.2	Services	Not applicable.

ASSESSMENT OF THE UTILITIES ZONE PROVISIONS

Zone Purpose

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

26.3 Use Standards

26.3.1 All Uses

Description	Assessment
A1 Hours of operation	Not applicable.
A2 Lighting	Complies, any proposed external lighting would be for security and safety purposes.
A3 Commercial vehicle movements	Not applicable.

26.3.2 Discretionary Uses

Description	Assessment
A1 No acceptable solution	Not applicable.

26.4 Development Standards for Buildings and Works

Clause	Description	Assessment
26.4.1	Building height	Not applicable, no building proposed.
26.4.2	Setbacks	Not applicable, no building proposed.
26.4.3	Fencing	Not applicable. Although pedestrian safety barriers could be considered a form of fencing, Safety Barriers are exempt in accordance with Table 4.2.4. A2 Not applicable.
29.4.2	Outdoor Storage Areas	A1 Not applicable.



26.5 Development Standards for Subdivision		
Clause	Description	Assessment
26.5.1	Subdivision	Not applicable.
26.5.2	Services	Not applicable.

ASSESSMENT OF THE OPEN SPACE ZONE PROVISIONS

Zone Purpose

Assessment against the zone purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is Permitted as per Clause 7.2.1.

29.3 Use Standards

29.3.1 Discretionary Uses		
Description		Assessment
A1 Hours of operation		Not applicable.
A2 Flood lighting		Not applicable.
29.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
29.4.1	Building height, setback and siting	A1 – A3 Not applicable, no building proposed.
		A4 Not applicable.
29.4.2	Outdoor Storage Areas	A1 Not applicable.
29.5 Development Standards for Subdivision		
Clause	Description	Assessment
29.5.1	Lot Design	Not applicable.

The application will meet all the requirements of the Exemptions 4.0 (4.2.4, 4.2.5 and 4.2.7).

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

Not applicable.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Complies, no car parking requirements set for Utilities use.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Complies, no bicycle parking requirements set for Utilities use.
C2.	Motorcycle parking numbers	A1 Not applicable.



	(Refer to table C2.4)	
C2.5.4	Loading Bays	A1 Not applicable.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies. All on-street car parking is proposed to be appropriately sealed, levelled and drained and feature line marking to delineate car spaces.
C2.6.2	Design and layout of parking areas	A1.1 Complies, where relevant.
		A1.2 Complies, where relevant.
C2.6.3	Number of accesses for vehicles	A1 Not applicable.
		A2 Not applicable.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable.
C2.6.5	Pedestrian Access	A1.1 Not applicable.
		A1.2 Not applicable.
C2.6.6	Loading Bays	A1 Not applicable.
		A2 Not applicable.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable.
		A2 Not applicable.
C2.6.8	Siting of parking and turning areas	A1 Not applicable.
		A2 Not applicable.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable.

C6.0 LOCAL HISTORIC HERITAGE CODE

Code Purpose

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

C6.6 Development Standards for Local Heritage Places

Clause	Description	Assessment
C6.6.1	Demolition	A1 Not applicable.
C6.6.2	Site coverage	A1 Not applicable.
C6.6.3	Height and bulk of buildings	A1 Not applicable.
C6.6.4	Siting of buildings and structures	A1 Not applicable.
C6.6.5	Fences	A1 Not applicable.
C6.6.6	Roof form and materials	A1 Not applicable.



C6.6.7	Building alterations, excluding roof form and materials	A1 Not applicable.
C6.6.8	Outbuildings and structures	A1 Not applicable.
C6.6.9	Driveways and parking for non-residential purposes	A1 Not applicable.
C6.6.10	Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place	A1 Not applicable.
6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts		
Clause	Description	Assessment
C6.7.1	Demolition within a local heritage precinct	A1 Relies on performance criteria.
C6.7.2	Demolition within a local historic landscape precinct	A1 Not applicable.
C6.7.3	Buildings and works, excluding demolition	A1 Relies on performance criteria. A2 Not applicable. No new front fences are proposed, however pedestrian barriers at intersections have been proposed for added safety, these are to be black in colour and the design will not detract away from the surrounding buildings or precinct.
6.8 Development Standards for Places or Precincts of Archaeological Potential		
Clause	Description	Assessment
C6.8.1	Building and works	A1 Not applicable.
6.9 Significant Trees		
Clause	Description	Assessment
C6.9.1	Significant trees	A1 Not applicable.
6.10 Development Standards for Subdivision		
Clause	Description	Assessment
C6.10.1	Lot design on a Local Heritage Place	A1 Not applicable.
C6.10.2	Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct	A1 Not applicable.
C6.10.3	Subdivision works for places or precincts of archaeological potential	A1 Not applicable. A2 Not applicable.

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

DISCRETIONS

C6.7.1 Demolition within a local heritage precinct	
P1	Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to: (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the streetscape in which the building, works, structure or trees is located;



DISCRETIONS

	(e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (h) any economic considerations.
Assessing Officers Comments	There is no demolition proposed that will have an adverse impact on the local historic heritage significance of the precinct. Performance criteria met.
C6.7.3	Buildings and works, excluding demolition
P1.1	Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.
Assessing Officers Comments	The proposed works have been designed to facilitate safer and convenient vehicular circulation and parking, associated with improved pedestrian movement, complimented by new hard and soft landscaping elements, which have been designed to be sympathetic with the historic character of the street and townscape. Performance criteria met.

7.0 NATURAL ASSETS CODE

Code Purpose

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

C7.6 Development Standards for Buildings and Works

Clause	Description	Assessment
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A1 Relies on performance criteria.
		A2 Not applicable.
		A3 Complies, no new stormwater point discharge into a watercourse.
		A4 Not applicable.
		A5 Not applicable.
C7.6.2	Clearance within a priority vegetation area	A1 Not applicable, no clearance of native vegetation.

C7.7 Development Standards for Subdivision

Clause	Description	Assessment
C7.7.1	Subdivision within a waterway and coastal protection area or a future coastal refugia area	A1 Not applicable.



C7.7.2	Subdivision within a priority vegetation area	A1 Not applicable.
--------	---	--------------------

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

DISCRETIONS

C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area
P1.1	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) impacts caused by erosion, siltation, sedimentation and runoff; b) impacts on riparian or littoral vegetation; c) maintaining natural streambank and streambed condition, where it exists; d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; e) the need to avoid significantly impeding natural flow and drainage; f) the need to maintain fish passage, where known to exist; g) the need to avoid land filling of wetlands; h) the need to group new facilities with existing facilities, where reasonably practical; i) minimising cut and fill; j) building design that responds to the particular size, shape, contours or slope of the land; k) minimising impacts on coastal processes, including sand movement and wave action; l) minimising the need for future works for the protection of natural assets, infrastructure and property; m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and n) the guidelines in the Tasmanian Coastal Works Manual.
Assessing Officers Comments	Although a portion of the works are within the Waterway and Coastal Protection Area (the area from Esplanade to Red Bridge), the works are within an existing road reservation and within an area already used and development for Utilities. The works will avoid and minimise any adverse impacts on natural assets. No new stormwater point discharge into a watercourse is proposed. With appropriate conditions, any pollutants and runoff will be minimised. Performance criteria met.

5.4 REFERRALS

Council's Infrastructure & Works Department

Council's Engineer reported on 24/06/2026 and his recommended conditions are included in the conditions of approval.

TasWater

TasWater issued a Submission to Planning Authority Notice on 12/06/2026 (TasWater Ref: TWDA 2026/00607-NMC).

The Planning Permit will condition the development to be in accordance with the Submission to Planning Authority Notice.

TasNetworks

Notice of the application was given to TasNetworks on 2 June 2026 who had until 16 June to provide a response. As of 10 July no response had been received.

Tasmanian Heritage Council

No works are proposed within Places that are entered in the Tasmanian Heritage Register (THR). Notice is unable to be issued under the Historic Cultural Heritage Act 1995. However, as work will adjoin cadastral boundaries with 7 THR Places, advice and recommendations in relation to paving proposed to abut street-fronting buildings to Places has been provided to Council for inclusion into any permit, and notes.

Heritage Advisor

Council's Heritage Advisor (David Denman) advised on 16/06/2026 that:

"The proposed works will enhance the existing street and townscape character of the main street, whilst providing safer and convenient vehicular circulation and parking, associated with improved pedestrian movement. The overall impact on the historic heritage values is considered acceptable."

Building Tasmania (formerly Department of State Growth)

Road Authority

As the Road Authority per the *Roads and Jetties Act 1935*, comment was received on 15 June 2026, clarifying that issuance of a State



Road General Works Permit is required prior to the commencement of any construction activities within the State road reservation. It is recommended that Council (the Developer) consider early application for a works permit to ensure any specific Building Tasmania requirements can be discussed and incorporated into the final design, if necessary. Of note are the Stormwater and Road Design items mentioned in the previous Crown Landowner Consent letter of 6 February 2026. Their recommended conditions are included in the conditions of approval.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. Two representations were received. The matters raised in the representations are outlined below followed by the planner's comments.

Issue 1

No happy with the loss of street parking on the corner outside 116 High Street, but thankful that the soft terrain was changed to concrete.

Planner's comment

The kerb outstand works around the intersection of High Street and King Street will result in a loss of approximately 4 parallel car parking spaces in this area, but this loss will be offset by the proposed pavement works along King Street, which will formalise approximately 4 additional 90-degree car parking spaces to the west of High Street, and approximately 6 additional 90-degree car parking spaces to the east of High Street. It is anticipated that there will be no net change overall for the project to the on-street car parking supply.

Issue 2

Concern that the hardstand areas on the intersection are too large, the author does understand that pedestrian crossings are best suited at this location.

Planner's comment

The kerb outstand areas have been slightly reduced in size as part of the final design exhibited. The road width has since been increased to 5.3m.

Issue 3

Convict Brick Trail – a general thank you for respecting the trail.

Planner's comment

Noted.

Issue 4

General benefit of a new footpath and fresh new road markings and clearer signage.

Planner's comment

Noted.

Issue 5

Author regrets the general loss of street parking and reduction of road width along this area.

Planner's comment

As noted above, for Stage 2 it is not anticipated that there will be any net change overall for the project to the on-street car parking supply. This is further detailed within the Traffic Engineering Assessment which accompanied the development application.

Issue 6

A general works request is made to adjust the roadworks schedule to be something like: King Street and then the intersection please, followed by the rest of High Street and Queen Street, based local business busy season, as well as timing for interruptions to local business due to works outside premises.

Planner's comment



Although scheduling of works is outside the control of the Planning Authority, the proponent (Council's Project Manager), has been provided with a synopsis of the concerns raised in the representations, and may consider future work scheduling in consultation with business operators in the vicinity of each stage of the project.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

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

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

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

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

5.7 STATE POLICIES

The proposal is consistent with all State Policies, where relevant.

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning

The proposal is consistent with this policy.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

- a) all applicable standards and requirements in this planning scheme; and
- b) any representations received pursuant to and in conformity with section 57(5) of the Act, but only insofar as each such matter is relevant to the particular discretion being exercised.

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

- a) requirements that specific acts be done to the satisfaction of the planning authority;
- b) staging of a use or development, including timetables for commencing and completing stages;



- c) the order in which parts of the use or development can be commenced;
- d) limitations on the life of the permit;
- e) requirements to modify the development in accordance with predetermined triggers, criteria or events;
- f) construction or traffic management; and
- g) erosion, and stormwater volume and quality controls.

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

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

- (i) are for a planning purpose and not for an ulterior purpose; and
- (ii) fairly and reasonably relate to the proposed development; and
- (iii) are not so unreasonable that no reasonable planning authority could have imposed them.

8 ATTACHMENTS

1. PL N-26-0097 public exhibition documents [11.2.1 - 89 pages]
 2. Tas Water SPAN TWDA 2026-00607- NMC HIGH S T, CAMPBELL TOWN [11.2.2 - 2 pages]
 3. WI RESPONSE - referral PL N-26-0097 High Street CAMPBELL TOWN [11.2.3 - 2 pages]
 4. THC referral response PL N 26-0097 Campbell Town Streetscape Stage 2 [11.2.4 - 2 pages]
-



11.3 DRAFT AMENDMENT 28-2026 TO REZONE 69 CROMWELL STREET FROM THE LIGHT INDUSTRIAL ZONE TO THE GENERAL RESIDENTIAL ZONE

File: PLN26-0132
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

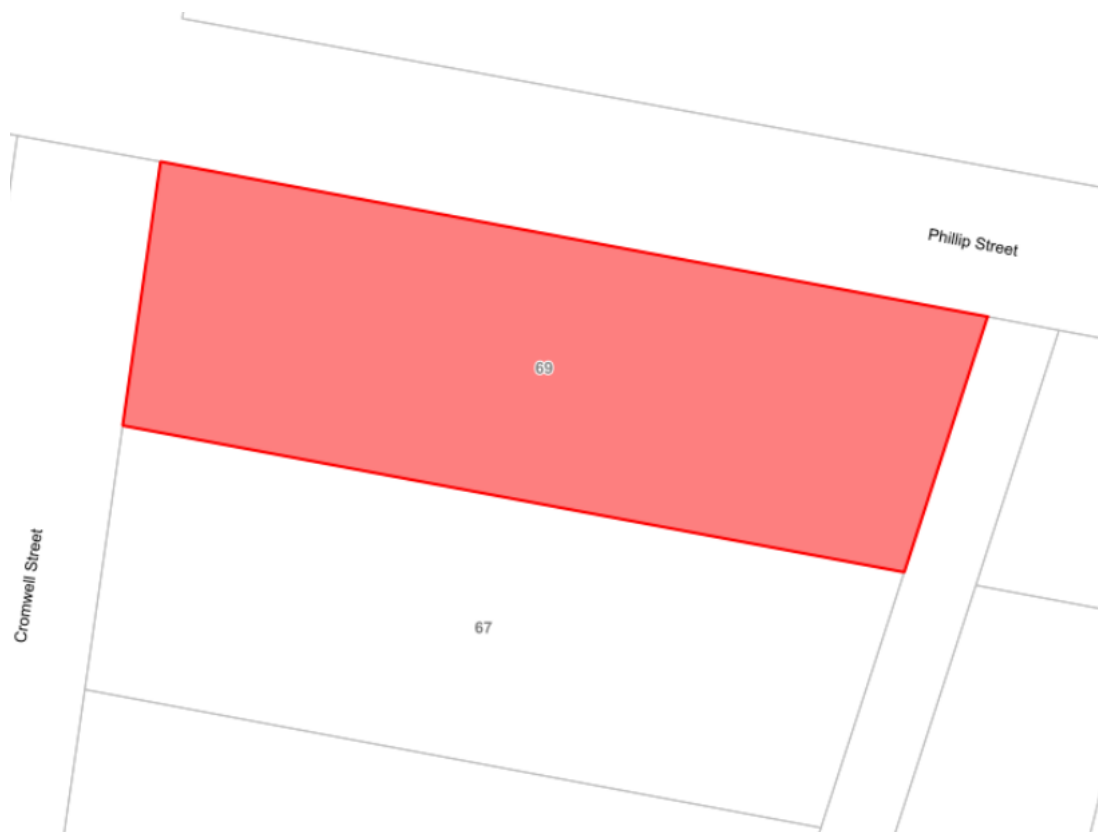
RECOMMENDATION

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 28-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria attached to this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 28-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 28-2026 to the Northern Midlands Local Provisions Schedule

Amend the zone maps by rezoning 69 Cromwell Street (title reference 43986/1) from the Light Industrial Zone to the General Residential Zone:



Legend:



General Residential



1 PURPOSE OF REPORT

At its meeting of 29 June 2026, Council considered item 13.2 - Perth Structure Plan Review. During Public Questions and Statements, Mr Shannon Williams spoke on the item and noted parts of the Perth Structure Plan that discuss rezoning the property at 69 Cromwell Street from Light Industrial to General Residential and asked that Council commence the rezoning process.



^69 Cromwell Street – vacant site on corner of Cromwell Street and Phillip Street



^69 Cromwell Street – vacant site – taken from Phillip Street

2 INTRODUCTION/BACKGROUND

Applicant:

Northern Midlands Council

Owner:

Kevin Williams and Shirley Williams



Zone:

Light Industrial

Codes/Specific Areas Plans:

Perth Specific Area Plan

Bushfire Prone Areas Code

Partly Natural Assets Code (Waterway protection area)

Existing Use:

Unused

Recommendation:

That Council agree to and certify draft planning scheme amendment 28-2026 and exhibit for 28 days.

Site: 69 Cromwell Street, Perth

Classification under the Scheme:

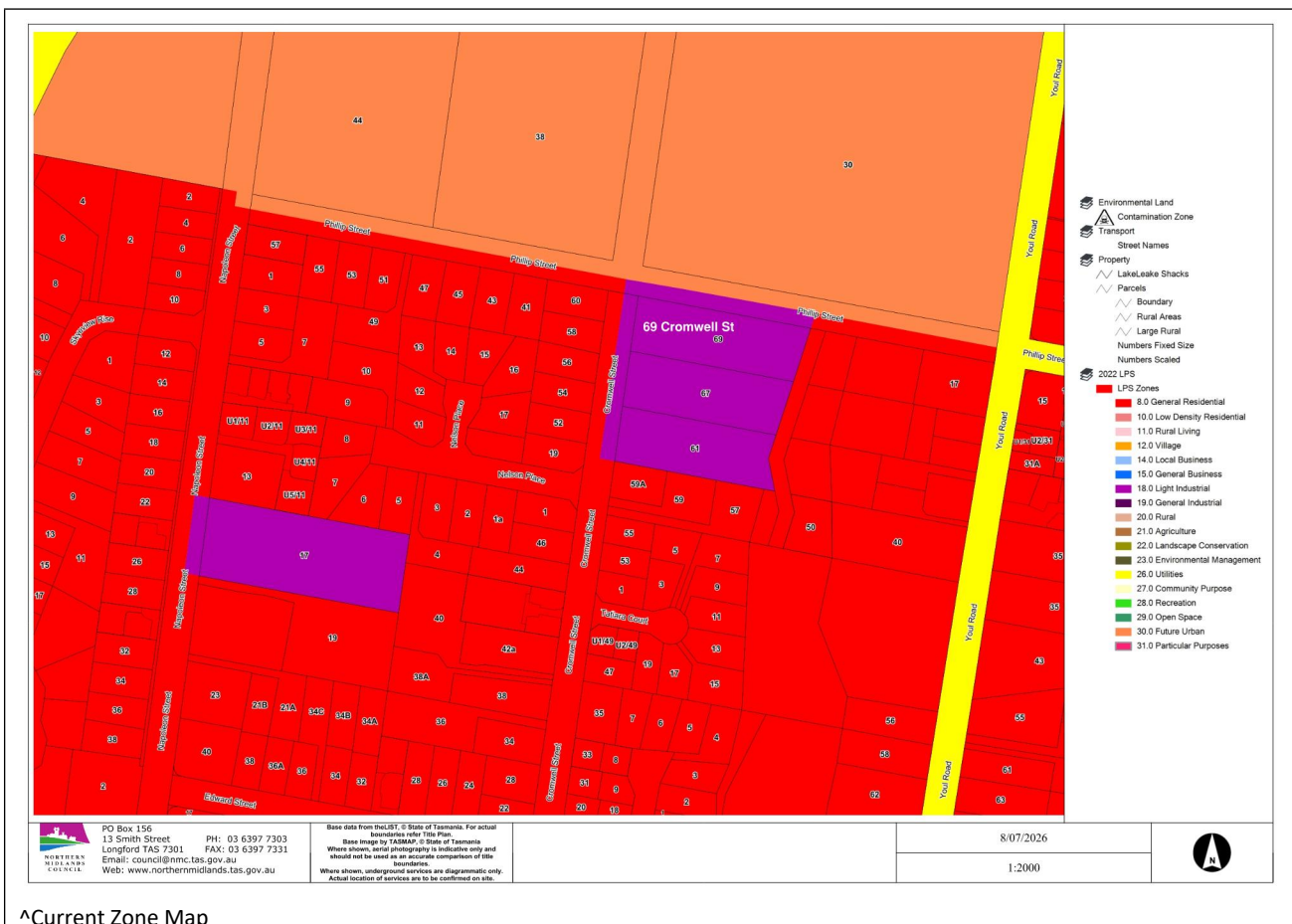
Planning scheme amendment

Decision Date:

There is no statutory time for Council to decide to prepare a draft amendment of its own motion.

Planning Instrument:

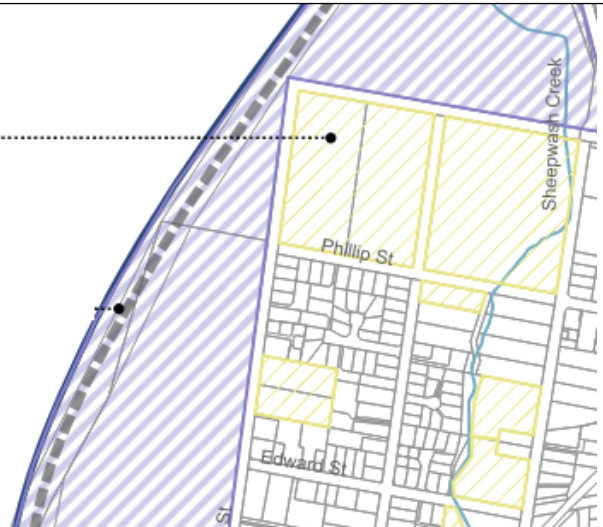
Tasmanian Planning Scheme - Northern Midlands, Various version 16, 4th March 2026, LPS version 17, 19th March 2026.



^Current Zone Map

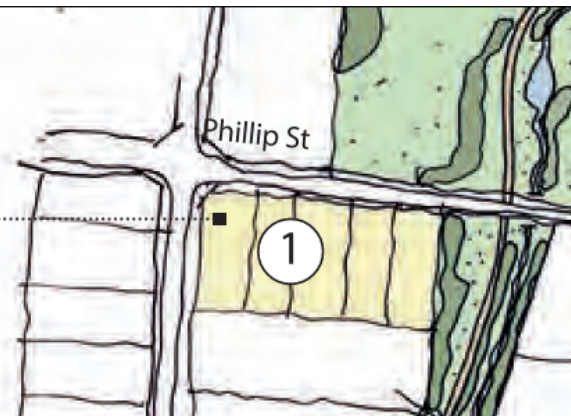
Opportunity for residential infill and further subdivision of larger land holdings

 Potential for residential infill / subdivision



^Extract from Perth Structure Plan page 27 showing opportunity/potential for residential infill/subdivision of 69 Cromwell Street, but not 61 and 67 Cromwell Street

Potential new residential subdivision - north facing



^Extract from Perth Structure Plan page 39 showing potential new residential subdivision on 69 Cromwell Street, but not 61 and 67 Cromwell Street

3 STRATEGIC PLAN & INTEGRATED PRIORITY PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

3.2 Integrated Priority Projects Plan

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

38. Decision in relation to request

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



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

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

40D. Preparation of draft amendments

A planning authority –

- (a) must prepare a draft amendment of an LPS, and certify it under [section 40F](#), within 42 days after receiving the request under [section 37\(1\)](#) to which the amendment relates, if –
 - (i) it decides under [section 38\(2\)](#) to prepare a draft amendment of an LPS; or
 - (ii) after reconsidering, in accordance with a direction under [section 40B\(4\)\(a\)](#), a request under [section 37\(1\)](#) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or
- (b) may, of its own motion, prepare a draft amendment of an LPS; or
- (c) must, if it receives under [section 40C\(1\)](#) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.

40F. Certification of draft amendments

- (1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.
- (2) If a planning authority determines that –
 - (a) it is satisfied as to the matters referred to in [subsection \(1\)](#), the planning authority must certify the draft as meeting the requirements of this Act; or
 - (b) it is not satisfied as to the matters referred to in [subsection \(1\)](#), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.
- (3) The certification of a draft amendment of an LPS under [subsection \(2\)](#) is to be by instrument in writing affixed with the common seal of the planning authority.
- (4) A planning authority, within 7 days of certifying a draft amendment of an LPS under [subsection \(2\)](#), must provide to the Commission a copy of the draft and the certificate.

Tasmanian Planning Scheme – clause 7.1 Changes to an Existing Non-conforming Use

If 61 and 67 Cromwell Street were to be rezoned from Light Industrial to General Residential, the potential for use and development that was previously allowed under the Light Industrial Zone would be limited as follows:

7.1.1 Notwithstanding clause 6.9.1 (prohibited use or development) of this planning scheme, the planning authority may at its discretion, approve an application:

- (a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme;
- (b) to extend or transfer an existing non-conforming use and any associated development, from one part of a site to another part of that site; or
- (c) for a minor development to an existing non-conforming use.

6 FINANCIAL IMPLICATIONS

By preparing the amendment itself, Council will not receive the current fees of:

- \$1,242 application fee
- \$1,242 processing fee
- \$1,509 advertising fees
- \$680 if hearing held
- \$374 Tasmanian Planning Commission fee

7 RISK ISSUES

Bushfire-Prone Areas Code. Existing residential subdivision and development of dwellings subject to the Bushfire-Prone Areas Code to the west of the site indicates that the Code does not prevent residential development in this area. Future subdivision of 69 Cromwell Street will have to demonstrate compliance with the Bushfire-Prone Areas Code and future dwellings with the Director of Building Control's Determination - Bushfire Hazard Areas.



Natural Assets Code (waterway protection area) up to 6m along the rear boundary with Sheepwash Creek (see attached Assessment Against LPS Criteria). This covers a small portion of the lot and does not present an impediment to future development of 69 Cromwell Street.

The amendment will result in another General Residential Zoned lot adjoining the Light Industrial Zone. The provisions of the Light Industrial Zone relating to use within 50m of a General Residential Zone already apply due to the General Residential Zone east and west of the site and will continue to apply.

Flood-Prone Areas Hazard Code. The Statewide Flood Mapping (1.0% AEP Depth – Overland Flooding [Climate Change]) shows small areas of the property subject to flooding of up to 0.25 m (see attached Assessment Against LPS Criteria). The limited extent and shallow depth of mapped flooding do not present an impediment to the future development of 69 Cromwell Street.

8 CONSULTATION WITH STATE GOVERNMENT

Under the Act, Council must notify the following of the draft amendment:

- (a) the relevant agencies; and*
- (b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.*

9 COMMUNITY CONSULTATION

Under section 40G of the Act, Council must publish an exhibition notice in relation to the draft amendment, inviting persons make a representation in relation to the draft amendment

Under section 40K of the Act any representations received must be considered by the Council and a statement provided to the Tasmanian Planning Commission as to the merit of each representation, a statement as to whether the amendment meets the requirements of the LPS criteria, and provide a recommendation in relation to the draft amendment.

10 OPTIONS FOR COUNCIL TO CONSIDER

10.1 Decision in relation to request

The planning authority can decide to:

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

10.2 Preparation of draft amendment

A draft amendment has been prepared as shown in the recommendation of this report.

10.3 Certification of draft amendment

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

11 OFFICER'S COMMENTS/CONCLUSION

Consideration is given to including the adjacent 61 & 67 Cromwell Street in the rezoning however this is not supported as discussed below.

The relevant sections of the Perth Structure Plan are:

- Item 2 on page 47, "To avoid land use conflicts, rezone industrial land in the north western part of Perth, and relocate such activities, to a suitable location, outside the study area".



- Item 3.2 on page 51, “Work with current Industrial land owners to look at alternative suitable locations outside of the Perth study area boundary, which could meet short and longer term storage, warehousing and other light industry demands”.

These indicate that rezoning is to be carried out in conjunction with relocation of industrial activities.

61 Cromwell Street was last purchased in March 2026 and 67 Cromwell Street was last purchased in October 2025. The owner has indicated that they intend to develop the sites in accordance with the existing Light Industrial Zone provisions. These provisions include, as the properties are within 50m of a residential zone, limits on hours of operation of use, external lighting, and commercial vehicle movements and loading/unloading.

Rezoning 61 and 67 Cromwell Street before their existing use and developments have been relocated to suitable sites outside Perth—and in light of their recent purchase and the landowner’s intentions—would be inconsistent with the Resource Management and Planning System objective “to provide for the fair, orderly and sustainable use and development of air, land and water.” Reliance on existing use rights would limit the owner to those uses that have previously been approved and prevent the property owner from applying for new uses that are currently available to them within the Light Industrial Zone.

It is therefore recommended that Council agree to and certify draft amendment 28-2026 to rezone only 69 Cromwell Street, Perth, from the Light Industrial Zone to the General Residential Zone. The attached assessment against the LPS Criteria finds that the proposed amendment meets the LPS Criteria.

12 ATTACHMENTS

1. Assessment Against LPS criteria - draft amendment 28-2026 [**11.3.1** - 61 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

Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That the report be noted.

1 PURPOSE OF REPORT

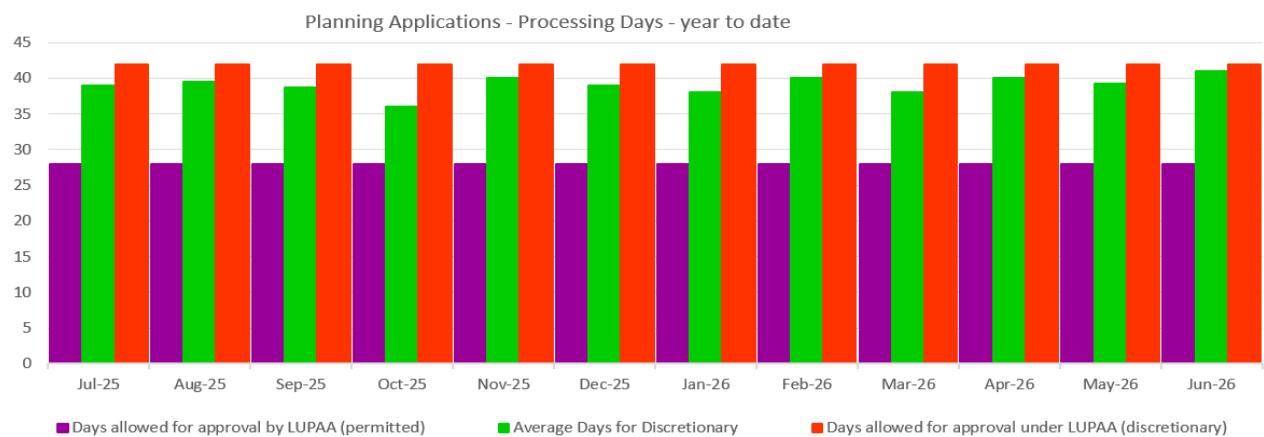
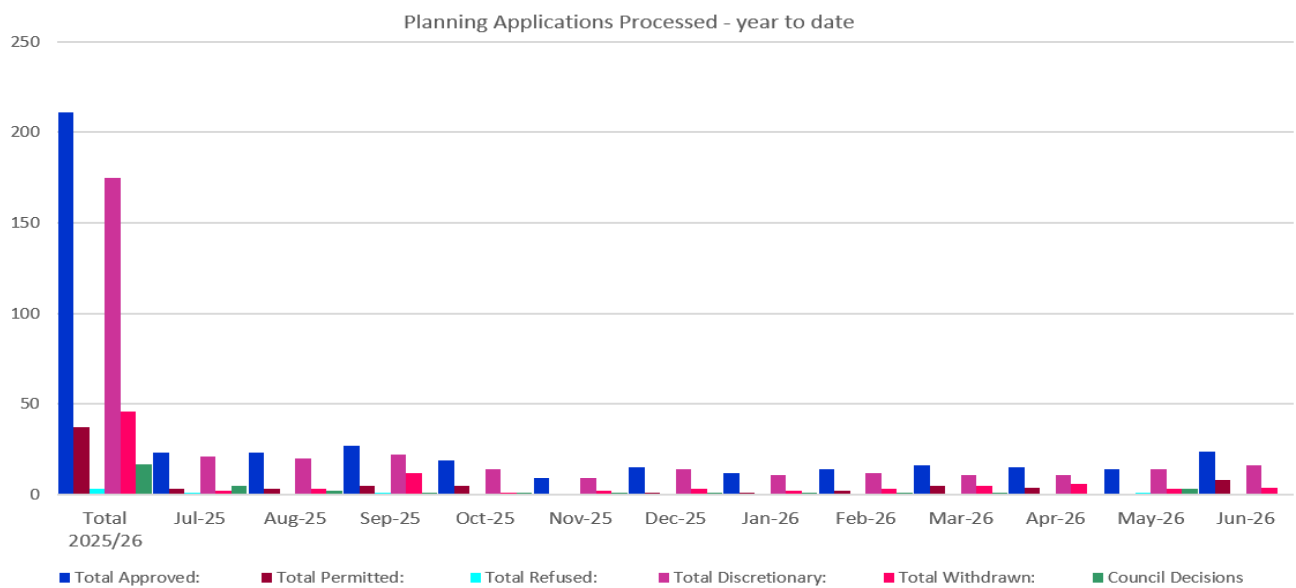
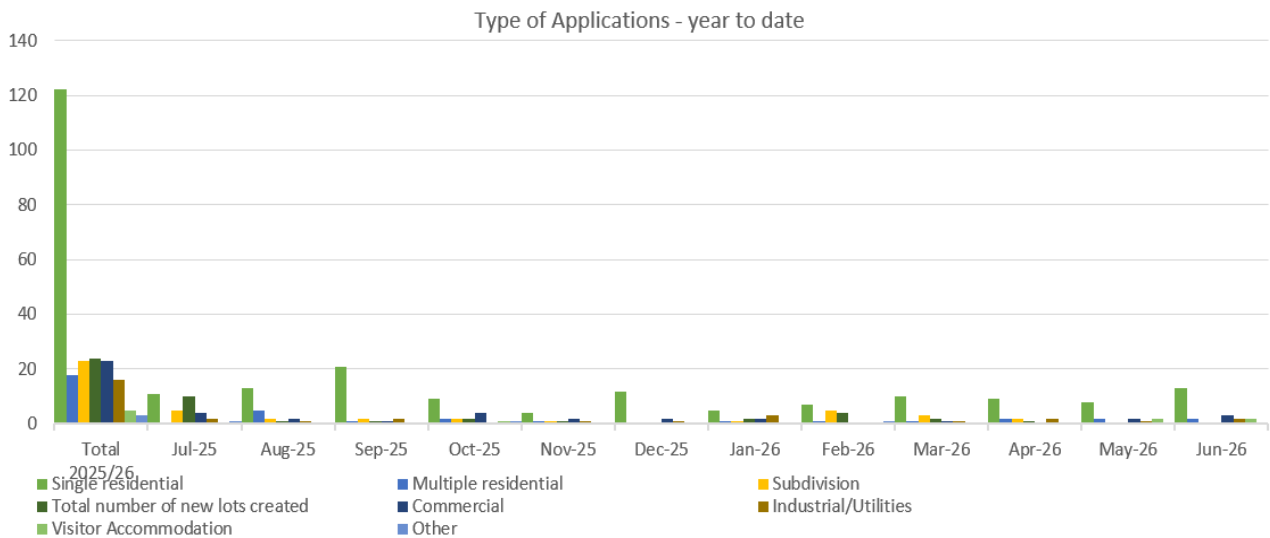
The purpose of this report is to present the Development Services activities for the previous month.

	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	239	18	22	23	17	15	19	15	13	23	26	24	24
Applications on STOP for further information				44	34	30	35	38	35	31	37	32	41	36	41
Single residential	36	44	122	11	13	21	9	4	12	5	7	10	9	8	13
Number of new dwellings			31	1	3	8	2	1	4	0	1	5	1	3	2
Multiple residential	69	52	18	0	5	1	2	1	0	1	1	1	2	2	2
Number of new dwellings			109	0	79	2	2	3	0	2	3	3	2	2	11
Subdivision	27	26	23	5	2	2	2	1	0	1	5	3	2	0	0
Total number of new lots created	72	14	24	10	1	1	2	1	0	2	4	2	1	0	0
Commercial	25	20	22	4	2	1	4	2	2	2	0	1	0	1	3
Industrial/Utilities	15	22	16	2	1	2	0	1	1	3	0	1	2	1	2
Visitor Accommodation	11	0	5	0	0	0	1	0	0	0	0	0	0	2	2
Total permitted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total discretionary	11	0	5	0	0	0	1	0	0	0	0	0	0	2	2
Other	47	75	3	1	0	0	1	0	0	0	1	0	0	0	0
Total No. Applications Approved:	182	206	211	23	23	27	19	9	15	12	14	16	15	14	24
Total Permitted:	18	30	29	3	3	5	5	0	1	1	2	5	4	0	8
Average Days for Permitted	15	15.27	18.5	21	29	14	13		28	14	19	18	12	-	17
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28
Total Exempt under TPS:	93	104	90	5	15	7	7	4	8	6	13	7	4	7	7
Total Refused:	4	7	3	1	0	1	0	0	0	0	0	0	0	1	0
Total Discretionary:	164	176	175	21	20	22	14	9	14	11	12	11	11	14	16
Average Days for Discretionary:	33.17	38.71	40	39	40	37	36	40	42	38	40	38	40	39.2	41
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42
Total Withdrawn:	44	29	41	2	3	7	1	2	3	2	3	5	6	3	4
Council Decisions	27	22	17	5	2	1	1	1	1	1	1	1	0	3	0
Appeals lodged by the Applicant	2	1	3	2	0	0	0	0	0	0	0	0	0	1	0
Appeals lodged by third party	0	1	2	0	1	1	0	0	0	0	0	0	0	0	0



2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions



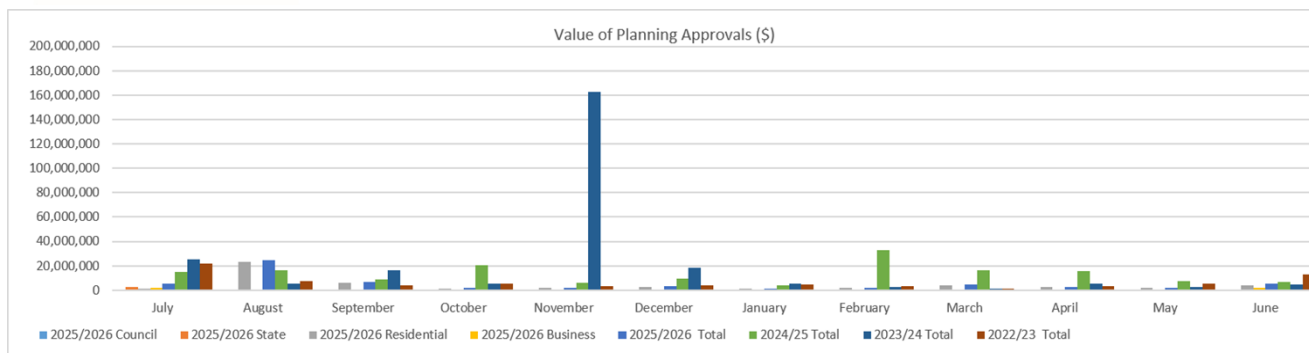
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
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Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-25-0155 - 2	Single Dwelling & outbuilding	56 Pakenham Street, Longford TAS 7301	JR Developments	8	A
PLN-25-0204	Storage - Liquid Fuel Depot and bunded area, 2 x additional accesses, vegetation removal	13504 Midland Highway (works within Belle Vue Road reservation), Epping Forest TAS 7211	Prime Design	50	D
PLN-26-0012	Multiple Dwellings (1 Existing & 7new), Stormwater works, & Additional Crossover	18 Pultney Street (and Pultney Street road reservation), Longford TAS 7301	Woolcott Land Services	42	D
PLN-26-0025	Dwelling Alterations & additions	21 Summit Drive, Devon Hills TAS 7300	Plans to Build	28	D
PLN-26-0049	Dwelling & Attached Shed	8 Keppoch Lane, Perth TAS 7300	Industrial Design Point	41	D
PLN-26-0063	Timber Processing (Laminating) Facility (100m x 30m building)	141 Perth Mill Rd, PERTH TAS 7300	Western Junction Sawmill Pty Ltd	50	D
PLN-26-0064	Site entrance signage	The Quoin, 740 Honeysuckle Road, Ross TAS 7209	Wedgetail Foundation	42	D
PLN-26-0070	Visitor Accommodation use and development	31 Norwich Drive, Longford TAS 7301	DCM	44	D
PLN-26-0073	Outbuilding (Greenhouse)	1 Portugal Street, Ross TAS 7209	M Allard & I Mocalay	37	D
PLN-26-0074	Single Dwelling	12 Observatory Close, Campbell Town TAS 7210	Wilson Homes	40	D
PLN-26-0077	Outbuilding (Carport) & House extension	121 Wellington Street, Longford TAS 7301	Inward Out Studio	43	D
PLN-26-0078	Outbuilding (Shed)	93 Devon Hills Road, Devon Hills TAS 7300	Engineering Plus	40	D
PLN-26-0080	Change of use - Visitor Accommodation	15 Arthur Street, Evandale TAS 7212	L McCauley	40	D
PLN-26-0087	Retrospective Decks & Dwelling Alterations	379 Evandale Road, Western Junction TAS 7212	Apogee	40	D
PLN-26-0089	Private Refueling Station	22 Translink Avenue, Western Junction TAS 7212	HazChem Solutions	35	D
PLN-26-0090	Multiple Dwellings (3)	11 Skyview Rise, Perth TAS 7300	BVZ Design	49	D
PLN-26-0092	Secondary Residence	3 Bruce Place, Longford TAS 7301	6ty° Pty Ltd	37	D
PLN-26-0051	Dwelling extension & alterations	5 Summit Drive, Devon Hills TAS 7300	Forme Studio	5	P
PLN-26-0071	Removal of Silver Birch Tree	98 Main Road, Perth TAS 7300	R Desombre	31	P
PLN-26-0086	Partial change of use to Visitor Accommodation	Ben Lomond Road, Mangana TAS 7214	Ben Lomond Sports	16	P
PLN-26-0093	Tree Removal	2 Richard Street, Western Junction TAS 7212	Elders	21	P
PLN-26-0099	Outbuilding (Shipping Container)	9 Keppoch Lane, Perth TAS 7300	L Davey	17	P
PLN-26-0103	Installation of sliding door and window on existing Patio	U 10/15 Little Mulgrave Street, Perth TAS 7300	E Williams	13	P
PLN-26-0105	Extend hours of operation of restaurant associated with distillery	1207 Royal George Road, Royal George TAS 7213	M Baker	21	P
PLN-26-0108	In Ground Swimming Pool	442 Delmont Road, Cressy TAS 7302	Prime Design	10	P

2.2 Value of Planning Approvals

	Current Year				2025/2026	2024/25	2023/24	2022/23
	Council	State	Residential	Business	Total	Total	Total	Total
July	10,000	2,500,000	1,264,305	1,668,000	5,442,305	7,412,102	25,482,265	21,899,020
August	0	300,000	23,193,000	800,000	24,293,000	8,188,245	5,178,200	7,155,844
September	0	0	6,173,232	410,000	6,583,232	4,394,000	16,503,664	4,097,900
October	0	3,000	1,372,094	279,000	1,654,094	10,299,800	5,562,210	5,353,500
November	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	0	0	886,000	285,000	1,171,000	2,027,648	5,255,000	4,366,000
February	0	0	1,675,858	0	1,675,858	16,519,254	2,910,000	3,551,367
March	0	0	3,958,300	500,000	4,458,300	8,270,452	1,495,000	1,238,500
April	300,000	0	2,349,730	90,000	2,739,730	7,694,500	5,141,340	3,186,222
May	0	0	2,061,210	7,000	2,068,210	3,792,000	2,720,000	5,195,000
June	0	0	4,068,600	1,576,500	5,645,100	3,437,645	4,385,000	13,163,000
YTD Total	310,000	2,803,000	50,826,829	6,300,500	60,240,329	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

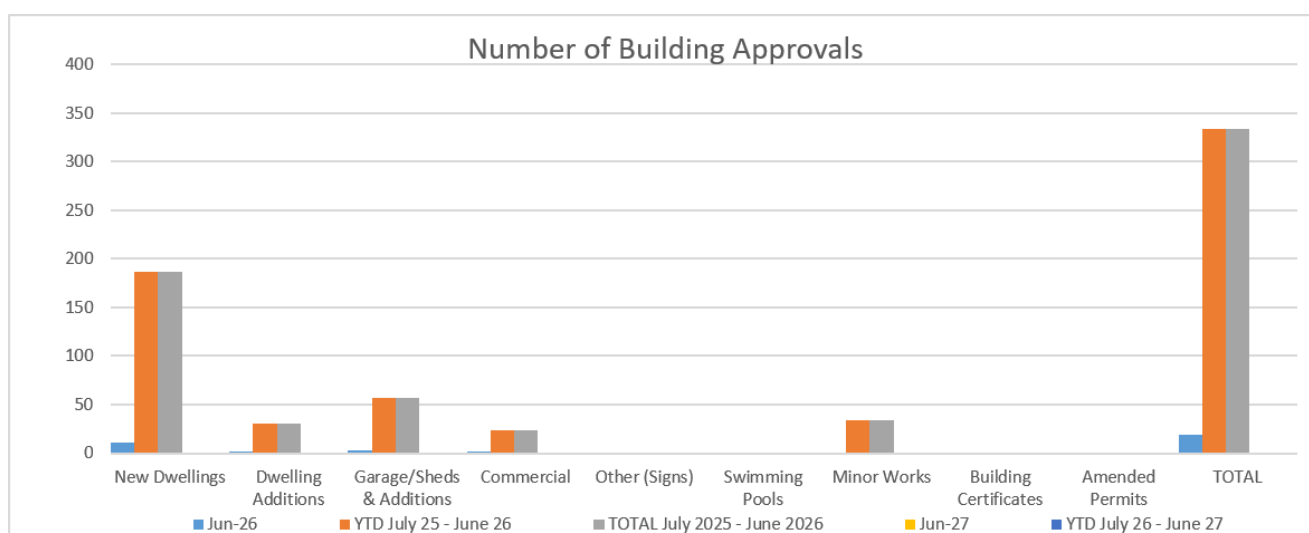
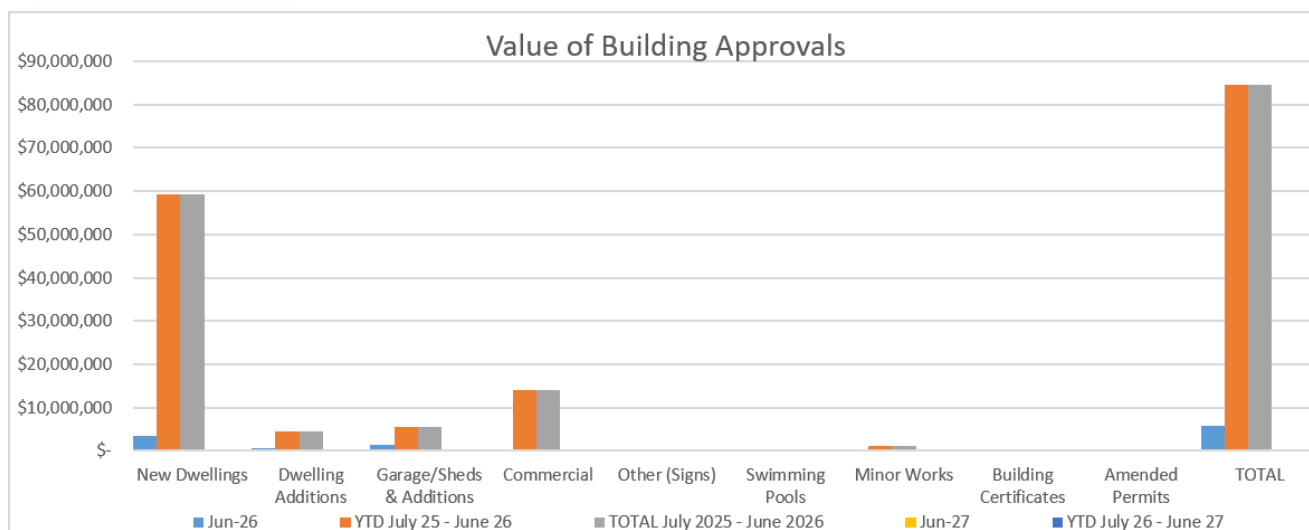
Tasmanian Civil & Administrative Tribunal (TASCAT)	
PLN24-0097 Appeal P2025/70	Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road. - Preliminary conference held 04 August 2025. - Mediation held 21 August 2025. - Teleconference held 4 November 2025 to set a hearing date. - Primary evidence to be filed 10 November 2025. - Hearing held 02-06 February 2026. - Awaiting decision.
PLN24-0107 Appeal P/2026/46	Appeal against amendment permit conditions for carpark at 139 Evandale Rd Western Junction - Preliminary conference held 10 June 2026 - Mediation held 10 July 2026
Decisions received	
-	-
Tasmanian Planning Commission (TPC)	
PLN-26-0116	Draft amendment 25-2026 to insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts. Certified at Council meeting of 29 June 2026. Public exhibition closes 4 August 2026.
PLN-26-0081	Draft amendment 24-2026 to insert Ross Dark Sky Specific Area Plan. Certified at Council meeting of 29 June 2026. Public exhibition closes 4 August 2026.
PLN-26-0017	Draft amendment 21-2026 to modify NOR-Table C6.1 Local Heritage Places and amend the spatial application of the Local Heritage Place Overlay. Certified at Council meeting of 20 April 2026. TPC advised that the draft amendment is not exempt from public exhibition under section 40I of the <i>Land Use Planning and Approvals Act 1993</i>. Public exhibition closes 4 August 2026.
PLN-26-0018	Draft amendment 22-2026 to insert Fred 'Mulga' Davies Memorial Grandstand into NOR-Table C6.1 Local Heritage Places. Certified at Council meeting of 18 May 2026. Public exhibition closed 8 July 2026. TPC has been advised that no representations were received. Awaiting decision.
PLN-26-0010	Draft amendment 20-2026 to apply the place or precinct of archaeological potential overlay on Northern Midlands Local Provision Schedule maps at 6B Saundridge Road, Cressy, 110 Main Street, Cressy and 3960 Macquarie Road, Cressy; Delete the Local Historic Heritage Code Overlay from 6A Saundridge Road; and Delete "and 249681/2" (6A Saundridge Road) from NOR-C6.1.102. Certified at Council meeting of 20 April 2026. TPC has advised that the draft amendment is exempt from public exhibition under section 40I of the <i>Land Use Planning and Approvals Act 1993</i>. Awaiting decision.
Decisions received	
-	-



2.4 Building Approvals

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

	YEAR - 2024 - 2025				YEAR		YEAR - 2025 - 2026			
	Jun-25		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Jun-26		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	17	5,134,870	94	33,101,243	94	33,101,243	11	3,474,837	187	59,218,962
Dwelling Additions	3	195,000	28	2,521,600	28	2,521,600	2	687,000	31	4,594,614
Garage/Sheds & Additions	4	332,000	44	3,598,729	44	3,598,729	3	1,415,000	57	5,559,585
Commercial	3	3,678,000	23	23,475,732	23	23,475,732	2	250,000	24	14,139,945
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	1	300,000	1	300,000	0	0	0	0
Minor Works	2	25,000	35	421,461	35	421,461	1	5,000	34	1,172,891
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	1	0
TOTAL	29	9,364,870	225	63,418,765	225	63,418,765	19	5,831,837	334	84,685,997
Inspections										
Building	0		0		0		0		0	
Plumbing	23		389		389		45		385	



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	45	335	284
Property owner not home or only recently started			
Complying with all conditions / signed off	45	317	283
Not complying with all conditions		18	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			

Illegal Works – Building / Plumbing	This Month	2025/2026	Total 2024/2025
Number of Inspections	18	239	202
Commitment provided to submit required documentation			
Re-inspection required	14	173	142
No Further Action Required	4	66	60
Building Notices issued	2	64	33
Plumbing Notices Issued		8	17
Building Orders issued	1	50	26
Plumbing Orders Issued		5	2
Emergency Order		1	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*.

7 OFFICER'S COMMENTS/CONCLUSION

There have been 24 commercial building approvals valued at a total of \$14,139,945 (year to date), compared to 23 commercial building approvals valued at a total of \$23,475,732 (year to date) for the previous year.

In total, there have been 334 building approvals valued at \$84,685,997 (year to date) for 2025/2026 compared to 225 building approvals valued at \$63,418,765 (year to date) for the previous year.



13.2 REPRESENTATION TO DRAFT AMENDMENT 01-2026 TO THE STATE PLANNING PROVISIONS - SECONDARY RESIDENCES

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Erin Miles, Project Officer

RECOMMENDATION

That Council endorse the attached representation related to Draft amendment 01-2026 of the State Planning Provisions and provide it to the Tasmanian Planning Commission by the 22nd July 2026.

1 PURPOSE OF REPORT

The purpose of this report is to consider and endorse the attached representation to Draft amendment 01-2026 of the State Planning Provisions relating to secondary dwellings.

2 INTRODUCTION/BACKGROUND

The draft amendment has been prepared under section 30T(1)(a) of the LUPAA, in accordance with the terms of reference under section 30C(2) of the LUPAA.

The draft amendment has been consulted under section 30D (2) of the LUPAA with the Tasmanian Planning Commission (the TPC), all planning authorities, the Local Government Association of Tasmania (LGAT), and relevant State Service Agencies and State Authorities.

Council officers participated in the abovementioned consultation and provided a submission to the State Planning Office in April. A copy of that submission was considered at the 20th April 2026 Council Meeting (item 8.18). The attached representation is consistent with the issues raised in the earlier submission.

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

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

No relevant policy implications.

5 STATUTORY REQUIREMENTS

The relevant piece of legislation relating to the consultation is the *Land Use Planning and Approvals Act 1993* (the Act).



6 FINANCIAL IMPLICATIONS

There are no immediate financial implications.

7 RISK ISSUES

The risk of not participating in consultation is that changes may be implemented that don't result in improved or workable planning outcomes.

8 CONSULTATION WITH STATE GOVERNMENT

Previous consultation has been facilitated by the State Planning Office, that sits within the Department of State Growth. The draft amendment is now with the Tasmanian Planning Commission for assessment.

9 COMMUNITY CONSULTATION

Representations can be made by any person to the Commission until Wednesday, 22 July 2026, by email to tpc@planning.tas.gov.au or post to Tasmanian Planning Commission, GPO Box 1691, Hobart 7001.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can endorse the proposed representation or make amendments.

11 OFFICER'S COMMENTS/CONCLUSION

The purpose of draft amendment 01-2026 of the State Planning Provisions (SPPs) is to increase the allowable gross floor area of secondary residences from 60m² to 90m², alongside other related clarifications and wording changes.

The representation notes a range of concerns relating to the draft amendment, including failure to address the related issues raised as part of the SPP review, lack of appropriate services for up to 3-bedroom dwellings, incompatibility with the intent of a secondary residence, lack of amenity and housing security (when compared to multiple dwellings), incompatibility with the styles of housing identified as being required in the Tasmanian Housing Strategy 2023-2043, lack of supporting infrastructure and associated planning provisions, potential use for short-stay accommodation and the potential for future regulatory burdens on Council.

12 ATTACHMENTS

1. Draft Representation to Draft Amendment 01-2026 to State Planning Provisions [**13.2.1** - 5 pages]
 2. Draft-amendment (4) [**13.2.2** - 4 pages]
 3. Explanatory- Report-by- State- Planning- Office- May-2026 (3) [**13.2.3** - 22 pages]
 4. Minister-for- Planning-direction-1- June-2026 (1) [**13.2.4** - 1 page]
 5. Terms-of- Reference (1) [**13.2.5** - 1 page]
-



13.3 AMENDED FEES AND CHARGES SCHEDULE FOR BUILDING AND PLUMBING

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Gabe Martin, Senior Building and Compliance Officer

RECOMMENDATION

That Council endorse the amended Fees and Charges Schedule for Building and Plumbing functions as per Attachment 1.

1 PURPOSE OF REPORT

The purpose of this report is to provide an amended to the Building and Plumbing Fees and Charges Schedule to better clarify changes from the previous year for consideration and endorsement.

2 INTRODUCTION/BACKGROUND

Prior to the budget being considered, Council's Building Department reviewed the relevant fees and charges relating to building and plumbing works to ensure their suitability for the new financial year.

Upon review, it was determined that fees for Notifiable and Permit work could be combined for simplicity. Unfortunately, the change in description was incorrectly carried over to the Fees and Charges Schedule, resulting in fees not being correctly allocated (given nil value instead of being duplicated across relevant categories). The amended Fees and Charges Schedule proposes to clarify the charges and make clearer for users.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

Not applicable.



5 STATUTORY REQUIREMENTS

Fees and charges are required to be paid under the *Building Act 2016*.

6 FINANCIAL IMPLICATIONS

The amendments are required to ensure fees are charged at the appropriate rate.

7 RISK ISSUES

The risk of not amending the fees and charges schedule to correct the errors noted is that Council will not be receiving revenue that aligns with the relevant building and plumbing tasks completed.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable

10 OPTIONS FOR COUNCIL TO CONSIDER

Not applicable.

11 OFFICER'S COMMENTS/CONCLUSION

The recommended changes will ensure the correct fees are charged as per the amended attached fees and charges schedule.

12 ATTACHMENTS

1. Building & Plumbing Fees and Charges 2026-27 [**13.3.1** - 2 pages]
-



14 GOVERNANCE REPORTS

14.1 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA): ATTENDANCE AT AUSTRALIAN LOCAL NATIONAL LOCAL ROADS TRANSPORT & INFRASTRUCTURE CONGRESS 2026

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Monique Mackay, Executive Assistant

RECOMMENDATION

That Cr be authorised to attend the 2026 ALGA National Local Roads, Transport & Infrastructure Congress at Cairns from 25 to 26 August 2026.

1 PURPOSE OF REPORT

The purpose of the report is to consider the attendance of Councillors at the ALGA National Local Roads, Transport and Infrastructure Congress 2026.

2 INTRODUCTION/BACKGROUND

Councillor Brooks attended the 2024 ALGA National Local Roads and Transport Congress which was held in Margaret River from 3 to 4 December 2024; Councillor Brooks attended the conference in Canberra from 6 to 7 September 2023; and in 2022 Mayor Knowles and Councillor Brooks attended the conference in Hobart.

The program for the 2026 event has not yet been released, however, expressions of interest are sought from Councillors to attend the 2026 ALGA National Local Roads, Transport & Infrastructure Congress at Cairns from 25 to 26 August 2026.

Council's policy provides for the attendance of one councillor at the conference annually.

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
- 1.4 Improve community assets responsibly and sustainably

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

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



Place: Nurture our heritage environment

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

Strategic outcomes:

4.2 Meet environmental challenges

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Provisions is made in Council's adopted Policy "Councillors Allowances, Travelling and Other Expenses" for attendance at conferences and seminars. The policy provisions are as follows:

6. CONFERENCES & SEMINARS

Council will make a budget allocation each year to reimburse delegates registration, travel costs and accommodation expenses ('mini-bar' expenses limited to \$10 per day). Partners will be reimbursed for meals at state conferences and the 'major dinner' at Federal conferences.

The budget will be allocated to the following conferences:

- LGAT & LGMA conference to be attended by up to 6 councillors
- ALGA conference attended by Mayor & Deputy Mayor
- **Australian Roads conference attended by 1 councillor**
- 'Other' conferences and seminar sessions as approved.

Attendance to all conferences, seminars and training sessions with a cost in excess of \$200 are to be in compliance with a resolution of the Council, except on emergency situations, where approval must be given by a unanimous approval from Council Executive.

Following attendance of a conference by any councillor, a report must be submitted to Council setting out the relevance to local government, and the benefits that can be further investigated by Council. Where two or more councillors attend a conference, a joint report may be submitted.

5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

The 2026/2027 budget allocation for Training, Conferences and Seminars for Councillors is \$14,240.

Cost of full registration before 24 July 2026 is \$1,145.00.

Return flights between Launceston and Cairns are approximately \$800.

Accommodation prices range between \$300 and \$450 per night.

7 RISK ISSUES

N/a.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.



10 OPTIONS FOR COUNCIL TO CONSIDER

Council can opt to authorise the attendance of a Councillor at the conference, or not.

11 OFFICER'S COMMENTS/CONCLUSION

Councillors should note that this year the ALGA National Local Roads, Transport & Infrastructure Congress 2026 is to be held in Cairns from 25 to 26 August 2026.

12 ATTACHMENTS

Nil



14.2 POLICY REVIEW - COMMUNICATIONS

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Vivien Tan, Executive and Communications Officer

RECOMMENDATION

That Council note the report and endorse the proposed minor amendments to the Communications Policy

1 PURPOSE OF REPORT

The purpose of this report is to present the reviewed Communications Policy for Council's consideration and adoption following its scheduled review. The review confirms the policy remains current, effective and aligned with contemporary communication practices and governance requirements.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council Communications Policy provides a framework for effective, professional and accountable communication between Councillors, the Mayor, the General Manager and Council officers. The policy supports good governance by establishing clear communication protocols that assist Councillors to access information required to fulfil their statutory responsibilities while recognising the management and reporting responsibilities of the Administration.

The policy was originally adopted by Council on 2 May 2005 and was last reviewed in February 2022. In accordance with Council's policy review program, the policy has now undergone its scheduled 2026 review.

The review considered legislative compliance, governance principles, operational effectiveness and contemporary communication practices. It found that the policy remains fit for purpose and continues to provide an appropriate governance framework for communication between elected members and Council officers.

The proposed amendments are minor and administrative in nature and do not alter the intent of the policy or the existing roles, responsibilities, delegations, reporting relationships or governance principles contained within the current framework. The core purpose of supporting effective, professional and accountable communication between Councillors, the General Manager and the Administration remains unchanged.

The amendments seek to:

- modernise language to reflect contemporary digital and electronic communication methods;
- clarify the application of communication protocols across all communication platforms;
- provide additional guidance for emergency and critical operational communications;
- update reference material to maintain relevance and accuracy; and
- improve the clarity, consistency and overall usability of the document.

The proposed changes will ensure the policy remains current, practical and effective while continuing to support good governance, organisational efficiency and positive working relationships throughout the organisation.

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

Start typing on this line

5 STATUTORY REQUIREMENTS

5.1 Sub-heading

The reviewed policy continues to meet Council's statutory obligations and remains consistent with the Local Government Act 1993 (Tas).

6 FINANCIAL IMPLICATIONS

NA

7 RISK ISSUES

The Communications Policy provides a framework for communication between Councillors and Council officers and supports transparent, professional and accountable governance practices.

Failure to maintain a current and clearly articulated policy may increase the risk of:

- inconsistent communication practices;
- misunderstandings regarding roles and responsibilities;
- inappropriate engagement between Councillors and officers;
- governance and reputational risks arising from unclear communication protocols; and
- reduced organisational efficiency in responding to Councillor enquiries and requests.

The proposed amendments reduce these risks by clarifying expectations, recognising contemporary communication methods and ensuring the policy remains relevant and enforceable.

8 CONSULTATION WITH STATE GOVERNMENT

Not Applicable.

9 COMMUNITY CONSULTATION

Not Applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

That Council note the report and endorse the proposed minor amendments to the Communications Policy.

11 OFFICER'S COMMENTS/CONCLUSION



The Communications Policy has been reviewed in accordance with Council's policy review schedule. Minor amendments are proposed to improve clarity, update references and reflect contemporary communication practices. The amendments do not alter the intent of the policy or existing governance arrangements. Adoption of the reviewed policy is recommended.

12 ATTACHMENTS

1. DRAFT - Communications Policy 2026 [**14.2.1** - 4 pages]
-



14.3 POLICY REVIEW - USE OF LONGFORD LOGO

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Vivien Tan, Executive and Communications Officer

RECOMMENDATION

That Council adopt the revised Use of Longford Logo Policy as presented. The amendments are administrative in nature and update the policy review date to ensure the policy remains current within Council's Policy Manual.

1 PURPOSE OF REPORT

The purpose of this report is to present the revised **Use of Longford Logo Policy** for Council's consideration and endorsement.

2 INTRODUCTION/BACKGROUND

The policy has been reviewed to ensure it remains contemporary, provides clear guidance regarding the use of the Longford logo by external parties, protects the Longford brand, and aligns with current Council administrative practices. The review also updates references, application processes, approval requirements, and guideline documentation associated with the use of the Longford logo.

The policy establishes a framework for managing requests to use the Longford logo and ensures that its use remains consistent, appropriate and reflective of the town's identity and reputation.

Council originally adopted the Use of Longford Logo Policy on 15 August 2016. The policy provides guidance regarding the circumstances in which the Longford logo may be used, approval processes, branding requirements and conditions of use by external organisations, businesses, community groups and individuals. The policy has now been reviewed as part of Council's ongoing policy review program.

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.

Place: Nurture our heritage environment

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

Strategic outcomes:

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:

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications as the slight amendment is administrative in nature only.

5 STATUTORY REQUIREMENTS



There is no specific legislative requirement under the Local Government Act 1993 (Tas) requiring Council to maintain a policy governing the use of the Longford logo.

6 FINANCIAL IMPLICATIONS

There are no significant financial implications arising from the adoption of the policy.

7 RISK ISSUES

The policy assists Council to:

- protect the Longford brand and reputation;
- minimise inappropriate or unauthorised use of the logo;
- maintain consistent branding standards; and
- reduce the risk of association with activities that are inconsistent with Council's values or objectives.

8 CONSULTATION WITH STATE GOVERNMENT

Not Applicable.

9 COMMUNITY CONSULTATION

Not Applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Adopt the revised Use of Longford Logo Policy as presented. The amendments are administrative in nature and update the policy review date to ensure the policy remains current within Council's Policy Manual.

11 OFFICER'S COMMENTS/CONCLUSION

The recommended option is for Council to adopt the revised Use of Longford Logo Policy. The amendments are limited to administrative updates, including the policy review date, and do not alter the intent or operation of the policy

12 ATTACHMENTS

1. Use of Longford Logo Policy [**14.3.1** - 5 pages]
-



14.4 POLICY REVIEW - DISPUTE RESOLUTION FOR ELECTED MEMBERS

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council note the report and endorse the proposed minor amendment to the Dispute Resolution Policy for Elected Members.

1 PURPOSE OF REPORT

The purpose of this report is to present the outcomes of a review of the Dispute Resolution Policy for Elected Members and seek Council's endorsement of a minor amendment to Clause 4.5.3 relating to the annual indexation of the mediation cost limit in line with the Consumer Price Index (CPI).

2 INTRODUCTION/BACKGROUND

Council adopted the Dispute Resolution Policy for Elected Members on 17 March 2025 (Minute No. 25/00108). The Policy was developed to provide a structured and fair process to manage disputes involving elected members, with a focus on resolving matters early and supporting positive working relationships and good governance.

The Policy aligns with the requirements of Section 28JA of the *Local Government Act 1993*, which requires councils to have a dispute resolution policy relating to elected members.

Importantly, the Policy is intended to provide an avenue to resolve disputes prior to the lodgement of a formal Code of Conduct complaint, recognising that early intervention can reduce escalation and support more constructive outcomes.

As part of its adoption, Council resolved that the Policy would be reviewed after 12 months to allow for consideration of its operation and effectiveness.

The Policy ensures that disputes are managed with procedural fairness, confidentiality, and independence through the use of an external advisor. The Policy reflects contemporary governance practice by encouraging respectful engagement, early resolution of issues, and the reduction of risk associated with prolonged or escalated disputes.

Since its adoption, the Dispute Resolution Policy for Elected Members has been implemented and utilised in a manner consistent with its intended purpose.

The Policy has provided a framework for addressing disputes in a constructive and independent manner, supporting both governance outcomes and positive working relationships.

Officers have reviewed the policy and confirm that all proposed amendments are administrative in nature, except for Clause 4.5.3 – Mediation Costs. The policy adopted in 2025 set a mediation cost limit of \$3,000. The amended provision proposes that this amount be increased annually by CPI to ensure it remains current and reflective of changing costs.

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

Review complied as required.

5 STATUTORY REQUIREMENTS

Local Government Act (1993)

Division 3AA - Dispute resolution procedures

28JA. Dispute resolution policies

(1) A council must adopt a dispute resolution policy.

(2) A dispute resolution policy adopted by a council under [subsection \(1\)](#) is to specify the processes to be followed if there is a dispute as to matters that may be the subject of a code of conduct complaint.

(3) A dispute resolution policy is to –

(a) contain the prescribed information; and

(b) include the processes to be followed in respect of prescribed matters.

(4) The general manager of a council must ensure that a copy of the council's dispute resolution policy is available –

(a) on the website of the council; and

(b) on the request of a person.

(5) In resolving, or attempting to resolve, disputes in respect of a council, each of the following persons involved in the dispute resolution is to comply with the provisions of the dispute resolution policy adopted by the council under this section:

(a) the general manager of the council;

(b) a councillor of the council;

(c) a council employee of the council;

(d) if the complainant participates in the dispute resolution process of the council, the complainant.

(6) Each council must adopt a dispute resolution policy under this section within 12 months after this section commences.

6 FINANCIAL IMPLICATIONS

The total cost incurred since adoption is \$6,000 across two matters.

The Policy provides a clear framework for cost management through capped contributions to mediation processes. While there is a financial cost associated with its use, this should be considered in the context of reducing the likelihood of more complex, time-consuming, and potentially costly Code of Conduct investigations.

7 RISK ISSUES



The Dispute Resolution Policy assists in mitigating governance and reputational risks by:

- providing a structured process for managing disputes between elected members or members of the public and an elected member.
- supporting early intervention and resolution
- reducing escalation to formal Code of Conduct complaints
- promoting respectful conduct and working relationships among elected members

There remains a financial risk associated with ongoing use of external mediation; however, this is controlled through cost caps and is balanced by the broader governance benefits.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

That Council note the report and endorse the proposed minor amendment to the Dispute Resolution Policy for Elected Members, specifically the amendment to Clause 4.5.3 to provide for the annual indexation of the mediation cost limit in line with the Consumer Price Index (CPI).

11 OFFICER'S COMMENTS/CONCLUSION

The Dispute Resolution Policy for Elected Members is an important governance document that supports Council in meeting its obligations under the *Local Government Act 1993*. The Act requires councils to have a policy for resolving disputes between elected members, recognising that respectful and productive working relationships are essential to effective local government.

Since its adoption in March 2025, the policy has provided a clear and structured framework for addressing concerns and resolving disputes when they arise. The policy promotes early resolution, procedural fairness, confidentiality, and professional conduct, while supporting elected members to work collaboratively in the best interests of the community.

Officers have reviewed the policy and consider it remains fit for purpose. The proposed amendment is minor in nature and relates solely to Clause 4.5.3, which currently sets a mediation cost limit of \$3,000. The amendment provides for this amount to be indexed annually by CPI to ensure it remains appropriate over time and continues to reflect the cost of accessing professional mediation services. The amendment does not alter the intent, operation, or application of the policy.

12 ATTACHMENTS

1. Dispute Resolution for Elected Members [14.4.1 - 11 pages]
-



14.5 POLICY REVIEW - LOCAL GOVERNMENT CARETAKER PERIOD

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council

- a) Endorse the amended Local Government Caretaker Period Policy as presented; or
- b) Request further amendments to the policy

1 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of the revised *Local Government Caretaker Period 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 *Local Government Caretaker Period 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:

- 1.2 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



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 *Local Government Caretaker Period Policy* as presented;
- Request further amendments to the policy; or

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 *Local Government Caretaker Period 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. Local Government Election Caretaker Period - Review 2026 [**14.5.1** - 3 pages]
-



15 WORKS REPORTS

15.1 SPEED LIMIT REDUCTION PERTH MILL ROAD

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Samuel Goss, Trainee Engineering Officer

RECOMMENDATION

That Council

- a) Support the extension of the 70 km/h speed zone on Perth Mill Road as set out in this report, and
- b) authorise the Acting General Manager to provide the letter of endorsement required by the Transport Commission.

Or

- c) Decline to support the proposed change and retain the existing speed zoning arrangements.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's support for a proposed extension of the existing 70 km/h speed zone on Perth Mill Road, Perth, to the crest east of the sawmill access, and to authorise the Acting General Manager to provide the letter of endorsement required by the Transport Commission to authorise the change.

2 INTRODUCTION/BACKGROUND

A recent near miss on Perth Mill Road prompted Council officers to assess the sightlines from driveways and intersections along the road. The assessment was carried out against the Tasmanian Speed Zoning Guidelines.

The section of Perth Mill Road under review is approximately 2.7 km long, functions as a Collector Road, and carries around 883 vehicles per day. It is a nominally 6 metre wide, two-lane road with a centreline, bordered by low-density residential properties, farmland and a sawmill. The alignment is winding between Perth and the sawmill (requiring advisory speed limits on a few corners) and straight from the sawmill through to Evandale Road.

The assessment identified the following key issues along the current 100 km/h section:

- Sawmill access: The sight distances at the large property access to the sawmill are not compliant with a 100 km/h road, due to the crest immediately to the east.
- Range Road intersection: Sight distances to the west are also not compliant with a 100 km/h road, although a 65 km/h advisory speed limit is already in place at the rail crossing to the west.

There have been 10 recorded crashes in this section – 7 resulting in property damage, 1 in serious injuries, 1 in minor injuries, and 1 requiring first aid.

The non-compliant sight distance at the sawmill access is of particular concern given the heavy vehicle movements entering and exiting the site. The crest to the east reduces the time available for approaching drivers to see and react to trucks turning at the access.

Proposed Change

To improve safety at the sawmill access, officers propose extending the existing 70 km/h zone eastward to the crest, so that vehicles are travelling at a lower speed and have more time to react to trucks exiting the sawmill.

In practical terms, this means installing a new 70 km/h sign with a 100km/h sign on the back at the crest east of the sawmill access. Detailed sign locations are shown on the accompanying plan.



The proposed change is consistent with the adjacent speed zones, which include 70 km/h on the remainder of Perth Mill Road to the west, 60 km/h on Range Road and 80 km/h on Evandale Road.

Statutory Process

The Transport Commission requires the consent of the General Manager before a speed limit can be changed. Council will lodge the formal application, and a letter of endorsement from the Acting General Manager is required as evidence of Council's support.

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
- 1.4 Improve community assets responsibly and sustainably

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

Start typing on this line

5 STATUTORY REQUIREMENTS

Local Government (Highways) Act 1982

21. General responsibility of corporations

(1) Subject to this Act, the corporation of a municipality is charged with the duty of maintaining the local highways in the municipality that are maintainable by the corporation as shown on its municipal map, and, in any particular case, it shall discharge that duty in such manner as, having regard to all the circumstances of the case, it considers practicable and appropriate.

(2) For the purposes of the discharge of its duties under this section in respect of a highway, a corporation may carry out such works as it considers necessary for the maintenance or renewal of any bridge, embankment, or other work carrying, or otherwise associated with, the highway.

(3) The local highways in a municipality that are maintainable by the corporation vest in the corporation and, for the purpose of the exercise of its functions in respect of those highways, the



corporation has, subject to the Traffic Act 1925 and the Vehicle and Traffic Act 1999, the care, control, and management of those highways.

(4) Except as otherwise provided in this Act, a corporation is not liable for any injury or loss arising from the condition of a highway unless that condition results from the improper carrying out of highway works that are carried out by, or at the direction of, the corporation.

6 FINANCIAL IMPLICATIONS

The cost of the change is limited to the supply and installation of the additional signage, which can be met within Council's existing operational budget.

7 RISK ISSUES

From a risk perspective, extending the 70 km/h zone directly addresses an identified non-compliant sight distance and responds to a documented near miss and crash history, reducing Council's exposure and improving safety for road users and sawmill traffic.

8 CONSULTATION WITH STATE GOVERNMENT

Building Tasmania was contacted for comment by council and council have been given the advice that moving the sign further to the east would be an acceptable solution.

9 COMMUNITY CONSULTATION

Council has had no community consultation prior to this proposed change.

10 OPTIONS FOR COUNCIL TO CONSIDER

Option 1: That Council support the extension of the 70 km/h speed zone on Perth Mill Road as set out in this report, and authorise the Acting General Manager to provide the letter of endorsement required by the Transport Commission.

Option 2: That Council decline to support the proposed change and retain the existing speed zoning arrangements.

11 OFFICER'S COMMENTS/CONCLUSION

That Council adopt Option 1 and support the extension of the 70 km/h speed zone on Perth Mill Road, Perth, and authorise the Acting General Manager to provide the letter of endorsement to the Transport Commission.

12 ATTACHMENTS

1. Perth mill Rd speed limits [15.1.1 - 2 pages]
-



16 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 Officers and Executive Assistant to discuss Closed Council Items.

Item	Local Government (Meeting Procedures) Regulations 2025 Reference
3.1 Confirmation of Minutes	17(2)(h)
3.2.1 Applications for Leave of Absence	17(2)(i)(j)
4.1 Personnel Matters	17(2)(a)(b)
4.3 Action Items: Closed Council Status Report	17(2)(h)
5.1 General Manager Recruitment	17(2)(a)(b)
5.2 2026-2028 District Committee Term – Membership Appointments	17(2)(h)

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.*

16.1 (3.1) CONFIRMATION OF MINUTES 17(2)(H)

16.3 (3.2.1) APPLICATIONS FOR LEAVE OF ABSENCE 17(2)(I)(J)

16.4 (4.1) PERSONNEL MATTERS 17(2)(A)(B)

16.5 (4.3) ACTION ITEMS: CLOSED COUNCIL STATUS REPORT 17(2)(H)

16.6 (5.1) GENERAL MANAGER RECRUITMENT 17(2)(A)(B)

16.7 (5.2) 2026-2028 DISTRICT COMMITTEE TERM - MEMBERSHIP APPOINTMENTS 17(2)(H)



17 CLOSURE

RECOMMENDATION

That Council move out of the “Closed Meeting”.

Mayor Knowles closed the meeting at