



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 17 AUGUST 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;

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

Maree Bricknell

ACTING GENERAL MANAGER



GUIDELINES FOR COUNCIL MEETINGS

EXPECTATIONS OF COUNCILLOR CONDUCT

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

MEETING CONDUCT

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

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

REPRESENTATIONS ON PLANNING ITEMS

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

PETITIONS

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



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY 17 AUGUST 2026 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.


MAREE BRICKNELL

ACTING GENERAL MANAGER

12 AUGUST 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, 20 July 2026, be confirmed as a true record of proceedings.

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 21 September 2026.



5.3 COUNCILLOR QUESTIONS ON NOTICE

RECOMMENDATION

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

Councillor McCullagh has submitted the following seven (7) questions on notice to the Acting General Manager.

A response to the questions posed will be provided at the Council meeting.

1. Can the General Manager confirm whether, at any time in the past four years, Council staff or contractors have carried out hedge trimming or other maintenance or grounds works at any property owned or occupied by Councillor Richard Archer? Council has a reach arm slashing program to trim roadside vegetation across the municipal area for traffic safety with clearances, sight distances and signage visibility.
2. If so, on what dates (or with what frequency) was the work carried out, and who authorised it?
3. What is the total cost to Council of that work over the period, including labour, plant and contractor costs?
4. Was any of the work invoiced to Councillor Archer or the property owner, and if so, has payment been received in full? Not invoiced to any landowners
5. If the work was provided without charge, under what policy, resolution or delegation was it provided, and is the same service available to other ratepayers on the same terms?
6. Was the receipt of any such work disclosed by Councillor Archer as a gift, benefit or interest under the Local Government Act 1993 or Council's applicable policies, and does it appear in any register of interests or gifts?
7. If no charge was raised and no disclosure made, what steps does Council intend to take to recover the cost and to ensure compliance going forward?

Answers:

1. ***Can the General Manager confirm whether, at any time in the past four years, Council staff or contractors have carried out hedge trimming or other maintenance or grounds works at any property owned or occupied by Councillor Richard Archer? Council has a reach arm slashing program to trim roadside vegetation across the municipal area for traffic safety with clearances, sight distances and signage visibility***

Response: Council undertakes a reach-arm slashing programme to trim roadside vegetation throughout the municipal area for traffic-safety purposes, including maintaining clearances, sight distances and signage visibility. As part of this municipal-wide programme, Council has trimmed hedges along Woolmers Lane from the Council-maintained road. Council staff did not enter any private property to undertake this work. This is the same roadside maintenance carried out across the municipality and is not works undertaken on, or for the benefit of, any individual private property.

2. ***If so, on what dates (or with what frequency) was the work carried out, and who authorised it?***

Response: The roadside vegetation along Woolmers Lane was most recently trimmed in February 2026. This work forms part of Council's ongoing, cyclical roadside vegetation-management programme, which on average is undertaken once per calendar year and is scheduled and authorised operationally by the Works Manager as part of Council's routine road-maintenance function.



3. What is the total cost to Council of that work over the period, including labour, plant and contractor costs?

Response: The trimming of roadside vegetation along Woolmers Lane is undertaken as part of Council's broader municipal-wide roadside vegetation programme and is not separately costed by individual road segment or property frontage. The work is delivered within Council's routine road-maintenance operating budget.

4. Was any of the work invoiced to Councillor Archer or the property owner, and if so, has payment been received in full? Not invoiced to any landowners

Response: No. Roadside vegetation maintenance carried out within the road reserve for traffic-safety purposes is not invoiced to any adjoining landowner. Consistent with Council's practice across the municipality, no charge was raised against any landowner for this work.

5. If the work was provided without charge, under what policy, resolution or delegation was it provided, and is the same service available to other ratepayers on the same terms?

Response: The work was undertaken as part of Council's ordinary road-management and roadside vegetation-maintenance function, which supports safe use of the local road network. Council's authority to manage vegetation affecting local highways derives from the *Local Government (Highways) Act 1982* (including section 39, relating to vegetation obstructing sight lines and the safe use of a highway) and is delivered operationally under the Works Manager's delegation. The same roadside-maintenance service is applied consistently across the municipality wherever roadside vegetation affects clearances, sight distances or signage visibility; it is not a service directed to, or available only to, particular ratepayers.

6. Was the receipt of any such work disclosed by Councillor Archer as a gift, benefit or interest under the Local Government Act 1993 or Council's applicable policies, and does it appear in any register of interests or gifts?

Response: No disclosure was required. The trimming of roadside vegetation within the road reserve is a routine Council road-maintenance activity carried out for public traffic-safety purposes; it is not a gift or benefit conferred on a councillor or landowner. Council's Gifts and Benefits Policy and the gift/donation disclosure provisions of the *Local Government Act 1993* and *Local Government (General) Regulations 2025* apply to gifts, benefits or donations received by a councillor from a donor – not to Council's delivery of its own statutory road-maintenance functions. Accordingly, the work does not fall within the scope of the gifts or interests registers.

7. If no charge was raised and no disclosure made, what steps does Council intend to take to recover the cost and to ensure compliance going forward?

Response: As the work was routine roadside vegetation maintenance undertaken within the road reserve for traffic-safety reasons – and not a service provided to a private property or a benefit to any individual – there is no cost to recover and no compliance issue arising. Council will continue to deliver its roadside vegetation-management programme consistently across the municipality in accordance with its road-maintenance responsibilities and the *Local Government (Highways) Act 1982*.



Councillor Terrett has submitted the following ten (10) questions on notice to the Acting General Manager.

A response to the questions posed will be provided at the Council meeting.

1. When will TasWater publish Western Junction STP monitoring results? Could the monitoring results be published on Council's website.
2. When will TasWater provide information on the status and outcomes of the floating wetlands project?
3. Which authority is responsible for the monitoring of water quality of Briarly Creek?
4. Whether any downstream monitoring of Briarly Creek has been undertaken and whether downstream users have been notified of any risks?
5. How is Council currently discharging its regulatory responsibilities in relation to the Western Junction STP facility and whether any consideration has been given to alternative regulatory arrangements or additional technical support.
6. TasWater has advised that "There are currently no compliance conditions associated with the STP. This sits with the Northern Midlands Council as the STP regulator." Is this correct?
7. What are the environmental standards (compliance conditions), if any, that TasWater is required to meet for the Western Junction STP.
8. Whether Council has imposed any permit conditions, environmental limits, reporting requirements, or other compliance obligations on TasWater for operation of the Western Junction STP?
9. What are the timelines and planning information regarding the Western Junction component of the Northern Midlands Sewerage Improvement Plan?
10. TasWater has advised that Western Junction STP will not be decommissioned for over a decade. During this time, Airport and Translink industrial precinct will continue to grow and place further pressure on the STP. What investigations, planning or regulatory action relating to ongoing over-capacity inflows, discharge performance, and environmental risk?

Answers:

1. ***When will TasWater publish Western Junction STP monitoring results? Could the monitoring results be published on Council's website.***

Response: Council has referred this to Taswater and is awaiting their response.

2. ***When will TasWater provide information on the status and outcomes of the floating wetlands project?***

Response: As above



3. Which authority is responsible for the monitoring of water quality of Briarly Creek?

Response: The management of Tasmania's surface and groundwater resources is the responsibility of Natural Resources and Environment Tasmania. Council manages lower-level (Level 1) environmental activities via environmental health officers and monitors popular local recreational natural water bodies.

4. Whether any downstream monitoring of Briarly Creek has been undertaken and whether downstream users have been notified of any risks?

Response: Based on Council's records, no dedicated downstream monitoring of Briarly Creek (beyond the discharge point) has previously been undertaken by TasWater, the EPA, or Council. Council are not aware of any formal notification of water quality risk has been issued to downstream users to date.

5. How is Council currently discharging its regulatory responsibilities in relation to the Western Junction STP facility and whether any consideration has been given to alternative regulatory arrangements or additional technical support.

Response: Council has engaged a Certified Environmental Practitioner and specialist legal advice to review the compliance history and assist in preparing a formal Environment Protection Notice (EPN) under section 44(2)(e) of EMPCA. Council officers have also engaged directly and repeatedly with TasWater, the EPA and affected landowners on this matter.

The EPA has confirmed that, on the STP's current design capacity, there is no mechanism available to it to reclassify the plant as a Level 2 activity, and that regulation therefore remains with Council. Given the technical complexity of this matter, Council will continue to draw on external environmental and legal expertise and will consider whether further technical support is warranted as the EPN and feasibility review progress.

6. TasWater has advised that "There are currently no compliance conditions associated with the STP. This sits with the Northern Midlands Council as the STP regulator." Is this correct?

Response: Council has issued an Environment Protection Notice (EPN) which will impose formal effluent quality limits, monitoring and reporting obligations on TasWater.

7. What are the environmental standards (compliance conditions), if any, that TasWater is required to meet for the Western Junction STP.

Response: Council's EPN proposed limits consistent with the EPA's Appendix 2 Emission Limit Guidelines (June 2001) and the *State Policy on Water Quality Management 1997*, assessed on a 90th-percentile rolling 12-month basis.

8. Whether Council has imposed any permit conditions, environmental limits, reporting requirements, or other compliance obligations on TasWater for operation of the Western Junction STP?

Response: The EPN requires:

- compliance with the effluent quality limits set out in response to Question 7.
- quarterly progress reporting to Council;



- Monthly Monitoring Reports (submitted by the 21st day of the following month), covering flow, sampling and testing data;
- a professional feasibility report from TasWater on options to upgrade, decommission, divert or reuse effluent from the plant, due no later than 31 December 2026; and
- a Decommissioning and Rehabilitation Plan and Contingency Management Plan, together with public complaints register.

9. *What are the timelines and planning information regarding the Western Junction component of the Northern Midlands Sewerage Improvement Plan?*

Response: The Northern Midlands Sewerage Improvement Plan (NMSIP), which includes the Perth, Western Junction and Evandale sewerage catchments, is currently identified in TasWater's *Long Term Strategic Plan 2018-2037* for delivery in the 2037/38 financial year or later.

10. *TasWater has advised that Western Junction STP will not be decommissioned for over a decade. During this time, Airport and Translink industrial precinct will continue to grow and place further pressure on the STP. What investigations, planning or regulatory action relating to ongoing over-capacity inflows, discharge performance, and environmental risk?*

Response: Council will continue to work closely with TasWater to monitor compliance with the Environmental Protection Notice (EPN) and any associated regulatory requirements. This includes ongoing engagement regarding wastewater treatment plant performance, capacity constraints, discharge compliance, and environmental risk management. Council will also continue to advocate to TasWater and relevant State agencies for the timely delivery of infrastructure upgrades identified within the Northern Midlands Sewerage Improvement Plan, including seeking opportunities for planned improvements to be brought forward.



5.4 QUESTIONS ON NOTICE BY A MEMBER OF THE PUBLIC

The following Questions on Notice were received:

From Stewart Lowe for Council Meeting on 17 August 2026

QUESTION 1:

Can Council please confirm that the ungazetted, local, public highway called the Gipps Creek (user) Road can be used by the public to travel from the NMC maintained Kingston Road where Council has agreed to place a Gipps Creek Road sign, via Kingston Estate, Ex Bona Vista Estate (now Cloud No 10 Pty Ltd) Forestry Roads to meet the Council maintained Storys Creek Road, in short can Council please state that the Gipps Creek (User) Road is open, as per the Local Government Act 1993, Division 8 – Council Maps (1) a & b in its entirety?

RESPONSE:

No Council cannot confirm that the public can travel from Kingston Road to Storys Creek Road.

QUESTION 2:

Can Council please confirm that they have instructed the present owner of Kingston Estate, to remove the locks on the gate soon after the start and at the Kingston Estate / Bona Vista Estate Pty Ltd. (now Cloud No 10) Boundary?

RESPONSE:

No Council has not instructed the owner of Kingston Estate to remove locks placed on gate near the boundary of their property.



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
9 July 2026	Perth Community Hub – Hub Management Committee	AGM
22 July 2026	Perth Community Hub – Hub Management Committee	Ordinary Meeting
9 July 2026	Perth Community Hub – Hub Management Committee	Community Consultation
29 July 2026	Cressy District Committee	BGM
4 August 2026	Campbell Town District Committee	BGM
4 August 2026	Evandale District Committee	BGM
5 August 2026	Longford District Committee	BGM
5 August 2026	Longford District Committee	OM
22 July 2026	Longford Railway Committee	OM
17 February 2026	Cressy Hall Committee	Ordinary Meeting
05 August 2026	Avoca Museum and information Centre	Ordinary Meeting
22 July 2026	Avoca Memorial Hall & ASH Centre	Ordinary Meeting
22 July 2026	Avoca Memorial Hall & ASH Centre	AGM
04 August 2026	Perth Community Centre	Ordinary Meeting
08 July 2026	Morven Park Management Committee	Ordinary Meeting
14 July 2026	Evandale Community & Information Centre and Memorial Hall	Ordinary Meeting

Matters already considered by Council at previous meetings have been incorporated into **Information Item: Officer's Actions**.

In the attached minutes of Council Committees, recommendations of Committees are listed for Council's consideration in the Agenda Item 7 below.



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT COMMITTEE

7.1.1 Campbell Town District Committee

At the ordinary meeting of the Campbell Town Local District Committee held on 4 August 2026, no motions were recorded for Council's consideration.

7.2 CRESSY DISTRICT COMMITTEE

7.2.1 Cressy District Committee

At the ordinary meeting of the Cressy Local District Committee held on 29 July 2026, no motions were recorded for Council's consideration.

7.3 EVANDALE DISTRICT COMMITTEE

7.3.1 Evandale District Committee

At the ordinary meeting of the Evandale Local District Committee held on 4 August 2026, no motions were recorded for Council's consideration.

7.4 LONGFORD DISTRICT COMMITTEE

7.4.1 Longford District Committee

At the ordinary meeting of the Longford Local District Committee held on 5 August 2026, no motions were recorded for Council's consideration.



7.5 OTHER COMMITTEE RECOMMENDATIONS

AVOCA MUSEUM AND INFORMATION CENTRE COMMITTEE

At the ordinary meeting of the Avoca Museum and Information Centre Committee held on 5 August 2026 the following motion/s were recorded for Council's consideration:

Avoca Museum and Information Centre - Boucher Park Public Toilet Upgrade

Officer Recommendation:

That Council reinstate an allocation of \$270,000 within the 2026/27 Capital Works Budget for the upgrade of the Boucher Park public toilets from Infrastructure Reserve Funds repayable in next year's budget.

Committee Recommendation:

That Council consider upgrading the toilets in Boucher Park. When the bus stops at the park for passengers to use the toilets there is a long wait, consequently the bus is often up to half an hour late on arrival at either Launceston or St Helens.

Officer Comment:

Boucher Park is a well-used public facility that services local residents, visitors, interstate travellers and organised tour groups. The toilet facilities experience consistently high levels of use throughout the year, particularly during peak tourism periods and when multiple buses stop at the park.

Given the important role Boucher Park plays as a visitor rest stop and community facility, there is a need to ensure the public amenities are fit for purpose and capable of meeting current and future demand. An upgrade of the toilet facilities would improve capacity, accessibility and the overall visitor experience.

Accordingly, it is recommended that Council reinstate \$270,000 within the 2026/27 Capital Works Budget to enable the upgrade of the Boucher Park public toilets in recognition of the significant and ongoing usage of the facility.

Background:

The Committee requests that Council consider upgrading the public toilets at Boucher Park. When tour buses stop at the park for passengers to use the facilities, waiting times can be significant, resulting in delays of up to 30 minutes to scheduled arrivals in Launceston or St Helens.



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
03/08/2026	Council Workshop Presentation: Police – Update on Crime in Northern Midlands and the National Penny Farthing Championships Discussion: Purchase Of 81 High Street, Campbell Town, Seeking Support For The Launceston Sewer Transformation Project, Boundary Adjustment – 48 Clarence Street, Perth, Cressy Pool Feasibility Study, Campbell Town Land Acquisition and INFO - Northern Midlands Candidate Session – 11 August 2026
17/08/2026	Council Workshop Discussion: Council Meeting Agenda Items

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 15 July 2026 to 11 August 2026 are as follows:

Date	Activity
15 July 2026	Attendance at the Official Launch of the Rail Interpretive Panel, Perth
15 July 2026	Premier's Northern Tasmanian Economic Summit, Launceston
20 July 2026	Strategy meeting with officer, Longford
20 July 2026	Council workshop and meeting
21 July 2026	Meeting with Chris Griffin, Launceston
21 July 2026	ABC TV interview regarding Western Junction Sewerage Treatment Plant
22 July 2026	Avoca Hall Committee AGM, Avoca
22 July 2026	NMC Railway Committee, Longford
27 July 2026	Meeting with Rebecca White's advisor, online
31 July 2026	Meeting with Avoca Museum and Information Centre members, Avoca
31 July 2026	Formal execution of tender documents with Council Officer, Campbell Town
31 July 2026	Civic Education Visit - Campbell Town District High School, Campbell Town
31 July 2026	Meeting with Ross Resident, Ross
3 August 2026	Meeting with NTDC CEO Michael Bailey, Longford



Date	Activity
3 August 2026	Council workshop, Longford
4 August 2026	NTIFT Steering Committee Meeting, online
5 August 2026	LGAT General Management Committee, Hobart
5 August 2026	Premiers Local Government Committee, Hobart
8 August 2026	Rossarden Landcare Working Bee, Rossarden
8 August 2026	2026 Care Super Business Excellence Awards, Launceston
11 August 2026	Meeting with Longford resident, Longford
11 August 2026	LGAT Candidate Information Session, 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 21 July to 14 August 2026 are as follows:

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

Date	Activity
21 July 2026	Works Staff Toolbox Meeting
21 July 2026	Met with Longford Recreation Ground Committee
22 July 2026	Introduction to NTDC Director Major Projects
22 July 2026	Met with Resident regarding 24 HR Fuel shop building approval
23 July 2026	Met with RiverRoad Consultants
27 July 2026	Meeting with Rebecca White Office
28 July 2026	Aerial and Lidar Meeting
29 July 2026	Meeting with Humaie – AI Solutions
30 July 2026	Met with proponents for a Large-Scale Industrial Development in Northern Midlands
3 August 2026	NTDC / NMC Monthly Catch up
3 August 2026	Council Workshop
4 August 2026	Met with TasWater – Filling station at Valentines Park
6 August 2026	Met with EPA regarding Longford Odour Issue
6 August 2026	Northern Midlands Emergency Management Plan
10 August 2026	Met with ratepayer regarding priority site for Translink Intermodal Facility
10 August 2026	Met with ratepayer regarding dog attack
11 August 2026	Candidate Information Session
11 August 2026	Met with CEO JJ's Waste and Recycling

8.4 PETITIONS

PETITIONS

No petitions were received.

ATTACHMENTS

Nil

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.6 132 & 337 CERTIFICATES ISSUED



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

S132. Certificate of liabilities

- (1) A person referred to in [subsection \(2\)](#) may apply to the general manager for a certificate stating–
- (a) the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;
 - (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 2026/2027 year													TOTAL		
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	June		2026/2027 YTD	2025/2026	2024/25
132	114												114	1142	896
337	31												31	524	418



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

Date	Recipient	Purpose	Amount \$
4/08/2026	Cameron Stevenson	Contributions Aus Championships Bowls O60s - Perth WA	100
30/07/2026	Denise Middap	Contributions Aus Championships Bowls O60s - Perth WA	100
30/07/2026	Judith Gurr	Contributions Aus Championships Bowls O60s - Perth WA	100
30/07/2026	Jean Claridge	Contributions Aus Championships Bowls O60s - Perth WA	100
22/07/2026	Levi Springer	Community Support - Under 18 Indoor Cricket team 2026 in South Africa	200
22/07/2026	Debbie Mahar	Contributions Australian National Championships Bowls Perth WA	100
2/07/2026	Albie McCullum	Contribution - Albie McCallum Tas U14 Boys Representative Team VIC	100
2/07/2026	Lucy Johnston	Contributions Australian Interschool Championships Werribee	100
2/07/2026	Hunter McGee	Contributions 2026 National Youth Championships Coffs Harbour	100
2/07/2026	Andrew Upton	Contribution - Darts Australia Senior Championships WA	100
		TOTAL	\$1,100



8.8 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Document	Item	Status	Action Required	Action Taken
21/08/2023	7.4.3	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	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. 10/08/2026 - Still waiting on Market Valuation.
19/02/2024	7.3.1	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being, Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.	12/03/2024 - Letter sent to Minister. 09/05/2024 - Awaiting response from minister 13/05/2024 - Committee notified. 08/11/2024 - Awaiting response from minister 28/11/2024 - Awaiting response from DSG 16/06/2025 - Awaiting response from 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. 12/11/2025 - Awaiting traffic engineer's report for supporting justification or otherwise. 14/07/2026 - Council's traffic engineer has engaged with Building Tasmania (DSG) who verbally agree with changing the speed limit to 50 km on Marlborough St 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	15.2	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. 13/05/2026 - Report to next meeting with lease or ownership options. 14/07/2026 - A report has been prepared and will be brought to the next Properties Committee
15/09/2025	15.3	Policy Review: Councillors Allowances, Travelling and Other Expenses	On hold	That Council defer the Policy Review: Councillors Allowances, Travelling and Other Expenses for discussion at a future Workshop.	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	15.4	New Policy: Legal Assistance for Employees	On hold	That Council defer the Legal Assistance for Employees Policy for discussion at a future Workshop.	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	7.1.4	Evandale Restriction of Parking - Rodgers Lane to Murray Street on Sundays	In progress	That Council notes the recommendation and directs officers to investigate the issue.	10/11/2025 - Traffic engineer engaged. Awaiting report. 14/07/2026 - Advice received: 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 Left turn option (stopping urns 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	7.2.2	Longford Odour	In progress	That Council acknowledges the community's ongoing concerns regarding the intermittent odour in Longford and supports an engagement with the EPA, JBS, TasWater and other stakeholders.	07/11/2025 - Discussions held with TasWater. Awaiting further data. 08/01/2026 - Officers documenting all complaints for forwarding to EPA. 10/8/2026 – EPA require JBS to undertake an Air Emissions Assessment by 30/10/26.
15/12/2025	14.2	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 Project Officer Draft masterplan on agenda for next Cressy District Committee Meeting and will subsequently be released for broader community consultation. Feedback received from community consultation will be considered prior to development of the final version of the plan. Implementation priorities will then be determined. 22/06/2026 - Grant application lodged for childcare centre extension.
16/03/2026	7.1.1	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. 10/8/2026 – Scheduled commence September.



19/01/2026	5.3.1	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 regarding options for future enhancement or expansion of the trail without altering the continuous trail format.	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. 10/08/2026 – Staff scanning Mr Cameron's records and documenting.
16/03/2026	16.2	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	7.3.1	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	14.1	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	11.1	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. 05/08/2026 - Awaiting decision.
29/06/2026	5.3.1	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.	14/07/2026 - Proposal to be considered at next workshop. 10/8/26 – Quotes being sought
29/06/2026	5.3.2	Notice of Motion: Police in Campbell Town	Completed	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.	10/8/26 – Police attended August Workshop to address Council concerns.
29/06/2026	7.2.1	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	7.3.1	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 funded through the existing Works Maintenance budget, as an initial demonstration of dark sky-friendly lighting implementation.	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



20/07/2026	11.1	Draft Amendment 27-2026: Amend Translink Specific Area Plan NOR-S1.7.3 Materials and Presentation	In progress	Prepare and progress Draft Amendment 27-2026 to the Northern Midlands Local Provisions Schedule, including certification that the amendment meets the Local Provisions Schedule (LPS) criteria under the <i>Land Use Planning and Approvals Act 1993</i> . Key Outcome: Amend NOR-S1.7.3 to broaden the range of approved external wall and roof materials within Areas 1, 2 and 3 and remove the associated Performance Criteria by replacing them with "No Performance Criterion".	27/07/2026 - Draft amendment has been placed on public notification. 05/08/2026 - Draft amendment on public notification until 25 August 2026.
20/07/2026	11.2	PLN26-0097 Campbell Town Street Scape: High St Between 114 and Red Bridge, Minor Works in King & Queen Sts & Esplanade	In progress	Complete the Campbell Town Streetscape/Roadworks Project Stage 2 (Heritage Precinct) in accordance with approved Permit PLN-26-0097 and endorsed plans, ensuring all permit conditions are met prior to and during construction. Key Requirements: Submit amended heritage-sensitive paving plans, obtain Works & Infrastructure approval of construction drawings, secure required TasWater and State Road permits, and provide a dilapidation report before works commence.	
20/07/2026	11.3	Draft Amendment 28-2026 to rezone 69 Cromwell Street from the Light Industrial Zone to the General Residential Zone	In progress	That Council: 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 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 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:	27/07/2026 Senior Planner Draft amendment has been placed on public notification. 05/08/2026 - Draft amendment on public notification until 25 August 2026.
20/07/2026	15.1	Speed Limit Reduction Perth Mill Road	In progress	That Council a) Support 80 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.	10/8/26 – Liasising regarding change with Transport Commission.



COMPLETED ACTION ITEMS					
20/07/2026	14.2	Policy Review - Communications	Completed	That Council note the report and endorse the proposed minor amendments to the Communications Policy	11/08/2026 - Website updated
20/07/2026	14.3	Policy Review - Use of Longford Logo	Completed	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.	11/08/2026 - Website updated
29/06/2026	14.2	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.
20/11/2023	7.2.2	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. 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 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. 14/07/2026 - Construction Stage
18/05/2026	13.3	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	14.1	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.
20/04/2026	14.2	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.
16/03/2026	16.1	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.
16/03/2026	7.2.3	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 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.	26/05/2026 - Evandale District Committee and the June 2, 2026, meeting agenda is updated.



21/10/2024	7.3.2	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	5.3.1	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.
16/02/2026	5.3.1	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. 13/7/26 - Voucher system not included in 26/27 budget.
16/03/2026	7.3.2	Request for Traffic Report	Completed	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 - EA sent letter to DSG requesting a new Traffic Report on Wellington St and Marlborough St at Longford with focus on Hill Street entrance. 10/8/26 - BT advised no further action required.



8.9 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2025/2026		Income/Issues for July 2026		Income/Issues year to date 2026/2027	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,717	134,649	229	8,103	229	8,103
Dogs Impounded	6	699				
Euthanised						
Re-claimed	6					
Re-homed/Dogs Home						
New Kennel Applications	7	583	6	437	6	437
Renewed Kennel Licences	86	4,730	81	4,503	81	4,503
Infringement Notices (paid in full)	43	10,858				
Legal Action	3	1,173	8	2,761	8	2,761
Livestock Impounded						
TOTAL		\$150,346		\$15,804		\$15,804

Audits:

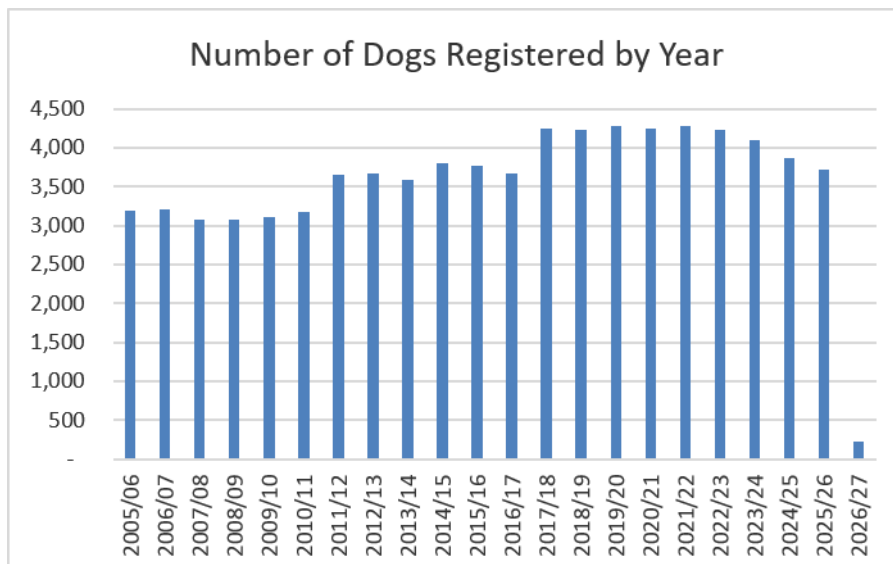
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips: 0 dogs microchipped.

Attacks: 2 attacks - 0 under investigation.

Complaints - Dogs at large: 6

Complaints - Barking: 7





8.10 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		
	2023/2024	2024/2025	2025/2026
Notifiable Diseases	9	9	8
Inspection of Food Premises	231	200	179
Place of Assembly Approvals	5	8	6

Actions	2026/2027													
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	
Routine Fixed Food Inspections	2	2												
Routine Mobile/Market stall Food Inspections	0	0												
Preliminary Site Visits – Licensed Premises	2	2												
On-site wastewater Assessments	2	2												
Complaints/Enquiries – All Types	12	12												
Place of Assembly approvals	0	0												
Notifiable Diseases	0	0												

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



8.11 CUSTOMER REQUEST RECEIPTS

Operational Area	24/25	25/26	YTD 26/27	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	74	48	7	7											
Building & Planning	260	103	3	3											
Community Services	52	16	5	5											
Corporate Services	353	195	51	51											
Governance	18	37	0	0											
Waste	21	17	2	2											
Works	446	422	37	37											



8.12 RESOURCE SHARING SUMMARY: 01 JULY 2026 TO 30 JUNE 2027

Resource Sharing Summary 1/7/26 to 30/6/27 As at 31 July 2026	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council - Service Provided by NMC to MVC		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts and Plant Hours	39.5	6,406
Total Services Provided by NMC to Meander Valley Council		6,406
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		
Net Income Flow	39.5	\$6,406
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
• Mowing – Evandale Anglican Church		0
• Mowing – Evandale Uniting Church		0
• Cleaner – Evandale War Memorial Hall		76
• Cleaner – Evandale Community Centre		153
• Austral Bricks – Fire Hazard Removal		123
	7	\$351



8.13 VANDALISM

Prepared by: Damien Wilson, Assistant Works Manager

Incident	Location	Estimated Cost of Damages			
		Jul-26	Total to Date 2026/27	Total 2025/26	Total 2024/25
Laycock Street Reserve – Toilet Fire	Longford	\$15,000			
Morgen Park – Graffiti on buildings	Evandale	\$300			
TOTAL COST VANDALISM		\$15,300	\$15,300	\$57,410	\$44,850



8.14 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			
	02/07/2026	40	
	9/07/2026	25	
	30/07/2026	25	

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			
	06/07/2026	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.

The Perth and Longford Youth Groups are continuing in Term 3 with a \$5 per child fee which includes all 6 sessions.



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 run in Longford and Campbell Town with a total of 55 registered participants. We held a silent disco, board game session and Minute to Win it Challenge.

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 April school holiday program.

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

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.



8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS AT 10 AUGUST 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 Stage Two Tender on August 2026 Council Meeting Agenda.
		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 NTDC contracted to manage project. Work progressing to plan. Completion date: by 31 December 2026.
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 Undergrounding in	Works		Awaiting funding streams to come available.	No budget allocation staff resources only.	Not scheduled at this stage. Evandale



Project		Status		\$	Scheduled
	Evandale, Longford & Perth		Included in NMC Priority Projects document.		submitted for State Govt 2025/26 Budget consideration.
5.4	Subdivisions (several – Cressy, Evandale, Longford & Perth)	C&D	Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document.	Drainage easement secured at Evandale. Detention basin secured at TRANSlink.	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	Recreation Ground Upgrades)	Gov	Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades.		Not scheduled at this stage.
		Gov	Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.		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	Swimming Pool Upgrades (several)	Gov	Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.	Allocation 2024/25	Feasibility Study to be undertaken in late 2026.
		Gov	Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.		Completed.
5.2	Shared Pathways	Gov	Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.	Hobart Road shared pathway Stage 1 - On site work commenced 12 January 2026 and progressing.
4 Place: Nurture our heritage environment					
Foundation Projects					
4.2	Perth South Esk River Parklands	Gov	Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.		Completed.
4.3	Sheepwash Creek Corridor & Open Space	Gov	Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000 In progress.
4.5	Municipal Tree Planting Program		Annual program implemented. Included in NMC Priority Projects document.	Included in annual operating budget.	Ongoing.
Enabling Projects					
5.1	Conara Park Upgrade	Gov	Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	Negotiating with State Growth.	Awaited Report to next Property Committee Meeting regarding ownership options.



Project			Status		\$	Scheduled
5.3	Redevelop Bartholomew Park Cressy	Gov		Liaising with Local District Committee to establish/prepare plans for upgrade.		Grant applications made for funding of extension to Childcare Centre, and new BBQ facility in the Park.

- 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 submitted for the Park's proposed Ninja Course
 - Longford Community/Neighbourhood House – Submission made to current Neighbourhood House Needs Analysis.
 - 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 submitted for behind goal net systems at Perth and Evandale Recreation Grounds.
-



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

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

Tourism update:

- Events:
 - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - Update and distribute “What’s On” events list.
 - Update NMC website calendar.
 - Update the Australian Tourism Data Warehouse database as practicable.
 - 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 July 2026 include:
 - ♣ Into the Dark night tours, Clarendon.
 - ♣ Longford Community Singers.
 - ♣ Launceston Running Club, Bishopsbourne & Longford.
 - ♣ Winterfest, Perth.
 - ♣ Christmas in July, Ross
 - ♣ Various music gigs, markets, workshops, exhibitions, dining experiences, throughout the region.
- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - Disseminate updates and information from tourism agencies, TVIN, emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects, Meetings:
 - 9 July: attend Perth Community Hub community consultation meeting.
 - 14 July: meet with representative from Longford History Society re development of Voices from the Graves experience.
 - 14 July: meet with representative from LLDC re signage project.
 - 15 July: attend unveiling of Perth Railway interpretation.
 - 16 July: meet with representatives from Ross Community Sports Club to discuss public community activities, insurance, event compliance, etc.
 - 23 July: NMC website committee meeting.
 - 28-29 July: attend Tasmanian Tourism Conference and workshops in Launceston.
 - 28 July: meet with Longford Blooms representatives re upcoming event.

HHTRA update:

- Progress preparations AGM on 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.
 - Ongoing liaison with HHTRA digital marketing consultants re content, updates, etc.
- The Heritage Highway Operators private facebook group remains a resource for operators and tourism industry agencies to promote their services and experiences. HHTRA shares information via the resource.



9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* makes provision for Public Question Time during a Council meeting.

Public question time is to commence at approximately 5:30pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked.
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days.
- Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each submission speaker is limited to a maximum of 3 minutes.

PUBLIC QUESTIONS



10 COUNCIL ACTING AS A PLANNING AUTHORITY

RECOMMENDATION

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Items 11.1, 11.2, 11.3, 11.4 and 11.5.

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 29-2026 to rezone 24 Arthur Street, Avoca from Community Purpose to Low Density Residential |
| PLAN 11.2: | PLN26-0036; Boundary Adjustment between 2 lots, 48 Clarence & 2A Fore St Perth |
| PLAN 11.3: | Report (Section 40K) on Representation to Draft Amendment 24-2026 to insert Ross Dark Sky Specific Area Plan |
| PLAN 11.4: | Report (Section 40K) on Representation to Draft Amendment 25-2026 to insert Longford Entrance Local Historic Landscape Precinct at Tannery Road, Longford |
| PLAN 11.5: | Report (Section 40K) on Representation to Draft Amendment 21-2026 - Modify NOR-Table C6.1 Local Heritage Places and amend the spatial application of the Local Historic Heritage Place Overlay |



11 PLANNING REPORTS

11.1 DRAFT AMENDMENT 29-2026 TO REZONE 24 ARTHUR STREET, AVOCA FROM COMMUNITY PURPOSE ZONE TO LOW DENSITY RESIDENTIAL ZONE

File: 13/026/007/192; PLN26-0157
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Erin Miles, Project Officer

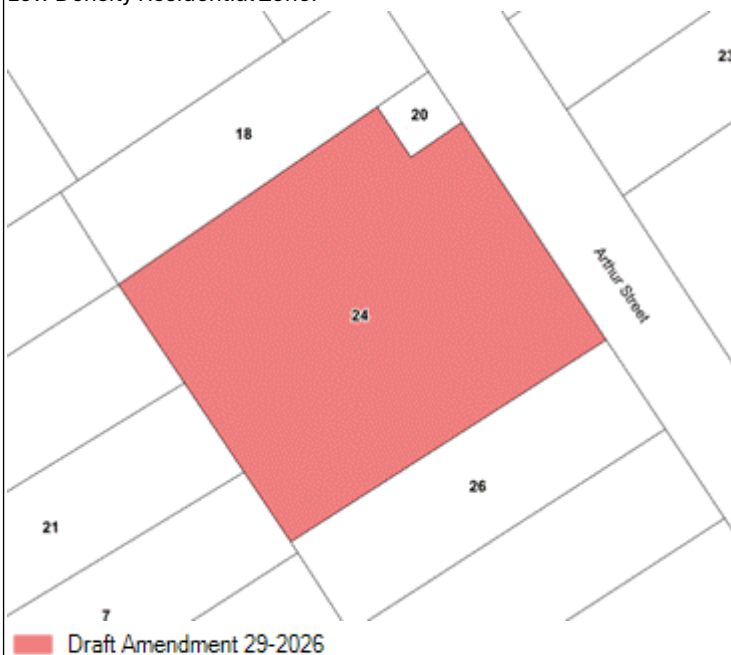
RECOMMENDATION

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 29-2026 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 the LPS Criteria; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 29-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 29-2026 to the Northern Midlands Local Provisions Schedule

Amend the zone maps by rezoning folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to Low Density Residential Zone:



1 INTRODUCTION

This report assesses a draft amendment of the *Northern Midlands Local Provisions Schedule* to amend the zone maps by rezoning folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to the Low Density Residential Zone. The site was previously used for Childcare services and community space but is now vacant and underutilised.

The purpose of the rezoning is to promote reuse of the building upon the sale of the property. Listing of the property for sale was approved at the 29th June 2026 Council Meeting – minute reference 26/0179, as detailed below.



MINUTE NO. 26/0179

DECISION

Cr McCullagh/Cr Goss

That Council instructs the Acting General Manager to initiate the sale of:-

- a) 24 Arthur Street, Avoca (ASH Centre);
- b) That Council notes the previous Minute No. 22/133, and instructs the Acting General Manager to engage a license real estate agent to list 2 Bruce Place, Longford for sale and
- c) determined to release the decision only and not release the report or documents to the public.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

2 BACKGROUND

Applicant:

Northern Midlands Council

Zone:

Community Purpose Zone

Owner:

Northern Midlands Council

Codes/Specific Areas Plans:

Safeguarding of Airports Code (Airport obstacle limitation area)

Attenuation Code (partial)

Classification under the Scheme:

Planning scheme amendment

Existing Use:

Community Centre/Childcare facility

Decision Date:

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

Recommendation:

That Council as planning authority agree to, and certify, the draft amendment 29-2026

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, version 18, 8th July 2026.

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

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.

4 ASSESSMENT

4.1 Proposal

The application requests an amendment to the Northern Midlands Local Provisions Schedule as follows:

Amend the zone maps by rezoning folio of the Register 135834/1 - 24 Arthur Street, Avoca from the Community Purpose Zone to Low Density Residential Zone.

4.2 Zone and Land Use

The land is presently zoned Community Purpose and is subject to the Safeguarding of Airports Code (Airport obstacle limitation area) over the entire parcel, and the Attenuation Code over the rear portion of the site (due to Avoca Sawmill – currently non-operational).

4.3 Subject Site and Locality

The subject site is a 4464m² level site, that currently contains a Community Centre building and associated outbuilding. The area immediately around the main buildings is fenced, while the remainder of the site is vacant. The site is located centrally within the township of Avoca and is surrounded by a mixture of established residential uses and vacant sites.

Photograph of subject site:



Aerial photograph of area (subject site outlined in red):



4.4 Permit/Site History

There is no relevant permit history for the site.

4.5 Notice to agencies and State authorities

If Council as planning authority certifies the draft amendment, before exhibiting the draft amendment of an LPS, Section 40FA of the Land Use Planning and Approvals Act requires the planning authority to notify:

- (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.*

Council is required to notify Taswater of the draft amendment.

4.6 Notice of exhibition in relation to the draft amendment

Section 40G of the Land Use Planning and Approvals Act requires:

- (1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.*
- (2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.*
- (3) The exhibition notice is to –*
 - (a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and*
 - (b) specify that the draft amendment of the LPS is or will be –*
 - (i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and*
 - (ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and*
 - (c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –*



- (i) the premises specified in the notice in accordance with paragraph (b)(i) ; or*
- (ii) an electronic address specified in the notice.*
- (4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –*
 - (a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and*
 - (b) excluding any days on which the exhibition premises are closed during normal business hours.*

Any representations received during the exhibition period will be considered by the Council as a planning authority for reporting on to the Tasmanian Planning Commission.

4.7 Assessment Against LPS Criteria

34(2) *The LPS criteria to be met by a relevant planning instrument are that the instrument–*

(a) contains all the provisions that the SPPs specify must be contained in an LPS

Consideration: The Local Provisions Schedule Requirements are at clause LP1.0 of the SPPs. These are: Zone Maps, Local Area Objectives, Particular Purpose Zones, Specific Area Plans, Site-specific Qualifications, Code Overlay Maps, and Code Lists in Tables.

An amendment to the Zone Maps is proposed.

(b) is in accordance with [section 32](#)

Under section 32:

- (3) An LPS may, if permitted to do so by the SPPs, include*
 - (a) a particular purpose zone...*
 - (b) a specific area plan, being a plan consisting of –*
 - (i) a map or overlay that delineates a particular area of land; and*
 - (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.*
 - (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.*
- (4) An LPS may only include a provision referred to in [subsection \(3\)](#) in relation to an area of land if –*
 - (a) a use or development to which the provision relates is of significant social, economic, or environmental benefit to the State, a region or a municipal area; or*
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

Consideration: The proposed amendment is not for a particular purpose zone, a specific area plan or a site-specific qualification.

(c) furthers the objectives set out in [Schedule 1](#) of LUPAA

Part 1 Objectives	Consideration
<i>(e) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The draft amendment is consistent with this objective.
<i>(e) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The draft amendment is consistent with this objective. The site is located within a developed area and contains existing infrastructure.
<i>(e) to encourage public involvement in resource management and planning</i>	The statutory process for the assessment of a planning scheme amendment includes public notification of the draft



	amendment. Any representations received must be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which may hold public hearings into representations.
<i>(e) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	Given that the site has ceased being used for Council related uses that align with the Community Purpose Zone, rezoning the site to Low Density Residential would allow for the most appropriate reuse of the site and facilitate additional housing availability in the region and associated economic development.
<i>(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</i>	Community, industry, and government agencies will have the opportunity to comment on the draft amendment during the public notification period.
Part 2 Objectives	Consideration
<i>i) to require sound strategic planning and co-ordinated action by State and local government</i>	The proposal is consistent with the relevant sections of the Northern Tasmanian Regional Land Use Strategy (see below), ensuring sound strategic planning.
<i>i) 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</i>	The Tasmanian Planning Scheme – Northern Midlands is the planning instrument relevant to the proposed amendment. The draft amendment addresses all other relevant sections of the Resource Management and Planning System.
<i>i) 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</i>	The provisions of the SPP's applicable to the zone proposed by the draft amendment allows for adequate balance of considering the environment, while allowing for social and economic growth, where suitable.
<i>i) 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</i>	The proposed amendment is consistent with local, regional and state policies.
<i>i) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The Act allows for a development application to be assessed in conjunction with a scheme amendment which is not relevant to this draft amendment.
<i>i) 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</i>	The draft amendment is consistent with this objective.
<i>i) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	Not applicable to the draft amendment.
<i>i) 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</i>	The draft amendment is consistent with this objective. The use of public infrastructure on the site has ceased to be utilised, and this is unlikely to change into the future (or alternative facilities are available). The draft amendment will assist in the site disposal and potential reuse of an underutilised Council-owned asset to reduce ongoing costs and support improved financial outcomes through the sale of a surplus asset.
<i>i) to provide a planning framework which fully considers land capability.</i>	Land capability is considered through the State Policy on the Protection of Agricultural Land 2009 and the Agriculture Zone and Rural Zone provisions. It is therefore not relevant to this draft amendment.



(d) is consistent with each State policy

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land. 'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.	Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on land zoned for Agriculture in planning schemes or land adjoining these zones but with a different zoning.	All agricultural land in Tasmania zoned for agricultural use.
State Policy on Water Quality Management 1997		
To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.	Proposed use and development that may impact on surface or ground water quality in Tasmania.	All surface waters, including coastal waters, and groundwaters, other than: - privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or - waters in any tank, pipe or cistern.
State Coastal Policy 1996		
To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.	Proposed use and development in a coastal area that is 'discretionary' or 'prohibited' under land use zones applying to coastal areas in planning schemes.	Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.
National Environmental Protection Measures (NEPMs)		
In accordance with the State Policies and Projects Act 1993, a NEPM is taken to be a State Policy. The following NEPMs are therefore State policies: - Air Toxics - Ambient Air Quality - Assessment of Site Contamination - Diesel Vehicle Emissions - Movement of Controlled Waste between States and Territories - National Pollutant Inventory		



- *Used Packaging Materials*

Consideration: The revisions proposed by this draft amendment are not impacted by the State Policy on the Protection of Agricultural Land, or the way in which the policy is applied through the planning scheme provisions. The land subject to this draft amendment is not in a coastal zone and the Coastal Policy does not apply. The draft amendment is consistent with this State Policy on Water Quality Management, as water quality will not be adversely impacted by the proposed draft amendment.

(da) satisfies the relevant criteria in relation to the TPPs

Consideration: The Tasmanian Planning Policies (TPPs) come into effect on 1 July 2026. They are:

	Policy	Relevant Strategies
1.0	Settlement	
1.1	Growth	The draft amendment is consistent with Strategy 2: Plan for growth that will: a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements; b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services.
1.2	Liveability	The draft amendment is consistent with Strategies: 1 - Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources. 8 - Improve neighbourhood amenity by managing incompatible use and development.
1.3	Social infrastructure	The draft amendment is consistent with Strategies: 1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care. 2. Facilitate the co-location of suitable and compatible social infrastructure. 3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
1.4	Settlement types	No relevant strategies.
1.5	Housing	The draft amendment is consistent with Strategies: 1. Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements. 2. Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.
1.6	Design	No relevant strategies.



1.7	Development contributions	No relevant strategies.
2.0	Environmental Values	
2.1	Biodiversity	No relevant strategies.
2.2	Waterways, wetlands and estuaries	No relevant strategies.
2.3	Geodiversity	No relevant strategies.
2.4	Landscape values	No relevant strategies.
2.5	Coasts	No relevant strategies.
3.0	Environmental Hazards	
3.1	Bushfire	No relevant strategies. The site is not mapped as being Bushfire Prone.
3.2	Landslip	No relevant strategies.
3.3	Flooding	No relevant strategies.
3.4	Coastal hazards	No relevant strategies.
3.5	Contaminated air and land	The draft amendment is consistent with Strategies: 1. Identify and map land that has been used, or is being used, or has been affected by use and development involving potentially contaminating activities. 3. Manage land use conflict by applying and maintaining appropriate separation between potentially contaminating activities and incompatible use. Council has no record of the land having contained a potentially contaminating activity; however, the rear of the site is subject to an Attenuation Distance. The sawmill to which the Attenuation Distance relates is not currently operational.
4.0	Sustainable Economic Development	
4.1	Agriculture	No relevant strategies.
4.2	Timber production	No relevant strategies.
4.3	Extractive industry	No relevant strategies.
4.4	Tourism	No relevant strategies.
4.5	Renewable energy	No relevant strategies.
4.6	Industry	No relevant strategies.
4.7	Business and commercial	No relevant strategies.
4.8	Innovation and research	No relevant strategies.
5.0	Physical Infrastructure	
5.1	Provision of services	No relevant strategies.
5.2	Energy infrastructure	No relevant strategies.
5.3	Roads	No relevant strategies.
5.4	Passenger transport modes	No relevant strategies.
5.5	Ports and strategic transport networks	No relevant strategies.
6.0	Cultural Heritage	
6.1	Aboriginal cultural heritage	Rezoning the property from Community Purpose to Low Density Residential will not impact on Aboriginal Cultural



		Heritage.
6.2	Historic cultural heritage	No relevant strategies.
7.0	Planning Processes	
7.1	Public Engagement	The strategies are supported by the public exhibition processes required as part of a Planning Scheme Amendment: 1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning. 2. Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning. 3. Support public engagement processes, and the outcomes generated from them, that are informative and transparent. 4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.
7.2	Strategic Planning	The draft amendment is consistent with Strategy: 5. Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates

Consideration: The Northern Tasmanian Regional Land Use Strategy, 23 June 2021 (NTRLUS) is the applicable regional land use strategy for the Northern Midlands. The proposed amendment is consistent with the following sections of the NTRLUS:

PART C REGIONAL STRATEGIC PLANNING FRAMEWORK

C4 Goals and Strategic Directions

C4.1 Goal 1: Economic Development
Strategic Direction G1.1 Strategic Direction G1.2 Strategic Direction G1.3
Response: The proposed draft amendment is consistent with C.4.1 Goal 1: Economic Development.
C4.2 Goal 2: Liveability
Strategic Direction G2.1 Strategic Direction G2.2 Strategic Direction G2.3 Strategic Direction G2.4
Response: The proposed draft amendment is consistent with C.4.2 Goal 2: Liveability.
C4.3 Goal 3: Sustainability
Strategic Direction G3.1 Strategic Direction G3.2
Response: The proposed draft amendment is consistent with C.4.3 Goal 3: Sustainability
C4.4 Goal 4: Governance



Strategic Direction G4.1 (listed G34.1 in NTRLUS)

Response: The proposed draft amendment is consistent with Strategic Direction G4.1 - Advance regional leadership.

PART D REGIONAL LAND USE CATEGORIES

Three key Regional Land Use Categories provide the spatial framework to achieve the region's Vision:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All land in the Northern Region is to be aligned with these categories to create a context for relevant zoning of land in municipal planning schemes.

Response: Avoca is identified in Map E.1 and Table E.1 as a Rural Village – Local or Minor Activity Centre. Under D.2.2.4 Key Planning Principles for Rural Areas, planning for Rural Areas should consider the way in which it can “accommodate the required growth of rural villages” and “consolidate future rural population growth within existing rural settlements and associated Rural Residential Area”. The proposed draft amendment to rezone a single lot from Community Purpose Zone to Low Density Residential Zone at 24 Arthur St, Avoca, seeks to create better utilisation of a site within the existing settlement area and assist in providing housing stock to support incremental supply within the region.

PART E REGIONAL PLANNING POLICIES

Response: The proposal is consistent with Part E Regional Planning Policies of the NTRLUS, as relevant, noting that the site sits outside of identified Urban Growth Areas but consolidates existing land use patterns of zoning, provides for infill within the existing Rural Village of Avoca and utilises existing reticulated water and stormwater services. The township retains adequate community/social infrastructure and the draft amendment to rezone the site to Low Density Residential will assist in reuse of an otherwise vacant and underutilised site.

(f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#), that applies in relation to the land to which the relevant planning instrument relates

Consideration: Council's Strategic Plan 2017-2027 is based upon four key priorities:

- 1 Lead: Service with honesty, integrity, innovation and pride
- 2 Progress: Economic health and wealth – grow and prosper
- 3 People: Cultural and society – a vibrant future that respects the past
- 4 Place: Nurture our heritage environment

Each key priority has four strategic outcomes. Of most relevance to this proposed amendment are strategic outcomes:

- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably
- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

(g) as far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates

Consideration: Adjacent municipal areas are: Meander Valley, City of Launceston, and Break O' Day (Northern Region), and Glamorgan-Spring Bay, Southern Midlands and Central Highlands (Southern Region). The proposed draft amendment is not located spatially close to a shared municipal boundary.

(h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#)

Consideration: The draft amendment is not in the vicinity of the Tasmanian Gas Pipeline.

Tasmanian Planning Commission Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application

Zone – Low Density Residential Zone



Zone Application Guidelines	Consideration
LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist: (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints: (i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and (ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or (b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or (c) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities. LDRZ 2 The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services. LDRZ 3 The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values. LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for green-field development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.	The subject site is a residential area with no reticulated sewer infrastructure in accordance with LDRZ1 (a)(i) and (b). The surrounding lots are zoned Low Density Residential Zone in accordance with LDRZ1 (c).

5 ASSESSMENT OF PLANNING APPLICATION

Not applicable.

7 OPTIONS

Decision in relation to request

The planning authority can:

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

Preparation of draft amendment

If the planning authority decides to agree to the amendment, it must prepare a draft amendment. A draft amendment has been prepared as shown in the recommendation of this report.

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 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.

8 DISCUSSION



As discussed in this report, the draft amendment is in accordance with the LPS criteria. It is recommended that the planning authority certify the draft amendment. The draft amendment will then be placed on public exhibition and any representations received will be considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

ATTACHMENTS

Nil



11.2 PLN26-0036: SUBDIVISION (ADJUST BOUNDARY) BETWEEN TWO LOTS, 48 CLARENCE STREET & 2A FORE STREET, PERTH

File: 103000.45; PLN26-0036
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Rebecca Green, Consultant Planner

RECOMMENDATION

That application PLN-26-0036 to develop the land at 48 Clarence Street & 2A Fore Street, Perth TAS 7300 for Subdivision (boundary adjustment between 2 lots) be approved subject to the following conditions:

ENDORSED PLANS

1. The use and development must be in accordance with the endorsed documents:
 - P1 Proposal Plan, Woolcott Land Services, Job No: L260109, Rev: v2.0, Dated: 23/06/26
 - D1 Planning Report, Woolcott Land Services, Job No: L260109, Rev: 6, Dated: 3 July 2026

TASWATER CONDITION

2. Sewer and water services must be provided in accordance with TasWater's Amended Submission to Planning Authority Notice (reference number TWDA 2026/00292 -NMC) – attached.

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

ACCESS (URBAN)

3. a) A concrete driveway crossover and concrete apron must be constructed from the edge of Clarence Street to the property boundary of Lot 1 in accordance with Council standards.
b) Access works must not commence until an application for vehicular crossing has been approved by Council.

MUNICIPAL STANDARDS & CERTIFICATION OF WORKS

4. 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 Council's subdivision design 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.

WORKS IN COUNCIL ROAD RESERVE

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

WORKS ON COUNCIL INFRASTRUCTURE

6. The applicant must complete a Council Road Opening Permit prior to constructing any infrastructure in the road reserve which will become Council responsibility including kerb and channel, footpaths, and stormwater. Works must not commence until the permit has been approved by Council.

SEPARATION OF STORMWATER SERVICES

7. a) All existing stormwater pipes and connections must be located.
b) Where required, pipes are to be rerouted to provide an independent system for each lot.
c) Certification must be provided that stormwater services have been separated between the lots.

EASEMENTS

8. Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

POLLUTANTS

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



their infrastructure as a result of pollutants being released from the site, the cost of these works may be charged to the developer/property owner.

NATURE STRIPS

10. Any new nature strips, or area 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.

PRIOR TO THE SEALING OF THE FINAL PLAN OF SUBDIVISION

FINAL PLAN OF SUBDIVISION

11. The Final Plan of Subdivision and Schedule of Easements must be submitted for sealing, together with a copy of the Survey Notes.
12. Unless this permit specifically provides otherwise, the Final Plan of Subdivision will not be sealed by Council and/or TasWater where applicable until all conditions of this permit have been satisfied.
13. Prior to the sealing of the Final Plan of Subdivision, any existing services that are disturbed during the subdivision, including any damage to road, kerb and channel, nature strip and footpath, must be reinstated to the satisfaction of Council.

NOTES

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

1 INTRODUCTION

This report assesses an application for a subdivision (adjustment of boundary between two lots) 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).

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.

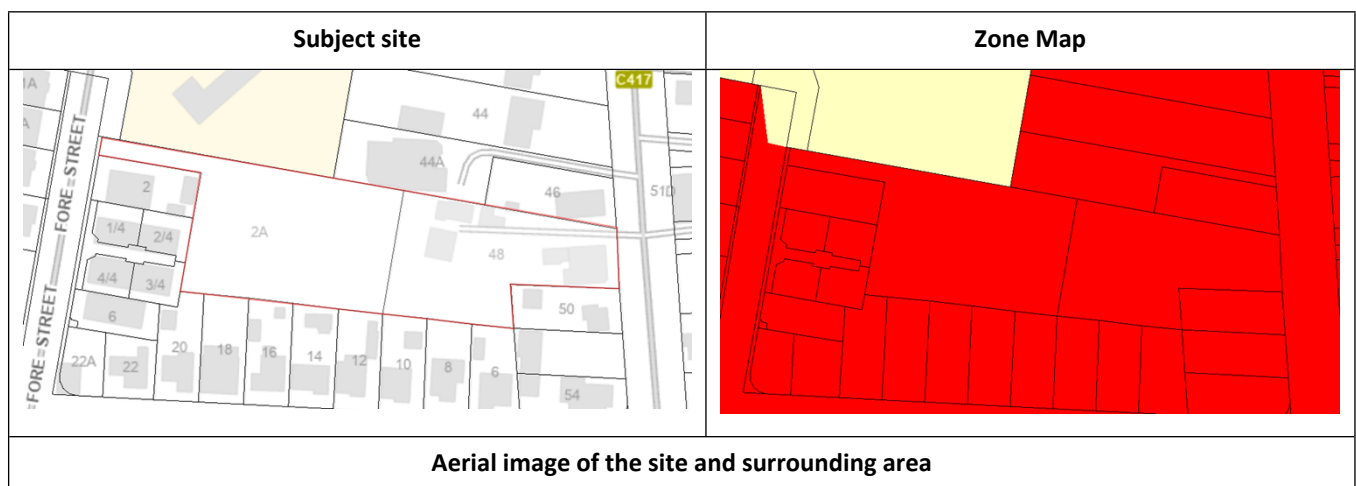
Any representations received pursuant to and in conformity with section 57(5) of the Act.

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:	Educational and Occasional Care (Childcare Centre), and Residential (Single Dwelling)
Use classification:	Not required per 6.2.6
Zone:	8.0 General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S7.0 Perth Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C6.0 Local Historic Heritage Code C16.0 Safeguarding of Airports Code
Application must be determined by:	18 August 2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY





5 PLANNING SCHEME ASSESSMENT

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

GENERAL PROVISIONS		Applicable (Y/-)
7.1	Changes to an Existing Non-conforming Use	-
7.2	Development for Existing Discretionary Uses	-
7.3	Adjustment of a Boundary	-
7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	-
7.5	Change of Use	-
7.6	Access and Provision of Infrastructure Across Land in Another Zone	-
7.7	Buildings Projecting onto Land in a Different Zone	-
7.9	Demolition	-
7.10	Development Not Required to be Categorised into a Use Class	Y, complies
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	Y	-
C4.0	Electricity Transmission Infrastructure Protection Code	-	
C5.0	Telecommunications Code	-	
C6.0	Local Historic Heritage Code	Y	-
C7.0	Natural Assets Code	-	



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

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

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

The relevant Scheme definitions are:

Table 6.2 Use Class

Not Applicable	No use class is required to be assigned. This is in accordance with 6.2.6 development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.
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Table 3.1 Planning Terms and Definitions

subdivide	means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by: (a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building; (b) a lease of airspace around or above a building; (c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years; (d) the creation of a lot on a strata scheme or a staged development scheme under the Strata Titles Act 1998; or (e) an order adhering existing parcels of land.
subdivision	means the act of subdividing or the lot subject to an act of subdividing.

The proposed development (subdivision) does not need to be categorised into a use class. Clause 7.10.1 states that an application for development that is not required to be categorised into one of the Use Classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority. In exercising its discretion, the Planning Authority must have regard to the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualifications.



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 development (subdivision) does not need to be categorised into a use class.

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	A1 Not applicable.
8.4.2	Setbacks and building envelope for all dwellings	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.
8.4.3	Site coverage and private open space for all dwellings	A1a) Not applicable.
		b) Not applicable.
		A2a) Not applicable.
8.4.4	Sunlight and overshadowing for all dwellings	A1 Not applicable.
8.4.5	Width of openings for garages and carports for all dwellings	A1 Not applicable.
8.4.6	Privacy for all dwellings	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.



8.4.7	Frontage fences for all dwellings	A1 Not applicable.
8.4.8	Waste storage for multiple dwellings	A1 Not applicable.
8.5 Development Standards for Non-dwellings		
Clause	Description	Assessment
8.5.1	Non-dwelling development	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.
		A4 Not applicable.
		A5 Not applicable.
		A6 Not applicable.
8.5.2	Non-residential garages and carports	A1 Not applicable.
		A2 Not applicable.
8.6 Development Standards for Subdivision		
Clause	Description	Assessment
8.6.1	Lot Design	A1 Substituted with NOR-S7.8.2.
		A2 Relies on performance criteria.
		A3 Complies.
		A4 Not applicable, no new road.
8.6.2	Roads	A1 Complies, no new road.
8.6.3	Services	A1 Complies. Both lots will have connection to reticulated water as existing.
		A2 Complies. Both lots will have connection to reticulated sewer as existing.
		A3 Complies. Both lots will retain the connection as existing.

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

DISCRETIONS

8.6.1	Lot Design
P2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.



DISCRETIONS

Assessing Officers Comments	Lot 1 relies on the performance criteria as it will have a frontage less than 12m. a) The frontage of Lot 1 will be 6.3m and 3.9m, meeting the minimum requirement. b) No right of carriageway is required or proposed. c) The site topography has no bearing on the application. d) The access is proposed according to current development of the site and activity, demonstrating that the frontage is functional. No new use or intensification of an existing use is proposed. e) Vehicle manoeuvring for Lot 1 is assured, the lot is larger than the minimum required. Existing access arrangements and movements from Fore Street will remain, and the access width to Clarence Street is sufficient. f) Surrounding lots exhibit a pattern of subdivision with internal lots/reduced frontages, particularly in Clarence Street. Performance criteria met.
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5.2 LOCAL PLANNING PROVISIONS – PARTICULAR PURPOSE PROVISIONS / SPECIFIC AREA PLAN PROVISIONS

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: PERTH

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 development (subdivision) does not need to be categorised into a use class.

NOR-S7.7 Development Standards for Buildings and Works		
Clause	Description	Assessment
NOR-S7.7.1	Residential density for multiple dwellings	A1 Not applicable.
NOR-S7.8 Development Standards for Subdivision		
NOR-S7.8.1	Lot design in development precincts	A1 Not applicable.
NOR-S7.8.2	Lot design	A1 Relies on performance criteria.
NOR-S7.8.3	Internal lots	A1 Relies on performance criteria.
NOR-S7.8.4	Roads	A1 Not applicable.
		A2 Not applicable.

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

DISCRETIONS

NOR-S7.8.2 Lot design	
P1	Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and



DISCRETIONS

	f) the pattern of development existing on established properties within the area.
Assessing Officers Comments	Lot 2 relies upon assessment against the performance criteria, as the proposed lot is less than 600m² and existing setbacks on the site. a) The existing dwelling will have a setback of less than 1.5m for a distance of 3.4m, which is compliant with clause 8.4.3 A3 (being less than 9m). All other setbacks are existing, and the lot proposed as Lot 2 can contain a minimum area of 10m x 15m with suitable setbacks. All other buildings as existing, have existing setbacks to existing boundaries with no new variations southern to new boundaries. Although Lot 2 will be less than 600m², the lot can accommodate a dwelling, associated car parking and private open space, as existing. b) A 10m x 15m indicative building area is included on the plans to demonstrate a building can be accommodated; however, no new buildings are included within this proposal. c) The site is general flat and even. d) No natural hazards are identified on the site. e) Lot 2 has a distance of 9m to the rear boundary from the existing dwelling, which is sufficient for private open space provision. f) All development is existing on the site and so considered a part of the established pattern of development in the area. Performance criteria met.
NOR-S7.8.3	Internal lots
P1	Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) consistency with existing patterns of residential development of the surrounding area; b) the lot gaining access from a road existing prior to the planning scheme coming into effect; c) site constraints making an internal lot configuration the only reasonable option to efficiently use the land; d) the lot contributing to the more efficient use of residential land and infrastructure; e) the amenity of adjacent lots not being unreasonably affected by subsequent development and use; f) the lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; g) passing bays being provided at appropriate distances to service the likely future use of the lot; h) the access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road; i) the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces; j) the relevant requirements for development of buildings on the lots; k) the intended location of buildings on the lots; l) the topography of the site; m) the presence of any natural hazards; n) adequate provision of private open space; and o) the pattern of development existing on established properties in the area.
Assessing Officers Comments	Lot 1 relies upon assessment against the performance criteria, as the lot continues to be an internal lot. a) The proposed use to accommodate use and development for Educational and Occasional Care. While there are other internal lots in the area, the boundary adjustment provides Lot 1 with sufficient useable area and dimensions suitable for its intended and existing use. As the lot is in proximity to the primary school, the size of Lot 1 is not out of character with the surrounding area. b) The street existed prior to the current planning scheme being in effect. c) The existing dwelling and access limit how the lot may be subdivided and the area of land no longer needed to be associated with the dwelling on Lot 2. Lot 1 is an existing internal lot. No additional internal lots are proposed.



DISCRETIONS

	d) Proposed Lot 1 incorporates an area of land now superfluous to the use of the dwelling. It is a significantly sized lot for the zone. e) The area provided for the proposed lots allows for suitable future development and setbacks. f) Each lot has access to a road; no right of way is proposed. g) The access strip to Lot 1 widens to 5m, which is wide enough to allow passing is required. h) Not applicable. i) Lot 1 has maximum frontage as allowed by the location of the existing dwelling. Any future development proposals will determine the full extent of how the capability is capitalised. The existing dwelling has adequate passive surveillance. j) Each lot is sufficient for future and existing development. k) Lot 1 can provide for buildings. l) The topography has no bearing on the proposal. m) There are no natural hazards identified. n) Each lot has area and provision for private open space. o) There are existing internal lots in the area. Performance criteria met.
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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 development (subdivision) does not need to be categorised into a use class.

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Complies. The lots are sized and dimensioned to allow suitable parking allowance. Proposed Lot 1 will utilise existing parking. Proposed Lot 2 will utilise existing parking (tandem, undercover).
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not applicable.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 Not applicable.
C2.5.4	Loading Bays	A1 Not applicable.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies, no change to existing arrangements.
C2.6.2	Design and layout of parking areas	A1.1 Complies, no change to existing arrangements.
		A1.2 Not applicable.
C2.6.3	Number of accesses for vehicles	A1 Complies. The proposal does not increase any additional accesses. Lot 1 will have 2 access points, but each allocated to a separate



		frontage, therefore, one access per frontage.
		A2 Not applicable.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable.
C2.6.5	Pedestrian Access	A1.1 Not applicable.
		A1.2 Not applicable.
C2.6.6	Loading Bays	A1 Not applicable.
		A2 Not applicable.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable.
		A2 Not applicable.
C2.6.8	Siting of parking and turning areas	A1 Not applicable.
		A2 Not applicable.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable.

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

Assessment against the code purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed development (subdivision) does not need to be categorised into a use class.

C3.5 Use Standards		
Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable.
		A1.2 Not applicable, no new junction, vehicle crossing or level crossing, all vehicle crossings are existing.
		A1.3 Not applicable.
		A1.4 Complies.
		A1.5 Not applicable, not a major road.
C3.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 Not applicable.



C3.7 Development Standards for Subdivision

Clause	Description	Assessment
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area.	A1 Not applicable.

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 development (subdivision) does not need to be categorised into a use class.

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 Not applicable.
C6.7.2	Demolition within a local historic landscape precinct	A1 Not applicable.
C6.7.3	Buildings and works, excluding demolition	A1 Not applicable.
		A2 Not applicable.

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 Relies on performance criteria.
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	
C6.10.2	Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct
	Subdivision must be compatible with the local historic heritage significance of a local heritage precinct or a local historic landscape precinct, as identified in the relevant Local Provisions Schedule, having regard to:
P1	(a) any relevant design criteria or conservation policy for a local heritage precinct or local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) the historic pattern of subdivision of the precinct.
Assessing Officers Comments	The subdivision is compatible with the local historic heritage significance of the local heritage precinct. (a) The subdivision as proposed is compatible, as the area of the overlay, as it is applied to the site, is kept intact and contained to proposed Lot 1. (b) The historic pattern of subdivision in the area appears to have little relevance to the area. The proposed subdivision does not create incompatibility. Performance criteria met.

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Conditions recommended by Council's Engineer are included in the conditions of approval.

TasWater

TasWater issued an Amended Submission to Planning Authority Notice on 10/07/2026 (TasWater Ref: TWDA 2026/00292-NMC). The Planning Permit will condition the development to be in accordance with the Submission to Planning Authority Notice.

TasNetworks

TasNetworks reported on 26 March 2026 and advised that based on the information provided, the development is not expected to affect TasNetworks' operations.

5.5 REPRESENTATIONS

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



Issue 1

Concerns around the current and future impact of this proposal

Planner's comment

The subject proposal is for subdivision, boundary adjustment only. Consideration against the relevant subdivision provisions has been undertaken above. Subdivision does not need to be categorised into a use class. The Planning Authority can consider only the relevant provisions of the Planning Scheme, no changes to existing (approved) uses are proposed, and do not require further consideration.

Issue 2

The proposal will provide the childcare centre with a second access - from Clarence Street. The dual access arrangements will impact on neighbouring properties, traffic movement, and vehicle noise.

Planner's comment

The childcare centre (Educational and Occasional Care use) will remain within the confines of Area 1a unless a separate planning application is submitted and approved for expansion. The existing approved use must be in accordance with the permit and documentation of the former approval for the childcare centre, without further planning approval. Until such time, the use of Area 1b will remain as vacant residential land with retention of the outbuildings. The childcare centre use cannot expand into Area 1b without further planning approval(s). No connection between existing car parking associated with the childcare centre and Clarence Street proposed by this application.

Issue 3

Increase in noise, loss of privacy, overlooking potential and reduced enjoyment of residential outdoor spaces from the childcare centre boundary being closer to neighbouring residential properties.

Planner's comment

The subject proposal is for subdivision, boundary adjustment only. Consideration against the relevant subdivision provisions has been undertaken above. Subdivision does not need to be categorised into a use class. The Planning Authority can consider only the relevant provisions of the Planning Scheme, no changes to existing (approved) uses are proposed, and do not require further consideration.

Issue 4

Any future intensification of the childcare centre should consider the cumulative impact on adjoining residential properties.

Planner's comment

Any future intensification of the childcare centre will be subject to a separate planning application and considered at that time.

Issue 5

The childcare centre building impacts natural light to adjoining properties. Further development or increased use of the land should be assessed with regard to the amenity impacts on neighbouring properties.

Planner's comment

Any future intensification of the childcare centre will be subject to a separate planning application and considered at that time against the relevant planning scheme provisions. It is noted that the existing childcare centre at the time of approval in 2021 met the relevant zoning setback requirements. Shadow diagrams submitted with the 2021 planning application showed overshadowing from the childcare centre development onto adjacent residential properties to be extremely minimal for a small period of time prior to midday. The existing childcare centre development is single storey, low lying and setback a considerable distance to residential properties to the south and east.

Issue 6



Ongoing issues with objects and materials being thrown over the boundary fence. Ongoing operation issues.

Planner's comment

This is not a relevant matter for consideration by the Planning Authority in relation to the subject application, which is a boundary adjustment only. It is noted that solid boundary fencing is provided between the existing childcare centre and adjoining residential properties.

Issue 7

Clarification requested regarding the proposed and future boundary fencing arrangements, including fence height and responsibilities, noise attenuation, and any visual screening measures.

Planner's comment

No changes to existing boundary fencing arrangements. The childcare centre (Educational and Occasional Care use) will remain within the confines of Area 1a unless a separate planning application is submitted and approved for expansion. The existing approved use must be in accordance with the permit and documentation of the former approval for the childcare centre, without further planning approval. Until such time, the use of Area 1b will remain as vacant residential land with retention of the outbuildings. The childcare centre use cannot expand into Area 1b without further planning approval(s). No connection between existing car parking associated with the childcare centre and Clarence Street proposed.

Issue 8

Current stormwater works on the proposed Lot 1 extension, whether they are compliant with legislation.

Planner's comment

Each lot is provided with existing stormwater connection, as required by clause 8.6.3 A3. No further use or development is proposed, apart from the boundary adjustment, no changes to existing stormwater arrangements. Any issues with existing drainage and potential non-compliance of existing development within Lot 1 extension is a plumbing issue.

Issue 9

Land use and zoning – residential area and potential conflicts.

Planner's comment

The childcare centre (Educational and Occasional Care use) will remain within the confines of Area 1a unless a separate planning application is submitted and approved for expansion. The existing approved use must be in accordance with the permit and documentation of the former approval for the childcare centre, without further planning approval.

The proposal is only for boundary adjustment, no changes to existing use and development on the lots proposed. The childcare centre when approved in 2021 was a discretionary use under the use table of the zone at the time and considered acceptable at that time when assessed against the relevant planning scheme provisions.

Issue 10

Security, safety and lighting concerns.

Planner's comment

The childcare centre (Educational and Occasional Care use) will remain within the confines of Area 1a unless a separate planning application is submitted and approved for expansion. The existing approved use must be in accordance with the permit and documentation of the former approval for the childcare centre, without further planning approval. Until such time, the use of Area 1b will remain as vacant residential land with retention of the outbuildings. The childcare centre use cannot expand into Area 1b without further planning approval(s).

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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



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

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

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

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

5.7 STATE POLICIES

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land. 'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.	Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on land zoned either Significant Agriculture or Rural Resources in planning schemes or land adjoining these zones but with a different zoning.	All agricultural land in Tasmania zoned either Significant Agriculture or Rural Resources in planning schemes.



State Coastal Policy 1996		
To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.	Proposed use and development in a coastal area that is 'discretionary' or 'prohibited' under land use zones applying to coastal areas in planning schemes.	Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.
State Policy on Water Quality Management 1997		
To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.	Proposed use and development that may impact on surface or ground water quality in Tasmania.	All surface waters, including coastal waters, and groundwaters, other than: - privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or - waters in any tank, pipe or cistern.

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

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning	
Lead - Serve with honesty, integrity, innovation and pride <u>Strategic outcomes:</u> 1.1 Council is connected to the community 1.2 Councillors serve with integrity and honesty 1.3 Management is efficient, proactive and responsible 1.4 Improve community assets responsibly and sustainably	Progress - Economic health and wealth – grow and prosper <u>Strategic outcomes:</u> 2.1 Strategic, sustainable, infrastructure is progressive 2.2 Proactive engagement drives new enterprise 2.3 Collaborative partnerships attract key industries 2.4 Support and attract wealth-producing business and industry
People - Culture and society – a vibrant future that respects the past <u>Strategic outcomes:</u> 3.1 Sympathetic design respects historical architecture 3.2 Developments enhance existing cultural amenity 3.3 Public assets meet future lifestyle challenges 3.4 Towns are enviable places to visit, live and work	Place - Nurture our heritage environment <u>Strategic outcomes:</u> 4.1 Cherish and sustain our landscape 4.2 Meet environmental challenges 4.3 Eco-tourism strongly showcases our natural beauties 4.4 Our heritage villages and towns are high value assets
Comments: The proposal is consistent with this plan.	

Strategic Projects
Comments: Not applicable

Council Policy – Stormwater Quality Management
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This policy applies to:

- All urban developments

Exemptions will be applied as per Tasmanian Stormwater Policy Guidance and Standards for Development (Version 1, 2021) S2.4.2 Table 4:

- A single dwelling on a single lot that will be connected to the existing public stormwater system;
- Development creating new impervious area less than 500m²;
- A subdivision creating new lots greater than 5000m² in area, and with new roads and footpaths less than 500m² in area;
- Subdivisions which are solely for the purpose of creating road reserve, public open space, public infrastructure, littoral or riparian reserve or minor boundary adjustments.

Comments: Not applicable – does not apply to subdivision for boundary adjustments between existing titles.

Council Policy – Landscaping Requirements for Development Proposals

This policy applies to:

- all applications where landscaping is required under the zone/specific area plan/code provisions.
 - If for single dwellings where landscaping is required, a landscape plan shall be submitted. A bond of \$500 is also required prior to the commencement of use.
 - For multiple dwellings, a bond of \$500 per dwelling is required prior to the commencement of use.
 - For commercial and industrial development, a bond of 1.5 times the cost of the planting component of landscape works is required prior to the commencement of use.

Comments: Not applicable – does not apply to subdivisions.

Council Policy – On-Site Stormwater Detention

This policy applies to:

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

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

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

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

Comments: Not applicable – does not apply to subdivisions.

Council Policy – Pumped Stormwater Connection

This policy applies to:

- All urban residential properties

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

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



- In special circumstances, where consent is given at the discretion of the General Manager

Comments: Not applicable – does not apply to subdivisions.

Council Policy – Public Open Space Contribution

This policy applies to applications for subdivision.

Comments: Not applicable – this policy does not apply to boundary adjustments and where no additional lots are created.

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 Local Government (Building and Miscellaneous Provisions) Act 1993 ASSESSMENT OF PROPOSAL

Section 83	Approval of plan of subdivision	Yes	No
83 (1)(a)	Does the council require the owner to sell to it for a nominal consideration any land shown on the plan as set apart for a public open space or for drainage purposes?		X
83(1)(b)	Does the council require the owner to mark on the plan in respect of any proposed way, the words "to be acquired by the highway authority"?		X
83(5)(a)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not provide means of drainage for all or some		X



	specified kind of effluent from the block?		
83(5)(a)(iii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not permit a septic tank?		X
83(5)(b)(i)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a septic tank?		X
83(5)(b)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a specific form of on-site sewerage treatment?		X
83(7)	Does the council require the final plan of subdivision to note, in respect of a block, that the council has been advised by a regulated entity, within the meaning of the <i>Water and Sewerage Industry Act 2008</i> , that the entity cannot or will not –		
83(7)(a)	provide a supply of water to the block?		X
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?		X
Section 84	Council not to approve subdivision	Yes	No
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the Minister administering the <i>Roads and Jetties Act 1935</i> has first not approved so much of the application as affects the drainage?		X
	If 'yes', refuse the subdivision.		
Section 85	Refusal of application for subdivision	Yes	No
	Council may refuse the application for subdivision if it is of the opinion:		
85(a)	that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is;		X
85(b)	that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of;		X
85(ba)	that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block;		X
85(c)	that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;		X
85(d)	that the layout should be altered to include or omit –		
85(d)(i)	blind roads;		X
85(d)(ii)	alleys or rights of way to give access to the rear of lots;		X
85(d)(iii)	public open space;		X
85(d)(iv)	littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake;		X
85(d)(v)	private roads, ways or open spaces;		X
85(d)(vi)	where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides;		X



85(d)(vii)	licences to embank highways under the <i>Highways Act 1951</i> ;		X
85(d)(viii)	provision for widening or deviating ways on or adjoining land comprised in the subdivision;		X
85(d)(ix)	provision for the preservation of trees and shrubs;		X
85(e)	that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision;		X
85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;		X
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;		X
85(g)(ii)	party-wall easements;		X
85(g)(iii)	the state of a party-wall on its boundary.		X
Section 86	Security for payment	Yes	No
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public storm water system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public storm water system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of storm water connections from a place on the boundary of each lot to the public storm water system in accordance with the by-laws of the council and to the satisfaction of its engineer;		X
86(2)(d)	the works required for the discharge of the owner's obligations under <u>section 10 of the <i>Local Government (Highways) Act 1982</i></u> in respect of the highways opened or to be opened on the subdivision;		X
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		X
86(2)(f)	the filling in of ponds and gullies;		X
86(2)(g)	the piping of watercourses.		X
	If 'yes':		
	council may refuse to approve the application until such security is given.		
	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		
Section 107	Access orders	Yes	No
107 (2)	Is work of a substantial nature needed to provide access for vehicles from a highway onto the block?		X
	If 'yes', council may refuse to seal the final plan under which the block is created until the owner has carried out the work specified in the order within the specified period or given the council security for carrying out that work if called upon by it to do so.		



Section 108	Road widening	Yes	No
108 (1) (a)	Does council, in respect of an existing highway, require to obtain a dedication of land for widening or diverting? (compensation is not payable for the dedication of land which lies within 9 metres of the middle line of the highway of a parcel into which the land is subdivided and on which no building stands)		X
108 (1) (b)	Does council, in respect of an existing highway, require to obtain a licence to embank?		X
Division 8	Public Open Space	Yes	No
Section 116	Does council require and accept the land proposed for public open space?		X
Section 117	Does council require and accept payment instead of increasing public open space?		X

9 ATTACHMENTS

1. PL N-26-0036 public exhibition documents [11.2.1 - 24 pages]
-



11.3 REPORT (SECTION 40K) ON REPRESENTATION TO DRAFT AMENDMENT 24-2026 TO INSERT ROSS DARK SKY SPECIFIC AREA PLAN

File: PLN-26-0081
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That Council:

- a) in accordance with section 40K of the *Land Use Planning and Approvals Act 1993*, considers the merit of the representation received during the public exhibition of draft amendment 24-2026;
- b) considers draft amendment 24-2026 meets the LPS Criteria without modification; and
- c) provides this report to the Tasmanian Planning Commission under section 40K of the Act.

1 PURPOSE OF REPORT

This report advises the Northern Midlands Council planning authority of a representation received to draft amendment 24-2026 to the Northern Midlands Local Provisions Schedule (LPS) and recommends a response to the Tasmanian Planning Commission (TPC).

2 INTRODUCTION/BACKGROUND

At the regular meeting of Council on the 29th June 2026, Council resolved as follows:

MINUTE NO. 26/0159

DECISION

Cr McCullagh/Cr Andrews

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 24-2026 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 24-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 24-2026 to the Northern Midlands Local Provisions Schedule

Insert NOR-S9.0 Ross Dark Sky Specific Area Plan in accordance with Attachment 1.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride



Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.2 Councillors serve with integrity and honesty

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

5.1 Land Use Planning and Approvals Act 1993

40K. Report to Commission about draft amendments

(1) A planning authority, within 35 days after the end of the exhibition period in relation to a draft amendment of an LPS in relation to the municipal area of the planning authority or a longer period allowed by the Commission, must provide to the Commission a report in relation to the draft amendment of an LPS.

(2) The report by a planning authority in relation to the draft amendment of an LPS is to contain –

(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect.

One representation was received and is considered in Part 9 of this report. The unredacted representation has been provided to the planning authority and will be provided to the TPC.

(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report.

No representations were received after the end of the exhibition period.

(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –

(i) whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation.

Statement: Having considered the representation in Part 9 of this report, the draft amendment does not need to be modified to take into account the representation.

(ii) the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation.

Statement: Having considered the representation in Part 9 of this report, the issues raised in the representation do not impact on the draft amendment, or compliance with the LPS criteria.

(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.



Statement: The Planning Authority is satisfied that the draft amendment meets the Local Provisions Schedule criteria in accordance with section 34(2) of the Land Use Planning and Approvals Act 1993, as per the original assessment and certification at its meeting of the 29 June 2026 (minute reference 26/0159).

(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.

Recommendation: The Planning Authority recommends that the Tasmanian Planning Commission give its final approval to the Draft Amendment.

6 FINANCIAL IMPLICATIONS

There are no financial implications to Council.

7 RISK ISSUES

No risk issues to Council are identified.

8 CONSULTATION WITH STATE GOVERNMENT

Consultation with TasNetworks was not undertaken as the Specific Area Plan will not apply to existing streetlighting, and new streetlighting already needs to be in accordance with the Council's Dark Sky Lighting Policy which requires Installation of all new public street lighting will be to the minimum specifications in accordance with current Australian Standards and utilising standard TasNetworks luminaires which meet colour temperature requirements under International Dark Sky Community Program Guidelines (June 2018)

The application was referred to the Planning Policy Unit and TasWater. TasWater advised that it does not object to the draft amendment and has the comments for the Tasmanian Planning Commission in relation to this matter in the advice section below:

While TasWater's operational lighting is generally minimal and, where practicable, could be designed to align with the objectives of the Specific Area Plan, there are circumstances where compliance may not be possible or appropriate. Planned maintenance activities, unplanned outages, emergency repairs, public health responses and critical infrastructure works may require temporary lighting installations or operational lighting that does not meet the proposed shielding, colour temperature or curfew requirements. The proposal currently provides exemptions for certain activities, including athletic field lighting and the use of searchlights by emergency personnel.

TasWater therefore requests that consideration be given to incorporating a specific exemption or provision for utility infrastructure and operational works. Such a provision could recognise the need for lighting associated with the construction, operation, inspection, maintenance, renewal and emergency repair of essential water and sewerage infrastructure, provided that lighting is used only where necessary and for the minimum duration required. This would be consistent with the intent of the existing exemptions contained within the Dark Sky Lighting Policy, including Section 8 relating to athletic field lighting and Section 10(iii) relating to emergency personnel.

TasWater recommends that additional guidance or provisions be included to clarify how the Dark Sky requirements apply to existing and future utility infrastructure, and to ensure that the safe and reliable operation of essential public infrastructure is not unintentionally constrained by the proposed controls.

Response

The *Water and Sewerage Industry Act 2008* and *Water and Sewerage Industry (General) Regulations 2019* exempt work on water and sewerage infrastructure from the Land Use Planning and Approvals Act, and therefore from the draft Specific Area Plan, as below. It is considered that specific exemptions in the SAP are not required.



Water and Sewerage Industry Act 2008

56I. Work on water infrastructure and sewerage infrastructure

Where –

- (a) a regulated entity proposes to carry out work on the construction, installation, modification, maintenance, demolition or replacement of water infrastructure or sewerage infrastructure; and*
- (b) the work is of a kind prescribed in the regulations and meets the criteria specified in the regulations – the work is not to be regarded as development or use for the purposes of the Land Use Planning and Approvals Act 1993 and is not subject in any other way to that Act.*

Water and Sewerage Industry (General) Regulations 2019

11. Work that is not use or development under Land Use Planning and Approvals Act 1993

For section 56I(b) of the Act, the following kind of work, and criteria in relation to that work, are prescribed:

- (a) the removal, repair, maintenance, modification, installation, erection or use of a pump station associated with the distribution or removal of water or sewage;*
- (b) the removal, repair, maintenance, modification, installation, erection or use of a fluoridation station associated with the provision of water;*
- (c) the removal, repair, maintenance, modification, installation, erection or use of a chlorination station associated with the provision of water, if the chlorine used or stored is not at any time in a gaseous form;*
- (d) the laying, removal, repair, maintenance, modification or use of any underground pipeline for the removal or distribution of water or sewage;*
- (e) the installation, removal, repair, maintenance, modification, replacement or use of a meter for water infrastructure, whether the meter is above or below ground, if the installation, removal, repair, maintenance, modification, replacement or use is associated with the provision of water by a regulated entity;*
- (f) the clearing or lopping of trees, branches or other vegetation to the extent necessary to protect water infrastructure, sewerage infrastructure or water quality, except if those trees are on –*
 - (i) the Register of the National Estate kept by the Australian Heritage Commission; or*
 - (ii) the National Trust Register.*

9 COMMUNITY CONSULTATION/REPRESENTATIONS

Council exhibited notice of the draft amendment for 28 days in accordance with section 40G of the Land Use Planning and Approvals Act, with notices published in the Examiner on 4 July and 11 July 2026.

In addition to these statutory requirements, Council notified all property owners and occupiers within the area covered by the draft Specific Area Plan.

One representation was received. The unredacted representation has been provided to the planning authority and will be provided to the TPC. A summary of the issues raised within the representation and officer response is provided below.

Statement of the planning authority's opinion as to the merit of each representation

Representation 1

Representation issue	Response
Ross already has a dark sky.	The purpose of the Ross Dark Sky Specific Area Plan proposed by the draft amendment is: - To recognise the Dark Sky qualities of Ross. - To minimise the impact of external lighting on the natural



	night sky. - To protect the natural night sky of Ross from the impact of artificial external lighting by requiring external lighting to be: (a) useful, by having a clear purpose and only illuminating the intended area; (b) targeted, by being directed entirely downwards and completely shielded so no light escapes above the horizontal plane; (c) of a low light level, so that lights are no brighter than necessary to perform their intended task; (d) controlled, so that lights are used only when needed; and (e) of a warm colour temperature.
The proposed map of the area is excessive and unnecessary.	The proposed map covers the town of Ross as identified on the Land Information System Tasmania, incorporating business and residential zones where future development needing the proposed provisions may be expected, as well as some Agriculture zoned land between the river and the railway.
If the council were to accept the insertion of NOR-S9.0 Dark Sky Specific Area Plan it would be creating a continuous and ongoing financial and administrative problem for Ross residents, business owners and farmers.	If the draft amendment is approved by the Tasmanian Planning Commission, NOR-S9.0 Dark Sky Specific Area Plan would apply to any new use or development occurring after the Specific Area Plan becomes effective. Its provisions would be implemented through planning permit conditions, which would be enforced by the Northern Midlands Council.
Street lighting is necessary in Ross especially when snakes are moving across Church Street to access the river. As all Tasmanian snakes are deadly, there being adequate and continuous illumination is crucial.	The draft amendment does not require removal of street lighting and does not prevent new street lighting being installed. It proposes that new streetlighting: - is fitted with adaptive lighting controls capable of automatic dimming in response to time of night. - includes curfew controls that switch lights off, or dim them to the lowest safe level, during periods of low or no activity. - is designed and installed so that no light is emitted above the horizontal plane, consistent with full cut-off or fully shielded luminaires. - has a correlated colour temperature of 3000 K or lower.
Currently there are no restaurants open of an evening for residents or visitors. This includes the hotel which has consistently closed on New Year's Day and other public holidays.	The draft amendment does not prevent restaurants or other businesses opening of an evening.
The proponents suggest they have community backing. How many of the 410 plus residents knew of this proposal prior to being informed by council? I certainly didn't	Council went beyond its statutory notification obligations by notifying all property owners and occupiers affected by the draft amendment.



and I expect I represent the majority.	
In the guidelines at page 170 it states "...after which all non-conforming lighting extant at the time of enactment must be brought into compliance with the policy". This imposes an unfair cost burden on residents and business owners.	This refers to International Dark Sky Community Designation Guidelines which have not been incorporated into the draft Ross Dark Sky Specific Area Plan.
On page 171 the community commitment is either 2 events per year or dark sky awareness documentation or education in Community Schools and curriculum. Council money is better spent on other things such as maintaining roads.	This refers to International Dark Sky Community Designation Guidelines which have not been incorporated into the draft Ross Dark Sky Specific Area Plan.
On page 172 it states that the community must erect and maintain appropriate signage indicating the international dark sky community designation along a roadway entrance along a footpath entrance or a public gathering place. How much will this cost?	This refers to International Dark Sky Community Designation Guidelines which have not been incorporated into the draft Ross Dark Sky Specific Area Plan.
On Page 176 we are told of the requirement of a written report being provided by the 1st of October each year and on page 175 that the IDSC designation is not awarded in perpetuity it is subject to regular review.	This refers to International Dark Sky Community Designation Guidelines which have not been incorporated into the draft Ross Dark Sky Specific Area Plan.
What will the cost be to the Northern Midlands Council in enforcing this policy?	No significant additional financial burden is expected in enforcing the Ross Dark Sky Specific Area Plan. The Specific Area Plan will be implemented through planning permit conditions, which are already part of Council's standard development assessment and compliance framework.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can report to the Tasmanian Planning Commission that:

- The representation does not have merit and recommend that the draft amendment be approved; or
- The representation has merit, and the draft amendment should be modified or rejected.

11 OFFICER'S COMMENTS/CONCLUSION

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

The Planning Authority should report to the Tasmanian Planning Commission that the draft amendment does not require modification, and recommend that it approve the draft amendment.

12 ATTACHMENTS

1. Draft amendment 24-2026 _public exhibition documents [11.3.1 - 95 pages]



11.4 REPORT (SECTION 40K) ON REPRESENTATION TO DRAFT AMENDMENT 25-2026 TO INSERT LONGFORD ENTRANCE LOCAL HISTORIC LANDSCAPE PRECINCT AT TANNERY ROAD, LONGFORD

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

RECOMMENDATION

That Council acting as a Planning Authority

- a) In accordance with sections 40K and 42 of the *Land Use Planning and Approvals Act 1993*, considers the merit of the representation received during public exhibition of Draft Amendment 25-2026; and
- b) Considers Draft Amendment 25-2026, is consistent with the LPS Criteria without further amendment.

1 PURPOSE OF REPORT

This report advises the Northern Midlands Council planning authority of a representation received to draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule (LPS) and recommends a response to the Tasmanian Planning Commission (TPC).

Section 40K (1) of the Land Use Planning and Approvals Act 1993 requires the planning authority to provide the Commission with a report in relation to the draft amendment within 35 days after the end of the exhibition period.

2 INTRODUCTION/BACKGROUND

At the regular meeting of Council on the 29th June 2026, Council agreed to initiate and certify Draft Amendment 25-2026 under sections 40D(b) and 40F(2)(a) of the *Land Use Planning and Approvals Act 1993* to insert the Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts and associated mapping at Tannery Road, Longford.

MINUTE NO. 26/0160

DECISION

Cr Andrews/Cr Adams

That Council:

1. under section 40D(b) of the Land Use Planning and Approvals Act 1993 agree to prepare draft amendment 25-2026 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 within this report; and
3. under section 40F(2)(a) of the Land Use Planning and Approvals Act 1993 certify draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 25-2026 of the Northern Midlands Local Provisions Schedule

Insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts in accordance with Attachment 1.

Carried Unanimously

Voting for the Motion:

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



Voting Against the Motion:

Nil

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
- 1.4 Improve community assets responsibly and sustainably

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.

5 STATUTORY REQUIREMENTS

5.1 Section 40K of the Land Use Planning and Approvals Act 1993 (the Act)

The report to the Tasmanian Planning Commission is to contain –

(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and

A single representation from Building Tasmania (formerly Department of State Growth) was received within the exhibition period and is attached to this report.

(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and

No representations have been received after the end of the exhibition period.

(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –

(i) whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and

Statement: The representation raises issues that are relevant to the future use and development of Building Tasmania land (Road Reserve). Having taken the representation into account, the planning authority is of the opinion that the draft amendment should not be modified. An analysis of the representation is provided later in this report.



(ii) the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and

Statement: The issues raised in the representation do not impact on the draft amendment, or compliance with the LPS criteria.

(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and

Statement: The Planning Authority is satisfied that the draft amendment meets the Local Provisions Schedule criteria in accordance with section 34(2) of the Land Use Planning and Approvals Act 1993, as per the original assessment and certification at its meeting of the 29 June 2026 (minute reference 26/0160).

(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.

The Planning Authority recommends that the Tasmanian Planning Commission give its final approval to the Draft Amendment.

6 FINANCIAL IMPLICATIONS

There are no financial implications to Council.

7 RISK ISSUES

No risk issues to Council are identified.

8 CONSULTATION WITH STATE GOVERNMENT

The application was referred to Building Tasmania (formerly Department of State Growth), Taswater and the State Planning Office.

9 COMMUNITY CONSULTATION/REPRESENTATIONS

Council published an exhibition notice in relation to the draft amendment in accordance with section 40G of the Act on Saturday 04 July 2026 and Saturday 11 July 2026. The exhibition period ended 04 August 2026.

Statement of the planning authority's opinion as to the merit of each representation

Representation 1

A summary of the issues raised within the representation and officer response is provided below:

Representation issue	Response
While we would like to acknowledge that Council has previously consulted with Building Tasmania regarding nominated significant trees on the State road network, it does not appear that Building Tasmania was consulted on the proposed Local Historic Precinct before the draft amendment was certified.	The Department of State Growth (via ERA Advisory and several direct contacts within DSG) were advised on the 23 October 2025 of the intention to place the nominated trees on Tannery Road into a Local Historic Landscape Precinct and clarified that the precinct would include areas of Tannery Road and adjacent road reserve (North and South). This was followed up with a map of the affected area impacting DSG land provided on the 28 October 2025. This was acknowledged in a response from the Department of State Growth received on the 10 December 2025, which noted that the impact of access options to 26a Tannery Road had not been determined however early investigations suggest it will be minimal and restricted to relocation of some rose bushes.

	Comment was also made that the preference of the Department was that the rose bushes along Tannery Road not be included in the Significant Tree Register.
Building Tasmania does not support applying the precinct overlay to the entirety of the Tannery Road/Poatina Main Road reservation, and specifically we do not support it applying to the area around the Illawarra Road/Longford roundabout due to its potential impacts on both maintenance and future expansion of this road, and because there are no trees in this section.	Future expansion of the Illawarra Road/Longford roundabout impacting elements specifically listed as having significance <i>should</i> carefully consider the impact of these works on the visual interpretation of the historic entrance route into Longford, which includes an avenue of Elm trees along the western side of the road reservation south of Illawarra Road and both sides of Tannery Road north of Illawarra Road. Nevertheless, the Longford roundabout itself sits outside of the area impacted by the proposed Local Historic Landscape Precinct (refer figure 1). Maintenance of the road reserve will remain exempt under Table C6.4.1 Exempt Development (see below).



Figure 1 – Proposed Local Historic Landscape Precinct adjacent to existing Longford roundabout

Table C6.4.1 Exempt Development

Exempt <u>Development</u>	Qualifications
<u>Development</u> within a <u>local heritage place</u> , <u>local heritage precinct</u> or <u>local historic landscape precinct</u>	...(i) minor upgrade by, or on behalf, of a <u>State authority</u> or a <u>council</u> , of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:



	(i) <i>minor widening or narrowing of existing carriageways or making, placing or upgrading kerbs, gutters, footpaths, roadsides or traffic control devices; and...</i>
The certification report provides limited justification for using a Local Historic Landscape Precinct as the preferred mechanism, rather than proposing to list the identified tree avenues on the Significant Tree Register. We would recommend that Council reconsider this as the preferred option, or at least excise the area around the roundabout and highway which have no trees.	As noted in the Planning Report, the significance of the trees are not specific to individual specimens, rather, the way in which together as an avenue, they aid in the visual interpretation and beautification of the original entrance route into Longford. It is considered more appropriate to look at the area in a wholistic context, rather than identify trees on an individual basis.
The draft amendment will affect the application of the roadworks exemption under clause 4.2.4 which allows road works up to 3 metres beyond the boundary of the road reserve without requiring a planning permit unless the Local Historic Heritage Code applies. With the changes, these works may no longer be exempt regardless of whether the tree avenues are impacted. This includes works as part of Illawarra Road Upgrade - Stage 3 (Pateena Road to the South Esk River Bridge) and the Longford Roundabout project (construction of a new retaining wall and pavement replacement), both currently planned for 2026/27. The draft amendment may also fetter the ability to undertake an appropriate level of widening at the new access serving 26A Tannery Road. Building Tasmania notes that all the Crown parcels adjoining the Tannery Road/Poatina Main Road reservation and along Illawarra Main Road were acquired for road purposes and now form part of those State roads.	The works proposed as part of Illawarra Road Upgrade - Stage 3 (Pateena Road to the South Esk River Bridge) are located approximately 700m from the proposed Local Historic Landscape Precinct and will not be impacted by this draft amendment. As previously noted, the Longford Roundabout itself also sits outside of the proposed Local Historic Landscape Precinct, and pavement replacement is exempt under Table C6.4.1 Exempt Development. Approval for a new access, such as the one at 26A Tannery Road should not be issued until such time as the adjacent road network is able to facilitate the associated traffic movements. In general, undertaking appropriate assessment of heritage and landscape values is considered a reasonable and necessary approach in the context of major road works that may impact on these values. Applying the Local Historic Landscape Precinct will not necessarily prohibit works from occurring – it will simply ensure the appropriate level of consideration is given to the area that is subject to the proposed Local Historic Landscape Precinct, which is the primary entrance route to the historical township of Longford.
Building Tasmania has responsibilities under the <i>Roads and Jetties Act 1935</i> to maintain the safety and efficiency of the State road network. This includes undertaking road upgrades and carrying out maintenance and repair works while balancing heritage considerations with road safety and operational requirements. Building Tasmania completes risk assessment of trees in accordance with a specific assessment process to manage the risk of trees or limbs falling on the road and causing a traffic hazard. Trees may also need to be trimmed or removed to maintain sight distances for vehicles travelling on the road, and to ensure branches do not cause damage to heavy vehicles.	The proposed Local Historic Landscape Precinct will not prevent Building Tasmania from fulfilling its responsibilities under the <i>Roads and Jetties Act 1935</i>, particularly with regard to safety hazards, via the relevant exemptions within the Planning Scheme provisions. On some occasions, planning approval may be required to undertake major works that have the potential to impact on historic landscape values – which is an appropriate process that provides for formal consultation and consideration of these values. The scope of maintenance activities exempt from



Building Tasmania will need to continue to assess trees and remove any limbs or trees at risk of falling onto the road or causing safety or sight distance issues in order to fulfill our obligations to public safety under the Roads and Jetties Act 1935. The department also has obligations under the Emergency Management Act 2006 to manage the State Road Network in an emergency – this may also include removal of trees or limbs in an emergency that impacts the State Road Network. Building Tasmania understands that vegetation removed for safety reasons will continue to be exempt under the vegetation exemptions of the State Planning Provisions. However it is unclear if all maintenance activities will continue to be exempt.	approval is set out in the State Planning Provisions under Table 4.2 and section C6.4.
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10 OPTIONS FOR COUNCIL TO CONSIDER

Council can report to the Tasmanian Planning Commission that:

- a) The representation does not have merit and the draft amendment should be approved; or
- b) The representation has merit, and the draft amendment should be modified or rejected.

11 OFFICER'S COMMENTS/CONCLUSION

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

The Planning Authority recommends that the Tasmanian Planning Commission give its final approval to the Draft Amendment and does not request modification to the draft amendment.

12 ATTACHMENTS

- 1. Representation from Building Tasmania [11.4.1 - 2 pages]
- 2. Council Report and minute from 29-06-2026 Open Council Meeting [11.4.2 - 21 pages]



11.5 REPORT (SECTION 40K) ON REPRESENTATION TO DRAFT AMENDMENT 21-2026 - MODIFY NOR-TABLE C6.1 LOCAL HERITAGE PLACES AND AMEND THE SPATIAL APPLICATION OF THE LOCAL HISTORIC HERITAGE PLACE OVERLAY

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Erin Miles, Project Officer

RECOMMENDATION

That Council acting as a Planning Authority

- a) In accordance with sections 40K and 42 of the *Land Use Planning and Approvals Act 1993*, considers the merit of the representation received during public exhibition of Draft Amendment 21-2026; and
- b) Considers Draft Amendment 21-2026, is consistent with the LPS Criteria without further amendment.

1 PURPOSE OF REPORT

This report advises the Northern Midlands Council planning authority of a representation received to draft amendment 21-2026 to the Northern Midlands Local Provisions Schedule (LPS) and recommends a response to the Tasmanian Planning Commission (TPC).

Section 40K (1) of the Land Use Planning and Approvals Act 1993 requires the planning authority to provide the Commission with a report in relation to the draft amendment within 35 days after the end of the exhibition period.

2 INTRODUCTION/BACKGROUND

At the regular meeting of Council on the 20th April 2026, Council agreed to initiate and certify Draft Amendment 21-2026 under sections 40D(b) and 40F(2)(a) of the *Land Use Planning and Approvals Act 1993* to Modify NOR-Table C6.1 Local Heritage Places and amend the spatial application of the Local Heritage Place overlay.

MINUTE NO. 26/0104

DECISION

Cr Terrett/Cr Adams

- 1. That, under section 40D(b) of the Land Use Planning and Approvals Act 1993, Council as planning authority agrees to prepare Draft Amendment 21-2026 to the Northern Midlands Local Provisions Schedule (as set out below); and
- 2. That, under section 40F(2)(a) of the Land Use Planning and Approvals Act 1993, Council as planning authority, certify draft amendment 21-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 21-2026 to the Northern Midlands Local Provisions Schedule

Modify NOR-Table C6.1 Local Heritage Places and amend the spatial application of the Local Heritage Place overlay in accordance with Attachment 1.

Carried Unanimously

Voting for the Motion:

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



Voting Against the Motion:

Nil

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.1 Sympathetic design respects historical architecture

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.

5 STATUTORY REQUIREMENTS

5.1 Section 40K of the Land Use Planning and Approvals Act 1993 (the Act)

The report to the Tasmanian Planning Commission is to contain –

(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and

No representations have been received within the exhibition period.

(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and

A single representation from Heritage Tasmania was received after the end of the exhibition period and is attached to this report.



(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –

(i) whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and

Statement: The representation is supportive of the changes proposed and notes that future changes to the Heritage Listings of two properties may take place. Having taken the representation into account, the planning authority is of the opinion that the draft amendment should not be modified. An analysis of the representation is provided later in this report.

(ii) the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and

Statement: The issues raised in the representation do not impact on the draft amendment, or compliance with the LPS criteria.

(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and

Statement: The Planning Authority is satisfied that the draft amendment meets the Local Provisions Schedule criteria in accordance with section 34(2) of the Land Use Planning and Approvals Act 1993, as per the original assessment and certification at its meeting of the 20th April 2026 (minute reference 26/0104).

(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.

The Planning Authority recommends that the Tasmanian Planning Commission give its final approval to the Draft Amendment.

6 FINANCIAL IMPLICATIONS

There are no financial implications to Council.

7 RISK ISSUES

No risk issues to Council are identified.

8 CONSULTATION WITH STATE GOVERNMENT

The application was referred to Taswater, Heritage Tasmania and the State Planning Office (Planning Policy Unit).

9 COMMUNITY CONSULTATION/REPRESENTATIONS

Council published an exhibition notice in relation to the draft amendment in accordance with section 40G of the Act on Saturday 04 July 2026 and Saturday 11 July 2026. The exhibition period ended 04 August 2026.

Statement of the planning authority's opinion as to the merit of each representation

Representation 1

A summary of the issues raised within the representation and officer response is provided below:

Representation issue	Response
it is noted that the proposed amendments: do not include major changes to the extent of coverage of local heritage protections, except where subdivision and/or development has previously been approved; and	No changes to draft amendment required
appear to appropriately reflect current THR records, including relevant THR numbers, CPR	No changes to draft amendment required



documents and changes to title areas and references following subdivision.	
We do note one proposed change, to St Andrew's Cemetery (C6.1.331). On discussion with the Anglican Diocese, we expect a further subdivision and reduction in boundary for this property, but we are awaiting the new titles to be issued before we progress an amendment. I have noted on LIST that the sealed plans have been lodged, so it may not be long before this can be progressed. I thought I should flag this with you, depending on the timing of your proposed amendment, this may impact whether you wish to proceed with this update as it is, or wait for the next update.	The proposed draft amendment considers the change to title boundary approved under Planning Permit PLN-22-0077. The draft amendment proposes to: Revise Specific Extent to apply to the area containing the cemetery only – noting subdivision and unit application for 5 Affleck Court and northern section of cemetery site under Planning Application PLN-22-0077 is to be excluded. The proposed local listing therefore takes these matters into account already and no changes to the draft amendment are required.
In the coming year, the boundary may increase for THR#4906 (Rokeby Homestead) in response to an application from the owners	Council can consider whether a future amendment is required to consider changes to this listing, if and when it occurs. No changes to the draft amendment are required.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can report to the Tasmanian Planning Commission that:

- The representation does not have merit and the draft amendment should be approved; or
- The representation has merit, and the draft amendment should be modified or rejected.

11 OFFICER'S COMMENTS/CONCLUSION

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

The Planning Authority recommends that the Tasmanian Planning Commission give its final approval to the Draft Amendment and does not request modification to the draft amendment.

12 ATTACHMENTS

- Heritage Tasmania Referral Response 06 August 2026 [**11.5.1** - 2 pages]



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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



13 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer:

Maree Bricknell, Acting General Manager

RECOMMENDATION

That Council receive and note the Development Services report for the month ending 31 July 2026

1 PURPOSE OF REPORT

The purpose of this report is to present statistics in relation to permit and enforcement matters undertaken by Development Services for the month ending 31 July 2026.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Applications/Decisions Year to Date

	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of Development Applications														
No. of "No Permit Required" developments	104	10	10											
No. of applications received for a change of use to "Visitor Accommodation"	0	0	0											
No. of applications accepted this financial year	230	37	37											
No. of applications carried over from previous financial year	47	35	-	-	-	-	-	-	-	-	-	-	-	-
Status and Processing of Development Applications														
No. of applications issued a planning permit	206	22	22											
Single dwelling	119	14	14											
Number of new dwellings approved		4	4											
Multiple residential	16	0	0											
Number of new dwellings approved		0	0											
Subdivision	26	4	4											
No. of new lots created	14	2	2											
Commercial approvals	16	3	3											
Industrial/Utilities approvals	22	1	1											
Other	0	0	0											
No. of application approved - Permitted	30	4	4											
Average days for permitted (28 days allowed by LUPAA)	13.4	16.25	16.25											
No. of application approved - Discretionary	176	18	18											
Average days for permitted (42 days allowed by LUPAA)	39	38	38											
No. of applications refused a planning permit	7	0	0											
No. of applications withdrawn by applicant	29	2	2											
No. of application not determined and carried over into next FY	35	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of appeals (permitted applications)	0	0	0											
Number of appeals (discretionary applications)	2	0	0											
Lodged by the applicant	1	0	0											



Lodged by third party	1	0	0										
Total Value (\$) 2024-2025													
Single Residential	Multiple Residential	Subdivision	Commercial	Tourism	Industrial & Utilities	Other	Total						
\$20,498,779	\$29,018,000	\$	\$	\$	\$43,014,450	\$	\$79,812,192						
Total Value (\$) YTD													
Single Residential	Multiple Residential	Subdivision	Commercial	Tourism	Industrial & Utilities	Other	Total						
\$1,983,000	\$0	\$0	\$455,000	\$0	\$1,500,000	\$0	\$3,938,000.00						

2.2 Matters Currently Before TASCAT & TPC

TASCAT TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (TASCAT)		
PLN-24-0097	Appeal P/2025/70	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
TPC TASMANIAN PLANNING COMMISSION (TPC)		
PLN-26-0157	Draft Amendment 29-2026	To rezone Folio of the Register 135834/1 (24 Arthur Street, Avoca) from Community Purpose to Low Density Residential. Report recommending certification to Council meeting of 17 August 2026.
PLN-26-0132	Draft Amendment 28-2026	To rezone Folio of the Register 43986/1 (69 Cromwell Street, Perth) from Light Industrial to General Residential - Certified at Council meeting of 20 July 2026. - Public Notification from 27 July to 25 August 2026.
PLN-26-0126	Draft Amendment 27-2026	To amend Translink Specific Area Plan NOR-S1.7.3 Materials and Presentation. - Certified at Council meeting of 20 July 2026. - Public Notification from 27 July to 25 August 2026.
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 Notification from 06 July to 04 August 2026. Representation received. - Report on representation to 17 August Council meeting.
PLN-26-0081	Draft Amendment 24-2026	To insert NOR-S9.0 Ross Dark Sky Specific Area Plan - Certified at Council meeting of 29 June 2026. - Public Notification from 06 July to 04 August 2026. Representation received. - Report on representation to 17 August Council meeting.
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 Notification until 8 July 2026. - TPC has been advised that no representations were received. - Awaiting Decision.
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. - Public Notification from 06 July to 04 August 2026. - No representations received.
PLN-26-0010	Draft Amendment 20-2026	To 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"

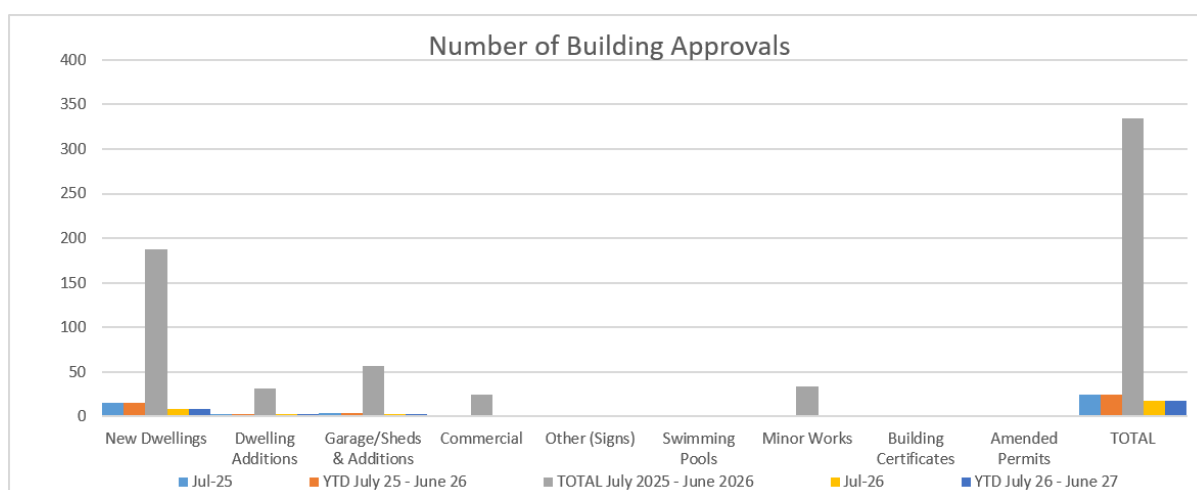
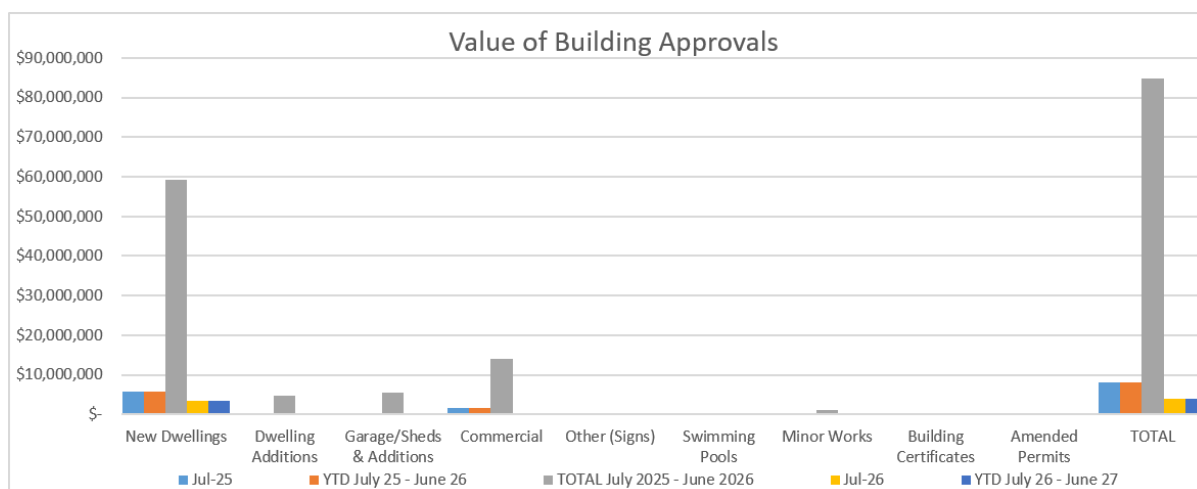


		(6A Saundridge Road) from NOR-C6.1.102. • Certified at Council meeting of 20 April 2026. • TPC has advised that the draft amendment is exempt from public exhibition under section 40I of the <i>Land Use Planning and Approvals Act 1993</i>. • Approved and in effect 8 July 2026.
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2.3 Building Approvals

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

	YEAR - 2025 - 2026				YEAR		YEAR - 2026 - 2027			
	Jul-25		YTD July 25 - June 26		TOTAL July 2025 - June 2026		Jul-26		YTD July 26 - June 27	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	15	5,882,698	15	5,882,698	187	59,218,962	8	3,439,450	8	3,439,450
Dwelling Additions	3	335,000	3	335,000	31	4,594,614	3	239,000	3	239,000
Garage/Sheds & Additions	4	205,000	4	205,000	57	5,559,585	3	72,000	3	72,000
Commercial	2	1,650,000	2	1,650,000	24	14,139,945	2	210,000	2	210,000
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	0	0	0	0	0	0
Minor Works	1	10,000	1	10,000	34	1,172,891	1	17,392	1	17,392
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	1	0	0	0	0	0
TOTAL	25	8,082,698	25	8,082,698	334	84,685,997	17	3,977,842	17	3,977,842
Inspections										
Building	0		0		0		0		0	
Plumbing	27		27		385		14		14	



2.4 Planning, Building & Plumbing Compliance

Below are tables of inspections and action taken for the financial year.

Planning Enforcement	This Month	YTD	Total 2024/2025
Number of Infringement Notices issued under s.65A of the <i>Land Use Planning and Approvals Act 1993</i>	0	0	2
Number of Notices of Intent (NOI) to Issue Enforcement Notices issued under s.65B of the <i>Land Use Planning and Approvals Act 1993</i>	2		17
Number of Enforcement Notices issued under s.65C of the <i>Land Use Planning and Approvals Act 1993</i>			8
Number of Notices of Intention to cancel a permit issued under s.65F of the <i>Land Use Planning and Approvals Act 1993</i>			0
Number of permits cancelled under s.65G of the <i>Land Use Planning and Approvals Act 1993</i>			0

Building / Plumbing Permit Compliance Reviews	This Month	YTD	Total 2024/2025
Number of inspections undertaken	13	13	335
Complying with all conditions/signed off	13	13	317
Not complying with all conditions			18
Reinspection required (major non-compliance)			
Building Notices issued			
Plumbing Notices issued			
Building Orders issued			



Plumbing Orders issued			
Infringements issued (Building/Plumbing)			

Illegal Works – Building / Plumbing	This Month	YTD	Total 2024/2025
Number of compliance inspections undertaken	30	30	239
Further action required	25	25	173
No further action required	5	5	66
Building Notices issued	5	5	64
Plumbing Notices issued	1	1	8
Building Orders issued	3	3	50
Plumbing Orders issued	1	1	5
Emergency Orders Issued			1
Infringements issued (Building/Plumbing)			

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

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 (NMC, Integrated Priority Projects Plan 2021', p. 44).

4 STATUTORY REQUIREMENTS

4.1 Building Act 2016

The Building Act 2016 requires Council to enforce compliance with the Act.

4.2 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.

4.3 Local Government (Building and Miscellaneous Provisions) Act 1993

Council is required to consider subdivision applications and approvals against Part 3 of this act.



5 **OFFICER'S COMMENTS/CONCLUSION**

There have been 2 commercial building approvals valued at a total of \$210,000 (year to date), compared to 2 commercial building approvals valued at a total of \$1,650,000 (year to date) for the previous year.

In total, there have been 17 building approvals valued at \$3,977,842 (year to date) for 2026/2027 compared to 25 building approvals valued at \$8,082,698 (year to date) for the previous year.



13.2 SPP MINOR AMENDMENT 02/2026 - SAFEGUARDING AIRPORT CODE FOR COMMONWEALTH REGULATIONS - CONSULTATION RESPONSE

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Erin Miles, Project Officer

RECOMMENDATION

That Council:

- a) endorse the submission included as Attachment 1 to this report on Minor Amendment to the State Planning Provisions 02-2026; and
- b) provide the submission to the State Planning Office by the 7th September 2026.

1 PURPOSE OF REPORT

The purpose of this report is to consider and endorse the attached submission in response to Minor Amendment 02-2026 to the State Planning Provisions (SPPs).

2 INTRODUCTION/BACKGROUND

This draft minor amendment proposes to fix differences between the State Planning Provisions (SPPs) Safeguarding Airports Code and Commonwealth laws about buildings and structures that extend into protected airspace around airports (airport obstacle limitation surfaces). The draft amendment will update the State Planning Provisions (SPPs) so they are consistent with the *Airports Act 1996* (Commonwealth) and recent changes to the *Airports (Protection of Airspace) Regulations 2026* (Commonwealth). The changes to the Commonwealth laws only affect Commonwealth operated airports. In Tasmania these are Hobart Airport and Launceston Airport.

The proposed SPPs amendment will clarify:

- when approval for development that extends above an obstacle limitation surface can be given by either the airport operator or the Commonwealth Government, and
- which developments that extend above an obstacle limitation surface are not considered a 'controlled action' under the *Airports Act 1996* (Commonwealth).

This draft amendment is proposed to follow the process for a minor amendment of the SPPs under the *Land Use Planning and Approvals Act 1993* (LUPAA).

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

3.2 Integrated Priority Projects Plan 2021



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

Not applicable.

4 POLICY IMPLICATIONS

No relevant policy implications.

5 STATUTORY REQUIREMENTS

5.1 S30NA of the *Land Use Planning and Approvals Act 1993*

30NA. Preparation of minor amendments of the SPPs

(1) For the purposes of this section, a draft amendment of the SPPs meets the criteria for minor amendments of the SPPs if –

(a) the amendment is for one or more of the following purposes:

- (i) correcting a clerical mistake, an error arising from any accidental slip or omission, an evident miscalculation of figures, or an evident material mistake, in a provision of the SPPs;
- (ii) removing an anomaly in the SPPs;
- (iii) clarifying or simplifying the SPPs;
- (iv) removing an inconsistency in the SPPs;
- (v) removing an inconsistency between the SPPs and this Act or any other Act;
- (vi) bringing the SPPs into conformity with a State Policy;
- (vii) bringing the SPPs into conformity with a planning directive which the Minister has, under section 30BA, determined should be reflected in the SPPs;
- (viii) changing provisions of the SPPs that indicate or specify the structure to which an LPS is to conform or the form that a provision of an LPS is to take;
- (ix) a prescribed purpose; and

(b) the public interest will not be prejudiced by Subdivision 3 not applying to the draft amendment of the SPPs.

(2) The Minister, after having prepared under section 30D(1) a draft amendment of the SPPs that is in accordance with terms of reference in relation to which notice has been given under section 30C(2) –

(a) must, if the draft amendment contains amendments for the purposes of subsection (1)(a)(iii), (vi), (vii), (viii) or (ix), consult with –

- (i) the planning authorities; and
- (ii) the State Service Agencies, and any State authority, that the Minister thinks fit; and

(b) may, if the draft amendment contains amendments for the purposes of subsection (1)(a)(i), (ii), (iv) or (v), consult with –

- (i) the planning authorities; and
- (ii) the State Service Agencies, and any State authority, that the Minister thinks fit.

(3) The Minister, after having prepared under section 30D(1) a draft amendment of the SPPs that is in accordance with terms of reference in relation to which notice has been given under section 30C(2), must, by notice in writing to the Commission, request the Commission to advise the Minister, by a day specified in the notice, as to whether the Commission is of the opinion that the draft amendment of the SPPs meets the criteria for minor amendments of the SPPs.

(4) The Commission must, before the day specified in a notice under subsection (3) in relation to a draft amendment of the SPPs, or a longer period allowed by the Minister, advise the Minister –

(a) that the Commission is of the opinion that the draft amendment of the SPPs meets the criteria for minor amendments of the SPPs; or

(b) that the Commission is of the opinion that the draft amendment of the SPPs does not meet the criteria for minor amendments of the SPPs –

and provide to the Minister the Commission's reasons for being of that opinion.

(5) The Minister, after considering all advice and reasons provided in the course of consultation under subsections (2) and (4) in relation to a draft amendment of the SPPs, may determine that –

(a) the draft amendment of the SPPs, modified, if at all, as the Minister thinks fit, meets the criteria for minor amendments of the SPPs; or

(b) the draft amendment of the SPPs does not meet the criteria for minor amendments of the SPPs.

(6) If –

(a) the Minister makes a determination under subsection (5)(a) in relation to a draft amendment of the SPPs; and



(b) the Minister is satisfied that the amendment of the SPPs meets the SPPs criteria – the Minister may make an amendment of the SPPs in the terms of the draft amendment of the SPPs, without publicly exhibiting the draft in accordance with Subdivision 3 .

(7) As soon as practicable after the Minister makes a determination under subsection (5) in relation to a draft amendment of the SPPs –

(a) the Commission must place on the Commission's principal website –

(i) a copy of the advice provided under subsection (4) in relation to the draft amendment of the SPPs; and

(ii) the Commission's reasons for giving that advice; and

(b) the Minister must place on a website of the Department a copy of the Minister's reasons for making the determination.

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

The State Planning Office sits within Building Tasmania (formerly Department of State Growth) and is responsible for facilitating the consultation.

9 COMMUNITY CONSULTATION

Local councils and relevant State agencies and authorities are consulted during preparation of minor amendments to the SPPs under S30NA of the *Land Use Planning and Approvals Act 1993*.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may endorse the proposed submission or make amendments.

11 OFFICER'S COMMENTS/CONCLUSION

The minor draft amendment to the SPPs is required to remove an inconsistency between the SPPs Safeguarding of Airports Code and the Commonwealth legislation by providing for the SPPs (code) to only require consideration of "controlled activities" and no longer require consideration of a specific addition to an existing building that is not a "controlled activity" in line with the meaning of section 182(1)(b) of the *Airports Act 1996* (Commonwealth).

The submission notes that similar additions, such as outbuildings could also form part of the exemption.

12 ATTACHMENTS

1. Submission to SPP Minor Amendment 02-2026 [**13.2.1** - 1 page]
 2. SPP minor amendment 02-2026 - Terms of Reference [**13.2.2** - 1 page]
-



14 GOVERNANCE REPORTS

14.1 COMMUNITY STRATEGIES

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Monique Mackay, Executive Assistant

RECOMMENDATION

That Council

- a) endorse the draft Reconciliation and Domestic and Family Violence community strategies;
- b) engage with the Local District Committees to seek their review of the draft strategies;
- c) engage with the community by way of promoting the strategies through the media, facebook and website.

1 PURPOSE OF REPORT

The purpose of the report is to present Council with two further draft community strategies, and to request Council to endorse the strategies and release them for community consultation.

2 INTRODUCTION/BACKGROUND

Council officers have been developing a series of strategies to further support the Council's strategic plan 2021-2027.

The first five strategies were adopted by Council in 2023, being:

- Arts and Culture
- Communications and Community Engagement
- Economic Development
- Health and Wellbeing
- Youth.

Two further strategies have been drafted:

- Reconciliation
- Domestic and Family Violence

No funding was allocated for the engagement of external assistance to prepare the strategies, subsequently Council officers prepared these draft strategies for Council's consideration.

The draft strategies are short and concise in content, and identify strategic priorities.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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



Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

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

Council has numerous policies which guide and constrain subsequent decision-making and actions (choices) as well as delegated authority and tasks to deploy resources – where, how, when to implement the Strategic Plan.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

The cost for the preparation of the draft strategies relates to officer time.

7 RISK ISSUES

The draft strategies need to be released for community consultation to enable external review of the strategies, and feedback received will be considered when finalising the strategies.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

It is proposed that the draft strategies be released for community consultation.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either endorse or not endorse the two community strategies, and Council can either release or not release the two strategies for community consultation.



11 OFFICER'S COMMENTS/CONCLUSION

The strategies create a sense of purpose and define the direction in which the Council may travel, and establish realistic strategic outcomes that are in line with Council's Vision and Mission.

12 ATTACHMENTS

1. Domestic Family Violence Strategy 2026 [**14.1.1** - 3 pages]
 2. Reconciliation Strategy (1) [**14.1.2** - 3 pages]
-



14.2 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): 19 AUGUST 2026 ANNUAL GENERAL MEETING & GENERAL MEETING

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Monique Mackay, Executive Assistant

RECOMMENDATION

That Council in relation to the Local Government Association of Tasmania (LGAT) General Meeting to be held on 19 August 2026 delegate Mayor Knowles to vote as follows:

- A) vote as follows in relation to the following items listed in the LGAT GENERAL MEETING AGENDA for the meeting to be held on 19 August 2026:

2.1 MOTION - REVIEW OF SECTION 11(3), LAND USE PLANNING AND APPROVALS REGULATIONS

Decision Sought

That Local Government Tasmania:

1. Advocate to the Tasmanian Government for the review and amendment or removal of Section 11(3) of the Land Use Planning and Approvals Regulations 2024; and
2. Support a framework that enables councils to set cost-reflective fees for permitted visitor accommodation applications.

Vote for / against the Motion

2.2 MOTION – PROTECTING LOCAL POST OFFICES ACROSS TASMANIA

Council – City of Hobart

Decision Sought

That on behalf of local councils, the Local Government Association of Tasmania (LGAT):

1. Write to express concerns to Australia Post about the continued closure of Licensed Post Offices around the State; and
2. Write to relevant Federal Ministers (Hon Anika Wells, Minister for Communications and Senator the Hon Katy Gallagher, Minister for Government Services) to express these concerns and request that they refer the issue to the relevant Parliamentary Committee with a request that they review the Australian Postal Corporation Act 1989 and associated regulations with a view to ensuring Australia Post maintains, restores and expands a suitably distributed network of post offices to service the full range of communities that have to come rely upon a much greater range of community services beyond the letter service.

Vote for / against the Motion

- B) note/receive the following items listed in the LGAT General Meeting Agenda for the meeting to be held on 19 August 2026:

1.1 CONFIRMATION OF MINUTES *

That the Minutes of the meeting held on 10 April 2026, as circulated, be confirmed.

1.2 CONFIRMATION OF AGENDA

That consideration be given to the Agenda items and the order of business.

1.3 FOLLOW UP OF MOTIONS *

That Members note the following report.

1.4 PRESIDENT'S REPORT

That Members note the report on the President's activity from 26 March until 7 August 2026.

1.5 CHIEF EXECUTIVE OFFICER'S REPORT

That members note the report on the CEOs activity from 26 March until 7 August 2026..

1.6 ANNUAL PLAN UPDATE*

That Members note the report against the Annual Plan.

4.1 ADVOCATE



4.1.1. LOCAL GOVERNMENT REFORM

That members note the update on local government reform.

4.1.2. Local Government Elections

That members note the update on local government election campaign.

4.1.3. EPA Memorandum of Understanding Annual Plan 2026-27*

That members note the EPA Memorandum of Understanding Annual Plan 2026-27.

4.1.4. PLANNING

That members note the report on planning issues.

4.1.5 Policy Update

That members note the update on a range of policy matters.

4.1.6. Projects Update

That members note the update on the range of grant funded programs.

4.2 SECTOR SERVICES

4.2.1. PROCUREMENT UPDATE

That members note the update on procurement support to councils.

4.2.2. Events and professional development overview

That members note the update on events and professional development.

4.2.3. learning and Development

That members note the update on Learning and Development.

5.1 NEXT MEETINGS AND CLOSE

That Members note the next meeting will be held on 4 December 2026, Launceston.

C) *note/receive the following items listed in the LGAT Annual General Meeting Agenda for the meeting to be held on 19 August 2026 at 2.00pm:*

2.1 MINUTES OF 113TH ANNUAL GENERAL MEETING*

That the Minutes of the 113th Annual General Meeting, held 25 July 2025 be confirmed.

2.2 PRESIDENT'S REPORT

That the President's report be received.

2.3 FINANCIAL STATEMENTS TO 30 JUNE 2025 *

That the financial statements for the period 1 July 2024 to 30 June 2025 be received and adopted.

2.4. 2026-2027 LGAT BUDGET AND SUBSCRIPTIONS *

That the committee endorse the 2026-27 LGAT Budget and Subscriptions with a 3.5% wage increase for LGAT staff and an overall 4.5% subscription increase for councils.

2.5 PRESIDENT AND VICE PRESIDENT HONORARIUMS

That the president's and vice president's honorariums for the period 1 July 2026 to 30 June 2027 be adjusted in accordance with the annual increase (March 2026) in the wage price index for Tasmania.

That the GMC sitting fees for the period 1 July 2026 to 30 June 2027 be adjusted in accordance with the annual increase (March 2026) in the wage price index for Tasmania.

2.6 LGAT RULES UPDATE

That members endorse the proposed changes to the LGAT rules for use of the Common Seal.

1 PURPOSE OF REPORT

This report considers the Local Government Association of Tasmania (LGAT) agenda for the General Meeting to be held on 19 August 2026 at the Crowne Plaza, Hobart from 2.30pm.

2 INTRODUCTION/BACKGROUND



The Local Government Association of Tasmania (LGAT) will hold the General Meeting on 19 August 2026 at the Crowne Plaza, Hobart from 2.00pm. The decisions of Council regarding this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT) Agenda for the General Meeting.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

{custom-field-strategic-plan}

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:

{custom-field-integrated-priority-projects-plan}

4 POLICY IMPLICATIONS

Not applicable

5 STATUTORY REQUIREMENTS

Not applicable

6 FINANCIAL IMPLICATIONS

Not applicable

7 RISK ISSUES

Not applicable

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable

9 COMMUNITY CONSULTATION

Not applicable

10 OPTIONS FOR COUNCIL TO CONSIDER

Consideration needs to be given to each agenda item listed, Council is then to determine how the voting delegate is to vote on each item at the General Meeting and Annual General Meeting to be held on 19 August 2026.

General Meeting

** Denotes attachments.*

Items for Decision:

1.1 CONFIRMATION OF MINUTES *

That the Minutes of the meeting held on 10 April 2026, as circulated, be confirmed.

1.2 CONFIRMATION OF AGENDA

That consideration be given to the Agenda items and the order of business.

2.1 MOTION - REVIEW OF SECTION 11(3), LAND USE PLANNING AND APPROVALS REGULATIONS

Decision Sought



That Local Government Tasmania:

1. Advocate to the Tasmanian Government for the review and amendment or removal of Section 11(3) of the Land Use Planning and Approvals Regulations 2024; and
2. Support a framework that enables councils to set cost-reflective fees for permitted visitor accommodation applications.

Vote for / against the Motion

2.2 MOTION – PROTECTING LOCAL POST OFFICES ACROSS TASMANIA

Council – City of Hobart

Decision Sought

That on behalf of local councils, the Local Government Association of Tasmania (LGAT):

1. Write to express concerns to Australia Post about the continued closure of Licensed Post Offices around the State; and
2. Write to relevant Federal Ministers (Hon Anika Wells, Minister for Communications and Senator the Hon Katy Gallagher, Minister for Government Services) to express these concerns and request that they refer the issue to the relevant Parliamentary Committee with a request that they review the Australian Postal Corporation Act 1989 and associated regulations with a view to ensuring Australia Post maintains, restores and expands a suitably distributed network of post offices to service the full range of communities that have to come rely upon a much greater range of community services beyond the letter service.

Vote for / against the Motion

Items for Noting:

1.3 FOLLOW UP OF MOTIONS *

That Members note the following report.

1.4 PRESIDENT'S REPORT

That Members note the report on the President's activity from 26 March until 7 August 2026.

1.5 CHIEF EXECUTIVE OFFICER'S REPORT

That members note the report on the CEOs activity from 26 March until 7 August 2026.

1.6 ANNUAL PLAN UPDATE*

That Members note the report against the Annual Plan.

4.1 ADVOCATE

4.1.1. LOCAL GOVERNMENT REFORM

That members note the update on local government reform.

4.1.2. Local Government Elections

That members note the update on local government election campaign.

4.1.3. EPA Memorandum of Understanding Annual Plan 2026-27*

That members note the EPA Memorandum of Understanding Annual Plan 2026-27.

4.1.4. PLANNING

That members note the report on planning issues.

4.1.5 Policy Update

That members note the update on a range of policy matters.

4.1.6. Projects Update

That members note the update on the range of grant funded programs.

4.2 SECTOR SERVICES

4.2.1. PROCUREMENT UPDATE

That members note the update on procurement support to councils.

4.2.2. Events and professional development overview

That members note the update on events and professional development.

4.2.3. Learning and Development

That members note the update on Learning and Development.

5.1 NEXT MEETINGS AND CLOSE

That Members note the next Meeting will be held on 4 December 2026, Launceston.

The Following Items are listed for the Annual General Meeting:

2.1 MINUTES OF 113TH ANNUAL GENERAL MEETING*

That the Minutes of the 113th Annual General Meeting, held 25 July 2025 be confirmed.

2.2 PRESIDENT'S REPORT

That the President's report be received.

2.3 FINANCIAL STATEMENTS TO 30 JUNE 2025 *

That the financial statements for the period 1 July 2024 to 30 June 2025 be received and adopted.

2.4. 2026-2027 LGAT BUDGET AND SUBSCRIPTIONS *

That the committee endorse the 2026-27 LGAT Budget and Subscriptions with a 3.5% wage increase for LGAT staff and an overall



4.5% subscription increase for councils and endorse the LGAT assist budget.

2.5 PRESIDENT AND VICE PRESIDENT HONORARIUMS

That the president's and vice president's honorariums for the period 1 July 2026 to 30 June 2027 be adjusted in accordance with the annual increase (March 2026) in the wage price index for Tasmania.

That the GMC sitting fees for the period 1 July 2026 to 30 June 2027 be adjusted in accordance with the annual increase (March 2026) in the wage price index for Tasmania.

2.6 LGAT RULES UPDATE

That members endorse the proposed changes to the LGAT rules for use of the Common Seal.

11 OFFICER'S COMMENTS/CONCLUSION

The decisions of Council regarding this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT) Agenda for the General Meeting to be held on 19 August 2026.

12 ATTACHMENTS

1. General Meeting AGENDA August 19 [14.2.1 - 81 pages]
 2. AGM Agenda August 19 [14.2.2 - 44 pages]
-



14.3 POLICY REVIEW: MANAGEMENT OF DONATED GOODS AFTER A DISASTER

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Lorraine Green, Project Officer

RECOMMENDATION

That Council note the report and endorse the proposed minor amendment to the Management of Donated Goods After a Disaster Policy

1 PURPOSE OF REPORT

The purpose of this report is to present the reviewed Management of Donated Goods After a Disaster Policy for Council's consideration, and adoption after its scheduled review. The review confirms the policy remains current, effective and aligned with contemporary emergency management practices and governance requirements.

2 INTRODUCTION/BACKGROUND

Council's Management of Donated Goods After a Disaster Policy has two objectives:

- i) To ensure best practice methods are employed to manage donated goods after a disaster
- ii) To inform Northern Midlands residents on Council's policy with regard to managing donated goods after a disaster.

The policy was originally adopted by Council on 19 July 2010 and was last reviewed on 15 August 2022. In accordance with Council's policy review program, the policy has now undergone its scheduled 2026 review. The review found the policy remains fit for purpose and continues to provide an effective and appropriate framework for the management of donated goods after a disaster. The proposed amendment is minor and does not alter the intent of the policy.

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

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

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 amendment is administrative in nature only.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

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

7 RISK ISSUES

The policy assists Council to avoid the financial and social costs associated with unsolicited community donation of goods after a disaster.

8 CONSULTATION WITH STATE GOVERNMENT

This best practice approach to managing donated goods after a disaster has the approval of Recovery Tasmania.

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either endorse or not endorse the proposed minor amendment to the Management of Donated Goods After a Disaster Policy.

11 OFFICER'S COMMENTS/CONCLUSION

The policy has been reviewed in accordance with Council's policy review schedule. The only proposed amendment is to the policy review date. The intent of the policy is not altered.

12 ATTACHMENTS

1. Management of donated goods after a disaster policy [14.3.1 - 1 page]
-



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

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Leslie Hall, People & Culture Business Partner

RECOMMENDATION

That Council note the report and endorse the proposed minor administrative amendment to the Work, Health and Safety and Employee Wellbeing Policy, being the update of the policy review date.

1 PURPOSE OF REPORT

The purpose of this report is to present the reviewed Work, Health and Safety and Employee Wellbeing Policy for Council's consideration and adoption following its scheduled review. The review confirms the policy remains current, effective and aligned with governance and legislative requirements.

2 INTRODUCTION/BACKGROUND

The Work, Health and Safety and Employee Wellbeing Policy establishes Council's framework for meeting its primary duty of care under the *Work Health and Safety Act 2012* (Tas), promoting a safe, healthy and supportive workplace, and managing psychosocial hazards and risks in accordance with the *Work Health and Safety Regulations 2022* (Tas). It also provides for the Employee Assistance Program and a range of employee health and wellbeing benefits.

The policy was originally adopted on 19 October 2015 (Min. No. 293/15), replacing the former Policy 12 – Occupational Health & Safety Policy, and consolidates a number of former Council and Human Resources policies relating to work health and safety, health and wellbeing, and employee assistance. It has since been amended and reviewed on several occasions, most recently reviewed on 19 August 2024 (Min. No. 24/0278) and amended on 20 October 2025 (Min. Ref. 25/318). 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.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications, as the amendment is administrative in nature only and does not alter the intent or operation of the policy.

5 STATUTORY REQUIREMENTS

While there is no specific requirement under the *Local Government Act 1993* (Tas) to maintain this policy, it supports Council's compliance with its obligations under the *Work Health and Safety Act 2012* (Tas) and the *Work Health and Safety Regulations 2022* (Tas).



6 FINANCIAL IMPLICATIONS

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

7 RISK ISSUES

The amendment is administrative only and carries minimal risk. Maintaining a current, reviewed policy supports Council in meeting its work health and safety duties and in managing psychosocial and physical risks to workers and other persons at the workplace. Failure to keep the policy current could weaken Council's governance framework and its demonstrated compliance with the *Work Health and Safety Act 2012* (Tas).

8 CONSULTATION WITH STATE GOVERNMENT

Not Applicable.

9 COMMUNITY CONSULTATION

Not Applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Adopt the revised Work, Health and Safety and Employee Wellbeing 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 Work, Health and Safety and Employee Wellbeing 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. Work, Health and Safety and Employee Wellbeing Policy DRAFT **[14.4.1 - 9 pages]**
-



14.5 POLICY REVIEW: WORKPLACE BEHAVIOUR AND EMPLOYEE CODE OF CONDUCT POLICY

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Leslie Hall, People & Culture Business Partner

RECOMMENDATION

That Council note the report and endorse the proposed minor administrative amendment to the Workplace Behaviour and Employee Code of Conduct Policy, being the update of the policy review date.

1 PURPOSE OF REPORT

The purpose of this report is to present the reviewed Workplace Behaviour and Employee Code of Conduct Policy for Council's consideration and adoption following its review. The review confirms the policy remains current, effective and aligned with governance and legislative requirements.

2 INTRODUCTION/BACKGROUND

The Workplace Behaviour and Employee Code of Conduct Policy establishes Council's framework for promoting appropriate, ethical and respectful workplace behaviour. It sets out the obligations of Workers and Other Persons at the Workplace in relation to discrimination, harassment, bullying, sexual harassment, victimisation, vilification, workplace violence and inappropriate workplace behaviour, and incorporates the Employee Code of Conduct (Schedule 1) and workplace behaviour definitions (Schedule 2). It also supports Council's management of psychosocial hazards and risks in accordance with the *Work Health and Safety Regulations 2022* (Tas).

The policy was originally adopted on 19 August 2024 (Min. Ref. 24/0279), replacing the former Workplace Behaviour Policy and Employee Code of Conduct Policy. 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.

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications, as the amendment is administrative in nature only and does not alter the intent or operation of the policy.

5 STATUTORY REQUIREMENTS

While there is no specific requirement under the *Local Government Act 1993* (Tas) to maintain this policy, it supports Council's compliance with its obligations under the *Work Health and Safety Act 2012* (Tas), the *Work Health and Safety Regulations 2022* (Tas), the *Fair Work Act 2009* (Cth) and the *Anti-Discrimination Act 1998* (Tas).



6 FINANCIAL IMPLICATIONS

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

7 RISK ISSUES

The amendment is administrative only and carries minimal risk. Maintaining a current, reviewed policy supports Council in meeting its work health and safety duties, in managing psychosocial risks, and in setting clear expectations of workplace behaviour and conduct. Failure to keep the policy current could weaken Council's governance framework and its demonstrated compliance with the *Work Health and Safety Act 2012* (Tas).

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Adopt the revised Workplace Behaviour and Employee Code of Conduct 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 Workplace Behaviour and Employee Code of Conduct 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. DRAFT - Workplace Behaviour and Employee Code of Conduct Policy [14.5.1 - 19 pages]
-



15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Maree Bricknell, Acting General Manager

RECOMMENDATION

That Council receive and note the Monthly Financial Report for the period ending 31 July 2026.

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31 July 2026.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 July 2026 is circulated for information.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

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



4 ALTERATIONS TO 2026-27 BUDGET

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

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	
Rate Revenue	-\$16,695,000	-\$16,695,000	-\$16,571,450	-\$124	99.3%	
Recurrent Grant Revenue	-\$7,251,027	-\$1,208,505	-\$63,566	-\$1,145	5.3%	
Fees and Charges Revenue	-\$4,098,242	-\$341,520	-\$549,806	\$208	161.0%	
Interest Revenue	-\$611,156	-\$50,931	-\$77,404	\$26	152.0%	
Reimbursements Revenue	-\$47,201	-\$3,933	-\$270	-\$4	6.9%	
Other Revenue	-\$4,082,984	-\$340,249	-\$45,542	-\$295	13.4%	
	-\$32,785,610	-\$18,640,137	-\$17,308,038	-\$1,332	92.9%	
Employee costs	\$9,960,221	\$830,018	\$599,742	\$230	72.3%	
Material & Services Expenditure	\$8,953,213	\$746,101	\$1,373,377	-\$627	184.1%	
Depreciation Expenditure	\$8,336,858	\$694,738	\$694,738	\$0	100.0%	
Government Levies & Charges	\$76,544	\$6,379	\$6,701	\$0	105.1%	
Councillors Expenditure	\$341,422	\$28,452	\$0	\$28	0.0%	
Interest on Borrowings	\$0	\$0	\$0	\$0	0.0%	
Other Expenditure	\$1,352,706	\$112,726	\$724,364	-\$612	642.6%	
Plant Expenditure Paid	\$708,675	\$59,056	\$116,739	-\$58	197.7%	
	\$29,729,639	\$2,477,470	\$3,515,661	-\$1,038	141.9%	
	-\$3,055,971	-\$16,162,667	-\$13,792,377			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$450,975	\$37,581	\$0	\$38	0.0%	
Underlying (Surplus) / Deficit	-\$2,604,996	-\$16,125,086	-\$13,792,377			1*
Capital Grant Revenue	-\$5,616,116	-\$468,010	-\$565,878	\$98	120.9%	
Subdivider Contributions	-\$393,044	-\$32,754	0	-\$33	0.0%	
Capital Revenue	-\$6,009,160	-\$500,763	-\$565,878			

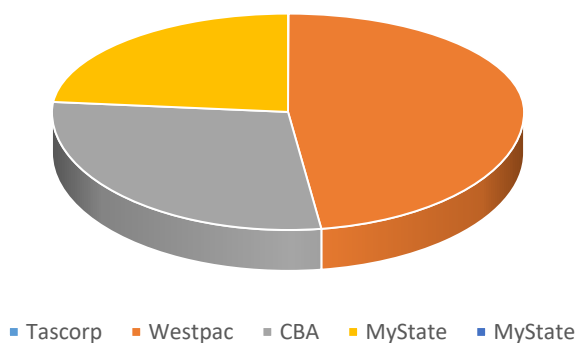
A. Balance Sheet Items

	Year to Date Actual	Monthly Change	Same time last year
Cash & Cash Equivalents Balance	Year to Date		
- Opening Cash balance	\$12,853,207		
- Cash Inflow	\$1,961,168		
- Cash Payments	\$2,826,876		
- Closing Cash balance	\$11,987,499		
Account Breakdown			
- Trading Accounts	\$623,968		
- Investments	\$11,363,531		
	\$11,987,499		

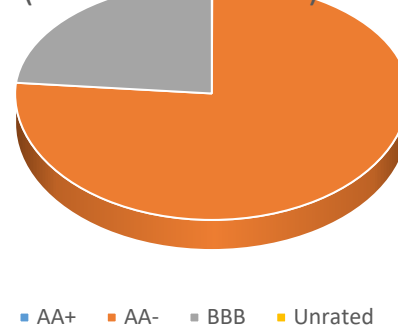


Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tas Corp 24hr Call Account	1/07/2026	31/07/2026	4.35	\$6,295	\$6,318	
Commonwealth 24hr Call Account	30/06/2026	31/07/2026	0.25	\$0	\$0	
Commonwealth Business Online Saver Account	22/07/2026	1/08/2026	4.20	\$2,189,235	\$2,191,754	
Westpac Corporate Regulated Interest Account	1/07/2026	31/07/2026	4.20	\$167,928	\$167,928	
My State Financial	11/06/2026	10/12/2026	5.40	\$3,000,000	\$3,080,778	
Westpac	22/07/2026	22/01/2027	5.20	\$3,000,000	\$3,078,641	
Westpac	28/01/2026	28/10/2026	4.70	\$3,000,000	\$3,105,460	
Total Investments				\$11,363,458	\$11,630,879	

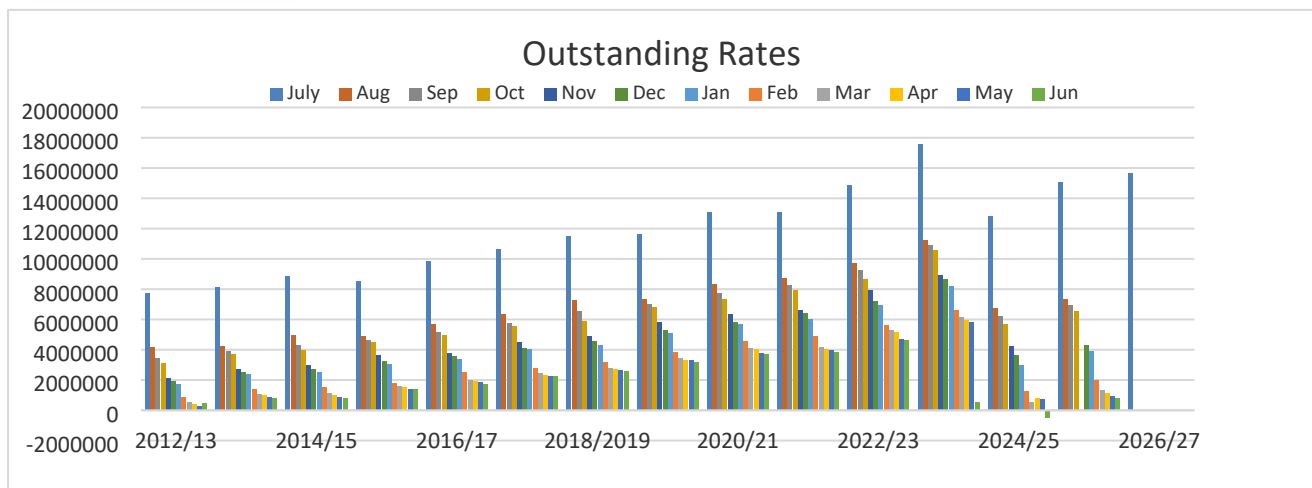
Investments by Institution



Total Investments by Rating
(Standard & Poor's)



Rate Debtors	2026/27	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$223,639		\$84,682		
Rates Raised	\$16,571,450		\$15,650,577		
	\$16,795,088		\$15,735,259		
Rates collected	\$316,704	1.9%	\$205,609	1.3%	
Pension Rebates	\$626,066	3.8%	\$589,029	3.8%	
Discount & Remissions	\$3,038	0.0%	\$1,293	0.0%	
	\$945,807	0.2%	\$795,931		
Rates Outstanding	\$15,675,703	94.6%	\$15,058,197	96.2%	
Advance Payments received	-\$232,972	1.4%	-\$118,869	0.8%	



Trade Debtors

Current balance (1-30 Days)

779,167

- More than 30 Days

82,530

- 60 Days

54,863

- 90 Days

16,288

- More than 120 days

270,702

Summary of Accounts more than 90 days:

- Building Permits

151

- Contributions

146,967

- Cemetery Fee

12,737

- Hire/lease of facilities

35,465

- Removal of fire hazards

2,000

- Dog Registrations & Fines

23,479

- Private Works

26,474

- Regulatory Fees

19,906

- Govt Reimbursements

5,044

- Reimbursement of TASWATER & Aurora

fee

1,136

- Others

428

- Credit Balances

- 3,086

- 0

C. Capital Program

	Budget	Actual (\$,000)	Target 8%
Major projects:			
- Ctown Urban Streetscape Improvements CRD001	\$1,500,000	\$10,744	1%
- Pth Bridge/Culvert Replacements (4) - CBR003/004/005/006	\$731,757	\$13,413	2%
- Fleet Replacement Program	\$682,000	\$60,716	9%
- Ashby Road reconstruction - CRD012	\$1,525,786	\$0	0%
- Hobart Road Shared Pathway - CFP001	\$100,000	\$0	0%
- Translink Avenue Detention Basin - CSW007	\$655,000	\$35,256	5%
- Napoleon Street Playground - CRE007	\$450,000	\$0	0%
- Drummond Street west construction - CRD010	\$600,000	\$0	0%
Ctown William Street-CRD011	\$600,000	\$1,131	0%



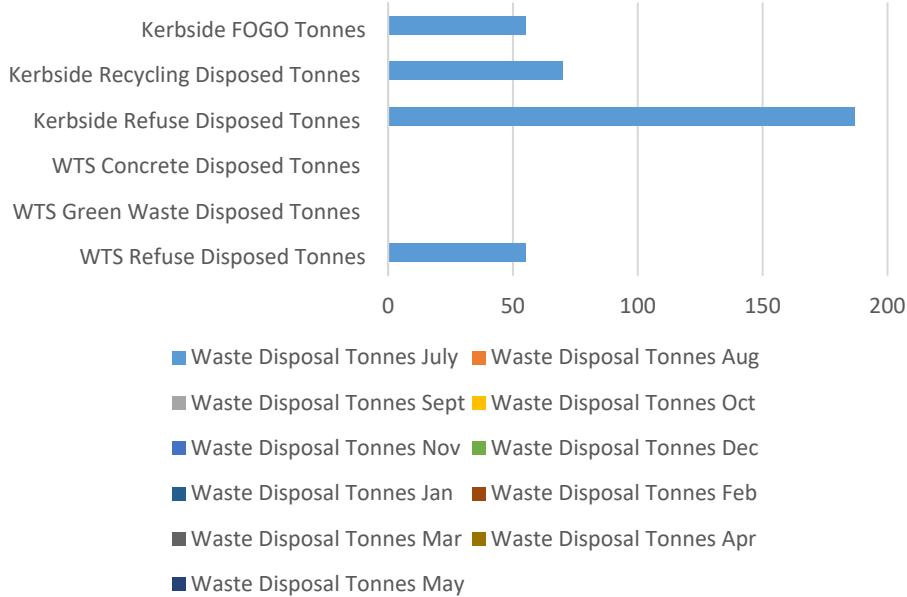
* Full year to date capital expenditure for 2026/27 provided as an attachment.

D. Financial Health Indicators				
	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	50.9%	95.7%	-44.8%	↘
- Own Source Revenue / Total Revenue	78%	100%	-21.7%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	7.9%	79.7%	-71.7%	↘
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	64.4%	87.3%	-22.9%	↗
- Employee costs / Revenue	30.4%	3.5%	26.9%	↗
- Renewal / Depreciation	219.2%	1189.0%	-969.7%	↗
Unit Costs				
- Waste Collection per bin	\$22.75	\$ 21.95		↔
- Employee costs per hour	\$59.29	\$38.55		↗
- Rate Revenue per property	\$2,136.82	\$2,121.01		↔
- IT per employee hour	\$5.40	\$2.94		↘

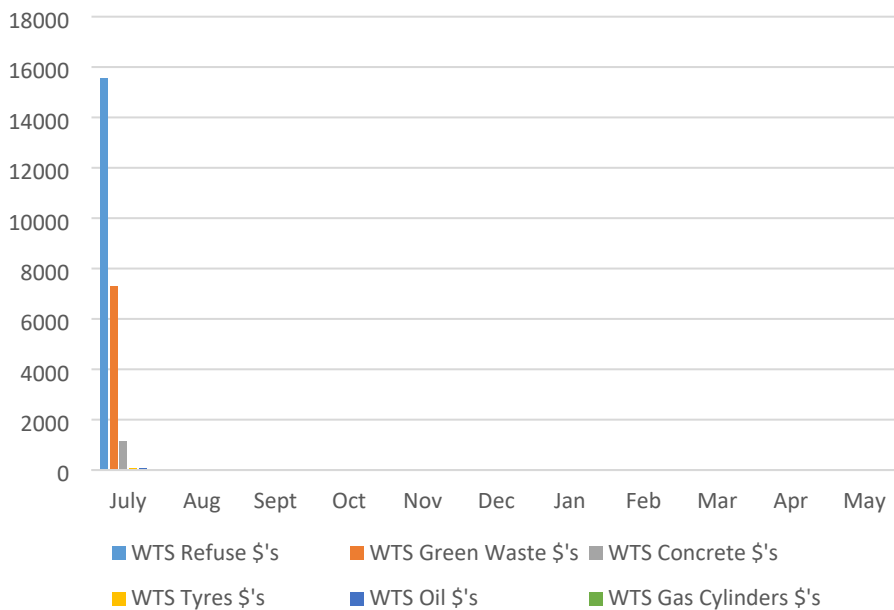
C. Waste Management						
Waste Transfer Station	2024/25	2025/26	2026/27 Budget Year to Date	2026/27		
Takings						
- Refuse	\$190,731	\$186,852	\$14,443	\$15,552	% change for same period last year	12%
- Green Waste	\$46,195	\$62,485	\$4,208	\$7,303	% change for same period last year	25%
- Concrete	\$2,764	\$10,566	\$217	\$1,127	% change for same period last year	61%
- Tyres	\$0	\$2,312	\$333	\$57	% change for same period last year	100%
- Oil		\$1,643		\$55	% change for same period last year	100%
- Gas Cylinders		\$375		\$0	% change for same period last year	100%
Total Takings	\$239,690	\$264,234	\$19,201	\$24,095		
Tonnes Disposed						
WTS Refuse Disposed Tonnes	1590	1374	106	55	% change for same period last year	6%
WTS Green Waste Disposed Tonnes	1920	0	444	0	% change for same period last year	#DIV/0!
WTS Concrete Disposed Tonnes	0	0	-	0	% change for same period last year	#DIV/0!
Kerbside Refuse Disposed Tonnes	2282	2310	209	187	% change for same period last year	12%
Kerbside Recycling Disposed Tonnes	1045	901	86	70	% change for same period last year	11%
Fogo Disposed Tonnes	1353	1426	109	55	% change for same period last year	5%
Total Waste Tonnes Disposed	8190	6011	954	367		



Waste Disposal Tonnes



Waste Transfer Station Fees \$



5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Financial Report - July 2026 [15.1.1 - 1 page]
2. Monthly Capital Financial Report - July 2026 [15.1.2 - 2 pages]



16 WORKS REPORTS

16.1 PERTH STREETScape INTERPRETATION SIGNAGE

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Trent Atkinson, Project & Building Compliance Manager

RECOMMENDATION

That Council endorse the Perth streetscape interpretation signage and progress with the manufacturing and installation.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the Perth streetscape interpretation signage, enabling the approved content to proceed to the manufacturing and installation stages.

2 INTRODUCTION/BACKGROUND

Council officers have been working with the Perth Tasmania Historical Society to identify locations and develop content for the interpretation signage associated with the Perth streetscape project. The Historical Society has undertaken extensive research into various aspects of Perth's history and has provided Council with content for 12 interpretive signs along Main Road, extending from the Fairtlough Street intersection to Old Punt Road. The signage posts have already been constructed (in storage) as part of the streetscape works and are currently awaiting endorsement of the signage content to enable manufacturing and installation of the interpretive panels, thereby completing the Perth streetscape project in its entirety.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.1 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:

Foundation Project/s:

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

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

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

4 POLICY IMPLICATIONS

Not Applicable

5 STATUTORY REQUIREMENTS

The interpretation signage forms part of the Perth Streetscape Project, for which a planning permit has previously been granted.

6 FINANCIAL IMPLICATIONS

The interpretation signage is incorporated within the streetscape project budget.

7 RISK ISSUES

There is a risk that if the signage is not approved delays will be experienced for installation of street signage and budget could be reallocated.

8 CONSULTATION WITH STATE GOVERNMENT

Not Applicable

9 COMMUNITY CONSULTATION

The Perth Tasmania Historical Society has consulted with a broad range of organisations and individuals, and the feedback received has been incorporated into the proposal.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options:

- Endorse the interpretation signage as presented
- Make changes and endorse the interpretation signage
- Not endorse the interpretation signage

11 OFFICER'S COMMENTS/CONCLUSION

The proposed interpretation signage forms an integral component of the Perth Streetscape Project and will provide residents and visitors with an opportunity to engage with and learn about Perth's rich history and heritage. The signage content has been developed by the Perth Tasmania Historical Society following extensive research and consultation with local stakeholders, community members, and relevant organisations.



Council officers have worked collaboratively with the Historical Society throughout the project to identify appropriate locations and review the proposed content. The signage aligns with the objectives of the streetscape project by enhancing the visitor experience, celebrating local heritage, and contributing to Perth's sense of place.

The interpretation signage posts have already been manufactured as part of the streetscape project. Endorsement of the proposed content will enable the interpretive panels to proceed to manufacture and installation, allowing the project to be completed as intended.

Council officers acknowledge and thank the Perth Tasmania Historical Society for its significant contribution to the Perth streetscape interpretation signage. The Society has dedicated considerable time and effort to researching, preparing and refining the historical content for the interpretation signage, helping to preserve and celebrate Perth's rich heritage for the benefit of residents and visitors.

12 ATTACHMENTS

1. Perth Interpretation Signage Location and Materials [16.1.1 - 3 pages]
 2. Perth Interpretation Signage [16.1.2 - 12 pages]
 3. Perth Tasmanian Historic Society Information [16.1.3 - 3 pages]
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17 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

That Council move into the “Closed Meeting” with the Acting General Manager, Works Manager, Project and Building Compliance Manager, Senior Planner, Executive 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 Applications for Leave of Absence	17(2)(i)(j)
4.1 Personnel Matters	17(2)(a)(b)
4.4 Action Items: Closed Council Status Report	17(2)(h)
5.1 All About Campbell Town - Information Centre and Museum	17(2)(g)
5.2 2026-2028 EVANDALE District Committee Term - Membership Appointment	17(2)(h)
5.3 Purchase of 48 Clarence Street, Perth	17(2)(g)
5.4 Rate Remission Request	
5.5 General Manager Recruitment	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.



17.1 (3.1) CONFIRMATION OF MINUTES

17.2 (3.2) APPLICATIONS FOR LEAVE OF ABSENCE

17.3 (4.1) PERSONNEL MATTERS

17.4 (4.4) ACTION ITEMS: CLOSED COUNCIL STATUS REPORT

17.5 (5.1) ALL ABOUT CAMPBELL TOWN - INFORMATION CENTRE AND MUSEUM

17.6 (5.2) 2026-2028 EVANDALE DISTRICT COMMITTEE TERM - MEMBERSHIP APPOINTMENT

17.7 (5.3) AUTHORITY TO PURCHASE LAND AT PERTH

17.8 (5.4) RATE REMISSION REQUEST

17.9 (5.5) GENERAL MANAGER RECRUITMENT

**17.10 (5.6) CAMPBELL TOWN STREETScape REDEVELOPMENT - STAGE 2 - CONSTRUCTION TENDER
NMC 26/03**

18 CLOSURE

RECOMMENDATION

That Council move out of the "Closed Meeting".

Mayor Knowles closed the meeting at