



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 21 SEPTEMBER 2026

Maree Bricknell
ACTING GENERAL MANAGER



QUALIFIED PERSONS ADVICE

The Local Government Act 1993 Section 65 provides as follows:

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

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

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

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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

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

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

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

Maree Bricknell

ACTING GENERAL MANAGER



GUIDELINES FOR COUNCIL MEETINGS

EXPECTATIONS OF COUNCILLOR CONDUCT

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

MEETING CONDUCT

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

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

REPRESENTATIONS ON PLANNING ITEMS

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

PETITIONS

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



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY 21 SEPTEMBER 2026 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.


MAREE BRICKNELL

ACTING GENERAL MANAGER

16 SEPTEMBER 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



Item	Page No.
1 ATTENDANCE	4
2 TABLE OF CONTENTS	5
3 ACKNOWLEDGEMENT OF COUNTRY	8
4 DECLARATIONS OF INTEREST	8
5 PROCEDURAL	9
5.1 Confirmation Of Council Meeting Minutes	9
5.2 Date Of Next Council Meeting	9
5.3 Motions On Notice By A Councillor	10
5.3.1 Notice Of Motion: 81 High Street, Campbell Town	10
5.3.2 Notice Of Motion: Acquisition Of 81 High Street, Campbell Town - Whether Within The Authority Granted By Minute 26/0238 Of 17 August 2026.....	11
5.3.3 Notice Of Motion: Naming Of The Longford Recreation Ground Scoreboard - The Phil	16
5.3.4 Notice Of Motion: Epping Forest Hall.....	17
5.3.5 Notice On Motion: The NMC Commission An Independent Review Of The Investigation, Assessment And Decision Making Process Relating To Dog Attack.....	19
5.4 Councillor Questions On Notice	21
6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES	40
7 COUNCIL COMMITTEES - RECOMMENDATIONS	41
7.1 Campbell Town District Committee	41
7.1.1 Campbell Town Streetscape Stage 2	41
7.1.2 Road Hierarchy Schedule And Prioritisation Of Road And Footpath Works	42
7.2 Cressy District Committee	43
7.3 Evandale District Committee	44
7.3.1 Heritage Cast Iron Lamp Posts – High Street Streetscape Completion	44
7.3.2 Pioneer Park Pathway Material Review	44
7.3.3 Significant Trees Register – Evandale Nominations	45
7.3.4 Honeysuckle Banks Toilet Block And Dump Point – Planning, Heritage And Environmental Approvals	46
7.4 Longford District Committee	47



7.5	Ross District Committee	47
8	INFORMATION ITEMS.....	47
8.1	General Manager's Activities	47
8.2	Mayor's Activities Attended & Planned	48
8.3	Council Workshops/Meetings Held Since The Last Ordinary Meeting	49
8.4	Conferences & Seminars: Report On Attendance By Council Delegates.....	49
8.5	Action Items: Council Minutes	52
8.6	Petitions.....	63
8.7	132 & 337 Certificates Issued.....	64
8.8	Animal Control	65
8.9	Customer Request Receipts	66
8.10	Environmental Health Services	67
8.11	Integrated Priority Projects & Strategic Plans Update	68
8.12	Gifts & Donations (Under Section 77 Of The LGA)	71
8.13	Vandalism	71
8.14	Youth Program Update.....	72
8.15	Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...	75
8.16	Resource Sharing Summary: 01 July 2025 To 30 June 2026	76
9	PUBLIC QUESTIONS AND STATEMENTS.....	76
10	COUNCIL ACTING AS A PLANNING AUTHORITY	77
11	PLANNING REPORTS.....	78
11.1	PLN26-0120: Temporary Process Change And Desludging Of Western Junction Sewage Treatment Plant Including Access Over 81 Evandale Road, Western Junction	78
11.2	PLN-26-0088 Outbuilding (Garage), 59 Devon Hills Road, Devon Hills	94
11.3	PLN26-0134: Contractors Yard, Extend Concrete Batch Plant Hours, & New Access To Evandale Road (Retain Existing Access Via Right Of Way Over 144549/1, 186290/2, 186290/1,166270/1) - 59 Raeburn Road, Breadalbane.....	105
11.4	PLN26-0158, Change Of Use To Community Meeting And Entertainment - Function Centre; 38 Marlborough St Longford	125
11.5	PLN26-0125, Outbuilding And Third Access; 4 Cressy Rd Longford	138
11.6	PLN26-0111 Additional Use - Domestic Animal Training (Dog Training Centre) 5 Raeburn Rd Breadalbane	152



11.7 Draft Amendment 23-2026 To Amend Table C6.5 Significant Trees Of The Local Provisions Schedule And Apply Significant Trees Overlay	169
12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION.....	186
13 DEVELOPMENT SERVICES REPORTS	187
13.1 Development Services: Monthly Report	187
14 GOVERNANCE REPORTS	193
14.1 Review Of NMC Consolidated Meeting Procedures.....	193
14.2 Policy Review - Australia Day Awards And Volunteer Recognition Policy	196
14.3 Longford Traffic And Safety Concerns – Response From Building Tasmania.....	200
14.4 Illawarra Road Heavy Vehicle Driver Rest Area, Longford – Response From Building Tasmania.....	204
15 CORPORATE SERVICES REPORTS	208
15.1 Monthly Report: Financial Statement	208
16 ITEMS FOR THE CLOSED MEETING	214
16.1 (3.1) Confirmation Of Minutes	215
16.2 (3.2) Applications For Leave Of Absence	215
16.3 (4.1) Personnel Matters	215
16.4 (4.3) Action Items: Closed Council Status Report.....	215
16.5 (5.1) 2026-2028 Local District Committee Membership Appointments.....	215
16.6 (5.2) Recruitment Of General Manager	215
17 CLOSURE	215



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, 17 August 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, 19 October 2026.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following notice of Motions has been received.

5.3.1 Notice Of Motion: 81 High Street, Campbell Town

Responsible Officer: {custom-field-responsible-officer}

OFFICER'S RECOMMENDATION

That Council note that the acquisition of 81 High Street, Campbell Town, was undertaken to provide a fit-for-purpose, long-term facility for the Campbell Town Museum, Information Centre, and Convict Brick Trail Display, operated by Council's Section 24 Committee with assistance by council.

Councillor Terrett has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 21 September 2026.

NOTICE OF MOTION

That Council

- a) Invites any community groups to submit to Council within 60 days of this meeting, a viable business plan for the lease and fit-out of 81 High Street Campbell Town.
- b) That the business plan must address, at a minimum, the following matters:
 - Proposed use of the property and anticipated community benefits,
 - Governance and management arrangements
 - Financial viability, including funding sources and projected operating costs
 - Proposed lease arrangements
 - Scope of refurbishment works and associated funding
 - Demonstrated capacity to implement and sustain the proposal
- c) Resolves if no acceptable business plan is approved by Council, the property be placed on the open market for lease.

BACKGROUND

In early 2026, Council purchased 96A Main Street Perth for community use, which was to include a tourist centre, museums, meeting spaces and a community garden for the Perth community.

Following the purchase of the property council resolved in Minute 26/041 to invite community groups to submit business plans to council for the building. For consistency it is proposed that Council undertake the same process to allow broader community groups to submit proposals to Council.

As has been demonstrated in the Perth proposal, the community sees its premises as a multi-purpose community hub that can accommodate many community groups and stakeholders as well as a tourist centre and museum.

OFFICER'S RECOMMENDATION

That Council note that the acquisition of 81 High Street, Campbell Town, was undertaken to provide a fit-for-purpose, long-term facility for the Campbell Town Museum, Information Centre and Convict Brick Trail display, operated by Council's Section 24 Committee with assistance by Council.

ATTACHMENTS

Nil



5.3.2 Notice Of Motion: Acquisition Of 81 High Street, Campbell Town - Whether Within The Authority Granted By Minute 26/0238 Of 17 August 2026

Responsible Officer: {custom-field-responsible-officer}

OFFICER'S RECOMMENDATION

That Council Officers prepare a report on the notice of motion to be presented to a future Council Meeting, noting that the rescinding of the decision made in minute 26/0238 will not override the contractual obligations on Council to complete the unconditional contract of sale for the purchase of 81 High Street Campbell Town.

Councillor McCullagh has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 21 September 2026.



NOTICE OF MOTION

That Council

- a) **NOTES** that by Minute 26/0177 of 29 June 2026, [REDACTED] has not been rescinded.
- b) **NOTES** further that by Minute 26/0238 of 17 August 2026, [REDACTED]
- c) **NOTES FURTHER** that [REDACTED] has been brought to Council.
- d) **DECLARES** that Council has [REDACTED]
- e) **RESCINDS** [REDACTED] of Minute 26/0238 of 17 August 2026, [REDACTED] this paragraph being a motion to overturn a decision for the purposes of regulation 22(1)(a) and requiring an absolute majority.
- f) **RESOLVES** that no further step is to be taken by or on behalf of Council to complete, settle, fund, fit out or publicise the acquisition, other than a step Council is legally obliged to take, until Council has considered the material required by paragraphs 7 and 8.
- g) **DIRECTS** the General Manager to table before Council at the next ordinary meeting a written chronology of the transaction, from first contact with the vendor or the vendor's agent through to execution of the contract, together with certified copies of:
 - i) the report and all attachments placed before Council on 29 June 2026 and on 17 August 2026;
 - ii) [REDACTED] including every site considered, the basis on which each was excluded, and the identity of the officer who conducted the investigation;
 - iii) the executed contract of sale, and every offer, counter-offer and acceptance exchanged with the vendor or the vendor's agent, with dates and amounts;
 - iv) all correspondence between Council officers or the Mayor and the vendor, the vendor's agent, or any person acting for either;
 - v) every instrument of delegation relied upon, with the relevant pages of the public register of delegations kept under section 22(4) of the *Local Government Act 1993* (the **Act**);
 - vi) the certificate of the General Manager under section 65(2) of the Act and the qualified advice to which it relates, or a written statement that no such certificate was given;
 - vii) every valuation of the property obtained by or for Council, with the valuer's name, qualifications, instructions, and the date and basis of valuation, or a written statement that none was obtained;
 - viii) all due diligence undertaken before execution of the contract, including building, structural, services, accessibility, fire, heritage and hazardous materials reports;
 - ix) the line item in the estimates adopted under section 82 of the Act for 2026–27 against which the purchase price, duty and associated costs are to be charged, and any resolution altering those estimates under section 82(4);
 - x) the current operation figures, comparable income estimates, confirmation of funding source and budget amendment that the report said should be inserted before its finalisation; and
 - xi) all records of Council's legal or beneficial interest in the Convict Brick Trail, and of any agreement with



- the originators of that project or the purchasers of bricks;
- xii) all records of the ownership of the museum collection, and any deed, lease, licence or other agreement securing its presence in premises owned by Council, together with its term and termination provisions; and
 - xiii) the constitution, membership and office-holders of any incorporated body associated with the Museum, the Visitor Information Centre or the Brick Trail, and details of all grant funding sought or received by it in connection with this proposal.
- h) **DIRECTS** the General Manager to obtain, at Council's cost, written advice from an independent Australian legal practitioner experienced in Tasmanian local government law — that practitioner not having advised on the transaction to date, and the instructions to be settled by Council or a committee of Council rather than by the officer whose conduct is in question — and to bring that advice to Council within 21 days, addressing:
- i) whether an authority to proceed [REDACTED] conferred authority to execute an unconditional contract of sale, and to do so at a higher price;
 - ii) whether entering into an unconditional contract, [REDACTED]
 - iii) whether the [REDACTED] sections 22, 62, 65, 74, 82 and 175 of the Act;
 - iv) whether any contract entered into is void, voidable, unenforceable, or otherwise capable of being avoided, rescinded, terminated or varied by Council, and on what terms;
 - v) whether the vendor or the vendor's agent had notice, actual or constructive, of any limit on the officer's authority, and what follows for enforceability;
 - vi) Council's exposure if it does not complete — deposit, damages, interest and costs — quantified so far as practicable;
 - vii) the alternatives reasonably available, including negotiated release, extension of settlement, assignment or nomination of a substitute purchaser, on-sale following settlement, and joint acquisition;
 - viii) whether any officer has acted beyond the authority conferred, what Council should do in consequence, and any question of personal liability; and
 - ix) what agreement Council would require to secure the presence of the museum collection in premises it owns, and Council's position if that collection were withdrawn; and
 - x) what conduct on Council's part would or might amount to ratification, so that Council may avoid it while it considers its position.
- i) **RESOLVES** that, Council having determined not to release the decision, report or documents relating to this matter and not having since resolved otherwise, no public announcement, media release, statement to the Museum committee or other public communication regarding the acquisition is to be made by or on behalf of Council — including by the Mayor — until Council has considered the material required by paragraphs 7 and 8; and **DIRECTS** the General Manager to report on any such communication already made or authorised, by whom and on what basis.
- j) **DIRECTS** the General Manager, if the independent advice concludes that Council is bound by an enforceable contract, to bring to the next available meeting a report on the options for minimising the cost to ratepayers, including on-sale of the property, with a recommendation, so that Council makes that decision itself and not by delegation.
- k) **RESOLVES** that, upon receipt of the independent advice, Council will consider whether to refer the matter to the Director of Local Government and to the Auditor-General, and **DIRECTS** that the report outline the referral options and the process for each.
- l) **RESOLVES** to reconsider under regulation 17(7) whether the discussions, decisions, reports and documents relating to this matter should continue to be withheld from the public, having particular regard to the fact that a public announcement of the purchase has been foreshadowed while the decision said to authorise it remains confidential.



BACKGROUND

June: Council asked for alternatives

At the Closed Council Meeting of 29 June 2026, [REDACTED]

[REDACTED]

August: what came back

The report to the Closed Council Meeting of 17 August 2026 [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

What had to happen first

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The wording of the resolution has been confirmed

[REDACTED]



The collection

Council has also been advised by the Acting General Manager that the museum collection is “owned, managed, maintained, and operated jointly by the Campbell Town Museum and Information Centre Management Committee and the About Campbell Town Inc (which has been retained for access to grant funding etc)”.

What has happened since

- Council has been advised by email from the Acting General Manager [REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED] under Minute 26/0238(b)(ii) not to release the decision, report or documents to the public, which has not been revisited.
- No report on this acquisition has come to Council between 17 August 2026 and the date of this notice.

OFFICER’S RECOMMENDATION

That Council Officers prepare a report on the notice of motion to be presented to a future Council Meeting, noting that the rescinding of the decision made in minute 26/0238 will not override the contractual obligations on Council to complete the unconditional contract of sale for the purchase of 81 High Street Campbell Town.

ATTACHMENTS

Nil



5.3.3 Notice Of Motion: Naming Of The Longford Recreation Ground Scoreboard - The Phil "Fuzzy" Williams Scoreboard

Responsible Officer: Maree Bricknell, Acting General Manager

OFFICER'S RECOMMENDATION

That Council Officers consult with Mr Williams and the Longford Football Club and bring a report back to Council which includes feedback, design concepts, costings and timeframes.

Councillor McCullagh has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 21 September 2026.

NOTICE OF MOTION

That Council:

- a) Names the scoreboard at the Longford Recreation Ground the **Phil "Fuzzy" Williams Scoreboard**, in recognition of Mr Williams' more than twelve years of relentless volunteer service maintaining the playing surface of the Longford Football Ground;
- b) Directs the A/General Manager to arrange appropriate signage on or adjacent to the scoreboard reflecting the new name, in consultation with the Longford Football Club and ground user groups, with costs met from the existing parks and reserves maintenance budget;
- c) Undertakes any consultation required under Council's community consultation or naming policies, with a report back to Council only if an objection is received; and
- d) Invites Mr Williams and his family to a public unveiling of the named scoreboard at a suitable fixture, with Council to extend its formal thanks on behalf of the community.

BACKGROUND

For more than twelve years, Phil "Fuzzy" Williams has given his time, labour and expertise — week in, week out, unpaid and largely unseen — to maintain the playing surface of the Longford Football Ground. Every player who has run onto that ground, every junior learning the game, every spectator at every home fixture has benefited from his work, most without ever knowing whose work it was.

Volunteers of this calibre are the quiet infrastructure of our seventeen towns. They do not seek recognition, which is precisely why Council should give it. Naming the scoreboard — the most visible fixture on the ground he has cared for — is a modest, low-cost and permanent way to say what the community already knows: that this ground plays as well as it does because of Fuzzy.

The cost of this motion is limited to signage. The value of it — to volunteering, to community spirit, and to one thoroughly deserving man — is considerably greater.

OFFICER'S RECOMMENDATION

That Council Officers consult with Mr Williams and the Longford Football Club and bring a report back to Council which includes feedback, design concepts, costings and timeframes.

ATTACHMENTS

Nil



5.3.4 Notice Of Motion: Epping Forest Hall

Responsible Officer: Maree Bricknell, Acting General Manager

OFFICER'S RECOMMENDATION

That the matter be referred to Council's Strategic Property Committee for consideration at its next meeting, expected to be held in December. This consideration can then inform the development of a framework for future community consultation and assist in the preparation of a report for Council's consideration in early 2027.

Councillor McCullagh has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 21 September 2026.

NOTICE OF MOTION

That Council:

- a) **Notes** that the Epping Forest Hall, Midland Highway, Epping Forest, is a Council-owned community facility of high visual prominence on the Heritage Highway which is currently available for casual hire only and is significantly under-utilised relative to its condition, position and potential.
- b) **Requests** the General Manager prepare a report to the **December 2026 Ordinary Meeting of Council** examining the merits, risks and process for offering the Epping Forest Hall for long-term lease or licence to a suitable tenant, the report to address:
 - i. the pattern of use, booking frequency and revenue from the Hall over the past three financial years;
 - ii. the annual cost to Council of holding, maintaining, insuring and servicing the Hall, and the forecast maintenance and capital liability over the next ten years;
 - iii. the Hall's title, heritage status, planning zone, and any trust, covenant, gift, dedication or public-purpose restriction affecting its lease;
 - iv. the requirements of the *Local Government Act 1993*, in particular section 178, and Council's own policies governing the lease of public land, including public notice and the right of the community to object;
 - v. options for the form of tenure, indicative term, market rental range, and provisions for maintenance, insurance, public liability, heritage protection and reinstatement;
 - vi. options for retaining continuing community access — for example reserved community-use days or a community-benefit obligation written into the lease;
 - vii. any interest expressed to Council to date in leasing or activating the Hall; and
 - viii. a recommended process for testing the market by open Expression of Interest, assessed against published criteria weighted to community benefit, visitation, employment, heritage outcomes and compatibility with the Epping Forest locality — not to price alone.
- c) **Requests** that preparation of the report include consultation with the Campbell Town District Committee, current and recent Hall users, and the Epping Forest community, and that the outcome of that consultation be reported to Council with the report.
- d) **Affirms** that no decision to lease, licence or otherwise dispose of any interest in the Epping Forest Hall is made by this resolution, and that any such decision would be a separate matter for Council following receipt of the report, completion of statutory public notice, and consideration of any community submissions.

BACKGROUND

Epping Forest sits on the Midland Highway between Campbell Town and Perth, on the main road link between Hobart and Launceston. Traffic passes it constantly. Very little of it stops. The Epping Forest Hall is among the most visible



buildings in the locality — a small, well-proportioned weatherboard hall with a gabled roof and arched entry, set among gums directly off the Highway. It is Council-owned and it presents well. Council's facilities listing records a kitchen, toilets and heating, no AV or Wi-Fi, and a capacity entry that has not been maintained: prospective hirers are told to check with the facility manager.

That listing is the problem in miniature. The Hall is offered on the same casual-hire basis as every other hall in the municipality — a booking form, a fee schedule, an email address. That model works for halls inside towns with a population to draw on, standing committees, sporting clubs and regular users. Epping Forest does not have that base. The result is a building Council maintains, insures and rate-funds, that opens occasionally, and that for most of the year does nothing.

Council carries the whole cost of that arrangement and receives almost none of the benefit.

A well-chosen long-term tenant changes four things at once. It secures the building. A tenant with a commercial interest in the premises maintains it, heats it, occupies it and watches it. Buildings that are used survive. Buildings that stay locked deteriorate quietly and then present Council with a capital bill and a difficult conversation about demolition. This Council has had that conversation about other assets already. It relieves the ratepayer. Every dollar of holding cost on an idle asset is a dollar not spent on roads, footpaths and services. A lease converts a standing cost into an income, or at minimum shifts it off the ratepayer. It adds a reason to stop. The Northern Midlands markets itself as the Heartland of Tasmania and trades on the Heritage Highway. Our visitor economy depends on giving people a reason to pull off the road, and Epping Forest currently offers travellers nothing. A gallery, studio, providore, cellar door, café, artisan workshop or maker's space in that hall — on that highway, with that frontage — is exactly the sort of small, characterful destination that adds another layer to the fabric of the region. It costs Council nothing to find out whether anyone wants to do it. It is fair to Epping Forest. Smaller localities reasonably ask what they get for their rates. Activating their hall, with community access protected in the lease, puts something into Epping Forest rather than taking something out.

This motion does not sell or lease the Hall, and does not pre-select a tenant or a use. It asks for the facts: what the Hall costs us, what sits on the title, what the law requires, what the community thinks, and whether there is any market interest at all. Council can then decide with its eyes open.

Any lease of public land is governed by the Local Government Act 1993, including the public notice and objection provisions at section 178. Nothing here displaces those requirements; clause 4 states expressly that they must be satisfied before any decision is made. Epping Forest falls within the Campbell Town District Committee area, and that Committee, together with current Hall users and the wider Epping Forest community, should be consulted before the report comes back — not after.

OFFICER'S RECOMMENDATION

That the matter be referred to Council's Strategic Property Committee for consideration at its next meeting, expected to be held in December. This consideration can then inform the development of a framework for future community consultation and assist in the preparation of a report for Council's consideration in early 2027.

ATTACHMENTS

1. Community Hope Exchange [5.3.4.1 - 3 pages]



5.3.5 Notice On Motion: The NMC Commission An Independent Review Of The Investigation, Assessment And Decision Making Process Relating To Dog Attack

Responsible Officer: {custom-field-responsible-officer}

OFFICER'S RECOMMENDATION

That Council proceeds with Councillor Goss's request to commission an independent review of the investigation, assessment and decision-making process relating to the dog attack on Mrs Maxine Watson, noting that the cost estimated provided by Page Seager to complete the review is estimated to be \$3000 plus GST and any necessary disbursements.

Councillor Goss has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 21 September 2026.

NOTICE OF MOTION

That Council commission an independent review of the investigation, assessment and decision-making process relating to the dog attack on Mrs Maxine Watson, including the adequacy of evidence gathering, witness consultation, risk assessment, procedural fairness and compliance with the Dog Control Act 2000, and that the reviewer provide recommendations to Council on improvements to dangerous dog investigations, public safety measures, victim engagement, transparency, accountability, and policy and procedural reforms to ensure the effective protection of the community from future dog attacks, with the findings, recommendations, and Council's response to be reported publicly, subject to any legal and privacy obligations.

BACKGROUND

At a recent Council meeting, Ms Maxine Watson spoke to Council about a dog attack near the gate at the Mill Dam railway bridge in Longford.

On 27 July 2026, Ms Watson, a female pedestrian, was involved in a dog attack while walking near the Mill Dam area and approaching the gate located near the railway bridge. Information obtained by Council officers indicates that a number of people were trying to get through the gate at the same time, including a family with two Schnauzers, which were growling, and the owner of an Australian Cattle Dog. As the family tried to move past the Cattle Dog's owner while everyone passed through the gate, the Australian Cattle Dog appears to have caught its claw on the gate and lunged forward. In the confusion that followed, the dog slipped its owner's hold and ran towards Ms Watson, and the owner of the Australian Cattle Dog fell over and screamed. The dog has then knocked Ms Watson to the ground. The dog appears to have bitten her several times and left a number of scratches.

Ms Watson was injured on her legs, buttocks and lower back, and received basic medical treatment. Photographs of the injuries were taken following the incident. Four witness statements were collected as part of the investigation, and the independent witnesses generally support this account of events.

Council recognises this would have been a frightening and distressing experience for Ms Watson. Any incident where someone is hurt and frightened in this way is taken seriously, and it was treated accordingly throughout the investigation.

Assessment of the Situation

The matter for Council's consideration was whether the circumstances met the test for a dangerous dog declaration under section 29, using the Act's definition of serious injury.



Council does not doubt that Ms Watson was hurt, and that the experience would have been extremely distressing. However, based on the evidence gathered, her injuries did not reach the level of serious injury as defined in the Act. In particular:

- there were no broken bones;
- there were no lacerations needing stitches or significant medical treatment;
- there was no loss of feeling or function reported;
- no medical or cosmetic surgery was needed;
- treatment amounted to a basic medical assessment, with paracetamol for pain relief.

Council also considered the wider circumstances of the incident – the two growling schnauzers nearby, the congestion at the gate, the Australian Cattle Dog getting caught on the gate, and its owner falling and calling out immediately before the dog got loose. Together, these factors indicate an unusual and unfortunate chain of events, rather than a dog with a pattern of aggression.

The dog has no history of this kind of behaviour. It is regularly seen in public – at the dog park and on daily walks – with no previous report of it attacking anyone or acting aggressively.

Having regard to the definition of serious injury, the evidence gathered during the investigation, the dog's history, and the circumstances of the incident, the Acting General Manager was not satisfied that the legal test for a dangerous dog declaration had been met. There was also insufficient evidence to conclude the dog is likely to cause serious injury in future.

Outcome

Council determined that a dangerous dog declaration was not warranted in this case. Council did, however, consider it appropriate to place additional conditions on the dog's registration to reduce the chance of a similar incident occurring again. The dog is now required to:

- wear a muzzle whenever it is in public; and
- be kept on a lead no longer than two metres.

These conditions directly address the circumstances of the incident and provide a meaningful level of public protection, similar to what would apply if the dog had been formally declared dangerous.

OFFICER'S RECOMMENDATION AND COMMENT

That Council proceeds with Councillor Goss's request to commission an independent review of the investigation, assessment and decision-making process relating to the dog attack involving Mrs Maxine Watson, noting that the estimated cost of the review, as advised by Page Seager, is \$3000 plus GST and any necessary disbursements.

An investigation by the Tasmanian Ombudsman would not result in any cost to Council, however, any complaint to the Ombudsman must be lodged by the affected party, as neither Council nor an individual Councillor can initiate an Ombudsman investigation on another person's behalf.

ATTACHMENTS

Nil



5.4 COUNCILLOR QUESTIONS ON NOTICE

RECOMMENDATION

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

Councillor McCullagh has submitted the following questions on notice to the General Manager.

Evandale medical centre, 8A High Street, Evandale

1. On what date did Council first receive plans or a proposal from the operator of the medical practice at 8A High Street, Evandale, for the expansion or upgrade of the premises?

05 November 2024 the current tenant attended a Council workshop and proposed the following to Council in relation to proposed expansion works at 8A High Street, Evandale.

2. What decisions have been made by Council, or by officers under delegation, in respect of that proposal and the tenure arrangements for 8A High Street, and on what dates were those decisions made?

The following decisions of Council have been moved in relation to the expansion proposal

Before the current tenant sought expansion of the facility, Council had considered similar expansion works on two separate occasions. The first consideration occurred in March 2018, with Council resolving:

Cr Goss/Cr Knowles

That Council

- i) approves the extension of the Evandale Doctor's Surgery to the value of \$200,000 subject to a long-term lease agreement; and
- ii) release the decision following discussions with the lessee.

Carried unanimously

Council considered this matter in January 2021 and resolved as follows:

DECISION

Cr Goninon/Cr Davis

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Davis

That Council

- A) approve the extension of the Evandale Doctor's Surgery to the value of \$300,000 subject to
 - i) a commercial rental assessment being obtained (inclusive of the proposed extension); and
 - ii) following receipt of the assessment, the tenants be consulted regarding the signing of a 5x5 year lease; and
 - iii) future consideration be given as to whether Council should retain the property or offer the building for sale;
- B) in relation to this matter:
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined not to release any discussion, decision, report or document to the public.

Carried unanimously



At the May 2023 Council meeting, the proposed expansion works and lease arrangements were again considered by Council.

Under section 17(8) of the Meeting Procedures Regulations 2025 no further information can be disclosed.

Following a presentation by the tenant at the Council Workshop in November 2024, Council considered the matter and, at its meeting of 20 January 2025, endorsed the following:

MINUTE NO. 25/0046

DECISION

Cr McCullagh/Cr Adams

That Council

- a) i) approve the extension of the building at 8a High Street Evandale to the value of \$470,000; and
- ii) the tenants be consulted regarding the signing of a 5x5 year lease;
- iii) that Council agree to fund the up front cost of the extension and we recover the outlay in 10 equal payments per year plus interest; and
- b) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to release the decision, report and/or document to the public if the party agrees to the payment schedule.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

At the April 2026 Council meeting, the proposed expansion works and lease arrangements were again considered by Council.

Under section 17(8) of the *Meeting Procedures Regulations 2025* no further information can be disclosed.

3. What matters remain outstanding before an expansion or upgrade of 8A High Street can proceed, and which of those matters rest with Council?

The new lease cannot be finalised or executed until the remaining lease-related issues are resolved and the associated financial matters have been agreed.

4. What is the current status of the tenure arrangement for 8A High Street?

The current fixed term lease for the medical practice has ended. It is now operating as a periodic lease while negotiations of the terms of a new lease and finances continue.

Council has a long-term lease in place for the Evandale Pharmacy.

5. What provision, if any, exists in the 2026–27 budget or the forward capital works program for works at 8A High Street?

Council has a provision in the 2026–27 budget for an amount of \$470,000 for proposed extension works at 8A High Street, Evandale.

6. On what date did Council last communicate in writing with the practice regarding the proposed expansion, and what response, if any, is the practice currently awaiting from Council?

The last email from Council to the practice regarding the proposed expansion was 16 July 2026. Council is currently waiting on a response from the medical practice with the last communication on the 18 August 2026. Advising that due to matters outside of their control they have not been in a position to respond as yet.

7. When was the most recent building condition assessment of 8A High Street undertaken, and what maintenance items remain outstanding?

All outstanding maintenance matters have been completed at the medical centre. The last building audit by Council was in June 2025. Officers attempted to complete the 2026 audit but due to not providing the correct



notice to the tenants, Council officers were asked to leave and were unable to complete the audit. It is to be rescheduled and notice given as directed by the tenant. Due to work commitments of Council officers this has not yet been scheduled into their program of works.

8. Can the Acting General Manager provide a timeline for resolving the matter, and is resolution achievable by 31 December 2026?

There is no current timeframe for resolving the outstanding matters in relation to the tenure of the property. Should the outstanding matters be resolved, an estimated 12 months would be required to complete updated design work, costings, development approval, tender processes, and the execution of a new lease.

9. Will a report on the future of 8A High Street be brought to an open meeting of Council?

A future report will be presented to Council, with agenda placement to be determined by the Acting General Manager in accordance with the *Meeting Procedures Regulations 2025*.



Councillor McCullagh has submitted the following questions on notice to the General Manager.

Purchase of 81 High Street, Campbell Town

A. Compliance with Minute 26/0177 (alternative sites)

10. What [REDACTED] to Minute 26/0177, by whom, and between what dates?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

11. Please list every site or property considered as an alternative, and for each, the reason it was excluded and the officer who made that assessment.

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

12. The report of 17 August identifies one alternative — the leasing opportunity at [REDACTED] — and refers in passing to [REDACTED]. Were any other sites assessed? If so, why [REDACTED]? If not, [REDACTED] said to have been discharged?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

13. Was any assessment made of extending, adapting or re-purposing a building Council already owns? If so, which buildings, and what did that assessment conclude?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

14. Was any assessment made of retaining the existing arrangements with additional space secured by lease or licence elsewhere in Campbell Town?

[This was not an option and was discussed at the time of the lease negotiations with the new owner of the Campbell Town Town Hall.](#)

15. Was a whole-of-life cost comparison prepared between purchasing 81 High Street [REDACTED] and continuing with existing arrangements? If so, please provide it. If not, why was Council not given one?

[In considering alternative premises, officers were mindful that significant expenditure on the refurbishment or upgrade of a privately owned building would not result in Council ownership of the asset or the long-term benefits associated with owning the property.](#)

16. The [REDACTED] is said in the report [REDACTED] on the basis of [REDACTED]. What are those notes, when were they prepared, by whom, and were they current at 17 August 2026?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

17. Was the owner of [REDACTED] or of any other alternative site, approached to discuss terms? If not, why not?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

B. The preconditions stated in the report

[REDACTED]

18. Was due diligence completed before the contract of sale was executed? If so, what did it comprise, who carried it out, and on what dates?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

19. Was a valuation obtained before the contract of sale was executed? If so, by whom, on what date, and in what amount? If not, why was the contract executed without one?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

20. Was legal advice obtained before the contract was executed, [REDACTED]? From whom, and on what date?



No legal advice was required prior to the signing of the contract. On the day of signing the contract was sent to external lawyers.

21. Was [REDACTED] undertaken before the contract was executed? By whom, and with what outcome?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

22. Does the General Manager accept that an unconditional contract of sale constitutes a [REDACTED]

[REDACTED] If not, what would constitute a [REDACTED]

Yes, the contract will proceed to settlement.

23. If any of the steps [REDACTED] who decided to proceed without them, and on what date?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

24. Why was the contract entered into unconditionally rather than subject to [REDACTED]

[REDACTED] ?

The contract was subject to a building report.

C. The report's own missing content

25. Were the current operation figures and comparable income estimates ever prepared? If so, please provide them and state why they were not before Council on 17 August 2026.

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

26. Was the report finalised at any point after 17 August 2026? If so, when, and was the finalised version provided to councillors?

No, the report was not finalised after the Council meeting held on 17 August 2026.

27. Has the funding source been confirmed? If so, when, by whom, and what is it?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

28. Was a budget amendment required? If so, has one been brought to Council? If it has not, why not, given section 74 of the Local Government Act 1993 confines expenditure to the estimates adopted under section 82?

Yes, a budget amendment is required. This is listed in the agenda of this Council meeting.

29. Does the General Manager consider it appropriate that Council was asked to authorise a commitment of this size [REDACTED] ? If so, why?

Costing information had been provided to Councillors in workshop reports and previous Council meeting reports. A budget amendment can be made to reflect the necessary costings.

30. What certificate, if any, was given under section 65(2) of the Act [REDACTED] and what qualified advice did it certify?

None was required or given.

D. Price and the listing

31. [REDACTED] On what date was it so listed, and had the asking price changed at any time before the contract was executed?

81 High Street was listed for sale with Horizon Property (formerly Ray White Launceston) on 2 September 2025, at an advertised price of "Offers Over \$695,000." That price remained unchanged for the duration of this listing period, and the asking price had not changed at any time before the contract was executed. The property had previously been listed with another agency at "Offers Over \$750,000," believed to have commenced around November 2023. How was the proposed offer figure in the report arrived at, and by whom?

The proposed offer figure in the report was determined by the Acting General Manager. It was arrived at in response to previous reports and discussions presented to Council.

32. Council resolved [REDACTED]

[REDACTED] ?



Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

33. Was the figure resolved by Council understood to be inclusive or exclusive of property transfer duty, legal costs, searches and adjustments?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

34. What is the total committed cost of the acquisition, expressed as a single figure, including duty, legal costs, searches, adjustments and any adviser's or agent's fees?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

35. Property transfer duty on a dutiable value [REDACTED] under the rates published by the State Revenue Office, giving a committed cost of at least [REDACTED]. Is that agreed? If not, what are the correct figures.

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

36. Was any offer made at or below the figure Council resolved upon? If so, when, and what was the vendor's response?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

37. Who authorised the final contract price, on what date, and was any councillor informed before execution?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

E. The Convict Brick Trail

Council's website states that the Convict Brick project "was a privately run project", that bricks "were purchased privately", that "Council did not manage this project", that Council does "not replace incorrect bricks, or, install new ones", and that "Council was not responsible for collection of information or placement of bricks".

38. What legal or beneficial interest, if any, does Council hold in the Convict Brick Trail?

Northern Midlands Council owns the bricks currently laid in the ground on land owned by Council, as well as those removed for the streetscape works. Council is also now in possession of the documentation provided by Mr Cameron for the project.

39. How is Council's published position — that the Trail was a privately run project which Council did not manage and is not responsible for — reconciled with the report's treatment of the Trail as a Council asset justifying this acquisition?

Mr Cameron has provided all documentation for the Trail to Council and is working with officers regarding unlaied and blank bricks for use in the reinstatement of the project. Council is currently working on an update to its website, and this will include updates to the details of the reinstatement of the Convict Brick Trail.

40. The Trail is laid into the footpath of High Street and cannot be relocated. What is meant, in practical terms, by providing the Trail with [REDACTED] and what physically changes about the Trail if this property is acquired?

81 High Street is intended to serve as a base for promoting and expanding the project, including retrieving printed bricks currently lost in vegetation, storing and costing approximately 700 blank bricks currently held by Mr Cameron, compiling project documentation, and potentially reopening brick sales, with operation to be managed by Council officers. The property would provide storage, administration, interpretation and sales space connected to the project.

41. What records connected with the Brick Trail have been provided to or obtained by Council, from whom, on what date, and on what terms?

Council has been provided with 7 folders from Mr Cameron, containing details of the bricks previously sold and their associated numbering within the Trail. These were obtained in August 2026 by the Acting General Manager and Council's Project and Building Manager.

42. Does Council hold the intellectual property in the content of the bricks, or in the associated records? If not, who does?

Council would need to seek professional legal advice on the intellectual property aspect of the bricks however council can confirm that Council holds physical ownership of the bricks currently laid in the ground on Council-owned land, those removed for streetscape works, and the documentation provided by Mr Cameron.



43. [REDACTED] Has the consent of the project's originators, or of the individuals and descendants who purchased bricks and supplied their content, been obtained for those uses? If so, in what form?

Council will be providing a project update to those who have reached out during the recent Convict Brick Trail discussions. Outside of this, Council will be publishing further information on the project in the coming weeks, and will be contacting those who have requested to purchase additional bricks, or who have queried the whereabouts of bricks they purchased that were not included in the Trail managed by Mr Cameron.

44. What consultation has Council undertaken with the people who created, funded or maintain the Brick Trail regarding this acquisition, as distinct from the All About Campbell Town Committee?

Council has engaged with the project founder John Cameron throughout the streetscape project.

45. Has Council received any representation, in any form, from any person associated with the Brick Trail opposing this acquisition? If so, when, and was it placed before Council?

Representations regarding the Brick Trail have been made by two members of the public. These concerns are listed in the Questions on Notice from the public in the agenda for this Council meeting.

46. Does Council intend to change its published position that it does not install new bricks or replace incorrect ones? If so, at what cost, and has that cost been provided for?

Council does intend to change its position on this, and costings for the reinstatement of the project are currently being undertaken.

F. Ownership of the museum collection

Council has been advised that the museum collection is owned, managed, maintained and operated jointly by the Campbell Town Museum and Information Centre Management Committee and About Campbell Town Inc, the latter having been retained for access to grant funding.

47. Does Council own the museum collection, or any part of it? If not, who owns it, and in what shares or on what basis?

The current museum collection is owned by the About Campbell Town Inc. and the Campbell Town Museum and Information Centre Committee (Northern Midlands Council), with a longstanding understanding between the two parties.

48. What deed, lease, licence or other written agreement secures the presence of that collection in premises owned by Council?

There is nothing in writing at this point. As the Committee is one of Council's own, this has not been considered necessary.

49. If no such agreement exists, is one proposed? When will it be brought to Council, and will it be signed before settlement?

If Council requests this be drafted it will be brought back to Council.

50. What is the proposed term of any such agreement, and on what notice may the collection be removed?

This would be discussed by Council if required.

51. Who insures the collection, for what sum, and at whose cost? Would that change if it were housed in a Council-owned building?

It is already housed in a Council-owned building and would therefore continue to be covered as it always has been.

52. Who would own items acquired, donated to, or created for the collection after any move?

Ownership would sit with Council, as the committee operates as a Council committee. Should any donation need to be dealt with differently a deed of agreement would be drafted.

53. What is the legal status of the Campbell Town Museum and Information Centre Management Committee — a special committee of Council under section 24 of the Act, a management committee, or otherwise?

The Campbell Town Museum and Information Centre is a special committee established under section 24 of the Local Government Act 1993.



54. What is About Campbell Town Inc, when was it incorporated, and who are its current members and office-holders?

The current members are Sally Hills, Jill Davis, Alan Bulmer, Danny Saunders and Wayne Dearing.

55. What is meant by that body having been [REDACTED]? What grants has it received or applied for in the last five years, and what has that funding been applied to?

Some management committees are structured as both a committee of Council and an incorporated body, so that if funding requiring incorporation becomes available. Council is not aware of any external funding that the Committee has obtained in the past five years.

56. Is any councillor or Council officer a member, office-holder or otherwise involved in either body? If so, who?

Cr Terrett is Council's representative appointed to the Committee; no other Council officer is a member of the Committee.

57. Has any grant been sought or received in connection with the proposed acquisition or facility by either body, or by Council on their behalf?

No grant funding has been sought to date. Council, however, is always looking for grant opportunities to support our committees and Council infrastructure.

58. If the collection were withdrawn, or either body were to wind up or reconstitute, what use would Council make of 81 High Street, and what would it be worth to Council?

If the current collection were withdrawn, Council has a number of other parties interested in providing items to the museum, and those offers would be reviewed and considered.

59. Was the question of who owns the collection, and how its presence would be secured, addressed anywhere in the material placed before Council before the commitment was made? If so, where? If not, why not?

The current museum collection is held by the About Campbell Town Inc. and Campbell Town Museum and Information Centre Management Committee. As the Committee is a Management Committee of Council, the collection is ultimately owned by the Northern Midlands Council.

G. Execution of the contract, and the record of the resolution

The first two questions below narrow matters already raised in the first series. They are re-asked in this form because a single-line answer is sought to each.

60. Who signed the contract of sale for 81 High Street, Campbell Town on behalf of Council? Please state that person's name and position.

The contract was signed by the Acting General Manager and the Mayor.

61. Under what specific authority did that person sign? If a resolution of Council is relied upon, identify the resolution and the words relied upon. If an instrument of delegation is relied upon, identify the instrument by date and the clause by number.

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

62. Did any person other than the signatory approve, authorise or direct the signing of the contract? If so, who, and on what date?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

63. Was the contract executed under the common seal of Council, by an authorised officer, or in some other manner? If under seal, who authorised the affixing of the seal, and is it recorded in the seal register?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

64. The accuracy of the closed minutes in relation to the 81 High Street motion has been queried and confirmed. Does the General Manager maintain that the minutes accurately record the terms of the resolution as put to the vote?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.

65. Is it accepted that [REDACTED] before the vote was taken?

Under section 17(8) of the Meeting Procedures Regulations 2025 this information can not be disclosed.



66. If so, does the General Manager accept that [REDACTED]

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

67. Does the General Manager contend that the resolution, so recorded, authorised anything beyond what its words say? If so, on what basis?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

68. Who prepared the wording of the motion that was put to the vote, and was it prepared before or during the meeting?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

H. The property itself

69. The property is described as a purpose-built gallery with an adjoining residence, approximately 286m² of building on a 1,032m² allotment. What is the intended use of the residence?

[The two-bedroom residence is intended be used by Council for storage and as additional meeting room space. This aligns with Council's position for the recent acquisition at 96a Main Street Perth.](#)

70. If the residence is to be tenanted, has Council considered its obligations as a residential landlord, and is that income included in any financial projection?

[The residence is intended to be used for storage and as meeting space.](#)

71. If the residence is to be left vacant, what are the annual holding costs — rates, insurance, utilities, maintenance and security?

[The residence is intended to be used for storage and as meeting space.](#)

72. If the residence is to be converted, what is the estimated cost and has it been provided for?

[The residence is intended to be used for storage and as meeting space, so no conversion works are required for its intended use.](#)

73. [REDACTED] What is the estimated cost of those minimal works, who prepared that estimate, and what does it include?

[The building inspection \(by appropriately qualified officers\) found the property well maintained; the only works identified were cleaning the gutters on one side of the building and cleaning the interior, with no painting or other improvements required.](#)

74. Does the intended use — museum, visitor information centre, Brick Trail interpretation and a Council presence — require a planning permit or change of use under the planning scheme? Has an application been made?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed](#)

75. Does the building comply with the National Construction Code and disability access requirements for a place of public assembly in its current state? If not, what is required and at what cost?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

76. Is the property heritage listed or subject to a heritage overlay, and what conservation obligations follow?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

77. Are there any encumbrances, easements, caveats, leases, licences or occupancies affecting the title?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

I. Consultation and the status of the Committee

78. Is the All About Campbell Town Committee a special committee of Council established under section 24 of the Act, or a Council management committee, or an independent incorporated body? Please state which.

[About Campbell Town Inc. is both a special committee of Council under section 24 of the *Local Government Act 1993* and a separately incorporated body. This dual structure is not unusual - other management committees operate under both regulatory models to enable access to external funding opportunities. Council has a number of other management committees that operate on this same basis, this includes Morven Park Management Committee, Ross Community Sports Ground Committee and Avoca Museum and Information Centre](#)



79. If it is a committee of Council, on what basis is its feedback recorded in the report under the heading [REDACTED]?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

80. What consultation was undertaken with the Campbell Town community, or with ratepayers more broadly, before the commitment was made? If none, how is section 20(2) of the Act said to have been satisfied?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

81. The report states [REDACTED] Does the General Manager accept that, on that formulation, the community was to be consulted only after the decision had been made?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

82. The report's risk assessment acknowledges that community views on the purchase may be mixed. What steps were taken to establish what those views are?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

83. What was said to the All About Campbell Town Committee about the likelihood of the purchase proceeding, and on what dates?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

84. Was the Committee informed that [REDACTED] If so, when?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

J. Operating the facility

85. How many active volunteers does the Committee currently have, and how many would be required to operate an expanded facility?

[The Committee currently has four active members.](#)

86. What is the projected annual operating cost of the facility once open, itemised by staffing, utilities, insurance, cleaning, security, maintenance and conservation?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

87. What income is projected, from what sources, and over what period?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed.](#)

88. What is the projected annual net cost to ratepayers once the facility is operating?

[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this information can not be disclosed](#)

89. Against which line of the long-term financial management plan required by section 70 of the Act is that net cost provided for?

[Line items include material and service, employee costs and depreciation.](#)

90. What is the effect of the acquisition and its operating costs on Council's forecast cash position and on the rate increase modelled for 2027–28?

[The acquisition will reduce Council's forecast increase in cash surplus for 2026–27 but will not substantially affect Council's long-term financial management plan.](#)

91. Is the acquisition reflected in Council's long-term strategic asset management plan? If not, when will that plan be brought to Council for revision?

[The asset management plan will be updated for recent purchases of assets including 31 George Street, Longford, 96A Main Street, Perth and 81 High Street, Campbell Town at the next scheduled review.](#)

K. Announcement, confidentiality and next steps

92. Has Council resolved under regulation 17(8) to authorise the release of any material relating to this matter? If so, by what minute?

[No, it has not.](#)



93. If not, on what authority is a public announcement of the purchase to be made, and on what authority are Museum committee members to be advised?

Notification of the unconditional contract (not the closed council decision itself) was made to Councillors, the Committee and the wider public on 2 September 2026, prompted by the practical circumstance that the agent was about to place a “sold” sticker on the property’s advertising sign.

94. Has any announcement, briefing or statement already been made to any person outside Council, and if so on what dates and by whom?

Yes, notification of the unconditional contract was made to the Committee and the wider public on 2 September 2026; the real estate agent was also aware, in the context of arranging the “sold” signage.

95. Will the announcement be deferred until Council has considered the notice of motion lodged with these questions?

No, the announcement of the unconditional contract was already made on 2 September 2026, which precedes this notice of motion, so deferral is no longer possible.

96. What steps have been taken since execution of the contract to progress settlement or commit further expenditure, and what further steps are scheduled before 21 September 2026?

Since execution on 28 August 2026: the building and pest inspection condition was satisfied within the 10-day period, the contract became unconditional, settlement is set for 5 October 2026, and negotiations are continuing separately with the vendor over a list of contents for use as fit-out.

97. Will the General Manager undertake to take no further step to progress settlement, other than one Council is legally obliged to take, until Council has considered that motion?

The Acting General Manager will do what is required to complete the matter to settlement, in accordance with the contract of sale and Council's legal obligations under an unconditional contract.



The following Questions on Notice were received:

From Nicole Graham for Council Meeting on 21st September 2026.

QUESTIONS:

1. On what date did Council formally resolve to purchase 81 High Street?
[The purchase of 81 High Street Campbell Town was listed on the agenda of the 17 August 2026](#)
2. Was the decision made during an Open or Closed Council meeting?
[The matter was included in the agenda for consideration during the closed session of the Council meeting.](#)
3. What was the wording of the resolution authorising the purchase?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)
4. Which Councillors voted FOR the purchase?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)
5. Which Councillors voted AGAINST the purchase?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)
6. Which Councillors were absent or did not participate in the vote?
[Absent from the meeting held on 17 August 2026 were Cr Matthew Brooks \(on leave\), Cr Andrew McCullagh \(apology\), Deputy Mayor Janet Lambert \(apology\)](#)
7. What was the final purchase price and what additional acquisition costs were incurred?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)
8. What source of Council funding is being used for the purchase, and does any of that funding originate from the approximately \$500,000 retained following the sale of the Campbell Town's Town Hall?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)

BUSINESS CASE & DUE DILIGENCE

9. Was a formal business plan, feasibility study, cost-benefit analysis, economic impact assessment and/or risk assessment prepared BEFORE Council voted to purchase the property?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)
10. If so, will Council make these documents publicly available?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)
11. What tourism data and evidence demonstrated that purchasing a permanent property for a Museum and Visitor Information Centre represented an appropriate investment?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)
12. What alternative properties, locations or operating models were considered and costed?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)
13. Were alternatives considered such as leasing premises, partnering with an existing Campbell Town business or organisation, or investing more heavily in digital visitor information, destination marketing and other tourism infrastructure?
[Under section 17\(8\) of the Meeting Procedures Regulations 2025 this can not be disclosed.](#)

VISITOR NUMBERS & TOURISM BENEFIT

14. How many people currently visit the Campbell Town Museum and Visitor Information Centre annually?
[Regional visitor data from the Northern Midlands Visitor Centres Group \(more than 5,400 visitors in June alone, a quarterly total of 12,397 and a year-to-date total of 29,255\).](#)
15. What are the actual recorded visitor numbers for each of the past three years?
[Based on current visitor centre data, it is reasonable to expect that between 170,000 and 180,000 visitors could visit the region over a three-year period, subject to seasonal fluctuations and broader tourism trends.](#)



16. What number of visitors does Council project will visit the new Heritage Hub per day and per year?
Council has not adopted a fixed daily or annual visitor projection for 81 High Street at this stage. Consistent with Council's approach to newly established community facilities, visitor projections will be developed once the facility is operational and an initial baseline has been established, informed by comparable data from the Evandale Community and Information Centre and regional visitor centre trends.
17. What evidence or modelling supports those projections?
Council's assessment to date has drawn on comparable operating data from the Evandale Community and Information Centre and regional visitor centre figures. Detailed modelling specific to 81 High Street will be developed as part of the planning once operational data is available.
18. Most importantly, how many of these are expected to represent ADDITIONAL visitors to Campbell Town, rather than visitors who would already have stopped here?
Council has not undertaken modelling to quantify the number of additional visitors 81 High Street may attract to Campbell Town. However, regional visitor centre data indicates strong and ongoing visitor activity within the Northern Midlands, with more than 29,000 visitor interactions recorded year-to-date by the Northern Midlands Visitor Centres Group. Council anticipates that 81 High Street will enhance the experience of visitors already travelling through the region and may encourage additional visitation, longer stays and increased engagement with Campbell Town's heritage assets. The extent of any additional visitation will be assessed once the facility is operational.

ECONOMIC BENEFIT TO CAMPBELL TOWN

19. How much additional visitor expenditure does Council project the Heritage Hub will generate within Campbell Town annually?
Council has not fixed a projected expenditure figure at this stage. This will be assessed against actual visitor and sales data once the facility is established, in the same manner Council monitors other community and visitor facilities.
20. What measurable economic benefit is expected for our accommodation providers, cafés, hotels, restaurants, retailers, attractions and other local businesses?
Council expects 81 High Street operations to support broader visitation to Campbell Town and, in turn, local trade, consistent with the role visitor infrastructure plays in other towns across the municipality.
21. Has Council calculated an expected return on investment or broader economic return from this purchase? If so, what is it and over what period?
No formal return on investment or economic impact assessment has been undertaken. Council's decision was based on the strategic and community benefits of the project rather than a quantified financial return. As the facility is not yet operational, no economic return period has been established.
22. What measurable KPIs have been established to determine whether this investment succeeds?
Council does not establish formal KPIs for community and visitor information facilities of this nature. This is consistent with Council's approach to the Evandale Community and Information Centre, which operates without formally adopted KPIs. The success of 81 High Street will be assessed through its use by the community and visitors, together with its contribution to heritage interpretation, tourism services and the preservation of local history.
23. When will those KPIs be reviewed and reported publicly?
As Council does not establish formal KPIs for facilities such as 81 High Street or the Evandale Community and Information Centre, no specific KPI review or public reporting framework has been adopted. Information regarding the operation and use of the facility may be reported to Council from time to time in the same manner as other Council-owned community facilities.

ONGOING COST TO RATEPAYERS

24. What is the projected annual cost to Council/ratepayers of owning and operating 81 High Street? (Please include anticipated expenditure for insurance, electricity/heating, water, cleaning, maintenance and repairs, grounds, security, internet/telecommunications, administration, marketing, compliance, depreciation, future capital works and any other ongoing expenditure).
Projected annual costs are being aligned with other comparable operations in the municipality.
25. What funding has been allocated annually for these costs?
Funding allocation will be aligned with other comparable operations in the municipality.



26. Will About Campbell Town Inc / the Museum and Information Centre contribute financially towards operating the property, or will Council/ratepayers meet these costs?
As a Management Committee of Council, funds held by the About Campbell Town Committee are public money and will be used accordingly.
27. If insufficient volunteers are available, will Council employ staff and, if so, has that potential cost been included in the financial modelling?
Council will have a part-time staff member working from 81 High Street to support the operation of the facility. The cost of this is already part of the staffing budget for employees of Council.

VOLUNTEERS & OPERATING MODEL

28. How many currently active volunteers have committed to operating the Heritage Hub?
81 High Street will be operated by Council with the support of the About Campbell Town Committee, who currently have four active members. Council will be looking to expand on volunteer numbers for 81 High Street as operations are established.
29. How many volunteer hours per week will be required?
A minimum of 30 volunteer hours will be required per week.
30. What days and hours will the facility operate?
The hours of operation will be 10am to 3pm 6 days per week, which is the hours of operation currently for the Information Centre and Museum.
31. What is Council's contingency if there are insufficient volunteers to reliably maintain those opening hours?
Council will have a part-time staff member working from 81 High Street to support the operation of the facility.

TWO-BEDROOM RESIDENCE

32. The property includes an attached two-bedroom residence. What does Council intend to do with it?
Under section 17(8) of the Meeting Procedures Regulations 2025 this can not be disclosed.
33. Will it be rented, used as accommodation, converted to offices/community space, used for storage or remain vacant?
Under section 17(8) of the Meeting Procedures Regulations 2025 this can not be disclosed.
34. Was its potential rental/commercial value considered in the financial assessment, and what income is it expected to generate?
Under section 17(8) of the Meeting Procedures Regulations 2025 this can not be disclosed.

PARKING & ACCESS

35. How many dedicated on-site visitor parking spaces does 81 High Street provide?
81 High Street provides on-site parking servicing the existing residential component of the premises only. The Gallery component has historically relied on a combination of available on-street parking and nearby public parking facilities, rather than dedicated on-site visitor parking.
36. What parking and traffic assessment was undertaken before Council committed to the purchase?
Council relied on the Traffic Engineer's assessment prepared for the original Gallery proposal, which identified 11 available on-street spaces plus 19 off-street spaces in the Elizabeth Street carpark, against a planning code requirement, at the time of the Gallery's approval, of 9 spaces.
37. Where are visitors, volunteers and staff expected to park?
Visitors, volunteers and staff are expected to make use of on-street parking and the Elizabeth Street carpark (19 spaces). While recent Main Street improvement works have resulted in the loss of some on-street parking spaces in the immediate vicinity, this has been partially offset by additional parking opportunities provided within William Street. Council has also committed, by Minute No. 26/0106, to investigating the acquisition of the adjoining former Fire Station site, which presents a significant future opportunity for additional public parking directly next to the property. Accordingly, despite recent changes to the local parking environment, the site continues to be well served by a combination of on-street and nearby public parking resources.
38. What provision exists for caravans, motorhomes, coaches and other larger tourist vehicles if this is intended to become a significant visitor hub?
This has been addressed in the overall Streetscape upgrade reporting.

CONVICT BRICK TRAIL

39. What specific role will the Heritage Hub have in relation to the Convict Brick Trail?



81 High Street will provide the Convict Brick Trail with a permanent home, creating the opportunity to expand the historical information and interpretive media able to be shared with visitors, including detailed project records, brick registers, and broader contextual material about the Trail's history that cannot currently be conveyed through the footpath installation alone.

40. What additional tourism benefit does Council project will result from incorporating the Brick Trail into the Heritage Hub?
Council has not quantified a specific tourism benefit figure at this stage. Consolidating the Trail's records, interpretation and sales function within a purpose-suited facility is expected to enhance the visitor experience.
41. Were the founder and those substantially involved in establishing, preserving and reinstating the Convict Brick Trail consulted before it was incorporated into Council's public justification for this purchase?
Mr Cameron, regarded as the project's founder, met with Council officers in August 2026, at which point he provided his documentation and gave Council the opportunity to purchase any outstanding bricks not yet laid, along with up to 700 blank bricks for use in extending the project. Beyond this, individual brick purchasers and descendants have not yet been directly advised or consulted. Council will be providing a project update to those who have already reached out during the recent Convict Brick Trail discussions, and will publish further information on the project in the coming weeks, including contacting those who have requested to purchase additional bricks, or who have queried the whereabouts of bricks they purchased that were not included in the Trail as managed by Mr Cameron.

THREE FUNDAMENTAL QUESTIONS

1. How many ADDITIONAL visitors to Campbell Town per year does Council expect this investment to generate?
Council has not undertaken modelling to quantify the number of additional visitors that may be generated by the use of 81 High Street. The property is intended to enhance the visitor experience in Campbell Town and strengthen the presentation of the town's already existing assets. Any increase in visitation will be assessed once the facility is operational.

How many ADDITIONAL tourism dollars per year does Council expect those visitors to generate for Campbell Town businesses and our local economy?

Council has not undertaken modelling to quantify any additional tourism expenditure that may result from the use of 81 High Street. While it is anticipated that the facility will support local tourism and encourage visitors to spend more time in Campbell Town, the economic impact can only be assessed once operational data becomes available.
2. How much will 81 High Street cost Council/ratepayers EACH YEAR to own and operate?
Annual operating costs for 81 High Street have not yet been finalised. Consistent with Council's approach to facilities such as the Evandale Community and Information Centre, operating costs will depend on the final service model, maintenance requirements, utilities, insurance and any future capital works. These costs will be considered through Council's annual budget process and reported in Council's financial statements.

The following Questions on Notice were received:

From Craig Prewer for Council Meeting on 21st September 2026.

QUESTIONS:

1. What decision of Council authorised the purchase, and on what date was it made?
Under section 17(8) of the Meeting Procedures Regulations 2025 this can not be disclosed.
2. Who signed the contract on behalf of Council, and under what authority?
The contract was signed by the Acting General Manager and the Mayor.
3. Was an independent valuation obtained before the contract was signed?
No independent valuation was obtained. Council Officers considered the property valuations recently completed by the Office of the Valuer General for the municipality, which took effect from 1 July 2026, as part of their assessment of the property.
4. Was the purchase provided for in the budget Council adopted for 2026–27?
The purchase was not included in the 2026–27 Budget adopted by Council on 29 June 2026. Accordingly, a budget variation is required to provide for the expenditure.
5. What consultation was undertaken with the Campbell Town community before the commitment was made?



No direct community consultation was undertaken with the broader Campbell Town community or ratepayers regarding the purchase of 81 High Street, given the confidential nature of the matter during negotiation. Council considers its consultation obligations were satisfied by the community consultation conducted at the time of the Campbell Town Town Hall sale, which established Council's commitment to securing a new home for the museum and visitor information centre. Community consultation for prospective new members and other interested parties will commence following settlement.

6. Will Council release the report and the decision relating to this purchase so that ratepayers can see how it was arrived at?

This matter remains at Council's discretion and has not, at this time, been listed on a Council agenda for consideration.

The following Questions on Notice were received:

From Lee-Anne Peters for Council Meeting on 21st September 2026.

QUESTIONS:

CAMPBELL TOWN STREETScape STAGE 2

1. What were the approved scope and budget for Stage 2, and by what resolution of Council, and on what date, were they adopted?

MINUTE NO. 26/0245

DECISION

Cr Goss/Cr Archer

That Council

- a) accepts the tender submitted by DCS Civil for the Campbell Town Streetscape Redevelopment - Stage 2 and authorises the Acting General Manager to negotiate and execute a contract for a reduced scope of works within the available project budget
- b) in relation to this matter
- i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
- ii) determined **to release the decision only** and not release the report/or document to the public.

Carried

Voting for the Motion:

Mayor Knowles, Cr Adams, Cr Andrews, Cr Archer and Cr Goss

Voting Against the Motion:

Cr Terrett

2. What changed in the Stage 2 plans between the ordinary meeting of Council on 20 July 2026 and the public announcement of works commencing on Monday 31 August 2026?
The Plans did not change.
3. Was the decision to reduce the scope of Stage 2 made by resolution of Council, or by an officer under delegation? If by resolution, please identify the meeting and minute. If under delegation, please identify the instrument, the clause relied upon, and the officer who exercised it.
As per response to question No.1
4. On what date was that decision made?
17 August 2026
5. Was the quotation for the Stage 2 works higher than the adopted budget? If so, what was the budget, what was the quotation, and what is the difference?
The quotation was higher than Councils Stage 2 budget of \$1,500,000
6. What other options were considered before the scope was reduced, and in which document is that consideration recorded?
Under section 17(8) of the Meeting Procedures Regulations 2025 this can not be disclosed.
7. Who decided that the King and Queen Street line marking and the King Street intersection would be the priority works, and on what basis?
Under section 17(8) of the Meeting Procedures Regulations 2025 this can not be disclosed.



8. What assessment was made of the condition of the footpath on the eastern side of the street, and why was it not included in the revised works?
[Due to budgetary restraints, it was not achievable](#)
9. When will the southern side footpath, and in particular the eastern side, be upgraded?
[When funding becomes available](#)
10. Are the deferred works funded in a future budget? If so, in which financial year and to what amount?
[Any outstanding works will be tabled as part of Councils budget deliberation and will be set by Council](#)
11. Were the council's press release, stakeholder email, posters and flyers issued on 31 August 2026 accurate at the time they were issued? If not, in what respects were they inaccurate?
[Yes, it was important to let the Community know works were starting soon, due to publishing lead times, investigation and preliminary works commencing. However, it is acknowledged that updates will need to occur to keep all informed](#)
12. Who approved the release of those materials, and on what date?
[Northern Midlands Council's Project & Building Compliance Manager on 28 August 2026](#)
13. Will corrected materials be issued to the press, stakeholders and the public, and if so, when?
[Yes, this will occur once the final project scope has been determined, relevant stakeholders have confirmed whether they wish to undertake upgrades to their infrastructure for the benefit of the overall project and the outcomes of grant funding applications have been announced.](#)
14. What did the original materials cost to produce, and what will the corrections cost?
[Content \\$2120.00](#)
[Newspapers \\$5660.90](#)
[Postal Services \\$700.39](#)
[Correction cost has not been determined](#)
15. What is now planned for the expansion of the Convict Brick Trail, given the revised works do not include the footpath south of the intersection?
[The brick trail within this area will remain unchanged. Any new works will be undertaken with consideration of the existing trail and will accommodate the continuation of the brick layout to the north, including the use of blank bricks where required. A number of bricks currently located south of King Street will need to be relocated north to maintain the integrity of the trail and to address instances where bricks are situated within driveways or other unsuitable locations.](#)

CONVICT BRICK TRAIL

16. Council's website states that the Convict Brick project "was a privately run project", that "Council did not manage this project", that Council does "not replace incorrect bricks, or, install new ones", and that "Council was not responsible for collection of information or placement of bricks". Is that still Council's position?
[Council is in the process of updating its website and this includes updating the information on the Convict Brick Trail to correctly address the current status of the project.](#)
17. If it is, how is that reconciled with Council planning an expansion of the Trail and a permanent home for it?
[Addressed in question 16.](#)
18. Has Council resolved to relocate, transfer, re-home, or take over the management of the Convict Brick Trail or its records? If so, by what resolution and on what date?



MINUTE NO. 26/016

DECISION

Cr Brooks/Cr McCullagh

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.

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

19. What is the intended role of the proposed Heritage Hub in relation to the Convict Brick Trail?
81 High Street will provide the Convict Brick Trail with a permanent home, creating the opportunity to expand the historical information and interpretive media able to be shared with visitors, including detailed project records, brick registers, and broader contextual material about the Trail's history that cannot currently be conveyed through the footpath installation alone.
20. Who proposed that the Heritage Hub become the home of the Convict Brick Trail, and when?
This proposal was not the product of a single decision at a specific point in time but evolved through ongoing discussion and the community's demonstrated support for the Trail and its value to Campbell Town.
21. Which body or bodies would manage the Trail, what standing do they have in relation to it, and what relevant experience or qualifications do they hold?
The Northern Midlands Council will manage the trail. Staff involved have experience in the heritage of the municipality and the convict brick trail project.
22. How would the Trail be managed in practice, and under what written agreement?
The Northern Midlands Council will manage the trail.
23. Will any payment, fee, grant or other funding be provided to any body to manage or care for the Convict Brick Trail? If so, to whom, in what amount, and on what basis?
The Northern Midlands Council will manage the trail.
24. Who owns the bricks, and who owns the records associated with the Convict Brick Trail?
The Northern Midlands Council own the bricks and have been given the documentation by the project founder to now be able to expand the project.
25. When were the originators of the Convict Brick Trail project, and the individuals and descendants who purchased bricks, advised or consulted about these plans?
Mr Cameron, regarded as the project's founder, met with Council officers in August 2026, at which point he provided his documentation and gave Council the opportunity to purchase any outstanding bricks not yet laid, along with up to 700 blank bricks for use in extending the project. Beyond this, individual brick purchasers and descendants have not yet been directly advised or consulted. Council will be providing a project update to those who have already reached out during the recent Convict Brick Trail discussions and will publish further information on the project in the coming weeks — including contacting those who have requested to purchase additional bricks, or who have queried the whereabouts of bricks they purchased that were not included in the Trail as managed by Mr Cameron.



26. Will any brick be lifted, relocated or replaced? If so, whose consent has been obtained?
Council officers are currently reviewing Mr Cameron's documentation, together with the original design layout of the bricks, to ensure the Trail is re-laid as closely as possible to its previous arrangement. Allowance for safety measures has also been factored into the planning of the reinstatement.
27. When will the relaying of bricks commence?
As soon as possible.
28. When will the public be given a clear outline of Council's plans and intentions for this project?
This will be communicated shortly, along with an invitation for those who would like to volunteer in the project to attend a meeting with staff.



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
4 August 2026	Campbell Town District Committee	Ordinary
4 August 2026	Evandale District Committee	Ordinary
18 August 2026	Ross District Committee	BGM
18 August 2026	Ross District Committee	Ordinary
1 September 2026	Campbell Town District Committee	Ordinary
1 September 2026	Ross District Committee	Ordinary
2 September 2026	Longford District Committee	Ordinary
07 July 2026	All About Campbell Town	Ordinary
22 July 2026	Avoca Memorial Hall	AGM
22 July 2026	Avoca Memorial Hall	Ordinary
05 August 2026	Avoca Museum and Information Centre	Ordinary
09 August 2026	Devon Hills Neighborhood Watch and Residents Committee	AGM
09 August 2026	Devon Hills Neighborhood Watch and Residents Committee	Ordinary
11 August 2026	Evandale Community and Information Centre	AGM & Ordinary
11 August 2026	Liffey Hall Management Committee	Ordinary
12 August 2026	Morven Park Management Committee	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT COMMITTEE

At the ordinary meeting of the Campbell Town District Committee held on 4 August 2026 the following motion was recorded for Council's consideration:

7.1.1 Campbell Town Streetscape Stage 2

Officer Recommendation:

That Council provides the Campbell Town District Committee with a copy of a modified map outlining the scope of works proposed as part of Stage 2 of the streetscape development.

Committee Recommendation:

Due to conflicting information from NMC about Stage 2, please clarify the scope of work taking place for the streetscape development.



7.1.2 Road Hierarchy Schedule And Prioritisation Of Road And Footpath Works

7.1.2 Road Hierarchy Schedule and Prioritisation of Road and Footpath Works:

Officer Recommendation:

That the council note the proposed 2026–2027 Infrastructure Works Program is currently being prepared by the Works Department and will be made available once finalised.

Committee Recommendation:

That the Committee request Council provide the current Road Hierarchy Schedule and advise on the prioritisation criteria and forward works program for road and footpath maintenance, renewal and upgrade projects within the district.

Officer Comment:

The proposed 2026–2027 Infrastructure Works Program are operational documents prepared by the Works Department. Once finalised, they will be made available, providing greater clarity on planned road and footpath works and project priorities across the municipality.

Background

The Committee discussed the condition of roads and footpaths within the district and raised concerns regarding the deterioration of Macquarie Road. Members noted that while patching and maintenance works have been undertaken, these measures do not appear to provide a satisfactory long-term solution.

The Committee also sought a greater understanding of Council's processes for prioritising road and footpath maintenance, renewal and upgrade works, including how roads are classified within Council's road hierarchy. The requested information will assist the Committee in understanding Council's asset management and prioritisation processes and enable members to respond more effectively to community concerns regarding local transport infrastructure.



7.2 CRESSY DISTRICT COMMITTEE

At the ordinary meeting of the Cressy Local District Committee held on the 29 July 2026 there was one motion recorded for Council's consideration; however this was deemed operational in nature and has been forwarded to the relevant department/officers for further investigation and/or actions.



7.3 EVANDALE DISTRICT COMMITTEE

At the ordinary meeting of the Evandale District Committee held on the 4 August 2026 the following motions were recorded for Council's consideration:

7.3.1 Heritage Cast Iron Lamp Posts – High Street Streetscape Completion

Heritage Cast Iron Lamp Posts – High Street Streetscape Completion:

Officer Recommendation:

That Council note the Committee's request and endorse officers investigating alternative heritage-style lamp post options suitable for Evandale's historic streetscape, including products used in other heritage townships. Officers report back to the Committee on potential design options, indicative costs and installation opportunities, with any proposed works to be considered through a future budget process.

Committee Recommendation:

The Evandale District Committee requests Council to provide information regarding any previous commitments, plans, policies or strategies relating to the progressive installation of heritage cast iron lamp posts along High Street between the Water Tower and the Market precinct, including advice on any future plans to complete the streetscape works.

Officer Comment:

The heritage-style cast iron lamp posts originally installed within Evandale have become increasingly difficult to source, with the original style no longer readily available from suppliers. Council has also experienced maintenance issues with some of the existing fittings, including failures associated with ageing components and replacement parts. Officers acknowledge the Committee's desire to see a consistent heritage streetscape treatment extended along High Street. To inform any future proposal, officers will investigate alternative heritage-style lighting products used in comparable historic townships, including locations such as Richmond and Oatlands, and identify suitable lamp posts that may be available as an off-the-shelf product. Once suitable options and indicative costs have been identified, officers will consider the project through Council's budget development process for future funding consideration. Any proposal would need to balance heritage character, ongoing maintenance requirements, availability of replacement parts and overall cost.

7.3.2 Pioneer Park Pathway Material Review

7.3.2 Pioneer Park Pathway Material Review:

Officer Recommendation:

That Council recommend the Pioneer Park Pathways proposal be included in the forthcoming Russel Street Footpath Improvement Plan consultation to determine community priorities and preferences.

Committee Recommendation:

That the Evandale District Committee requests that Council, in light of the community concerns raised regarding the proposed concrete pathway within Pioneer Park, to re-examine pathway material options and investigate opportunities to achieve a finish that is sympathetic to the heritage character of Evandale and consistent with other pathways within the township, including consideration of ironstone-look treatments or other suitable accessible gravel-based alternatives.



where feasible.

Further, that Council provides advice to the Committee regarding the accessibility, maintenance, environmental and heritage implications of the available pathway options before a final decision is made.

Officer Comment:

Officers have reviewed a range of pathway options for Pioneer Park, considering accessibility requirements, heritage values, ongoing maintenance and community feedback. The preferred treatment is an exposed aggregate concrete pathway, which provides a durable, low-maintenance and accessible surface while offering a more natural appearance than standard concrete. There is a Russel Street Footpath Improvement Plan forthcoming which will involve community consultation, and Pioneer Park Footpath surfaces can be included for consideration.

7.3.3 Significant Trees Register – Evandale Nominations

<INSERT TITLE OF RECOMMENDATION HERE>

Officer Recommendation:

That Council note the Committee's recommendation and consider the draft amendment relating to Significant Tree nominations when acting as a Planning Authority.

Committee Recommendation:

That the Evandale District Committee request Council provide an update on the status of previously submitted Significant Tree Register nominations for Evandale, including advice on the assessment process and anticipated timeframe for consideration and inclusion within the Register.

Officer Comment:

A number of trees in Evandale are already listed in the Significant Tree Register at NOR-Table C6.5 Significant Trees in the Northern Midlands Local Provisions Schedule. These include:

Reference	Description/Specific Extent	Botanical Name	Common Name	No. of trees
NOR-C.6.5.3	Located on traffic island within the intersection of Rogers Lane and Russell Street. The specific extent of the English Oak trees are designated as NOR-C.6.5.3 on the overlay maps.	<i>Quercus robur</i>	English Oak	4
NOR-C.6.5.4	Located on traffic island (at the eastern end) within the intersection of Rogers Lane and Russell Street. The specific extent of the Stone Pine tree is designated as NOR-C.6.5.4 on the overlay maps.	<i>Pinus radiata</i>	Radiata Pine	1

A document titled *Significant Trees within Public Places Evandale* (undated) was submitted to Council and included a range of trees within the township of varying significance and associated background data. This document was reviewed, and a selection of suitable trees with sufficient justification were included in the nomination list to form part of the upcoming draft amendment to add additional trees to NOR-Table C6.5 Significant Trees in the Northern Midlands Local Provisions Schedule. Forty-five trees at Evandale are proposed to be included in the draft amendment (in addition to the five already listed). These include:

Address	Botanical Name	Common Name	No. of trees
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3a Macquarie Street	<i>Quercus robur</i>	English Oak	2
14a Macquarie Street	<i>Quercus robur</i>	English Oak	1
11 Russell Street	<i>Ulmus minor</i>	Field Elm	1
31 Cambock Lane	<i>Quercus robur</i>	English Oak	2
Road Reserve adjacent to 18 High Street	<i>Quercus robur</i> & <i>Platanus x acerifolia</i>	English Oak & London Plane	2
1-3 Barclay Street	<i>Quercus robur</i>	English Oak	1
2-14 Logan Road	<i>Ulmus procera</i> , <i>Quercus robur</i> , <i>Cupressus Sempervire</i> , <i>Sequoia sempervirens</i>	English Elm, English Oak, Italian Cypress & Coastal Redwood	32
18 High Street	<i>Cedrus atlantica f. glauca</i>	Blue Atlas Cedar	2
18 High Street	<i>Quercus robur</i>	English Oak	2

If Council pursues the draft amendment as proposed and certifies the same, the draft amendment will be subject to a 28-day period of public exhibition. During this exhibition period, the committee may review the list of nominated trees and make comments/suggestions. Council may then consider whether it wishes to modify the draft amendment as part of the requirements of Section 40K of the *Land Use Planning and Approvals Act 1993*.

It is noted that not all trees identified within the consultation period were suitable for inclusion for a variety of reasons, including anticipated life expectancy, maintenance issues, or where adequate protection via Heritage Listing etc was deemed sufficient.

Background:

Council's Significant Tree Register is intended to recognise trees of historical, cultural, environmental, aesthetic, or community significance across the municipality. The Committee has highlighted that a number of trees within Evandale have previously been nominated, supported by substantial historical documentation and evidence of their significance.

The Committee has expressed concern that no Evandale trees currently appear in the Register despite the submission of nominations relating to commemorative plantings associated with notable historical events, organisations and individuals. An update from Council officers would assist in clarifying the status of these nominations, any assessment undertaken to date, and the next steps required to progress the inclusion of eligible trees within the Register.

The Committee considers the recognition and protection of significant trees to be important in preserving Evandale's heritage and cultural landscape for future generations.

7.3.4 Honeysuckle Banks Toilet Block And Dump Point – Planning, Heritage And Environmental Approvals

<INSERT TITLE OF RECOMMENDATION HERE>

Officer Recommendation:

That Council note that the Honeysuckle Banks toilet block and dump point are located outside the heritage precinct, that environmental and wastewater assessments were undertaken as part of the project, and that the facility incorporates a closed captive wastewater system to manage waste in an environmentally responsible manner. The planning application (PLN23-0189) was approved at the Council meeting of 19 August 2024.

Committee Recommendation:

That the Evandale District Committee request Council provide advice regarding the planning, consultation and approval processes associated with the Honeysuckle Banks toilet block and dump point project, including:

a) whether consultation was undertaken with Heritage Tasmania regarding the design and location of the facility;



- b) whether environmental approvals or advice were sought from the Environment Protection Authority (EPA);
- c) what community consultation was undertaken during project development; and
- d) confirmation of the planning approvals obtained for the project.

Officer Comment:

Honeysuckle Banks is located outside the recognised heritage precinct and consultation with Heritage Tasmania was therefore not required as part of the project. An environmental and wastewater assessment was undertaken during the planning phase, and the facility incorporates a closed captive wastewater system designed to safely contain and manage waste onsite. A self-contained wastewater collection and storage system where sewage is retained within sealed tanks and does not discharge directly into the environment. Waste is periodically removed and disposed of by a licensed contractor at an approved treatment facility.

The toilet block and dump point were installed to address community concerns regarding inappropriate disposal of human waste within the reserve area and to improve public health, environmental outcomes and visitor amenity at Honeysuckle Banks.

7.4 LONGFORD DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on the 2 September 2026 there was one motion recorded for Council's consideration however this was deemed operational in nature and has been forwarded to the relevant department/officers for further investigation and/or actions.

7.5 ROSS DISTRICT COMMITTEE

At the ordinary meeting of the Ross Local District Committee held on 18 August 2026 there were no motions recorded for Council's consideration:

8 INFORMATION ITEMS

RECOMMENDATION

That the Open Council Information items be received.

8.1 GENERAL MANAGER'S ACTIVITIES

Acting General Manager's Activities Attended & Planned for the period 14 August to 18 September 2026 are as follows:

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

Date	Activity
17 August 2026	Council Meeting
19 to 21 August 2026	Attended LGAT AGM, General Meeting and Conference - Hobart
24 August 2026	Attended the Building Early Education Fund session
24 August 2026	Attended the Councils Webinar x Recycle Rewards Campaign
25 August 2026	Met with Jen Butler regarding Neighbourhood House
25 August 2026	Attended the Cressy Reservoir Mural – Community Session
26 August 2026	Met with Nigel Baker regarding the Baker Subdivision
26 August 2026	Attended the online Stakeholder Briefing – H5 Bird Flu Update



Date	Activity
27 August 2026	Pre-meeting with NTDC
27 August 2026	Attended a meeting with the Hon Kerry Vincent MLC - Northern Region Meeting – Regional Land Use Strategy
28 August 2026	Attended the Northern GM/CEO's Regional Meeting – August
31 August 2026	Met with NTDC
1 September 2026	Met with Roberts Real Estate Agent regarding 2 Bruce Place
2 September 2026	Attended the Bird Flu and waste webinar workshop – NRE
2 September 2026	Attended the online Stakeholder Briefing – H5 Bird Flu Update
2 September 2026	Met with NTDC to discuss the TRANSlank Intermodal Facility
4 September 2026	DISC Leadership Training
7 September 2026	Attended the Emergency Management Catchup
7 September 2026	Attended Council Workshop.
8 September 2026	Attended the online Stakeholder Briefing – H5 Bird Flu Update
16 September 2026	Met with Ross Masters Cricket Representatives

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 12 August 2026 to 15 September 2026 are as follows:

Date	Activity
12 August 2026	Attended Catholic Education Week Awards, Launceston
13 August 2026	Attended Rotary Dinner, Longford
17 August 2026	Attended NMC Workshop and Council Meeting
19 – 21 August 2026	Attended LGAT AGM, General Meeting and Conference, Hobart
24 August 2026	Attended Enquiry into Local Government Funding, Launceston
24 August 2026	Attended RAW Impact Report event, Launceston
25 August 2026	Attended meeting with Jen Butler, Longford
25 August 2026	Attended Cressy TasWater Mural Community Consultation, Cressy
28 August 2026	Attended launch NRM Report Card, Launceston
28 August 2026	Attended meeting with Longford resident, Longford
28 August 2026	Attended ABC Radio Interview, Phone
29 August 2026	Attended Landcare High Conservation + Weeds event, Evandale
31 August 2026	Attended NTDC monthly catch up with Michel Bailey NTDC CEO, Online
4 September 2026	Attended Investiture Awards, Government House, Hobart
7 September 2026	Attended ABC Radio interview with Kim Napier
7 September 2026	Attended meeting with Longford resident, Longford
7 September 2026	Attended Council Workshop, Longford
9 September 2026	Attended Probus Lunch, Longford
11 September 2026	Attended Beacon Inspiring Futures Charter signing, Cressy District High School, Cressy
12 September 2026	Attended Rossarden Landcare Working Bee, Rossarden
12 September 2026	Attended ABC Radio interview re Loss of Service Tas hours at Campbell Town, Gipps Creek
15 September 2026	Attended Campbell Town School Lunch Program, Campbell Town
15 September 2026	Attended Heritage Highway Association AGM, Campbell Town
	Attended to email, phone, media and mail inquiries



8.3 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
7/09/2026	Council Workshop Presentations: GM Recruitment – HR Consultants NTDC CEO Michael Bailey & Project Manager Chris De Bono Discussion: GM Recruitment – Proposal, Dog Attack Report, Longford Traffic Report, Illawarra Road – Standing Committee 2022 – Truck Rest Stop, Australia Day Awards and Volunteer Recognition Policy Review
21/09/2026	Council Workshop Discussion: Council Meeting Agenda Items

8.4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

The following report was filed by Mayor Mary Knowles OAM.

LGAT Conference Report 2026

Theme: The Power in Local

This report summarises the key themes, presentations and discussions from the 2026 LGAT Conference, with a focus on matters relevant to local government leadership, community resilience, financial sustainability and strategic planning.

Wednesday 19 August 2026 - LGAT AGM and General Meeting: Key issues discussed included emergency management, fuel availability and pricing, and bird flu. Free training modules are currently available to Councillors, with the offer now to be extended to staff. The 2027 conference is scheduled for 26 and 27 November 2027.

President's Drinks was an excellent networking event.

Thursday 20 August - Conference Day 1: Approximately 160 delegates attended.

Conference MC Kim Millar opened the day and introduced Todd Sculthorpe, who delivered the Welcome to Country.



LGAT President Mick Tucker welcomed delegates and introduced ALGA President Matt Burnett. Mr Burnett spoke about the Local Roads and Community Infrastructure Program, which is due to end this year, as well as the rating of renewable energy projects, financial sustainability, and the critical need to increase Financial Assistance Grants to 1%. He also referred to Queensland's rating approach based on megalitres as an example for consideration.

Sam Marshall from NBN, the conference sponsor, explained that NBN carries approximately 80% of internet traffic across Tasmania. He then introduced Brendon Gale for the session, "Building Community at the Grassroots". Mr Gale outlined the Tasmania Devils' planned entry into the AFL in March 2028, with the AFLW team expected to commence in August 2028. The Devils began in the VFL in March 2026 and the VFLW in May 2026, with both teams performing strongly. Tasmania has produced many significant players over the past 160 years, and the club aims to inspire the future of the game in Tasmania. Mr Gale noted that the 2028 payroll of \$44 million would place the Devils in the top 1% of Tasmanian businesses overnight. York Park will seat 17,000 spectators once completed, and 14 of the 15 games held in Tasmania were among the best-supported VFL games. Local government was recognised as an integral part of AFL through its role in providing ovals, facilities and support to grassroots clubs.

Concurrent workshop: Risk, Reality and Responsibility - Can a risk lens help councils navigate decision trade-offs? Alicia Leis explained that regulation has increased by 33% in three years, while social media and misinformation have created significant challenges. She noted that artificial intelligence will require regulation and system change, alongside consideration of privacy risks, policy settings and benefits. In Tasmania, a significant economic transition is needed as population contraction and reduced funding create future constraints. Council sustainability is not limited to finance. Councillors must consider which services matter most and balance accountability with community expectations. Keeping rates low for an extended period may create future pressure. Emergency management roundtables were identified as essential, and councils were encouraged to ensure they are in place.

Cormac Russell's session, "Community-Centred Leadership - Shifting the Axis of Local Government", encouraged councils to ask three questions: what communities are prepared to do without Council help, what they would like to do with a little help from Council, and what is then left for Council to do. He argued that current systems can resist new conversations and that councils should avoid doing things that communities do not genuinely want. He used the 2003 European heatwave, during which 70,000 people died, including 5,000 in Paris, as an example of why connected and vibrant communities matter. He emphasised creating conditions where people can add value, starting with what is strong rather than what is wrong, and doing things that bring joy to the community.

Long Service and Meritas Mayor Awards were presented during the day, while the Awards for Excellence and Outstanding Service Awards were presented at the conference dinner.

Conference Day 2 opened with an address from Hon Kerry Vincent MP, Minister for Infrastructure and Transport, Local Government, and Housing and Planning. He provided an update on the State Government's plan to work more effectively with local government and reaffirmed his commitment to that approach.

The panel session, "Strategic Planning - The Power to Shape Communities", included Karen Abey from the City of Hobart, Matthew Skirving from Devonport City Council and Chelsea van Reit from the City of Launceston. Discussion focused on strategic planning over 5, 10 and 20-year horizons, State Government changes, community vision compared with corporate planning, and the need to consider what communities want over the short and long term. Speakers highlighted the importance of strong data, regional partnerships and early engagement, particularly where statutory planning requirements may be misunderstood. Examples included the impact of the loss of Boags in Launceston, building height considerations in Hobart due to housing demand, and growth pressures caused by the airport being located outside Launceston. Karen spoke about balancing development, heritage and environmental care. Matthew encouraged Councillors to ask questions of planners and raised the need for certainty around developer contributions and utility provider issues. The panel also discussed artificial intelligence, with Hobart engaging with AI, Launceston not currently doing so due to limited strategic planning resources, and Devonport needing to understand the benefits and trade-offs. When asked what they would prioritise without funding constraints, the panellists identified stormwater infrastructure



and flood risk reduction in Hobart, housing and medical outcomes in Devonport, and Invermay flood mitigation, King Charles Way and model housing in Launceston. A question was also raised about whether land could be acquired for a road around Launceston, with the response noting that this option had been lost through a lack of long-term planning.

The conference concluded with a networking lunch.

The following report was filed by Leigh McCullagh, Works Manager.

ALGA Roads Congress 2026 (Local Roads, Transport and Infrastructure)

Delegates attended the 2026 National Local Roads, Transport & Infrastructure Congress – Cairns Communique, held in Cairns from 24-26 August 2026. The Congress brought together local government representatives, infrastructure professionals, industry experts and government stakeholders to discuss current and emerging challenges facing local government infrastructure delivery.

Key themes included:

- Infrastructure planning and funding required to support housing growth, community development and economic productivity.
- The importance of sustainable and predictable funding arrangements for local roads, water, drainage and community infrastructure.
- Road safety initiatives, including safer road design, speed management, intersection improvements and traffic management practices.
- Emerging technologies such as artificial intelligence, data-driven asset management systems, heavy vehicle access technologies and vehicle-to-grid solutions.
- Supply chain resilience, fuel security and the critical role of local road networks in supporting freight movements.
- Active transport opportunities and challenges associated with e-scooters, e-bikes and pedestrian infrastructure.
- Accessibility and universal design principles to improve community inclusion and safety.
- Case studies and updates on federal grant programs to assist councils in delivering local infrastructure priorities.

The Congress reinforced the vital role of local government in delivering transport and infrastructure outcomes that support community growth, resilience, safety and economic development. Delegates gained practical insights, industry knowledge and opportunities to strengthen partnerships and advocacy for sustained infrastructure investment.



8.5 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. 14/09/2026 – Market Valuation received.



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. Awaiting response from Minister 10/07/2024 to 8/11/2024 - Awaiting response from minister 28/11/2024 to 16/6/2026 - 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. 14/9/2026 – Waiting on official notification from Building Tasmania.
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 - 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 Strategic Property Committee meeting.
23/06/2025	5.3	Longford Historic Motorsport: Museum and Memorabilia Collection	Awaiting external response	That Council a) defer a decision by Council to back the keeping of the Rob Knott collection at Longford for the benefit of the town and the surrounding municipality to allow time for Council to go out to the community to ascertain if there is an interest/appetite for a combined council/community campaign for the collection to stay at Longford to become a valuable self-supporting visitor attraction; and b)report back to Council in three months. AND... c) ii) determined to release the decision to the public.	14/07/2025 - Meeting to plan the combined Council/community campaign scheduled for 22 July 2025 04/08/2025 - A group of community members with a passion for Longford's motorsport heritage is gauging community interest/appetite for the retention of the Rob Knott collection in Longford, and have plans to develop a business case that will include recommendations regarding the future ownership and management of the collection. 27/08/2025 - awaiting update from community members. 08/10/2025 - Public Meeting held October 4th 2025 at which a Motion was passed unanimously to form a steering committee to work on behalf of the community to set up a new formal, incorporated community body charged with the task of establishing a community owned and operated motor-



					racing, sports and local history and community centre at Longford; with the new group's first job being to raise the funds required to acquire Rob Knott's historic Motor Racing history collection which will sit at the heart of the new sports and local history centre. 13/4/2026 - Community Fund raising committee now formed.
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	7.2.2	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. 12/08/2026 - EPA require JBS to undertake an Air Emissions Assessment by 30/10/26.
20/10/2025	5.3	Drummond Street Trees	In progress	That Council a) commence the process of enforcement through an Abatement Notice requiring the landowner to remove the trees within 28 days; and b)ii) not release.	06/11/2025 - The abatement has been prepared, and an update will be provided to Council in December regarding the response from the landowner. 02/12/2025 - Abatement has been issued. A response is required by 18 December 2025. 06/01/2026 - No response received. Seek to instruct solicitors on their return from leave. 04/02/2026 - resent correspondence as not received. 06/02/2026 - The Landowner has engaged with officer's regarding the trees and has been provided a copy of the report regarding the risks they pose. Officers will look to attend for a site visit with the landowner to move the matter of removal of the trees forward. 10/03/2026 - The landowner is still engaging with officer in relation to the removal of the trees. 19/06/2026 - Final letter to enforce abatement sent. Timeframe is the 31 July 2026. 14/09/2026 – Awaiting settlement of property sale.



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 - 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. 14/9/2026 – 2026 grant application unsuccessful.
15/12/2025	5.2	Western Junction Sewage Treatment Plant	In progress	That Council a) Note that a Notice of Intention to Issue an Enforcement Notice is to be issued to TasWater for operating the Western Junction Sewage Treatment Plant without a planning permit under the Land Use Planning and Approvals Act 1993. b) Engage a Certified Environmental Practitioner to advise on whether to issue an Environmental Protection Notice in relation to TasWater's Western Junction Sewage Treatment Plant and if so on what terms. c)ii) not release.	09/01/2026 - Legal advice being sought. 06/02/2026 - A Notice of Intention to Issue an Enforcement Notice is being prepared. Quotes have been sought from Environmental Practitioners. 06/03/2026 - Discussion held with Environmental Practitioner on 06 March 2026 to assist in preparation of quote. 15/04/2026 - An Environmental Practitioner has been engaged to advise on and prepare EPN. Meeting between consultant and council staff to be held 22 April 2026. 27/04/2026 - Meeting with council staff and environmental consultant held. Awaiting recommendation on EPN. 19/06/2026 - Advice from consultant regarding EPN received. EPN being prepared. 10/07/2026 - On site meeting held with Council officers and TasWater staff to assist in EPN preparation. 05/08/2026 - EPN drafted, being reviewed. 20/08/2026 - EPN issued.
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	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.



				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.	
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 to commence September.
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.



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.	
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. 03/09/2026 - 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	In progress	Write to the Minister for Police, Fire and Emergency Management advocating for an increased police presence in Campbell Town, including consideration of a permanent police presence, and outlining concerns raised by the community; and invite representatives from Tasmania Police as a matter of urgency (Central North Police District) to attend the next available Council workshop to discuss policing services, resourcing, and strategies to address crime within the Northern Midlands.	11/08/2026 - Representatives from Tasmania Police (Central North Police District) attended the August 2026 Council Workshop and provided a presentation on current crime trends and policing priorities across the Northern Midlands, with reference to vandalism, shoplifting, antisocial behaviour, road safety and cybercrime. Police advised that intelligence gathered over the past 12 to 18 months is being used to identify hot spots and recurring patterns, and that regular bail compliance checks have contributed to a reduction in overall offence numbers. Campbell Town was identified as an area where additional police presence had assisted in improving shoplifting and antisocial behaviour over the previous month. Information-sharing opportunities (including Council's "What's On" calendar) and CCTV matters were identified for further discussion between the Acting General Manager and Police. Action complete - no further action.
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 14/09/2026 – Reply from Building Tasmania received - grant funding to be investigated further.
20/07/2026	11.1	Draft Amendment 27-2026: Amend Translink Specific Area Plan NOR-S1.7.3 Materials and Presentation	In progress	Council agreed to prepare and certify Draft Amendment 27-2026 to the Northern Midlands Local Provisions Schedule, endorse the Assessment Against LPS Criteria, expand the range of approved wall and roof materials within Areas 1, 2 and 3, and remove the associated Performance Criteria.	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	11.3	Draft Amendment 28-2026 to rezone 69 Cromwell Street from the Light Industrial Zone to the General Residential Zone	In progress	Council agreed to prepare and certify Draft Amendment 28-2026 to the Northern Midlands Local Provisions Schedule, endorse the Assessment Against LPS Criteria, and rezone 69 Cromwell Street, Longford from Light Industrial to General Residential.	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	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 - Liaising regarding change with Transport Commission.
16/03/2026	7.3.2	Request for Traffic Report	In progress	That Council pursue the appropriate Government body for a new traffic report on Wellington and Marlborough Streets, Longford, with the particular focus on the dangerous Hill Street entrance.	27/03/2026 - Sent letter to DSG requesting a new Traffic Report on Wellington St and Marlborough St at Longford with focus on Hill Street entrance. 12/08/2026 - BT advised no further action required. 14/9/2026 – Council to undertake further government lobbying and provide a further report for council consideration.
17/08/2026	5.6	Campbell Town Streetscape Redevelopment - Stage 2 - Construction Tender NMC 26/03	Completed	That Council a) accepts the tender submitted by DCS Civil for the Campbell Town Streetscape Redevelopment - Stage 2 and authorises the Acting General Manager to negotiate and execute a contract for a reduced scope of works within the available project budget b) in relation to this matter i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and ii) determined to release the decision only and not release the report/or document to the public.	14/09/2026 – Tender under negotiation.



17/08/2026	11.1	Draft Amendment 29-2026 to rezone 24 Arthur Street, Avoca from Community Purpose Zone to Low Density Residential Zone	In progress	That Council: 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 under section 40F(1) of the Land Use Planning and Approvals Act 1993 , consider and endorse the assessment against the LPS Criteria; and 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.	20/08/2026 - Draft Amendment placed on public exhibition as of 24-8-2026 and will remain on public exhibition until the 22-09-2026.
17/08/2026	11.3	Report (Section 40K) on Representation to Draft Amendment 24-2026 to insert Ross Dark Sky Specific Area Plan	Awaiting external response	That Council: 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; considers draft amendment 24-2026 meets the LPS Criteria without modification; and provides this report to the Tasmanian Planning Commission under section 40K of the Act.	24/08/2026 - 40K report sent to Tasmanian Planning Commission
17/08/2026	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	In progress	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.	24/08/2026 - 40k Report and associated documents sent to TPC 24/08/2026
17/08/2026	14.1	Community Strategies	In progress	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.	09/09/2026 - Item submitted to the agenda of the forthcoming District Committee Meetings.



COMPLETED ACTION ITEMS					
17/11/2025	5.3.1	Notice of Motion: Traffic Hazard at Hill Street IGA (Brown's Shopping Complex), Longford	Completed	That Council 1. Acknowledge the ongoing traffic concerns associated with the Hill St IGA (formerly Brown's Shopping Complex), particularly regarding right-hand turning movements from Hill St onto Wellington St; 2. Request the Department of State Growth (DSG) to undertake an updated traffic count & review of traffic movements associated with the complex & surrounding road network; 3. Request that the DSG prepare a revised Traffic Impact Study identifying possible safety & access improvements, including (but not limited to) the feasibility of a roundabout at the intersection of Union & Wellington Sts; 4. Seek to engage with the DSG to explore possible options for improving traffic safety and flow in this area.	09/12/2025 - Letter sent to DSG. 14/07/2026 - Letter received from Building Tasmania - advised no plans for any further investigations or works along this section of Wellington St, Longford
29/06/2026	7.3.1	Ross Dark Sky Community Accreditation - Council Support and Implementation Actions	Completed	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 27/08/2026 - MOU has been agreed to and awaiting final endorsement. council lights - quotation received and awaiting confirmation of compliance



20/04/2026	5.2	Longford Caravan Park - Extension of Lease	Completed	That Council (a) defer consideration of the matter relating to the proposed solar installation until further information has been obtained and reported to Council addressing, at a minimum: (i) The potential effects of flooding on any proposed solar panels and associated infrastructure. (ii) whether the proposed system can be insured (including any exclusions or conditions relevant to flood risk). (iii) whether any alternative roof / location is more suitable (e.g dwelling/ house roof) having regard to flood risk, structural considerations, access and safety. (iv) the expected return on investment / performance of the proposed solar system. (b) in relation to this matter (i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and (ii) determined to not release the decision, report and / or document to the public.	14/09/2026 – Extension of lease accepted. No further action required for solar system.
20/10/2025	7.1.4	Evandale Restriction of Parking - Rodgers Lane to Murray Street on Sundays	Completed	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 No 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. 17/8/2026 – No further action



8.6 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
 - (2) A person lodging a petition is to ensure that the petition contains –
 - (a) a clear and concise statement identifying the subject matter and the action requested; and
 - (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
 - (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
 - (d) a statement specifying the number of signatories; and
 - (e) at the end of the petition –
 - (i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and
 - (ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.
 - (3) In this section –
 - electronic petition** means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;
 - paper petition** means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;
 - petition** means a paper petition or electronic petition;
 - signatory** means –
 - (a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and
 - (b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.
- #### 58. Tabling petition
- (1) A councillor who has been presented with a petition is to –
 - (a)
 - (b) forward it to the general manager within 7 days after receiving it.
 - (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
 - (3) A petition is not to be tabled if –
 - (a) it does not comply with section 57; or
 - (b) it is defamatory; or
 - (c) any action it proposes is unlawful.
 - (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

PETITIONS

No petitions were received.



8.7 132 & 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	77											114	1142	896
337	31	41											31	524	418



8.8 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2025/2026		Income/Issues for Aug 2026		Income/Issues year to date 2026/2027	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,717	134,649	1,995	72,292	2,184	80,395
Dogs Impounded	6	699				
Euthanised						
Re-claimed	6					
Re-homed/Dogs Home						
New Kennel Applications	7	583	1	90	7	527
Renewed Kennel Licences	86	4,730	1	57	82	4,560
Infringement Notices (paid in full)	43	10,858	5	2,130	7	2,745
Legal Action	3	1,173	2	639	10	3,400
Livestock Impounded						
TOTAL		\$150,346		\$75,208		\$91,627

Audits:

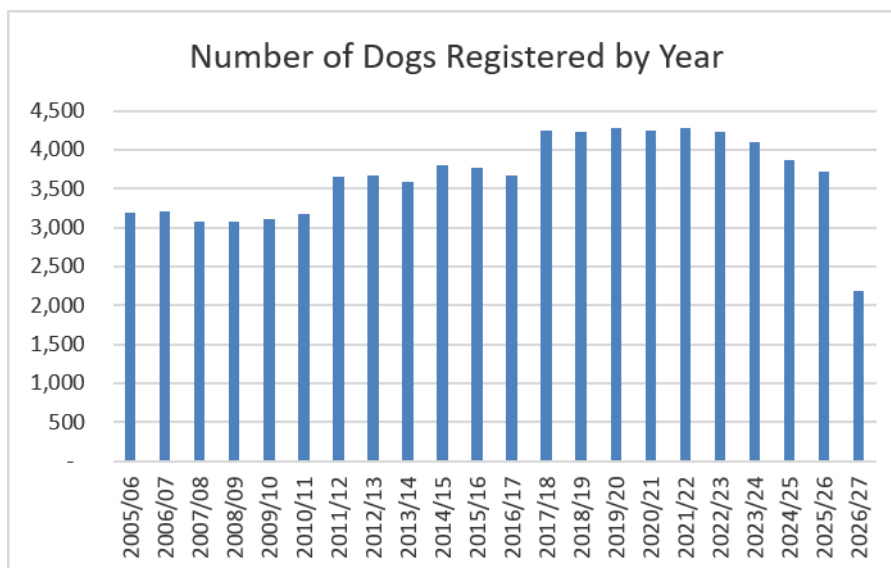
Ongoing including Kennel Licences, Fire Hazards, Registrations, Footpath Trading.

Microchips: 1 dog microchipped.

Attacks: 1 attack - 0 under investigation.

Complaints - Dogs at large: 8

Complaints - Barking: 6 - 0 Under formal investigation.





8.9 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	1										
Building & Planning	260	103	3	3	0										
Community Services	52	16	5	5	0										
Corporate Services	353	195	51	51	12										
Governance	18	37	0	0	4										
Waste	21	17	2	2	0										
Works	446	422	37	37	35										



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	10	2	8											
Routine Mobile/Market stall Food Inspections	0	0	0											
Preliminary Site Visits – Licensed Premises	3	2	1											
On-site wastewater Assessments	3	2	1											
Complaints/Enquiries – All Types	23	12	11											
Place of Assembly approvals	0	0	0											
Notifiable Diseases	0	0	0											

All Food premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total 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 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS AT 8 SEPTEMBER 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 awarded. Onsite works commenced early Sept.
		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.	Completed.
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 progressing the project.
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.		Funding applications being prepared to Tas Active Infrastructure Grants Program 2026-7
		Gov	Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.		Completed.
			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.	-	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.	Allocation 2024/25 50,000	Completed.
5.2	Shared Pathways	Gov	Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.	Hobart Road shared pathway Stage 1 - nearing completion.
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 Substantially complete.
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	Negotiating with State Growth.	Awaited Report to next Property Committee Meeting regarding ownership



Project		Status		\$	Scheduled
			document.		options.
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. Outcomes awaited.

- 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.
- Stage Two Hobart Road shared pathway project: application being prepared to Aust. Govt Active Transport Fund 2026.



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

Date	Recipient	Purpose	Amount \$
18/8/2026	Oliver Wetzel	Contributions Aus Championships Bowls U18s - Perth WA	100
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	\$1,200

8.13 VANDALISM

Prepared by: Damien Wilson, Assistant Works Manager

Incident	Location	Jul-26	Aug 26	Estimated Cost of Damages		
				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				
Village Green Public Toilets	Longford		\$2,000			
Avoca Toilets and Museum	Avoca		\$600			
TOTAL COST VANDALISM		\$15,300	\$2,600	\$17,900	\$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			
	06/08/2026	30	
	13/08/2026	35	
	19/08/2026	20	
	27/08/2026	40	

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			
	03/08/2026	4	
	10/08/2026	8	
	17/08/2026	8	
	24/08/2026	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 continued in Term 3 with a \$5 per child fee which includes all 6 sessions. Participant numbers remain strong even with the cost introduced.

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. This will be going ahead during October with a selected 12 students from CDHS.

School Holiday Program: The October school holiday program will consist of a Gymnastics and Yogurt Bowl session at Motivity, Scavenger Hunt and Paint & Bubble Tea. This school holiday program will run at a gold coin donation fee.

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. This will take place in early term 4.

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 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 August 2026 include:
 - ♣ Convict Love Story music at Woolmers
 - ♣ Budgerigar Club event, Campbell Town
 - ♣ Lift For Lenny Weight Lifting fundraiser, Longford
 - ♣ Morris Dancing Come and Try, Longford
 - ♣ Launceston Running Club, White Hills
 - ♣ Ross By Night photography, Ross
 - ♣ Sounds of Renewal acoustic, 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:
 - 5 Aug: meet with Longford Cultural Society rep
 - 6 Aug: meet with Perth Community Hub committee
 - 12 Aug: meet with CWA committee
 - 13 Aug: meet with Woolmers re NMC’s Mental Health Week event
 - 25 Aug: meet with Verandah Music Festival committee reps.
 - 25 Aug: meet with Gun Dog Trials rep
 - 27 Aug: Attend Champions of Tourism Awards function

HHTRA update:

- Finalising preparations for 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.



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

Resource Sharing Summary 1/7/26 to 30/6/27 As at 31 August 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	73.5	8,970
Total Services Provided by NMC to Meander Valley Council		8,970
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		
Net Income Flow	73.5	\$8,970
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
• Mowing – Cressy Rec Ground • Cricket Pitch Cover removal – Cressy, Ev, Lfd & Perth Rec Grounds • Mowing – Evandale Anglican Church • Mowing – Evandale Uniting Church • Cleaner – Evandale War Memorial Hall • Cleaner – Evandale Community Centre • Monitoring Lake Leake - Elizabeth Water Trust • Ground Maintenance– Avoca School • Cleaner – Avoca Hall • Fire Hazard - Austral Bricks Tas • Gas - Cressy Rec Ground facilities • Skyview Estate - • Dog Was – Waste Bags		
	19.5	\$1,302

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, 11.5, 11.6 and 11.7.

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: | PLN26-0120: Temporary Process Change and Desludging of Western Junction Sewage Treatment Plant including access over 81 Evandale Road, Western Junction |
| PLAN 11.2: | PLN-26-0088 Outbuilding (Garage), 59 Devon Hills Road, Devon Hills |
| PLAN 11.3: | PLN26-0134: Contractors yard, extend concrete batch plant hours, & new access to Evandale Road (retain existing access via right of way over 144549/1, 186290/2, 186290/1,166270/1) - 59 Raeburn Road, Breadalbane |
| PLAN 11.4: | PLN26-0158, Change of Use to Community Meeting and Entertainment - Function Centre; 38 Marlborough St Longford |
| PLAN 11.5: | PLN26-0125, Outbuilding and third access; 4 Cressy Rd Longford |
| PLAN 11.6: | PLN26-0111 Additional Use - Domestic Animal Training (dog training centre) 5 Raeburn Rd Breadalbane |
| PLAN 11.7: | Draft Amendment 23-2026 to Amend Table C6.5 Significant Trees of the Local Provisions Schedule and apply Significant Trees overlay |



11 PLANNING REPORTS

11.1 PLN26-0120: TEMPORARY PROCESS CHANGE AND DESLUDGING OF WESTERN JUNCTION SEWAGE TREATMENT PLANT INCLUDING ACCESS OVER 81 EVANDALE ROAD, WESTERN JUNCTION

File: 204100.001; PLN26-0120
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That application PLN26-0120 to develop and use the land at the Western Junction Sewage Treatment Plant, with access over 81 Evandale Road, Western Junction, for a temporary process change, be approved subject to the following conditions:

1 Endorsed Documents

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

- D1 Western Junction Sewage Treatment Plant Dewatering/Desludging Plan, 14/05/2026

Land application of biosolids is not approved by this permit.

1 INTRODUCTION

This report assesses an application for a temporary process change and desludging of Western Junction Sewage Treatment Plant (valid date 23 June 2026) against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (the Scheme) (SPP version 16 effective 4 March 2026 and LPS version 17 effective from 19 March 2026).

The application proposes to:

- by-pass Lagoon 1 with flows from the inlet works directed to Lagoon 2.
- dewater Lagoon 1 into Lagoon 2 down to the sludge level, expected to take approximately 2 weeks at 150kL/day. Dewatering will be controlled to limit the impact on effluent quality and the potential for hydraulic overload in Lagoon 2. Average daily flows from this STP are estimated to be 330kL/day (2024_25 AER), this with the dewatering rate of 150kL/day should bring the total flow to approximately 480kL/day. Impacts to receiving environment will be minimised by ensuring the lagoon remains offline for the shortest time possible.
- after dewatering, remove sludge from Lagoon 1 over an estimated 5 days.
- discharge partially treated effluent from Lagoon 2 to Briarly Creek during the approximately 3 weeks that the project is expected to take.



The applicant advises that sludge from Western Junction STP Lagoon 1 has been tested and classified as a Class 2 Biosolids product which is suitable for direct application to land. It is expected to remove approximately 2331 wet tonnes of sludge from Lagoon 1 which will be applied to farm land though that element of the process does not form part of this application. This application is for the desludging only.

2 STATUTORY REQUIREMENTS

Council acts as a Planning Authority for the assessment of this application under the *Land Use Planning and Approvals Act 1993*. 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 is included in section 5.5 of this report.

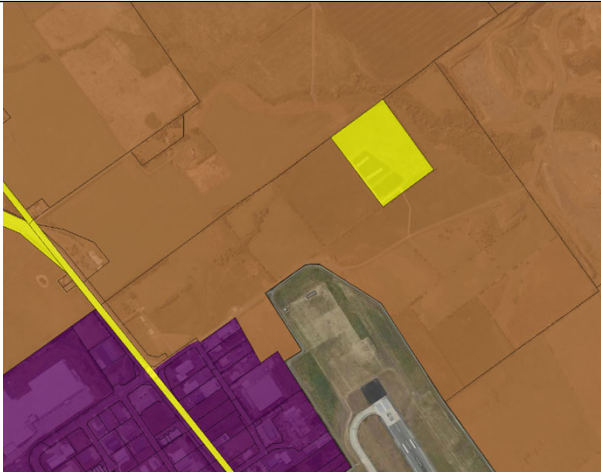
3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Western Junction Sewage Treatment Plant
Use classification:	Utilities
Zone:	Utilities Zone (access over Agriculture Zone)
Particular Purpose Zone/Specific Area Plan:	N/a
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C16.0 Safeguarding of Airports Code
Application must be determined by:	25/09/2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY



^Aerial image of the site and surrounding area



^Zoning – Sewage Treatment Plant (Utilities Zone – yellow), access (Agriculture Zone – brown)



^Entrance to the site from Richard Street



^Lagoon 2 – floating wetlands



^Lagoon 2 – location that effluent leaves the lagoon system



^open drain after leaving the lagoon system, draining to Briarly Creek



^sampling point in Briarly Creek

5 PLANNING SCHEME ASSESSMENT

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

GENERAL PROVISIONS		Applicable (Y/-)
7.1	Changes to an Existing Non-conforming Use	-



7.2	Development for Existing Discretionary Uses	-
7.3	Adjustment of a Boundary	-
7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	-
7.5	Change of Use	-
7.6	Access and Provision of Infrastructure Across Land in Another Zone	-
7.7	Buildings Projecting onto Land in a Different Zone	-
7.9	Demolition	-
7.10	Development Not Required to be Categorised into a Use Class	-
7.11	Use or Development Seaward of the Municipal District	-
7.12	Sheds on Vacant Sites	-
7.13	Temporary Housing	-

CODE	Applicable (Y/-)	Exemption Applied
C1.0 Signs Code	-	
C2.0 Parking and Sustainable Transport Code	Y	-
C3.0 Road and Railway Asset Code	Y	
C4.0 Electricity Transmission Infrastructure Protection Code	-	
C5.0 Telecommunications Code	-	
C6.0 Local Historic Heritage Code	-	
C7.0 Natural Assets Code	Y	C7.2.1
C8.0 Scenic Protection Code	-	
C9.0 Attenuation Code	-	
C10.0 Coastal Erosion Hazard Code	-	
C11.0 Coastal Inundation Hazard Code	-	
C12.0 Flood-Prone Areas Hazard Code	Y	C12.2.2
C13.0 Bushfire Prone Areas Code	-	
C14.0 Potentially Contaminated Land Code	-	
C15.0 Landslip Hazard Code	-	
C16.0 Safeguarding of Airports Code	Y	C16.2.1

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

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

The relevant Scheme definitions are:

Table 6.2 Use Class

Utilities	use of land for utilities and infrastructure including ... collecting, treating, or disposing of storm or floodwater, sewage, or sullage. Examples include ... sewage treatment plant.
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Table 3.1 Planning Terms and Definitions

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

Use of the land for Utilities is:

- **Permitted** (with permit) per the Utilities Zone use table; and
- **Discretionary** per the Agriculture Zone use table.

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

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

Zone Purpose

Per clause 6.10.2, in determining an application for a Discretionary use, the planning authority must have regard to the purpose of the applicable zone, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

21.1	Zone Purpose
21.1.1	To provide for the use or development of land for agricultural use.
Assessing Officers Comments	While the proposal does not itself provide for the use or development of land for agricultural purposes, it nevertheless satisfies the discretionary use provisions in clause 21.3.1, as outlined in the following assessment.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts.
Assessing Officers Comments	In accordance with the application, the lagoon will be offline for the shortest time possible. It is estimated that the initial dewatering of Lagoon 1 will take 2 weeks and once dewatering is completed, it is estimated to take approximately 5 days to remove the sludge from the lagoon. The proposal therefore minimises conflict with or interference from non-agricultural uses (which are in the North-Esk Irrigation District). The use does not convert land to non-agricultural use as the access exists. Complies.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
Assessing Officers Comments	While the proposal does not itself supports the use of the land for agricultural use, it nevertheless satisfies the discretionary use provisions in clause 21.3.1, as outlined in the following assessment.

21.3 Use Standards

21.3.1 Discretionary Uses

Description	Assessment
A1 Requirement of use to occur on agricultural land	A1 Relies on performance criterion.
A2 Converting agricultural land for non-agricultural uses	A2 Relies on performance criterion.
A3 Uses on prime agricultural land	A3 Not applicable – site is Class 4, not prime agricultural land (Class 1-3).
A4 Residential Use	A4 Not applicable – application is not for a residential use.



21.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
21.4.1	Building height	A1 No buildings, complies.
21.4.2	Setback	A1 No buildings, complies.
		A2 No buildings, complies.
21.4.3	Access for new dwellings	A1 Not applicable.

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

DISCRETIONS	
21.3.1	Discretionary Uses
P1	A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; b) access to infrastructure only available on the site or on land in the vicinity of the site; c) access to a product or material related to an agricultural use; d) service or support for an agricultural use on the site or on land in the vicinity of the site; e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and f) provision of essential Emergency Services or Utilities.
Assessing Officers Comments	The proposed desludging works form part of the Utilities use class which is discretionary in the Agriculture zone. As access to the sewerage treatment plant is over 81 Evandale Road (Agriculture Zone) the existing Utilities use of the land will intensify and therefore it relies on the performance criteria for assessment. The Utilities use complies with the performance criterion as it is required to locate on the site for operational reasons. Having regard to the performance criteria: a) <i>access to a specific naturally occurring resource on the site or on land in the vicinity of the site.</i> The use does not require access to a specifically occurring natural resource. b) <i>access to infrastructure only available on the site or on land in the vicinity of the site.</i> The access over 81 Evandale Road is the only access to infrastructure on the site (Western Junction STP). c) <i>access to a product or material related to an agricultural use.</i> The use does not require access to a product or material related to an agricultural use. d) <i>service or support for an agricultural use on the site or on land in the vicinity of the site.</i> The application does not establish that the proposed use will service or support agricultural activity either on the subject land or nearby agricultural land. No information has been provided—nor is it required at this stage—identifying the properties where biosolids would be applied. The management and approval of biosolids spreading is addressed through a separate regulatory process, independent of this planning application. e) <i>the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</i> The proposed use does not provide diversification or value adding of an agricultural use on the site or in the vicinity of the site. f) <i>provision of essential Emergency Services or Utilities.</i> The proposed use is for Utilities.
P2	A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:



DISCRETIONS

	a) the area of land being converted to non-agricultural use; b) whether the use precludes the land from being returned to an agricultural use; c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.
Assessing Officers Comments	The use of the existing sewage treatment plant and access does not convert agricultural land. The proposal complies with the performance criterion.

ASSESSMENT OF THE UTILITIES ZONE PROVISIONS

26.3 Use Standards

26.3.1 All Uses

Description	Assessment
A1 Hours of operation	A1 Not applicable as the use is for Utilities and not within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.
A2 External lighting	A2 Not applicable as the use is Utilities and not within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.
A3 Commercial vehicle movements	A3 Not applicable as the use is Utilities and not within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.

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

Not applicable.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.1	Code Purpose
C2.1.1	To ensure that an appropriate level of parking facilities is provided to service use and development.
Assessing Officers Comments	The proposal complies with the acceptable solutions of the code and therefore complies with the code purpose.
C2.1.2	To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
Assessing Officers Comments	Not applicable - the proposal is not in an urban area.
C2.1.3	To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
Assessing	The proposal complies with the acceptable solutions of the code and therefore complies with the code purpose.



Officers Comments	
C2.1.4	To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
Assessing Officers Comments	The proposal complies with the acceptable solutions of the code and therefore complies with the code purpose.
C2.1.5	To ensure that parking spaces and accesses meet appropriate standards.
Assessing Officers Comments	The proposal complies with the acceptable solutions of the code and therefore complies with the code purpose.
C2.1.6	To provide for parking precincts and pedestrian priority streets.
Assessing Officers Comments	Not applicable – Northern Midlands Council area contains no pedestrian priority streets.

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 No requirement for Utilities.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 No requirement for Utilities.
C2.	Motorcycle parking numbers (Refer to table C2.4)	A1 No requirement for Utilities.
C2.5.4	Loading Bays	A1 N/a
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 N/a
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies.
C2.6.2	Design and layout of parking areas	A1.1 Complies.
		A1.2 N/a
C2.6.3	Number of accesses for vehicles	A1 Complies.
		A2 N/a
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 N/a
C2.6.5	Pedestrian Access	A1.1 N/a
		A1.2 N/a
C2.6.6	Loading Bays	A1 N/a



		A2 Complies.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 N/a
		A2 N/a
C2.6.8	Siting of parking and turning areas	A1 N/a
		A2 N/a
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 N/a

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

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

C3.1	Code Purpose
C3.1.1	To protect the safety and efficiency of the road and railway networks; and
Assessing Officers Comments	Complies with the relevant performance criterion.
C3.1.2	To reduce conflicts between sensitive uses and major roads and the rail network.
Assessing Officers Comments	Not applicable to this application.

C3.5 Use Standards

Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 N/a – not a category 1 road.
		A1.2 N/a – not a new vehicle crossing.
		A1.3 N/a – not part of the rail network.
		A1.4 Does not comply – assessed against the performance criterion.
		A1.5 Complies.

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

DISCRETIONS

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



DISCRETIONS

	e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.
Assessing Officers Comments	Existing annual average daily traffic numbers are not known for the existing access therefore it cannot readily be determined if the proposed increase in traffic movements over the short period will increase the number of movements more than the amounts specified in Table C3.1, therefore the performance criteria has been assessed. The proposal complies with the performance criteria as follows: a) <i>any increase in traffic caused by the use;</i> The increase in traffic will be approximately 18 – 20 truck movements per day estimated over approximately five days. b) <i>the nature of the traffic generated by the use;</i> The traffic is to be prime move with trailer. c) <i>the nature of the road;</i> The traffic will be accessing Richard Street which is in an industrial zoned area caters for trucks from a quarry on 81 Evandale Road. d) <i>the speed limit and traffic flow of the road;</i> The speed limit is 50km/h. e) <i>any alternative access to a road;</i> There is not an alternative access to a road. f) <i>the need for the use;</i> The applicant has advised that a sludge survey of Lagoon 1 completed in May 2025 revealed that the lagoon contained an estimated sludge content of 53% of lagoon capacity, or approximately 2331m³ sludge. This level of sludge is considered higher than optimal, placing the STP at risk of reduced treatment and potential negative impacts to effluent quality. Western Junction STP Lagoon 1 is therefore rated as a high priority for desludging. g) <i>any traffic impact assessment;</i> No traffic impact assessment was undertaken. h) <i>any advice received from the rail or road authority.</i> No advice from the road authority (Northern Midlands Council) was required.

5.4 REFERRALS

TasNetworks

TasNetworks advised that the development is not expected to affect its operations.

TasWater

TasWater assessed the application pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) and determined that the proposed development does not require a submission from TasWater.

TasWater, as the applicant, advised that the contractor they will be using is Giraffe Civil Contracting [Controlled waste category K130 (sewage sludge, sewage residue, nightsoil or sludge from an on-site waste water management system) licence 7211]. The image below shows the type of truck typically used for this work - fully sealed vessels with a capacity of 26kL.



Environmental Health Officer – NMC

Council's Environmental Health Officer advised of no concerns with the desludging plan, and suggested consideration be given to weekly monitoring of the discharge parameters.

TasWater, as the applicant, advised:

We take a risk based approach to all of our desludging projects. There will always be some impacts to effluent quality and potential odour generation as a result of these activities, but by carrying them out, we ensure long term impacts are minimised. We choose the methodology which will have the least amount of negative impact and provide the rationale for this decision. In this case, taking lagoon 1 offline via a temporary bypass to lagoon 2 will allow for a thorough clean out in the shortest possible timeframe. The supporting information provided in our Desludging Plan for Western Junction is the same we have provided to EPA for our level 2 STP desludging works. Level 2 treatment plants generally have much higher flows than Western Junction and in many cases discharge to similar ephemeral creeks. The mitigations outlined in our plan to reduce pathogen levels to receiving environment have been highly effective for many recent desludging projects performed across the state and EPA have approved our plans with the fortnightly monitoring. Our stance is that weekly monitoring is a significant additional strain on our already stretched sampling team for little additional information. In reality the dosing of chlorine tablets in the offtake pit cannot be altered. The best mitigation strategy is to complete the works as quickly as possible and provide communications to downstream users prior to the commencement of works.

Launceston Airport

Launceston Airport have requested that the following be added as conditions to any permit the Planning Authority issues:

- Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment on the subject site, including during construction (such as cranes), may infringe the OLS and must be referred to Launceston Airport for written approval prior to use. Approval from CASA, Airservices Australia and DITRDCSA-Flysafe may be required, and this process may take 12 weeks or longer to obtain.
- The maximum luminous intensity, at 3 degrees above horizontal, of any proposed lighting or illuminated signage must not exceed 250 cd. Should any external lighting cause confusion, distraction or glare to pilots in the air, under Regulation 94 of the Civil Aviation Regulations 1988 (CAR1988), CASA may seek that the lighting be modified, shielded or extinguished to ensure aviation safety.
- Landscaping, certain planting, standing water and waste have the potential to attract wildlife which can increase the risk of wildlife transiting across aircraft flight paths. In relation to the proposed landscaping, Launceston Airport encourages the proponent to contact the Launceston Airport Operations Department and discuss options for reducing the risk associated with aircraft bird strikes.

As the permit cannot condition these matters, as the proposal is exempt from the Safeguarding of Airports Code, they will be placed as notes on any permit issued.



5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. One representation was received. The issues raised in the representation and the response is below.

Concerns with the use of biosolids containing PFAS on agricultural land

Assessing officer's response:

This application seeks approval to temporarily take Lagoon 1 offline to facilitate desludging works. The reuse of biosolids is regulated separately under the EPA Tasmania Tasmanian Biosolids Reuse Guidelines (TBRG) 2020 and, where applicable, the requirements of the Tasmanian Planning Scheme (TPS). There is no requirement for the Biosolids Management Plan (BMP) or the information mentioned above to be lodged with and publicly exhibited as part of this planning application.

The Western Junction STP Desludging Plan – May 2026, submitted as part of the planning application, includes a summary of the sludge testing results in Appendix B, reproduced below.

Appendix B – Sludge testing and classification for Western junction Lagoon 1 – Dec 2025

Western Junction STP		Overall Contaminant Classification			B	
Lagoon 1						
Parameter	Number of Samples	Maximum (mg/kg)	Mean (mg/kg)	Minimum (mg/kg)	BACC (mg/kg)	Contaminant Classification
Arsenic	3.0	7.0	6.0	5.0	7.0	A
Cadmium	3.0	9.5	5.8	3.7	9.0	B
Chromium	3.0	82.0	73.7	66.0	81.7	B
Copper	3.0	1400.0	1143.3	930.0	1381.3	B
Lead	3.0	63.0	52.3	44.0	62.0	A
Mercury	3.0	0.9	0.6	0.5	0.8	A
Nickel	3.0	80.0	72.7	66.0	79.7	B
Zinc	3.0	2300.0	1866.7	1500.0	2270.8	B
Hydrocarbon	Mean (mg/kg)	IB105 Level 2 limit (mg/kg)	IB105 Level 3 limit (mg/kg)	IB105 classification		
C10-36 total	13666.7	5000	10000	Level 3		
PFAS	Mean (ug/kg)	PFAS NEMP 3.0 unrestricted use limit (ug/kg)	PFAS NEMP 3.0 restricted use limit (ug/kg)	PFAS NEMP 3.0 classification		
PFOS + PFHxS	12	1.1	31	Restricted use		
PFOA	LOR	5	81	Unrestricted use		
Overall Stabilisation Classification					B	
Stabilisation method	Anaerobic digestion	15°C for >180 days	Hasn't been desludged for >10 years			
Volatile Solids Reduction	Result (%)	Grade B Requirement (%)	Classification			
Average VS%	40.86	<60%	B			
E.coli	Result (MPN/g)	Grade B Requirement (MPN/g)	Classification			
E.coli	2550.5	<2000000	B			

TasWater advises that:

The results demonstrate compliance with the relevant Contaminant Grade B and Stabilisation Grade B criteria specified in the EPA Tasmania TBRG 2020. The PFAS results are also below the applicable thresholds specified in the PFAS National Environmental Management Plan (NEMP) 3.0 for the proposed beneficial reuse. Based on these results, the sludge contained within Western Junction Lagoon 1 has been classified as Class 2 Biosolids, which are suitable for direct application to farmland subject to the requirements of the TBRG and the approved BMP. Sampling was undertaken by appropriately qualified personnel, with analysis conducted by a NATA-accredited laboratory.

The 'restricted use' biosolids scenario in the HHERA (human health and ecological risk assessment) assumed that biosolids are land-applied and incorporated into the soil for agricultural use (similar to Class B in some jurisdictions) (PFAS National Environmental Management Plan 3.1).

Access Easement and Transport Risks

TasWater accesses the STP via a right-of-way over private agricultural land at 81 Evandale Road. However, the application does not include details regarding:

- truck numbers and daily vehicle movements;
- transport routes;



- vehicle containment systems;
- spill response procedures;
- wash-down requirements;
- contractor contamination controls;
- biosecurity measures; or
- procedures for responding to accidental releases.

Concerned about the potential for leakage or accidental deposition of sludge, wastewater or contaminated material onto the access easement, surrounding farmland, drainage lines or grazing land.

Any approval should require TasWater to demonstrate that:

- all transport vehicles are fully sealed and leak-proof;
- no sludge, wastewater or contaminated material is discharged onto the access route or adjoining land;
- a comprehensive spill response plan is in place;
- contamination incidents can be immediately contained and remediated;
- appropriate contractor management procedures are implemented; and
- TasWater accepts responsibility for remediation of any contamination arising from the works

Assessing officer's response:

TasWater advises: Transport of dewatered sludge from the Western Junction STP will occur via the existing right-of-way access to the STP, which is the established access route to the facility. Based on the current proposed works program, TasWater anticipates approximately 18 – 20 truck movements per day over approximately five days. Further information regarding transport arrangements will be included in the BMP and associated project documentation.

Transport of sewage sludge is undertaken by contractors appropriately registered to transport EPA Controlled Waste (K130). TasWater's sludge transport contractors are required to hold the relevant registration and meet the associated requirements, including having appropriate spill response equipment and procedures in place. In addition, TasWater maintains internal Contingency Management Plans for its STPs, which address the management and response to incidents such as sewage and wastewater spills, consistent with EPA requirements. These existing controls provide an established framework for managing potential spills or incidents associated with the transport and handling of sewage sludge.

TasWater confirms that all desludging and associated dewatering activities will be undertaken within the TasWater premises and managed in accordance with the approved works methodology and relevant environmental requirements. No sludge, biosolids, wastewater, filtrate or other associated waste streams will intentionally be discharged, spilled, stockpiled or spread onto neighbouring land or the access easement. Any subsequent application of biosolids to agricultural land will only occur at an appropriately assessed and approved receiving property and in accordance with the finalised BMP and applicable regulatory requirements.

Operation of the Plant During Temporary Reconfiguration

The exhibited documents indicate that average flows to the STP are approximately 330 kL/day and that the proposed works will involve bypassing Lagoon 1, dewatering into Lagoon 2 and discharging partially treated effluent to Briarly Creek during the desludging process. The documentation also acknowledges that changes in effluent quality are anticipated during the works. Given the existing environmental issues associated with the STP catchment and downstream PFAS concerns, I am not satisfied that adequate information has been provided to demonstrate that the temporary process changes will not increase environmental risks within Briarly Creek, the downstream waterways or adjacent agricultural land.

Assessing officer's response:

The applicant states that:

BOD (Biochemical Oxygen Demand) and E.coli levels are expected to increase during the course of the works; however, with the installation of a temporary chlorine dosing system, TasWater is confident that sufficient pathogen reduction will be achieved to manage public health and environmental risks, with performance verified through the monitoring program outlined in Section 6 (extract below). TasWater will increase sampling frequency for effluent quality and ambient sampling to fortnightly throughout the duration of the project to monitor the impact of the desludging and reduced HRT (hydraulic retention time) on effluent quality and verify water quality impacts. The increased sample frequency will continue throughout the desludging and for two weeks post completion.

6. Monitoring and Reporting

A summary of the additional monitoring locations, parameters and frequencies to be completed during and after desludging is shown in Table 2.

Table 2. Additional monitoring requirements

Location	Sample Code	Parameters	Frequency
Western Junction STP Effluent	WJD01S03	Field: pH, temperature, DO, Total Residual Chlorine, Free Chlorine Lab: Conductivity, Total Suspended Solids (TSS), BOD Pathogens: <i>E. coli</i> , enterococci Nutrients: Total Nitrogen (TN), Ammonia, Nitrate, Nitrite, Total Kjeldahl Nitrogen (TKN), Total Phosphorus (TP), O-Phosphate. Algae: total algae, Blue-Green Algae (BGA) & speciation, chlorophyll Other: PFAS (low level)	Fortnightly during desludging and for 2 weeks post-completion
Briarly Creek (Upstream)	WJSP4	Field: pH, temperature, DO Lab: Conductivity, TSS	Fortnightly during desludging and for 2 weeks post-completion
Briarly Creek (Downstream)	WJSP5	Pathogens: <i>E. coli</i> , enterococci Nutrients (low level): TN, Ammonia, Nitrate, Nitrite, TKN, TP, Dissolved Reactive Phosphorus (DRP) Algae: total algae, BGA & speciation, chlorophyll Other: PFAS (low level)	

The representor requests that Council:

- Require TasWater to publicly provide the Biosolids Management Plan before the application is determined.
- Require disclosure of all sludge characterisation data, including PFAS analytical results.
- Require identification of all receiving properties proposed for biosolids application.
- Require a site-specific assessment of risks to agricultural land, livestock, groundwater waterways and future land use.

Assessing officer's response: Council cannot require the above mentioned information as part of this application as the information relates to the land spreading of the biosolids, and this application is for a temporary process change to the wastewater treatment plant to allow desludging.

- Require details of all proposed transport routes, vehicle numbers and traffic movements.

Assessing officer's response: The transport route to a public road will be from the sewage treatment plant to Richard Street via the right of way over 81 Evandale Road. The applicant has advised that traffic generation will be approximately 18 – 20 truck (prime mover with trailer) movements per day estimated over approximately five days.

- Require a Transport, Spill Response and Contamination Management Plan.

Assessing officer's response: The handling and transport of controlled waste (which includes sewage sludge, sewage residue, nightsoil or sludge from an on-site waste water management system) is under the jurisdiction of the Environment Protection Authority.

- Require confirmation that no sludge, biosolids, wastewater, filtrate, dewatering liquids or associated waste streams will be discharged, spilled, stockpiled or spread on neighbouring land, access easements or agricultural land unless specifically authorised and supported by an appropriate environmental assessment.
- Require assessment of whether the material should be managed in accordance with broader contaminated material requirements, having regard to the known PFAS issues associated with the facility.

Assessing officer's response:

Land application of biosolids is not part of this application. Future land application of biosolids will be subject to separate assessment.

- Defer determination of the application until the above information is publicly available and can be properly assessed

Assessing officer's response: The application cannot be deferred as there is a statutory time to decide the application by and the applicant has demonstrated compliance with the relevant provisions of the Scheme.



5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

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

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

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

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

5.7 STATE POLICIES

State Policy on Water Quality Management 1997

The Emissions Limits Guidelines (ELG) for waste water treatment plants (WWTP) were developed by the EPA as a requirement of the State Policy on Water Quality Management 1997 (SPWQM). The ELGs apply to all Level 1 (council-regulated) WWTPs that discharge to waterways. The EPN issued by council requires compliance with the ELG and therefore it is not necessary to impose restrictions under this planning permit.

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Assessment of development application consistent with Council's Annual Plan.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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



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

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

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

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

8 ATTACHMENTS

1. PL N-26-0120 public exhibition documents [11.1.1 - 20 pages]
-



11.2 PLN-26-0088 OUTBUILDING (GARAGE), 59 DEVON HILLS ROAD, DEVON HILLS

File: 201500.71
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Brandie Strickland, Statutory Planner

RECOMMENDATION

That application PLN-26-0088 to develop and use the land at 59 Devon Hills Road, Devon Hills TAS 7300 for the demolition of an existing outbuilding and construction of new outbuilding (garage) be approved subject to the following conditions:

1. ENDORSED PLANS

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

- P1 Locality plan by Wilkin Design dated 20/05/26, Reference: DA/BA-26STERP Page 1/3
- P2 Site plan by Wilkin Design dated 20/05/26, Reference: DA/BA-26STERP Page 2/3
- P3 Floor plan and elevations by Wilkin Design dated 20/05/26, Reference: DA/BA-26STERP Page 3/3

2. AIRPORT CONSENT

All works must be undertaken in accordance with the Conditions of Approval listed in the Decision under the Airports (Protection of Airspace) Regulations 2026 dated 24 July 2026 - attached.

1 INTRODUCTION

This report assesses an application for demolition of existing outbuilding and construction of new outbuilding (garage) against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 16 effective 4 March 2026 and LPS version 17 effective 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:	Residential
Use classification:	Residential
Zone:	10.0 Low Density Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S4.0 Devon Hills Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C13.0 Bushfire-Prone Areas Code C16.0 Safeguarding of Airports Code
Application must be determined by:	21 September 2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY

Subject site	Zone Map
	
Aerial image of the site and surrounding area	



Photographs of subject site





5 PLANNING SCHEME ASSESSMENT

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

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

CODE	Applicable (Y/-)	Exemption Applied
C1.0 Signs Code	-	-
C2.0 Parking and Sustainable Transport Code	Y	-
C3.0 Road and Railway Asset Code	-	-
C4.0 Electricity Transmission Infrastructure Protection Code	-	-
C5.0 Telecommunications Code	-	-
C6.0 Local Historic Heritage Code	-	-
C7.0 Natural Assets Code	-	-
C8.0 Scenic Protection Code	-	-
C9.0 Attenuation Code	-	-
C10.0 Coastal Erosion Hazard Code	-	-
C11.0 Coastal Inundation Hazard Code	-	-
C12.0 Flood-Prone Areas Hazard Code	-	-
C13.0 Bushfire Prone Areas Code	Mapped	C13.2.1
C14.0 Potentially Contaminated Land Code	-	-
C15.0 Landslip Hazard Code	-	-
C16.0 Safeguarding of Airports Code	Y	-

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	Y
NOR-S5.0 Evandale Specific Area Plan	-
NOR-S6.0 Longford Specific Area Plan	-
NOR-S7.0 Perth Specific Area Plan	-
NOR-S8.0 Ross Specific Area Plan	-

The relevant Scheme definitions are:



Table 6.2 Use Class

Residential	Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
-------------	--

Table 3.1 Planning Terms and Definitions

Outbuilding	Means a non-habitable detached building of Class 10a of the <i>Building Code of Australia</i> and includes a garage, carport or shed.
Building	Means as defined in the Act: <i>building includes –</i> (a) a structure and part of a building or structure; and (b) fences, walls, out-buildings, service installations and other appurtenances of a building; and (c) a boat or a pontoon which is permanently moored or fixed to land;

Per the applicable site-specific qualification (NOR-10.1) use class table, the proposed use (residential) is Permitted. Clause 6.10.2 states that consideration of the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualification is only required when determining an application for a Discretionary use.

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF LOW DENSITY RESIDENTIAL ZONE PROVISIONS

Zone Purpose

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

10.4 Development Standards for Dwellings		
Clause	Description	Assessment
10.4.1	Residential density for multiple dwellings	A1 Substituted by NOR-10.1
10.4.2	Height	A1 5.1m
10.4.3	Setback	A1 >45m to primary frontage and >60m to secondary frontage
		A2 Side setback 600mm. Relies on PC
10.4.4	Site coverage	A1 <30%
10.4.5	Frontage fences for all dwellings	A1 Not applicable – no change to existing fence.

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

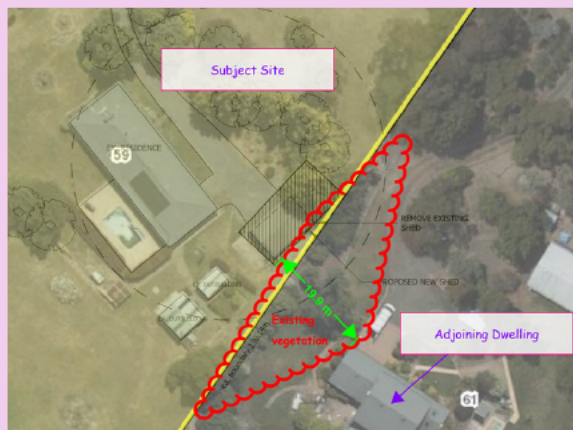
DISCRETIONS

10.4.3 Setback	
P2	The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and proposed buildings; e) the existing buildings and private open space areas on the site; f) sunlight to private open space and windows of habitable rooms on adjoining properties; and g) the character of development existing on established properties in the area.
Assessing Officers Comments	The proposal relies on the performance criteria for the side setback as the new garage will be setback between 3.2m and 0.6m from the neighbouring boundary due to the angle of the building relative to the boundary. The existing structure in this general location was approved as an 8m x 8m carport with an overall height of less than 3m and a setback of approximately 2m from the same neighbouring boundary.

DISCRETIONS

The proposed garage will be larger, at 18m x 9m with an overall height of 5.1m, and will therefore increase the scale of built form in this part of the site. Notwithstanding this increase, the siting is not considered to cause an unreasonable loss of amenity to the adjoining property.

The adjoining dwelling is located more than 15m south-east of the outbuilding location and the impact of the reduced setback is moderated by the existing vegetation screen on the neighbouring property, which provides visual separation between the proposed garage and the adjoining dwelling and private open space area.



The subject site and adjoining dwelling are both located between approximately 205m and 210m AHD, and there is no significant difference in ground level that would intensify the apparent height, bulk or visual impact of the garage when viewed from the adjoining property.

The building is non-habitable and will be used as a garage associated with the residential use of the site. Its location is within an established outbuilding area and broadly corresponds with the siting of the existing outbuilding proposed to be demolished.

While the proposed garage will be closer to the boundary for part of its length, the building will not be parallel to the boundary and the closest point of 0.6m will apply only to part of the structure. The setback relationship is also consistent with the pattern of garages and outbuildings in the broader area, where aerial imagery shows numerous examples of detached outbuildings of comparable scale and setback on established residential properties.

Having regard to the topography of the site, the orientation and separation of the adjoining dwelling, the existing vegetation screen, the location of existing development and private open space areas, and the established character of outbuildings in the locality, the reduced side setback is not expected to result in unreasonable visual bulk, overshadowing, loss of sunlight to habitable room windows or private open space, or other unreasonable amenity impacts to the adjoining property. The proposal satisfies P2.

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

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: DEVON HILLS



Zone Purpose

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

NOR-S4.6 Use Standards

NOR-S4.6.1 Discretionary uses	
Description	Assessment
A1 Goods or material storage	A1 Not applicable
A2 Waste material storage	A2 Not applicable

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 3+ additional parking spaces on site. Complies with acceptable solution.
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 There is no extension or widening of the existing driveway area shown however this may occur as the positioning of the garage doors does not align with the existing driveway area, therefore the performance criteria has been assessed.
C2.6.2	Design and layout of parking areas	A1.1 Complies with AS2890 for new parking areas.
		A1.2 Not applicable
C2.6.3	Number of accesses for vehicles	A1
		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

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

DISCRETIONS

C2.6.1	Construction of parking areas
P1	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: a) the nature of the use; b) the topography of the land; c) the drainage system available; d) the likelihood of transporting sediment or debris from the site onto a road or public place; e) the likelihood of generating dust; and f) the nature of the proposed surfacing.
Assessing Officers Comments	The proposal relates to a residential outbuilding associated with an existing dwelling. The site is already served by a gravel driveway and access arrangement, which provides vehicle access to the existing outbuilding location. The proposed garage is larger than the existing structure and includes multiple roller doors. As a result, the existing gravel access may need to be extended slightly and splayed in front of the garage to allow vehicles to access each roller door and to provide sufficient manoeuvring space immediately in front of the building. Any extension of the driveway or manoeuvring area will be limited to the area necessary to service the proposed garage and will remain ancillary to the residential use of the site. Given the low-intensity residential nature of the use, the existing gravel driveway and any minor gravel extension or splay are considered suitable to provide practical all-weather access to the garage. The use of gravel is consistent with the existing access arrangement on the site and with the rural-residential character of Devon Hills. The extent of additional surfacing is expected to be minor and located internal to the lot, reducing the likelihood of sediment or debris being transported onto a road or public place. Stormwater from the driveway and manoeuvring area can continue to disperse within the site, and the limited increase in gravel surface area is not expected to create an unreasonable drainage impact. Having regard to the performance criteria the proposal satisfies P1.

C16.0 SAFEGUARDING OF AIRPORTS CODE

Code Purpose

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



C16.5 Use Standards		
Clause	Description	Assessment
C16.5.1	Sensitive use within an airport noise exposure area	A1 Not applicable
C16.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C16.6.1	Buildings and works within an airport obstacle limitation area	A1 Launceston Airport is Commonwealth leased. Airport has approval from the relevant Commonwealth department under the <i>Airports Act 1996</i> (Commonwealth).
		A2 Not applicable. Launceston Airport is Commonwealth leased.

5.4 REFERRALS

Launceston Airport

Launceston Airport reviewed the application and granted approval subject to conditions under their head of power on the 27 July 2026

Their approval and conditions are included as an annexure to the recommended conditions of approval.

5.5 REPRESENTATIONS

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

Summary of issues raised:

- **Size, scale and height:** Concern the building is excessive and out of character with the residential area.
- **Potential use:** Concern the scale may indicate non-residential use, with possible noise, vehicle, lighting and amenity impacts.
- **Visual impact and character:** Concern the building may be visually dominant and affect neighbourhood character.
- **Boundary proximity and overshadowing:** Concern the location may cause overshadowing or loss of amenity.
- **Alternative siting:** Suggestion - the building could be relocated on site to reduce impacts.

Officer response:

The matters raised within the representation are addressed in detail in Section 5.1 of this report.

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

State Policy on the Protection of Agricultural Land 2009

State Coastal Policy 1996

State Policy on Water Quality Management 1997

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

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

Strategic Plan - Statutory Planning

The proposal is consistent with this plan.

Council Policy – Stormwater Quality Management

Not relevant to this proposal.

Council Policy – Landscaping Requirements for Development Proposals

Not relevant to this proposal.

Council Policy – On-Site Stormwater Detention

Not relevant to this proposal.

Council Policy – Pumped Stormwater Connection

Not relevant to this proposal.

Council Policy – Public Open Space Contribution

Not relevant to this proposal.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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

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

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

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



8 ATTACHMENTS

1. PL N-26-0088 Agenda Attachement 1 [**11.2.1** - 12 pages]
-



11.3 PLN26-0134: CONTRACTORS YARD, EXTEND CONCRETE BATCH PLANT HOURS, & NEW ACCESS TO EVANDALE ROAD (RETAIN EXISTING ACCESS VIA RIGHT OF WAY OVER 144549/1, 186290/2, 186290/1, 166270/1) - 59 RAEBURN ROAD, BREADALBANE

File: 201800.186; PLN26-0134
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That application PLN26-0134 to develop and use the land at 59 Raeburn Road (180210/2 & 157107/1) (existing access via right of way over 144549/1, 186290/2, 186290/1, 166270/1) for Storage (contractors yard), access driveway and new crossing from Evandale Road, and extend hours of operation of concrete batch plant be refused on the following grounds:

- 1 The proposed use for Storage (contractors yard) does not comply with clause 21.3.1 P1 of the scheme.
- 2 The proposed use of the land for hiring plant is categorised as Equipment and Machinery Sale and Hire, which is prohibited in the Agriculture Zone.
- 3 The proposed use for parking car carriers is classified as Transport Depot, which is prohibited in the Agriculture Zone.

1 INTRODUCTION

This report assesses an application to develop and use the land at 59 Raeburn Road (CT 180210/2 and CT 157107/1, with existing access via the right of way over CT 144549/1, 186290/2, 186290/1 and 166270/1) for Storage (contractor's yard), an access driveway and crossing from Evandale Road, and an extension to the hours of operation of the concrete batch plant. The assessment is made against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (the Scheme), comprising SPP Version 16 (effective 4 March 2026) and LPS Version 18 (effective 8 July 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 Scheme.

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

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

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

All applicable standards and requirements in this planning scheme

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

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

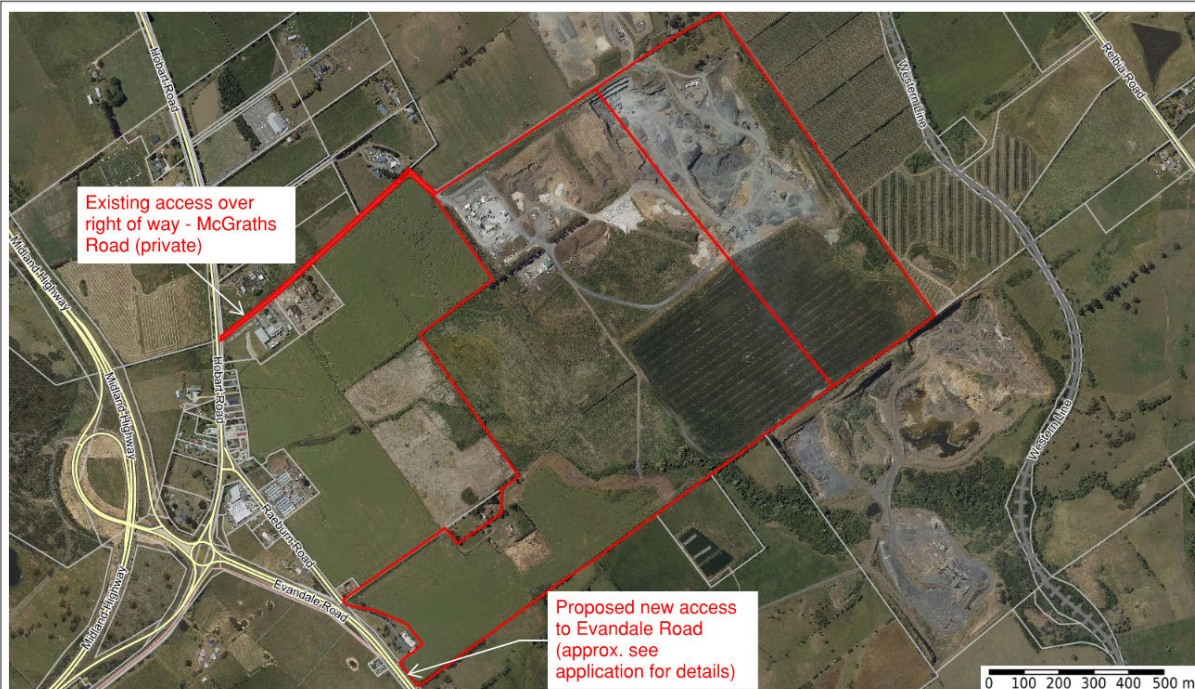
The council as the Planning Authority is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance with the Act and the planning scheme. This means that Council as the Planning Authority can only consider matters raised in representations that insofar as those matters are relevant to the particular discretion being exercised. Consideration of matters that are not relevant to the particular

discretion being exercised risks a decision being made that cannot stand up to challenge through the Tasmanian Civil and Administrative Tribunal. An assessment of the representation/s is included in section 5.5 of this report.

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Extractive Industry (quarry) and concrete batch plant (directly associated with and a subservient part of the quarry)
Proposal - Use classification:	Extractive industry (concrete batch plant, directly associated with and a subservient part of the quarry); Storage (contractors yard)
Zone:	Agriculture Zone
Particular Purpose Zone/Specific Area Plan:	None applicable
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C9.0 Attenuation Code C12.0 Flood-Prone Areas Hazard Code C16.0 Safeguarding of Airports Code
Application must be determined by:	25 September 2026
Recommendation:	Refusal

4 SUBJECT SITE AND LOCALITY



PO Box 156
13 Smith Street
Longford TAS 7301
Email: council@nmc.tas.gov.au
Web: www.northernmidlands.tas.gov.au

Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.
Base image by TASMAP, © State of Tasmania
Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

14/09/2026

1:12500



^Aerial image of the site and surrounding area



^Subject site from Evandale Road



^Zone map

5 PLANNING SCHEME ASSESSMENT

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

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



7.7	Buildings Projecting onto Land in a Different Zone	-
7.9	Demolition	-
7.10	Development Not Required to be Categorised into a Use Class	-
7.11	Use or Development Seaward of the Municipal District	-
7.12	Sheds on Vacant Sites	-
7.13	Temporary Housing	-

CODE	Applicable (Y/-)	Exemption Applied
C1.0 Signs Code	-	
C2.0 Parking and Sustainable Transport Code	Y	-
C3.0 Road and Railway Asset Code	Y	-
C4.0 Electricity Transmission Infrastructure Protection Code	-	
C5.0 Telecommunications Code	-	
C6.0 Local Historic Heritage Code	-	
C7.0 Natural Assets Code	Y	-
C8.0 Scenic Protection Code	-	
C9.0 Attenuation Code	Y	-
C10.0 Coastal Erosion Hazard Code	-	
C11.0 Coastal Inundation Hazard Code	-	
C12.0 Flood-Prone Areas Hazard Code	Y	C12.2
C13.0 Bushfire Prone Areas Code	-	
C14.0 Potentially Contaminated Land Code	-	
C15.0 Landslip Hazard Code	-	
C16.0 Safeguarding of Airports Code	Y	C16.4.1

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

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

The relevant scheme definitions are:

Table 6.2 Use Class	
Equipment and Machinery Sales and Hire	use of land for displaying, selling, hiring or leasing plant, equipment or machinery, associated with , but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.
Extractive Industry	Use of land for extracting or removing material from the ground, other than Resource Development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
Storage	use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, self storage, contractors yard , freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and woodyard.
Transport Depot and Distribution	use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and Shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.
Table 3.1 Planning Terms and Definitions	



Building	Means as defined in the Act: building includes – (a) a structure and part of a building or structure; and (b) fences, walls, out-buildings, service installations and other appurtenances of a building; and (c) a boat or a pontoon which is permanently moored or fixed to land.
Development	Means as defined in the Act: development includes – (a) the construction, exterior alteration or exterior decoration of a building; and (b) the demolition or removal of a building or works; and (c) the construction or carrying out of works; and (d) the subdivision or consolidation of land, including buildings or airspace; and (e) the placing or relocation of a building or works on land; and (f) the construction or putting up for display of signs or hoardings – but does not include any development of a class or description, including a class or description mentioned in paragraphs (a) to (f) , prescribed by the regulations for the purposes of this definition.
Works	Means as defined in the Act: works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985 , carried out in State forests.

The application states:

The contractor's yard will consist of a container dome for storage and for washdown and servicing activities associated with the use (contractors' vehicles) and a hardstand/laydown area for the storing of vehicles and machinery associated with civil services contracting. The use will include storage of bitumen, but does not include the production of bitumen, as such, there is no trigger under C9 of the Scheme. The contractors' yard will primarily be used to store machinery and vehicles for dispatch from the site. Hazel Bros operates under three distinct business groups, each of which relies on the supply of vehicles and equipment for use on other sites, and to transport machinery and materials. The proposed contractor's yard will support activities under their Operations arm. This encompasses transport, plant hire, workshops, and civil infrastructure services. The fleet currently includes:

- 10 x Tipper Combinations
- 3 x Heavy Haulage Combinations
- 2 x Cement Tankers
- 4 x Car Carriers

Vehicles stored on the site are not intended to be limited to the current fleet, instead the developed storage area creates the practical capacity for storage of vehicles, machinery and equipment.

It is expected that, at times, the stored vehicles will be laden with goods or materials associated with Hazell Bros operations.

The concrete batch plant was approved by PLN19-0034 as directly associated with and a subservient part of the quarry, and therefore categorised as Extractive Industry, which is discretionary in the Agriculture Zone.

Use of the land for parking the above mentioned vehicles and plant would be most specifically categorised as Storage (contractors yard), which is discretionary in the Agriculture Zone.

Use of the land for hiring or leasing the above mentioned plant would be most specifically categorised as Equipment and Machinery Sale and Hire, which is prohibited in the Agriculture Zone.

Use of the land for parking car carriers would be most specifically classified as Transport Depot, which is prohibited in the Agriculture Zone.

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

Zone Purpose

Assessment against the zone purpose is required (per 6.10.2) but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.



21.1	Zone Purpose
21.1.1	To provide for the use or development of land for agricultural use.
Assessing Officer's Comments	The proposed use and development for a contractor's yard does not provide for the use or development of land for agricultural use. Although the proposed use and development for concrete batch plant (categorised as extractive industry) does not itself provide for the use or development of land for agricultural purposes, it nevertheless satisfies the discretionary use provisions in clause 21.3.1, as outlined in the following assessment.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts.
Assessing Officer's Comments	The proposed use and development is consistent with this purpose as outlined in the following assessment.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
Assessing Officer's Comments	The proposed use and development for a contractor's yard does not provide for use or development that supports the use of the land for agricultural use. Although the proposed use and development for concrete batch plant (categorised as extractive industry) does not itself provide for use or development that supports the use of the land for agricultural use, it nevertheless satisfies the discretionary use provisions in clause 21.3.1, as outlined in the following assessment.

21.3 Use Standards

21.3.1 Discretionary Uses		
Description		Assessment
A1 Requirement of use to occur on agricultural land		No acceptable solution - relies on performance criteria.
A2 Converting agricultural land for non-agricultural uses		No acceptable solution - relies on performance criteria.
A3 Uses on prime agricultural land		Not applicable, not prime agricultural land.
A4 Residential Use		Not applicable, not a residential use.
21.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
21.4.1	Building height	A1 The proposal complies with the Acceptable Solution.
21.4.2	Setback	A1 requires a 5 m setback from boundaries. The development includes the following elements: • Acoustic fence — A 3.2 m high solid acoustic fence with no setback to the Evandale Road frontage and no setback to the south-east (side boundary, and setback of less than 5m to the north-west (side boundary. • Acoustic berm — A 6 m high acoustic berm with a 4 m setback from the north-west (side) boundary. The proposal does not comply and must be assessed against the performance criterion. A2 Not applicable to this proposal.
21.4.3	Access for new dwellings	A1 Not applicable to this proposal.



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

DISCRETIONS	
21.3.1	Discretionary Uses
P1	A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; b) access to infrastructure only available on the site or on land in the vicinity of the site; c) access to a product or material related to an agricultural use; d) service or support for an agricultural use on the site or on land in the vicinity of the site; e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and f) provision of essential Emergency Services or Utilities.
Assessing Officer's Comments	The batch plant (categorised as extractive industry) complies with this performance criterion as it is required to locate on site for operational reasons and to have access to a specific naturally occurring resource (quarry) on the site. The proposed storage use (contractors yard) is not <i>required</i> to locate on the site and does not: a) require access to specific naturally occurring resource on the site or on land in the vicinity of the site; b) require access to infrastructure only available on the site or on land in the vicinity of the site; c) require access to a product or material related to an agricultural use; d) service or support for an agricultural use on the site or on land in the vicinity of the site the diversification or value adding of an agricultural use on the site or in the vicinity of the site; or e) provide Emergency Services or Utilities.
P2	A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to: a) the area of land being converted to non-agricultural use; b) whether the use precludes the land from being returned to an agricultural use; c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.
Assessing Officer's Comments	The use must minimise the conversion of agricultural land to non-agricultural use, having regard to: <i>a) the area of land being converted to non-agricultural use</i> Despite the Pinion report not including the berm/bund and table drain in the area of land converted, and the inconsistency within the Pinion report regarding the agricultural use of approximately 0.8 hectares of land which would be east of the proposed access road, it is agreed that the proposed use minimises the conversion of land to non-agricultural as, 'The positioning of the access would mostly follow the southern boundary of the property, and this allows for the least impact on the operational management of the agricultural land which thereby minimises the potential interference on the operational use of the land, such as for sowing, application of agricultural chemical and harvesting, by allowing for straight driving paths to be followed' (Pinion report, p. 22). <i>b) whether the use precludes the land from being returned to an agricultural use</i> Per the Pinion Report, 'The access track could be removed in the future and land rehabilitated to return it to agricultural land use activity'. The report recommends that during the construction phase, the topsoil should be stripped back or pushed to one side (or removed and stockpiled) and therefore be available if required in the future. This finding is supported and the use therefore does not preclude the land from being returned to an agricultural use and the proposal complies with the criterion. <i>c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</i> The Pinion Report finds that: <i>Due to a combination of setback distances, existing and proposed shelter belt vegetation, proposed earthen berm</i>



DISCRETIONS

	<i>adjacent to the proposed access road, nature of the agricultural land use activity conducted on the subject property and that of adjacent properties, in conjunction with the nature of the development and associated use it is reasonable to consider that there would be a negligible expectation for the potential to have a negative impact on the operation and management of agricultural land use activity on the adjacent and nearby properties.</i> This finding is accepted and it is considered that the performance criterion is met.
21.4.2	Setbacks
P1	Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: - the bulk and form of the building; - the nature of existing use on the adjoining properties; - separation from existing use on the adjoining properties; and - any buffers created by natural or other features.
Assessing Officer's Comments	The acoustic attenuation measures (buildings) have been sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties. Having regard to the performance criterion for each building the following comments are made. Acoustic Fence Bulk and form — The proposed fence has a height of 3.2 m and will be a solid structure, intended to provide an acoustic barrier. Nature of existing use on adjoining properties — Adjoining uses include residential and farming to the south-east (81 Evandale Road), a place of worship to the north-west (57 Raeburn Road), and Evandale Road to the south-west. Separation from existing uses — The fence will run roughly parallel to the road, consistent with the existing fence at 81 Evandale Road. At other points it will meet adjoining properties at a single interface, limiting direct exposure. Buffers created by natural or other features — Existing vegetation along the south-east boundary provides a visual buffer from adjoining 81 Evandale Road. Acoustic Berm Bulk and form — The proposed berm is 22 m wide, battering to a height of 6 m, and located 4 m from the adjoining 57 Raeburn Road. Nature of existing use on adjoining properties — The adjoining property at 57 Raeburn Road contains a place of worship. Separation from existing uses — The berm will be 4 m from the adjoining property boundary, positioned adjacent to a landscaped area and car park, which provides separation between the uses. Buffers created by natural or other features — There are no natural or other buffers between the berm and the adjoining property at 57 Raeburn Road.

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

No Particular Purpose Provisions or Specific Area Plan Provisions apply to the subject site.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

Assessment against the code purpose is required as the uses (Extractive Industry and Contractor's Yard) are discretionary (per 6.10.2) but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.



C2.1	Code Purpose
C2.1.1	To ensure that an appropriate level of parking facilities is provided to service use and development.
Assessing Officer's Comments	Complies with the relevant performance criteria of this code.
C2.1.2	To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
Assessing Officer's Comments	The proposal is not in an urban area.
C2.1.3	To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
Assessing Officer's Comments	Does not provide safe and convenient pedestrian access within the car park.
C2.1.4	To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
Assessing Officer's Comments	Complies with the relevant performance criteria of this code.
C2.1.5	To ensure that parking spaces and accesses meet appropriate standards.
Assessing Officer's Comments	Complies with the relevant performance criteria of this code.
C2.1.6	To provide for parking precincts and pedestrian priority streets.
Assessing Officer's Comments	The code contains no pedestrian priority streets.

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1. Relies on the performance criterion.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 No requirement.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 Does not comply.
C2.5.4	Loading Bays	A1: Not required as the floor area is less than 1,000 m ² .
C2.5.5	Number of car parking spaces within the GenRes Zone	A1: Not applicable to this proposal.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies - gravel formed access with stormwater managed on site.
C2.6.2	Design and layout of parking areas	A1.1 Complies with AS2890 per Midson Traffic report.
		A1.2 Not applicable to this proposal.
C2.6.3	Number of accesses for vehicles	A1 Complies – one per frontage.



		A2 Not applicable to this proposal.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable to this proposal.
C2.6.5	Pedestrian Access	A1.1 Does not comply – address performance criterion. A1.2 N/a
C2.6.6	Loading Bays	A1 N/a – does not propose loading bays. A2 Complies – vehicles able to enter, park and exit the site in a forward direction.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable to this proposal. A2 Not applicable to this proposal.
C2.6.8	Siting of parking and turning areas	A1 Not applicable to this proposal. A2 Not applicable to this proposal.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable to this proposal.

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

DISCRETIONS

C2.5.1	Car parking numbers
P1.1	The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: a) the availability of off-street public car parking spaces within reasonable walking distance of the site; b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; c) the availability and frequency of public transport within reasonable walking distance of the site; d) the availability and frequency of other transport alternatives; e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; g) the effect on streetscape; and h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.
P1.2	The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: a) the nature and intensity of the use and car parking required; b) the size of the dwelling and the number of bedrooms; and c) the pattern of parking in the surrounding area.
Assessing Officer's Comments	The application submits via the Traffic Impact Assessment, Midson Traffic, July 2026 that: <i>The parking requirement for the contractor's yard is 150 spaces which is not considered reasonable or appropriate for the use. The proposed development includes the provision of a 26-space car park located adjacent (but separated by the proposed access road) to the proposed contractor's yard which has been specifically sized to accommodate the anticipated workforce associated with the contractor's yard. The car park is intended to accommodate employees, supervisors, administration staff and visitors associated with the contractor's yard operations.</i>



DISCRETIONS	
	The reduction in car parking is supported for the reasons given in the TIA and it is considered that the performance criteria at P1.1 and P1.2 are met.
C2.5.3	Motorcycle parking numbers
P1	Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: a) the nature of the proposed use and development; b) the topography of the site; c) the location of existing buildings on the site; d) any constraints imposed by existing development; and e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
Assessing Officer's Comments	The provision of 26 parking spaces is considered adequate to satisfy the reasonable parking demand generated by the development, including motorcycle parking.
C2.6.5	Pedestrian access
P1	Safe and convenient pedestrian access must be provided within parking areas, having regard to: a) the characteristics of the site; b) the nature of the use; c) the number of parking spaces; d) the frequency of vehicle movements; e) the needs of persons with a disability; f) the location and number of footpath crossings; g) vehicle and pedestrian traffic safety; h) the location of any access ways or parking aisles; and i) any protective devices proposed for pedestrian safety.
Assessing Officer's Comments	The applicant's Traffic Impact Assessment advises that, <i>The parking provision is intended to service the contractor's yard component of the development - the workforce, supervisors, administration staff and visitors associated with the contractor's yard. Heavy vehicles, machinery, plant and equipment associated with the contractor's yard, quarry and concrete batch plant are accommodated separately within designated operational and storage areas and do not rely upon the staff and visitor car park.</i> It is therefore considered that safe and convenient pedestrian access is provided within the parking area.

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

Assessment against the code purpose is required as the uses (Extractive Industry and Contractor's Yard) are discretionary (per 6.10.2) but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

C3.1	Code Purpose
C3.1.1	To protect the safety and efficiency of the road and railway networks; and
Assessing Officer's Comments	Complies with the relevant performance criteria of this code.
C3.1.2	To reduce conflicts between sensitive uses and major roads and the rail network.
Assessing Officer's Comments	Complies with the relevant performance criteria of this code.

C3.5 Use Standards

Clause	Description	Assessment
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C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 - Category 1 road or limited access road. Not applicable to this proposal as Evandale Road is a Category 2 road at the location of the proposed access.
		A1.2 – Complies as written consent for a new vehicle crossing to serve the use and development has been issued by the road authority as advised on 28 August 2026, by Fiona McLoeod of Building Tasmania – the Road Authority.
		A1.3 – For the rail network. Not applicable to this proposal.
		A1.4 – Vehicle traffic to and from the site using an existing vehicle crossing will not increase by more than the specified amounts. Not applicable as this application does not propose to use an existing vehicle crossing.
		A1.5. Complies – vehicles will be able to enter and leave in a forward direction.

C7.0 NATURAL ASSETS CODE

Code Purpose

Assessment against the code purpose is required as the uses (Extractive Industry and Contractor's Yard) are discretionary (per 6.10.2) but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

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

C7.6 Development Standards for Buildings and Works

Clause	Description	Assessment
C7.6.1	Buildings and works within a waterway and coastal protection	A1 - see assessment against performance criterion below.
		A2 N/a



	area or a future coastal refugia area	A3 N/a
		A4 N/a
		A5 N/a

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

DISCRETIONS	
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area
P1.1	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) impacts caused by erosion, siltation, sedimentation and runoff; b) impacts on riparian or littoral vegetation; c) maintaining natural streambank and streambed condition, where it exists; d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; e) the need to avoid significantly impeding natural flow and drainage; f) the need to maintain fish passage, where known to exist; g) the need to avoid land filling of wetlands; h) the need to group new facilities with existing facilities, where reasonably practical; i) minimising cut and fill; j) building design that responds to the particular size, shape, contours or slope of the land; k) minimising impacts on coastal processes, including sand movement and wave action; l) minimising the need for future works for the protection of natural assets, infrastructure and property; m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and n) the guidelines in the Tasmanian Coastal Works Manual.
Assessing Officer's Comments	The application provided Assessment of the Natural Assets Code by RMCG as shown in italics below. Its findings have been considered and are supported. P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) Impacts caused by erosion, siltation, sedimentation and runoff. <i>There is a risk of erosion, siltation, sedimentation and runoff during construction of the road, especially at Briarly Creek due to the nature of works required. Recommendations are provided to ensure that works have minimal impacts on the watercourse.</i> b) Impacts on riparian or littoral vegetation. <i>There is no native riparian vegetation at the Briarly Creek crossing; vegetation at the site is entirely comprised of introduced species. While this vegetation will be impacted as a result of the proposed crossing, it is not considered to have any adverse impacts on the natural assets of the site. There is no littoral vegetation present.</i> c) Maintaining natural streambank and streambed condition, where it exists. <i>The streambank and stream bed condition of Briarly Creek will be impacted at the crossing as a culvert will be installed. This will be limited to a 5m width and, given the highly modified nature of the site, it is not considered to adversely impact on the natural assets at the site.</i> d) Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation. <i>It was difficult to determine the instream natural habitat of Briarly Creek due to the turbidity of the site, however, no bank overhangs were evident and any trailing vegetation is comprised of introduced species. Given the highly modified nature of the site, the installation of the culvert with rock placement at either end in Briarly Creek is not considered to adversely impact on the natural assets at the site.</i> e) The need to avoid significantly impeding natural flow and drainage. <i>A culvert designed to ensure natural flow of Briarly Creek will be installed. While natural flow and drainage may be impeded during installation of the culvert, this will be short-term only and will not result in an overall significant impact on natural flow or drainage.</i> f) The need to maintain fish passage, where known to exist. <i>There may be existing fish passage within Briarly Creek and this is expected to be maintained with the installation of the culvert.</i> g) The need to avoid land filling of wetlands. <i>NA; there is no wetland present on site.</i>



DISCRETIONS

- h) The need to group new facilities with existing facilities, where reasonably practical. *NA – grouping a new road with an existing road is not practical.*
- i) Minimising cut and fill. *Cut and fill is required at the Briarly Creek crossing for the road to pass between the upper banks and over the proposed culvert. This amount of fill cannot be minimised further.*
- j) Building design that responds to the particular size, shape, contours or slope of the land. *The route of the proposed road is over gently sloped land and the road design at ground level responds to this. The crossing of Briarly Creek (with road batters and the installation of a culvert) is designed to maintain the elevation of the road while also allowing for flow to be retained through Briarly Creek.*
- k) Minimising impacts on coastal processes, including sand movement and wave action. *NA.*
- l) Minimising the need for future works for the protection of natural assets, infrastructure and property. *As the appropriate culvert size for Briarly Creek has been determined by engineers, no future works for the protection of natural assets, infrastructure, or property is expected as a result of the proposed development.*
- m) The environmental best practice guidelines in the Wetlands and Waterways Works Manual. *The proposed stream crossing has been appropriately designed for the site and will be constructed with low-risk practices (see recommendations), as per the environmental best practice guidelines in the Wetlands and Waterways Works Manual.*
- n) The guidelines in the Tasmanian Coastal Works Manual. *NA.*

Recommendations

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

C9.0 ATTENUATION CODE

Code Purpose

Assessment against the code purpose is required as the uses (Extractive Industry and Contractor's Yard) are discretionary (per 6.10.2) but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

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



C9.5 Use Standards		
Clause	Description	Assessment
C9.5.1	Activities with the potential to cause emissions	A1 Table C9.1 lists: Quarry or extractive pit (no blasting, crushing or vibratory screening, Level 2 Activity) with an attenuation distance of 300m. Concrete batching plant with an attenuation distance of 200m. The attenuation distances are measured along the proposed access track. The proposal relies on the performance criteria.
C9.5.2	Sensitive use within an attenuation area	A1 N/a – does not propose a sensitive use.

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

DISCRETIONS	
C9.5.1	Activities with the potential to cause emissions
P1	An activity listed in Tables C9.1 or C9.2 must not cause: - an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or - unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to: - operational characteristics of the activity; - scale and intensity of the activity; - degree of hazard or pollution that may be emitted from the activity; - hours of operation of the activity; - nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; - existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and - measures to eliminate, mitigate or manage emissions from the activity.
Assessing Officer's Comments	The application provides an Environmental Noise Assessment, Tarkarri Engineering. This concludes that: - With the controls outlined in the Noise Assessment in place, predicted noise levels from the concrete batching plant during the extended hours early morning period are below criteria level of 35 dBA. - The contractor yard operating through the night period results in predicted noise levels below the criteria level of 32 dBA. - When concrete batch plant operations are concurrent with the contractor yard, predicted levels are also below criteria levels. - Maximum noise levels predicted are below the indicator level of 60 dBA for outside of a bedroom window in the Environment Protection Policy (Noise) 2009 indicating that they are not excessive. - The above demonstrates that the extend hours of operations proposed for the concrete batching plant 59 Raeburn Rd, Breadalbane wouldn't result in an unreasonable loss of amenity or unreasonable impacts on health and safety of surrounding sensitive uses. The report's findings are accepted and it is therefore considered that the performance criterion is met.

5.4 REFERRALS

Building Tasmania (Formerly Department State Growth)

On 10 July 2026, Building Tasmania's Principal Analyst Traffic Engineering advised:

- It is noted that there is an active application with us for Crown Landowner Consent (Ref: SRA-26-428) in relation to this PA and the following advice is subject to this consent being issued. Our response is essentially the same as previously provided for NMC application PLN25-0170. Noting that there is road construction activity proposed in the State road reservation (new access), Building Tasmania request Council include the following condition and note on any planning permit issued:*



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

NOTE: A valid works permit issued by Building Tasmania is required for all works undertaken in the State road (Evandale Road) reservation. Details of the permit process, required documentation, and online application form can be found at: www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways. Applications must be received a minimum of twenty (20) business days prior to the expected commencement date for the works to allow sufficient time for the application to be assessed.

Environmental Protection Authority

On 3 September 2026, the EPA advised:

Thank you for referring the above application. After review of the documentation the proposal does not meet the criteria of a level 2 activity and does not require referral, as the concrete batch plant does not enable the operation of the level 2 quarry. The proposed contracting yard also does not meet the criteria of a level 2 activity under EMPCA. Could I please ask that you respond by email cc'ing assessments@epa.tas.gov.au withdrawing the application [referral] before 9 September? Thank you again for referring the application given the proximity to an EPA regulated premises.

Launceston Airport

On 26 August 2026, Launceston Airport advised that:

It appears that the proposed use and development will not infringe the Launceston Airport Prescribed Airspace surfaces. The additional information provided, including details regarding the proposed access road, vehicle types, maximum vehicle and load heights, and the relationship between road levels, vehicle operations and the applicable prescribed airspace surfaces, demonstrates that the proposal will not infringe the Launceston Airport Prescribed Airspace surfaces under normal operating conditions.

The subject site is located between the 20 and 25 ANEF contours and within the N60 and N65 contours, as mapped and laid out in the Launceston Airport Master Plan 2020. However, as the proposal is not for a noise sensitive use it is considered acceptable from a noise contour perspective.

The site is located within Maximum Lighting Intensity Zone B, C, and D as mapped and laid out in the Master Plan where the maximum intensity of light sources measured at 3 degrees above the horizontal is 50, 150, and 250 candela (cd) respectively. The site is also located with a 6km radius of the airport.

The subject site is located close to the airport and the extended centreline line of the runway. Activity on the subject site could result in the emissions of smoke, dust or other particulate matter, where these emissions can affect the ability of aircraft to operate in the prescribed airspace under Visual Flight Rules.

Therefore, Launceston Airport does not object to Planning Application PLN-26-0134 - Contractors yard, extended batch plant hours & new access via Evandale Road, however, we request that the following be added as conditions on any planning permit that may be granted for this proposal:

- Any intrusion into Launceston Airport's prescribed airspace surfaces, including during construction (such as cranes), must be referred to Launceston Airport for written approval prior to commencement. Approval from CASA, Airservices Australia and DITRDCSA-Flysafe may be required, and this process may take 12 weeks or longer to obtain.



- The maximum luminous intensity, at 3 degrees above horizontal, of any proposed lighting or illuminated signage must not exceed 250 cd. Should any external lighting cause confusion, distraction or glare to pilots in the air, under Regulation 94 of the Civil Aviation Regulations 1988 (CAR1988), CASA may seek that the lighting be modified, shielded or extinguished to ensure aviation safety.
- Given the proximity of the site to Launceston Airport, the operator must ensure strict control of dust during construction works. If any proposed works have the potential to cause uncontrolled dust emissions, smoke, or similar conditions, that may affect airport operations, Launceston Airport must be notified in advance, and appropriate mitigation measures must be implemented to minimise impacts on aviation safety.

TasNetworks

On 7 July 2026, TasNetworks gave notice that:

TasNetworks only concern is that the driveway should be at ample distance so that the vehicles do not collide with pole when entering or leaving. Can you please provide the measurement of the new proposed driveway to the TasNetworks Pole.

In accordance with s. 44M(2) of the Electricity Supply Industry Act 1995 Council provided a copy of the notice to the applicant who advised that the exact location of the power pole has not been surveyed, and so cannot provide this information at this time; our understanding is it should not affect the planning application and can be dealt with during detailed design/works approval for the access.

TasWater

Any planning permit issued will condition the development to be in accordance with TasWater's Submission to Planning Authority Notice (TasWater Ref: TWDA 2026/01014-NMC, dated 19/08/2026).

5.5 REPRESENTATIONS

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

Issues raised in representations	Assessing officer's response
Use classification. Is this genuinely a "Contractors Yard", or is it a Transport Depot?	Noted. See assessment under section 5 of this report.
The proposal is inconsistent with the Agriculture Zone provisions and will result in industrial expansion on agricultural land.	Noted. See assessment under section 5.1 of this report.
Concerns regarding the impact of the proposal on agricultural land and adjoining farm including that farming relies on certainty, rural amenity, biosecurity, safe access and the ability to operate without increasing conflicts from neighbouring industrial uses, and that the proposed access road would alter the character of the property and create ongoing land-use conflict between farming activities and industrial transport operations.	Noted. See assessment under section 5.1 of this report. As the proposal is for a discretionary use in the zone, the zone purpose has been addressed with regard to minimising conflict from non-agricultural uses. Impact on adjoining land use have been considered insofar as required by the scheme. Residential amenity is not protected in the Agricultural Zone.
A substantial portion of the heavy-vehicle route further inland remains unsealed. Concerned about dust generated by repeated heavy-vehicle movements on this gravel section, particularly in dry and windy conditions.	Noted. The planning scheme does not require access ways to be sealed in the Agriculture Zone. See Section 5.3 of this report (clause C2.6.1).
Traffic and access concerns.	Various concerns noted. See assessment under Section 5.3 of this report, specifically C3.0 Road and Railway Assets Code.
As noise from the plant is currently audible there is concern with extended hours of operation earlier in the morning when nearby residents would reasonably expect to be sleeping.	Noted. See assessment under Section 5.3 of this report, specifically the response to C9.0 Attenuation Code.
History of the site. Council must consider the history – this is not a hypothetical	The application must be assessed against the planning scheme provisions regardless of the history of the site.



compliance risk. Approving 24-hour use in these circumstances would reward non-compliance. The proposed scale is dramatically different from what residents were originally told. Council should not retrospectively legitimise previously complained-of activity.	
This application should correctly have been advertised as a retrospective application.	The advertised description accurately identified the substance of what was proposed under the application, namely use and development for a contractor's yard, a new access driveway and crossing from Evandale Road, and an extension to the operating hours of the existing concrete batch plant. That description was sufficient to inform persons of the nature of the proposal and the matters requiring assessment. Whether some or all of the proposal may be characterised as retrospective does not alter what was proposed, nor does it change the planning assessment required.
Asks Council to consider whether alternative appropriately zoned locations have been adequately considered and whether the applicant has demonstrated why this non-resource-dependent use genuinely needs to locate on the Breadalbane site.	The application must be assessed against the planning scheme provisions regardless of other suitable sites. The Planning Authority must assess applications based on only the relevant provisions of the site. Alternative locations for developments are not considered unless expressly described in the relevant provisions.
Given the existing quarry bund works and screening history, mitigation should be demonstrated to provide effective protection from the outset, rather than depending upon vegetation that may take many years to mature.	If approved, it is recommended that the following condition be placed on the permit: Before the use or development commences (whichever occurs first), a landscape plan to the approval of the Council's General Manager must be submitted. The landscape plan must be prepared by a suitably qualified person and must outline appropriate methods for grassing the top and sides of the proposed berms/bunds using hydromulch, including soil preparation/topsoil requirements, the timing of hydromulching, and establishment of grass. When approved, the landscape plan will be endorsed and form part of this permit. Grass must be established in accordance with the landscape plan within six months of use commencing. The proposed berms/bunds as shown on the endorsed documents must be maintained with grass in accordance with the landscape plan for the duration of the use.
Concerns regarding various inconsistencies in the agricultural assessment regarding fragmentation of land.	Noted. See assessment under section 5.1 of this report.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

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



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

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

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

5.7 STATE POLICIES

The proposal is consistent with all State Policies.

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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

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

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

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



8 ATTACHMENTS

1. 1.1 Planning Application Proposal Received 31 July 2026 [**11.3.1** - 1 page]
 2. 1.2 Folio Plans [**11.3.2** - 10 pages]
 3. 1.3 Crown Landowner Consent - 30 July 2026 [**11.3.3** - 4 pages]
 4. 1.4 Woolcott Land Services Email 31 July 2026 [**11.3.4** - 4 pages]
 5. 1.5 L 230820 - Letter - 59 Raeburn Road - signature redacted [**11.3.5** - 1 page]
 6. 2.0 Planning report - Woolcott Land Services - 26 June 2026 Rev. 5 [**11.3.6** - 25 pages]
 7. 2.1 Verto Engineers - 26 E 99-111- DW G- C - DSG Revisions - received 31-7-2026 [**11.3.7** - 9 pages]
 8. 2.2 Supplement to 26 E 99-111 DW G- C - Verto Engineers - 5 June 2026 [**11.3.8** - 2 pages]
 9. 2.3 Environmental Noise Assessment - Tarkarri engineering - June 2026 [**11.3.9** - 31 pages]
 10. 2.4 Traffic Impact Assessment - Midson Traffic - 30 July 2026 Rev, 3 [**11.3.10** - 30 pages]
 11. 2.5 Natural Assets Code review - RMCG - 27 May 2026 Ver. 1.0 [**11.3.11** - 8 pages]
 12. 2.6 Agricultural Assessment and TPS Compliance Report - Pinion Advisory - Revision 22 May 2026 [**11.3.12** - 35 pages]
 13. 2.7 Stakeholder Consultation Report - Ecosmart Engage - 22 July 2026 [**11.3.13** - 4 pages]
 14. 3.0 Additional Information Request and Response - Airport [**11.3.14** - 14 pages]
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11.4 PLN26-0158, CHANGE OF USE TO COMMUNITY MEETING AND ENTERTAINMENT - FUNCTION CENTRE; 38 MARLBOROUGH ST LONGFORD

File: 109301.25, PLN26-0158
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Brandie Strickland, Statutory Planner

RECOMMENDATION

That application PLN26-0158 to develop and use the land at 38 Marlborough Street Longford for Community Meeting and Entertainment – Function Centre be approved subject to the following conditions:

1 LAYOUT NOT ALTERED

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

- P1 Druid Hall – Existing Conditions by David Denman and Associates dated 17/03/26, Drawings EC01_RevB, EC02_RevB, EC03_RevB, EC04_RevB, EC05_RevB, EC06_RevB, EC07_RevB.
- P2 Druid Hall – Alterations by David Denman and Associates dated 23/06/26, Drawings A02_RevA, A03_RevB, A04_RevC, A05_RevA, A06_RevB, A07_RevA, A08_RevA.
- D1 Town Planning Report by Urban Strategies dated July 2026 Project No. 25-8681 (34 Pages)
- D2 Traffic Impact Statement by Traffic and Civil Services dated 19/05/26 (34 Pages)
- D3 Acoustic Assessment by Tarkarri Engineering dated 24/07/26 (13 Pages)

2. TASWATER CONDITIONS

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2026/00926-NMC) – attached.

3. HOURS OF OPERATION

The function centre must not operate outside of the following hours:

- Sunday to Thursday: 9.00am to 9.30pm; and
- Friday and Saturday: 9.00am to 11.00pm.

Amplified music must cease by 10.30pm on Friday and Saturday and all patrons and guests must vacate the site by 11.00pm.

1 INTRODUCTION

This report assesses an application for a Change of use to Community Meeting and Entertainment (Function Centre) against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (the Scheme) (SPP version 16 effective 4 March 2026 and LPS version: 18 effective from 8 July 2026).

The application identifies that the use of the building as a function centre will likely include, but is not limited to, weddings, birthday or anniversary celebrations, corporate gatherings, post-funeral gatherings and the like. The expected maximum capacity of the venue is 120 people plus 3-6 staff. It is anticipated that functions will most likely occur Friday to Sunday, predominantly for lunch/day or evening/dinner events; however, the venue will be available for events on an as-needs basis.

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 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:	Existing vacant building
Use classification:	Community Meeting & Entertainment (Function Centre)
Zone:	15.0 General Business
Particular Purpose Zone/Specific Area Plan:	NOR-S6.0 Longford Specific Area Plan
Applicable codes:	C1.0 Signs Code C2.0 Parking and Sustainable Transport Code C6.0 Local Historic Heritage Code C16.0 Safeguarding of Airports Code
Application must be determined by:	25 September 2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY

Subject site	Zone Map
	

Aerial image of the site and surrounding area



Photographs of subject site



5 PLANNING SCHEME ASSESSMENT

This assessment has been made by a suitably qualified person and a professional recommendation has been provided for the Planning Authority to consider. The professional recommendation detailed further in this report considers (where relevant) previous decisions



and case law of the Tasmanian Civil and Administrative Tribunal (TASCAT) and is an unbiased assessment of the applicable standards and the suitability of the proposed development.

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

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

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	Mapped but the SAP doesn't apply to the General Business zone
NOR-S7.0	Perth Specific Area Plan	-
NOR-S8.0	Ross Specific Area Plan	-

The relevant Scheme definitions are:

Table 6.2 Use Class	
Community Meeting	use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art



and Entertainment	and craft centre, place of worship, cinema, civic centre, function centre , library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre.
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Table 3.1 Planning Terms and Definitions

Building	Means as defined in the Act: <i>building includes –</i> (a) a structure and part of a building or structure; and (b) fences, walls, out-buildings, service installations and other appurtenances of a building; and (c) a boat or a pontoon which is permanently moored or fixed to land;
Use	Means as defined in the Act: in relation to land, includes the manner of utilising land but does not include the undertaking of development;
Works	Means as defined in the Act: <i>works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985 , carried out in State forests.</i>

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

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF GENERAL BUSINESS ZONE PROVISIONS

Zone Purpose

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

15.3 Use Standards

15.3.1 All Uses		
Description		Assessment
A1 Hours of Operation		A1 Relies on performance criteria.
A2 External lighting		A2 No change to existing external lighting.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles		A3 Not applicable – no commercial vehicle movements.
15.3.2 Discretionary Uses		
Description		Assessment
A1 No Acceptable Solution		A1 Not applicable – the proposed use is permitted in the zone.
A2 No Acceptable Solution		A2 Not applicable – the proposed use is permitted in the zone.
15.3.3 Retail Impact		
Description		Assessment
A1 Gross floor area of Bulky Goods Sales and General Retail and Hire uses		A1 Not applicable – not a listed use.
15.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
15.4.1	Building height	A1 No change to existing building height.
		A2 No change to existing building height.
15.4.2	Setbacks	A1 No change to existing building setback.



		A2 No change to existing building setback.
		A3 No change to existing building setback.
15.4.3	Design	A1 Not applicable – no new building proposed.
		A2 Complies with (a), (b)(ii), (c)(ii) and (d) is not applicable.
15.4.4	Fencing	A1 No Acceptable Solution *An exemption applies for fences in this zone – see Table 4.6.
		A2 Not applicable – no fencing proposed.
15.4.5	Outdoor storage areas	A1 Not applicable – no outdoor storage areas.
15.4.6	Dwellings	A1 Not applicable – no dwelling proposed.
		A2 Not applicable – no dwelling proposed.

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

DISCRETIONS	
15.3.1 All Uses	
P1	Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: a) the timing, duration or extent of vehicle movements; and b) noise, lighting or other emissions.
Assessing Officers Comments	The zone map right shows that the existing building is within 50m of land in the General Residential Zone. The proposed hours of operation for the function centre are 9.00am to 9.30pm Sunday to Thursday and 9.00am to 11.00pm Friday and Saturday. Amplified music would cease by 10.30pm and all guests would leave the site by 11.00pm. As these hours extend beyond the hours prescribed in A1, the proposal must demonstrate that the use will not cause an unreasonable loss of amenity to the residential zone, having regard to vehicle movements and noise, lighting or other emissions. Residential amenity and hours For the purposes of P1, some change to residential amenity may reasonably arise from a permitted use operating in the General Business Zone. The performance criteria does not require the use to produce no noise, traffic or other effects. The relevant question is whether those effects, considered cumulatively and in their local context, would exceed what nearby residents could reasonably be expected to experience. An impact is more likely to be unreasonable where its timing, duration, frequency, intensity or character causes material and sustained interference with residential amenity. Conversely, an impact may remain reasonable where it is intermittent, limited in duration, consistent with the surrounding mixed-use environment and effectively controlled through building design, operational measures and enforceable permit conditions. The site is presently vacant. Its previous use as a dance school operated between 3.00pm and 8.30pm on weekdays and between 9.00am and 5.00pm on Saturdays. The locality therefore has an established history of activity, vehicle movements and associated noise at the site during weekday evenings, although not as late as the hours now proposed. The function centre would extend activity by one hour from Sunday to Thursday and by up to 2.5 hours on Friday and Saturday when compared with the former weekday closing time. However, an increase in the duration or intensity of activity does not, of itself, establish an unreasonable loss of amenity. The relevant consideration is whether the nature, timing, duration and extent of the resulting effects would be unreasonable in

DISCRETIONS

the context of the surrounding General Business area and nearby residential land.

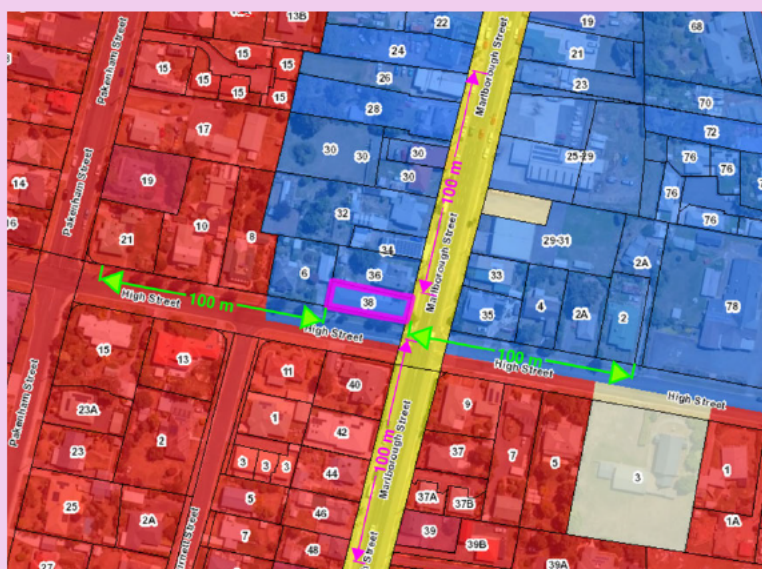
The surrounding locality contains residential uses together with restaurants, takeaway premises, a service station, IGA and other businesses. Most non-food businesses operate during conventional daytime hours, while several food and service uses continue into the evening. The locality therefore already experiences vehicle movements, customer activity and intermittent noise outside standard business hours.

The acceptable solution is not the test under P1, but its hours provide useful context in determining what impact of noise is considered *reasonable* within the surrounding residential zoned land. The proposed closing time exceeds 9.00pm by 30 minutes from Sunday to Thursday and by two hours on Friday and Saturday. Those later Friday and Saturday hours coincide with the period when evening food and hospitality activity already occurs in the General Business Zone (within 50m of the General Residential zoned land).

The *Environmental Management and Pollution Control (Noise) Regulations 2026* do not directly regulate the proposed commercial premises in the same way as residential premises. Nevertheless, their permitted hours for musical instruments and sound-amplifying equipment provide relevant context for community expectations about evening noise. The proposal would cease amplified music by 10.30pm on Friday and Saturday and operate only until 9.30pm on Sunday to Thursday. Permit conditions limiting the approved hours and requiring compliance with the endorsed acoustic assessment will provide enforceable controls.

Timing, duration and extent of vehicle movements

The use will generate more vehicle movements than the vacant site. The Traffic Impact Statement (TIS) nevertheless concludes that sufficient on-street parking is available within approximately 100m to accommodate an event of up to 120 guests and associated staff. Patrons are most likely to park in Marlborough Street and High Street, with some potential use of the northern end of Burnett Street. See image below for reference. Although some parking may occur in residentially zoned streets, vehicles already park near the site in association with nearby restaurants and takeaway premises that provide limited on-site parking.



At the end of an event/function, several vehicles may depart within a short period, producing intermittent noise from doors closing, engines starting and vehicles leaving the kerb. This impact will be temporary rather than continuous. Given the commercial setting, the existing evening activity in the locality, the distribution of parking within 100m and the requirement for all guests to leave by 11.00pm, the timing, duration and extent of vehicle movements are not expected to cause an unreasonable loss of residential amenity.

Noise, lighting and other emissions

The Acoustic Assessment prepared by Tarkarri Engineering Pty Ltd documents existing conditions, predicts noise emissions from the proposed use and recommends measures to protect nearby sensitive receivers (dwellings). The applicant has incorporated those recommendations into the proposal, and the physical works have been approved by the Tasmanian Heritage Council under Minor Works Approval 7454.

The mitigation measures include keeping the windows and doors to both halls closed during functions; bricking in one western window and one western door to Hall 2; installing acoustically rated double glazing and trickle vents



DISCRETIONS

to the remaining Hall 2 windows; creating a hallway or transition space with a two-stage door system between Hall 1 and Hall 2; installing additional soundproofing within Hall 2 if required; limiting low-frequency amplification equipment and music levels in accordance with the acoustic assessment; ceasing amplified music by 10.30pm; minimising the movement of guests outside during functions; requiring all guests to leave by 11.00pm; and reminding patrons to respect nearby residents when returning to their vehicles.

No change to the existing external lighting is proposed. Accordingly, the proposal will not introduce additional lighting emissions. No other material emissions have been identified.

Subject to conditions limiting the hours of operation and having regard to the commercial context, existing evening activity, the timing and duration of vehicle movements, and the proposed acoustic and operational controls, the hours of operation will not cause an unreasonable loss of amenity to the General Residential Zone. The performance criterion is satisfied.

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

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: LONGFORD

The subject site is identified on the planning scheme maps as being within the Longford Specific Area Plan area. However, the Longford Specific Area Plan does not introduce any additional, replacement, or modified use or development standards for land within the General Business Zone. As a result, although the site is mapped within the Specific Area Plan, there are no Specific Area Plan provisions that apply to the assessment of this proposal. The proposal is therefore assessed against the relevant General Business Zone provisions and any applicable codes under the Tasmanian Planning Scheme – Northern Midlands.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.5 Use Standards

Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Table C2.1 requires 1 space per 15m ² of floor area, or 1 space per 3 seats, whichever is greater. Relies on performance criteria.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Table C2.1 requires 1 space per 50m ² floor area or 1 space per 40 seats whichever is greater. Relies on performance criteria.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 Table C2.4 states that 1 space is required. Proposal relies on performance criteria.
C2.5.4	Loading Bays	A1 Not applicable, no floor area of more than 1,000m ² in a single occupancy.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable, not within a listed zone.

C2.6 Development Standards for Buildings and Works

Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 No change proposed to existing parking space.
C2.6.2	Design and layout of parking areas	A1.1 No change proposed to existing parking space.



		A1.2 Not applicable – no disability parking provided on site.
C2.6.3	Number of accesses for vehicles	A1 One access, existing, no change.
		A2 Not applicable, not within the central business zone.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable, less than 5 parking spaces on site.
C2.6.5	Pedestrian Access	A1.1 Not applicable – less than 10 parking spaces provided on site
		A1.2 Not applicable – no disability parking provided on site.
C2.6.6	Loading Bays	A1 Not applicable, no loading bay provided on site.
		A2 Not applicable, no loading bay provided on site.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable, no bicycle parking provided on site.
		A2 Not applicable, no bicycle parking provided on site.
C2.6.8	Siting of parking and turning areas	A1 No change proposed to existing parking space.
		A2 Not applicable, not within the central business zone.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable, no parking precinct plan applicable.

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

DISCRETIONS

C2.5.1	Car parking numbers
P1.1	The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: a) the availability of off-street public car parking spaces within reasonable walking distance of the site; b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; c) the availability and frequency of public transport within reasonable walking distance of the site; d) the availability and frequency of other transport alternatives; e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; g) the effect on streetscape; and h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.
Assessing Officers Comments	To comply with the acceptable solution, 26 on-site car parking spaces are required. Figure 19 of the Traffic Impact Statement (TIS) incorrectly identifies the approved existing use of the building, being a dance school, as Community Meeting and Entertainment, rather than Education and Occasional Care. Consequently, the calculation in Figure 19 indicates that the acceptable solution is met using $N = A + (C - B)$, when this is not the case. When the correct approved use is applied, 26 on-site spaces are required. Due to the existing building layout and site constraints, only one on-site car parking space can be accommodated. The proposal therefore relies on P1.1. Notwithstanding the use categorisation error, the TIS undertakes a detailed assessment of the existing parking supply and demand in Marlborough Street within 100m and 150m of the subject site. It concludes that sufficient

DISCRETIONS

on-street parking is available within a reasonable walking distance of approximately 100m to accommodate the parking demand generated by an event of up to 120 guests together with associated staff.

Street	Approach (100m)	Side	On Street parking		
			Supply	Demand	Available
Marlborough	Northern	East	7	3	4
		West	9	8	1
	Southern	East	9	0	9
		West	8	4	4
Total			33	15	18
High	Western	North	10	0	10
		South	4	0	4
	Eastern	North	7	1	6
		South	7	0	7
Total			28	1	27
Overall Total			61	16	45

On Street Parking overview (within 100m of the site)

A total of 45 spaces are free during the day

At least 50 spaces are free outside normal working hours

On Street Parking overview (within 150m of the site)

At least 70 spaces are free during the day

At least 80 spaces are free outside normal working hours

Minimum required of C2.5.1 is 26 car parking spaces and on street capacity easily satisfies the minimum requirement.

1 On street parking analysis - Part of Figure 19 – excerpt from the Traffic Impact Statement- Page 18

The parking arrangements also reflect the established pattern of development in Marlborough Street. Due to the historic building layout and associated site constraints, most businesses do not provide on-site parking and instead rely on shared on-street spaces. Parking demand varies over time and there is a relatively high turnover of vehicles. This is particularly evident in the evening, when many non-food businesses are closed and customers of food premises generally stop only briefly to collect takeaway orders. These differing demand profiles allow the available on-street spaces to be shared efficiently.

Four bus services route through Longford and are available within reasonable walking distance of the site. However, these services generally cease by approximately 7.30pm and are therefore unlikely to materially reduce parking demand for evening functions.

The existing building footprint and historic development pattern substantially constrain the provision of additional parking on the site. Providing 26 on-site spaces would not be feasible without significant alteration to the Tasmanian Heritage Register listed site and its established streetscape.

Having regard to the TIS prepared by a suitably qualified person, sufficient on-street parking is available and accessible within 100m of the site. Surrounding businesses can share these spaces because their peak parking demands occur at different times. The physical constraints of the site also limit the provision of additional on-site parking. Accordingly, the provision of one on-site car parking space, supplemented by the available on-street parking supply, will meet the reasonable needs of the proposed use. The performance criterion is satisfied.

C2.5.2 Bicycle parking numbers

P1

Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:

- the likely number of users of the site and their opportunities and likely need to travel by bicycle; and
- the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

Assessing

The TIS identifies that eight bicycle parking spaces would be required under Table C2.1 based on the existing floor



DISCRETIONS	
Officers Comments	area. No formal bicycle parking conditions have been provided on site; therefore, the proposal must be assessed against the performance criteria. Having regard to the nature of the proposed function centre use, the likely demand for bicycle parking is expected to be low. Patrons attending weddings, parties, celebrations and similar functions are unlikely to travel to the site by bicycle. Notwithstanding this, the site can accommodate three to four bicycles on the northern side of the building, adjacent to the kitchen extension, or within the building. This would provide for the occasional patron or staff member who travels by bicycle. Accordingly, the proposed provision meets the reasonable needs of the use, having regard to the likely number of bicycle users and the availability of accessible bicycle parking on the site. The performance criterion is satisfied.
C2.5.3	Motorcycle parking numbers
P1	Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: a) the nature of the proposed use and development; b) the topography of the site; c) the location of existing buildings on the site; d) any constraints imposed by existing development; and the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
Assessing Officers Comments	The acceptable solution requires the number of on-site motorcycle parking spaces to be no less than the number specified in Table C2.4. As 26 car parking spaces are required for the proposed use, Table C2.4 requires one motorcycle parking space. No dedicated motorcycle parking space is provided on the site; therefore, the proposal relies on P1. The proposed function centre is expected to generate limited demand for motorcycle parking. The existing building footprint occupies most of the site and, as identified in the assessment under C2.5.1, the historic development pattern and site constraints significantly limit opportunities to provide additional on-site parking. Only one on-site car parking space can be accommodated. The TIS identifies that sufficient on-street parking is available within approximately 100m of the site. These spaces are accessible from the site and may also be used by patrons arriving by motorcycle. Given the limited likely demand, the constraints imposed by the existing heritage-listed building and development, and the availability of nearby on-street parking, the absence of a dedicated on-site motorcycle parking space will not adversely affect the reasonable parking needs of the use. The performance criteria is satisfied.

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Road Authority

As the **Road Authority** per the *Roads and Jetties Act 1935*, Building Tasmania (formerly Department of State Growth) accepted the Traffic Impact Statement and raised no objection to the application.

Stormwater Authority

As limited development is proposed to the site, the **Stormwater Authority** per the *Urban Drainage Act 2013*, provided no comment.

TasWater

TasWater issued a Submission to Planning Authority Notice on 18/08/26 (TasWater Ref: TWDA 2026/00926-NMC). The Planning Permit will condition the development to be in accordance with the Submission to Planning Authority Notice.

TasNetworks

TasNetworks reported that the proposed use and development is not expected to affect any existing TasNetworks infrastructure or operations. As a result, no works by TasNetworks are required before the development can proceed.

Tasmanian Heritage Council



The THC issued a Minor Works Approval (Ref: 7454) dated 13 July 2026.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. A review of Council's Records management system after completion of the public exhibition period revealed that two (2) representations were received.

Summary of matters raised:

Representor 1

- Car Parking numbers – street parking already creates line of sight and visibility issues for local residents, this will greatly increase that danger of accidents, especially since it's on a busy corner.
- Traffic movement – the increase in traffic movement on an already busy intersection poses significant risk

Representor 2

- Carparking – the lack of provision for carparking is unacceptable, considering the requirement for 42 spaces to satisfy the acceptable solution. The proposal does not meet the reasonable needs of the use. This will significantly impact the amenity of surrounding residential uses.
- Noise and extended hours of operation will also significantly impact the amenity of surrounding residential uses.

Assessing Officers Comments:

The concerns regarding the number and availability of car parking spaces, the effect of on-street parking, traffic movements and road safety are addressed in section 5.3 under C2.5.1 P1.1 and in section 5.4. The assessment finds that 26 car parking spaces are required under the acceptable solution, rather than 42, and that sufficient on-street parking is available within approximately 100m of the site to meet the reasonable needs of the use. The Road Authority accepted the TIS and raised no objection.

The concerns regarding noise, extended operating hours and effects on nearby residential amenity are addressed in section 5.1 under clause 15.3.1 P1. Conditions are recommended to limit operating hours, require amplified music to cease by 10.30pm on Friday and Saturday, and require all patrons and guests to vacate the site by 11.00pm. Subject to these controls, it has been determined that the proposal would not cause an unreasonable loss of amenity to the General Residential Zone.

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

- State Policy on the Protection of Agricultural Land 2009
- State Coastal Policy 1996
- State Policy on Water Quality Management 1997

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

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

Strategic Plan - Statutory Planning

The proposal is consistent with this plan.

Council Policy – Stormwater Quality Management

Not relevant to this proposal.

Council Policy – Landscaping Requirements for Development Proposals

Not relevant to this proposal.

Council Policy – On-Site Stormwater Detention

Not relevant to this proposal.

Council Policy – Pumped Stormwater Connection

Not relevant to this proposal.

Council Policy – Public Open Space Contribution

Not relevant to this proposal.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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

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

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

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

8 ATTACHMENTS

1. PL N-26-0158 documents [11.4.1 - 104 pages]
-



11.5 PLN26-0125, OUTBUILDING AND THIRD ACCESS; 4 CRESSY RD LONGFORD

File: 103300.16; PLN26-0125
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Brandie Strickland, Statutory Planner

RECOMMENDATION

That application PLN26-0125 to develop and use the land at 4 Cressy Road Longford for an outbuilding (garage) be refused as the proposal does not comply with clause 8.4.2 P2 of the *Tasmanian Planning Scheme – Northern Midlands*.

1 INTRODUCTION

This report assesses an application for an outbuilding (garage) at 4 Cressy Road, Longford against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (the Scheme) (SPP version 16 effective 4 March 2026 and LPS version 17 effective 19 March 2026). Per the Scheme definitions, a site is **a lot or lots** on which a use or development is located or proposed to be located. The site for the proposed development consists of 2 lots:

- 81812/2 - containing a single dwelling and outbuilding; and
- 81812/1 - containing an outbuilding for the garaging of buses associated with the residential use of the dwelling.

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 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:	Residential
Use classification:	Residential



Zone:	8.0 General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S6.0 Longford Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C16.0 Safeguarding of Airports Code
Application must be determined by:	25 September 2026
Recommendation:	Refusal

4 SUBJECT SITE AND LOCALITY

Subject site	Zone Map
Aerial image of the site and surrounding area	



Photographs of subject site



5 PLANNING SCHEME ASSESSMENT

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

GENERAL PROVISIONS		Applicable (Y/-)
7.1	Changes to an Existing Non-conforming Use	-
7.2	Development for Existing Discretionary Uses	-
7.3	Adjustment of a Boundary	-



7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	-
7.5	Change of Use	-
7.6	Access and Provision of Infrastructure Across Land in Another Zone	-
7.7	Buildings Projecting onto Land in a Different Zone	-
7.9	Demolition	-
7.10	Development Not Required to be Categorised into a Use Class	-
7.11	Use or Development Seaward of the Municipal District	-
7.12	Sheds on Vacant Sites	-
7.13	Temporary Housing	-
7.14	Container Refund Points	-
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	-	-
C7.0	Natural Assets Code	-	-
C8.0	Scenic Protection Code	-	-
C9.0	Attenuation Code	-	-
C10.0	Coastal Erosion Hazard Code	-	-
C11.0	Coastal Inundation Hazard Code	-	-
C12.0	Flood-Prone Areas Hazard Code	-	-
C13.0	Bushfire Prone Areas Code	-	-
C14.0	Potentially Contaminated Land Code	-	-
C15.0	Landslip Hazard Code	-	-
C16.0	Safeguarding of Airports Code	Y	C16.4.1

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

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

The relevant Scheme definitions are:

Table 6.2 Use Class

Residential	Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
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Table 3.1 Planning Terms and Definitions

Building	Means as defined in the Act: <i>building includes –</i> <i>(a) a structure and part of a building or structure; and</i>
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	(b) fences, walls, out-buildings, service installations and other appurtenances of a building; and (c) a boat or a pontoon which is permanently moored or fixed to land;
Development	Means as defined in the Act: <i>development includes –</i> (a) the construction, exterior alteration or exterior decoration of a building; and (b) the demolition or removal of a building or works; and (c) the construction or carrying out of works; and (d) the subdivision or consolidation of land, including buildings or airspace; and (e) the placing or relocation of a building or works on land; and (f) the construction or putting up for display of signs or hoardings – <i>but does not include any development of a class or description, including a class or description mentioned in paragraphs (a) to (f), prescribed by the regulations for the purposes of this definition;</i>
Dwelling	Means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
Outbuilding	Means a non-habitable detached building of Class 10a of the <i>Building Code of Australia</i> and includes a garage, carport or shed.
Site	means the lot or lots on which a use or development is located or proposed to be located.
Vehicle crossing	means a driveway for vehicular traffic to enter or leave a road carriageway from land adjoining a road.
Works	Means as defined in the Act: <i>works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985, carried out in State forests.</i>

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

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

8.0 GENERAL RESIDENTIAL ZONE PROVISIONS

Zone Purpose

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

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	plicable – excludes garages and carports
		A2 Relies on performance criteria.
		A3 Relies on performance criteria.
8.4.3	Site coverage and private open space for all dwellings	A1a) ~23% coverage of the site.
		b) Not applicable
		A2a) No impact on existing compliant private open space.
8.4.4	Sunlight and overshadowing for multiple dwellings	A1 Not applicable
8.4.5	Width of openings for garages and carports for all dwellings	A1 Relies on performance criteria.
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.

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

DISCRETIONS

8.4.2 Setbacks and building envelope for all dwellings

p2

A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

There are no topographical constraints affecting the proposed garage setback. Accordingly, the proposed 1.15 m setback must be assessed against the setbacks of existing garages and carports in Marlborough Street.

As the proposed garage fronts Marlborough Street, an aerial assessment and street-level inspection were undertaken of residential garages and carports along Marlborough Street, from the frontage of 1 William Street to 143 Marlborough Street. Beyond 143 Marlborough Street, the area changes to a lower-density character. Within the examined area of Marlborough Street there are no examples of stand-alone garages or carports.

The prevailing setback of residential garages and carports in the examined section of Marlborough Street is approximately 4.5 m. These garages and carports generally align with, and form part of, the associated dwelling rather than presenting as stand-alone structures.

Based on the aerial assessment and street-level inspection, the existing outbuildings on the site are the only garages or carports identified in the examined section of Marlborough Street with setbacks of less than 2 m from the front boundary.

The existing outbuilding shown in pink in the image below was approved in 1989 as an 8.5 m by 7.62 m garage, with a 1 m setback from and a parallel alignment to the Marlborough Street boundary. As the approval predates the 1995 Planning Scheme, the planning considerations applied to the garage setback at that time are not evident from the available records.

Assessing
Officers
Comments



In 2003, under the 1995 Planning Scheme, Council approved a 7.6 m by 5 m extension to the existing garage, shown in blue in the image above. The records describe the extension as covering an existing lawn locker and



DISCRETIONS

	indicate a setback believed to exceed 3 m from the Marlborough Street frontage; however, the actual setback cannot be confirmed because the plans were not drawn to scale. The 2003 approved plans also do not depict the garage and extension as parallel to the Marlborough Street frontage, as shown in the 1989 approval. This application does not seek approval for, or rectification of, that discrepancy. The proposed 8 m by 9 m garage, shown in orange above, would be set back 1.15 m from the Marlborough Street frontage and would adjoin the existing garage shown in blue. The existing garage has a wall height of 2.4 m and an overall height of just over 3 m. The proposed garage would have a wall height of 5 m and an overall height of approximately 7.2 m, making it substantially taller than the existing garage. Given the relatively flat topography and the proposed garage's proximity to the street, its setback would reflect the setback of the existing outbuilding on the site but would not be compatible with the prevailing setbacks of garages and carports in the examined section of Marlborough Street. The proposal therefore does not satisfy the performance criteria.
P3	The siting and scale of a dwelling must: a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; ii) overshadowing the private open space of a dwelling on an adjoining property; iii) overshadowing of an adjoining vacant property; or iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: i) an adjoining property; or ii) another dwelling on the same site.
Assessing Officers Comments	The site is a triangular lot with large frontages to both Cressy Road (west) and Marlborough Street (east). There is only one property adjoining the site – a strata development at 6 Cressy Road located to the south of the site. The proposed outbuilding is not within a 3D building envelope given the proposed frontage setback which has been considered earlier in this assessment. Having regard to the performance criteria the placement of the outbuilding on the lot will not cause unreasonable loss of amenity to an adjoining property by way of overshadowing of a dwelling or private open space. The closest dwelling is the dwelling associated with the site itself, and the separation between these buildings is sufficient to ensure there will be no loss of solar access to the house and no unreasonable impact on existing private open space areas. The proposal satisfies the performance criteria.
8.4.5	Width of openings for garages and carports for all dwellings
P1	A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.
Assessing Officers Comments	The existing outbuilding on the site has a roller door facing Marlborough Street as shown in the image below.

DISCRETIONS



Approximate new outbuilding

The proposed outbuilding will have a roller door approximately 5 m wide. When combined with the existing garage opening, the development will provide approximately 8 m of garage openings within 12 m of the Marlborough Street frontage. Although this exceeds the acceptable solution threshold, the performance criterion requires consideration of whether the visible openings would dominate the primary frontage.

The Marlborough Street frontage of the site is approximately 86 m. The approximately 8 m of that frontage occupied by garage doors represents a relatively small proportion of the primary frontage. In this context, the combined number and width of the garage openings would not dominate the primary frontage.

The proposed and existing garage openings would be visible from Marlborough Street. However, they would occupy approximately 8 m of the site's 86 m Marlborough Street frontage and would be viewed in the context of the site's substantial frontage and the single consolidated crossover serving both outbuildings. On balance, the openings would not dominate the primary frontage.

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

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: LONGFORD

Zone Purpose

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

NOR-S6.7 Development Standards for Buildings and Works		
Clause	Description	Assessment
NOR-S6.7.1	Residential density for multiple dwellings	A1 Not applicable
NOR-S6.7.2	Roof form and material	A1 Does not apply to outbuildings
NOR-S6.7.3	Wall material	A1 Does not apply to outbuildings
NOR-S6.7.4	Windows	A1 No windows proposed.
		A2 No windows proposed.
		A3 No windows proposed.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS



C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Complies – more than 2 parking spaces provided on site for a residential use.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not applicable – not required for residential use.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 Not applicable.
C2.5.4	Loading Bays	A1 Not applicable – not required for residential use.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable – not required for residential use.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies – Asphalt proposed and stormwater managed to lawful point of discharge.
C2.6.2	Design and layout of parking areas	A1.1 Complies with acceptable solution – AS2890.
		A1.2 Not applicable.
C2.6.3	Number of accesses for vehicles	A1 The proposal relies on the performance criteria.
		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.

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

DISCRETIONS

C2.6.3	Numbers of accesses for vehicles
P1	The number of accesses for each frontage must be minimised, having regard to: - any loss of on-street parking; and - pedestrian safety and amenity; - traffic safety; - residential amenity on adjoining land; and - the impact on the streetscape.
Assessing Officers Comments	The site currently has two vehicle access points from Marlborough Street, as shown on the site plan below. The southern access provides access to the dwelling, while the northern access is used for the parking and manoeuvring of buses associated with the existing residential use of the site. The proposed development includes a new outbuilding for the storage of a boat and requires an additional vehicle access from Marlborough Street. The proposed outbuilding is located immediately adjacent to an existing outbuilding, which has a garage door facing Marlborough Street but does not currently have a formal vehicle access. The proposed access arrangement has been designed having regard to the location of the existing outbuilding and the proposed outbuilding. The Road Authority require a single crossover in accordance with the Tasmanian Municipal Standards. The single access of 3.6m at the property boundary and 5m at the transition of the kerb minimises the extent of disturbance to the nature strip. Accordingly, the proposal would result in three vehicle crossover locations along the approximately 86 m Marlborough Street frontage, with the third crossover serving only the proposed outbuilding. The performance criteria require the number of accesses to each frontage to be minimised having regard to on-street parking, pedestrian safety and amenity, traffic safety, residential amenity and streetscape impacts. The proposal is considered to appropriately respond to these considerations for the following reasons. any loss of on-street parking The proposed crossover would remove approximately one informal on-street parking space. Given the site's 86 m frontage this is a minor and necessary outcome to provide safe, functional access. The absence of kerb and channel means existing parking in this section of Marlborough Street is informal. pedestrian safety and amenity The access is located where Marlborough Street has no footpath, so it will not interrupt an established pedestrian path.



DISCRETIONS

c) traffic safety;

The access would provide safe and efficient vehicle access without unreasonable traffic safety impacts. It is within the site's 86 m frontage, separated from the existing dwelling and bus parking accesses, and would provide a dedicated point of access for the proposed outbuilding. Boat and trailer manoeuvring would generally involve reversing into the new outbuilding.

e) residential amenity on adjoining land

The crossover would be opposite 117 Marlborough Street rather than an existing vehicle crossover. The dwelling's predominantly solid front fence, approximately 1.5 m high, provides screening and would help reduce potential headlight impacts during boat and trailer manoeuvring.

The access is not expected to unreasonably affect adjoining residential amenity. Vehicle movements will be limited because the crossover serves outbuildings rather than a dwelling, and the fence opposite provides substantial headlight screening.

f) the impact on the streetscape.

In streetscape terms, the additional crossover would add vehicle access infrastructure, but its impact is reasonable and appropriately minimised. The site's 86 m frontage provides adequate separation from existing access points. A single consolidated crossover limits vehicle crossing infrastructure and interruption to the nature strip.

Overall, any visual impact is limited by the site's substantial frontage and the installation of only 1 crossover to serve the new outbuilding. The proposal therefore satisfies the performance criteria.

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

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

C3.5 Use Standards		
Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable
		A1.2 Relies on PC
		A1.3 Not applicable
		A1.4 Not applicable – new access
		A1.5 Not applicable
C3.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 Not applicable

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

DISCRETIONS

C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction
P1	Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: a) any increase in traffic caused by the use;



DISCRETIONS

	b) the nature of the traffic generated by the use; c) the nature of the road; d) the speed limit and traffic flow of the road; e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.
Assessing Officers Comments	The Road Authority has reviewed the application and determined that a new access in the proposed location is acceptable and in line with the performance criteria, provided it complies with the conditions they have recommended. Their conditions have been captured in the recommendations section of this report.

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Council's Engineer (Roshaan Azar) reviewed the application and raised no objection to the proposed development but did recommend conditions to be included in a permit, should the application be approved.

TasNetworks

TasNetworks reported that the proposal is not likely to adversely impact their operations.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. A review of Council's Records management system after completion of the public exhibition period revealed that one (1) representation was received.

Summary of matters raised:

- Concerns regarding the existing and ongoing use of the site for what is described as 'non-residential' purposes.
- Concerns regarding the visual and amenity impacts of the existing development, vehicle parking and proposed development on the streetscape.
- Safety concerns regarding the additional access and potential conflicts with pedestrians who are forced to walk on the nature strip because there is no formal footpath along this section of Marlborough Street.

Assessing Officers Comments:

The lawfulness or otherwise of any existing or historical use of the site is not a matter for determination in this application and does not affect the assessment of the proposed use and development. The application must be assessed on its merits against the provisions of the Scheme relevant to the discretions engaged by the proposal.

The proposed use remains Residential. The proposed garage is intended to store a boat belonging to the occupants of the dwelling and would form part of the residential use of the site. Residential use is No Permit Required in the General Residential Zone.

The representor's reference to an alleged unlawful use appears to relate to the parking of three buses on the site and a concern that the land is operating as a bus depot. The approved use of the site is Residential. The buses are associated with that residential use and are limited to three vehicles, being one work vehicle for each occupant of the dwelling. The present application does not seek approval for a bus depot or any other non-residential use.

The visual amenity and streetscape impacts of the proposed garage are addressed in section 5.1 of this report. Matters relating to vehicle access, pedestrian safety, traffic safety and streetscape impacts are addressed in section 5.3.

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

State Policy on the Protection of Agricultural Land 2009

State Coastal Policy 1996

State Policy on Water Quality Management 1997

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

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

Strategic Plan - Statutory Planning

The proposal is consistent with this plan.

Council Policy – Stormwater Quality Management

Not relevant to this proposal.

Council Policy – Landscaping Requirements for Development Proposals

Not relevant to this proposal.

Council Policy – On-Site Stormwater Detention

Not relevant to this proposal.

Council Policy – Pumped Stormwater Connection

Not relevant to this proposal.

Council Policy – Public Open Space Contribution

Not relevant to this proposal.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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



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

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

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

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

8 ATTACHMENTS

1. PL N-26-0125 documents [11.5.1 - 13 pages]
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11.6 PLN26-0111 ADDITIONAL USE - DOMESTIC ANIMAL TRAINING (DOG TRAINING CENTRE) 5 RAEBURN RD BREADALBANE

File: 201800.25; PLN26-0111
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Brandie Strickland, Statutory Planner

RECOMMENDATION

That application PLN26-0111 to develop and use the land at 5 Raeburn Road, Breadalbane, for an additional use (domestic animal breeding, boarding and training) and development (dog training facility), be refused as the proposal does not comply with clause 21.3.1 of the *Tasmanian Planning Scheme – Northern Midlands*.

1 INTRODUCTION

This report assesses an application for a dog training centre at 5 Raeburn Road, Breadalbane. The proposed use class of Domestic Animal Breeding, Boarding and Training is in addition to the existing Residential use occurring on the site. While the proposed development falls under the Animal Breeding, Boarding and Training use class, the proposal is not for a boarding kennel, breeding facility or dog daycare. The facility is for dog training and education only. The application is assessed against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 16 effective 4 March 2026 and LPS version 18 effective 8 July 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:	Residential
Use classification:	Domestic animal breeding boarding or training
Zone:	21.0 Agriculture
Particular Purpose Zone/Specific Area Plan:	Not applicable



Applicable codes:	C1.0 Signs Code
	C2.0 Parking and Sustainable Transport Code
	C3.0 Road and Railway Assets Code
	C7.0 Natural Assets Code
	C8.0 Scenic Protection Code
	C9.0 Attenuation Code
	C13.0 Bushfire-Prone Areas Code
	C16.0 Safeguarding of Airports Code
Application must be determined by:	25 October 2026
Recommendation:	Refusal.

4 SUBJECT SITE AND LOCALITY

Subject site	Zone Map
	
Aerial image of the site and surrounding area	



Photographs of subject site



5 PLANNING SCHEME ASSESSMENT

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

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



CODE	Applicable (Y/-)	Exemption Applied
C1.0 Signs Code	Y	-
C2.0 Parking and Sustainable Transport Code	Y	-
C3.0 Road and Railway Asset Code	Y	-
C4.0 Electricity Transmission Infrastructure Protection Code	-	-
C5.0 Telecommunications Code	-	-
C6.0 Local Historic Heritage Code	-	-
C7.0 Natural Assets Code	Y	-
C8.0 Scenic Protection Code	Y	-
C9.0 Attenuation Code	Y	C9.2 – not a sensitive use.
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	Y	C13.2 – not a sensitive or hazardous use.
C14.0 Potentially Contaminated Land Code	-	-
C15.0 Landslip Hazard Code	-	-
C16.0 Safeguarding of Airports Code	Y	C16.2.1 – works below AHD and use is not a sensitive use.

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

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

The relevant Scheme definitions are:

Table 6.2 Use Class

Domestic Animal Breeding, Boarding or Training	use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.
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Table 3.1 Planning Terms and Definitions

Building	Means as defined in the Act: <i>building includes –</i> (a) a structure and part of a building or structure; and (b) fences, walls, out-buildings, service installations and other appurtenances of a building; and (c) a boat or a pontoon which is permanently moored or fixed to land;
Development	Means as defined in the Act: <i>development includes –</i> (a) the construction, exterior alteration or exterior decoration of a building; and (b) the demolition or removal of a building or works; and (c) the construction or carrying out of works; and (d) the subdivision or consolidation of land, including buildings or airspace; and (e) the placing or relocation of a building or works on land; and (f) the construction or putting up for display of signs or hoardings – <i>but does not include any development of a class or description, including a class or description mentioned in paragraphs (a) to (f), prescribed by the regulations for the purposes of this definition;</i>
Works	Means as defined in the Act:



	<i>works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985 , carried out in State forests.</i>
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Per the applicable zone use class table, the proposed use (domestic animal breeding, boarding or training) is Discretionary. Clause 6.10.2 states that consideration of the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualification is only required when determining an application for a Discretionary use.

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

Zone Purpose

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

21.1	Zone Purpose
21.1.1	To provide for the use or development of land for agricultural use.
Assessing Officers Comments	The proposed use and development does not provide for the use or development of land for agricultural use (use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets).
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts.
Assessing Officers Comments	The proposed use and development would not conflict with or interfere with the agricultural uses that occur within the vicinity of the site. The proposed use and development would not preclude the return of the land to an agricultural use.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
Assessing Officers Comments	The proposal does not provide for a use/development that supports the use of the land for agricultural use.

21.3 Use Standards

21.3.1 Discretionary Uses		
Description		Assessment
A1 Requirement of use to occur on agricultural land		A1 Relies on Performance Criteria
A2 Converting agricultural land for non-agricultural uses		A2 Relies on Performance Criteria
A3 Uses on prime agricultural land		A3 Not applicable – site is class 4 land which is not prime agricultural land.
A4 Residential Use		A4 Not applicable – no residential use proposed.
21.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
21.4.1	Building height	A1 Complies – <12m (3.7m)
21.4.2	Setback	A1 Relies on Performance Criteria
		A2 Not applicable – not a sensitive use.



21.4.3	Access for new dwellings	A1 Not applicable – not a new dwelling
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From the table above, where the acceptable solution has not been met, the performance criteria is addressed below.

DISCRETIONS	
21.3.1	Discretionary Uses
P1	A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: - access to a specific naturally occurring resource on the site or on land in the vicinity of the site; - access to infrastructure only available on the site or on land in the vicinity of the site; - access to a product or material related to an agricultural use; - service or support for an agricultural use on the site or on land in the vicinity of the site; - the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and - provision of essential Emergency Services or Utilities.
Assessing Officers Comments	While it is acknowledged that the proposed use could <i>benefit</i> from a rural/non-residential location given the potential impacts of noise (dog barking) arising from the activity, the application does not adequately demonstrate that the proposed use is <i>required</i> to locate on the site at 5 Raeburn Road for: - operational reasons or - security reasons or - the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements. While a dog training facility may be capable of operating on agricultural land, the performance criterion requires the use to have a demonstrated <i>need</i> to locate on the site, rather than the site merely being suitable or convenient for the activity. Having regard to the performance criteria: - the proposed use does not require access to a specific naturally occurring resource on the site or on land in the vicinity of the site; - the proposed use does not require access to infrastructure only available on the site or on land in the vicinity of the site; - the proposed use does not require access to a product or material related to an agricultural use; - the proposed use does not service or support an agricultural use on the site or on land in the vicinity of the site. The proposed training facility does offer puppy training, scent work, assistance dog training and provide professional training for behaviour modification to assist in reducing common behavioural problems such as excessive barking, jumping, pulling on lead. However, these services do not directly service or support an agricultural use on the site or on land in the vicinity of the site. For instance, the facility does not train working farm dogs, livestock guardian dogs, sheep dogs, cattle dogs or similar animals that directly support agricultural operations in the district. - the proposed use does not provide diversification or value adding of an agricultural use on the site or in the vicinity of the site. The site at 5 Raeburn Road is not used for an agricultural use and the proposed training facility does not form part of a farming enterprise, nor does it diversify or add value to an agricultural operation in the vicinity of the site. - the proposed use does not provide for essential Emergency Services or Utilities.
P2	A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to: - the area of land being converted to non-agricultural use; - whether the use precludes the land from being returned to an agricultural use; - whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.
Assessing Officers Comments	The 5,155m² site currently contains a dwelling and outbuilding and is not used for an agricultural purpose. The proposed building, driveway and associated areas would convert approximately 725m², or 14% of the site, to a further non-agricultural use. While this represents an additional area of conversion, the development would not



DISCRETIONS

	preclude the land from being returned to an agricultural use in the future. The proposed use would also not confine or restrain existing or potential agricultural use on the site or adjoining land beyond the constraints already arising from the established residential and other non-agricultural uses on the site and in the surrounding area. Having regard to the limited area affected, the reversibility of the development and the absence of additional constraints on agricultural use, the proposal appropriately minimises the conversion of agricultural land to non-agricultural use and satisfies P2.
21.4.2	Setbacks
P1	Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; and d) any buffers created by natural or other features.
Assessing Officers Comments	The proposed building measures 21 m by 8 m and would be set back 2 m from the rear boundary. Adequate vehicle access is available to the south, where the associated access, driveway and parking area would be located. The reduced setback would not unreasonably affect the adjoining property at 7 Raeburn Road, which accommodates controlled-environment agriculture. The building's bulk and form would be compatible with the existing growing tunnels associated with the adjoining plant nursery. The proposal therefore satisfies the performance criterion.

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

Not applicable.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C1.0 SIGNS CODE

Code Purpose

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

C1.1	Code Purpose
C1.1.1	To provide for appropriate advertising and display of information for business and community activity.
C1.1.2	To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.
C1.1.3	To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.
Assessing Officers Comments	One sign is proposed at the entrance gate and one on the building and/or fence within the site. The signs are 600mm x 600mm and provide for appropriate identification for the facility in a manner that is compatible with the visual amenity of the surrounding area. The signs would not disrupt or compromise safety and efficiency of vehicular movements.

Sign Type	Definition
wall sign	means a sign attached to the wall of a building.

C1.6 Development Standards for Buildings and Works

Clause	Description	Assessment
C1.6.1	Design and siting of signs	A1 Relies on performance criteria.



		A2 Complies – signs would not be less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.
		A3 Complies – only one wall sign is proposed on the road frontage (entrance gate).
C1.6.2	Illuminated signs	A1 Not applicable.
C1.6.3	Third party sign	A1 Not applicable.
C1.6.4	Signs on local heritage places and in local heritage precincts and local historic landscape precincts	A1 Not applicable.

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

DISCRETIONS

C1.6.1 Design and siting of signs	
P1.1	(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and (b) be compatible with the streetscape or landscape, having regard to: (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs on the site and on adjacent properties; and (vi) the impact on the safe and efficient movement of vehicles and pedestrians.
Assessing Officers Comments	Wall signs are not permitted in the Agriculture Zone; therefore, the proposal cannot comply with P1.1 (a). The proposed wall signs would otherwise be compatible with the streetscape and landscape. Both non-illuminated signs would measure 600 mm by 600 mm and would not extend beyond or above the top of the wall, building or fence to which they would be attached. Each sign would have an area of less than 4.5 m² and would occupy no more than 25% of the relevant wall area. The signs would identify the facility at the site entrance and on the building within the site. The proposed number and density of signs would be compatible with signage on adjacent properties, including the MICRA Accident Repair Centre at 10 Raeburn Road. Despite their compatibility with the streetscape and landscape, wall signs are not permitted in the Agriculture Zone under the current provisions. The proposal therefore does not satisfy the performance criteria.

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.1	Code Purpose
C2.1.1	To ensure that an appropriate level of parking facilities is provided to service use and development.
C2.1.2	To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
C2.1.3	To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
C2.1.4	To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
C2.1.5	To ensure that parking spaces and accesses meet appropriate standards.
C2.1.6	To provide for parking precincts and pedestrian priority streets.
Assessing	The development includes adequate parking provisions on site in a suitable arrangement for the intended number of



Officers Comments	visitors to the site. The proposal is consistent with the code purpose in so far as relevant.
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C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Table C2.1 requires 1 space per employee + 2 visitor spaces. Complies - 9 spaces proposed including 2 all access.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 None required per Table C2.1.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 None required
C2.5.4	Loading Bays	A1 None required
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 None required
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies. Sealed parking, access and manoeuvring areas – stormwater managed on site.
C2.6.2	Design and layout of parking areas	A1.1 Complies - (i) the site has a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) the development would provide for vehicles to enter and exit the site in a forward direction; (iii) the development would have an access width (5m minimum) which is not less than the requirements in Table C2.2; (iv) the development would have car parking space dimensions which satisfy the requirements in Table C2.3 (2.8m x 5.4m parking bays); (v) the development would have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 (5.8m manoeuvring and access width); (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) through permit conditions, parking spaces would be delineated by line marking or other clear physical means. A1.2 Complies - Parking spaces provided for use by persons with a disability would be located as close as practicable to the main entry point to the building, be incorporated into the overall car park design and would be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.
C2.6.3	Number of accesses for vehicles	A1 Relies on Performance Criteria 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. The use does not require 10 or more spaces and only 9 spaces are proposed.
		A1.2 Complies – the parking area would contain accessible car parking spaces for use by persons with a disability, and a footpath of compliant dimensions would be provided from those spaces to the main entry point to the building.
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 in a listed zone.
		A2 Not applicable in a listed zone.
C2.6.8	Siting of parking and turning areas	A1 Not applicable in a listed zone.
		A2 Not applicable in a listed zone.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable.

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

DISCRETIONS

C2.6.3	Numbers of accesses for vehicles
P1	The number of accesses for each frontage must be minimised, having regard to: a) any loss of on-street parking; and b) pedestrian safety and amenity; c) traffic safety; d) residential amenity on adjoining land; and e) the impact on the streetscape.
Assessing Officers Comments	The site is within a rural area where Raeburn Road does not provide formal on-street parking or pedestrian paths. The proposed additional access would therefore not result in the loss of on-street parking or adversely affect pedestrian safety or amenity. The access would be located opposite a vehicle accident repair centre rather than a residential property and would not unreasonably affect residential amenity on adjoining land. The property opposite contains three existing vehicle accesses, and the additional access to the subject site would be consistent with the established access pattern and would not adversely affect the streetscape. The Road Authority has also determined that the proposed access would have suitable sight distance and would not adversely affect the safety or efficiency of the road network. Accordingly, the number of accesses has been minimised having regard to the matters listed in P1, and the proposal satisfies the performance criteria.

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

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

C3.1	Code Purpose
C3.1.1	To protect the safety and efficiency of the road and railway networks; and
C3.1.2	To reduce conflicts between sensitive uses and major roads and the rail network.
Assessing Officers Comments	The proposal is consistent with the code purpose, in so far as relevant.



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 Relies on Performance Criteria
		A1.3 Not applicable
		A1.4 Not applicable
		A1.5 Not applicable
C3.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 Not applicable

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

DISCRETIONS	
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction
P1	Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: a) any increase in traffic caused by the use; b) the nature of the traffic generated by the use; c) the nature of the road; d) the speed limit and traffic flow of the road; e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.
Assessing Officers Comments	The proposed dog training facility would generate additional light-vehicle movements associated with clients attending scheduled training sessions. Given the scale of the use, the increase in traffic would be limited and would not materially affect the safety or efficiency of Raeburn Road or its connections with the surrounding road network. Raeburn Road is a rural road that already accommodates both light and heavy vehicle movements associated with residential, agricultural and industrial uses in the locality. The Road Authority considered the nature of the road, the applicable speed environment, existing and anticipated traffic flows, and the likely distribution of movements to and from Hobart Road. It determined that the proposed vehicle crossing would provide suitable sight distance and that the small number of movements continuing along Raeburn Road towards Evandale Road would not adversely affect the safety or efficiency of the road network. The proposal satisfies the performance criteria.

C7.0 NATURAL ASSETS CODE

Code Purpose

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

C7.1	Code Purpose
C7.1.1	To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
C7.1.2	To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
C7.1.3	To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward



	transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
C7.1.4	To minimise impacts on identified priority vegetation.
C7.1.5	To manage impacts on threatened fauna species by minimising clearance of significant habitat.
Assessing Officers Comments	The proposed works minimise the impacts on the watercourse (Briarly Creek) with respect to water quality, waterway condition and the natural ecological function of the watercourse.

C7.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A1 Relies on Performance Criteria
		A2 Not applicable
		A3 Relies on Performance Criteria at the direction of the Stormwater Authority
		A4 Not applicable
		A5 Not applicable
C7.6.2	Clearance within a priority vegetation area	A1 Not applicable

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

DISCRETIONS	
C7.6.1	Buildings and works within a waterway and coastal protection area or a future coastal refugia area
P1.1	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) impacts caused by erosion, siltation, sedimentation and runoff; b) impacts on riparian or littoral vegetation; c) maintaining natural streambank and streambed condition, where it exists; d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; e) the need to avoid significantly impeding natural flow and drainage; f) the need to maintain fish passage, where known to exist; g) the need to avoid land filling of wetlands; h) the need to group new facilities with existing facilities, where reasonably practical; i) minimising cut and fill; j) building design that responds to the particular size, shape, contours or slope of the land; k) minimising impacts on coastal processes, including sand movement and wave action; l) minimising the need for future works for the protection of natural assets, infrastructure and property; m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and n) the guidelines in the Tasmanian Coastal Works Manual.
Assessing Officers Comments	The proposed works within the waterway and coastal protection area would be limited to formalising an open drain associated with the overflow from two stormwater collection tanks into the mapped watercourse, Briarly Creek. The tanks would collect and detain roof water during rainfall events, with discharge to Briarly Creek occurring only when their storage capacity is exceeded. This would limit the volume, velocity and frequency of runoff entering the watercourse and minimise the risk of erosion, siltation and sedimentation. The works relating to the open drain would be minor in scale and would not require substantial cut or fill, landfilling of wetlands, or alteration of the natural streambank, streambed, flow or drainage characteristics of Briarly Creek. The proposal would not remove or adversely affect riparian vegetation, in-stream habitat or fish passage. As the discharge would consist only of rainwater collected from the roof of the proposed building, it would also be unlikely to adversely affect water quality.



DISCRETIONS

	The direct discharge arrangement was requested by the Stormwater Authority and avoids directing stormwater to the Raeburn Road drain, where it could collect contaminants before ultimately entering the same watercourse further north. Accordingly, having regard to the performance criterion a) – n) above, the proposed works appropriately minimise impacts on the natural assets of Briarly Creek and satisfy the performance criteria.
P3	Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: a) the need to minimise impacts on water quality; and b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.
Assessing Officers Comments	At the direction of the Stormwater Authority, the proposal includes a new stormwater point discharge into Briarly Creek, which traverses the property. However, the new discharge point would be limited to overflow from the two proposed stormwater collection tanks attached to the building. These tanks would collect and detain stormwater during rainfall events before any overflow occurs. The controlled discharge into the watercourse would therefore be limited in scale and frequency and would not adversely affect the watercourse through erosion or sedimentation. Water quality would also not be compromised, as only rainwater collected from the roof of the proposed building would pass through the tanks and overflow into the creek. If stormwater from the site were instead directed to the roadside drain, it would travel north and ultimately enter the same watercourse after potentially collecting contaminants from the road.

C8.0 SCENIC PROTECTION CODE

Code Purpose

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

C8.1	Code Purpose
C8.1.1	To recognise and protect landscapes that are identified as important for their scenic values.
Assessing Officers Comments	The proposed development that falls within the mapped area of the scenic road corridor does not detract from the landscapes that are identified as important for their scenic value.

C8.6 Development Standards for Buildings and Works

Clause	Description	Assessment
C8.6.1	Development within scenic protection area	A1 Not applicable
C8.6.2	Development with scenic road corridor	A1 Not applicable – no vegetation removal proposed within overlay area. A2 Relies on Performance Criteria.

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

DISCRETIONS

C8.6.2	Development within a scenic road corridor
P2	Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: a) the topography of the site; b) proposed reflectance and colour of external finishes; c) design and proposed location of the buildings or works; d) the extent of any cut or fill required;

DISCRETIONS

	e) any existing or proposed screening; f) the impact on views from the road; and g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.
Assessing Officers Comments	A small corner of the south-western portion of the site falls within the scenic road corridor for the Midland Highway, Local Provisions Schedule (LPS) reference NOR-C8.2.7, as shown in the light purple segment of the image right. The scenic values of the corridor, as identified in the LPS, are: <i>Major north-south tourist route providing views of rural landscape with backdrop of Western Tiers and Ben Lomond Ranges.</i> The management objectives for this part of the scenic road corridor involve maintaining scenic views and minimising development that would adversely impact the rural scenery. The proposed development involves site works to install a crossover and driveway within the site, leading to an on-site parking area for the proposed use. While part of the driveway works may be briefly visible from the scenic road corridor (Midland Highway), the impact of the development would be minimal. The development within the overlay area is consistent with the character of the area and other driveways in the vicinity. The proposal would not adversely affect the scenic values of the road corridor. Therefore, the proposal complies with the performance criteria. 

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Council's Engineers Roshan Azar and Cameron Oakley reviewed the application following submission and requested additional information and modification of the proposed stormwater layout. They then reviewed the revised plans and documents and were satisfied with the proposed plans.

Road Authority

As the **Road Authority** per the *Roads and Jetties Act 1935*, the number of traffic movements and the safety of the proposed new access location were considered. The proposed second access was determined to have suitable sight distance given the nature of the road and the predicted traffic movements both currently occurring along Raeburn Road and the likely increase by the proposed development. It is anticipated that most vehicle movements to the site will be left in from Hobart Road and right out to Hobart Road. As a result, it is anticipated that any small traffic movements left out of the site (along Raeburn Road to Evandale Road) will be minimal and not impact the safety or efficiency of the road network.

Stormwater Authority

As the **Stormwater Authority** per the *Urban Drainage Act 2013*, it was identified that the existing roadside drain along Raeburn Road directs captured stormwater into the natural flow path of Briarly Creek. For this reason, it was determined that it was unnecessary to direct the stormwater from the site to the roadside drain as it would then flow to the north and into Briarly Creek which transects the subject site (E-W) just over 20m from the location of the proposed building. Given the nature of the creek and the size of the proposed development the Stormwater Authority determined that overflow from the proposed stormwater tanks could be directed into the creek directly without negatively impacting the watercourse.

Their recommended conditions are included in the conditions of approval.

TasWater

TasWater reviewed the application and determined that the proposed development did not require a submission from TasWater.



TasNetworks

Based on the information provided, TasNetworks determined that the proposed development would impact their operations. TasNetworks has safety concerns regarding the proximity of the proposed building in relation to TasNetworks existing underground mains as there is currently an unregistered electricity easement thru the title that will be 2m wide.

5.5 REPRESENTATIONS

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

Summary of representation:

- The proposal has not demonstrated a genuine operational need to be located on agricultural land, as required by Clause 21.3.1 P1.
- The development represents a significant conversion of agricultural land to commercial use, contrary to Clause 21.3.1 P2.
- The proposed use and development will conflict with the residential and rural character of Raeburn Road and will impact the visual amenity of the site and residential amenity.
 - o Increased traffic, evening and weekend operations, workshops, and dog barking and noise from dog training activities and impacts on nearby residences are raised as concerns.
- The application does not address the Attenuation Code, despite the site being within an Attenuation Area.
- Contradictory stormwater management information is provided, with concerns raised regarding the site's proximity to Briarly Creek.
- The representation highlights drafting inconsistencies within the application documentation, including an incorrect council reference, plan discrepancies, and conflicting stormwater notes.

Assessing Officer's Response:

The concerns raised in the representation are acknowledged.

The assessment at section 5.1 of this report agrees that the application has not demonstrated that the proposed dog training facility is *required* to locate on the site for any of the reasons specified in clause 21.3.1 P1. While the use may be capable of operating in a rural location, this does not establish the necessary operational, security or impact-management need. This is a determining matter and supports refusal of the application.

In relation to clause 21.3.1 P2, the building, driveway and associated areas would convert approximately 725 m², or 14% of the 5,155 m² site, to further non-agricultural use. However, the development would not preclude the land from being returned to agricultural use or impose additional constraints on agricultural use on the site or adjoining land. The proposal is therefore considered to satisfy P2.

The proposed development would be compatible with the mixed rural, residential, agricultural and industrial character of the locality and the limited works within the scenic road corridor would not materially affect its scenic values.

Traffic generated by scheduled training sessions would comprise primarily light vehicles. The Road Authority determined that the proposed crossing would not adversely affect the safety or efficiency of the road network.

Concerns about dog barking, workshops, evening and weekend activity are acknowledged; however, it is important to note that within the Agriculture Zone provisions there is no protection of residential amenity as this would directly conflict with agricultural uses.

The Attenuation Code has been considered. The proposed dog training facility is not a sensitive use and is therefore exempt under clause C9.2 as it is not a sensitive use.

The stormwater arrangements were revised at the direction of Council's Stormwater Authority and the impacts of the development on the Waterway and Coastal Protection overlay have been addressed in Part 5.3 of this report. Council's engineers reviewed the revised plans and were satisfied with the proposed arrangement.

The drafting and plan inconsistencies identified in the representation are acknowledged. The application has been assessed using the final revised plans and supporting documents. These administrative inconsistencies do not alter the assessment outcome; however, because the proposal fails to satisfy clause 21.3.1 P1, refusal is recommended.

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

State Policy on the Protection of Agricultural Land 2009

State Coastal Policy 1996

State Policy on Water Quality Management 1997

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

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

Strategic Plan - Statutory Planning

The proposal is consistent with this plan.

Council Policy – Stormwater Quality Management

Not relevant to this proposal.

Council Policy – Landscaping Requirements for Development Proposals

Not relevant to this proposal.

Council Policy – On-Site Stormwater Detention

Not relevant to this proposal.

Council Policy – Pumped Stormwater Connection

Not relevant to this proposal.

Council Policy – Public Open Space Contribution

Not relevant to this proposal.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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



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

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

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

8 ATTACHMENTS

1. PL N-26-0111 documents [11.6.1 - 14 pages]
-



11.7 DRAFT AMENDMENT 23-2026 TO AMEND TABLE C6.5 SIGNIFICANT TREES OF THE LOCAL PROVISIONS SCHEDULE AND APPLY SIGNIFICANT TREES OVERLAY

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

RECOMMENDATION

1. That, under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority agrees to prepare draft amendment 23-2026 to the Northern Midlands Local Provisions Schedule (LPS) (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 23-2026 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 23-2026 of the Northern Midlands Local Provisions Schedule

- i) Amend Table C6.5 Significant Trees of the Local Provisions Schedule and apply Significant Trees overlay, in accordance with Attachment 1.
- ii) Delete listing NOR-C6.5.14 and delete from the Significant Tree overlay, relating to Elm trees at Church Street, Ross.
- iii) Delete listings NOR-C6.5.9-11 and delete from the Significant Tree overlay, relating to 2a William Street, Longford (Christ Church Anglican Church).
- iv) Insert ENSPEC 2014 Tree Listings and map for the Christ Church Anglican Church, 2a William Street, Longford (Attachment 3) as an incorporated document in NOR-Applied, Adopted or Incorporated Documents.

1 PURPOSE OF REPORT

This report assesses a draft amendment of the Northern Midlands Local Provisions Schedule (LPS) to update Table C6.5 Significant Trees of the Local Provisions Schedule and associated mapping, in accordance with Attachment 1 (and other minor changes).

The LPS of the *Tasmanian Planning Scheme – Northern Midlands* contains a register of significant trees throughout the municipality, that due to their age, landscape values or cultural significance, require special consideration and assessment as part of a Development Application.

During the drafting of Council's Local Provisions Schedule (prior to November 2022), Council undertook an audit of trees listed within the National Trusts of Australia Register of Significant Trees and the relevant trees have since been included in Table C6.5 Significant Trees and shown on the LPS Code overlay maps. This process did not incorporate consultation specifically in relation to significant trees, nor did it review all potentially significant trees within the Municipality, hence this being undertaken as a separate project resulting in the current draft amendment.

The public nomination period commenced on the 20th February 2025 and concluded on the 30th June 2025. The process was well supported, with 39 submissions, nominating approximately 402 trees across the municipality. Additional private research on significant trees at Evandale was also provided for review as part of the consultation process. The successful nominations are included as Attachment 2 (contact information redacted).

The nomination process asked applicants to provide details of the tree (including location, comparisons to other trees of the same species, threats and description of significance) and indicate which of the following significance categories apply:

1. Trees of outstanding aesthetic significance.
2. Trees of outstanding dimensions.
3. Trees that are very old or vulnerable.
4. Trees that commemorate, or are reminders of, cultural practices, historic events or famous people.
5. Trees that are a significant part of a natural landscape, historic site, town, park or garden.
6. Trees that have local significance.
7. Trees of a species or variety that is rare or of very localised distribution.
8. Trees that are of horticultural or genetic value.
9. Trees that have a significant contribution to the integrity of an ecological community.
10. Trees that are significant for reasons that are difficult to categorise.



It is noted that not all trees nominated were suitable for inclusion on the Significant Tree Register, considering factors such as limited life expectancy/poor condition, suitability in setting, surrounding infrastructure or existing plans for removal. The list of nominated trees was reviewed and considered at the 16th February 2026 Council meeting (Minute Reference No. 26/059), where a final list of trees to form the basis of the amendment was determined. Four additional trees at the Evandale Community Centre have been included in the proposed draft amendment as a result of discussion that took place during public question time at the February Meeting.

As a result of one nomination encompassing numerous trees at the entrance to Longford, the site was reviewed and considered suitable as a Local Historic Landscape Precinct, due to the avenue of trees being an enduring landmark of the historical entrance route into the township. The insertion of the Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts has been considered as a separate draft amendment - 25-2026 that was initiated and certified at the 29th June 2026 Council Meeting.

Some of the trees nominated were already listed within the planning scheme in Table C6.5 Significant Trees and are listed below:

Location of tree	Species	Planning Scheme Reference #
89 High Street, Campbell Town	(Valentines Park) <i>Pyrus Communis</i> Pear Tree (1)	NOR-C.6.5.2
'Christ Church', 2a William Street, Longford	<i>Arbutus unedo</i> Irish Strawberry Tree (1)	NOR-C6.5.9
'Christ Church', 2a William Street, Longford	<i>Olea europaea</i> Olive (1)	NOR-C6.5.10
'Christ Church', 2a William Street, Longford	<i>Prunus lusitanica</i> Portugese Laurel (1)	NOR-C6.5.11
Church Street, Ross	<i>Ulmus procera</i> English Elm (48). Note: The trees in this listing are incorrectly identified and should be <i>Ulmus X hollandica</i> Dutch Elm. Proposed to be superseded with a new listing that adds additional trees and corrects the species.	NOR-C6.5.14

In addition to trees nominated through the consultation process, an effort was made to identify additional significant trees that are suitable for inclusion within NOR-Table C6.5 Significant Trees of the LPS. Focus was concentrated on those trees most at risk due to their location adjacent to roads/development areas, previously unknown significance (such as reason for planting) or lacking protection by other means, such as a Heritage Listing. Many of the historical plantings within township areas have been a result of War Memorial tree/avenue plantings, Arbor Day/Empire Day plantings, various progress association plantings and plantings in honour of historical events, such as royal marriages/visits/coronation. Significant background research has been undertaken to justify and support each proposed listing and is detailed in Attachment 4.

Trees located on Council land have previously been identified in Council's tree inventory (prepared and reviewed by ENSPEC Environment and Risk (Arboricultural and Environmental Consultants). For trees *not* located on Council land, Council engaged ARBSCAPE Tasmania to formally review and identify remaining trees to ensure correct species identification. A separate inventory has previously been completed by ENSPEC (and reviewed for any subsequent removals) for the land located at the Christ Church Anglican Church at 2a William Street, Longford – it is included as Attachment 3. This varies slightly from the trees listed in the nomination but is the most comprehensive/verified list available.

2 BACKGROUND

Applicant:

Northern Midlands Council

Zone:

Various

Classification under the Scheme:

Planning scheme amendment.

Decision Date:

Not applicable

Owner:

Various

Codes/Specific Areas Plans:

Various

Existing Use:

Not applicable

Recommendation:

That Council as planning authority agree to, and certify, the draft amendment 23-2026.



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:

- i) Amend Table C6.5 Significant Trees of the Local Provisions Schedule and apply Significant Trees overlay, in accordance with Attachment 1.
- ii) Delete listing NOR-C6.5.14 and delete from the Significant Tree overlay, relating to Elm trees at Church Street, Ross.
- iii) Delete listings NOR-C6.5.9-11 and delete from the Significant Tree overlay, relating to 2a William Street, Longford (Christ Church Anglican Church).
- iv) Insert ENSPEC 2014 Tree Listings and map for the Christ Church Anglican Church, 2a William Street, Longford (Attachment 3) as an incorporated document in NOR-Applied, Adopted or Incorporated Documents.

4.2 Zone and Land Use

The proposed additions to NOR-Table C6.5 Significant Trees of the LPS relate to a total of 92 additional listings across a variety of zones and land uses but are predominantly located on land used for passive recreation, General Residential land containing dwellings or within road reserves. The proposed draft amendment does not propose to change the zoning or land use of any impacted properties.

4.3 Subject Site and Locality

The location of proposed significant trees is distributed across all major townships of the Northern Midlands municipality and a variety of rural areas (figure 1). The location of trees is largely dependent on the reason behind their planting, with many war memorial

avenues for example, being located along roadsides or forming entrance statements into townships. A site visit has been conducted by both Council's Planner and/or a Certificate V Reporting Arborist, to review each of the sites/trees nominated, with the majority being in public spaces or visible from public viewpoints.

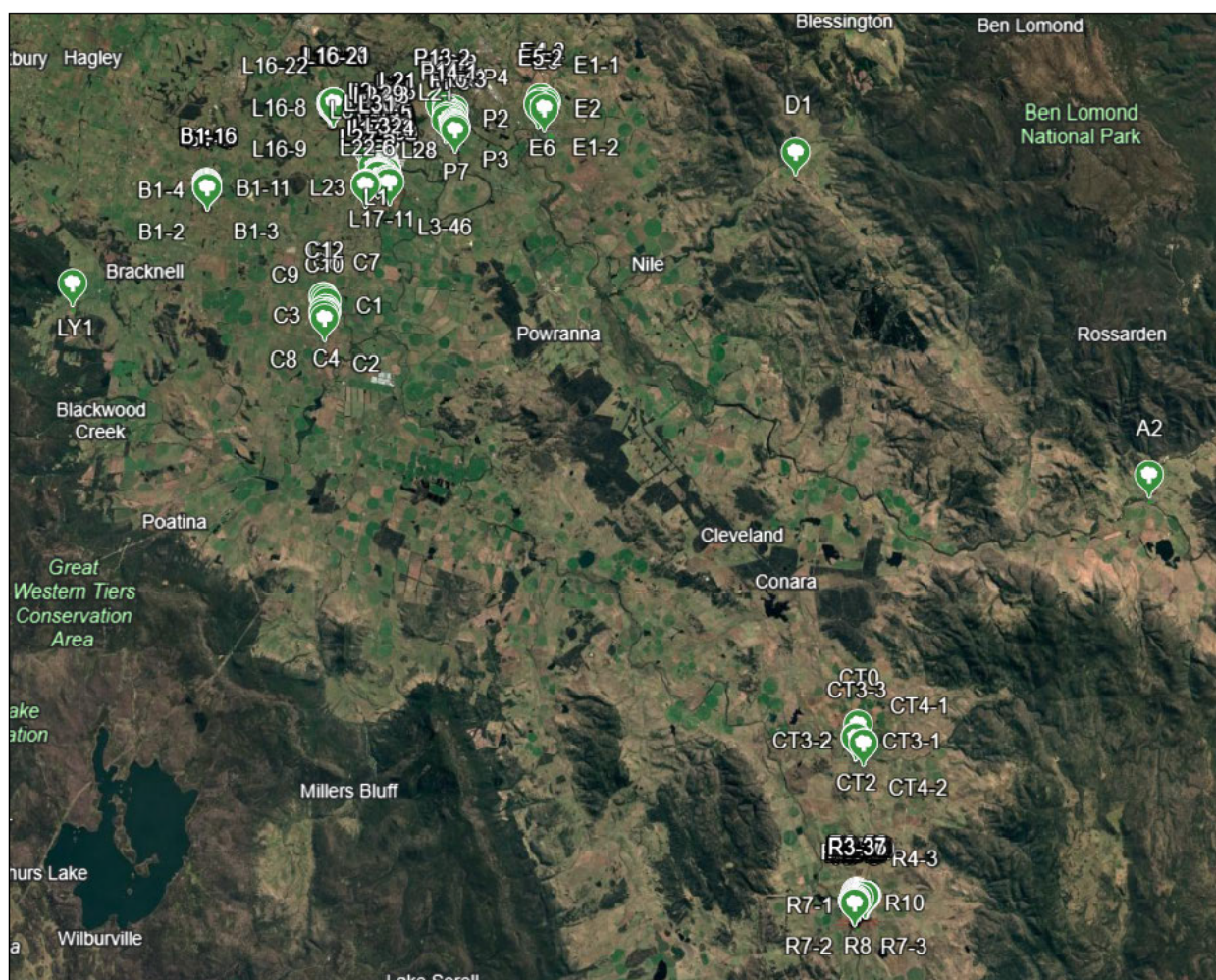


Figure 1 – Spatial distribution of nominated trees throughout the municipality of Northern Midlands

4.4 Permit/Site History

Not applicable.

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 formally 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. (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 has already contacted landowners that did not self-nominate, to gauge their level of support for inclusion of their tree/s on the Significant Tree Register, including the Department of State Growth (now Building Tasmania) and the Department for Education, Children and Young People. Correspondence objecting to the potential listings were received from both authorities as detailed below; however, Council considered this correspondence at the 16th February 2026 Council Meeting and opted to continue with the inclusion of these trees within the draft amendment, due to their importance to the community and qualities as Significant Trees. Some



correspondence was received from landowners that resulted in nominations being excluded from the draft amendment (due to removals, maintenance issues etc).

Property Address	Tree	Authority Comments	Officer comments
Cressy District High School - 112-118 Main Street, Cressy	Scarlet Oak <i>Quercus coccinea</i>	Comment from Brett Chandler, Senior Asset Data and Systems Consultant - Facility Services - Department for Education, Children and Young People regarding all nominated trees on school sites: <i>We have nothing against significant trees, but they need to be in the right place to ensure school operations are not impacted, staff and students are safe and to not create a maintenance/funding burden for the school.</i> <i>We believe some of these trees are not ideally located on the subject sites, and as such would like to persist with our representation against the listings.</i>	Nominated by member of the community. Greater importance to school community than streetscape impact.
Longford Primary School - 23 William Street, Longford	3 x Chilean Myrtle <i>Luma apiculata</i> 1 x Wellingtonia Or Giant Sequoia <i>Sequoiadendron giganteum</i> 1x Red Oak <i>Quercus Rubra</i>		Chilean Myrtle nominated by School's Tree Club -greater importance to school community than streetscape impact. Sequoia and Red Oak have significant age, importance, structure and streetscape presence (as detailed in draft list)
Illawarra Road	Lombardy Poplar <i>Populus nigra</i>	Department of State Growth object to the listing of these trees due to the impact on planned roadworks and shared pathway.	Considerable community interest due to release of road work plans. Project Officer has pursued further discussions with Department of State Growth regarding the potential for the shared path to go around trees or limiting number of trees requiring removal to achieve suitable safety outcomes. Thus far, no alternative resolution has been identified. The Department of State Growth in conjunction with the property owner have indicated intentions for a replanting program including ensuring replacement trees are adequately guarded and maintained, noting that all but one of the replacement trees previously planted by the adjacent property owner has succumbed to browsing pressure. Additional Poplar pole replantings have recently been undertaken and fenced and will require ongoing maintenance and watering to ensure their survival.

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. 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 planning authority for reporting on to the Tasmanian Planning Commission in accordance with section 40K of the *Land Use Planning and Approvals Act 1993*.

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.

The proposed amendment is to add to the NOR-Table 6.5 Significant Trees list and add to the Local Heritage Place Code Overlay Map with the locations of Significant Trees, consistent with clause LP1.0.

(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>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The proposed amendment seeks to further this objective, with the protection and maintenance of natural resources.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The draft amendment seeks to ensure that the application of provisions that regulate the significance of recognised trees and landscapes are maintained, relevant and enforceable. The draft amendment is consistent with this objective.
<i>(c) to encourage public involvement in resource management and planning</i>	A significant portion of the trees identified for inclusion in the draft amendment were as a result of a public engagement process. 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>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	While the proposed amendment does not explicitly facilitate economic development, it will provide protection of natural assets that are vital to the characteristics of townships which are relied upon to encourage tourist engagement. The listing of trees as significant opens the opportunity for subsequent programs such as tree labelling and tourist routes, acknowledgement of war memorials and publication material.
<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>	This project has brought together all levels of the community and industry, with Council being the facilitator. Community, industry, and government agencies will have the opportunity to comment on the proposed amendment during the public notification period.
Part 2 Objectives	Consideration
<i>(a) 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, ensuring sound strategic planning.
<i>(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</i>	The Tasmanian Planning Scheme – Northern Midlands is the planning instrument relevant to the proposed amendment.



(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	The provisions of the SPP's related to the proposed amendment allow for adequate balance of considering the environment, while allowing for social and economic growth, where suitable.
(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	The proposed amendment is consistent with local, regional and state policies.
(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	The Act allows for a development application to be assessed in conjunction with a scheme amendment which is not relevant to this draft amendment.
(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	The proposed draft amendment seeks to further this objective.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value	The proposed draft amendment seeks to further this objective, with all nominated trees being characterised as to their scientific, aesthetic, social or historical interest. The proposed Local Historic Landscape Precinct contains a statement of significance.
(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	The proposed amendment will not negatively impact the attainment of this objective.
(i) to provide a planning framework which fully considers land capability.	Land capability is considered through the State Policy on the Protection of Agricultural Land 2009 and the Agriculture Zone and Rural Zone provisions.

(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	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



accordance with the objectives of the RMPS.		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: <i>Air Toxics</i> <i>Ambient Air Quality</i> <i>Assessment of Site Contamination</i> <i>Diesel Vehicle Emissions</i> <i>Movement of Controlled Waste between States and Territories</i> <i>National Pollutant Inventory</i> <i>Used Packaging Materials</i>		

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. No National Environment Protection Measures (NEPMs) are relevant to this proposal.

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

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

	Policy	Relevant Strategies
1.0	Settlement	
1.1	Growth	
1.2	Liveability	
1.3	Social infrastructure	
1.4	Settlement types	
1.5	Housing	
1.6	Design	
1.7	Development contributions	



2.0	Environmental Values	
2.1	Biodiversity	
2.2	Waterways, wetlands and estuaries	
2.3	Geodiversity	
2.4	Landscape values	2.4.3 - Strategies 1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values. 2. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values. 3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development: a) relies specifically on being located within a significant landscape; or b) has overriding social, economic or environmental benefits; and includes specific measures to minimise the impact on the significant landscape. 4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.
Response: The proposed draft amendment is consistent with the strategies that achieve compliance with the Landscape Values Policy.		
2.5	Coasts	
3.0	Environmental Hazards	
3.1	Bushfire	
3.2	Landslip	
3.3	Flooding	
3.4	Coastal hazards	
3.5	Contaminated air and land	
4.0	Sustainable Economic Development	
4.1	Agriculture	
4.2	Timber production	
4.3	Extractive industry	
4.4	Tourism	
4.5	Renewable energy	



4.6	Industry	
4.7	Business and commercial	
4.8	Innovation and research	
5.0	Physical Infrastructure	
5.1	Provision of services	
5.2	Energy infrastructure	
5.3	Roads	
5.4	Passenger transport modes	
5.5	Ports and strategic transport networks	
6.0	Cultural Heritage	
6.1	Aboriginal cultural heritage	
6.2	Historic cultural heritage	1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed. 2. Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose. 3. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic cultural heritage values, describe the significance of those values, and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes. 4. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance. 5. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values. 6. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes. 7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance. 8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the



		importance of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.
Response: The proposed draft amendment is consistent with the strategies (in particular strategies 3-7) that achieve compliance with the Historic Cultural Heritage Policy. A significant amount of in-house research has been undertaken to identify and justify the historic cultural heritage significance of the trees that form part of this amendment.		
7.0	Planning Processes	
7.1	Public Engagement	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. 5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.
Response: This draft amendment has already involved a significant public engagement process involving consultation and public nominations, and the strategies are further supported by the public exhibition processes required as part of a Planning Scheme Amendment.		
7.2	Strategic Planning	

(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 furthers Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements. This will be achieved by the following strategies - b) Support tourism, culture and arts by:

- Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character

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 furthers Strategic Direction G2.3 – Promote Local Character Values. This will be achieved by the following strategies -

- a) Promote the important role of local character on the economy and the sense of place.
- b) Preserve and protect significant cultural heritage, in particular places significant to the Aboriginal community.
- c) Promote local identification and protection of unique character

C4.3 Goal 3: Sustainability

Strategic Direction G3.1

Strategic Direction G3.2

Response: The proposed draft amendment furthers Strategic Direction G3.1 Promote and protect the Region's unique environmental assets and values. This will be achieved by the following strategies:

- h) Preserve and protect areas of natural environmental significance, particularly:
 - Regionally significant open space, scenic landscape amenity areas and outdoor recreation reserves

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: The proposed draft amendment does not seek to change the zoning of land.

PART E REGIONAL PLANNING POLICIES

E2 Regional Settlement Network Policy

E2.4 Specific Policies and Actions

Response: N/a

E3 Regional Activity Centre Network Policy

E3.4 Specific Policies and Actions

Response: N/a



E4 Regional Infrastructure Network Policy

E4.4 Specific Policies and Actions

Response: N/a

E5 Regional Economic Development Policy

E5.4 Specific Policy and Actions

Response: N/a

E6 Social Infrastructure and Community Policy

E6.4 Specific Policies and Actions

Policy	Action
CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.	CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.
CH-P02 Recognise, manage and preserve regional archaeological values	CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes. CH-A03 Provide for the protection of identified significant cultural heritage and archaeological sites. CH-A04 Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.

Response: Policy outcomes are supported by actions, that are consistent with the proposed draft amendment that proposes to list trees that represent the characteristics of a Significant Tree.

E7 Regional Environment Policy

E7.4 Specific Policies and Actions

Policy	Action
LSA-PO1 Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the: • Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity;	LSA-A01 Identify scenic corridors associated with identified tourism routes with an overlay in planning schemes. LSA-A02 Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes. LSA-A03



• Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and • Need to protect skylines and prominent hillsides from obtrusive development/works. LSA-PO2 Protect specific topographic or natural features of significant scenic/landscape significance.	Include performance criteria in planning schemes for development within scenic corridor overlays that address following considerations: • The impact of development skylines, ridgelines and prominent locations; • The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management; • The bulk and form of buildings and earthworks and the ability of development to blend with the landscape; • The impact of materials, finishes and colours of buildings on the landscape setting; and • Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route. LSA-A04 Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.
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Response: Policy outcomes are supported by actions, that are consistent with the proposed draft amendment that proposes to list trees that represent the characteristics of a Significant Tree.

(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:

4.1 Cherish and sustain our landscape

4.4 Our heritage villages and towns are high value assets

(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). None of the tree locations within the draft amendment are located adjacent 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: None of the tree locations within the draft amendment are in the vicinity of the Tasmanian Gas Pipeline.



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

Zone	
Zone Application Guidelines	Consideration
N/a	N/a

Local Historic Heritage Code	
Code Application Guidelines	Consideration
LHHC 1 THR places may be listed as local heritage places in the Code list (Table C6.1).	N/a – no change
LHHC 2 If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code	Overlay map proposed as part of Draft Amendment for the location of Significant trees identified in the Code List of the Local Historic Heritage Code.
LHHC 3 Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code.	N/a – no change
LHHC 4 Each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.	Amended overlay map proposed as part of the Draft Amendment for the proposed additional Significant Trees.
LHHC 5 If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled 'Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values') must address the significance of each place and its historic heritage values, as set out in the definition for local historic heritage significance in the code. The statement of local historic heritage significance must incorporate the historic heritage values of the place. The information may be set out in the table or appear in a separate datasheet. All external documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table.	The amendment proposes changes to Table C6.5 that does not require a Statement of Significance; however, the background information provided as part of the Draft Amendment document provides supporting information addressing the significance of each proposed listing.

5 ASSESSMENT OF PLANNING APPLICATION – N/a

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

7 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 considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

8 ATTACHMENTS

1. Attachment 1 - Significant Tree Nomination List [**11.7.1** - 72 pages]
 2. Attachment 2 - Nomination Forms (redacted) [**11.7.2** - 320 pages]
 3. Attachment 3 - Christ Church Tree Listings [**11.7.3** - 4 pages]
 4. Attachment 4 - Background/Significance Data for NMC nominated trees [**11.7.4** - 26 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 August 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 August 2026.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Applications/Decisions Year to Date

	2025/ 2026	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	13	10	3										
No. of applications received for a change of use to "Visitor Accommodation"	0	0	0	0										
No. of applications accepted this financial year	230	61	37	24										
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	39	22	17										
Single dwelling	119	27	14	13										
Number of new dwellings approved		9	4	5										
Multiple residential	16	0	0	0										
Number of new dwellings approved		0	0	0										
Subdivision	26	6	4	2										
No. of new lots created	14	2	2	0										
Commercial approvals	16	5	3	2										
Industrial/Utilities approvals	22	1	1	0										
Other	0	0	0	0										
No. of application approved - Permitted	30	9	4	5										
Average days for permitted (28 days allowed by LUPAA)	13.4	17.13	16.25	18										
No. of application approved - Discretionary	176	30	18	12										
Average days for permitted (42 days allowed by LUPAA)	39	38	38	38										
No. of applications refused a planning permit	7	0	0	0										
No. of applications withdrawn by applicant	29	2	2	0										
No. of application not determined and carried over into next FY	35	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of appeals (permitted applications)	0	0	0	0										
Number of appeals (discretionary applications)	2	0	0	0										
Lodged by the applicant	1	0	0	0										



Lodged by third party	1	0	0	0									
Total Value (\$) 2025-2026													
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						
\$4463730	\$0	\$0	\$605000	\$0	\$1,500,000	\$0	\$6,568,730.00						

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 and ongoing.
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. - Certified at Council meeting of 17 August 2026. - Public Notification from 24 August to 22 September 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. - Section 40K report advising that no representations were received sent to TPC. - Awaiting decision.
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. - Section 40K report advising that no representations were received sent to TPC. - Awaiting decision.
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. - Section 40K report on representation sent to TPC. - Hearing set for 06 October 2026.
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 2026 Council meeting. - Section 40K report on representation sent to TPC.
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. - Section 40K report advising that no representation were received sent to TPC. - Awaiting Decision.
PLN-26-0017	Draft Amendment	To modify NOR-Table C6.1 Local Heritage Places and amend the spatial application

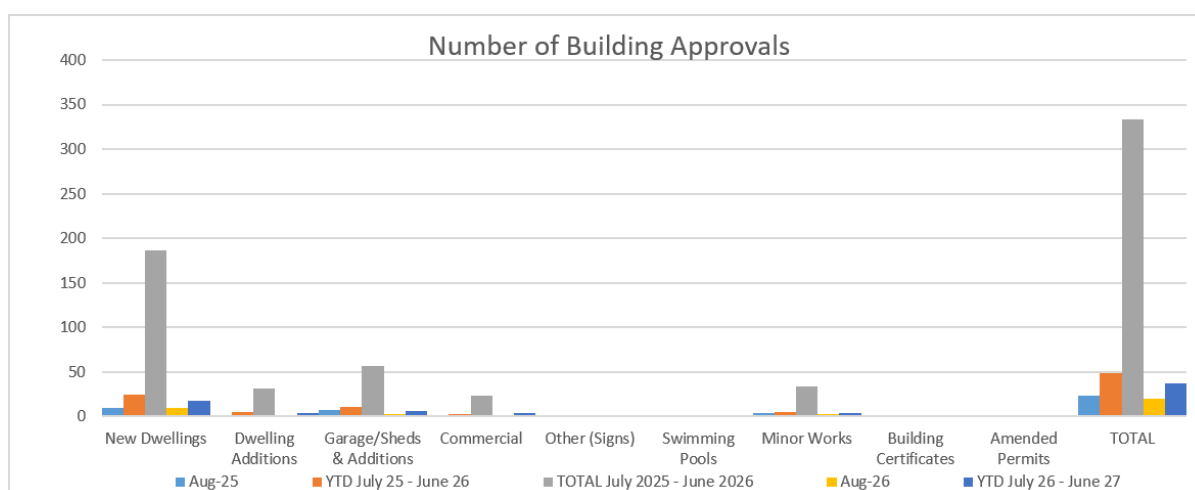
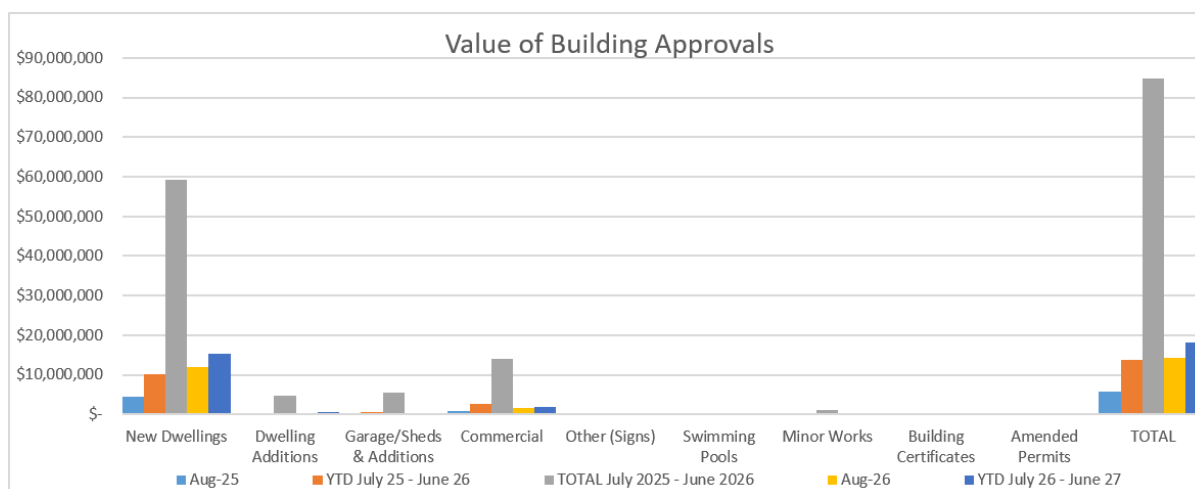


	21-2026	of the Local Heritage Place Overlay. • Certified at Council meeting of 20 April 2026. • Public Notification from 06 July to 04 August 2026. • No representations received. • Section 40K report advising that no representation were received sent to TPC. • Awaiting decision.
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2.3 Building Approvals

The following table shows a comparison of the number and total value of building works for 2025-2026 and 2026-2027.

	YEAR - 2025 - 2026				YEAR		YEAR - 2026 - 2027			
	Aug-25		YTD July 25 - June 26		TOTAL July 2025 - June 2026		Aug-26		YTD July 26 - June 27	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	10	4,339,000	25	10,221,698	187	59,218,962	10	11,978,000	18	15,417,450
Dwelling Additions	2	45,000	5	380,000	31	4,594,614	1	300,000	4	539,000
Garage/Sheds & Additions	7	345,000	11	550,000	57	5,559,585	3	210,000	6	282,000
Commercial	1	935,000	3	2,585,000	24	14,139,945	2	1,565,500	4	1,775,500
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	0	0	1	85,000	1	85,000
Minor Works	4	100,836	5	110,836	34	1,172,891	3	33,500	4	50,892
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	24	5,764,836	49	13,847,534	334	84,685,997	20	14,172,000	37	18,149,842
Inspections										
Building	0		0		0		0		0	
Plumbing	34		61		385		42		56	



2.4 Planning, Building & Plumbing Compliance

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

Planning Enforcement	This Month	YTD	Total 2025/2026
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 2025/2026
Number of inspections undertaken	40	53	335
Complying with all conditions/signed off	39	52	317
Not complying with all conditions			18
Reinspection required (major non-compliance)	1	1	
Building Notices issued			
Plumbing Notices issued			
Building Orders issued			



Plumbing Orders issued			
Infringements issued (Building/Plumbing)			

Illegal Works – Building / Plumbing	This Month	YTD	Total 2025/2026
Number of compliance inspections undertaken	18	48	239
Further action required	17	42	173
No further action required	1	6	66
Building Notices issued	12	17	64
Plumbing Notices issued	3	4	8
Building Orders issued	3	6	50
Plumbing Orders issued	1	2	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 4 commercial building approvals valued at a total of \$1,775,500 (year to date), compared to 3 commercial building approvals valued at a total of \$2,585,000 (year to date) for the previous year.
In total, there have been 37 building approvals valued at \$18,149,842 (year to date) for 2026/2027 compared to 49 building approvals valued at \$13,847,534 (year to date) for the previous year.



14 GOVERNANCE REPORTS

14.1 REVIEW OF NMC CONSOLIDATED MEETING PROCEDURES

File: N/a
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Tatiana Paniagua, Executive Officer

RECOMMENDATION

That Council endorses the proposed amendments to the Northern Midlands Council Consolidated Meeting Procedures, as attached to this report.

1 PURPOSE OF REPORT

The purpose of this report is to present the proposed amendments to the Northern Midlands Council Consolidated Meeting Procedures for Council's consideration and endorsement, following the commencement of the *Local Government Amendment (Targeted Reform) Act 2026 (Tas)*.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council Consolidated Meeting Procedures were prepared following the Independent Review of Governance and Meeting Processes undertaken by Mr Andrew Paul, which informed Council's approach to strengthening governance practices and meeting procedures. The document was designed to provide clarity and consistency in the conduct of Council meetings, covering key areas such as agenda preparation, motions, debate, voting, public question time, and the recording of proceedings.

The Consolidated Meeting Procedures were endorsed by Council on 17 February 2025 and were developed having regard to the requirements of the *Local Government Act 1993 (Tas)*, the *Local Government (Meeting Procedures) Regulations 2015 (Tas)*, the *Local Government (Code of Conduct) Order 2024 (Tas)*, together with Council's own governance practices and procedures.

Following endorsement of the mentioned version of the Procedures, the *Local Government (Meeting Procedures) Regulations 2025 (Tas)* were introduced, replacing the previous 2015 Regulations and updating the statutory framework governing local government meeting procedures in Tasmania. As a result, a review of Council's existing Consolidated Meeting Procedures was undertaken to identify areas requiring amendment to ensure consistency with the updated legislative framework and contemporary governance practices, and the Northern Midlands Council Consolidated Meeting Procedures V2 was endorsed by Council on 18 May 2026.

Following the endorsement of the Northern Midlands Council Consolidated Meeting Procedures Version 2 on 18 May 2026, the *Local Government (Meeting Procedures) Regulations 2025 (Tas)* were amended by the *Local Government Amendment (Targeted Reform) Act 2026 (Tas)*, requiring further amendments to Council's Consolidated Meeting Procedures.

The *Local Government Amendment (Targeted Reform) Act 2026* (No. 11 of 2026) received Royal Assent on 21 August 2026, with most provisions commencing on 1 September 2026. The Act amends the *Local Government Act 1993*, the *Tasmanian Civil and Administrative Tribunal Act 2020*, the *Local Government (General) Regulations 2025* and the *Local Government (Meeting Procedures) Regulations 2025*.

A further review of Council's existing Consolidated Meeting Procedures was therefore undertaken, with a primary focus on:

- attendance at meetings; and



- minor administrative, formatting and clarification amendments throughout the document.

The proposed amendments are primarily legislative and administrative in nature and are intended to ensure consistency with the updated legislative framework while improving the clarity and consistency of Council's meeting procedures.

To assist Councillors in reviewing the proposed changes, a copy of the amended Consolidated Meeting Procedures with tracked changes has been attached to this report, where additions are highlighted and deletions appear as strikethrough text.

3 STRATEGIC PLAN 2021-2027

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

The proposed amendments relate directly to the Northern Midlands Council Consolidated Meeting Procedures and are intended to ensure consistency with the *Local Government (Meeting Procedures) Regulations 2025 (Tas)*, as amended by the *Local Government Amendment (Targeted Reform) Act 2026 (Tas)*.

If endorsed, the amended Consolidated Meeting Procedures will become Version 3 and replace Version 2, adopted by Council on 18 May 2026.

5 STATUTORY REQUIREMENTS

Section 93 of the *Local Government Act 1993 (Tas)* provides that a council is to determine its own meeting procedures, subject to the Act and the prescribed regulations.

Regulation 44 of the *Local Government (Meeting Procedures) Regulations 2025 (Tas)* further provides that a council may determine any other procedures relating to meetings that it considers appropriate.

The proposed amendments are intended to ensure Council's Consolidated Meeting Procedures remain consistent with the current legislative requirements, including the amendments to the *Local Government (Meeting Procedures) Regulations 2025 (Tas)* made by the *Local Government Amendment (Targeted Reform) Act 2026 (Tas)*.

6 FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the proposed amendments. Administrative costs associated with updating, publishing and implementing the revised document will be met within existing operational resources and budgets.

7 RISK ISSUES

Failure to update the Consolidated Meeting Procedures to reflect the amendments to the *Local Government (Meeting Procedures) Regulations 2025 (Tas)* may result in Council's adopted procedures being inconsistent with the current legislative requirements. In particular, clause 13.2 of Version 2 does not reflect the amended arrangements for remote participation.



Such inconsistency may create governance, procedural and compliance risks, including uncertainty regarding the conduct of meetings and the potential for procedural challenges to Council decisions.

There is also an administrative and reputational risk associated with including provisions that merely restate the Regulations, as such provisions may require amendment whenever the Regulations change.

Endorsement of the proposed amendments will reduce these risks by ensuring the Consolidated Meeting Procedures are aligned with the current legislative requirements.

8 CONSULTATION WITH STATE GOVERNMENT

N/A.

9 COMMUNITY CONSULTATION

N/A.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may consider the following options:

- endorse the proposed amendments to the Northern Midlands Council Consolidated Meeting Procedures, as attached to this report;
- endorse the proposed amendments to the Northern Midlands Council Consolidated Meeting Procedures, with further amendments determined by Council; or
- defer consideration of the proposed amendments pending further review or additional information.

Officers do not recommend deferral, as the *Local Government Amendment (Targeted Reform) Act 2026* commenced on 1 September 2026 and the current Version 2 contains provisions that are inconsistent with the amended legislative requirements, including the provisions relating to remote participation in clause 13.2.

11 OFFICER'S COMMENTS/CONCLUSION

The review of the Northern Midlands Council Consolidated Meeting Procedures has identified amendments necessary to align the Procedures with the current legislative requirements following the amendments to the *Local Government (Meeting Procedures) Regulations 2025 (Tas)*.

The proposed amendments are primarily legislative, administrative and clarifying in nature, with a particular focus on attendance and remote participation. They also seek to improve the clarity and consistency of the Procedures and minimise the duplication of provisions contained in the Regulations.

Officers consider that the proposed amendments should be endorsed to ensure Council's meeting procedures remain current and consistent with the applicable legislative requirements. In particular, endorsement will address the inconsistency identified in clause 13.2 of Version 2 in relation to remote participation.

If endorsed, the amended Consolidated Meeting Procedures will become Version 3 and replace Version 2 adopted by Council on 18 May 2026.

12 ATTACHMENTS

1. Northern Midlands Council - Consolidated Meeting Procedures V 3 DRAFT [14.1.1 - 48 pages]



14.2 POLICY REVIEW - AUSTRALIA DAY AWARDS AND VOLUNTEER RECOGNITION POLICY

File: {custom-field-file}
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Vivien Tan, Executive and Communications Officer

RECOMMENDATION

That Council endorses and accepts the amendments to the Australia Day Awards and Volunteer Recognition Policy as follows:

- Insert a new Senior Citizen of the Year category, with criteria consistent with Citizen of the Year and an eligibility threshold of at least 65 years of age as at 26 January of the awards year; and
- remove the residency requirement under Volunteer Recognition, so that volunteers contributing to Northern Midlands community groups and organisations are eligible regardless of where they reside.

1 PURPOSE OF REPORT

To present Council with amendments to its existing Australia Day Awards and Volunteer Recognition Policy for endorsement.

2 INTRODUCTION/BACKGROUND

Council's Australia Day Awards and Volunteer Recognition Policy was last reviewed on 16 September 2024 (Minute No. 24/0308). The policy objective is to establish selection criteria for the presentation of Council's Australia Day and Volunteer Recognition awards.

The policy recognises that Council presents awards at its annual Australia Day Event to acknowledge community contribution. Volunteer Recognition was incorporated into the Australia Day Event in 2016.

The categories currently listed in the policy are:

- Citizen of the Year
- Young Citizen of the Year
- Community Event of the Year
- Volunteer service to the Northern Midlands Community
- Business Presentation Award

Council Officers review identified two matters for Councillor consideration: the possible reinstatement of a Senior Citizen of the Year category, and the future of the Business Presentation Award category. These matters were discussed at the Council Workshop held on 7 September 2026.

At the workshop, Councillors agreed that the policy requires review, supported consideration being given to reinstating the senior citizen award category, and discussed whether volunteers who contribute within the Northern Midlands municipal area but do not reside in the area should remain eligible for recognition. Councillors also noted that the business award criteria require further review and refinement, including consideration of alignment with the Northern Midlands Business Association.

The proposed amendments to Council's existing policy are **attached** to this report, with deletions highlighted in **yellow strike-out** and additions highlighted in **yellow**.



Those amendments are:

- The insertion of a new **Senior Citizen of the Year category** in the Recognition list, with selection criteria consistent with the **Citizen of the Year category** and an eligibility threshold of at least 65 years of age as at 26 January of the awards year; and
- the deletion of the residency requirement under Volunteer Recognition, so that volunteers who make a significant unpaid contribution to a community group or organisation within the Northern Midlands are eligible regardless of where they reside.

No amendments are proposed to the Business Presentation Award at this time. Officers will undertake further work on the category, including consultation with the Northern Midlands Business Association, and will report back to Council separately.

3 STRATEGIC PLAN 2021-2027

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

The amendments relate directly to Council's Australia Day Awards and Volunteer Recognition Policy. If endorsed, the amended policy will replace the version reviewed on 16 September 2024 and will apply from the 2027 award cycle. Nomination forms, advertising material and the Council website will be updated to reflect the new Senior Citizen of the Year category and the revised volunteer eligibility criteria. No other Council policies are affected.

5 STATUTORY REQUIREMENTS

There is no specific legislation governing the presentation of Australia Day or volunteer recognition awards. The making, review and amendment of Council policies is a function of Council under the *Local Government Act 1993* (Tas).

5.1 Personal information

Nominations contain personal information about nominees and nominators. This information is collected, used and stored in accordance with the Personal Information Protection Principles under the *Personal Information Protection Act 2004* (Tas). Individual nomination assessment continues to be undertaken by the Council Executive, with any matters requiring Council consideration dealt with confidentially where appropriate.

6 FINANCIAL IMPLICATIONS

The addition of one award category will result in a minor increase in the cost of trophies or certificates and associated advertising. This can be met from the existing Australia Day Event budget allocation. No budget variation is required.



7 RISK ISSUES

The risk associated with the proposed amendments is low. Retaining the policy in its current form carries a reputational risk that senior members of the community and non-resident volunteers who contribute significantly within the municipality are not appropriately recognised. Clear, published selection criteria reduce the risk of inconsistent or contested award decisions.

8 CONSULTATION WITH STATE GOVERNMENT

Not Applicable.

9 COMMUNITY CONSULTATION

No community consultation has been undertaken, as the amendments are administrative in nature and do not reduce existing recognition opportunities. Councillor feedback was sought through the Workshop Report presented at the Council Workshop held on 7 September 2026. Further consultation with the Northern Midlands Business Association will be undertaken as part of the separate review of the business award category.

10 OPTIONS FOR COUNCIL TO CONSIDER

To endorse the amendments to the policy, or not.

11 OFFICER'S COMMENTS/CONCLUSION

Council's Australia Day Awards and Volunteer Recognition Policy was last reviewed on 16 September 2024 (Minute No. 24/0308). It establishes the selection criteria for the awards presented at Council's annual Australia Day Event, and currently provides for five categories: Citizen of the Year, Young Citizen of the Year, Community Event of the Year, Volunteer service to the Northern Midlands Community, and the Business Presentation Award. Volunteer Recognition was incorporated into the Australia Day Event in 2016.

Council officers' review identified two matters for Councillor consideration: the possible reinstatement of a Senior Citizen of the Year category, and the future of the Business Presentation Award. Both were presented to Councillors in the Workshop Report discussed at the Council Workshop held on 7 September 2026, where Councillors agreed that the policy requires review and supported consideration being given to reinstating the senior citizen award category.

The amendments now proposed respond directly to that feedback. In summary, they:

- Insert a new Senior Citizen of the Year category, with criteria consistent with Citizen of the Year and an eligibility threshold of at least 65 years of age as at 26 January of the awards year; and
- Remove the residency requirement under Volunteer Recognition, so that volunteers contributing to Northern Midlands community groups and organisations are eligible regardless of where they reside;

Reinstating a Senior Citizen of the Year category provides distinct recognition for older residents whose contribution may otherwise be overlooked within a single Citizen of the Year category. Removing the residency requirement for volunteer recognition ensures Council can recognise volunteers who give their time to Northern Midlands community groups and organisations irrespective of where they live.

No amendments are proposed to the Business Presentation Award at this time. Although the category is included in the policy, officers have advised it has not been presented to a business. Councillors noted at the workshop that the criteria require further review and refinement, including consideration of alignment with the Northern Midlands Business



Association. The category is therefore retained in its current form, and officers will report back to Council separately on its future.

The financial impact is minor and can be met from the existing Australia Day Event budget, and the risk associated with the amendments is low. Officers will confirm the administrative timetable for the next award cycle, including nomination advertising, the nomination closing date, and the date for the Council Executive to consider nominations and select recipients.

It is recommended that Council endorse the amendments as attached.

12 ATTACHMENTS

1. Australia Day and Volunteer Recognition Policy DRAFT [**14.2.1** - 3 pages]
-



14.3 LONGFORD TRAFFIC AND SAFETY CONCERNS – RESPONSE FROM BUILDING TASMANIA

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Maree Bricknell, Acting General Manager

RECOMMENDATION

That Council

- a) Receive and note the correspondence from the Acting Secretary, Building Tasmania, dated 7 July 2026 (Ref D26/190705), responding to Council's correspondence of 21 November 2025, 26 March 2026 and 24 June 2026 concerning traffic and safety at the Hill Street entrance to the Brown's Shopping Complex (IGA), Wellington Street and Marlborough Street, Longford.
- b) Advise Building Tasmania that Council does not accept the findings set out in that correspondence, and that Council remains of the view that the traffic and safety concerns at this location have not been adequately addressed and that no long-term solution or options have been offered.
- c) Broaden Council's advocacy on this matter by writing to each of the seven Members of the House of Assembly for the Division of Lyons, and to the Minister responsible for Building Tasmania, seeking their support in securing a substantive review of traffic and safety arrangements in the Longford town centre road network.
- d) Request that the Acting General Manager investigate and report back to Council on practical measures that Council itself may be able to implement, or advocate for, on land and infrastructure under Council's control, to assist in improving traffic movement, access and pedestrian safety in the vicinity of Wellington Street, Marlborough Street, Union Street and the Hill Street entrance.

1 PURPOSE OF REPORT

The purpose of this report is to present to Council the response received from the Acting Secretary, Building Tasmania, dated 7 July 2026, in relation to Council's longstanding requests for a traffic count, traffic report and assessment of safety and access improvements in the Longford town centre, and to seek Council's direction on the further advocacy and investigation discussed by Councillors at the workshop held on 7 September 2026.

2 INTRODUCTION/BACKGROUND

Traffic movement and safety in the vicinity of the Hill Street entrance to the Brown's Shopping Complex (IGA), and at the intersection of Wellington Street and Union Street, Longford, have been raised with Council by the community on numerous occasions. Wellington Street is a State road and is therefore the responsibility of the State Government, not Council.

Consistent with its resolutions of 17 November 2025 and 16 March 2026, Council wrote to the then Department of State Growth on 21 November 2025 and 26 March 2026 requesting:

- an updated traffic count and review of traffic movements associated with the Hill Street IGA complex and surrounding road network;
- a revised Traffic Impact Study identifying possible safety and access improvements, including consideration of the feasibility of a roundabout at the intersection of Union and Wellington Streets; and
- engagement with Council regarding options to improve traffic safety and flow in the area.

Neither letter was acknowledged or answered on its substance. The Department's correspondence of 20 April 2026 advised only of the forthcoming Machinery of Government changes. The Acting General Manager therefore wrote again on 24 June 2026, seeking a formal update and posing five specific questions, including whether Council officers could assist with data collection or local liaison, and seeking the name of the responsible officer and an anticipated timeframe.



The Acting Secretary, Building Tasmania, responded on 7 July 2026 (Ref D26/190705). The Department apologised for not having actioned Council's earlier letters, and advised in summary:

- Traffic counts – no site-specific counts will be undertaken. Network counts on Wellington Street indicate some 10,900 vehicles per day, approximately 15 per cent being heavy vehicles. An officer attended the site to observe peak morning and afternoon movements.
- Traffic impact assessment – Building Tasmania does not undertake or commission Traffic Impact Assessments, which are a matter for developers supporting a planning application. A revised assessment is not considered necessary in the absence of further development.
- Safety and access improvements – one reported crash (property damage only) at the IGA access in five years and no reported crashes at the Wellington/Union Street intersection in five years. Observed delays for right-turning vehicles exiting the complex were generally 10 to 15 seconds, occasionally 30 seconds or more. The Department concluded that delay and congestion are *"well below any level where the installation of a roundabout or traffic signals would be considered"*, that a roundabout at Union Street would be problematic and require significant property acquisition, and that, given the absence of an identified casualty crash risk, it *"would be difficult for Building Tasmania to prioritise works at this location"*.
- Council assistance – the offer was appreciated, but other than routine maintenance of the State road asset, Building Tasmania has no plans for any further investigations or works along this section of Wellington Street.
- Responsible officer and timeframes – the review is complete and the Department's position is as set out in the letter. Further discussion may be directed to the Office of the General Manager, Transport Policy and Planning (GMTPP@building.tas.gov.au).

The correspondence was discussed with Councillors at the workshop held on 7 September 2026. Councillors expressed dissatisfaction with the outcome, noted that the response did not provide a long-term solution or clear options, agreed that further advocacy should be considered including raising the matter with local Members of Parliament, and requested that further work be undertaken to identify a practical, positive and long-term solution. The matter was to be listed for discussion and potential motion at a future Council meeting.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

Not applicable.



4 POLICY IMPLICATIONS

There are no direct policy implications arising from this report. The proposed advocacy is consistent with Council's established practice of representing community concerns to the State Government.

5 STATUTORY REQUIREMENTS

Section 20 of the *Local Government Act 1993* provides Council with the function of representing and promoting the interests of the community, and the power to do anything necessary or convenient in connection with the performance of its functions.

Wellington Street, Longford is a State road. Responsibility for its management, maintenance and upgrade rests with the Crown through Building Tasmania (formerly the Department of State Growth). Council has no statutory power to undertake works on the State road network, and any improvement to that network requires the agreement and funding of the State Government.

Section 65 of the *Local Government Act 1993* requires that any advice, information or recommendation given to Council be given by a person who has the qualifications or experience necessary to give such advice.

6 FINANCIAL IMPLICATIONS

There are no direct financial implications arising from the recommended advocacy, which can be undertaken within existing operational resources.

Should Council subsequently wish to pursue Council-led measures, or to obtain independent traffic engineering advice to support its position, a budget allocation would be required. Any such cost would be identified in the further report to Council recommended at item c) of the recommendation.

7 RISK ISSUES

- Community safety and expectation – the community continues to regard the Hill Street entrance as a significant hazard. Building Tasmania's assessment, which is based on reported crash history and observed delay, does not align with that community perception. There is a risk that community dissatisfaction will continue in the absence of visible action.
- Jurisdictional risk – Council must be careful not to assume responsibility, or the appearance of responsibility, for a State road asset. Any Council-led measures must be confined to infrastructure and land within Council's control or be undertaken with the written agreement of Building Tasmania.
- Reputational risk – protracted correspondence without resolution may reflect poorly on both Council and the State Government. Broadening advocacy to local Members of Parliament is intended to progress, rather than prolong, the matter.

8 CONSULTATION WITH STATE GOVERNMENT

Council has corresponded with the Department of State Growth / Building Tasmania on 21 November 2025, 26 March 2026 and 24 June 2026, and has received responses dated 20 April 2026 and 7 July 2026. Officers have also been advised that further discussion may be directed to the Office of the General Manager, Transport Policy and Planning.

9 COMMUNITY CONSULTATION

No formal community consultation has been undertaken. The concerns underpinning this matter have been raised directly with Council and Councillors by Longford District Committee, residents and businesses in Longford.



10 OPTIONS FOR COUNCIL TO CONSIDER

- Adopt the recommendation – advise Building Tasmania that Council does not accept its findings, broaden advocacy to the seven Members for Lyons and the responsible Minister, and request a further report on measures within Council's own control.
- Receive and note the correspondence only and take no further action.
- Commission an independent traffic engineering assessment at Council's cost to test the Department's findings, subject to a budget allocation.
- Adopt the recommendation with amendment, including any additional or alternative advocacy Council considers appropriate.

11 OFFICER'S COMMENTS/CONCLUSION

Council has been pursuing this matter since September 2025. Two of Council's three letters were not actioned by the Department, and the substantive response of 7 July 2026 declines each of Council's requests: no site-specific traffic count will be undertaken, no traffic impact assessment will be prepared or commissioned, and no works will be prioritised at the location. Building Tasmania has confirmed it has no plans for any further investigation or works along this section of Wellington Street.

The Department's conclusions rest on reported crash history and on observations made during a single site attendance. While that methodology is consistent with the way the State manages its network, it does not respond to the long-term, structural concerns that the community and Councillors have raised, and it offers Council no options or pathway forward. It is on that basis that it is recommended Council formally advise Building Tasmania that it does not accept the findings.

Advocacy is the principal avenue realistically available to Council in respect of a State road. Broadening that advocacy from the Department to the seven Members of the House of Assembly for the Division of Lyons, and to the responsible Minister, gives the matter a political as well as an administrative pathway, and is consistent with the direction given by Councillors at the workshop of 7 September 2026.

At the same time, it is prudent for Council to examine traffic management measures within its own control. A further report would identify any options, any approvals required from Building Tasmania, and the associated cost, so that Council can make an informed decision.

Council should be aware that Council has no power to carry out works on the State road network, and that a decision by Building Tasmania not to prioritise works cannot be compelled by Council. The recommended course is therefore directed at sustained, broadened advocacy supported by practical work on Council's own part.

12 ATTACHMENTS

1. 20251121 Email Letter to DSG November Council Meeting NMC matters FV [14.3.1 - 2 pages]
 2. Letter to DSG 26 March 2026 [14.3.2 - 1 page]
 3. 20260624 Email Letter to DSG NMC matters [14.3.3 - 2 pages]
 4. Acting Secretary to Acting General Manager NMC - Traffic report and safety concerns [14.3.4 - 3 pages]
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14.4 ILLAWARRA ROAD HEAVY VEHICLE DRIVER REST AREA, LONGFORD – RESPONSE FROM BUILDING TASMANIA

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Maree Bricknell, Acting General Manager

RECOMMENDATION

That Council:

- a) Receive and note the correspondence from the Acting Secretary, Building Tasmania, dated 11 August 2026 (Ref D26/215381), responding to Council's letter of 13 July 2026 regarding the condition of the truck stop site and road verges, and Council's request for toilet facilities, a shared pathway and screening vegetation at the Illawarra Road Heavy Vehicle Driver Rest Area, Longford (Minute No. 26/0156).
- b) To investigate grant funding, including under the Australian Government's Safer Local Roads and Infrastructure Program, to support the provision of toilet facilities and associated improvements at the site, and to accept Building Tasmania's offer of support with any such application.
- c) Request that the Acting General Manager report back to Council on the outcome of that investigation, including any co-contribution, land tenure, ownership, maintenance and ongoing operating obligations that would fall to Council, prior to any funding commitment being made.

1 PURPOSE OF REPORT

The purpose of this report is to present to Council the response received from the Acting Secretary, Building Tasmania, dated 11 August 2026, in relation to the Illawarra Road Heavy Vehicle Driver Rest Area at Longford, and to seek Council's endorsement to investigate and pursue grant funding opportunities as discussed by Councillors at the workshop held on 7 September 2026.

2 INTRODUCTION/BACKGROUND

The Illawarra Road Heavy Vehicle Driver Rest Area (HVDRA), located just north of the Tannery Road roundabout near Longford, was delivered as part of the Illawarra Main Road Upgrade. The first stage of that project commenced in March 2022 and was completed in May 2023.

The question of toilet facilities at the site is not new. In its 2022 report on the Illawarra Main Road Upgrade, the Parliamentary Standing Committee on Public Works recorded that it held concerns about the absence of toilet facilities at the Tannery Road heavy vehicle rest area, observing that the rest area would include exercise and picnic recreational areas likely to encourage use by drivers and families, and that:

"... not including toilet facilities at this time would be short-sighted. The Committee strongly urges the Department to reconsider its position on this matter."

The condition and amenity of the site have been raised with Council by the Longford District Committee on several occasions, members noting the lack of facilities for truck drivers and the poor presentation of the site, which does not provide an appropriate level of amenity for heavy vehicle operators and presents an unfavourable first impression for visitors to Longford.

At its meeting held on 29 June 2026, Council resolved (Minute No. 26/0156):

"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."



The Acting General Manager wrote to Building Tasmania on 13 July 2026 in accordance with that resolution. The Acting Secretary responded on 11 August 2026 (Ref D26/215381), advising in summary:

- Maintenance – Council staff contacted the Department’s call centre on 29 May 2026 regarding litter and vegetation management, and the maintenance contractor responded on 1 June 2026. Maintenance is delivered in accordance with agreed service levels and annual funding. The site is inspected weekly by the contractor; litter pick-up occurs on an as-needs basis and road verge maintenance on Illawarra Road occurs once every year.
- Classification – the site was agreed with industry and designated a Class 5 site under the 2020 Tasmanian Heavy Vehicle Driver Rest Area Strategy, under which toilet facilities are an optional feature.
- Funding – there is currently no funding available to install and operate a toilet block at this location. Upgrades to HVDRAs are jointly funded by the Tasmanian and Australian Governments through the Safer Local Roads and Infrastructure Program, which includes a special initiative for new and upgraded HVDRA.
- Next steps – Building Tasmania will discuss Council’s request at the next HVDRA Reference Group meeting and advise whether changes to the Strategy and project priorities are supported. If identified as a priority, funding would be sought on an 80:20 basis, subject to matching State funding.
- Opportunity for Council – the Safer Local Roads and Infrastructure Program is also open to local government. If the provision of toilets is a high priority for Council, Council may wish to investigate that program, and Building Tasmania “would be happy to provide support with any funding application”.

The correspondence was discussed with Councillors at the workshop held on 7 September 2026 (Item 9). Councillors noted that there is currently no funding allocated in the budget for this matter, requested that a report with a recommendation be prepared for Council’s consideration, and agreed that grant funding opportunities should be investigated as a possible pathway to progress the matter.

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

There are no direct policy implications arising from this report. Any grant application would be prepared and managed in accordance with Council’s usual grant and procurement practices.



5 STATUTORY REQUIREMENTS

Section 20 of the *Local Government Act 1993* provides Council with the function of providing for the health, safety and welfare of the community and representing and promoting its interests, together with the power to do anything necessary or convenient to perform its functions.

The Illawarra Road HVDRA is located within the State road corridor and is an asset of the Crown. Any works at the site, whether funded by Council or otherwise, would require the agreement of Building Tasmania, and the tenure, ownership and ongoing maintenance and operating responsibility for any facility would need to be formally settled before Council committed to a funding application.

Section 65 of the *Local Government Act 1993* requires that any advice, information or recommendation given to Council be given by a person who has the qualifications or experience necessary to give such advice.

6 FINANCIAL IMPLICATIONS

There is no allocation in the current budget for works at the Illawarra Road Heavy Vehicle Driver Rest Area.

The investigation and preparation of a grant application can be undertaken within existing operational resources. However, grant programs of this nature commonly require a co-contribution from the applicant, and Building Tasmania has indicated an 80:20 funding basis in respect of the State's own application pathway. If Council were to apply in its own right, Council would need to identify a co-contribution, together with the ongoing cost of servicing, cleaning, pumping out and maintaining a non-reticulated toilet facility.

For those reasons, it is recommended that Council authorise investigation and preparation of an application, with a further report to Council before any funding commitment is made.

7 RISK ISSUES

- Financial and ongoing cost risk – a successful application may transfer the capital co-contribution, and the ongoing operating and maintenance liability, to Council for a facility located on a State road asset. This must be quantified and understood before any commitment is given.
- Asset and tenure risk – the site is not Council land. Ownership, access, insurance, liability and maintenance responsibilities would need to be documented with Building Tasmania.
- Reputational and community risk – the amenity of the site has been raised repeatedly by the Longford District Committee and the heavy vehicle industry. Taking no action carries its own reputational risk, as does raising an expectation that cannot be funded.
- Grant risk – there is no guarantee that an application will be successful, or that matching State funding will be available. Building Tasmania has advised it will raise the matter with the HVDRA Reference Group, and the outcome of that discussion may affect the strength and timing of any Council application.

8 CONSULTATION WITH STATE GOVERNMENT

Council wrote to Building Tasmania on 13 July 2026 and received a response dated 11 August 2026. Building Tasmania has undertaken to raise Council's request at the next HVDRA Reference Group meeting and has offered to provide support with any funding application made by Council.

9 COMMUNITY CONSULTATION

No formal community consultation has been undertaken. The matter has been raised with Council on several occasions by the Longford District Committee, and the concerns of the heavy vehicle industry are reflected in both the 2022 Parliamentary Standing Committee report and Building Tasmania's correspondence.



10 OPTIONS FOR COUNCIL TO CONSIDER

- Adopt the recommendation – receive and note the correspondence, investigate grant funding opportunities including under the Safer Local Roads and Infrastructure Program, and accept Building Tasmania's offer of support, with a further report to Council before any funding commitment is made.
- Receive and note the correspondence only, and await the outcome of Building Tasmania's discussion with the HVDRA Reference Group before determining any further action.
- Receive and note the correspondence, and take no further action in relation to grant funding, relying on continued advocacy to the State Government to fund and deliver the facility.
- Adopt the recommendation with amendment, including consideration of a budget allocation in a future budget or budget review to fund a co-contribution.

11 OFFICER'S COMMENTS/CONCLUSION

Building Tasmania's response confirms that toilet facilities are an optional feature for a Class 5 site under the 2020 Heavy Vehicle Driver Rest Area Strategy, and that there is currently no State funding available to install or operate a toilet block at Illawarra Road. It also confirms that maintenance at the site is delivered to agreed service levels, with road verge maintenance on Illawarra Road occurring only once each year – which assists in explaining the presentation issues raised by the Longford District Committee.

Two constructive avenues emerge from the response. The first is that Building Tasmania will raise Council's request at the next HVDRA Reference Group meeting, which keeps the matter alive within the State's own prioritisation process. The second, and more significant for Council, is the Department's express advice that the Safer Local Roads and Infrastructure Program is also open to local government, and its offer to support a Council application.

Council has no funding allocated for this work, and it is therefore reasonable to test the grant pathway before contemplating any allocation of Council funds. It is important, however, that Council enters that process with a clear understanding of what it may be agreeing to. A grant of this kind is likely to require a co-contribution, and a toilet facility on a State road asset raises questions of tenure, liability and – most importantly – who bears the ongoing cost of servicing and maintaining it. Those questions should be resolved with Building Tasmania in writing before Council commits.

The recommendation therefore authorises officers to investigate and, where suitable, lodge an application, while reserving to Council the decision on any financial commitment through a further report. This responds directly to the position reached at the workshop of 7 September 2026, namely that there is no budget allocation, that a report with a recommendation was required, and that grant funding should be investigated as a pathway to progress the matter.

12 ATTACHMENTS

1. 2026 -07-13 Truck Stop Illawarra Road - Building Tasmania [**14.4.1** - 1 page]
 2. Response from Acting Secretary. BT to G M, Northern Midland Council- Illawarra ~ toilet facilities [**14.4.2** - 2 pages]
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15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Maree Bricknell, Acting General Manager

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 August 2026; and
- ii) authorise Budget 2026/27 alterations as listed in Item 4 as follows:
 - Capital Works Item – Purchase of Building High St Campbell Town \$625,000
 - Capital Works Item – Road Infrastructure works, Main Road Perth \$146,666
 - Capital Works Item – Purchase of Building contents 96a Main Street Perth \$10,000.

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 August 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%	Comments
Rate Revenue	-\$16,695,000	-\$16,695,000	-\$16,565,899	-\$129	99.2%	
Recurrent Grant Revenue	-\$7,251,027	-\$1,812,757	-\$926,195	-\$887	51.1%	
Fees and Charges Revenue	-\$4,102,639	-\$683,773	-\$1,053,282	\$370	154.0%	
Interest Revenue	-\$611,156	-\$101,860	\$47,425	-\$149	-46.6%	
Reimbursements Revenue	-\$47,201	-\$7,867	-\$12,967	\$5	164.8%	
Other Revenue	-\$1,915,993	-\$319,332	\$104,322	-\$424	-32.7%	



	-\$30,623,016	-\$19,620,589	-\$18,406,596	-\$1,214	93.8%	
Employee costs	\$9,732,023	\$1,622,004	\$1,522,164	\$100	93.8%	
Material & Services Expenditure	\$8,953,213	\$1,492,202	\$2,074,495	-\$582	139.0%	
Depreciation Expenditure	\$8,336,858	\$1,389,476	\$1,389,476	\$0	100.0%	
Government Levies & Charges	\$76,544	\$12,757	\$6,701	\$6	52.5%	
Councillors Expenditure	\$341,422	\$56,904	\$0	\$57	0.0%	
Interest on Borrowings	\$0	\$0	\$0	\$0	0.0%	
Other Expenditure	\$1,281,280	\$213,547	\$771,171	-\$558	361.1%	
Plant Expenditure Paid	\$708,675	\$118,113	\$132,406	-\$14	112.1%	
	\$29,430,015	\$4,905,003	\$5,896,413	-\$991	120.2%	
	-\$1,193,001	-\$14,715,587	-\$12,510,183			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$450,975	\$75,163	\$0	\$75	0.0%	
Underlying (Surplus) / Deficit	-\$742,026 0.00	-\$14,640,424	-\$12,510,183			1*
Capital Grant Revenue	-\$5,616,116	-\$936,019	-\$2,844,925	\$1,909	303.9%	RTR grants received for 2025/26
Subdivider Contributions	-\$393,044	-\$65,507	0	-\$66	0.0%	* Not recognised until EOY
Capital Revenue	-\$6,009,160	-\$1,001,527	-\$2,844,925			
	-		-			

Budget Alteration Requests

- For Council authorisation by absolute majority

*Budget
Operating*

*Budget
Capital*

Actuals

Aug

Building – High Street, Campbell Town

\$625,000

To be Authorised by Council by Absolute Majority

Funded from 2026-27 cash operating surplus reserve

-\$625,000

Roads – Main Road, Perth (Youl Road, Arthur St)

\$219,919

To be Authorised by Council by Absolute Majority

Vulnerable Road User Program 2026

-\$146,666

Toad Reseal Program

-\$73,253

Perth Community Hub - contents

\$10,000

- Authorised by General Manager under Delegation

Public Building Improvements

-\$10,000

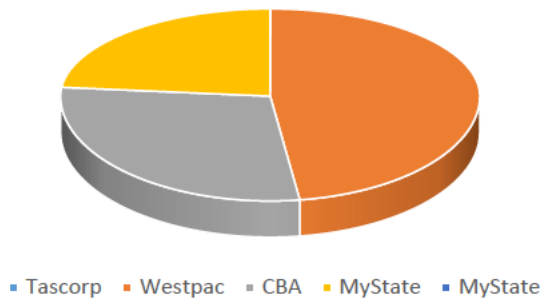
B. Balance Sheet Items

	Year to Date Actual				
Cash & Cash Equivalents Balance	Year to Date				
- Opening Cash balance	\$11,987,532				
- Cash Inflow	\$11,232,013				
- Cash Payments	\$3,181,225				
- Closing Cash balance	\$20,038,320				
Account Breakdown					
- Trading Accounts	\$2,770,309				
- Investments	\$17,268,011				
	\$20,038,320				
	\$0				
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tas Corp 24hr Call Account	31/07/2026	31/08/2026	4.35	\$6,318	\$6,342
Commonwealth 24hr Call Account	30/06/2026	31/08/2026	0.25	\$0	\$0

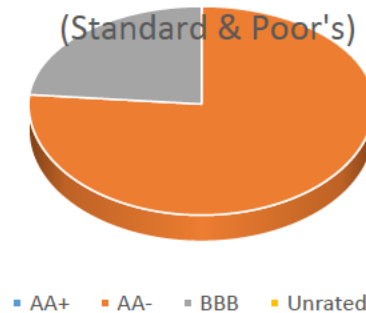


Commonwealth Business Online Saver Account	28/08/2026	1/09/2026	4.20	\$7,699,340	\$7,702,884	
Westpac Corporate Regulated Interest Account	1/08/2026	31/08/2026	4.20	\$562,352	\$562,352	
My State Financial	11/06/2026	10/12/2026	5.40	\$3,000,000	\$3,080,778	
Westpac	22/07/2026	22/01/2027	5.20	\$3,000,000	\$3,078,641	
Westpac	28/01/2026	28/10/2026	4.70	\$3,000,000	\$3,105,460	
Total Investments				\$17,268,011	\$17,536,458	

Investments by Institution

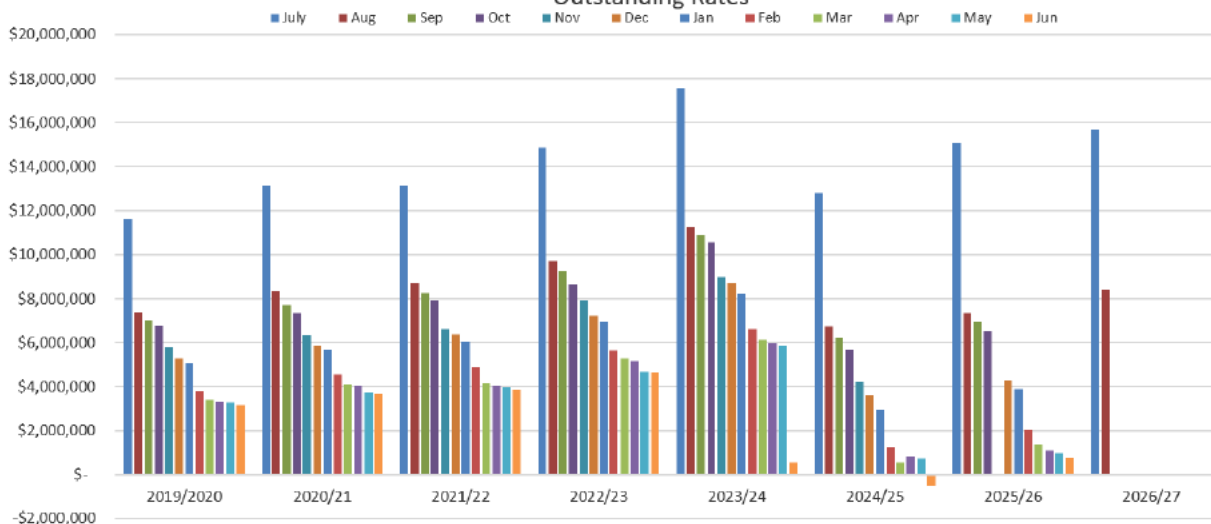


Total Investments by Rating
(Standard & Poor's)



Rate Debtors	2026/27	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$223,639		\$84,682		
Rates Raised	\$16,564,761		\$15,650,534		
	\$16,795,088		\$15,735,216		
Rates collected	\$7,432,124	44.9%	\$7,728,797	49.4%	
Pension Rebates	\$641,312	3.9%	\$614,887	3.9%	
Discount & Remissions	\$27,944	0.2%	\$27,803	0.2%	
	\$8,101,381	0.2%	\$8,371,487		
Rates Outstanding	\$8,387,020	50.6%	\$7,363,730	47.1%	
Advance Payments received	-\$181,333	1.1%	-\$196,125	1.3%	

Outstanding Rates





Trade Debtors			
Current balance (1-30 Days)	129,023		
- More than 30 Days	98,489		
- 60 Days	54,751		
- 90 Days	56,072		
- More than 120 days	266,070		
Summary of Accounts more than 90 days:			
- Building Permits	827		
- Contributions	146,967		
- Cemetery Fee	12,737		
- Hire/lease of facilities	26,241		
- Removal of fire hazards	2,000		
- Dog Registrations & Fines	24,078		
- Private Works	28,203		
- Regulatory Fees	19,988		
- Govt Reimbursements	4,937		
- Reimbursement of TASWATER & Aurora fee	1,819		
- Others	1,359		
- Credit Balances	- 3,086		
	-		

C. Capital Program			
	Budget	Actual (\$,000)	Target 17%

Major projects:

- Ctown Urban Streetscape Improvements CRD001	\$1,500,000	\$45,853	3%
- Pth Bridge/Culvert Replacements (4) - CBR003/004/005/006	\$731,757	\$141,502	19%
- Fleet Replacement Program	\$682,000	\$116,754	17%
- 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	\$170,816	26%
- 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	54.5%	90.0%	-35.5%	↘
- Own Source Revenue / Total Revenue	76%	95%	-18.6%	↘

Sustainability Ratio



- Operating Surplus / Operating Revenue	2.4%	68.0%	-65.5%	↘
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔

Efficiency Ratios

- Receivables / Own Source Revenue	36.4%	42.1%	-5.7%	↗
- Employee costs / Revenue	31.8%	8.3%	23.5%	↗
- Renewal / Depreciation	219.2%	594.5%	-375.3%	↗

Unit Costs

- Waste Collection per bin	\$22.75	\$ 23.33	↔
- Employee costs per hour	\$57.93	\$51.49	↗
- Rate Revenue per property	\$2,136.82	\$2,120.30	↔
- IT per employee hour	\$5.40	\$3.42	↘

E. Employee & WHS scorecard

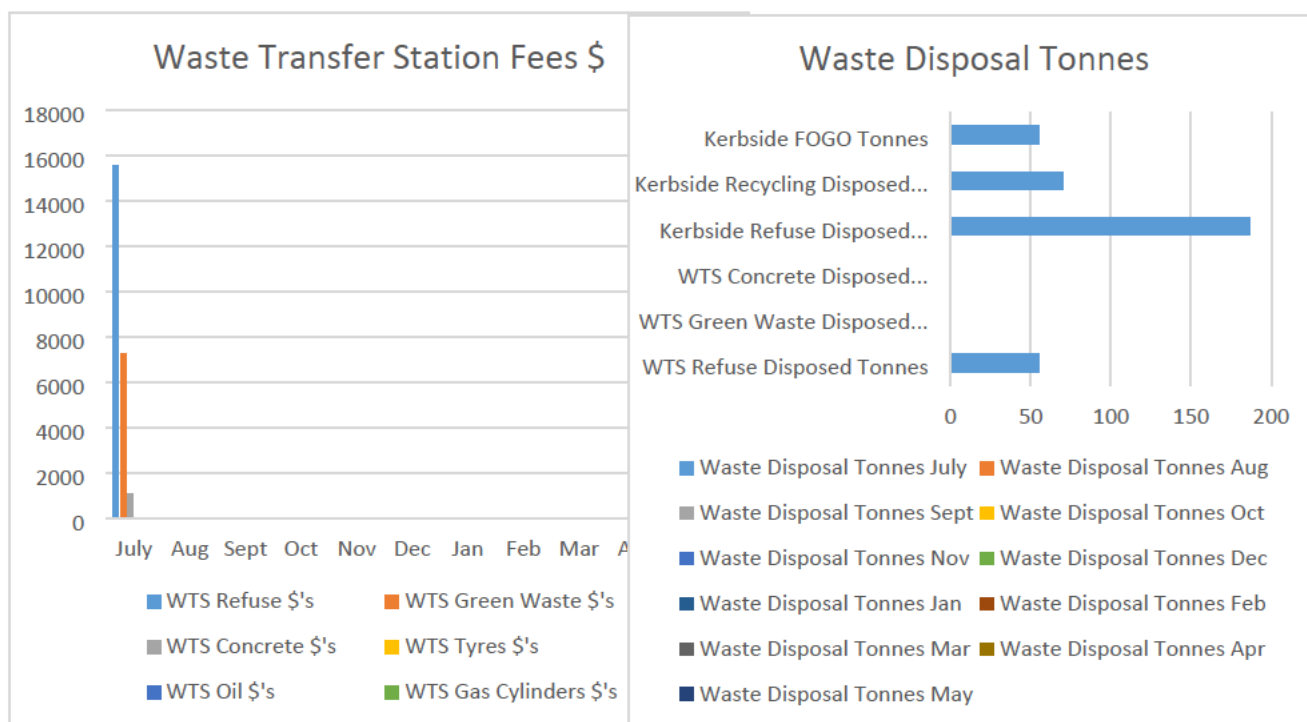
	YTD	This Month
Number of Employees	118	118
New Employees	5	3
Resignations	4	2
Total hours worked	29,561	15,557
Medical Treatment Injury	11	10
Property Damage Incident	0	0
Safety Incidents Reported	0	0
Hazards Reported	0	0
Workplace Inspections	10	6
Risk Incidents Reported	0	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	0	0
IT - Unplanned lost time	0	0
Open W/Comp claims	5	3

F. Waste Management

Waste Transfer Station	2024/25	2025/26	2026/27 Budget Year to Date	2026/27	
Takings					
- Refuse	\$190,731	\$186,852	\$28,887	\$33,662	% change for same period last year
- Green Waste	\$46,195	\$62,485	\$8,415	\$12,843	% change for same period last year
- Concrete	\$2,764	\$10,566	\$433	\$3,816	% change for same period last year
- Tyres	\$0	\$2,312	\$667	\$57	% change for same period last year
- Oil		\$1,643		\$86	% change for same period last year
- Gas Cylinders		\$375		\$0	% change for same period last year
Total Takings	\$239,690	\$264,234	\$38,402	\$50,464	
Tonnes Disposed					
WTS Refuse Disposed Tonnes	1590	1374	213	213	% change for same period last year
WTS Green Waste Disposed Tonnes	1920	0	888	0	% change for same period last year



WTS Concrete Disposed Tonnes	0	0	-	0	% change for same period last year
Kerbside Refuse Disposed Tonnes	2282	2310	418	383	% change for same period last year
Kerbside Recycling Disposed Tonnes	1045	901	172	138	% change for same period last year
Fogo Disposed Tonnes	1353	1426	218	151	% change for same period last year
Total Waste Tonnes Disposed	8190	6011	1908	885	



5 OFFICER COMMENTS

A budget alteration to the Capital Works Program 2026/27 is required to complete the purchase of the building at High Street Campbell Town to settlement, in accordance with the contract of sale and Council's legal obligations under an unconditional contract. The amount of \$625,000 will be added to the Capital Works Program 2026/27 and funded from the 2026/27 cash budget surplus for 2026/27.

A budget alteration to the Capital Works Program 2026/27 is required to add Infrastructure treatments at Main Road Perth (Youl Road, Arthur Street) \$219,919. Grant Revenue will be received from the Vulnerable Road User Program 2026 totaling \$146,666 and Council will fund the remaining \$73,253 from the Road Reseal Program 2026/27.

A budget alteration to the Capital Works Program 2026/27 is reported transferring \$10,000 from Public Building Improvements allocation to the Perth Community Hub for purchase of facility contents/information technology.

6 ATTACHMENTS

1. Monthly Capital Financial Budget 31 August 2026 [15.1.1 - 3 pages]
2. Monthly Financial Budget 31 August 2026 [15.1.2 - 1 page]



16 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

That Council move into the “Closed Meeting” with the Acting General Manager, Works Manager, Project and Building Compliance Manager, Senior Planner, Executive Officers and Executive Assistant to discuss Closed Council Items.

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

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

17. Closed Meetings:

- (2) A part of a meeting may be a closed meeting when one or more of the following matters are being, or are to be, discussed at the meeting:
- (a) personnel matters, including complaints against an employee of the council;
 - (b) industrial relations matters;
 - (c) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;
 - (d) commercial information of a confidential nature that, if disclosed, is likely to –
 - (i) prejudice the commercial position of the person who supplied it; or
 - (ii) confer a commercial advantage on a competitor of the council; or
 - (iii) reveal a trade secret;
 - (e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;
 - (f) the security of –
 - (i) the council, councillors and council staff; or
 - (ii) the property of the council;
 - (g) proposals for the council to acquire land or an interest in land or for the disposal of land;
 - (h) information that is –
 - (i) of a personal and confidential nature; or
 - (ii) provided to the council on the condition that it be kept confidential;
 - (i) requests by councillors for leave of absence;
 - (j) notifications by councillors of leave of absence for parental leave;
 - (k) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;
 - (l) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.



16.1 (3.1) CONFIRMATION OF MINUTES

16.2 (3.2) APPLICATIONS FOR LEAVE OF ABSENCE

16.3 (4.1) PERSONNEL MATTERS

16.4 (4.3) ACTION ITEMS: CLOSED COUNCIL STATUS REPORT

16.5 (5.1) 2026-2028 LOCAL DISTRICT COMMITTEE MEMBERSHIP APPOINTMENTS

16.6 (5.2) RECRUITMENT OF GENERAL MANAGER

17 CLOSURE

RECOMMENDATION

That Council move out of the "Closed Meeting".

Mayor Knowles closed the meeting at