



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 16 FEBRUARY 2026

Maree Bricknell
ACTING GENERAL MANAGER



QUALIFIED PERSONS ADVICE

The Local Government Act 1993 Section 65 provides as follows:

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

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

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

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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

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 16 FEBRUARY 2026 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.

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

MAREE BRICKNELL

ACTING GENERAL MANAGER

11 FEBRUARY 2026

4.00pm Councillor Workshop – closed to the public

5.30pm Public Questions & Statements

1 ATTENDANCE

PRESENT

In Attendance:

APOLOGIES



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3 ACKNOWLEDGEMENT OF COUNTRY

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

4 DECLARATIONS OF INTEREST

In accordance with

- part 5 of the *Local Government Act 1993*,
 - in particular, section 48(2) of the *Local Government Act 1993*;
- regulation 10(3)(f) of the *Local Government (Meeting Procedures) Regulations 2025*;
- schedule 1, part 2 of the *Local Government (Code of Conduct) Order 2024*; and
- section 28U of the *Local Government Act 1993* requires compliance with the Code of Conduct;

the Mayor requests Councillors and staff to indicate whether they have, or are likely to have, an interest in any item on the Agenda.



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 19 January 2026, be confirmed as a true record of proceedings.

5.1.2 Confirmation Of Minutes: Special Council Meeting

RECOMMENDATION

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 9 February 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, 16 March 2026.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

5.3.1 Notice Of Motion: Waste Disposal Voucher System

<i>Responsible Officer:</i>	<i>Maree Bricknell, Acting General Manager</i>
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OFFICER'S RECOMMENDATION

1. That Council supports the motion as proposed by Councillor Terrett and request officers to prepare a report on the feasibility and cost of introducing a waste disposal voucher scheme for consideration as part of the 2026/2027 budget process.

Councillor Terrett has requested that the below Notice of Motion be tabled at the 16 February 2026 Council Meeting.

NOTICE OF MOTION

That Council consider the introduction of a waste disposal voucher scheme, and this be incorporated as part of the 2026/2027 budget deliberations.

BACKGROUND

At the April 2024 Council meeting Council resolved to introduce waste disposal voucher scheme, and this be incorporated as part of the 2024/2025 budget deliberations. Council subsequently did not adopt a Waste Transfer Station Voucher as part of the budget deliberations. Despite this, there is a demand by residents to introduce a Waste disposal voucher scheme.

Many Tasmanian councils have provided a domestic waste disposal voucher every year to residents in their council area. Vouchers are designed to assist residents to manage their general domestic waste responsibility and provide access to council waste transfer stations.

The Tasmanian Government Waste Levy has imposed residents with the increased financial burden of disposing of waste. Currently, the Northern Midlands does not have a domestic waste disposal vouchers system. The introduction of a waste disposal voucher is one way that the council could assist families with the increasing pressures from the cost of living.

Meander Valley Council has operated this scheme for many years and offer their ratepayers 3 vouchers with their annual rates notices in July.

The City of Launceston provides residents with one voucher for a single free entry to the council operated tip any time throughout the year. The resident is limited to a maximum allowable load limit of three tonnes. This is mailed to residents in July each year, or if rate notices are emailed their claimable from administration centre.

OFFICER'S RECOMMENDATION



Officers acknowledge the ongoing community interest in the introduction of a domestic waste disposal scheme and the cost-of-living pressures facing residents, particularly in light of increasing waste disposal fees and the Tasmanian Government Waste Levy.

Council previously resolved in April 2024 to consider the introduction of a waste disposal voucher scheme as part of the 2024/2025 budget deliberations; however, the scheme was not adopted at that time. The matter has since continued to be raised by members of the community and Councillors.

The introduction of a waste disposal voucher scheme would have financial and operational implications for Council, including impacts on waste management revenue, gate fees, administration, and staffing resources. Experience from other Tasmanian councils indicates that voucher schemes can be popular with residents but require careful design to manage costs, misuse and administrative burden.

Given these considerations, officers consider it appropriate for this matter to be formally scoped and assessed as part of the 2026/2027 budget process. This would allow sufficient time to:

- assess the financial impact of potential voucher options;
- consider funding mechanisms;
- evaluate administrative and operational requirements; and
- determine the most appropriate model for the Northern Midlands municipality, having regard to practices adopted by comparable councils.

Including this matter in the 2026/2027 budget deliberations will enable Council to make an informed decision based on clear costings, resourcing implications and service impacts, rather than committing to a scheme without full financial analysis.

ATTACHMENTS

Nil



5.4 COUNCILLOR QUESTIONS ON NOTICE

No Questions on Notice were received.



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
21 January 2026	Cressy District Committee	Ordinary
3 February 2026	Ross District Committee	Ordinary
4 February 2026	Longford District Committee	Ordinary

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

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

MINUTES 21 JANUARY 2026**Cressy District Committee****7 pm at the Cressy Fire Station, 73 Main Street Cressy.****1. Opened:** Meeting commenced at 7:05 pm

Attendees: Andy Byard, Daniel Rowbottom, Maurita Taylor, Helen Williams, Toni Burton, Petrina Goss and Angela Jenkins

Guest: Cr Paul Terrett

Apologies: Ann Green, Peter Goss and Cr Richard Goss

Declaration of Pecuniary interest:

In accordance with the provisions of the Local Government Act 1993, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive, or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment. Nil

2. 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, present, and emerging.

3. Confirmation of previous minutes:

The minutes of the meeting of the Cressy Local District Committee held on 1 October 2025 be confirmed as a true and correct record of proceedings.

Moved: Petrina Goss second: Angela Jenkins carried

4. Business arising

		Action
5.1	Water Tower Mural. 30 June 2025 – Email to Emma Helks TasWater 21 July 2025 - Cressy Water Tower Mural - Community Submission 22 July 2025 Louis Van Ek – TasWater Community Programs Manager	TasWater will lead community consultation. Louis Van Ek will initiate the project when he is back from leave in February 2026

	<p>Shearing photo is the committee's choice. Confirmed - project will be undertaken in February 2026. Community Consultation -design/theme with school/community</p>	<p><i>Possible ideas of what we are about merging images together.</i></p> <p><i>Facebook post on Community page with Andy's email as a contact.</i></p>
5.2	<p>Cressy Street Banners Final designs completed. Needs committee approval</p>	<p>Will be printed /installed <i>Banner proof has been emailed to Committee.</i> <i>Andy praised and thanked Angela for her work on the final images.</i></p>
5.3	<p>Barthlomew Park upgrades. Committee to be advised and consulted on developments.</p>	<p>Ongoing. <i>Committee have received draft now of Childcare</i></p>
5.4	<p>Speed concern in Macquarie Street Young families living in area past recreation ground. Suggestions of speed reduction or speed humps installed. Also noted that this street has no footpaths, making it unsafe for pedestrians to use.</p>	<p>Budget item request</p>
5.5	<p>Rustic Bakery 's oven celebration 100 years old in February.</p>	<p><i>Committee agreed that Bakery should be leading the way with this, but happy to support.</i></p>
5.6	<p>Welcome to Cressy letter. AED information could include Bowls Club, Fire Station and Cressy District High School</p>	<p>Will be added to next print run when requested <i>Toni and Daniel will work together with delivering.</i></p>
	<p>Meeting Dates for 2026.</p> <ul style="list-style-type: none"> • January 21st • March 25th • March Budget Submission to council (date TBC) • April Council Bus Tour or Municipality (date TBC) • May 27th • July 29th • September 30th • November 25th • December District Committee dinner (TBC) 	

6 Budget Items/Requests Table

	Budget Items/ Request List 2025 – 2026 and 2026/2027	Budget

6.1	<ul style="list-style-type: none"> • Bartholomew Park – Rotunda/New shelter • Bartholomew Park – Development of park with land acquisition adjacent. • Spencers Lane – Curb and guttering with road seal. 	<p>Budget 2026-27 Budget 2026-27 Budget 2026-27 In progress</p> <p><i>Other ideas/options Visitor/info centre,</i></p> <p><i>Rec ground (play area) / Bike safety track.</i></p> <p><i>Childcare centre</i></p>
6.2	<p>Footpaths The council was requested to give priority to some new footpaths around Cressy. King St and Archer St.</p>	<p>Budget 2026-27 <i>Macquarie Street to be added</i></p>
6.3	<p>Recreation Ground Children's play area need for something to be included for smaller children to use up there. <i>Committee requests any brochures on possible equipment suitable for 2-5-year-old children.</i></p>	Budget 2026-27
6.4	<p>Bike Track Longford to Cressy. A report supplied to the committee made them aware that a Feasibility Study was conducted for this idea in 2010. It only needs to be from Cressy to Golf Club corner for safe use and connecting of the communities. Shared Pathway Plans 6 September 2023 Bicycle Advisory Committee meeting - Committee endorsed the following maps for inclusion and consideration in the NMC municipal bicycle and shared pathway strategy; 18 September 2023 the recommendations of the Committee were endorsed by Council. Please see the website via this link. <u>Strategic Projects - Northern Midlands Council</u></p>	Budget 2026-27

7. New Business. –

7.1	<p>Cressy Child Care Concept At the December 2025 Council Meeting, Council accepted in principle the attached draft masterplan for the Cressy Childcare Expansion, Bartholomew Park Upgrade and approved the draft plan's release for public consultation – with the plan to be forwarded to the Cressy District Committee for review prior to being released for broader public consultation.</p>	<p><i>Committee hadn't received at time of meeting but it has since been circulated.</i></p>
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General Business

Maurita Taylor – Swimming pool sign still needs SOLAR added to it. The current sign is misleading saying HEATED POOL.

Daniel Rowbottom – Raised a concern from a local resident about the pruning of rose bushes at War Memorial.

Petrina Goss – Grassed area around Recreation ground outside of oval needs attention. Not sure of who is responsible for upkeep. Area over back near campers is the worst.

Toni Burton – Would like to see any public events better advertised more somehow through Social Media.

Andy Byard – Email from council re childcare centre. No info attached. ([This has since been sorted](#))

8. The Meeting closed at 8:00 pm.

Next meeting will be held 7 pm on 25 March 2026, at the Cressy Fire Station.

MINUTES ROSS DISTRICT COMMITTEE MEETING

At the Ross Reading Rooms, 46 Church Street, Ross, on 3 February 2026,

Commencing at 11.15 AM.

1 PRESENT: Debra Cadogan-Cowper, Sally Langridge, Helen Davies, Michael Smith, Marcus Rodrigues, Rodney Haigh and Nigel Davies,

2 IN ATTENDANCE: Vivien Tan – NMC Secretary

3 GUESTS: Councillor Paul Terrett

4 APOLOGIES: Councillor Alison Andrews and Councillor Richard Archer

5 ACKNOWLEDGMENT 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, present and emerging.

6 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment. **It should be noted that any person declaring an interest is required to notify the General Manager, in writing, of the details of any interest declared within 7 days of the declaration.” NIL*

7 CONFIRMATION OF MINUTES

Moved: M Smith Seconded: R Haigh Carried

That the minutes of the meeting of the Ross Local District Committee held on **2 December 2025** be confirmed as a true and correct record of proceedings subject to 9.1 Action item contact should read Red Arrow and Ross Bridge referred to in 9.13 not Ross Red Bridge

BUSINESS ARISING FROM THE MINUTES

	Description	Action

	<p>. Taken several Sky Quality Meter readings at 54 Church Street to confirm the suitability of the location for night sky viewing – 21.06 mpsa is the best reading to date. The readings were recorded on the Globe at Night website.</p> <p>. Promoted the concept through an interview with the Launceston Examiner</p> <p>. Been awarded a Paddy Pallin Foundation ‘Dark Sky Place-Making Grant’ of \$600 and complimentary registration to attend the Valuing Darkness Symposium in Melbourne, March 2025</p> <p>6. Promoted Scott Bennett’s 22-page, full-colour booklet that lists the five best night sky viewing locations in Ross and provides advice on night sky and aurora photography.</p> <p>7. Preliminary Application approved and the \$407(\$250 USD) fee for the full application has been paid, thanks to a generous donation from the Ross Sports Club.</p> <p>8. Report from Dark Sky Convention, Melb. March 2025</p> <p>9. Council correspondence from TasNetworks – Light pole on Church Street will be capped to block out light on Southern and Western side.</p> <p>10. Council correspondence to TasNetworks- approval for Chair to have streetlight information.</p> <p>11. Ross bid for Dark Sky community in the Examiner (May) and in Tasmania Country.</p> <p>12. Lighting Inventory for Ross</p> <p>13. Create a draft Lighting Plan</p> <p>14. Create 2 night-time events per year.</p> <p>15. Call for more members to join the newly established Ross Astronomical Association.</p> <p>16. Many business and community letters of support including the Ross Hotel are being mindful of Dark Sky accreditation in their renovations.</p> <p>17. Investigation needed to see if Heritage Council of Tasmania has information regarding Lighting Design for Heritage precincts and may endorse a Lighting guide for heritage precincts, heritage overlays and buffer zones.</p> <p>All 51 Street Lights will need to be compliant – meeting with Tas Networks and Tasmanian Heritage Council to see if the lights on the heritage precinct can be registered and if there can be a local provisions schedule for lighting within a heritage precinct.</p> <p>2.10. Dark Sky Planning Guidelines for Tasmania Council – Central Highlands Council LGAT GENERAL MEETING AGENDA THURS 20 2025</p> <p>That the Local Government Association of Tasmania lobby State government on behalf of all 29 Councils, to create Dark Sky</p>	18/10/24 Saturday Dec 21 2024 RELAX p57 05/25 Council correspondence to TasNetworks for approval to release streetlight information. 05/25 Council correspondence from TasNetworks for blocking light spill on the Church Street Pole. N Davies to present to council at the Workshop on the 2 nd March 2026, Council Chambers
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		Planning Guidelines, over the whole of Tasmania including the Islands. Background Comment The Policy will incorporate current best practices, including the integration of smart lighting technologies, shielding, strengthened environmental protections and requirements with an aim to reduce artificial light at night, support ecological sustainability, and enhance the Tasmania's appeal as a destination for dark sky and aurora australis tourism. The Policy would ensure Local Government continues to lead in responsible lighting management, community education, and long-term protection of Tasmania's natural night sky. There are very practical reasons for treasuring and being able to see the night sky, in Tasmania, and this should not be taken for granted.	
9.4	Significant Trees	Significant Trees Project. The Elm and Ash avenues have been submitted.	Awaiting final report
9.5	Flood Mapping for Ross	<p>Motion: Ross Flood Mapping Moved N Davies Seconded H Davies Carried</p> <p>That Council suspends adoption of any new flood map until the community is consulted and has an opportunity to provide input</p> <p>Background: Two meetings were held in Ross regarding the new flood maps and effects on properties. These were well attended by 20 residents.</p> <p>Concerns were expressed over:</p> <ul style="list-style-type: none"> - People affected were not informed - the District Committee was not informed (8 April 2024) <ul style="list-style-type: none"> - Only one week given for public comment - No feedback to the public comments (10 submitted) - The governance issues listed and practical issues regarding flooding were of concern - Concerns as to how businesses will be affected and insurance issues - What will the next steps be to and what can the community do <p>Questions were also raised as to:</p> <ul style="list-style-type: none"> - Is this modelling data correct – does it take into account the bridge relief and culverts? - Is there better data available? - What can be done to mitigate flooding: make sure the river is well managed, planting to be done appropriately, make larger culverts, clear gorse and vegetation adjacent to the Midlands Highway Bridge that impedes peak flows, investigate drainage from the impoundment created by the Midlands Highway Bypass embankment, to ensure it 	<p>Motion in Council agenda for 18 August 2025</p> <p>That Council advises the committee that any adoption of flood mapping via amendment to the Planning Scheme maps (Flood Prone Areas Hazard Code Overlay) will follow the standard statutory process specified in the Land Use Planning and Approvals Act 1993, which includes a 28-day period of public consultation.</p> <p>100 year flood group for Ross is on Facebook.</p> <p>4-12-25 - Officer has advised that SES would be happy to</p>

	<p>is still suitable for peak flows forecast by climate change and more</p> <ul style="list-style-type: none"> - Participation by community representatives at a meeting between SES and NMC to discuss the issue <p>MINUTE NO. 25/282 from September 15 2025 Council meeting</p> <p>DECISION</p> <p>That adoption of any new flood mapping includes community consultation where required by the Land Use Planning and Approvals Act 1993 and that communities, including via Local District Committees, are made aware of the release of local flood studies.</p> <p>2.3. Enhancing flood risk management through policy alignment and local data recognition Council – Northern Midlands Council Decision Sought LGAT GENERAL MEETING AGENDA THURS 20 2025</p> <p>That the Local Government Association of Tasmania (LGAT) advocate to the Tasmanian Government for the following actions to strengthen flood risk management and planning integrity across the state: 1. The State Planning Office is resourced and directed to urgently coordinate a statewide LPS amendment process to update Flood-prone Areas Hazard Overlays with updated Tasmanian Strategic Flood Maps including any detailed studies where requested by a Council, and provide clear guidance on the role of the State Emergency Service (SES) and the information produced by the SES in the planning process. 2. The State Planning Office or Tasmanian Planning Commission be resourced and directed to undertake a review of Hookway v Northern Midlands Council [2025] TASCAT 106 and Au v Glenorchy City Council (No 2) [2024] TASCAT 50 to recommend urgent changes for high-risk flood zones with significant hazard levels that ensure long-term safety of people and property and maintain the autonomy of Councils as planning authorities. 3. The Tasmanian Government review the use of flood risk mapping by insurance companies and engage with insurers to ensure they actively participate in the Land Use Planning and Building Control Policy for Flood Risk Management Project, with the objective of developing policy solutions and recommendations that would address rising costs and declining availability of flood insurance.</p> <p>Council offered the services of grant application writer Lorraine Green to the Ross Flood Group, to assist in applying for grants for vegetation removal and culvert enlargement. This offer was passed on to the Flood Group.</p>	<p>attend an information evening. Date to be determined.</p> <p>Awaiting SES confirmation of dates</p>
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9.6	Excessive Street Signs - Heritage precinct.	There are many signs in the main street leading to visual pollution, especially in a historic area. Concerns this may not be compliant with Council policy or Heritage regulations. Signage has been compliant. However, flags and other signs are now being put up with their own property. Works Request to investigate ID-1442684 – Footpath trading signs limited to two. This will need constant monitoring to ensure businesses are compliant.	Continue to monitor and raise a complaint to council if there are infringements
9.7	Ross Village Green – amphitheatre	Committee would like to request that the currently underused outdoor amphitheatre have a painted labyrinth or some design that would allow people to enjoy the space when not in use for performances. Committee and council to investigate possible design options. <ul style="list-style-type: none"> • 03-12-25 Design ideas have been sent to the Works Department to investigate. • 11 Circuit Medieval Labyrinth design endorsed 	Youth Officer to look at running this project. (raising interest with students and youth in the local area)
9.8		<ul style="list-style-type: none"> • March Budget meeting • March 31, 2026 (instead of April 7) • June 2, 2026 • August 4, 2026 • October 6, 2026 • December 1, 2026 	
9.9		Christmas Tree at Village Green Works hope to have a replacement and will need to raise the area for drainage.	
9.10		Ross Bridge 6-7' trees growing at the right hand side of the bridge. (NE corner) and there are weeds growing in the bridge support. Request sent to Department of State Growth DSG Your issue has been logged into our maintenance database and forwarded to the appropriate areas for response. Your reference number is RN30611.	6/2/2026 Follow up email sent to State Growth

10. Budget Items/Requests Table

	Budget Items/ Request List 2026/2027		
10.1	Footpaths	The committee proposed the extension of the footpath from Bond Street to Waterloo Street along Badajos Street (a popular route for residents accessing the Ross Community Sports Club and dog walkers.)	Carried over from budget request 2025-2026
10.2	Improving Street Signs in Ross Township	<ol style="list-style-type: none"> 1. Street signs with a unique motif for Ross Township in the budget. Improvements to the signs along the main street. 2. Plaques for the 4 corners of Ross information 	Carried over from budget request 2025-2026

10.3	Road signs - entry into Ross.	<p>At the June 23 Council meeting MINUTE NO. 25/178</p> <p>DECISION That Council:</p> <p>a) approve the Committee request to investigate the aboriginal name of Ross; and</p> <p>b) investigate updating the entry sign to Ross to include the aboriginal name. Carried Unanimously</p> <p>MOTION -June 3 2025 Dual Naming for the stone sign.</p> <p>Moved D Cowper-Cadogan Seconded N Davies Carried</p> <p>To investigate the aboriginal name of Ross and include in the Ross entry signs below the Town name</p> <p>Background:</p> <p>To have the name of Ross in Aboriginal. Makala. The only word recorded for the country at Ross, including Ross Bridge. Recorded by Robinson who passed back and forth through Ross and past the bridge several times in December 1833 and January 1834; accompanied by Karnebutcher/Karnebunger from the tribe of this area among his guides. (From Tasmanian Aboriginal Centre website) Correspondence from Tasmanian Aboriginal Centre 12 June 2025</p> <p>Committee requests this to be put on the stone signage as per Campbell Town's entrance signs.</p>	New budget item 2026-2027
10.4	Tourism sign into Ross	<p>Installation of improved ROSS town signs on the highway to give Ross better visibility similar to Oatland's.</p>	(See images attached to minutes)
10.5	Bus Shelter on High Street	<p>Council to investigate the options of installing a shelter for the school children outside the old Sunday school on the corner of High Street or if any other additional area maybe possible.</p> <p>The initial location mentioned is on private property.</p>	Committee to look at location near the red phone booths Budget item for 2026-2027

11 NEW BUSINESS

11.1 Doggy Play Equipment - Request for contact of provider and quote

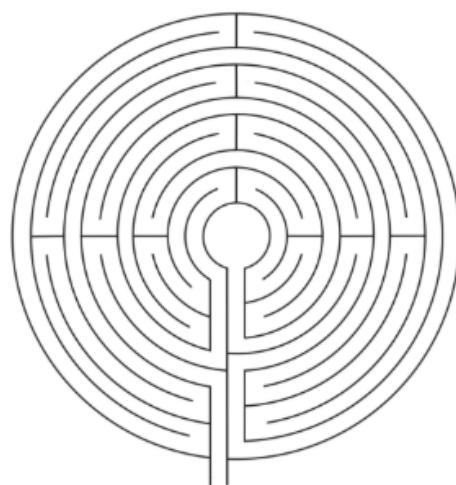
Previous quotes and contact information emailed to Committee chair and M Rodrigues

NEXT MEETING/CLOSURE

The Chairperson closed the meeting at 12:20pm. The next meeting of the Evandale District Committee is scheduled for 31 March 2026, at 11:15 am at the Ross Reading Rooms.



Eleven-Circuit Medieval Labyrinth -



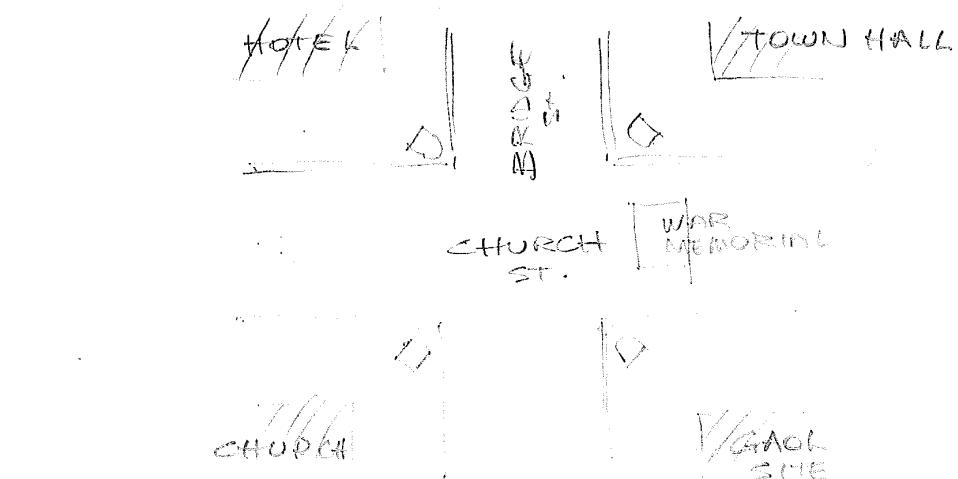
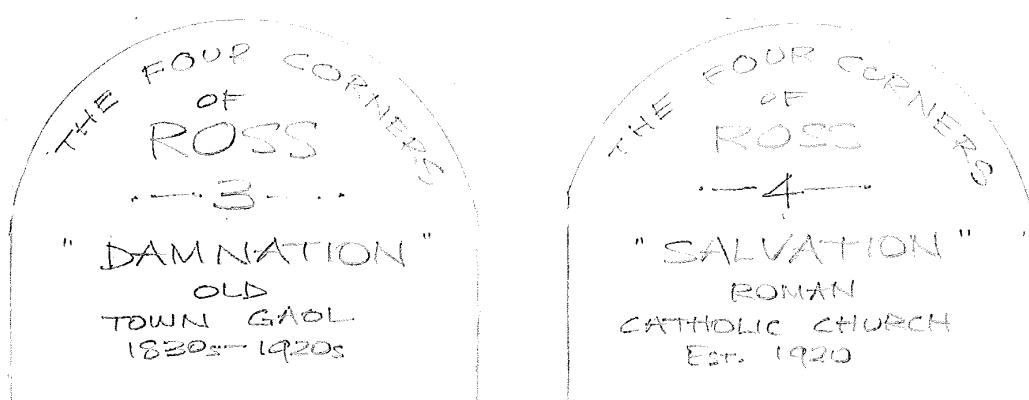
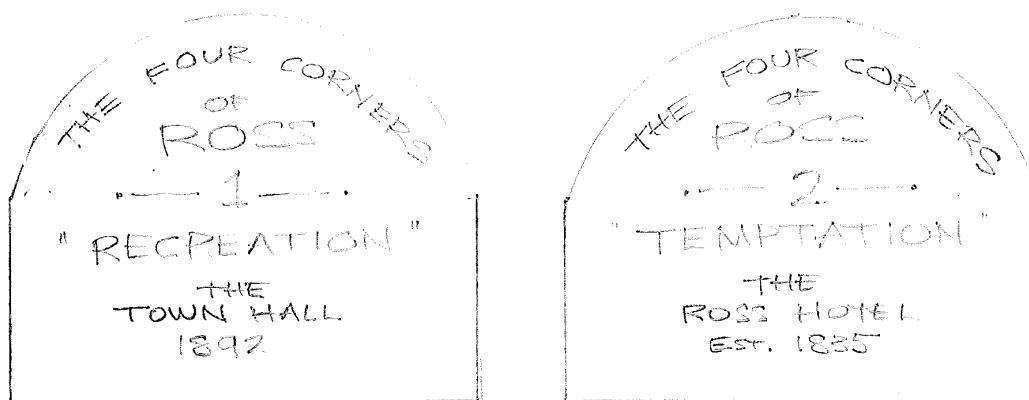
Eleven-Circuit Medieval Labyrinth -

The Four Corners of Ross

Sketch of 4 plaques.

Set into paths at intersection corners. APPROX SIZE:

APPROX. SIZE: A3.







MINUTES FOR THE MEETING OF THE LONGFORD DISTRICT COMMITTEE

**WEDNESDAY 4th FEBRUARY 2026. COMMENCING AT 5:30 PM
HELD AT LONGFORD WAR MEMORIAL HALL, MEETING ROOM 1**

1. PRESENT – Peter Munro (Chair), Annette Aldersea, Bronwyn Baker, Joanne Clarke, Christine Darke, Kenneth Richards, Frances Stewart, Neil Tubb

2. IN ATTENDANCE – Cr. Dick Adams, Cr. Matthew Brooks

3. APOLOGIES –

4. DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

4a. Discussion to clarify Declaration of Interest vs. Pecuniary Interest, amend Statement below to correctly reflect requirements.

In accordance with the provisions of the *Local Government Act 1993*, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive, or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

Discussion: Longford District Committee discussed at length the Conflict of Interest Guide for Committee Members and Code of Conduct issued by Northern Midlands Council, and the Local Government Act 1993 Section 48a and 49. An invitation had been extended to Acting General Manager Maree Bricknell to attend, which was declined on the basis that the aforementioned information had been circulated.

MOTION: Longford District Committee request Northern Midlands Council insert the word “pecuniary” prior to “interest” where it appears in the Declaration above, to remove the ambiguity. **MOVED:** Annette Aldersea. **SECONDED:** Neil Tubb. **CARRIED**

No declaration of any pecuniary interest was declared by any person present.

5. 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, present, and emerging.

6. CONFIRMATION OF MINUTES

The minutes of the meeting of the Longford District Committee held on 7th JANUARY, 2026 confirmed as a true and correct record of proceedings, with the following amendments:

Items on the Agenda listed below, could not be discussed fully and were deferred due to the ongoing suggestion by Cr. Brooks that committee members may have a pecuniary interest:

Item 8.4 - Wellington Street and Marlborough Street Speed Limit Reduction.
 Item 8.8 - TasMulch Expansion to bulk landscaping supply - dust issues.
 Item 8.10 - Marlborough Street Beautification of footpath, Nature Strip and Verge Gardens.
 Plus,
 Item 14.1 Truck Load Limit around Village Green - Annette Aldersea & Ken Richards left meeting 6.50pm due to the suggestion by others of a pecuniary interest.

MOVED: Annette Aldersea SECONDED: Ken Richards CARRIED

BUSINESS ARISING FROM MINUTES

7.0 PROMOTIONAL ISSUES:

7.1 Signage for Longford Roundabout.

Ref. Addendum to Minutes.

NMC 17/11/25. Exec Assistant – NMC Works Order to be submitted to Dept. State Growth.
 NMC 8/1/26. NMC Officers working with DSG on Crown consent and works permit conditions.

Continue to Monitor.

7.2 Proposed relocation of the stone Longford entrance wall to the Woolmers end of Longford.

Ref. Addendum to Minutes.

NMC 17/11/25 Exec Assistant – Information to be forwarded to Dept. State Growth for approval.

NMC 3/12/25 Exec Assistant – Wall to remain in situ. Works permit application to DSG for kerb installation to be submitted.

ACTION: Continue to monitor.

7.3 New Promotional Signage either side of Longford Roundabout on Illawarra Road.

Ref. Addendum to Minutes. Continue to Monitor

7.4 Directory of Clubs & other organizations & their branches in Longford – including sign.

Ref. Addendum to Minutes. Continue to Monitor

ACTION: Add to Budget Request items 2026/27. Cr. Dick Adams to follow up.

7.5 Shopfront Christmas Window Competition

Ref. Addendum to Minutes.

ACTION: Item closed until July 2026.

7.6 Blue Tree

7/1/26 Cr. Matthew Brooks asked LDC if there were any suggestions or nominations for a replacement Blue Tree.

4/2/26 Christine Darke suggested a permanent rust metal Blue Tree, possibly cut and erected by the local ironmonger in Longford, as an option – to be quite high, although not as high as previous tree, bolted to a concrete slab and with a cut-out going down the trunk of the tree to spell “BLUE” (which would help alleviate wind pressure). For reference, there are examples online – some with letters “RUOK” on a branch, some painted blue. It would be another landmark for Longford, Solar powered lighting could be added to extend its visibility.

ACTION: LDC can include a “seeking suggestions for a replacement blue tree” post on LDC Facebook page. Add metal BLUE tree to Budget Items 2026/27.

8.0 SAFETY & AESTHETIC ISSUES:

8.1 Pullover area/Viewing Platform – Alternative Location.

Ref. Addendum to Minutes. Continue to Monitor

8.2 Wellington & Marlborough Streets – Sticky Beaks Intersection – STOP sign

Ref. Addendum to Minutes. Continue to Monitor

8.3 Environmental & Noxious weeds.

A Public Forum was held 29th May 2024, regarding the Northern Midlands Weed Management Strategy.

- Awaiting report from the consulting firm RMCG to come back to Council.
- NMC Budget Report notes Management Plan review is still in progress.
- Cr Dick Adams reported that NMC held a workshop to update the policy, which is close to being finalized. It is a government issue to allocate funding for a Weeds Officer.
- NMC Weed Management Strategic Plan has been finalized, now needs public awareness and circulation.
- NMC Minutes 10 January 2025 – Strategic Plan to be incorporated into Works Program and future Budgets.
- Cr. Dick Adams noted State Government Funding is available for some weeds control programs.
- 3/9/25 Frances Stewart to ask Vivien @ NMC if an A4 flyer with targeted weed images might be circulated this Spring.
- 1/10/25 Vivien Tan to follow up with Dept. NRE – North.
- 3/12/25 Vivien Tan circulated to LDC a council flyer from 2019, however there is nothing currently planned due to lack of funds. LDC discussion resolved that this represents a false economy – if the community is unaware of weeds, it rests solely with council employees to control and risks weed populations being missed on private property.
- 7/1/26 Vivien Tan working with NRM North.

ACTION: Budget Request Item 2026/27. Continue to Monitor

8.4 Wellington Street and Marlborough Street Speed Limit Reduction.

NMC Executive assistant sent letter to the Minister 12th March 2024, and are awaiting a response.

- NMC Minutes 19 August 2024: 10/1/25 Engineering Officer awaiting response from minister. Noted that a speed camera has a regular presence – which would improve with leaving overnight or early morning.
- NMC Minutes 14/4/25 Engineering Officer awaiting response from State Growth.
- 2/4/25 LDC discussion included comments regarding the high volume of traffic and that farmers prefer 40km/hr.
- NMC Action Items p24. Awaiting response from State Growth 16/6/25.
- 4/8/25 NMC Letter sent to General Manager State Growth.
- 3/9/25 LDC suggest the speed limit reduction to 50kmh should apply throughout Longford and approaches, which would also address some of the safety concerns at Sticky Beaks Corner.

- 1/10/25 LDC discussed this with Inspector Fox. It was noted that these main streets are also pick up & drop off points for school students. Consensus was that with the high volume of heavy traffic, which takes longer to stop in an emergency, a lower speed limit was definitely a reasonable request to reduce risk of further accidents through the township. Discussion was also had regarding the suitability of a STOP sign instead of a Give Way on Wellington Street at Sticky Beak's Corner, which was felt to be a reasonable measure to increase safety. LDC requested Inspector Fox follow up Speed Camera results and crash data, to support the case for a lowered speed limit.
- 3/12/25 NMC 17/11/25 Exec Assistant – Awaiting Traffic Engineer's Report.
Inspector Fox follow up - Speed Camera and crash data: "As far as the Speed camera goes – it has been placed on Marlborough Street in the past few weeks but I'm not sure if it has been "active" in the early hours, but I can check. I have asked our traffic police and local police to give the area attention but the early morning time slot creates some issues with rostering and our award compliance with shift start times."
- NMC 12/11/25 Exec Assistant – Awaiting Traffic Engineer's Report

ACTION: Frances Stewart to follow up with Inspector Fox. Continue to Monitor.

8.5 Pedestrian Safety Concerns – Wellington and Marlborough Streets.

LDC MOTION tabled at Council meeting 22.04.2024 – Minute NO: 24/0128

DECISION: "That Council note the concerns raised by the Local District Committee and consider the relocation/installation of a refuge in the vicinity of the library in future budget deliberations".

- NMC Minutes 20th May 2024 – Action Items – Matter is under consideration. Residents continue to raise safety concerns for pedestrians.
- NMC Minutes 24 June 2024 – Action items – 17/06/2024 Executive Assistant Letter sent, DSG Progressing
- NMC Minutes 22 July 2024 – Action items – Matter still under consideration
- NMC Minutes 19 August 2024 – Action Items – Council unanimous in decision that speed limit should be set to 50km/hr.
- Cr. Dick Adams reported that Dept State Growth are considering the request and he will put forward a motion to NMC to fix the dip in the road near the Library/Village Green.
- 5/3/25 Bron Baker spoke to Rebecca White regarding the issue. Discuss as Budget Item.
- 2/4/25 LDC discussed pedestrian island options and a lower speed limit.
- 14/4/25 NMC Action Items: Dept State Growth repairing pavement damage near Lyttleton St and undertaking repairs on Wellington Street. Matter under consideration.
- NMC Action Items p25. Pedestrian Refuge near library under consideration. *No update.*
- 6/8/25 MOTION: Longford District Committee request Northern Midlands Council review the traffic calming option of a flat top road hump on Wellington Street between Sticky Beaks corner and Lyttleton Street and its potential to improve both traffic and pedestrian safety. Longford District Committee ask that, if found to be appropriate, a request be made to State Growth for action.

MOVED: Neil Tubb SECONDED: Frances Stewart Carried Unanimously.

- 1/10/2025 NMC Minute No. 25/277: DECISION That Council
 1. note the Longford District Committee concerns;
 2. confirm that this is not a Council owned road and any requests should be directed to the Department of State Growth (DSG); and
 3. advise State Growth of the committee's concerns.
- 3/12/25 NMC Letter to DSG advising of LDC concerns.

Inspector Fox follow up – Correspondence from Garry Hills, Principal Analyst Traffic Engineering DSG: “Hello Craig – thank you for reaching out to us. There are already a number of pedestrian crossing points on Marlborough Street by way of refuge islands. These are the most appropriate pedestrian facility for this environment, but I expect the local group are wanting priority crossings like zebra markings or traffic signals. Generally, these types of treatments will be very difficult to justify due to the relatively low pedestrian demand and moderate traffic volumes (i.e. people will not generally need to wait long to find a gap in traffic so they can cross – particularly so at the existing refuge island points where users only need to pick a gap in one lane of traffic at a time). Marlborough Street (and Wellington Street to the north of Sticky Beaks corner) is a State road. However, where State roads pass through built-up areas, local Councils are responsible for roadside areas, including parking, footpaths and street furniture and are typically best placed to advise on pedestrian requirements.”

[ACTION: Continue to Monitor.](#)

8.6 Illawarra Road West of Roundabout – Safety Concerns.

Ref. Addendum to Minutes.

[ACTION: Landowners jointly are taking independent action. Continue to Monitor.](#)

8.7 Longford Community Meeting 31/8/2024 regarding proposed Fuel Stop, Tannery Rd.

Ref. Addendum to Minutes.

1/10/25 Annette Aldersea reported that she has met with Tabatha Badger MP for Lyons, who has undertaken to follow up with whether mandatory checks and reports have been provided regarding this project, and various further action that may be taken to continue protesting the suitability of this project.

- 3/12/25 Inspector Fox raised a Traffic Accident Impact Assessment re. the Fuel Stop.

[ACTION: Frances Stewart to follow up with Inspector Fox re. Traffic Accident Impact Assessment. Continue to Monitor](#)

8.8 Tasmulch expansion to bulk landscaping supply – dust issues.

Ref. Addendum to Minutes.

[ACTION: Annette Aldersea and neighbours to write a letter to Tasmulch. Annette Aldersea checking Attenuation guidelines.](#)

8.9 A-Double & B-Double 24 hour access on Illawarra and Longford Main Roads.

Concerns were raised about the effect of the recent A-Doubles and increase in B-Doubles traversing through Longford and the impact upon heritage buildings and noise levels especially during the night.

8/1/25 MOTION: The Longford District Committee requests Northern Midlands Council write to the Minister for Infrastructure, Kerry Vincent, to ask for clarification on when approval for 24 hour access was given to A-Doubles and B-Doubles to access Illawarra Road and Longford main streets, due to noise and vibration issues causing damage to heritage buildings.

Moved: Frances Stewart. Seconded: Neil Tubb. Carried unanimously.

LDC Motion tabled at NMC meeting 20th January 2025.

COUNCIL DECISION – MINUTE NO. 25/007. That Council Officer investigates and seeks clarification from the Department of State Growth.

- NMC Minutes 14/4/25 - Action Item – Engineering Officer awaiting response from DSG.
- Annette Aldersea reported that Minister Kerry Vincent appeared unaware that A-

Doubles have access to Illawarra Road and Longford. To clarify with Minister.

- 4/6/25 Item has been removed from NMC Minutes without conclusion.
- Discussion re: possibility of a truck curfew. Peter Munro suggested door knocking residents first to gauge support.
- NMC Meeting 7/7/2025 Item 4.1 Review Heavy Vehicle Routes within municipal areas.
- 3/9/25 LDC discussion whether a permanent speed camera and more traffic calming measures may encourage compliance with speed limit overnight.
- 1/10/25 LDC discussed this with Inspector Craig Fox, including lowering of speed limit on main streets, (extending down Woolmers Lane South of Brickendon to change 60kmh to 50kmh). Again, the request was for Inspector Fox to follow up speed camera and noise logging results, if possible, to verify the impact of noise and suitability of imposing a night time curfew for heavy vehicles which are diverting from the Midland Highway.
- 9/12/25 NMC Exec Assistant – Works Manager to meet with DSG representatives.

ACTION: NHVR to be contacted with request to impose curfew for freight vehicles within Longford during 10pm-6am to reduce noise disturbance and vibration issues. Frances Stewart to follow up with Inspector Fox regarding speed camera & noise logging data. Continue to Monitor.

8.10 Marlborough Street beautification of Footpath, Nature Strip & Verge Gardens.

2/4/25 Peter Munro raised the Marlborough Street need for beautification of footpath, specifically the current lack of trees and shade. It was suggested that if NMC could provide a list of suitable tree options for uniformity, a door knock with a flyer could be prepared for relevant resident feedback.

2/7/25 Peter Munro to speak to NMC General Manager Des Jennings re: door knocking.

NMC Special Meeting Budget 4.1.1. Streetscape – Lyttleton, Lator, Union Streets.

3/9/25 Bron Baker presented images of nature strip plantings as examples.

ACTION: Budget Request Item 2026/27. Peter Munro to discuss with Acting General Manager, NMC regarding tree options, door knocking, request for feedback on LDC Facebook etc.

8.11 Hill Street Entry/Exit

Christine Darke raised the idea of having a separate exit onto Wellington Street at Hill Street, adjacent to the BWS, to reduce the increasing congestion of vehicles turning out of the United Service Station which clashes with the vehicles turning in and out of Hill Street Car Park, resulting in a high number of accidents. Discussion was had regarding the necessity of an alternative to the current arrangement, along with the idea of a roundabout at the intersection of Wellington and Union Streets with exiting traffic re-routed behind Hill Street and businesses in Union Street.

2/07/25 Further discussion re: roundabout option be investigated, may involve private land and discussions with DSG.

3/12/25 17/11/25 NMC Minute No. 25/338: Notice of Motion: That Council -

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

4. Seek to engage with the DSG to explore possible options for improving traffic safety and flow in this area. (Cr Terrett/Cr Brooks) NMC Passed Unanimously
9/12/25 NMC Exec Assistant – Letter sent to DSG.

ACTION: Continue to Monitor.

8.12 Recycle Rewards.

An email regarding the scheme was forwarded by Vivien Tan. Details including website www.recyclerewards.com.au to be posted on LDC Facebook page.
3/9/25 LDC discussed gauging public interest through Facebook page in requesting a collection point for Longford since there is none close & whether it could be located at Hill St rear carpark.
3/12/25 Discussion about positives of instigating a program encouraging junior recycling efforts - tidy community, pocket money etc. Bronwyn Baker sent email to Recycle Rewards to request information, with the following summary of response:

To host a machine in your community, the site will need to meet the following requirements:

1. The host must be a registered and operational business.
2. The site must have suitable land available for machine installation.
3. The location must be easily accessible to the public.
4. The site must meet all safety requirements to ensure safe access for customers and drivers.

7/1/26 Request must come from a business regarding location – Peter Munro to ask RSL.

4/2/26 Bron Baker spoke to, then emailed the information about this community opportunity to Simon Froude at Harcourts on January 13, 2026 and had just sent a follow-up email on January 28, 2026. Noted it would need volunteers to manage it.

ACTION: Discuss potential suitable location – Peter Munro to ask RSL. Cr. Brooks suggested locating near the Longford Tip. Bron Baker to look at size options. LDC to Raise Motion to NMC to instigate this program in Longford.

8.13 Longford Pong

Discussion regarding Longford Pong and its worsening effect on Longford living standards. Cr. Matthew Brooks noted that a delegation from NMC was due to tour Swifts abattoir. Annette Aldersea to draft a motion to request NMC follow up with identifying cause and responsibility of the issue.

MOTION: “The Longford District Committee requests that Northern Midland Council write to the EPA, copying all Lyons MPs, The Minister and Shadow Minister for Environment and Member for McIntyre, asking that the EPA launch a formal investigation into the source of the ongoing unacceptable intermittent odour in Longford known as the “Longford Pong” which, despite mitigation works carried out in recent years at the sewerage treatment plant and JBS abattoir, now affects a broader area of Longford and has not improved”.

MOVED: Annette Aldersea **SECONDED:** Frances Stewart **Carried Unanimously.**

1/10/25 LDC discussed raising a petition – Annette Aldersea to contact Tabatha Badger, MP for Lyons regarding an EPetition.

5/11/25 NMC Minute No 25/308: **DECISION:** 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.

17/11/25 NMC held discussions with Taswater, awaiting further data.

3/12/25 17/11/24 NMC Exec Assistant reported discussions held with Taswater, awaiting further data. NMC has circulated a “Pong Diary” with Vivien Tan providing copies for LDC members to come on board, to monitor incidents. (NOTE: Featured on ABC News 6/11/2025)

7/1/26 EPA have been out with monitoring equipment.

8/1/26 NMC Officers documenting all complaints for forwarding to EPA.

ACTION: Frances Stewart to ask Vivien Tan when Pong Diaries need to be returned to Council.

Continue to Monitor

8.14 Neighbourhood Watch

Following discussions in meeting with Inspector Fox regarding Neighbourhood Watch, active in Perth and Evandale, LDC raised gauging interest in reinstating this in Longford.

ACTION: Peter Munro to post on LDC Facebook Page for feedback on level of interest in community, and will contact Perth Neighbourhood Watch and State Organisation for information.

8.15 NMC WORKS REQUEST: Upgrade Road Marking “NO PARKING”, Longford Fire Brigade.

Annette Aldersea requested approval from LDC for a Works Request to NMC to improve visibility of the “no parking” markings in front of the Longford Fire Brigade. *See attached* LDC agreed unanimously that the works request be lodged, however recommend either road writing highlighted in yellow “EMERGENCY VEHICLE ACCESS ONLY – DO NOT PARK” or signage . 3/12/25 Frances Stewart alerted Inspector Fox that this is an issue particularly during peak take-away times.

7/1/26 Vivien Tan reported that NMC Works Dept looked at the yellow line and decided it was clear enough. Vivien Tan spoke to Longford Fire Brigade to advise that it was not a council issue and that the volunteer Fire Brigade could paint their driveway themselves, with yellow “keep clear” markings. LDC discussion was that volunteers should not be expected to pay for paint and work to give them access to provide a volunteer service to the community. Annette Aldersea to follow up with Longford Fire Brigade.

19/1/26 Ron Denne, Station Officer and Ben White, Brigade Chief spoke at NMC Meeting to encourage NMC to support this request. NMC resolved to send it to NMC Works Department.

ACTION: Continue to Monitor.

8.16 Longford Future Bypass Plan

Neil Tubb has been approached via email by Bruce Lindsay (*see attached*) with a request to once again raise the issue of a Longford Bypass using gazetted Herbert Road for heavy vehicles. LDC acknowledges that this is an ongoing and unresolved issue which is only going to become more urgent as Longford expands and traffic increases.

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

MOVED: Frances Stewart **SECONDED:** Bronwyn Baker **Carried unanimously.**

3/12/25 NMC Meeting 17/11/25 Motion passed unanimously.

9/12/25 NMC Works Manager to meet with Dept. State Growth representatives.

ACTION: Continue to Monitor.

8.17 Truck Load Limit around Village Green.

7/1/26 Annette Aldersea reported that trucks are using Longford Village Green as a turning circle, which is damaging the road surface and is a safety issue.

Annette Aldersea & Ken Richards left meeting 6:50pm

LDC discussed requesting NMC impose a load limit on the surrounding streets. LDC to confer with Leigh McCullagh regarding buses, caravans etc having exemptions, whether an option for portable or permanent toilet facilities at the truck stop would be a cheaper option for NMC than ongoing road repairs around the Village Green.

Annette Aldersea & Ken Richards returned to meeting 6:57pm

4/2/26 LDC discussed that the Village Green and surrounding streets are within the Heritage Precinct and that trucks are damaging the road pavement and are a safety hazard with the volume of children enjoying the Village Green. Peter Munro provided an example of "No Truck" regulatory signs that George Town Council have used to deter trucks from unnecessarily using certain roads, unless permit or destination exempted (see attached).

ACTION: Frances Stewart to submit a works request to NMC to place such signage on the entry to Lyttleton and Archer Streets, from Wellington Street, to prevent trucks using the Village Green as a turning circle. Carried.

9.0 TOWN IMPROVEMENT ISSUES

9.1 Longford Lawn Cemetery - Landscaping Improvements.

LDC prepared a report after visiting the cemetery in April, on improving the landscaping and therefore the amenity of the cemetery. LDC motion and report tabled at NMC meeting 20th May 2024. Council decision – That Council note the report.

- Officer reports that some roses are being replaced, new soil added, and a new irrigation system installed at the rose area in the cemetery.
- LDC note that the request for a seat under the trees and more trees for shade are still outstanding, with the only existing seat being out in full sun.
- Peter Munro requested an update from Vivian Tan at Council for an update, and thanked Council for the work done to date, being much appreciated. Irrigation is yet to go in.
- Requested trees to shade the seats are still an outstanding item.
- LDC added to Budget Items requested.
- 2/4/25 NMC visited during annual bus tour.
- 7/5/25 Council are considering options for shading the seats.
- 4/6/25 Bronwyn Baker noticed some contractors building something within the Cressy end of the cemetery.
- NMC Meeting 7/7/2025 Budget approved for irrigation \$25,000.

ACTION: LDC to request a tree as a Budget Request Item 2026/27.

9.2 EV Charging Site in Longford.

Ref. Addendum to Minutes.

- 27/8/25 EnergyROI Engineer reported negotiations & planning are underway with Hill St IGA for the installation of a 240V Charging Station to service two parking bays in the rear car park at Hill St, with completion expected by end 2025.
- 3/12/15 Noted that construction has commenced.
- 4/2/26 Work not completed.

ACTION: Continue to Monitor.

9.3 Lack of river signage at Macquarie River Bridge, Woolmers Lane.

Ref. Addendum to Minutes.

ACTION: Budget Request Item 2026/27.

9.4 Future plans for abandoned house block on Lyttleton Street.

Ref. Addendum to Minutes.

4/2/26 LDC discussed this site as preferred option for NMC Priority Projects future plan for Library & Exhibition Building (including Motor Sports Museum). Currently no budget allocation.

ACTION: Budget Request Item 2026/27.

10.0 RECREATIONAL ISSUES:

10.1 Deterioration of Facilities at Mill Dam.

LDC included ongoing maintenance and upgrades in its budget requests to Council.

Council is waiting on a further concept plan to be prepared and presented.

- NMC Minutes 22 July 2024 – Action items – 30/04/2024 Matter to be further presented to Councillors at a workshop after July 2024
- Cr. Brooks reported Council had a meeting regarding this. Land ownership is to be investigated as the property has multiple owners including Swifts, Hydro etc.
- NMC Budget indicated a Mill Dam Recreation Area Masterplan, recognizing the popularity of the area, has now been developed for improvements and budget allocation as a Priority Project. Improvements include shared pathways, flood debris deflectors, landscaping and furniture.
- Annette Aldersea advised that work is in progress with many trees having been planted, weeds have been sprayed and logs placed for direction of 4WD vehicles.
- NMC Executive Assistant has prepared follow up correspondence
- 5/2/25 NMC Executive Assistant meeting scheduled with Landowner JBS early March.
- 5/3/25 LDC noted more planting has occurred.
- 2/4/25 LDC noted weed spraying has been done and discussions are ongoing.
- 14/4/25 NMC Action Items: Council Exec. Assistant had onsite meeting with JBS Plant Manager. Council Officers awaiting a response.
- 2/07/25 – Annette Aldersea to ask Vivien Tan for an update.
- NMC Special Meeting: Wall/Stormwater work deferred. Budget set at \$150,000.
- 6/1/26 NMC Note JBS Plant Manager acknowledged correspondence, is awaiting advice.

ACTION: Monitor with Council NMC Masterplan.

10.2 The Missing Link – Lack of bikeways between Longford roundabout & Pateena Road.

The council considered LLDC Motion at 19.02.2024 meeting.

- 03/2024 Engineering Officer Council Officer has contacted Vanessa King, manager project delivery at the Department of State Growth and requested an update on this project. Awaiting response.
- 12/04/2024 Engineering Officer Response received from Luke Middleton of the Department of State Growth. The general manager has written to the Department of State Growth after receiving this response and advised that Council will continue to lobby for this path to be constructed as part of the Illawarra upgrade works to be carried out by the Department of State Growth.
- NMC Action Items list – NMC Minutes 20th May 2024 – Engineering Officer, Executive and Communication Officers awaiting further information from State Growth.
- NMC Minutes 22 July 2024 – Action items – 17/06/2024 Executive Assistant Letter sent, DSG Progressing.
- LDC noted the significant importance of a bike link between Longford and Perth. Monitor

- DSG response to NMC that bridges are too old and frail to support a pedestrian and bicycle access pathway.
- Christine Darke noted the bridges are dirty and in need of maintenance.
- Cr Paul Terrett suggested writing to Rebecca White on the issue.
- MOTION: The LDC requests NMC to approach Department of State Growth to provide weight ratings for the bridges on Illawarra Road between Mountford Hill and Bishopsbourne Road to verify their suitability for their current and future use, since there are no plans to strengthen them as part of the heavy vehicle freight corridor, and to detail their unsuitability for pedestrian and bicycle access.

MOVED: Frances Stewart. SECONDED: Neil Tubb. Carried Unanimously.

- NMC Minute No. 24/0333 Decision: That Council follow up the request to the Department of State Growth.
- 31/10/24 Officer Comment: Email has been sent to the Department of State Growth. Awaiting their response. Discussion noted the frequency with which cyclists and pedestrians have been observed crossing the bridges.
- 10/1/25 NMC awaiting response from State Growth.
- 7/2/25 NMC awaiting response from State Growth.
- 2/4/25 Bron Baker called Mayors of Burnie/Wynyard and Break O'Day to discuss their local bike paths. Feedback was it was costly and formed part of Local Roads and Community Infrastructure Scheme.
- NMC awaiting a response from State Growth.
- LDC noted that this is a NMC Priority Project, with Illawarra Rd shared pathway submitted for State Government 2025-26 Budget consideration.
- 2/07/25 – Continue to support NMC as Priority Project.
- 3/12/25 – 17/11/25 NMC Acting General Manager met with DSG to discuss weight ratings.
- 9/1/26 NMC Awaiting agreement documentation from DSG.

ACTION: Monitor DSG activity regarding upgrading the bridges and whether pedestrian and cycle path is incorporated with plans for Stage 3 Illawarra Road upgrade. Peter Munro to contact Bike Association regarding ideas and feedback on the suitability of using the Railway Bridge as an alternative. Request update from NMC regarding meeting with DSG.

10.3 Community House @ old Police Station, including Youth Drop-in Centre (Prev 10.6).

Ref. Addendum to Minutes

Peter Munro raised a question regarding the NMC acquisition of the old Police station for repurposing as a community/neighbourhood house for Longford residents.

- Cr. Brooks advised that NMC is waiting to see if the building can be acquired and that the Mayor is conducting meetings with the community, such as Helping Hands, to gain input regarding such a facility.
- Annette Aldersea noted from NMC Community Infrastructure Projects that NMC is advocating for assistance from State Funding for the transfer of the property's ownership as a community lease and for funding to repurpose the residence as a Neighbourhood House style service with youth space, while the former police station would be converted to multi-purpose, community friendly meeting spaces. The surrounding land would become public green open space.
- Peter Munro has asked Des Jennings about availability of emergency generators for periods of power blackouts.
- Cr. Dick Adams advised that the official Emergency Centre is the Longford Town Hall and

- planned solar panels with a battery will be additional insurance in time of blackout.
- Joanne Clarke & Bron Baker noted that one of the main issues for elderly residents during the recent weather event & power outages was their inability to find somewhere warm.
- Frances Stewart noted that Motivity Fitness stepped up during the recent weather emergency to offer showers, power for charging communication devices, hot drinks etc.
- Joanne Clarke confirmed Helping Hands now open 10am-12pm, 4 days/wk.
- NMC awaiting a decision from Treasury.
- LDC noted that this is a NMC Priority Project.
- 2/07/2025 Noted there are no community houses in the NMC municipality.
- 3/12/25 *Merged Item 10.6 – Youth Drop-in Centre with Community House project. Refer Addendum for history.* LDC note that Libby McGrath is now NMC Youth Officer and that she has been very pro-active in both continuing and implementing youth programs, including Longford.

ACTION: Continue to Monitor progress and discuss means of improving communication on resources available to the community during emergency events. Monitor for any plans by State Government to sell the asset. Monitor plans for future of old ambulance station. Currently there is no State Funding allocated or available. Monitor NMC Minutes for vandalism costs.

10.4 NMC request for feedback regarding bicycle parking location priorities

LDC nominates the following two locations as a priority for bicycle parking facilities:

1. Village Green precinct, as close as practical to JJ's.
2. Browns/Hill St Supermarket.

NMC are commencing installation from southern end of Council area (ie. Ross) with the intention to progress northward and have these installed before Winter.

- 4/6/25 Frances Stewart contacted Vivien Tan for an update. Response was that NMC Projects and Buildings Compliance Manager, Trent Nathan, is progressing with this item but it has been delayed due to priorities elsewhere, such as Campbell Town streetscaping issues.
- 3/9/25 Bron Baker's images of mainland designs submitted through Vivien Tan to relevant NMC Officer for consideration.
- 1/10/25 Vivien Tan response that there is no news at present.

ACTION: Continue to monitor.

10.5 Additional bench seats & picnic tables for Longford Village Green near Latour and Lyttleton Streets.

Ref. Addendum to Minutes.

ACTION: Budget Request Item 2026/27.

ACTION: Peter Munro & Neil Tubb to talk with Tim Flanagan re possible Rotary Sponsorship, submission for \$10,000 for 2 tables with seating, 1 bench seat.

11.0 HERITAGE ISSUES:

11.1 Significant Trees Register.

Ref. Addendum to Minutes.

- 2/07/2025 Nominations closed 30th June. Annette Aldersea advised the Longford – Norfolk Plains History Society had lodged approximately 16 nominations covering around 300 trees on public land, and aware of several nominations for trees on private property and

Longford Primary School. Encouraged ongoing nomination of trees for consideration at a later date by NMC.

- 3/9/25 Some preliminary sorting being done by Erin Miles, Strategic Project Officer at NMC.

ACTION: Frances Stewart to ask Vivien Tan for progress update. Continue to Monitor

11.2 Preservation of Fred Davies Grandstand

Ref. Addendum to Minutes.

- Vivien Tan notified that NMC Tourism Officer has added a tab to www.northernmidlands.tas.gov.au/longford which can be populated with history of Fred Davies Grandstand.
- 7/1/26 Fiona Dewar & Vivien Tan looking at Web Designer budget increase to help populate this page.
- 4/2/26 Neil Tubb has provided information for Vivien Tan to arrange uploading.

ACTION: Continue to monitor. Investigate QR Code to be installed on grandstand with link.

11.3 Longford Historic Motorsport Collection - Museum Preservation

18/8/25 Council deferred a decision on formally backing the Rob Knott Motorsport Memorabilia Collection. A three month community consultation will now explore public interest in retaining the collection locally as a self sustaining attraction.

3/9/25 LDC note a public meeting will be held on this issue 4th October.

LDC fully support a community project to retain the collection.

3/12/25 Final offer has been put to Rob Knott by Working Group on behalf of community, awaiting response. An open meeting will be called when a response is received, for interested parties from the previous public meeting.

4/2/26 Annette Aldersea reported that Rob Knott is considering the offer to purchase.

ACTION: Monitor activity of Committee regarding fundraising.

11.4 Tannery Road – South Bicentenary Fencing

LDC noted that the Bicentenary fencing has deteriorated and is in need of repair.

ACTION: Annette Aldersea to put in a Works Request to NMC. Agreed Unanimously.

12.0 GOVERNANCE ISSUES:

12.1 LDC Budget Allocation Submission - Results. New Budget 2025-2026.

LDC Projects for which funding will be requested. (Submission to be emailed to Council and LDC members in March):

- Marlborough Street footpaths – Upgrades. [Concrete paths in future footpath program.](#)
- Legends Walk - Continuation of placement of historic stands & plaques [\\$5,000 ongoing](#)
- Directory of Clubs – Framework for club signs – Visitor Information Centre Village Green and Wellington Street Woolmers Lane end - \$6,000 (Noted that NMC are talking with IT about adding these on the NMC website also). [Investigate – maybe Tourism Budget Signage](#)
- Longford Cemetery – For planting of mature trees to provide shade over the existing seating. [\\$25,000 for irrigation. Trees - Consider from Maintenance Budget.](#)
- Mill Dam Reserve - Funding for improvements. [See Masterplan.](#)
- Longford Road Bypass - future plan. [Survey work planned. 18/8/25 NMC Minute No. 25/249 "That Council take no further action at this time and continue to monitor heavy vehicles in Longford".](#)

- Pedestrian Refuges – upgrade existing and new refuge Marlborough Street near “Yellow Shop”. [NMC Budget \\$100,000](#)
- ½ Netball/Basketball Court – near skate park at Velodrome. [No funding allocated.](#)
- 5/3/25 Annette Aldersea and Peter Munro have compiled the NMC Budget Submission List. Longford Cemetery, Marlborough Street Footpaths and Pedestrian Refuges have been nominated for inclusion in the Annual March municipal bus tour – Wed 26th March, 2025
- 3/12/25 LDC will commence compiling Submission for 2026/27 in the New Year.
- 4/2/26 LDC Sub Committee to meet on Wednesday 18th February at 3:30pm to commence compiling new submission, due in early March 2026.

[ACTION: LDC compile Submission. Continue to monitor previous.](#)

12.2 Draft Longford Expansion Strategy

Ref. Addendum to Minutes. Continue to Monitor

12.3 Cat Control Measures

1/10/25 LDC raised concerns regarding risks from feral cats with Toxoplasmosis and Sarcocystis in sheep. Councillors reported this is being looked at next NMC Workshop.

5/11/2025: Cr. Paul Terrett advised that the Cat Management Act is being updated and is currently a live issue, still in NMC Workshop. The outcome will go for community consultation.

3/12/25 Christine Darke reported that some farms in southern council area have had lamb losses of 30% due to Toxoplasmosis.

7/1/26 LDC to review outcome from NMC workshop

4/2/26 LDC discussed recent revelation on ABC Radio Northern Tas that Toxoplasmosis can transmit fatally across species to endangered Eastern Barred Bandicoots and has been evidenced in the Midlands.

[ACTION: Continue to Monitor](#)

12.4 Nominations for use of LDC Secretarial Allowance \$2,500 for past 12 months.

MOTION: Longford District Committee request Northern Midland Council approve the allocation of LDC's Secretarial allowance for the past 12 months to be pledged toward the fundraising to acquire the Rob Knott Motor Racing Collection, with funds released to the formal fund raising campaign once it is established.

MOVED: Frances Stewart SECONDED: Annette Aldersea Carried Unanimously

5/11/2025 Vivien Tan advised by email 6/10/2025 that “this can be recorded in LDC minutes as a committee resolution. A councilor decision is not necessary in this case”.

LDC MINUTE: LDC resolved unanimously that the LDC Secretarial Allowance \$2,500 for the past 12 months be pledged towards the fundraising to acquire the Rob Knott Motor Racing Collection, with funds released to the formal fund raising campaign once it is established.

[ACTION: Continue to Monitor progress of fundraising for Rob Knott Motor Racing Collection](#)

12.5 Longford Tip Shop

7/1/26 Joanne Clarke reported that Helping Hands will be taking over the operation and management of the Tip Shop. There will be a volunteer drive in the first week of February, with Jobseekers eligible to volunteer and count hours as work. Shop should open first week of March. Helping Hands is currently finalizing contracts. Donations towards restocking the tip shop will be welcome.

4/2/26 Joanne Clarke reported that Helping Hands Foundation Members voted 7-4 against running the Tip Shop. NMC to seek other organisations to run it.

13. REPORTS FROM SUB-COMMITTEES:

13.1 Railway Committee – Bridge Pillars to be installed on Saturday 7th February 2026. Presentation will take place at a later date. It is hoped solar powered lighting will be installed in the near future. LDC congratulated Cr. Dick Adams for his dedication to seeing this project through to reality.

13.2 Longford Legends - Neil Tubb reported Fiona Dewar is arranging a Norfolk Islanders plaque. Ceremony will take place on 7 May 2026 to acknowledge Longford's first FIFO workers – shearers.

13.3 Town Hall Committee – no update on original doors being installed yet.

13.4 Arts & Cultural Committee – Community activity is going strongly.

13.5 Tamar Estuary Management Taskforce – Cr. Adams introduced this project for LDC.

14. NEW BUSINESS:**14.1 Tactile Assistance for Vision Impaired at Road Crossings**

4/2/26 LDC noted a community member requesting more Tactile Assistance measures for road crossings on Longford roads.

ACTION: LDC to put on Facebook page for community comment and feedback.

14.2 Toilets, Shade, Seating & Bins at Illawarra Road Truck Stop

4/2/26 The lack of facilities for truck drivers at the truck stop was raised by Joanne Clarke.

ACTION: LDC to request NMC ask Dept. State Growth to improve conditions at the truck stop to alleviate the pollution / excrement around this State Growth truck facility.

NMC Meeting dates for 2025/2026, Meeting starts 5:00pm:

16 th February	22 nd June * 4 th Monday	19 th October
16 th March	20 th July	16 th November
20 th April *	17 th August	14 th December * 2 nd
18 th May	21 st September	Monday

15. CLOSURE: Chair closed the meeting at 7:05pm.

The next meeting will be at 5:30pm on WEDNESDAY 4th MARCH 2026 at the Longford War Memorial Hall, Meeting Room 1.

LONGFORD DISTRICT COMMITTEE - ADDENDUM TO MINUTES**WEDNESDAY 4th FEBRUARY 2026****ITEMS ON HOLD – NO UPDATE****7.0 PROMOTIONAL ISSUES:****7.1 Signage for Longford Roundabout.**

LDC received notification from Council that the Department of State Growth will not approve the installation of the Longford roundabout sign until their stipulated conditions have been met. One condition is the removal of two of the entry signs at the northern entrance into Longford.

The LDC was unanimous that it strongly objects to the removal of the significant stone "Longford" wall near the railway line. Committee members believe it has been in place for 40 – 50 years and must not be removed under any circumstances.

- 22/7/24 NMC Minute – Action Items – 04/07/2024 Engineering Officer Awaiting report from consultant.
- Noted that it is in the NMC Council Budget 24/25 with \$200,000 funding allocated.
- Sign may not go in until roundabout is repaired.
- 8/1/25 NMC Minute – Engineering Officer received report from consultant.
- 7/2/25 NMC Engineering Officer reports that DSG have indicated that the Stone sign construction and location needs to be reviewed as part of the approval process for Welcome to Longford promotional signage and town signage on the Longford Roundabout.
- 25/2/25 Works Manager advised Traffic Engineer to inspect by 14/3/25
- 14/4/25 NMC Action Items: Traffic Engineer report received by NMC and a report is being prepared for a future Council Meeting.
- NMC Action Items p.23-24 Consultant report sent to State Growth, awaiting response. 16/6/25 Engineering Officer sent follow up email to DSG.
- NMC Budget Items – Deferred.
- 18/8/25 NMC Action Items: 4/8/25 Letter sent to General Manager State Growth.

ACTION: Continue to monitor.

7.2 Proposed relocation of the stone Longford entrance wall to the Woolmers end of Longford.

Longford District Committee members were unanimous in opposition to this proposal.

- 6/1/25 MOTION: The Longford District Committee request that the Northern Midlands Council ensures that, in view of recent discussions regarding historical nature of the Longford Entrance Wall, it remain in situ or in close proximity to its current location. Moved: Bronwyn Baker. Seconded: Christine Darke. Carried Unanimously.
- 20/1/25 NMC Minute 25/009 That Council notes the Committee's recommendation. Officer's comment: The Officer is assessing options and will report to the Council.
- 7/2/25 NMC Engineering Officer reports that DSG have indicated that the Stone sign construction and location needs to be reviewed as part of the approval process for Welcome to Longford promotional signage and town signage on the Longford Roundabout.
- 14/4/25 NMC Action Items: Report received and is being reviewed by Council officers. 19/5/25 NMC Action Items: Report sent to DSG for comment.
- NMC Action Items p27. Report sent to DSG for comment, awaiting response.
- 18/8/25 NMC Action Items: 4/8/25 Letter sent to General Manager State Growth.

ACTION: Continue to Monitor

7.3 New Promotional Signage either side of Longford Roundabout on Illawarra Road.

LDC discussed the suitability of using Heritage colours for the signage, consistent with Longford, Brickendon & Woolmers (ie. Oatlands).

ACTION: Continue to monitor, considering DSG stance to Longford signage.

7.4 Directory of Clubs and other organizations and their branches in Longford – including sign.

It is proposed to place organisations sign on or near the visitor information booth in the Village Green, and a second sign near Woolmers Lane end of Wellington Street.

- Fiona Dewar NMC has provided a quotation of \$35 - \$40 for each club/organisation emblem.
- On 23rd May Ms Dewar provided further details of a quotation she received to manufacture the frames for the club signs of around \$2,550 each. The frame for the Village Green may be slightly less as it will not require poles for installation.
- 10/1/25 NMC Minutes – NMC Motion to update Web page for community organizations – to discuss with IT. Cr. Dick Adams to raise the issue of funding.
- 14/4/25 NMC Action Items: Legal Disclaimers, Terms & Conditions being drawn up for NMC Online version.
- NMC Action Items P27. Online Council Webpage now live 29/5/25. LDC Budget Request Item.

ACTION IN PROGRESS:

- Neil Tubb and Annette Aldersea have drafted a letter to present to organizations/clubs re: informing them of the proposal, cost for the emblems, and seeking their interest in participation. This will be circulated in March when people are back from holidays and notified on the LDC Facebook page.
- LDC would need to request funding from NMC for the frames – Item included in Budget Submission 2025-26.
- No funding in NMC Budget 2025-26. Defer to next Budget Allocation Submission,

7.5 Shopfront Christmas Window Competition

Christine Darke suggested NMC run a Christmas window decoration competition for Longford businesses.

- Christine Darke met with Rotary to discuss. Rotary response was that they endorsed the idea and committed to \$100 prize donation for best window display.
- Christine Darke moved to write to Rotary confirming OK to action. Bronwyn Baker Seconded. Carried unanimously.
- 3/9/25 Christine Darke reported that Rotary will run the entire competition, promotion & judging & she will follow up requesting updates.

5/11/25 Christine Darke followed up with Rotary. Too late to start organizing for this year. Postponed to next year.

8.0 SAFETY & AESTHETIC ISSUES:

8.1 Pullover area/Viewing Platform – Alternative Location.

A revised report – V3 had been prepared and circulated to LDC members. The report includes an alternative suggestion for a pullover point on Woolmers Lane. The committee decided to suggest two options to Council.

MOTION: LDC requests that NMC consider a lookout or pullover point at either

(1) Woolmers Lane on the hill between Woolmers Bridge and Panshanger Road.
 or
 (2) Norwich Drive on the southern side opposite number 59. See attached revised report – V3.1.
 NMC Minute 24 June 2024 – DECISION That Council consider the location of the vista / look out point after a safety check is conducted on site. Carried Unanimously
 Annette Aldersea reported that Council Officers report Council Meeting 9th July 2024 found both sites problematic,
MOTION: LDC request that NMC provide clarification regarding request for a pullover viewing area with respect to why the proposed Norwich Drive location is problematic.
 Moved – Annette Aldersea. Second – Bron Baker. Carried unanimously.
 NMC Minute No. 24/0264 Decision: That Council investigates alternate viewing locations.

- 5/3/25 Ken Richards suggested Prout's Vista – Mountford/Newry corner, Pateena Rd.
- 7/5/25 Dumaresq family not amenable to supporting this on Pateena Rd or Norwich Drive due to past issues with loiterers.

ACTION. LDC to continue to scout for a suitable site.

8.2 Wellington & Marlborough Streets Intersection (Sticky Beaks) – STOP sign

LDC discussed the lengthy delay since community members met with Minister Michael Ferguson and Garry Hills DSG, onsite 9th March 2023, to discuss the safety concerns regarding the large concrete planter boxes. The Minister gave his assurance at this meeting that an independent traffic study of the intersection would take place.

LDC discussed further, agreed it should be left turn only out of Wellington Street on to Marlborough Street, and left turn only out of William Street. Peter Munro noted the request to change the Give Way sign to a Stop Sign

- NMC Minutes 22 July 2024 -Action Items – 10/07/2024 Engineering Officer Awaiting information from the Department of State Growth. Council moved a motion to lobby State Growth regarding the roundabout, Sticky Beaks corner, pedestrian safety etc.
- Peter Munro noted the number of times recommendations have been put forward by LDC, supported by NMC but no action from State Growth, including the request to change the Give Way on Wellington Street sign to a Stop Sign, for which LDC is still waiting for feedback.
- It is anticipated that DSG will soon engage a consultant to conduct an independent safety survey and report.
- 8/1/25 Cr. Dick Adams advised that NMC have received a response from DSG noting comments on the Safety Audit and stating no further response. NMC to discuss response.
- 5/2/25 NMC Exec Assistant advising item listed for next workshop.
- 2/3/25 NMC Exec Assistant preparing a report.
- 2/4/25 LDC discussed whether bollards were an option, since they are used in front of The Queen's Arms. Crs Adams and Brooks advised that they were not since there was underground infrastructure, but that NMC plan to lower the height of the boxes and move them back from the kerb where there are sight obstruction issues
- 14/4/25 NMC Action Item: Engineering Officer prepared report for May Workshop & Council Meeting presentation. Workshop discussed options such as Dept. State Growth redesign intersection, Reduction of speed limit to 40km/hr but dismissed lowering the box heights.
- 19/5/25 NMC Action Items - Council reviewing location of underground services to determine what impact this may have on any future works at this location. Scheduled for workshop discussion.
- 4/8/25 NMC Audit Report, Minute No. 25/250 Decision: That Council: a) make no changes, and b) continue to monitor vehicle and pedestrian safety at the intersection.

- 5/11/25 Christine Darke raised the fountain/trough as a possible roundabout feature. Concerns were the likelihood of it being an accident hazard.
- 3/12/25 Inspector Fox Follow up – Correspondence from Garry Hills, Principal Analyst Traffic Engineering DSG: “Intersection controls at side roads joining a State road are State Growth’s responsibility. The requirements under national traffic standards for the provision of Stop signs are very rigorous and sight distance from the holding position must be below a particular value before a Stop sign is necessary. We have previously reviewed the Marlborough Street and Wellington Street intersection, and sight lines are not in the range where a Stop sign is warranted.”

8.6 Illawarra Road West of Roundabout – Safety Concerns.

LLDC MOTION tabled at NMC meeting 18th March 2024. Council DECISION – MINUTE NO. 24/093. NMC Minutes 20th May 2024 - Action Item - Letter sent by Executive Assistant 18th April 2024 to Department of State Growth, awaiting response.

LDC discussed the extremely poor condition of the Longford roundabout which continues to deteriorate. The roundabout has become a major safety concern for the Longford community.

MOTION: The LDC requests NMC to seek from the Department of State Growth their maintenance and surveillance program for the Longford roundabout as the poor condition of the surface and sides are of major concern to the community.

Moved – Annette Aldersea. Second – Peter Munro. Carried.

NMC Minute 24 June 2024 – DECISION That Council awaits a response from the Department of State Growth. Carried Unanimously

NMC Update – night works are scheduled to be carried out to patch the roundabout surface, currently delayed due to recent weather conditions.

Frances Stewart noted that noise and traffic monitoring was carried out along Illawarra Road in May 2024 but DSG have withheld the results.

- Requests from NMC in April 2024 and MVC in May 2024 to lower the speed limit to 90km/hr between Bishopsbourne Road and the Bass Highway have had no response from Dept. Transport. Jen Butler has drafted a Motion to present before Parliament on behalf of landowners to lower the speed limit to 80km/hr.
- LDC Note that surface repair work has been carried out on the roundabout, but is acknowledged temporary fix.
- Frances Stewart noted that Jen Butler will resubmit the lapsed Motion to Parliament.
- Frances Stewart has followed up with Kerry Vincent about speed, noise, vibration & safety concerns and has had standard department response, which was circulated. Continuing to communicate with Kerry Vincent directly on the issues and other relevant government ministers.
- 5/3/25 Jen Butler has put forward a constituent question from Illawarra Road Landowners to Kerry Vincent regarding the current speed limit causing safety and noise concerns, the Consultant’s Report to State Growth and whether Kerry Vincent has seen it.
- 2/4/25 Commissioner of Transport Cynthia Heydon, Project Manager & Consultant met with Illawarra Road Landowners on site 25/3/25, including a group landowners meeting at “Valleyfield”. The outcome revealed that the Commissioner was largely unaware of the issues arising from the road project and an undertaking to instigate a review of whether correct procedures have been followed and a review of the speed limit by 16/4/25.
- 7/5/25 Frances Stewart received correspondence from Elspeth Moroni, General Manager State Roads, confirming a decision has been made to reduce the speed limit to 80km/hr on Illawarra Road from Perth Bypass/Midland Highway merge to approximately Wickford Mill Cottage (approximately 7km) as a temporary measure while a review of the upgrade plans is

undertaken to see if a permanent reduction is warranted. New signs to be installed in next couple of weeks.

- Frances Stewart followed up with the Commissioner of Transport regarding extending the reduced speed limit a further 600 metres towards the Bass Highway. 80kmh signs have been put in place and a “No air brakes” sign at the beginning of the southbound zone.
- NMC Action Items p25. New Speed limit signs installed by DSG 26/5/25. Awaiting “no air brakes” sign on northbound lane to match one placed on southbound lane and revised designs.
- 3/9/25 New concerns regarding southbound overtaking lane in 2b section being less length than minimum outlined in Road Design Guidelines & Standards.)
- 1/10/25 LDC discussed this with Inspector Fox. It was noted that there is good compliance with the lowered speed limit only when the mobile speed camera is present, and that regular patrols by police to monitor speeding is greatly appreciated by residents.
- 5/11/25 Workplace safety issues with the design for Stage 2B have been raised with DSG and the Minister, along with a request a meeting onsite. Ruth Forrest MLC asked the Minister if he would order a safety and risk assessment of the Illawarra Road Upgrade, which he did not answer.
- 3/12/25 Workplace safety issues with design have been raised with DSG and a request made to Minister Kerry Vincent for a meeting onsite with landowners. Jen Butler questioned Kerry Vincent during Budget Hearings regarding misinformation from DSG to Parliament Standing Committees regarding Illawarra Road.
- 7/1/26 Frances Stewart suggested moving item to Addendum as Landowners are taking independent action and NMC have not had input into this issue since April 2024. Cr. Matthew Brooks interjected, suggesting Frances Stewart should have declared a pecuniary interest in the issue. Frances Stewart responded that it was a safety issue to all road users and not particular to adjoining property owners. After discussions, LDC decided to request clarification from Maree Bricknell at NMC regarding the definition of pecuniary interest.

8.7 Longford Community Meeting 31/8/2024 regarding proposed Fuel Stop, Tannery Rd.

Annette Aldersea reported that the meeting was strongly attended by 350+ members of the Longford community. Motions were put forward and overwhelmingly approved by attendees to request a review by Parliament regarding the development of a refueling depot at Tannery Road. A motion was also successfully put forward to support the NMC with applying pressure to DSG regarding the ongoing issues before DSG mentioned in these minutes, namely:

- Condition of Longford Roundabout (currently bandaid solution)
- Cyclist & Pedestrian Safety – Pateena Road to Longford (Viaduct access?)
- Sticky Beaks Corner – Traffic & safety concerns
- Improving pedestrian safety in Longford
- Requests a new traffic and noise level survey on Wellington and Marlborough Streets Longford be carried out urgently and the results of that survey be given back to Northern Midlands Council to be publicly available.
- Annette Aldersea has received letters from Premier Rockliff and Guy Barnett, which will be followed up.
- Dean Winter was on site at the proposed Truck Stop at 10am on Friday 11th October to meet with local residents and hear their concerns.
- Jen Butler is putting forward a motion to rescind the decision.
- Annette Aldersea met with Guy Barnett who said Government want to do something to rectify the situation and are currently working through the legalities.

- LDC to put forward a recommendation to NMC to request DSG conduct traffic and noise level surveys urgently along Tannery Road, Marlborough and Wellington Street and release results to NMC, to check for compliance with Government traffic noise guidelines. **NOTED that traffic counter were placed on Tannery Rd & Marlborough Street in November, 2024.**
- Annette Aldersea advised that there are ongoing discussions with Minister Kerry Vincent.
- Neil Tubb has had written response from Minister Kerry Vincent.
- Question on Notice: John Izzard query regarding the TASCAT Settlement Letter 3/12/24. Advice to be provided to Mr Izzard.
- 2/4/25 NMC Motion 17/3/25 Wilmores Lane, Bishopsbourne Rd & Herberts Road. Council Officers to prepare a report on the costs associated with upgrading these roads to become alternative heavy vehicle routes to divert from Tannery Road. Item to be discussed at Council Workshop 7/4/25.
- 7/5/25 Kerry Vincent, Min. Infrastructure has been contacted with correspondence and a constituent question in Parliament, with the response that it is ongoing with Parliament.
- Copy of a response from Minister Kerry Vincent to Jen Butler was tabled. Ongoing talks with Minister Vincent regarding his options for intervention.
- Annette Aldersea advised footpath being reinstated. Concerns the developer will take advantage while government is in caretaker mode for the election. Suggests contacting the Lyons candidates to ask their position and action they may take in regard to the fuel stop.

8.8 Tasmulch expansion to bulk landscaping supply – dust issues.

Some residents around the Tasmulch bulk landscape site have been experienced elevated issues of dust emerging from the Tasmulch site, as well as concern over the vibration from trucks unloading & loading within the heritage precinct.

- Annette Aldersea approached Tasmulch with a request to use dust suppressant on the driveway, and keep hosed down in hot weather. Response was “Taken on Board”
- Surrounding residents are in the process of writing to Tasmulch.
- 7/5/25 Approximately 6-8 houses are being impacted by dust, and noise after hours.
- Tasmulch is in a General Business Zone. Garden supplies is permissible, however more industrial level of bulk quarry materials and trucks using the site. Also operate outside allowable hours. Checking for Attenuation requirements.
- Noted that Browns Store site is for sale due to Tasmulch relocating.

9.0 TOWN IMPROVEMENT ISSUES

9.2 EV Charging Site in Longford.

Rear of Hill Street a perfect location.

- Peter Munro reported still waiting for a call from Hill St Management. An approach has been made by Charles Gregory, Secretary Australian Electric Vehicle Association Tas, claiming that site as perfect.
- Maree Bricknell follow-up email requesting suggested sites.
- Cr Dick Adams advised NMC is looking at alternatives, such as near the Memorial Hall, which would be suitable as a Northern Midlands Council owned site.
- Cr Dick Adams advised that Grant Applications open 6/2/25 and NMC are going to apply. Needs consultation.
- LDC Discussions were unanimous in the position that the EV Charging site should be on private land, not community land. Suggestions were to approach Longford fuel stations to gauge interest.

- 2/4/25 Joanne Clarke suggested rear of Harcourts would be a good site.
- 19/5/25 Lyttleton St residents spoke at NMC Meeting Public Question time, stating that Lyttleton St/Village Green would be an inappropriate site, for multiple reasons. NMC decided Energy ROI should investigate other options.
- Peter Munro met with the new Hill Street Manager to discuss, waiting for feedback.
- 2/07/25 – Waiting to hear if Energy ROI have found another site, may be in discussions with Hill Street.

9.3 Lack of river signage at Macquarie River Bridge, Woolmers Lane.

4/06/25 Bronwyn Baker raised the lack of signage at Macquarie River bridge on Woolmers Lane to identify the Macquarie River.

2/07/25 Bron Baker advised via email prior to the meeting she has a Works Request with NMC.

6/8/2025. Bron Baker received feedback that there is conflict as to whether a DSG or NMC responsibility. NMC consider the signage too extensive/expensive across Council area due to the number of bridges.

6/8/25 MOTION: Longford District Committee request Northern Midlands Council place signage at Woolmers Bridge identifying the Macquarie River and its traditional Aboriginal name if known, and also on Cressy Road at Brumby's Creek bridge to identify Brumby's Creek, both for the benefit and interest of tourists and recreational fishers.

MOVED: Bronwyn Baker SECONDED: Frances Stewart Carried Unanimously.

1/10/25 NMC MINUTE NO. 25/281 DECISION That Council:

1. notes the request from the Longford District Committee for signage at Woolmers Bridge and Brumby's Creek Bridge identifying the waterways and their traditional Aboriginal names, if known;
2. acknowledges advice from the Tasmanian Aboriginal Centre (3 September 2025) that traditional names for Brumby's Creek and the Woolmers Bridge area are not known, and that the Macquarie River is referred to as Tinamirakuna/Macquarie River;
3. recognises the request as an operational matter for which no funding is currently available;
4. advises the Longford District Committee that as there is no funding available at this time, this can be included as a budget request for the year 2026/27 in March of 2026.

ACTION: Defer to Budget Request Items 2026/27, March 2026.

9.4 Future plans for abandoned house block on Lyttleton Street.

4/06/25 Peter Munro raised this as an item for discussion at the next LDC meeting, due to concerns about it becoming a recent target for vandals and attempted arson.

2/07/25 Investigate possibilities further.

ACTION: Further consideration as a Budget Request Item 2026/27, March 2026.

10.0 RECREATIONAL ISSUES:

10.3 Drop-In Centre for Youth 12-17yo. (Merged with Item 10.3 Community House)

Frances Stewart raised the issue of Longford Youth having no indoor recreation area, especially during Winter, for after school, weekends & school holidays. A summary of the need, benefit and proposal for provision was submitted, with the idea of allocating a couple of rooms in a Council Community House or a stand-alone premises for the purpose of diverting unsupervised youth from engaging in anti-social activity such as vandalism and shoplifting. Cost of a part-time youth worker may be offset by reduced vandalism costs and community have offered furnishings, laptops, PlayStation, television etc, with further staffing by volunteers.

Council members suggested a more thorough proposal and report be investigated and prepared

before submitting a Motion to Council, and that Deloraine House be visited to see how their Community House operates.

- 4/6/25 Ideas was discussed with Mitchell Langley during his presentation. Follow up to be done regarding how LDC might support his work with Longford Youth in the future.
- 2/07/25 Noted Frances Stewart had emailed thanks to NMC Youth Worker Mitchell Langley for attending LDC June meeting.
- 1/10/25 In light of being advised that Mitchell Langley is unfortunately no longer with Northern Midlands Council, Inspector Fox suggested contacting Longford Primary School to see if there are any after school programs running, or what might be put in place.

10.5 Additional bench seats & picnic tables for Longford Village Green near Latour and Lyttleton Streets.

It was noted that there is a lack of seating in the area of the Village Green near Latour and Lyttleton Streets, and that some visitors to the Village Green may prefer quieter seating location away from the children's play area, such as near the trees.

- 5/3/25 Annette Aldersea to take photos for Peter Munro to circulate for feedback on social media.
- 2/4/25 Peter Munro to put on the Longford District Committee Facebook page for community feedback on this suggestion.
- 7/5/25 Community opinion was 100% positive with approximately 40 comments/suggestions, including all corners of the Green, under shade, scattered benches around perimeter for elderly rest stops when strolling, more picnic benches along Arthur Street for food van patrons, while ensuring open areas remain for events such as Scots Day Out and Car Shows.
- Peter Munro provided a report on feedback from social media regarding the idea of extra seating, which was overwhelmingly positive.
- 2/07/25 Annette Aldersea tabled photos of suggested locations for extra picnic tables and bench seating in the Village Green. Peter Munro raised request through Facebook feedback for a picnic table at the safety park. Annette Aldersea to add to request. Agreed by all in attendance that Annette Aldersea lodge a work request for the additional tables and seating.
- 6/8/2025 Annette Aldersea lodged a Works Request with Council.
- 1/10/25 Frances Stewart followed up with Vivien Tan – NMC has no funding allocation at present. LDC to add to 2026/27 Budget requests for funding benches, concreting etc.

ACTION: Defer to Budget Request Items 2026/27, March 2026.

11.0 HERITAGE ISSUES:

11.1 Significant Trees Register.

The aim of which is to identify trees and vegetation of high community value and significance, worthy of protection by being included in the Significant Trees List.

There is also the National Trust Tree Nomination Form which can be found at: [National Trust - Nomination Form \(trusttrees.org.au\)](https://www.trusttrees.org.au) for more information.

Annette Aldersea spoke with a National Trust representative re: current list and collaboration to add more trees to the list.

- New members to LDC were invited to put trees forward for consideration.
- Annette Aldersea to suggest Longford History Society become involved, check whether the old trees on a property in Lewis Street should be listed.
- Annette Aldersea still has not been given the list from NMC.
- It was noted that the trees in Lewis Street needed pruning where impinging over the boundary

prior to listing.

- Annette Aldersea informed that the Norfolk Plains Historical Society are coming on board to update the Register.
- 5/3/25 Annette Aldersea advised that NMC Nominations are now open until mid April to propose trees for inclusion in the Register.
- 2/4/25 Annette Aldersea proposed the following motion:
MOTION: The Longford District Committee requests that the Northern Midlands Council extend the closing date for Significant Tree Register nominations to 30th June, 2025 due to the large number of trees in Longford being investigated and considered by the Longford District Committee, community groups and community members for nomination for addition to the current Significant Tree Register. We are aware other District Committees are also working on nominations and require an extension of time.

Moved: Annette Aldersea Seconded: Frances Stewart Carried Unanimously.

- 14/4/25 NMC Minute No. 25/121 "That Council extends the nomination period for the Significant Tree Register until 30th June, 2025. Carried Unanimously.
- Frances Stewart asked Vivien Tan what the process would be after 30th June. Response was that the list would first be assessed for suitable tree candidates, according to their history, then referred to an appointed specialist.

11.2 Preservation of Fred Davies Grandstand

Neil Tubb has been in discussion with the Longford Football Club, with the following summary: NMC Decided to retain the Grandstand in 2020 and made substantial improvements to ensure the Grandstand would remain standing for future generations. The Grandstand has social and cultural significance to the Longford community and it also compliments the Fred Davies Memorial located at the entrance to Longford Reserve. Listing of the building will ensure that it will remain in place for future generations to understand and enjoy.

5/2/25 Neil Tubb to talk to the President of the Longford Football Club.

5/3/25 Neil Tubb submitted the following motion for discussion (see attached background document):

MOTION: "The Longford District Committee requests that the Northern Midlands Council add the "Mulga" Fred Davies Grandstand to the Northern Midlands Committee Heritage List/Register under the **NOR-C6.0 Local Historic Heritage Code.**"

Moved: Annette Aldersea. Seconded: Kenneth Richards. Carried unanimously.

- 2/4/25 NMC Minute No. 25/0088 Decision: That Council make an application to Heritage Tasmania for heritage status of the Fred Davies Memorial Grandstand at the Longford Recreation oval.
- 2/4/25 Neil Tubb to investigate incorporating the Timekeeper boards also.
- 14/4/25 NMC Action Items: Senior Planner Application to Heritage Tasmania is being prepared.
- 19/5/25 NMC Action Items: Senior Planner Application to Heritage Tasmania has been made.
- (NMC Action Items p29. Senior Planner Heritage Tasmania has advised that it received an enquiry regarding the potential for entry of the grandstand last year and provided advice that it is much more likely to meet the criteria for listing at the local level rather than at the state level, and that unless information could be provided supporting entry on the state register, it would be better to focus on listing at the local level in the planning scheme. 2/6/25 Exec & Communications Officer: Committee has been notified of the response from Heritage Tasmania. Completed.)

- 2/07/25 Neil Tubb pointed out our Motion to NMC was a request for Council to add the grandstand to the NMC Heritage Register. Council Officers to review further for listing.

12.0 GOVERNANCE ISSUES:

12.2 Draft Longford Expansion Strategy

Annette Aldersea has provided a copy of the Strategy document for discussion (*see attached Draft for Community Consultation*)

- Peter Munro suggested the Strategy should include traffic management planning, including investigation of a Longford bypass.
- A voluntary LDC meeting to discuss and prepare a group submission/response was held 13th November and a submission has been presented to NMC.
- Dick Adams reported that this has been workshopped in a closed session by NMC.
- 2/07/25 Awaiting report.

ACTION: Continue to monitor.

Council wishes to inform residents about some important changes regarding heavy vehicle access on a few key roads.

New "No Trucks" signage will be introduced on Dalrymple, Industry and East Arm Roads. This change is aimed at stopping non-local heavy vehicles from using these roads as a shortcut.

The change will not affect local farms and businesses within the Dalrymple Rd/Industry Rd/East Arm Rd catchment.

Local heavy vehicles transporting agricultural products or servicing properties within this catchment can continue as normal providing the vehicle meets the National Heavy Vehicle Regulator (NHVR) threshold and permit requirements.

The measure aims to reduce wear and tear of local roads caused by heavy vehicles taking a shortcut while also enhancing safety and amenity for local communities.

Electronic message boards will be installed in advance to keep drivers informed about the upcoming changes which will be implemented from Friday, 11 July 2025.

Enforcement will be undertaken by the NHVR and Tasmania Police, not Council.

For clarification regarding vehicle eligibility, please visit the NHVR Portal at <https://portal.nhvr.gov.au> or contact NHVR directly on 13 64 87 or email info@nhvr.gov.au

ADDITION:

The relevant provisions under the Tasmanian Road Rules 2019 - Regulation 104 are as follows:

1. Where a "No Trucks" sign includes a mass or length indication, a driver (except the driver of a bus) must not drive past the sign if the vehicle or combination exceeds that mass or length, unless permitted under another law of this jurisdiction.
2. Where a "No Trucks" sign does not include a mass or length indication, the driver of a truck must not drive past the sign unless permitted under another law of this jurisdiction.

These restrictions do not apply if the driver's destination lies beyond the sign and:

1. there is no other route by which the vehicle could reach that destination, or
2. any alternative route would require the vehicle to pass another "No Trucks" sign.

3. Heavy vehicles servicing properties or transporting goods from properties located beyond the signage may use these roads, provided they meet the prescribed parameters or otherwise have an appropriate NHVR authorisation.

If you have questions regarding the proposed restriction, please contact Council on 6382 8800 or email council@georgetown.tas.gov.au



ROSS COMMUNITY SPORTS CLUB INC.

MINUTES

DATE: 13th January 2026

TIME: 4.00 pm

LOCATION: Ross Community Sports Club

ATTENDEES

Dale Lloyd	Diane Lloyd	Marcus Rodrigues	Hannah Lang
Sally Langridge	Brenda Turner	Molly Jones	Ricky Hebbard
Gabe Gressie	Amber Wilson	Ricky Mansfield	Tim Dyer
Michael Smith			

APOLOGIES

Brad Hodges			
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IN ATTENDANCE

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ITEMS

NO.	ITEM	ACTION
1.	ACKNOWLEDGEMENT OF COUNTRY Ricky Hebbard delivered the Acknowledgement of Country "We acknowledge the Traditional Owners of the land on which we meet today. I would also like to pay my respects to Elders past and present."	
2.	CONFLICTS OF INTEREST DECLARATION Nil	No Further Action
3.	CONFIRMATION OF PREVIOUS MINUTES 3.1 Moved by Dale Lloyd that the Minutes of the meeting of 9 th December 2025 be accepted and seconded by Ricky Mansfield.	No Further Action
4.	BUSINESS ARISING 4.1 Membership Applications. Sally Langridge advised that there were 3 new member applications for Ian Bazely, Craig Laredo and Grant Laredo. Applications were accepted unanimously by Committee.	No Further Action
	4.2 Committee Resignations & Nominations for Casual Vacancies. Nil	No Further Action
	4.3 Review of Management Agreement. Michael Smith reported we are still awaiting response from Council regarding this.	Ongoing
	4.4 Review of Constitution. Michael Smith reported this was also awaiting Council response to Management Agreement to ensure the documents do not conflict with one another.	Ongoing
	4.5 Purchase of Solar System. Sally Langridge reported that we were still waiting on information from Council.	Ongoing
	4.6 Purchase of Sound System. Sally advised that she was still looking at options for this.	Ongoing

	<p>4.7 Status of Recycle Rewards program.</p> <p>Michael Smith distributed three variations of a possible logo to Committee members for consideration. The first logo was the most preferred one (see attached) and was agreed to be accepted for use by the Committee.</p> <p>Website address is https://www.facebook.com/RCSC7209TASMANIA</p> <p>Sally advised that now that we had a logo and a web address, she would now be able to finalise setting up the Recycle Rewards account.</p> <p>The Committee agreed to remove this item from the Agenda.</p>	No Further Action
	<p>4.8 Removal of part of Rodeo Arena.</p> <p>Ricky Hebbard and Michael Smith met with Leigh McCullagh and Damien Wilson from NMC on 17 December and clarified with them what parts of the rodeo arena were to be removed. Leigh advised that he would schedule this work in to be done in January.</p> <p>The Committee agreed to remove this item from the Agenda.</p>	No Further Action
	<p>4.9 Replacement of Meeting Room Chairs</p> <p>Hannah Lang reported that she was still to contact Council to see if we could use their purchasing contacts and pricing.</p>	Ongoing
	<p>4.10 Volunteer Recruitment</p> <p>Michael Smith advised that the Verification of Voluntary Work Form for Centrelink was emailed to Diane Lloyd for completion.</p> <p>Diane Lloyd advised that she was awaiting confirmation from Centrelink on a starting date and would complete the form as soon as this was done.</p> <p>The Committee agreed to remove this item from the Agenda.</p>	No Further Action
	<p>4.11 Council Safety Induction Training</p> <p>Hannah Lang advised that she had already sent the link to the induction to all Committee members to complete and would forward again to anyone who needed it.</p> <p>All Committee members to confirm their completion at the next meeting.</p>	Ongoing
	<p>4.12 Maintenance & Repairs – fence / urinal</p> <p>Sally Langridge confirmed that the fence had been fixed and Hannah Lang advised that the urinal had also been fixed.</p>	No Further Action
5.	<p>FINANCIAL REPORTS</p> <p>5.1 Moved by Tim Dyer and seconded by Molly Jones that the Treasurer's Reports be accepted and that accounts be passed for payment.</p>	No Further Action
6.	<p>CORRESPONDENCE</p> <p>6.1 Inwards</p> <ul style="list-style-type: none"> • Director Tassie Tour 03/12/25 – Email re: 2026 Vintage Motorcycle Club event. • Northern Midlands Council 08/12/25 – Email re: Customer request confirmation (timing on security light) • Northern Midlands Council 09/12/25 Leigh McCullagh – Email re: Rodeo arena work. • Northern Midlands Council 10/12/25 – Email re: Customer request confirmation (broken window) • Northern Midlands Council 11/12/25 Leigh McCullagh – Email re: Meeting re rodeo arena work. • Northern Midlands Council 16/12/25 – Email re: Completion of Customer request confirmation (security light) • Australia Post 18/12/25 – Email re: Delivery from BSG Aust. • BSG Accounts 19/12/25 – Email re: Tax Invoice Delivery from BSG Aust. (Bingo supplies) • Commonwealth Bank 20/12/25 – Email re: Transfer details hire payment. • Masters Cricket Tas 26/12/25 – Email re: Curator resignation. • Masters Cricket Tas 30/12/25 – Email re: Changes to match dates & curator role details. 	

	<ul style="list-style-type: none"> • Department of Justice 01/01/26 – Email re: Annual Return renewal. • Masters Cricket Tas 05/01/26 – Email re: Response to match dates re Guide Dogs booking. • Northern Midlands Council 06/01/26 – Email re: Reply to request for ground mowing. • Various emails re facility hire.
	<p>6.2 Outgoing</p> <ul style="list-style-type: none"> • Various emails re facility hire. • Northern Midlands Council 09/12/25 – Email re: Details of rodeo arena work. • Northern Midlands Council 09/12/25 – Email re: Meeting re rodeo arena work. • Northern Midlands Council 10/12/25 – Email re: Customer request broken window. • Northern Midlands Council 11/12/25 – Email re: Customer request follow up re urinal. • Diane Lloyd 12/12/25 – Email re: Voluntary Work Form Centrelink. • Masters Cricket Tas 23/12/25 – Email re: Request for 2026 match dates. • Guide Dogs Tasmania 24/12/25 – Email re: Booking dates to ensure no conflict with cricket match. • Masters Cricket Tas 28/12/25 – Email re: Request for match dates to ensure no conflict with Guide Dogs booking.. • Masters Cricket Tas 28/12/25 – Email re: Follow up request for match dates re Guide Dogs booking. • Northern Midlands Council 05/01/26 – Email re: Request for ground mowing. • Swift Meats 06/01/26 – Email re: Letter Thanks for Support. • Masters Cricket Tas 06/01/26 – Email re: Invoice to December. • Masters Cricket Tas 07/01/26 – Email re: Confirmation of dates.
	<p>6.3 Moved by Sally Langridge and seconded by Hannah Lang that all inward Correspondence be received, and that outward Correspondence be approved.</p>
7.	<p>GENERAL BUSINESS</p> <p>7.1 Booking Report</p> <p>Hannah Lang reported the following upcoming bookings</p> <ul style="list-style-type: none"> • Masters Cricket game this Sunday • Bingo and Pingo • A Felting Workshop this coming weekend. • Barrel Racing on Saturday 31 January. • Guide Dogs Tasmania are looking to book on an upcoming weekend, but it needs to be on a weekend when Cricket is not being played. As we have not been provided with a match schedule by Masters Cricket, they have been emailed to establish dates for their upcoming matches so we can confirm this booking with Guide Dogs. <p>Hannah also advised that she would be away for 2 weeks and someone would need to monitor emails for bookings. Sally Langridge and Michael Smith would monitor this and respond as necessary.</p>
	<p>7.2 Masters Cricket</p> <p>Hannah Lang advised that it looked as if Masters Cricket had lost their current oval curators and passed on that the positions were vacant if anyone was interested.</p> <p>See above comments from Hannah Lang re unavailability of match dates and impact on Club booking.</p>
	<p>7.3 Pool Report</p> <p>Tim Dyer and Sally Langridge reported that the pool was now going okay after the recent maintenance issues.</p>
	<p>7.4 Hannah Lang suggested the Club purchase a new vacuum cleaner. Committee is to investigate and report back.</p>
	<p>7.5 Sally Langridge suggested that new perimeter fencing (mainly from Park Street to Waterloo Street) is requested from Council for inclusion in their Capital Budget.</p>

	7.6 Amber Wilson advised that she would monitor the Facebook page while Hannah is away.	No Further Action
	7.7 Amber Wilson requested that the Club make a donation again this year to the Children's Easter Egg Hunt. The Committee unanimously agreed to a donation of \$300.00 for this.	No Further Action
	7.8 Marcus Rodrigues advised he will need to be reimbursed for the purchase of the basketball and netball. Sally advised that she would organise this.	No Further Action
	7.9 Marcus Rodrigues suggested we look into a Kite Making event and advised he would investigate this and report back.	Ongoing
	7.10 Marcus Rodrigues raised an issue with annual membership fees in that if someone joined partway through a year they would still pay the \$10 annual fee. On discussion of this it was decided not to change the current arrangement i.e. no discount would be provided for joining part way through a year.	No Further Action
	7.11 Sally Langridge reported that she still had the money aside for Owen Kay's service gift, which was to be a dinner voucher, but as the hotel is still not open should we just provide him with the cash to use instead. The Committee unanimously agreed to provide the cash instead.	No Further Action
	7.12 Sally Langridge requested that we now get rid of the Club's old excess tables now that we have replaced them with those from the hotel. The Committee unanimously agreed to provide the cash instead.	No Further Action
	7.13 Sally Langridge suggested the Club organise a cold smorgasbord dinner on Saturday 24 January to celebrate Australia Day and suggested a price of \$25 per head. The Committee unanimously agreed to do this.	No Further Action
8.	NEXT MEETING 7.1 The next meeting is scheduled for Tuesday 10 February 2026 at 4.00 pm at the Ross Community Sports Club.	
9.	MEETING CLOSURE 8.1 The Chair announced the meeting closed at 5.13 pm .	

<https://www.facebook.com/RCSC7209TASMANIA>

Ricky
Marcus
Amber
Hannah
Diane
Brenda
Sally
Michael



ROSS
COMMUNITY
SPORTS CLUB

Dale



ROSS
COMMUNITY
SPORTS CLUB

Tim



ROSS
COMMUNITY
SPORTS CLUB



Meeting minutes

Committee meeting

Date:	29/01/2026
Time:	19:00
Place:	Cressy Fire Brigade
Chair:	Maurita Taylor
Minute Taker:	Sarah Greig

Attendees:	Maurita Taylor, Brenda Jones, Donna Seadon, Sarah Greig, Haylee Kavanagh, Kristyn Green, Kristy Nutting, Stacey Wilson,
Apologies:	Richard Goss, Anna Goss,

Item	Description	
1.1	Declaration of Interests	
	<i>Who / Conflict of Interest Disclosed / Note</i>	
1.2	Acceptance of minutes of previous meeting	
	Minutes of previous meeting read	
	<i>Proposed resolution: That the minutes of the Committee meeting held on 4/12/25 be accepted with the above changes.</i>	
	Moved: Maurita Taylor	Seconded: Kristyn Green
	Decision: Passed/Not passed	
2	Review of Actions from Previous Meeting	
	Action / Resolution	Who
	Stacey to arrange bank cards with Maurita and Donna	Ongoing
	Anna Goss would like to create a history wall on the Cressy War Memorial Swimming Pool	Ongoing
	Aqua Fit sessions at the pool	To discuss further

	Haylee and Jade both certified to take these classes		
	Council to provide clarity surrounding lap pass season ticket prices in their online information		Kristy Nutting to follow up REMOVE

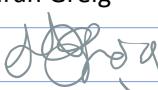
3	Acceptance of new members
	New Member/s:
	<i>Proposed resolution: That the new member/s listed above be accepted.</i>
	Moved: <input type="text"/> Seconded: <input type="text"/>
Decision: Passed/Not passed	
4	Treasurer's report
	Current bank balance – \$11000 (approx.) – as at December 2025
	<i>Proposed resolution: That the treasurer's report be accepted, and outstanding bills paid</i>
	Moved: Sarah Greig Seconded: Maurita Taylor
Decision: Passed/Not passed	

5	General Business	
	Business	Action/Status
	5.1 Items for Decision	
	5.2 Items for Discussion	
	Discussion surrounding the season thus far. Changes to Council staffing, Sean Walker no longer employed by NMC. Discussion surrounding the opening days when the weather is terrible – windy, raining etc, but has been open. Phone line still not working. Is it a Telstra issue, has the cable been replaced?	

	<p>Discussion surrounding lifeguards Discussion surrounding Eftpos that the lifeguards use and how ineffective it is. Discussion surrounding volunteers – we are struggling</p>	
	Impromptu food safety audit – report tabled	
	5.3 Items for Noting / Information	
	5.4 Late or Urgent Business	

6	Upcoming Events
Upcoming events: Kiosk Requested	

7	Next meeting
Time:	7:00pm
Date:	16/4/26
Place:	Cressy Fire Station

8	Meeting close 20:10
Minute taker:	Sarah Greig
Signed:	
Date:	29/1/26

Minutes of Devon Hills Neighbourhood Watch and Residents Committee

14TH December 2025

Present: Phill Canning, Cheryl Martin, Alira Davis, Margaret Webster, Lance Turner, Jason Horton,

Apologies: Deputy Mayor Janet Lambert, Councillor Paul Terret.

Meeting Opened: 3.30pm

Previous Minutes: That the minutes of the meeting for the Devon Hills Neighbourhood Watch and Residents Committee be confirmed as a true and correct record of proceedings.

Moved: J Horton

Seconded: C Martin

All in Favour: Unanimously Carried

Business Arising From Previous Meeting

- 1) Garage Sale Day Report: 7 Stalls in total, more were booked from the Makers Market Group but did not show. It is believed they went to an alternate market.
Lots of people attended.
Option was raised again of do we go to one market per year.

- 2) No further update on letter sent in by Phill Canning dated 8th September 2025.

3) Special Committees: All meeting minutes have been resent to Kristy Nutting and Council provided email address. Kristy responded, receiving minutes. No response from Council email.

Discussion: Agreement is very much a one size fits all setup, with some parts relevant to our group and some not at all.

Really need someone to sit with Kristy one on one working through each section of the agreement to ensure it fits with Council obligations, our aims for the community and neighbourhood.

Kristy Nutting to attend February meeting.

4) Santa Lolly Run: Saturday 20th December 2025, approximate arrival time 6.15pm
Flyer has been letter dropped
Community BBQ

5) Thankyou letter sent to Kristy Nutting & NMC by Phill Canning on behalf of Devon Hills for attending and discussing "Special Committees".

Treasurers Report Tabled by Cheryl Martin

Opening Balance: \$2,515.76

IN

Garage Sale 15/11/2025 \$144.20

OUT

Neighbourhood Watch Fee 7/10/2025 \$30.00

Donation Perth Fire Brigade Lolly Run 15/11/2025 \$80.00

Expense for BBQ 15/11/2025 \$49.20

Closing Balance \$2,500.76

Moved: C Martin

Seconded: L Turner

All in Favour: Carried Unanimously

General Business

- 1) Crime Report by Phill Canning
9th October – 2nd December 2025

One reported incident for this period.

Overnight on 15/11/25 a camper van parked on a property, rear window smashed.

- 2) 2026 Meeting Dates:

Sunday 8th February, Sunday 12th April, Sunday 14th June, Sunday 9th

August **AGM**, Sunday 11th October, Sunday 13th December.

Meetings to start at 3.30pm.

Next Meeting: Sunday 8th February 2026 3.30pm

Meeting Closed: 4.30pm



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CRESSY DISTRICT COMMITTEE

At the ordinary meeting of the Cressy Local District Committee held on 21st January 2026 no motions were recorded for Council's consideration.

7.2 LONGFORD DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 4 February 2026 no motions were recorded for Council's consideration:

7.3 ROSS DISTRICT COMMITTEE

At the ordinary meeting of the Ross Local District Committee held on 3 February 2026 no motions were recorded for Council's consideration:

8 INFORMATION ITEMS

RECOMMENDATION

That the Open Council Information items be received.

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Maree Bricknell, Acting General Manager

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

Date Held	Purpose of Workshop
09/02/2026	Special Council Meeting Council Workshop PRESENTATIONS Significant Tree Register; Motivity Fitness; Campbell Town Streetscape - Stage 2 Preliminary Plans; DSG Update on Outstanding Requests; Proposed Longford Bypass update; 10 Minute Briefing
16/02/2026	Council Workshop Discussion: Council Meeting Agenda items

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 12 January 2026 to 10 February 2026 are as follows:

Date	Activity
12 January 2026	Attended radio interview with Andre Leslie ABC re Campbell Town Streetscape works update, Gipps Creek
13 January 2026	Attended meeting with Young Citizen of the Year, Longford
14 January 2026	Attended TasFire meeting, Rossarden
15 January 2026	Attended Teams meeting re PALM Pacific Festival options, Gipps Creek
19 January 2026	Attended interview for Recycle Rewards Tomra Cleanaway, Campbell Town
19 January 2026	Attended Council Workshop and Meeting, Longford
20 January 2026	Attended online TransLink Steering Committee meeting, Gipps Creek



20 January 2026	Attended ABC Radio Interview Andre Leslie re Campbell Town convict bricks and EV charging stations, Gipps Creek
22 January 2026	Attended Council Chambers to sign official documents
26 January 2026	Officiated at the Australia Day Awards and Citizenship ceremonies, Campbell Town
29 January 2026	Attended Council Chambers to sign official documents
30 January 2026	Attended meeting with Campbell Town resident.
4 February 2026	Attended TEMT Tamar Estuary Management Taskforce meeting, Launceston
4 February 2026	Attended PALM Pacific Festival options meeting, Longford
4 February 2026	Attended online mediation meeting, Longford
5 February 2026	Attended NTDC online steering committee
9 February 2026	Attended meeting with Longford resident, Longford
9 February 2026	Attended Special Council Meeting and Workshop, Longford
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

Acting General Manager's Activities Attended & Planned for the period - 12 January to 10 February are as follows:

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

DATE	ACTIVITY
13/01/2026	Met with Evandale GP Clinic
14/01/2026	Met with Motivity Fitness Director
14/01/2026	Met with ABS – 2026 Census
19/01/2026	Attended Council Workshop and Meeting
20/01/2026	Met with Jordan Abell, Major Projects Engagement Partner, TasNetworks
20/01/2026	Attended Ready Tech meeting
20/01/2026	Met with Jade Kaye, TRANSlink, Shane Eberhardt (TasWater)
21/01/2026	Attended RPG Meeting
21/01/2026	Attended Campbell Town Brick Trail inspection
21/01/2026	Attended Meeting re Culture Survey
23/01/2026	Met with developer
27/01/2026	Met with Katelyn Cragg, LGAT
28/01/2026	Met with Sue Field, Ben Child – Perth Progress Association
29/01/2026	Met with Audit Department
29/01/2026	Met with CBA Representative
30/01/2026	Attended Meeting at Campbell Town Hall with Museum Coordinator
30/01/2026	Attended Northern GM Regional Meeting, Launceston
2/02/2026	Attended Readytech Meeting
2/02/2026	Met with AFL representatives re Goal nets at Longford Football Ground
3/02/2026	Met with Chair of Longford District Committee
3/02/2026	Met with ratepayer
3/02/2026	Attended Readytech meeting



DATE	ACTIVITY
5/02/2026	Met with City of Clarence representative - Jane Murrell
5/02/2026	Attended meeting off site at Tas Audit Office
5/02/2026	Met with EPA re Longford odour
9/02/2026	Attended Special Council Meeting and Workshop
10/02/2026	Met with Labor MP Rebecca White

8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

58. Tabling petition

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

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

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

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

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

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

PETITIONS

No petitions were received.

Nil



8.5 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

S337. Council land information certificate

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

	No. of Certificates Issued 2025/2026 year												Total 2025/2026 YTD	Total 2024/25	Total 2023/24
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June			
132	142	92	84	72	125	87	93						695	896	820
337	37	44	44	41	36	46	41						289	418	379

8.6 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2024/2025		Income/Issues for January 2026		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	32	1,171	3,661	136,278
Dogs Impounded	14	3,141			4	650
Euthanised	3	627				
Re-claimed	10				4	
Re-homed/Dogs Home	1					
New Kennel Applications	16	1,070			4	319
Renewed Kennel Licences	82	4,100			86	4,730
Infringement Notices (paid in full)	59	12,935			5	1,435
Legal Action						
Livestock Impounded	3	150				
TOTAL		\$124,302		\$1,171		\$148,539

Audits:

Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

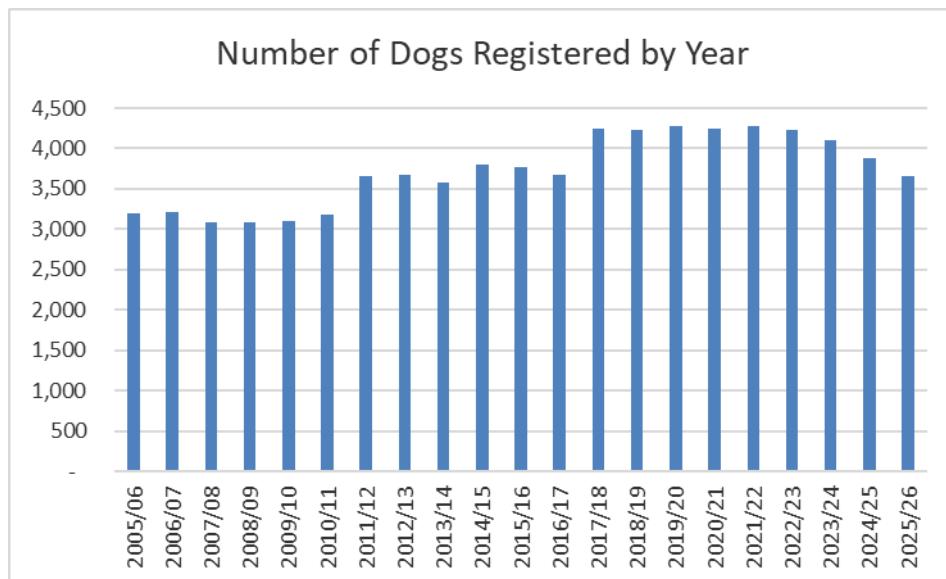


Microchips: Nil

Attacks: Nil

Complaints - Dogs at large: 10

Complaints - Barking: 7



8.7 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.8 CUSTOMER REQUEST RECEIPTS

Operational Area	23/24	24/25	YTD 25/26	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	49	74	4	0	2	0	2	0	0	11					
Building & Planning	36	260	92	31	11	11	3	5	0	16					
Community Services	59	52	7	0	0	2	3	2	0	4					
Corporate Services	26	353	63	1	30	0	12	11	9	32					
Governance	19	18	18	0	0	1	5	5	7	3					
Waste	14	21	7	1	0	1	3	2	0	3					
Works	415	446	189	24	8	26	60	58	19	41					

8.9 ENVIRONMENTAL HEALTH SERVICES

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

Ensure safe standards of food offered for sale are maintained.

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



Actions	YTD	2025/2026											
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	72	4	14	17	6	7	5	19					
Routine Mobile/Market stall Food Inspections	12	0	0	0	11	0	0	1					
Preliminary Site Visits – Licensed Premises	4	1	0	0	0	1	1	1					
On-site wastewater Assessments	32	4	2	4	9	6	5	2					
Complaints/Enquiries – All Types	56	7	6	8	6	9	9	11					
Place of Assembly approvals	3	0	0	0	1	0	1	1					
Notifiable Diseases	3	0	0	0	1	1	1	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 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.

8.10 ACTION ITEMS: COUNCIL MINUTES

Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
2023-08-21 Ordinary Meeting of Council - Open Council	7.4.3	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	Executive Assistant, Executive Officer, Executive Officer	12/09/2023 Executive Assistant Meeting set for discussion on master plan for the precinct. 11/10/2023 Executive Assistant Design requested, plan awaited. 14/02/2024 Executive Assistant Plan received. To be listed for Council Workshop. 07/03/2024 Executive Officer Matter considered by Councillors at Workshop Monday 4 March 2023. Further concept plan to be prepared and presented back to the Councillors for endorsement prior to public consultation. 30/04/2024 Executive Officer Matter to be further



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
						<p>presented to Councillors at a workshop after July 2024. 08/08/2024 Executive Assistant Listed for discussion at 5 August 2024 Council Workshop. 11/11/2024 Executive Assistant Response to August 2024 letter awaited. Follow up correspondence prepared. 05/02/2025 Executive Assistant Meeting scheduled with landowner for 14/02/25. 20/02/2025 Executive Assistant On site meeting for JBS Plant Manager, GM and Works Manager scheduled for early March. 08/04/2025 Executive Assistant Meeting held with JBS Plant Manager, Council Officers awaiting a response. 03/12/2025 Executive Assistant Follow-up letter sent to JBS Plant Manager, awaiting reply. 06/01/2026 Executive Assistant JBS Plant Manager acknowledged correspondence and is awaiting advice.</p>
2023-11-20 Ordinary Meeting of Council - Open Council	7.2.2	Longford Promotional Signs Welcome to Longford	In progress	That Council notes the LLDC request and refers the matter to the appropriate officer.	Engineering Officer, Project & Building Compliance Manager, Tourism & Events Officer	<p>05/12/2023 Executive Assistant Investigation to commence early 2024. 12/04/2024 Engineering Officer DSG have requested that Council review all Longford entrance signs as part of the proposal to install town signage in the Longford roundabout. Discussion with DSG around Longford entrance signage have commenced. 09/05/2024 Engineering Officer DSG has raised concerns about sight lines and the safety of the structure if impacted by a vehicle. The design is currently being reviewed by an engineering consultant. 14/06/2024 Engineering Officer Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant 04/07/2024 Engineering Officer Awaiting report from consultant 09/08/2024 Engineering Officer Consultant has provided a report and indicated that the existing design needs to be reviewed to ensure that the sign meets DSG fragility requirements. The consultant has now commenced this work. 03/09/2024 Engineering Officer Awaiting report from consultant 08/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 Engineering Officer Awaiting further comment from DSG 07/02/2025 Engineering Officer DSG have indicated that the construction and location of the existing stone sign opposite Kingsley House needs to be reviewed as part of the approval process. A consultant has been engaged to carry out this work.</p>



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
						<p>25/02/2025 Executive Assistant Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 Engineering Officer Report has been received from Traffic Engineer and a report is being prepared for a future Council meeting</p> <p>27/05/2025 Engineering Officer Report from consultant has been sent to the Department of State Growth, awaiting response</p> <p>16/06/2025 Engineering Officer Follow-up email sent to Department of State Growth. Awaiting response.</p> <p>15/07/2025 Executive Assistant Letter to Minister pending election result.</p> <p>04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.</p> <p>07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October.</p> <p>12/11/2025 Executive Assistant Works order to be submitted to DSG.</p> <p>08/01/2026 Executive Assistant Officers working with DSG on Crown consent and works permit conditions.</p> <p>03/02/2026 Executive Assistant DSG reviewing permit application.</p>
2024-02-19 Open Council Meeting	7.3.1	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being, Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.	Engineering Officer, Executive & Communications Officer	<p>12/03/2024 Executive Assistant Letter sent to Minister.</p> <p>09/05/2024 Engineering Officer Awaiting response from minister</p> <p>13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister</p> <p>10/07/2024 Engineering Officer Awaiting response from minister</p> <p>09/08/2024 Engineering Officer Awaiting response from minister</p> <p>03/09/2024 Engineering Officer Awaiting response from minister</p> <p>11/10/2024 Engineering Officer Awaiting response from minister</p> <p>08/11/2024 Engineering Officer Awaiting response from minister</p> <p>28/11/2024 Engineering Officer Awaiting response from Department of State Growth</p> <p>10/01/2025 Engineering Officer Awaiting response from the Department of State Growth</p> <p>07/02/2025 Engineering Officer Awaiting response from the Department of State Growth</p> <p>06/05/2025 Engineering Officer Awaiting response from the Department of State Growth</p> <p>27/05/2025 Engineering Officer Awaiting response from the Department of State Growth</p> <p>16/06/2025 Engineering Officer Awaiting response from Department of State Growth</p> <p>15/07/2025 Executive Assistant Letter to Minister pending election result.</p> <p>04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.</p> <p>07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on</p>



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
						20 October. 12/11/2025 Executive Assistant Awaiting traffic engineer's report for supporting justification or otherwise.
2024-03-18 Ordinary Open Council Meeting	15.2	Conara Park Proposal	Awaiting external response	That Council accept the ownership and control of the State Growth land known as Conara Park for community purposes and restrict vehicular access to the site including the playground area.	Acting General Manager	14/05/2024 Executive Assistant Awaiting transfer documents from Department of State Growth. 25/02/2025 Executive Assistant Corporate Services Manager has sent reminders to DSG - awaiting response. 12/05/2025 Executive Assistant Awaiting transfer documents from DSG. 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.
2024-10-21 Open Council - Ordinary Meeting	7.3.2	Illawarra Road Bridges review - Weight rating and usage	Awaiting external response	That Council follow up the request to the Department of State Growth.	Engineering Officer, Executive & Communications Officer	31/10/2024 Executive & Communications Officer Enquiry has been sent to Department of State Growth. 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 13/05/2025 Engineering Officer Awaiting response from Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from the Department of State Growth 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 09/01/2026 Executive Assistant Awaiting agreement documentation from DSG. 04/02/2026 Executive Assistant DSG confirmed 19/01/26 there is insufficient width on the current bridges for inclusion of a shared path/footpath and these bridges have insufficient structural capacity to support a shared path which imposes loads outside the bridge piers.
2025-07-21 Open Council - Ordinary Meeting	5.3.1	Notice of Motion - Cleveland - Improvements to Township	On hold	That Council accept Councillor Terrett's motion and bring a further report back to a future Council meeting.	Executive Assistant, Works Manager	25/07/2025 Executive Assistant Consultant advised, awaiting costing. 21/08/2025 Executive Assistant Costing received by Works Manager. Draft report being prepared. 08/09/2025 Executive Assistant Costings received from Consultant. Discussed at October Workshop. 10/11/2025 Executive Assistant Councillors to arrange meeting with residents to discuss placement of trees. 03/12/2025 Executive Assistant Meeting held with resident/s, Works Manager - agreed that trees will be planted in autumn.
2025-09-15 Open Council - Ordinary Meeting	15.3	Policy Review: Councillors Allowances, Travelling and Other Expenses	On hold	That Council defer the Policy Review: Councillors Allowances, Travelling and Other	Executive Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Council Workshop discussion. 06/11/2025 Executive Officer Listed for December Council Workshop discussion. 10/12/2025 Executive Assistant Listed for



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
				Expenses for discussion at a future Workshop.		future Workshop discussion.
2025-09-15 Open Council - Ordinary Meeting	15.4	New Policy: Legal Assistance for Employees	On hold	That Council defer the Legal Assistance for Employees Policy for discussion at a future Workshop.	Executive Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Workshop discussion. 06/11/2025 Executive Officer Listed for December Council Workshop discussion. 10/12/2025 Executive Assistant Listed for future Workshop discussion.
2025-10-20 Open Council - Ordinary Meeting	5.3.1	Notice of Motion: Recruitment of Community Services Manager / Division	In progress	That Council, in accordance with its Workforce Plan, prepare a prioritised list of proposed new staff positions, with the addition of a Community Services Manager/Department and the associated costings, for consideration during the 2026/27 Council budget deliberations.	Acting General Manager	12/11/2025 Executive Assistant For 2026/27 Budget deliberations.
2025-10-20 Open Council - Ordinary Meeting	7.1.1	Pioneer Park - Presentation for Sequencing of Works	In progress	That Council notes the committee's request and refers them to the decision at the September 2025 Council meeting.	Executive & Communications Officer, Project & Building Compliance Manager, Works Manager	24/10/2025 Executive & Communications Officer Works Manager is reviewing designs. These will be presented to District Committee. 10/11/2025 Executive Assistant Playground designs to be provided. Funding to be sought. 08/01/2026 Executive Assistant Officers to undertake public consultation with Evandale Primary School for design input.
2025-10-20 Open Council - Ordinary Meeting	7.1.2	Speed Reduction in Evandale Shopping Precinct: 40km/hr Zone	Awaiting external response	That Council supports in principle the reduction of the posted speed limit subject to additional investigation.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report. 03/12/2025 Executive Assistant Traffic counters placed in November, awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7.1.3	Heavy Vehicle Access Along Rodgers Lane and Murray Street to Macquarie Street	Awaiting external response	That Council notes the recommendation and directs officers to investigate the issue.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7.1.4	Evandale Restriction of Parking - Rodgers Lane to Murray Street on Sundays	Awaiting external response	That Council notes the recommendation and directs officers to investigate the issue.	Engineering Supervisor, Trainee Engineering Officer, Works Manager	10/11/2025 Executive Assistant Traffic engineer engaged. Awaiting report.
2025-10-20 Open Council - Ordinary Meeting	7.2.2	Longford Odour	In progress	That Council acknowledges the community's ongoing concerns	Acting General Manager, Project &	07/11/2025 Executive Assistant Discussions held with TasWater. Awaiting further data. 08/01/2026 Executive Assistant Officers documenting all



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
Meeting				regarding the intermittent odour in Longford and supports an engagement with the EPA, JBS, TasWater and other stakeholders.	Building Compliance Manager	complaints for forwarding to EPA.
2025-11-17 Open Council - Ordinary Meeting	5.3.1	Notice of Motion: Traffic Hazard at Hill Street IGA (Brown's Shopping Complex), Longford	Awaiting external response	That Council 1. Acknowledge the ongoing traffic concerns associated with the Hill St IGA (formerly Brown's Shopping Complex), particularly regarding right-hand turning movements from Hill St onto Wellington St; 2. Request the Department of State Growth (DSG) to undertake an updated traffic count & review of traffic movements associated with the complex & surrounding road network; 3. Request that the DSG prepare a revised Traffic Impact Study identifying possible safety & access improvements, including (but not limited to) the feasibility of a roundabout at the intersection of Union & Wellington Sts; 4. Seek to engage with the DSG to explore possible options for improving traffic safety and flow in this area.	Acting General Manager, Engineering Supervisor, Works Manager	09/12/2025 Executive Assistant Letter sent to DSG by Executive Officer 21/11/25.
2025-11-17 Open Council - Ordinary Meeting	7.2.1	Longford Heavy Vehicle Traffic Monitoring	Awaiting external response	That council requests the Department of State Growth to continue to monitor the heavy vehicle traffic through Longford.	Engineering Supervisor, Executive & Communications Officer, Works Manager	21/11/2025 Executive & Communications Officer Works and Infrastructure to provide advice. 09/12/2025 Executive Assistant Works Manager to meet with DSG representative/s.
2025-11-17 Open Council -	14.2	Trial of Free Shower Facility at Longford Memorial Hall and	Completed	That Council a) endorse implementation of	Executive Officer, Works	02/12/2025 Executive Officer Council officers are implementing the infrastructure and will monitor over the



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
Ordinary Meeting		Pioneer Park Evandale		free shower facilities at Memorial Hall, Longford; b) endorse the operation of the free shower facility at Pioneer Park, Evandale.	Manager	coming months. Should further information need to be provided back to Council a report will be prepared. 03/12/2025 Executive Assistant Plumber engaged, waiting on fittings. 07/01/2026 Executive Officer Showers are now operational, no complaints received and no maintenance issues reported.
2025-12-15 Open Council - Ordinary Meeting	5.3.1	Notice of Motion: Artificial Intelligence (AI) Use in Local Government	In progress	That the Council request that officers prepare a report for Council that addresses the following: a) the current Artificial Intelligence (AI) use in local government; b) examine, if any, feasible opportunities that are available, or will soon be available, to enable the Northern Midlands Council to benefit from its use; c) make recommendations how AI can improve the effectiveness of Council.	Acting General Manager, Executive Officer	06/01/2026 Executive Officer Report being prepared for future agenda.
2025-12-15 Open Council - Ordinary Meeting	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.	Acting General Manager, Project Officer	06/01/2026 Project Officer Draft masterplan on agenda for next Cressy District Committee Meeting, and will subsequently be released for broader community consultation. Feedback received from community consultation will be considered prior to development of the final version of the plan. Implementation priorities will then be determined.
2025-12-15 Open Council -	16.1	Campbell Town - Additional Electric Vehicle Charging	In progress	That Council: a) require Evie Networks to	Executive Officer, Works	06/01/2026 Executive Officer Letter sent to Evie Chargers regarding Council's decision. No response received to date.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
Ordinary Meeting				undertake public consultation, including engagement with Campbell Town businesses, at their cost and report back to Council for all necessary approval/s; and b) defer any works for six months to minimise disruption during Main Street works.	Manager	28/01/2026 Executive Officer Response received and consultation is commencing in Campbell Town regarding the expansion of the charging station.
2026-01-19 Open Council - Ordinary Meeting	5.3.1	Notice of Motion: Retention and Reinstatement of the Convict Brick Trail in Original Trail Positions	In progress	That Council 1. reinstate the Convict Brick Trail in Campbell Town to its continuous trail configuration along High Street; 2. place all convict bricks as close as possible to their original position subject to the following constraints; i. public safety; ii. on-street dining; iii. footpath trading signage; iv. both pedestrian and vehicle property access; v. thoroughfares; vi. integration with water, sewer, power, stormwater and communication services. 3. accepts the costs to reinstate the Convict Brick Trail in accordance with Superintendent's decision in charge of the works; 4. funds the reinstating cost from stage two (2) of the Campbell Town Streetscape Project; 5. formally advise key stakeholders of Council's decision; and 6. request a report from Council officers regarding options for future	Executive Officer, Project & Building Compliance Manager	28/01/2026 Executive Officer Officers are working with the contractors regarding the reinstatement and expansion of the project.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
				enhancement or expansion of the trail without altering the continuous trail format.		
2026-01-19 Open Council - Ordinary Meeting	13.2	Policy Deletion: Licencing of Stallholders and Kerbside Vendors	Completed	That Council delete the policy 'Licensing of Stallholders and Kerbside Vendors' from the Northern Midlands Council Policy Manual due to being superseded by the Footpath Trading By-Law (By-law No.1 of 2022).	Executive Assistant, Project Officer	03/02/2026 Executive Assistant Policy Manual updated.
2026-01-19 Open Council - Ordinary Meeting	14.2	Securing Perth Police Station for Community Hub	In progress	That Council seeks the assistance of local State Members of Parliament and the State Treasurer to obtain an update on the State Government's progress towards deciding the future of the Perth Police Station property.	Acting General Manager, Executive Officer	03/02/2026 Executive Assistant Report prepared for Special Council Meeting.
2026-01-19 Open Council - Ordinary Meeting	14.3	Policy Review - Fire Abatement	Completed	That Council endorse the reviewed Fire Abatement Policy.	Executive Assistant, Executive Officer	28/01/2026 Executive Officer Policy completed and updated to the NMC Website. 03/02/2026 Executive Assistant Policy Manual updated.
2026-01-19 Open Council - Ordinary Meeting	14.4	Policy Review - Fireworks	Completed	That Council endorse the reviewed Fireworks Policy .	Executive Assistant, Executive Officer	28/01/2026 Executive Officer Policy completed and updated to the NMC Website. 03/02/2026 Executive Assistant Policy Manual updated.
2026-01-19 Open Council - Ordinary Meeting	14.5	Policy Review - Meeting Procedures	Completed	That Council endorse the reviewed Meeting Procedures Policy .	Executive Assistant, Executive Officer	28/01/2026 Executive Officer Policy completed and updated to the NMC Website. 03/02/2026 Executive Assistant Policy Manual updated.
2026-01-19 Open Council - Ordinary Meeting	14.6	Policy Review - Live Streaming of Council Meetings	Completed	That Council endorse the reviewed Livestreaming of Council Meetings Policy.	Executive Assistant, Executive Officer	28/01/2026 Executive Officer Policy completed and updated to the NMC Website. 03/02/2026 Executive Assistant Policy Manual updated.
2026-01-19 Open Council - Ordinary Meeting	14.7	TasWater Price and Service Plan (PSP5)	Awaiting external response	That Council defer this decision to seek more information from TasWater regarding the costs for all users and timelines for works.	Acting General Manager	23/01/2026 Executive Assistant Correspondence sent to TasWater. Acting GM awaiting reply.

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



Date	Recipient	Purpose	Amount \$
20-Aug-25	Julie Zaporozec	Representation - Tas Indoor Bowls Representation	100
20-Aug-25	Simon Zaporozec	Representation - Tas Indoor Bowls Representation	100
23-Dec-25	Joshua Mau	Representation – Aust All Schools Athletics Tas State Team	100
13-Oct-25	Campbell Town District High School	Contribution for end of year school presentation - Secondary	100
13-Oct-25	Campbell Town District High School	Contribution for end of year school presentation - Primary	50
13-Oct-25	Perth Primary School	Contribution for end of year school presentation	50
13-Oct-25	Longford Primary School	Contribution for end of year school presentation	50
13-Oct-25	Cressy District High School	Contribution for end of year school presentation - Secondary	100
13-Oct-25	Cressy District High School	Contribution for end of year school presentation - Primary	50
13-Oct-25	Evandale Primary School	Contribution for end of year school presentation	50
13-Oct-25	Perth Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
13-Oct-25	Longford Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
5-Jan-26	Charlie Richardson	Education Bursary - 2nd instalment	1,000
20-Jan-26	Ryan Kruger	Education Bursary - 1st instalment	1,000
2-Feb-26	Harlee Hill	Education Bursary - 1st instalment	1,000
9-Feb-26	Kayla Flood	Education Bursary - 1st instalment	1,000
13-Jan-26	Mia Tubb	Education Bursary - 2nd instalment	1,000
16-Jan-26	Hunter McGee	Education Bursary - 2nd instalment	1,000
12-Jan-26	Longford Men's Shed	Donation towards acquisition of property	15,000
		TOTAL	\$22,150

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

Resource Sharing Summary 1/07/25 to 30/06/26 As at 31 Jauary 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	209.5	24,138
Total Services Provided by NMC to Meander Valley Council		21,422
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		\$
Net Income Flow	209.5	24,138
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
• Mowing – Cressy Rec Ground		911
• Cricket Pitch Cover removal – Cressy, Ev, Lfd & Perth Rec Grounds		1,506
• Pipe – S Foster		3.432
• Mowing – Evandale Anglican Church		901
• Mowing – Evandale Uniting Church		383
• Cleaner – Evandale War Memorial Hall		680
• Cleaner – Evandale Community Centre		1,028
• Fire Abatement – P Sommerville		197
• Monitoring Lake Leake - Elizabeth Water Trust		283
• Ground Maintenance– Avoca School		2,646
• Cleaner – Avoca Hall		24
• Fire Hazard - Austral Bricks Tas		846
• Spill Kit – JJ Richards		144
• P Brown – Vac Out Stormwater Pit		126
		134
		244



• Gas - Cressy Rec Ground facilities • R Grundy – Grading Driveway • Dog Was – Waste Bags			5
		118.5	\$13,490

8.13 VANDALISM

Prepared by: Damien Wilson, Assistant Works Manager

Incident	Location	Dec-25	Jan-26	Estimated Cost of Damages	Total
				Total to Date 2025/26	Total 2024/25
Graffiti Perth Bridge toilets x 2	Perth	\$500			
Broken toilet button Valentines Park	Longford	\$150			
Laycock street toilets damaged	Longford	\$400			
Burn mark Valentines Park toilet	Longford	\$1,000			
Two hand dryers damaged at Valentines Park	Longford	\$1,200			
Vandalised toilet roll holder public toilets	Evandale	\$300			
Village Green Toilets	Longford		\$800		
Toilet's Soap Dispensers Valentines Park x2	Campbell Town		\$150		
TOTAL COST VANDALISM		\$3,550	\$950	\$50,510	\$44,850

8.14 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS AT 3 FEBRUARY 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: Gov Campbell Town, Longford & Perth	Gov					
			Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.		Budget allocation 2024/25 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000	Contract execution in progress. Commenced onsite 1 September 2025 & in progress.
		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 being prepared.



Project		Status			\$	Scheduled
	C&D		Perth 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.		Nearing completion.
4.1 Longford Memorial Hall Upgrade	Gov		Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.	Main Building & BBQ shelter completed.		Completed.
4.4 TRANSLink Intermodal Facility	Gov		Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.	Federal Election commitment of \$5m for planning stage. Further \$30m commitment subject to planning stage.	5,000,000	Funding agreement signed. Contract signed with preferred external service provider – NTDC. Work progressing to plan.
Enabling Projects						
5.1 Perth Sports Precinct & Community Centre	Gov		Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation received.		Nominated as a Project of Regional Priority.
5.1 Ben Lomond Public Shelter Development	Gov		Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.	Staff resources only to support grant funding applications.		Not scheduled at this stage.
5.3 Campbell Town – Town Hall Sale or Lease	Gov		Agent appointed – all offers to be presented to Council.			Under contract of sale.
5.3 Longford Library & Exhibition Building on the Village Green	Gov		Longford Motor Sport Museum Included in NMC Priority Projects document.	No budget allocation staff resources only.		Community Committee formed.
5.3 Power Undergrounding in Evandale, Longford & Perth	Works		Awaiting funding streams to come available. Included in NMC Priority Projects document.	No budget allocation staff resources only.		Not scheduled at this stage. Evandale submitted for State Govt 2025/26 Budget consideration.
5.4 Subdivisions (several – Cressy, Evandale, Longford & Perth)	C&D		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.		Tender for construction awarded Jan 2026.
2 People: Cultural and society – a vibrant future that respects the past						
Enabling Projects						
5.1 Recreation Ground Upgrades	Gov		Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades.			Not scheduled at this stage.
	Gov		Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.			Sealing of car park for future budget.
			Perth Recreation Ground Amenities, topdressing, cricket net upgrade.			Completed.
			Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.			Completed.
5.1 Swimming Pool	Gov		Covering of Campbell Town &		-	Not scheduled at this



Project		Status			\$	Scheduled
	<i>Upgrades (several)</i>	Gov	Cressy Swimming Pools Included in NMC Priority Projects document. Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.		50,000	stage. Completed.
5.2	<i>Shared Pathways</i>	Gov	Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.		Hobart Road shared pathway Stage 1 Tender awarded. On site work commenced 12 January 2026.
4 Place: Nurture our heritage environment						
Foundation Projects						
4.2	<i>Perth South Esk River Parklands</i>	Gov	Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.			Completed.
4.3	<i>Sheepwash Creek Corridor & Open Space</i>	Gov	Grants secured for major new/ improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000	In progress.
4.5	<i>Municipal Tree Planting Program</i>		Annual program implemented. Included in NMC Priority Projects document.	Included in annual operating budget.		Ongoing.
Enabling Projects						
5.1	<i>Conara Park Upgrade</i>	Gov	Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	Negotiating with State Growth.	Awaited	Agreement for Council to take control of Park, and improve as funds permit.
5.3	<i>Redevelop Bartholomew Park Cressy</i>	Gov	Liaising with Local District Committee to establish/prepare plans for upgrade.			Completed.

- Open Spaces and Active Infrastructure Grants Programs: soccer field and half-basketball courts – State Government Open Spaces funding secured for 4 half basketball courts and a playground. Acquittal report submitted.
- Ross Men's Shed Extension: work completed. Acquittal report submitted December 2025.
- Napoleon Street Park – \$127,695 secured through the State Government Open Spaces Grant Round Two. Council resolved at July 2024 Council Meeting to fund the work across two financial years. Approval received December 2025 to extend completion date to 31 December 2026.
- Longford Community/Neighbourhood House – Submitted for State Govt Budget 2025/26 consideration.
- Seccombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work nearing completion (light to be installed)
- Community Climate Change Action Grant secured for solar and backup battery for Longford Town Hall. Work is complete. Acquittal report submitted December 2025.

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

Prepared by: Fiona Dewar, Tourism and Events Officer

Tourism update:

- Events:



- o Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
- o Update and distribute "What's On" events list.
- o Update NMC website calendar.
- o Update the Australian Tourism Data Warehouse database as practical.
- o 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.
- o Assist Council's Executive and Communications Officer with the Australia Day event at Campbell Town.
- o Events held in the Northern Midlands during January 2026 include:
 - TAHS exhibition, Campbell Town.
 - Longford Cup New Years Day Picnic Races
 - Another Little Gig, Liffey (approx 40 attendees)
 - GoatFest, Longford (over 3,000 attendees)
 - NMC Australia Day official event, Campbell Town (over 200 attendees)
 - Great Australia Day Walk, Perth (300-400 attendees)
 - Summer Night Twilight Movie Night, Evandale (approx 220 attendees)
 - Mountain Cattlemen's Annual Get Together – Day 1 & 2, Cressy (approx 200 attendees)
 - Various exhibitions, markets, and workshops in the municipality.
- o Further information regarding some of the events recently held in the Northern Midlands:
 - The Tasmanian Motorcycle Day at Ross on 23 November 2025:
 - Organiser Gary Smith reported the day was a great success, thanking Council for their assistance, and advising how the ongoing networking with clubs is forming long lasting relationships. Feedback received from event attendee Craig Davis, Foundering Patron of Craig Davis College, thanking Council for supporting the event, and praising an outstanding day by the organisers Gary Smith, Michael Weeks, and Ian Parker. Craig mentioned that local events are a win/win with local communities, businesses, and enthusiasts gaining significant benefits. Craig also expressed his appreciation for local volunteers, affirming them as the lifeblood of Tasmania.
 - The Little Gig held at Liffey Hall, 17 January 2026:
 - Organiser, David Hanslow, Liffey Hall Committee, advised approx 40 attendees, there was dancing, and all left with big smiles. Organisers are considering further gigs in 2026. The performers, The Sheyana Band, shared a video of the night, view here:
<https://youtu.be/wPOqtr8-qNk?si=jjj38qi6eXy58crf>
 - GoatFest held at Longford, 25 January 2026:
 - Organisers report a very successful event, advising record attendance numbers, over 3,000 people. It is believed the Foo Fighters concert contributed to this, as people mentioned they were in Tasmania for the concert and heard about GoatFest. They received a lot of positive comments and feedback, and third hand reports of increased people and activity in Longford on the day. The HHTRA boosted this event and organisers feel that the targeted advertising was very effective and contributed to the success on the day.
 - Council's official Australia Day event, at Campbell Town, 26 January 2026:
 - Over 200 people attended the official Australia Day celebrations held at the Campbell Town Sports Complex. The venue filled quickly and was soon standing room only around the room and onto the porch. The program included Citizenship Ceremonies, Citizen, Junior Citizen, and Event of the Year awards, Volunteer recognition, the official announcement of the winners of the Chose the Scenic Route Photography Competition, and an inspiring presentation by Australia Day Ambassador John Zeckendorf. Community members enjoyed



BBQ, games on the oval, and swimming. Verbal feedback included: "one of the best Australia Days I've been to in a long time".

- Perth's Great Australia Day Walk on 26 January 2026:
 - Organisers, the Perth Community Progress Association, received a state Government Australia Day Grant to host the event. The event utilised several public reserves in Perth and encouraged people to move around the assorted venues. With multiple activities, entertainment, and refreshment options, PCPA committee member Jo Saunderson reported a successful day with positive feedback received from the community and vendors.
- Twilight Movie Night at Evandale on 30 January 2026:
 - Organisers, Morven Park Management Committee, provided a full debrief (attached) which is summarised here: Attendees approximately 220. The second time Movie Night has run and organisers recognise the event demonstrates an importance to the community. Other activities during the evening, Blast Cricket and Auskick Clinics attracted good participation. Verbal feedback received was positive. The attached debrief identifies improvements and future-proofing considerations, along with images.
- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - The number of visitors accessing all manned Northern Midlands visitor centres for December 2025 was 4,812, an increase of 12% on the same time last year. The total number of visitors for the last quarter of 2025 was 14,127, almost 10% up on the same quarter in 2024.
 - Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
 - Stokes Park sign at Union Street replaced with a minor text update after previous sign damaged.
 - Work with Longford Legends to progress the Lych Gate Interpretation.
 - Liaise with Visit Northern Tasmania re facilities and amenities catering for the extra numbers of travellers coming from, and heading back South for the Foo Fighters concert in Launceston. Promote the official social media group created specifically to provide information for concert goers to tourism operators in the Heritage Highway region.
 - Gatty Reserve: liaise with representative from Tasmanian Aviation Historical Society re the Gatty Memorial upgrade.
 - Progress Ross Town Map project.

HHTRA update:

- Progress continues for 28th March for a Heartlands Way experience including history, presentations, displays, story-telling, and tour of an area in the southern Heritage Highway region. This is a pilot experience, and the Association are keen to do more of them along the entire Heritage Highway region.
- The Heritage Highway digital marketing update. Digital 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.
 - Destination Southern Tasmania host the Heritage Highway website as a Regional Landing Page on the Hobart & Beyond website.
 - Social media current strategy is 2 - 3 social posts weekly on both platforms with additional posts as required/requested. Comments and feedback are monitored.
 - Boosted posts supporting Heritage Highway events include articles on the site along with social media.
- The Heritage Highway Operators private facebook group remains a resource for operators and tourism industry agencies to promote their services and experiences. HHTRA shares information via the resource.
- Carry out administrative tasks/correspondence etc. as required.



40th Anniversary Tasmanian Motorcycle Day at Ross. Image courtesy of Craig Davis.

Families and groups gather at the



Twilight Movie Night 2026, Evandale. Image courtesy of Jarrad Ripp.

Families and groups gather at the Twilight Movie Night 2026, Evandale. Image courtesy of Jarrad Ripp.

Twilight Movie Night 2026

NMC Debrief

Overview

Event was held on Friday January 30th at Morven Park, Evandale. Our gate attendant maintained a count of attendees which surpassed 200 by just a few. In addition to those who entered the facility on foot via Cambock Lane or behind the tennis club, we expect total attendance to have been about 220. This is slightly higher than last year.

Financial

Expenses

Movie licencing from Village Roadshow was \$385 on the basis of a single screening at a community event. However, we were informed that this discounted figure is discretionary and not guaranteed year on year. Should the discount not be applied, we would have been charged \$1200. We need to budget for this each year.

Volunteer Meals incurred a cost of \$105, equating to \$15 per head.

Miscellaneous expenses include Caution Tape, paper, printing of flyers, distribution, laminating of signage, batteries and water for volunteers setting up the event. \$124.

Hi vis vests as a one off expense \$100, amortised over 4 years.

Toilet consumables \$20

Rubbish removal \$50

Total 2026 expenses = **\$709**

Revenue

A gold coin donation was requested from attendees but not enforced, with total revenue of \$376.40. This is difficult to budget for without setting an entry fee, which will be detrimental to building event numbers in the first three years.

Whilst I won't disclose third party revenue, I confirmed with Evandale Panthers Cricket Club, Evandale Football Club and Berry Nice Ice Creams that their attendance was worth their time.

Evandale Light Train Society reported that as far as they were concerned, numbers were down on last year. In future years, we need to make more effort to maintain visibility of all activities and F&B throughout the event. We will work with them in the lead up to future events to improve this.

Total revenue **\$376.40**

Total P&L = -\$332.60

Operational

Two-way radios should continue to be used for ease of communication between gate and person in charge.

Whilst the movie start time was advertised as twilight, even with clear conditions we believe that the movie could commence at 7:15pm as the shadow had crept passed the scoreboard position. This is better from a family perspective, and also mitigates somewhat against cool weather later in the evening.

There were no requests for first aid.

There were no emergency notifications required to be made.

There were no requests for disabled parking facilitation on the southern side of the ground, however the northern bay was in use.

There were no lost children presenting to the canteen, and none reported by parents.

No person was unruly, and nobody was asked to leave the premises.

There were three reports of missing children's toys, two off which were resolved after item found upon arriving home. The third was located on Saturday morning and collected by owner from the canteen during the cricket.

Blast cricket and Auskick clinics were conducted with both securing ample numbers.

Other

For the event to continue successfully on an annual basis, it is recommended that the Morven Park Management Committee seek the following:

- Council grant of \$1500
- Sub-committee in effect from July-Jan for organising activities

Only in its second year, this event has demonstrated an importance to the community. Even with Festivale scheduled on the same day, numbers were strong. It is difficult to

predict presentation times, and this year we found many more arriving closer to the movie start time which supports an earlier commencement as suggested above.

Lastly, whilst it does have an impact on this event, the scoreboard situation sits largely external to this event. However, it does need to be noted that ongoing maintenance of the scoreboard does need to be formalised at a Morven Park Management Committee Level and organisers of this event should be linked in.

Power issues have damaged some of the boards, and even with recent work to replace damaged cabling, panels still show defects. We were lucky and able to drop the picture lower than the more significant defects, but this was good luck rather than good management. Intervention and future planning is urgently required.

In the event of \$1500 grant being received, perhaps any surplus caused by movie licencing discount be compartmentalised and designated for scoreboard maintenance. This should provide practical support for user groups and council as the scoreboard age moves between ten and fifteen years, when more significant expenditure will be required.

Feedback

Whilst all feedback received was anecdotal on the night, only positive comments were provided about the event.

There were some concerns raised about the wind impacting temperature as the movie finished at around 09:30pm. Future events will likely start earlier as a result.

All seemed happy with F&B offering.











Attachment 8.15.3 movie night 2026 pic



Attachment 8.15.4 still from video another little gig 3



8.16 YOUTH PROGRAM UPDATE

Prepared by: Libby McGrath, Youth Officer

PCYC Program

Cressy

PCYC are offering this program at Cressy District High School during lunchtime, offering games and activities that encourage physical and mental wellbeing. Young people can choose the activities they engage in.

Session Venue	Date of Session	Attendance	Comment
Cressy			
	05/02/2026	50	

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			
			Begins Monday 9 th Feb

Girls Program- Longford and Campbell Town

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

Actions and Planning for 2026

The Free2B Girls Program will officially commence on 17 February 2026.

Program planning is progressing strongly, with facilitator and volunteer training completed last month. Our new facilitator, Maddie, along with Youth Officer Libby, successfully completed the Free2B Approach training delivered by Tani and Nat from Free2B, joined by one of our dedicated Longford volunteers. This training ensures consistent, high-quality program delivery across the region.

Facilitator and Youth Officer are attending local schools during week 2 to promote the program and share registration details.

Local girls and families have already expressed their excitement, eagerly awaiting the program's return. Free2B continues to be a highly valued initiative within the Northern Midlands, with the 2026 program expected to positively support the wellbeing, resilience, and social development of young girls across the region.

Meetings/Programs

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

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

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



continues.

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

Mental Health Week 2026: Planning underway with Headspace, Anglicare, YASP, and Cornerstone. Mental Health Week 2026 aims to connect organically with students, having stakeholders join in activities etc. to create natural conversations to build connections.

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 has been asked to sit on the interview panel for Longford Library role.

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

Youth Advisory Group: EOIs distributed via Council and community channels. Many school captains and leaders are interested in joining, we will connect during term 1. Looking to advertise this incentive as more 'Youth Group' and give those who participate the chance to engage and provide support in community event etc.

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

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

Community BBQ: A community BBQ was held at Laycock Street Park earlier this week, great success, families who attended seem to have benefited from some lunch and community connection. We had Constable Jon Chandler and his team attend and connect with some young people, kicking the footy and playing basketball, while also discussing careers.

Youth Survey: The Northern Midlands Community Youth Survey was a positive way to connect with the community and gather thoughts and ideas. Answers are being collated, and plans are being made around the responses.

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.

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 Item/s - 11.1, 11.2.

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

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PLAN 11.1: PLN25-0243; 109 Deddington Rd Deddington & 372 Nile Rd Evandale; Land application - Reuse Liquid Waste

PLAN 11.2: Reconsideration of Proposed Amendment 14/2024: Rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale and Apply a Modified Evandale Specific Area Plan to the Land



11 PLANNING REPORTS

11.1 PLN25-0243; 109 DEDDINGTON RD DEDDINGTON & 372 NILE RD EVANDALE; LAND APPLICATION - REUSE LIQUID WASTE

File: 201400.02; PLN25-0243

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Brandie Strickland, Statutory Planner

RECOMMENDATION

That application PLN-25-0243 to develop and use the land at 109 Deddington Road Deddington & 372 Nile Rd Evandale for land application (reuse liquid waste) be approved subject to the following conditions:

Endorsed plans

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

- P1 Map of Morrison – Camperdown – Landspreading areas dated 10/12/2025 by AgAssist.
- P2 Map of Morrison – Camperdown – Landspreading areas showing C9.0 attenuation buffer area dated 17/12/2025 by AgAssist.
- P3 Map of Morrison – Redbanks – Landspreading areas dated 10/12/2025 by AgAssist.
- P4 Map of Morrison – Redbanks – Landspreading areas dated 17/12/2025 showing C9.0 attenuation buffer area by AgAssist.
- D1 Environmental Management Plan by Spectran Environmental dated 10/12/2025 version 5.

Amended plans

2. Notwithstanding condition 1 above an amended Environmental Management Plan and maps must be provided to Council showing a buffer distance of 50m to land subject to Conservation Covenant C599844 and waterway buffer distances in line with the *Tasmanian Planning Scheme – Northern Midlands* waterway and coastal protection overlays.

1 INTRODUCTION

This report assesses an application for land application (reuse liquid waste) against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 14 effective 11 September 2025 and LPS version 15 effective 30 July 2025).

2 STATUTORY REQUIREMENTS

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

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

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

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

All applicable standards and requirements in this planning scheme

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

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

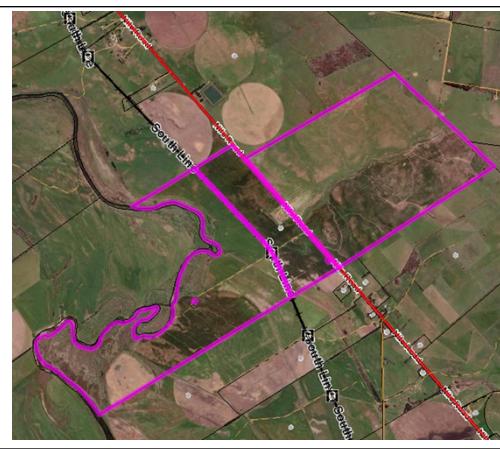
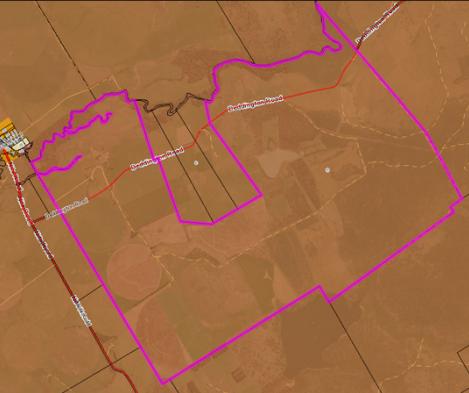
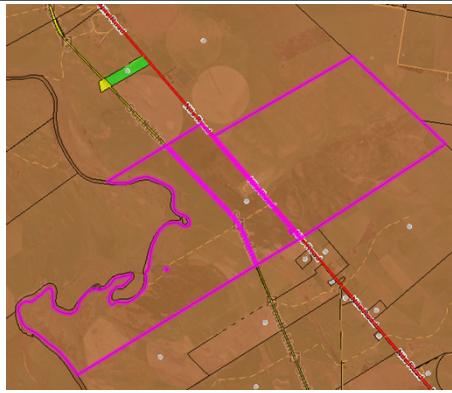


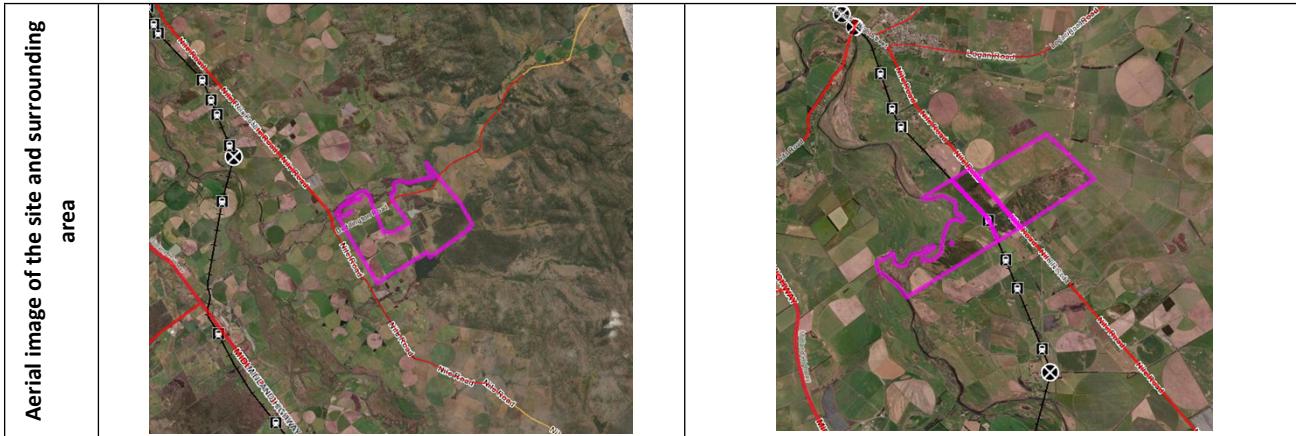
The council as the Planning Authority is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance with the Act and the planning scheme. This means that Council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

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Resource development
Use classification:	Resource development
Zone:	21.0 Agriculture
Particular Purpose Zone/Specific Area Plan:	Not applicable
Applicable codes:	C2.0 Parking and Sustainable Transport Code C7.0 Natural Assets Code C9.0 Attenuation Code
Application must be determined by:	20 February 2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY

Subject site	Camperdown: 109 Deddington Road, Nile TAS 7212 	Redbanks: 372 Nile Road Evandale TAS 7212 
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	-
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	Y	-
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	-
NOR-S7.0 Perth Specific Area Plan	-
NOR-S8.0 Ross Specific Area Plan	-

The relevant Scheme definitions are:

Table 6.2 Use Class

Resource development	use of land for propagating, cultivating or harvesting plants or for keeping and breeding livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.
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Table 3.1 Planning Terms and Definitions

agricultural land	means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.
agricultural use	means 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 plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.

Per the applicable zone use class table, the proposed use (resource development) is No Permit Required in the zone. 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 No Permit Required per the use table, therefore no assessment is required against the discretionary use provisions.

The proposal does not include any building or subdivision so assessment against 21.4 and 21.5 is also not relevant in this circumstance.

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

The subject sites are not within any specific area plan or subject to any particular purpose provisions.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

The proposed use does not require additional parking provisions on the site, nor does it affect the existing parking or access provisions. No further assessment of these code provisions is required.

C7.0 NATURAL ASSETS CODE

The definition of *works* includes any change to the natural or existing condition or topography of land, including the removal, destruction or lopping of vegetation or the removal of topsoil, but does not include forest practices. The proposal involves works in proximity to watercourses that are mapped under the C7.0 Natural Assets Code (Waterway and Coastal Protection Overlay). A no-spray buffer ranging from 10 metres to 100 metres has been applied to all identified waterways in accordance with the Conservation of Freshwater Ecosystem Values (CFEV) framework. The CFEV buffer areas appear to correspond with the extent of the overlay mapping under the Local Provisions Schedule (LPS) though this will be clarified and reinforced through permit conditions. As no works are proposed to occur within the mapped overlay areas, no further assessment against the C7.0 Natural Assets Code is required.

C9.0 ATTENUATION 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.

C9.5 Use Standards

Clause	Description	Assessment
C9.5.1	Activities with the potential to cause emissions	A1 Relies on performance criteria.
C9.5.2	Sensitive use within an attenuation area	A1 Not applicable.



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	<p>An activity listed in Tables C9.1 or C9.2 must not cause:</p> <ul style="list-style-type: none">a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; orb) 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:<ul style="list-style-type: none">i. operational characteristics of the activity;ii. scale and intensity of the activity;iii. degree of hazard or pollution that may be emitted from the activity;iv. hours of operation of the activity;v. nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste;vi. existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; andvii. measures to eliminate, mitigate or manage emissions from the activity.
Assessing Officers Comments	<p>The proposed land-spreading activity (liquid waste spray application to land) triggers an attenuation area in accordance with Table C9.1 for both lots comprising the site. Liquid waste spray application to land is defined within Table 9.1 as "<i>spray application of liquid fruit or vegetable wastes, excluding spray application of treated sewage effluent</i>". It does not by its definition include animal waste such as salmon viscera, blood water or DAF sludge. The closest alternative activity to capture animal related waste land application would be 'organic waste treatment', though the <i>treatment</i> itself occurs within the silos where the waste is mixed with chemicals and broken down into a slurry that can be applied to the land. Organic waste treatment has an equal attenuation distance of 500m. Therefore, a 500m buffer distance is used for all forms of waste proposed to be disposed of on the land.</p> <p>The attenuation distance is measured as the shortest distance from the site boundary where the activity is undertaken. As sensitive uses (dwellings) are located within the attenuation area on adjoining land, the proposal is required to be assessed against the relevant performance criteria.</p> <p>Comments</p> <p>The activity involves using a tractor-towed liquid spreader to apply wastes accurately to the land. The types of waste that will be spread are listed and explained in section 4 of the Environmental Management Plan and include range of organic waste streams generated from aquaculture, food, and beverage industries including: hatchery sludges, brewing and winery sludges, salmon viscera, Dissolved Air Flotation (DAF) sludges, salmon silage, netwash, blood water, stickwater, hydrolysate, and Cadbury USAB effluent.</p> <p>The performance criteria require that the activity does not result in an unreasonable loss of amenity or unreasonable impacts on the health and safety of existing sensitive uses or those with a planning permit.</p> <p>The applicant has addressed the performance criteria by nominating a no-spray buffer of up to 1 km from neighbouring dwellings. This buffer limits the extent of landspreading activities and provides appropriate separation from sensitive uses, thereby minimising potential odour and spray drift impacts. On this basis, the performance criteria are satisfied. Spray buffer of up to 1 km from neighbouring dwellings. This buffer limits the extent of landspreading activities and provides appropriate separation from sensitive uses, thereby minimising potential odour and spray drift impacts.-spray buffer of up to 1 km from neighbouring dwellings. This buffer limits the extent of land-spreading activities and provides appropriate separation from sensitive uses, thereby minimising potential odour and spray drift impacts.</p>

5.4 REFERRALS

Environmental Health Officer – NMC

Council's Environmental Health Officer (EHO) raised no objection to the proposed permit. The requirement for a permit under the



Act follows a review of the documents submitted to the EHO for the Environmental Protection Notice (EPN) which has been issued already for both properties under the *Environmental Management and Pollution Control Act 1994* (EMPCA). The EHO has assessed the proposed permit conditions to ensure they do not conflict with the EPN, as section 44(7) of EMPCA provides that an EPN prevails over any inconsistent planning permit conditions.

Environmental Protection Authority

The EPA reviewed the proposal and on the 11/12/2025 they responded to Council stating the following:

"Review of the information provided indicates that the proposal consists of landspreading material for beneficial reuse. The EPA's position is that this does not meet the definition of a Level 2 activity under EMPCA. Therefore, referral to the EPA Board under section 25 is not required."

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. Three representations were received. Consideration of the matters raised in the representations is provided below.

1. Risk to Waterways and Downstream Water Users

Submitters raised concerns that land application of liquid waste could result in runoff or leaching into nearby waterways, particularly during periods of heavy rainfall or flooding. Downstream properties rely on the South Esk River for domestic and stock water, and potential contamination is considered to pose an unacceptable risk to water quality and farming operations.

Assessing officers' comments:

No work is to occur within land mapped as waterway protection areas as discussed within section 5.3 of this report. The EMP considers potential risks to waterways and mitigates the potential for contamination to occur through means such as:

- No spreading will occur during or immediately prior to forecast rainfall;
- No single application may exceed 50 t/ha, equivalent to a 5 mm rainfall event;
- Nutrient-based caps are imposed so that nitrogen inputs do not exceed plant uptake;
- Phosphorus-based caps to prevent phosphorus accumulation and leaching, particularly in soils with low buffering capacity.

2. Livestock Health and Biosecurity Risks

Concerns were raised about the potential for increased feral animal activity, particularly feral cats, associated with waste application sites. Feral cats are known vectors of *Toxoplasma gondii*, which can cause toxoplasmosis in sheep, leading to abortions and production losses. Submitters consider this to represent a biosecurity and animal welfare risk.

Assessing officers' comments:

This is not a consideration of the planning authority. However, the EMP states that all fish derived material is processed to enable rapid breakdown once incorporated into the soil. All material is stored in secure tanks until land application is to occur and vehicles are loaded with the materials. The applicant has advised that material will be incorporated into soils using suitable tillage equipment, once land spreading has been completed on specific paddocks.-derived material is processed to enable rapid breakdown once incorporated into the soil. All material is stored in secure tanks

3. Protection of Conservation Covenant Land and Threatened Vegetation

Concerns raised about the land adjacent to the proposed application areas which is subject to Conservation Covenant C599844, which prohibits the use of effluent within the protected area. It was asserted that the Environmental Management Plan does not adequately recognise the covenant land, and that the proposed 10 m buffer to threatened vegetation communities is insufficient. A 50 m buffer was recommended unless a reduced buffer can be justified through nutrient loading calculations and monitoring.

Assessing officers' comments:

Noted. A condition has been imposed to reflect this.

4. Uncertainty Regarding Frequency of Application

Objections note inconsistency within the Environmental Management Plan as to whether the land spreading is intended to be a one-off event or subject to repeat applications. Submitters consider that the absence of clarity increases uncertainty regarding cumulative environmental impacts and should be resolved prior to any approval.

Assessing officers' comments:



The EMP states that repeat applications are permissible in the same year provided nutrient-limiting application rates are not exceeded and applications are spread evenly through the year. The EMP further states that there are to be strong constraints on both the frequency and timing of the applications. For instance, once the maximum application rate has been reached for an area, no further applications are allowed for three years, unless soil testing demonstrates additional applications are warranted. Even where repeat applications occur, no single application may exceed 50 t/ha (equivalent to a 5 mm rainfall event). Repeat applications are therefore conditional, not routine.

5. Odour and Amenity Impacts

Concerns were raised regarding odour generation from fish and food industry wastes, particularly under strong wind conditions. While substantial buffers to residences are proposed, submitters noted that wind-blown dust and odour could still affect neighboring agricultural land and rural amenity.

Assessing officers' comments:

Potential impacts on amenity with regard to odour are considered in Section 5.3 of this report.

6. Waste Composition and Antibiotic Residue Concerns

The majority of the waste stream comprises salmon-industry by-products, including macerated salmon morts. Submitters highlighted variability in waste composition, including nutrients, pathogens, and disease vectors. Concerns were also raised regarding possible antibiotic residues (Florfenicol) and the absence of specific EPA guidance for land spreading of fish industry waste comparable to that available for milk by-products.

Assessing officers' comments:

This is not a consideration of the planning authority. However, Council's environmental health officer has issued an environmental protection notice (similar to that which EPA issue for Level 2 activities) which further controls the use of the land to limit the potential for environmental harm.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

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

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

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

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



5.7 STATE POLICIES

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land. 'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.	Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on land zoned either Significant Agriculture or Rural Resources in planning schemes or land adjoining these zones but with a different zoning.	All agricultural land in Tasmania zoned either Significant Agriculture or Rural Resources in planning schemes.
Comments: The proposal is consistent with this policy. The land application of the waste material is not dissimilar to the spreading of fertilisers and the like which is a common occurrence on productive agricultural land. The proposed development supports an agricultural use on agricultural land and so is consistent with the purpose of the policy.		
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.
Comments: Not applicable.		
State Policy on Water Quality Management 1997		
To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.	Proposed use and development that may impact on surface or ground water quality in Tasmania.	All surface waters, including coastal waters, and groundwaters, other than: <ul style="list-style-type: none">privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; orwaters in any tank, pipe or cistern.
Comments: The proposal is consistent with this policy. The land application of the waste material will not affect the surface water or groundwater on or around the site as buffer measures are proposed to avoid potential contamination of those resources. Such protection measures are specified within the environmental management plan which will be enforced as part of a planning permit and are already captured within the environmental protection notices issued for the sites under EMPCA.		

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning	
Lead - Serve with honesty, integrity, innovation and pride 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 outcomes: 2.1 Strategic, sustainable, infrastructure is progressive 2.2 Proactive engagement drives new enterprise 2.3 Collaborative partnerships attract key industries 2.4 Support and attract wealth-producing business



<p>People - Culture and society – a vibrant future that respects the past</p> <p>Strategic outcomes:</p> <ul style="list-style-type: none">3.1 Sympathetic design respects historical architecture3.2 Developments enhance existing cultural amenity3.3 Public assets meet future lifestyle challenges3.4 Towns are enviable places to visit, live and work	<p>and industry</p> <p>Place - Nurture our heritage environment</p> <p>Strategic outcomes:</p> <ul style="list-style-type: none">4.1 Cherish and sustain our landscape4.2 Meet environmental challenges4.3 Eco-tourism strongly showcases our natural beauties4.4 Our heritage villages and towns are high value assets
<p>Comments: The proposal is consistent with this plan.</p>	

<p>Strategic Projects</p> <p>Comments: <u>Not applicable</u></p>
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<p>Council Policy – Stormwater Quality Management</p> <p>This policy applies to:</p> <ul style="list-style-type: none">• All urban developments <p>Comments: <u>Not applicable</u></p>
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<p>Council Policy – Landscaping Requirements for Development Proposals</p> <p>This policy applies to:</p> <ul style="list-style-type: none">• all applications where landscaping is required under the zone/specific area plan/code provisions. <p>Comments: <u>Not applicable</u></p>
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<p>Council Policy – On-Site Stormwater Detention</p> <p>This policy applies to:</p> <ul style="list-style-type: none">• All commercial, industrial and special use (e.g. community, educational, recreational) buildings or structures• Multiple dwellings, and where• The existing drainage system is unable to accommodate an increase in stormwater discharge from the site. <p>Comments: <u>Not applicable</u></p>
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<p>Council Policy – Pumped Stormwater Connection</p> <p>This policy applies to:</p> <ul style="list-style-type: none">• All urban residential properties <p>Comments: <u>Not applicable</u></p>

<p>Council Policy – Public Open Space Contribution</p> <p>This policy applies to applications for subdivision.</p> <p>Comments: <u>Not applicable.</u></p>
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6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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



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

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

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

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

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

8 ATTACHMENTS

1. PL N-25-0243 agenda attachment [**11.1.1** - 41 pages]



**11.2 RECONSIDERATION OF PROPOSED AMENDMENT 14/2024: REZONE 4 RIDGESIDE LANE, 38
ARTHUR STREET, 95 LOGAN ROAD AND PART OF 211 LOGAN ROAD, EVANDALE AND APPLY A
MODIFIED EVANDALE SPECIFIC AREA PLAN TO THE LAND**

File: 13/026/007/178/001; PLN24-0030

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: {Paul Godier}, {Senior Planner}



RECOMMENDATION

That, pursuant to section 38(2)(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority refuses to prepare draft amendment 14/2024 (the proposal) to the Northern Midlands Local Provisions Schedule, having considered the LPS criteria as follows:

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 Proposal requests an amendment which would contain the necessary provisions required by the SPPs to be incorporated within the LPS.

(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 Proposal is to expand the area of the SAP incorporating a map of the relevant area and to introduce additional provisions to the SAP, consistent with s. 32 (3) (b) and (4) (b).

(c) furthers the objectives set out in Schedule 1

Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania



(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity

Consideration:

The Proposal does not promote the sustainable development of natural and physical resources, namely it would impact upon the habitat of the Green and Gold Frog *Litoria raniformis* which is listed as a Vulnerable Species under the *Threatened Species Protection Act 1995* and the *Environment Protection and Biodiversity Conservation Act 1999*.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water

Consideration:

The Proposal does not protect public infrastructure and other assets and does not enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

- The majority of the land proposed to be rezoned is outside TASWATER's serviced land for water and sewage and would represent a very significant increase in the demand placed upon the sewerage treatment plant vastly exceeding the licence limit for the plant and the capacity to treat and dispose of effluent proposed.
- The design parameters of the proposed by-pass road have not been determined, and the likely resulting alignment requirements have not been incorporated into the proposed Evandale expansion master plan layout.
- The site is located under or near the departure tracks for runway 14R and the arrival tracks for runway 32L as shown in the Master Plan. Hence this development may be subject to low-level noise from the aircraft using these flight paths in the future.

The Proposal is contrary to the relevant provisions of the Northern Tasmanian Regional Land Use Strategy (NTRLUS).

Table E.1 Northern Tasmanian Regional Settlement Hierarchy of the NTRLUS lists Evandale as a Satellite Settlement which is described as a town centre providing 'an extensive urban area independent of the Greater Launceston Urban Area with key local retail, commercial, and community service functions.'

The land subject to the Proposal is not identified as a *Supporting Consolidation Area* or a *Priority Investigation Area – Residential* as per Map D.3 Regional Framework Plan: Northern Townships (Longford, Perth, and Evandale) of the NTRLUS.

The Population of Evandale at the 2021 Census was 1,265 and 1,345 at the 2016 census and 1,402 at the 2011 census (ABS QuickStats for Evandale (SAL60194), evidence of a declining population.

There were 606 residential dwellings according to the 2021 Australian Census.



If the Proposal were approved, it would provide for a minimum of 264 additional residential dwellings to be developed over an area of approximately 100 hectares. This would represent a 43.6% increase above the established residential dwelling supply.

The Proposal is inconsistent with the Key Principles for Urban Growth Areas G.2.1.3 of the NTRLUS, as it would not:

- be a logical extension of an existing urban area (Evandale), or
- be of sufficient size to support efficient social and economic infrastructure,
- achieve a balanced settlement pattern across the region
- maximise the use of major transport and water and sewerage infrastructure (committed and/or planned) .
- enable efficient physical and social infrastructure, to be provided.

The NTRLUS specifies that all Urban Growth Areas, Growth Corridors, Priority Consolidation Areas, Supporting Consolidation Areas and Priority Investigation Areas-Residential to be within and adjacent to the existing established urban suburbs of Launceston as shown in Map G.1 Regional Framework Plan of NTRLUS. None of these areas are adjacent to Evandale.

The Proposal is inconsistent with the Key Principles for Urban Growth Areas D2.1.1 of the NTRLUS, as it would:

- Include areas with significant biodiversity values as identified in 'Updated Natural Values Report,' Natural Environment Services Tasmania, 23/02/2023;
- Not be appropriately separated from incompatible (agricultural) land uses;
- In its scale, not be a logical expansion of the existing urban area of Evandale; and
- Exceed the capacity of sewerage infrastructure.

The argument in Residential Supply and Demand Analysis by SGS (the Analysis) provided in support of the Proposal, that the *SGS' Rental Affordability Index shows households are being priced out of Launceston*, is not considered to be justification for the Proposal. If this argument was followed, then land further from established urban centres should be preferred for residential rezonings due to cheaper land prices. Other relevant strategic matters such as transportation, access to employment, facilities and services should be the main drivers in where new residential suburbs of the size and scale proposed are located, rather than land price. These other relevant strategic matters would be considered within the upcoming comprehensive review of the NTRLUS.

The Analysis also focused upon the Northern Midlands LGA, Perth, Evandale, and Longford rather than the broader Northern Tasmanian Region. It did not consider the potential impact the Proposal would have upon the existing established Urban Centres across the region including Launceston.

As the land subject to the Proposal is contiguous to the Urban Growth Area of Evandale, per the NTRLUS D2.1.1 it may be considered for rezoning for urban development where it can be demonstrated that it responds to the Key Principles of D2.1.1 and is appropriate for the strategic and orderly development of the area, or where evidence identifies it is



necessary to accommodate higher than anticipated demand or changing demands.

The Proposal is inconsistent with the Key Principles for Urban Growth Areas D2.1.1 of the NTRLUS, as it would:

- Include areas with significant biodiversity values as identified in 'Updated Natural Values Report,' Natural Environment Services Tasmania, 23/02/2023;
- Not be appropriately separated from incompatible (agricultural) land uses;
- In its scale, not be a logical expansion of the existing urban area of Evandale; and
- Exceed the capacity of sewerage infrastructure.

The evidence is that a rezoning is not necessary to accommodate higher than anticipated demand or changing demands. The most recent independent review of residential demand and supply for Northern Tasmania is the *Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report Final Project undertaken for Northern Tasmania Development Corporation February 2024 REMPLAN* (Demand and Supply Report) and it contains a number of findings which are relevant to an assessment of the Proposal. These findings do not support the Proposal.

High proportion of land supply through underutilised parcels

Northern Midlands has a high proportion of estimated land supply provided through underutilised parcels. This is primarily within Campbell Town and to a lesser degree in Evandale. Policies that encourage redevelopment and appropriate intensification in suitable locations may be required in these townships, particularly in Evandale if demand is shifted from other satellite townships (Page 48 Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report Final Project undertaken for Northern Tasmania Development Corporation February 2024 REMPLAN).

This finding is contrary to the data put forward in the Analysis provided in support of the Proposal.

Table 1-1 Forecast population and land supply, Northern Tasmania (Page v Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report Final Project undertaken for Northern Tasmania Development Corporation February 2024 REMPLAN).

found that there is sufficient Theoretical Practical and Practical Vacant Land (Practical Vacant Land includes four of the five supply categories: retail, approved plan, vacant serviced, and vacant unserviced. I.e., practical vacant supply estimates are the total supply estimates excluding underutilised land category) available within Evandale would not be exhausted the entire extent of the 24-year forecast period to accommodate projected population growth.

This finding is contrary to the data put forward in the Analysis provided in support of the Proposal, which recommended that *From a strategic perspective to optimise the residential housing market and maintain housing affordability, there is a need to start rezoning suitable land for residential use (Page 28 Residential Supply and Demand Analysis for Evandale 5 May 2022 SGS Economics).*

Evandale's population has declined across the last two Census periods (2011–2021). Approving a 43.6% increase in dwellings: is not supported by demonstrated population demand and could lead to a risk of oversupply of lots and housing leading to longer-term vacancy, fragmented development, and inefficient land use

Current demographic trends do not justify the substantial expansion of the Proposal.



The Demand and Supply Report does not provide support for the Proposal and demonstrates that the Proposal is contrary to Schedule 1, Part 1 (b) of the Objectives of the RMPS.

(c) to encourage public involvement in resource management and planning

Consideration:

If the planning authority decides to prepare the draft amendment, it will be placed on public exhibition in accordance with the *Land Use Planning and Approvals Act 1993* allowing for representations to the draft amendment to be submitted and considered by the planning authority and the Tasmanian Planning Commission, thereby meeting this objective.

(d) to facilitate economic development in accordance with the objectives set out paragraphs (a), (b), and (c)

Consideration:

The Proposal would facilitate economic development. The quantified benefits within the Cost Benefit Analysis are listed as

- Additional residential dwellings
- Childcare benefit
- Aged care benefits
- Open Space Benefits

Of these benefits the majority would accrue as private benefits, particularly the total undiscounted sale value, of \$103,334,071 (Page 11: Evandale Expansion Plan Cost Benefit Analysis, August 2023, SGS Economics and Planning). If this private benefit is not factored into the analysis, then the estimated public benefit arising from the Proposal would be significantly less and is not considered sufficient to warrant the zoning change proposed.

The costs associated with the Proposal have not been adequately considered in the supporting documentation provided. The *Evandale Expansion Plan Cost Benefit Analysis, for Traders in Purple August 2023 by SGS Economics and Planning* provided in support of the Proposal does not consider the extent of the direct and indirect costs generated by the Proposal, including but not limited to:

- impact of expanding a satellite town outside of the regional city of Launceston (this should be considered as part of the broader current review of the Northern Tasmania Regional Land Use Strategy)
 - furthering of urban sprawl
 - increase in travel distances to work and higher order retail and facilities.
 - Lack of employment opportunities within proximity of Evandale
- Cost of new and additional Impact on infrastructure, services, and facilities (the majority of which are not currently available in Evandale)



- The Proposal would vastly exceed the licence limit for the Evandale Sewerage Treatment Plant and the capacity to treat and dispose of the volume of effluent proposed.
- Required upgrades to the road network.
- Retail facilities
- Educational services
- Emergency services
- Health services
- Spreading growth outside of Launceston
 - Economic dilution resulting from non-concentration of jobs, services, and facilities outside of an established urban centre.
 - Negative impact upon the existing vacant residential market
- Potential for the reduction in property prices for vacant residential land within existing suburbs of Launceston and impact upon other land developers
- Negative impact upon the heritage value of Evandale as the existing Georgian Village could be dominated by a 43% residential expansion.

(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.

Consideration:

The Proposal does not meet this objective. The Proposal should be considered as part of the current review of the Northern Tasmanian Regional Land Use Strategy to enable the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State to occur.

SCHEDULE 1, PART 2 – OBJECTIVES OF THE PLANNING PROCESS ESTABLISHED BY THIS ACT

(a) to require sound strategic planning and coordinated action by State and local government

Consideration:

The Proposal does not represent sound strategic planning and co-ordinated action by State and local government, contrary to Schedule 1, Part 2 (a) of the Act. It is appropriate that proposals of this type, scale and location are considered as part of the current comprehensive review of the Northern Tasmania Regional Land Use Strategy, and any rezoning ideally be undertaken in context of the outcomes of the review.

(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



Consideration:

The Proposal does not conflict with this objective being met.

(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

Consideration:

Environmental, social and economic effects of the Proposal have been considered throughout this assessment.

(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

Consideration:

The Proposal does not prevent this objective being met.

(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

Consideration:

The Proposal does not prevent this objective being met.

(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

Consideration:

The Proposal includes two community purpose areas, providing opportunity for future aged-care, childcare and associated medical facilities which would not be developed until the final stage of the Expansion Plan. There is no guarantee however that these would be provided and Council would have no ability to force the developer to provide these facilities.



(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value

Consideration:

Given its scale, the Proposal does not conserve areas or places (being Evandale) of historical interest, contrary to Schedule 1, Part 2 (g) of the Act.

(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

Consideration:

The Proposal does not protect public infrastructure and other assets and does not enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

- The majority of the land proposed to be rezoned is outside TASWATER's serviced land for water and sewage and would represent a very significant increase in the demand placed upon the sewerage treatment plant vastly exceeding the licence limit for the plant and the capacity to treat and dispose of effluent proposed.
- The design parameters of the proposed by-pass road have not been determined, and the likely resulting alignment requirements have not been incorporated into the proposed Evandale expansion master plan layout.
- The site is located under or near the departure tracks for runway 14R and the arrival tracks for runway 32L as shown in the Master Plan. Hence this development may be subject to low-level noise from the aircraft using these flight paths in the future.

(i) to provide a planning framework which fully considers land capability.

Consideration:

Land capability is considered under the *State Policy on the Protection of Agricultural Land 2009*.

(d) is consistent with each State policy

State Policy on the Protection of Agricultural Land 2009

Principle 1

Agricultural Land is a valuable resource and its use for sustainable development of agriculture should not be



unreasonable confined or restrained by non-agricultural use or development

Consideration:

The Proposal would allow for residential use and development adjacent to agricultural land, potentially confining or restraining agricultural use, contrary to this principle.

Principle 2

Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.

Consideration:

‘Prime agricultural land’ means agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania. The Proposal is on Class 4 land and therefore not on prime agricultural land.

Principle 3

Use and development other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this policy.

Consideration:

The Proposal is not on prime agricultural land.

Principle 4

The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:

- *Minimising the amount of land alienated;*
- *Minimising negative impacts on the surrounding environment; and*
- *Ensuring the particular location is reasonable required for operational efficiency.*
- *The establishment of utilities, extractive industries and controlled environment agriculture is not part of the proposed development.*

Consideration:

The Proposal is not on prime agricultural land.

Principle 5

Residential use of agricultural land is consistent with the policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.

Consideration:

The residential use that would be facilitated by the Proposal is not required as part of an agricultural use and has the



potential to confine or restrain agricultural use in the vicinity of the land, contrary to this principle.

Principle 6

Proposal is of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3,4 or 5, will need to demonstrate significant benefits to the region based upon an assessment of the social, environmental and economic costs and benefits.

Consideration:

The Proposal is not on prime agricultural land.

Principle 7

The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.

Consideration:

Class 4 land is the best class of land available for agricultural use in the Evandale area. This makes the Class 4 land on which the amendment is proposed of local significance as it is the most productive class of land available and the land with the most potential for future agricultural development, in the local Evandale area. The Proposal is contrary to this principle.

Principle 8

Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the comprehensive review of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.

Consideration:

The property on which the amendment is proposed is within the North East Irrigation District. The Proposal would result in the permanent loss of agricultural land of local agricultural significance within a declared irrigation district, contrary to this principle.

Principle 9

Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.

Consideration:

The proposed amendment does not conflict with this principle.

Principle 10

New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas



of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.

Principle 11

Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.

Consideration:

Not relevant to the Proposal. There are no forestry land use activities within the boundaries of the subject land.

Tasmanian State Coastal Policy 1996

The subject site is not within the coastal zone, and the Coastal Policy does not apply.

State Policy on Water Quality Management 1997

Consideration:

The Proposal would not directly impact water quality.

National Environmental Protection Measures (NEPMs)

In accordance with the State Policies and Projects Act 1993, a NEMP is taken to be a State Policy. The following NEMPs are therefore State policies:

- *Air Toxics*
- *Ambient Air Quality*
- *Assessment of Site Contamination*
- *Diesel Vehicle Emissions*
- *Movement of Controlled Waste between States and Territories*
- *National Pollutant Inventory*
- *Used Packaging Materials*

Consideration:

Other than noise and air quality which are the subject matter of Codes within the TPS, the remaining NEPMs are not called up by the Proposal.

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

Consideration:

The Tasmanian Planning Policies (TPPs) come into effect on 1 July 2026.

(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 Proposal does not represent sound strategic planning and coordinated action by State and local government, contrary to Schedule 1, Part 2 (a) of the Act. It is appropriate that proposals of this type, scale and location are considered as part of the current comprehensive review of the Northern Tasmania Regional Land Use Strategy, and any rezoning ideally be undertaken in context of the outcomes of the review.

The Proposal would provide for a substantial expansion of the existing Urban Growth Boundary (UGB). The rezoning to give effect to the expansion of the UGB may be considered where it can be demonstrated that the inclusion responds to the Key Principles and is appropriate for strategic and orderly development (ref clause D2.1.1).

(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:

The Proposal is not considered to be consistent and coordinated with the LPS of adjacent municipal areas.

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

Consideration:

The site is not impacted by the Tasmanian Gas Pipeline.

1 INTRODUCTION

At its meeting of 15 September 2025 Council determined to refuse a request for a Draft Amendment 14/2024 to Rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part Of 211 Logan Road, Evandale and apply a Modified Evandale Specific Area Plan to The Land (the proposal).

This decision, the proposal and all supporting information was provided to the Tasmanian Planning Commission (TPC).

On 6 October 2025, Ireneinc Planning and Urban Design (the applicant), on behalf of Trader's In Purple, submitted a request to the TPC under section 40B(1) of Land Use Planning and Approvals Act 1993 (the Act), requesting a review of the Northern Midlands planning authority's (the planning authority) decision to refuse the request to amend the LPS.

The TPC wrote to the planning authority on 11 November 2025 (attached) and amongst other things directed the planning authority as follows:



After reviewing the documents provided by the planning authority, I am satisfied the planning authority was provided enough information to determine whether the requested amendment met the LPS criteria. I also consider it clear that the planning authority did not give comprehensive consideration to the LPS criteria as required by section 38(1).

For example, there is no consideration of the Schedule 1 Part 1(d) objective to facilitate economic development in accordance with the three proceeding objectives in Part 1. There is no consideration of the Schedule 1 Part 2 Objective to promote the health and wellbeing of all Tasmanians by ensuring a pleasant, efficient, and safe environment for working, living and recreation. These considerations are also relevant to LPS criterion s34(2)(c).

Similarly, there is no consideration of LPS criterion s34(2)(d) which relates to consistency with each State Policy, the Protection of Agricultural Land Policy, being a relevant State Policy.

On the information available it is not possible to conclude that the planning authority gave comprehensive consideration to the request in light of the information presented and took into account all the matters referred to in section 38(1). None of the remarks given by the councillors at the Council meeting clarify same.

The Commission accepts that assessment against the LPS Criteria, and indeed within some of the individual criteria (such as the RMPS objectives) may lead to potentially competing outcomes. The challenge for the decision-making process is to ensure that all matters related to relevant LPS criteria are taken into account, to reconcile any competing outcomes where possible, and provide reasons for a decision having regard to all the information presented.

2 BACKGROUND

Applicant:

Ireninc Planning and Urban Design on behalf of Traders in Purple

Owner:

J M Berresford (4 Ridgeside Lane)
Zurcher Pty Ltd (38 Arthur Street)
TIP 119 Pty Ltd & TIP 120 Pty Ltd (211 Logan Road)
Craig John & Patricia Jean Mitchell (95 Logan Road)

Zone:

21.0 Agriculture

Codes/Specific Areas Plans:

C13.0 Bushfire-Prone Areas, C16.0 Safeguarding of Airports - Obstacle Limitation Area

Classification under the Scheme:

Planning scheme amendment required

Existing Use:

Agriculture

Decision Date:

The Tasmanian Planning Commission has been advised that the request will be reconsidered at Council's meeting of 16 February 2026.

Recommendation:

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands Local Provisions Schedule NOR Specific Area Plans - NOR-S5.0 Evandale Specific Area Plan.

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993 37. Request for amendment of LPSs

- (1) A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.
- (2) A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.



(3) A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land –
(a) be signed by each owner of the land; or
(b) be accompanied by the written permission of each owner of the land to the making of the request.

38. Decision in relation to request

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

(2) A planning authority, within 42 days after receiving a request under section 37(1) or a longer period allowed by the Commission, must –
(a) decide to agree to the amendment and prepare a draft amendment of the LPS; or
(b) decide to refuse to prepare the draft amendment of the LPS.

4 ASSESSMENT AGAINST LPS CRITERIA

The assessment within section 4 of this report has been made by Evan Boardman of e3planning Pty Ltd.

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

Comment:

The Proposal requests an amendment which would contain the necessary provisions required by the SPPs to be incorporated within the LPS.

(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.

Comment:

The Proposal is to expand the area of the SAP incorporating a map of the relevant area and to introduce additional provisions to the SAP, consistent with s. 32 (3) (b) and (4) (b).

(c) furthers the objectives set out in Schedule 1

Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania

(c) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity

Comment:



The Proposal does not promote the sustainable development of natural and physical resources, namely it would impact upon the habitat of the Green and Gold Frog *Litoria raniformis* which is listed as a Vulnerable Species under the *Threatened Species Protection Act 1995* and the *Environment Protection and Biodiversity Conservation Act 1999*.

(d) to provide for the fair, orderly and sustainable use and development of air, land and water

Comment:

The Proposal does not protect public infrastructure and other assets and does not enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

- The majority of the land proposed to be rezoned is outside TASWATER's serviced land for water and sewage and would represent a very significant increase in the demand placed upon the sewerage treatment plant vastly exceeding the licence limit for the plant and the capacity to treat and dispose of effluent proposed.
- The design parameters of the proposed by-pass road have not been determined, and the likely resulting alignment requirements have not been incorporated into the proposed Evandale expansion master plan layout.
- The site is located under or near the departure tracks for runway 14R and the arrival tracks for runway 32L as shown in the Master Plan. Hence this development may be subject to low-level noise from the aircraft using these flight paths in the future.

The Proposal is contrary to the relevant provisions of the Northern Tasmanian Regional Land Use Strategy (NTRLUS).

Table E.1 Northern Tasmanian Regional Settlement Hierarchy of the NTRLUS lists Evandale as a Satellite Settlement which is described as a town centre providing 'an extensive urban area independent of the Greater Launceston Urban Area with key local retail, commercial, and community service functions.'

The land subject to the Proposal is not identified as a *Supporting Consolidation Area* or a *Priority Investigation Area – Residential* as per Map D.3 Regional Framework Plan: Northern Townships (Longford, Perth, and Evandale) of the NTRLUS.

The Population of Evandale at the 2021 Census was 1,265 and 1,345 at the 2016 census and 1,402 at the 2011 census (ABS QuickStats for Evandale (SAL60194)), evidence of a declining population.

There were 606 residential dwellings according to the 2021 Australian Census.

If the Proposal were approved, it would provide for a minimum of 264 additional residential dwellings to be developed over an area of approximately 100 hectares. This would represent a 43.6% increase above the established residential dwelling supply.

The Proposal is inconsistent with the Key Principles for Urban Growth Areas G.2.1.3 of the NTRLUS, as it would not:

- be a logical extension of an existing urban area (Evandale), or
- be of sufficient size to support efficient social and economic infrastructure,
- achieve a balanced settlement pattern across the region
- maximise the use of major transport and water and sewerage infrastructure (committed and/or planned) .
- enable efficient physical and social infrastructure, to be provided.

The NTRLUS specifies that all Urban Growth Areas, Growth Corridors, Priority Consolidation Areas, Supporting Consolidation Areas and Priority Investigation Areas-Residential to be within and adjacent to the existing established urban suburbs of Launceston as shown in Map G.1 Regional Framework Plan of NTRLUS. None of these areas are adjacent to Evandale.

The Proposal is inconsistent with the Key Principles for Urban Growth Areas D2.1.1 of the NTRLUS, as it would:



- Include areas with significant biodiversity values as identified in 'Updated Natural Values Report,' Natural Environment Services Tasmania, 23/02/2023;
- Not be appropriately separated from incompatible (agricultural) land uses;
- In its scale, not be a logical expansion of the existing urban area of Evandale; and
- Exceed the capacity of sewerage infrastructure.

The argument in Residential Supply and Demand Analysis by SGS (the Analysis) provided in support of the Proposal, that the SGS' *Rental Affordability Index shows households are being priced out of Launceston*, is not considered to be justification for the Proposal. If this argument was followed, then land further from established urban centres should be preferred for residential rezonings due to cheaper land prices. Other relevant strategic matters such as transportation, access to employment, facilities and services should be the main drivers in where new residential suburbs of the size and scale proposed are located, rather than land price. These other relevant strategic matters would be considered within the upcoming comprehensive review of the NTRLUS.

The Analysis also focused upon the Northern Midlands LGA, Perth, Evandale, and Longford rather than the broader Northern Tasmanian Region. It did not consider the potential impact the Proposal would have upon the existing established Urban Centres across the region including Launceston.

As the land subject to the Proposal is contiguous to the Urban Growth Area of Evandale, per the NTRLUS D2.1.1 it may be considered for rezoning for urban development where it can be demonstrated that it responds to the Key Principles of D2.1.1 and is appropriate for the strategic and orderly development of the area, or where evidence identifies it is necessary to accommodate higher than anticipated demand or changing demands.

The Proposal is inconsistent with the Key Principles for Urban Growth Areas D2.1.1 of the NTRLUS, as it would:

- Include areas with significant biodiversity values as identified in 'Updated Natural Values Report,' Natural Environment Services Tasmania, 23/02/2023;
- Not be appropriately separated from incompatible (agricultural) land uses;
- In its scale, not be a logical expansion of the existing urban area of Evandale; and
- Exceed the capacity of sewerage infrastructure.

The evidence is that a rezoning is not necessary to accommodate higher than anticipated demand or changing demands. The most recent independent review of residential demand and supply for Northern Tasmanian is the *Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report Final Project undertaken for Northern Tasmania Development Corporation February 2024 REMPLAN* (Demand and Supply Report) and it contains a number of findings which are relevant to an assessment of the Proposal. These findings do not support the Proposal.

High proportion of land supply through underutilised parcels

Northern Midlands has a high proportion of estimated land supply provided through underutilised parcels. This is primarily within Campbell Town and to a lesser degree in Evandale. Policies that encourage redevelopment and appropriate intensification in suitable locations may be required in these townships, particularly in Evandale if demand is shifted from other satellite townships (Page 48 Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report Final Project undertaken for Northern Tasmania Development Corporation February 2024 REMPLAN). This finding is contrary to the data put forward in the Analysis provided in support of the Proposal.

Table 1-1 Forecast population and land supply, Northern Tasmania (Page v Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report Final Project undertaken for Northern Tasmania Development Corporation February 2024 REMPLAN).

found that there is sufficient Theoretical Practical and Practical Vacant Land (Practical Vacant Land includes four of the five supply categories: retail, approved plan, vacant serviced, and vacant unserviced. I.e., practical vacant supply estimates are the total supply estimates excluding underutilised land category) available within Evandale would not be exhausted the entire extent of the 24-year forecast period to accommodate projected population growth.



This finding is contrary to the data put forward in the Analysis provided in support of the Proposal, which recommended that *From a strategic perspective to optimise the residential housing market and maintain housing affordability, there is a need to start rezoning suitable land for residential use* (Page 28 *Residential Supply and Demand Analysis for Evandale 5 May 2022 SGS Economics*).

Evandale's population has declined across the last two Census periods (2011–2021). Approving a 43.6% increase in dwellings: is not supported by demonstrated population demand and could lead to a risk of oversupply of lots and housing leading to longer-term vacancy, fragmented development, and inefficient land use

Current demographic trends do not justify the substantial expansion of the Proposal.

The Demand and Supply Report does not provide support for the Proposal and demonstrates that the Proposal is contrary to Schedule 1, Part 1 (b) of the Objectives of the RMPS.

(c) to encourage public involvement in resource management and planning

Comment:

If the planning authority decides to prepare the draft amendment, it will be placed on public exhibition in accordance with the *Land Use Planning and Approvals Act 1993* allowing for representations to the draft amendment to be submitted and considered by the planning authority and the Tasmanian Planning Commission, thereby meeting this objective.

(d) to facilitate economic development in accordance with the objectives set out paragraphs (a), (b), and (c)

Comment:

The Proposal would facilitate economic development. The quantified benefits within the Cost Benefit Analysis are listed as

- Additional residential dwellings
- Childcare benefit
- Aged care benefits
- Open Space Benefits

Of these benefits the majority would accrue as private benefits, particularly the total undiscounted sale value, of \$103,334,071 (Page 11: Evandale Expansion Plan Cost Benefit Analysis, August 2023, SGS Economics and Planning). If this private benefit is not factored into the analysis, then the estimated public benefit arising from the Proposal would be significantly less and is not considered sufficient to warrant the zoning change proposed.

The costs associated with the Proposal have not been adequately considered in the supporting documentation provided. The *Evandale Expansion Plan Cost Benefit Analysis, for Traders in Purple August 2023 by SGS Economics and Planning* provided in support of the Proposal does not consider the extent of the direct and indirect costs generated by the Proposal, including but not limited to:

- impact of expanding a satellite town outside of the regional city of Launceston (this should be considered as part of the broader current review of the Northern Tasmania Regional Land Use Strategy)
 - furthering of urban sprawl
 - increase in travel distances to work and higher order retail and facilities.
 - Lack of employment opportunities within proximity of Evandale
- Cost of new and additional Impact on infrastructure, services, and facilities (the majority of which are not currently available in Evandale)
 - The Proposal would vastly exceed the licence limit for the Evandale Sewerage Treatment Plant and the capacity to treat and dispose of the volume of effluent proposed.
 - Required upgrades to the road network.
 - Retail facilities
 - Educational services



- Emergency services
- Health services
- Spreading growth outside of Launceston
 - Economic dilution resulting from non-concentration of jobs, services, and facilities outside of an established urban centre.
 - Negative impact upon the existing vacant residential market
- Potential for the reduction in property prices for vacant residential land within existing suburbs of Launceston and impact upon other land developers
- Negative impact upon the heritage value of Evandale as the existing Georgian Village could be dominated by a 43% residential expansion.

(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.

Comment:

The Proposal does not meet this objective. The Proposal should be considered as part of the current review of the Northern Tasmanian Regional Land Use Strategy to enable the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State to occur.

SCHEDULE 1, PART 2 – OBJECTIVES OF THE PLANNING PROCESS ESTABLISHED BY THIS ACT

(b) to require sound strategic planning and coordinated action by State and local government

Comment:

The Proposal does not represent sound strategic planning and co-ordinated action by State and local government, contrary to Schedule 1, Part 2 (a) of the Act. It is appropriate that proposals of this type, scale and location are considered as part of the current comprehensive review of the Northern Tasmania Regional Land Use Strategy, and any rezoning ideally be undertaken in context of the outcomes of the review.

(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

Comment:

The Proposal does not conflict with this objective being met.

(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

Comment:

Environmental, social and economic effects of the Proposal have been considered throughout this assessment.

(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

Comment:

The Proposal does not prevent this objective being met.

(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

Comment:



The Proposal does not prevent this objective being met.

(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

Comment:

The Proposal includes two community purpose areas, providing opportunity for future aged-care, childcare and associated medical facilities which would not be developed until the final stage of the Expansion Plan. There is no guarantee however that these would be provided and Council would have no ability to force the developer to provide these facilities.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value

Comment:

Given its scale, the Proposal does not conserve areas or places (being Evandale) of historical interest, contrary to Schedule 1, Part 2 (g) of the Act.

(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

Comment:

The Proposal does not protect public infrastructure and other assets and does not enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

- The majority of the land proposed to be rezoned is outside TASWATER's serviced land for water and sewage and would represent a very significant increase in the demand placed upon the sewerage treatment plant vastly exceeding the licence limit for the plant and the capacity to treat and dispose of effluent proposed.
- The design parameters of the proposed by-pass road have not been determined, and the likely resulting alignment requirements have not been incorporated into the proposed Evandale expansion master plan layout.
- The site is located under or near the departure tracks for runway 14R and the arrival tracks for runway 32L as shown in the Master Plan. Hence this development may be subject to low-level noise from the aircraft using these flight paths in the future.

(ii) to provide a planning framework which fully considers land capability.

Comment:

Land capability is considered under the *State Policy on the Protection of Agricultural Land 2009*.

(d) is consistent with each State policy

State Policy on the Protection of Agricultural Land 2009

Principle 1

Agricultural Land is a valuable resource and its use for sustainable development of agriculture should not be unreasonable confined or restrained by non-agricultural use or development

Comment:



The Proposal would allow for residential use and development adjacent to agricultural land, potentially confining or restraining agricultural use, contrary to this principle.

Principle 2

Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.

Comment:

'Prime agricultural land' means agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania. The Proposal is on Class 4 land and therefore not on prime agricultural land.

Principle 3

Use and development other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this policy.

Comment:

The Proposal is not on prime agricultural land.

Principle 4

The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:

- *Minimising the amount of land alienated;*
- *Minimising negative impacts on the surrounding environment; and*
- *Ensuring the particular location is reasonable required for operational efficiency.*
- *The establishment of utilities, extractive industries and controlled environment agriculture is not part of the proposed development.*

Comment:

The Proposal is not on prime agricultural land.

Principle 5

Residential use of agricultural land is consistent with the policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.

Comment:

The residential use that would be facilitated by the Proposal is not required as part of an agricultural use and has the potential to confine or restrain agricultural use in the vicinity of the land, contrary to this principle.

Principle 6

Proposal is of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3,4 or 5, will need to demonstrate significant benefits to the region based upon an assessment of the social, environmental and economic costs and benefits.

Comment:

The Proposal is not on prime agricultural land.



Principle 7

The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.

Comment:

Class 4 land is the best class of land available for agricultural use in the Evandale area. This makes the Class 4 land on which the amendment is proposed of local significance as it is the most productive class of land available and the land with the most potential for future agricultural development, in the local Evandale area. The Proposal is contrary to this principle.

Principle 8

Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the comprehensive review of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.

Comment:

The property on which the amendment is proposed is within the North East Irrigation District. The Proposal would result in the permanent loss of agricultural land of local agricultural significance within a declared irrigation district, contrary to this principle.

Principle 9

Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.

Comment:

The proposed amendment does not conflict with this principle.

Principle 10

New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.

Principle 11

Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.

Comment:

Not relevant to the Proposal. There are no forestry land use activities within the boundaries of the subject land.

Tasmanian State Coastal Policy 1996

The subject site is not within the coastal zone, and the Coastal Policy does not apply.

State Policy on Water Quality Management 1997

Comment:



The Proposal would not directly impact water quality.

National Environmental Protection Measures (NEPMs)

In accordance with the State Policies and Projects Act 1993, a NEMP is taken to be a State Policy. The following NEMPs are therefore State policies:

- *Air Toxics*
- *Ambient Air Quality*
- *Assessment of Site Contamination*
- *Diesel Vehicle Emissions*
- *Movement of Controlled Waste between States and Territories*
- *National Pollutant Inventory*
- *Used Packaging Materials*

Comment:

Other than noise and air quality which are the subject matter of Codes within the TPS, the remaining NEPMs are not called up by the Proposal.

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

Comment:

The Tasmanian Planning Policies (TPPs) come into effect on 1 July 2026.

(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

Comment:

The Proposal does not represent sound strategic planning and coordinated action by State and local government, contrary to Schedule 1, Part 2 (a) of the Act. It is appropriate that proposals of this type, scale and location are considered as part of the current comprehensive review of the Northern Tasmania Regional Land Use Strategy, and any rezoning ideally be undertaken in context of the outcomes of the review.

The Proposal would provide for a substantial expansion of the existing Urban Growth Boundary (UGB). The rezoning to give effect to the expansion of the UGB may be considered where it can be demonstrated that the inclusion responds to the Key Principles and is appropriate for strategic and orderly development (ref clause D2.1.1).

(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

Comment:

The Proposal is not considered to be consistent and coordinated with the LPS of adjacent municipal areas.

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

Comment:

The site is not impacted by the Tasmanian Gas Pipeline.

5 OPTIONS

The planning authority can:

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



- refuse to prepare the draft amendment of the LPS.

6 CONCLUSION

At its meeting of 15 September 2025 Council determined to refuse a request for a Draft Amendment 14/2024 to Rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale and apply a modified Evandale Specific Area Plan to the land.

The Tasmanian Planning Commission has directed the planning authority (Council) to reconsider whether to prepare a draft amendment in relation to the request.

Council engaged Evan Boardman of E3 Planning to provide a planning assessment in relation to the reconsideration, which is included in section 4 of this report, and is used to formulate the recommendation.

7 ATTACHMENTS

1. A.1 Proposed Evandale Expansion Plan 4 December 2024 Issue M [11.2.1 - 1 page]
2. A.2 Application Form [11.2.2 - 1 page]
3. A.3 Title Plans [11.2.3 - 4 pages]
4. B.1 Planning Report - Ireneinc - February 2025 [11.2.4 - 144 pages]
5. C.1 Residential Supply and Demand Analysis 5 May 2022 [11.2.5 - 29 pages]
6. D.1 Cost Benefit Analysis 25 August 2023 [11.2.6 - 22 pages]
7. E.1 Agricultural Assessment Report 14 September 2023 [11.2.7 - 42 pages]
8. E.2 Agricultural Assessment Report 18 February 2025 [11.2.8 - 52 pages]
9. F.1 Engineering Services Report 11 December 2023 [11.2.9 - 48 pages]
10. F.2 Preliminary Water and Sewerage Report 9 October 2024 [11.2.10 - 19 pages]
11. G.1 Traffic Impact Assessment (Revision 02) 20 December 2024 - pitt&sherry [11.2.11 - 107 pages]
12. G.2 Traffic Engineering Peer Review 1 May 2024 - SAL T 3 [11.2.12 - 45 pages]
13. G.3 Traffic Impact Assessment (Revision 01) 29 January 2024 - pitt&sherry [11.2.13 - 109 pages]
14. H.1 Aboriginal Heritage Assessment Report 20 October 2023 (redacted) [11.2.14 - 55 pages]
15. H.2 Historic Heritage Assesment Report 20 October 2023 [11.2.15 - 55 pages]
16. I.1 Natural Values Report 27 November 2022 [11.2.16 - 24 pages]
17. K.1 Bushfire Hazard Management Report 21 March 2023 [11.2.17 - 27 pages]
18. L.1 Preliminary Site Contamination Investigation 11 April 2023 [11.2.18 - 147 pages]
19. M.1 Landslide Hazard Assessment 26 May 2023 [11.2.19 - 19 pages]
20. N.1 Additional Information Request 2 May 2024 - Northern Midlands Council [11.2.20 - 11 pages]
21. O.1 Letter to Traders in Purple 3 December 2024 - Northern Midlands Council [11.2.21 - 2 pages]
22. P.1 Further Information Response 12 February 2025 - Ireneinc [11.2.22 - 3 pages]
23. Q.1 Submission to Planning Authority Notice 9 May 2024 - Tas Water [11.2.23 - 2 pages]
24. R.1 Letter 30 April 2024 - Launceston Airport [11.2.24 - 2 pages]
25. S.1 Letter 28 May 2024 - Department of State Growth [11.2.25 - 3 pages]
26. Decision-and-reasons-11- November-2025 [11.2.26 - 5 pages]



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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



13 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: *Maree Bricknell, Acting General Manager*

RECOMMENDATION

That the report be noted.

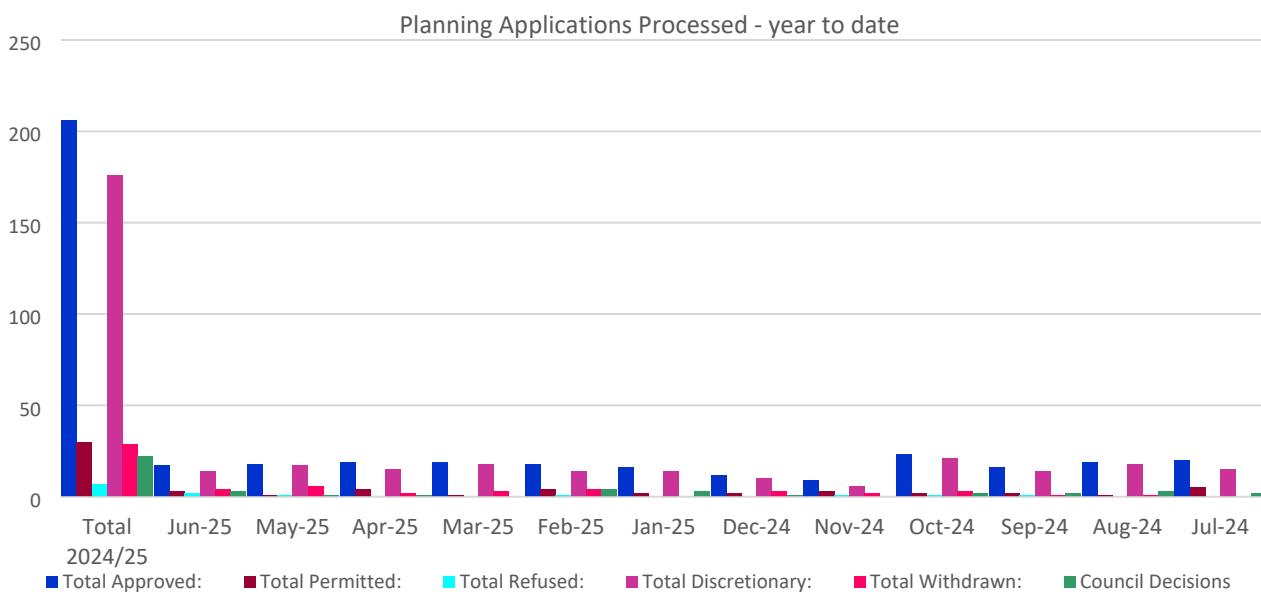
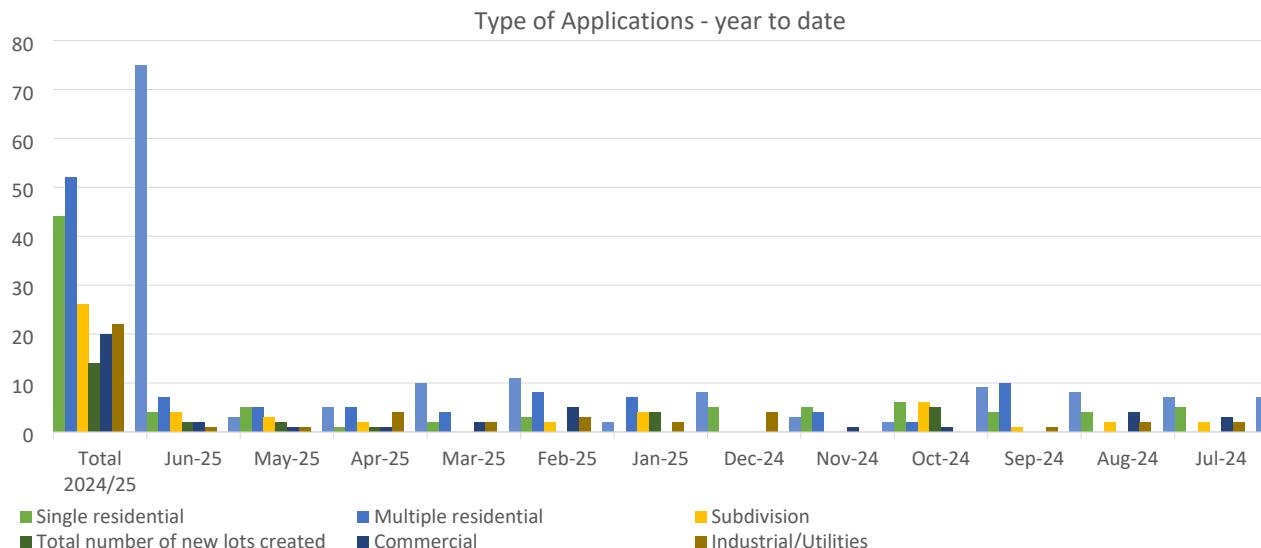
1 PURPOSE OF REPORT

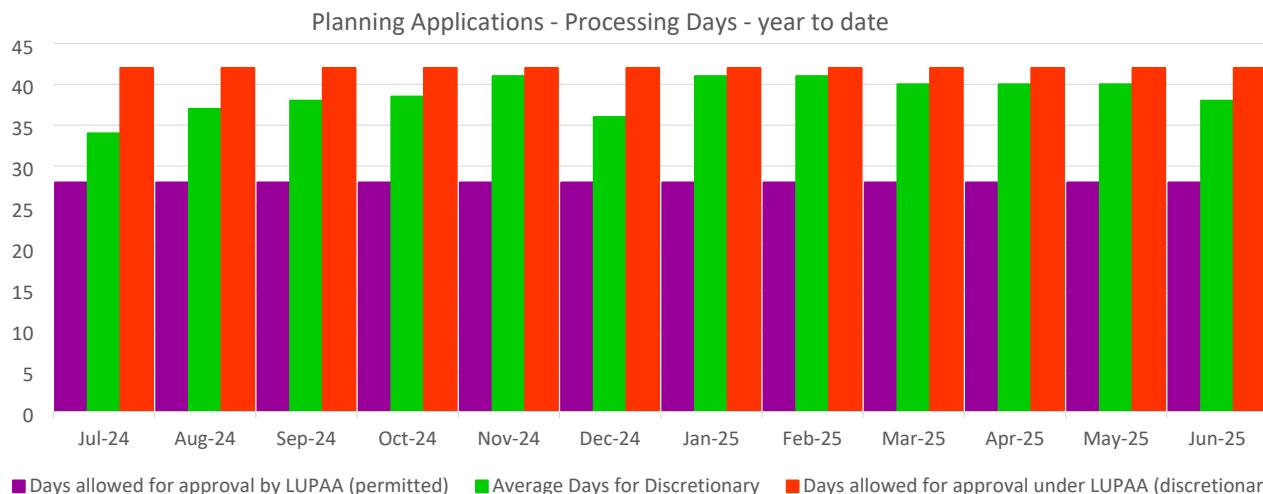
The purpose of this report is to present the Development Services activities as at the month's end.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	129	18	22	23	17	15	19	15					
Applications on STOP for further information				44	34	30	35	38	35	31					
Single residential	36	44	75	11	13	21	9	4	12	5					
Number of new dwellings			19	1	3	8	2	1	4	0					
Multiple residential	69	52	10	0	5	1	2	1	0	1					
Number of new dwellings			88	0	79	2	2	3	0	2					
Subdivision	27	26	13	5	2	2	2	1	0	1					
Total number of new lots created	72	14	17	10	1	1	2	1	0	2					
Commercial	25	20	17	4	2	1	4	2	2	2					
Industrial/Utilities	15	22	10	2	1	2	0	1	1	1					
Visitor Accommodation	11	0	1	0	0	0	1	0	0	0					
Total permitted	0	0	0	0	0	0	0	0	0	0					
Total discretionary	11	0	1	0	0	0	1	0	0	0					
Other	47	75	2	1	0	0	1	0	0	0					
Total No. Applications Approved:	182	206	128	23	23	27	19	9	15	12					
Total Permitted:	18	30	18	3	3	5	5	0	1	1					
Average Days for Permitted	15	13.3 6	20	21	29	14	13		28	14					
Days allowed for approval by LUPAA:	28	28	28	28	28	28	28	28	28	28					
Total Exempt under IPS:	93	104	52	5	15	7	7	4	8	6					
Total Refused:	4	7	2	1	0	1	0	0	0	0					
Total Discretionary:	164	176	111	21	20	22	14	9	14	11					
Average Days for Discretionary:	33.17	38.7 1	38.86	39	40	37	36	40	42	38					
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42					
Total Withdrawn:	44	29	20	2	3	7	1	2	3	2					
Council Decisions	27	22	12	5	2	1	1	1	1	1					
Appeals lodged by the Applicant	2	1	2	2	0	0	0	0	0	0					
Appeals lodged by third party	0	1	2	0	1	1	0	0	0	0					





■ Days allowed for approval by LUPAA (permitted) ■ Average Days for Discretionary ■ Days allowed for approval under LUPAA (discretionary)

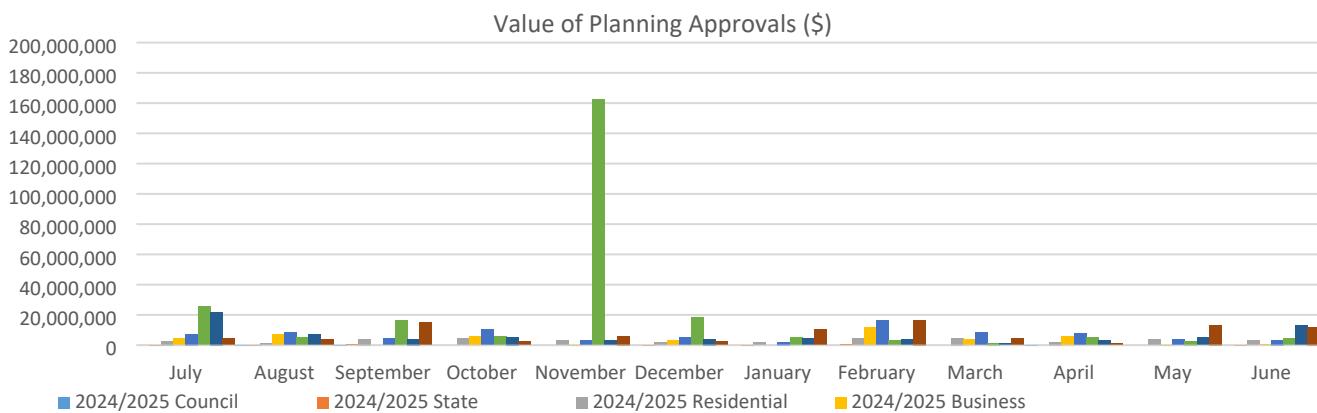
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0031 - 1	Dwelling Alterations and additions, convert garage to visitor accommodation, new carport	20 Scone Street, Perth TAS 7300	P & N Dehnert	32	A
PLN-24-0122 - 1	Multiple Dwellings (5)	24A Charles Street, Cressy TAS 7302	Design to Live	6	A
PLN-25-0028 - 1	Storage - Contractors Yard, including 20m x 12m shed, carparking, driveway, signage	528 Cressy Road, Longford TAS 7301	Chris Triebe & Associates	13	A
PLN-25-0073 - 1	Multiple Dwellings x 31 Amendment	71-73 High Street, Campbell Town TAS 7210	Loretto Community Housing	13	A
PLN-25-0181 - 1	Original Application: Multiple Dwellings for Assisted Living (3 x new)	Lot 2, 63 Catherine Street, Longford TAS 7301	Apogee	13	A
PLN-25-0211	Subdivision 4 lots into 6 lots	394 Connorville Road, Cressy TAS 7302	TasRex	34	D
PLN-25-0225	Outbuilding (Garage)	22 Edward Street, Perth TAS 7300	D Hunt	48	D
PLN-25-0228	Pool house	187 Pateena Road, Longford TAS 7301	Design to Live	40	D
PLN-25-0230	Multiple Dwellings (x2)	112 Wellington Street, Longford TAS 7301	Coactive Building Design	49	D
PLN-25-0236	Building alterations (Roof replacement)	102-104 High Street, Campbell Town TAS 7210	S Walton & D Briggs	30	D
PLN-25-0237	Roof construction over existing horse rotunda	Wellington Street, Longford TAS 7301	6ty Pty Ltd	41	D
PLN-25-0238	Outbuilding (Garage)	2 Zircon Place, Perth TAS 7300	Prime Design	24	D
PLN-25-0240	Extend crossover & replace front fence with 1.8m high front fence	158 Wellington Street, Longford TAS 7301	J Cassidy-Cooper	57	D
PLN-25-0241	Outbuilding (Remove existing Shed and new Shed 12mx6mx 4.729m)	8 Country Field Court, Longford TAS 7301	M Gillies	36	D
PLN-25-0244	Removal of tree to facilitate installation of irrigation pipe	16 Broad Street, Campbell Town TAS 7210	Pitt & Sherry	39	D
PLN-26-0005	Outbuildings (Shed and Garage)	442 Belmont Road, Cressy TAS 7302	Burrows Development	14	P
PLN-21-0104	Forest Hall Road Extractive Pit (Sand) Expansion	204 Forest Hall Road, Cleveland TAS 7211	Prospect Timber and Landscape Supplies	42	C

2.2 Value of Planning Approvals

	Current Year		2025/2026		2024/25		2023/24		2022/23	
	Council	State	Residential	Business	Total	Total	Total	Total	Total	Total
July	10,000	2,500,000	1,264,305	1,668,000	5,442,305	7,412,102	25,482,265	21,899,020		
August	0	300,000	23,193,000	800,000	24,293,000	8,188,245	5,178,200	7,155,844		
September	0	0	6,173,232	410,000	6,583,232	4,394,000	16,503,664	4,097,900		
October	0	3,000	1,372,094	279,000	1,654,094	10,299,800	5,562,210	5,353,500		
November	0	0	1,560,000	15,000	1,575,000	2,903,431	162,356,200	3,023,616		



December	0	0	2,264,500	670,000	2,934,500	4,873,115	18,389,000	4,154,613
January	0	0	886,000	285,000	1,171,000	2,027,648	5,255,000	4,366,000
February						16,519,254	2,910,000	3,551,367
March						8,270,452	1,495,000	1,238,500
April						7,694,500	5,141,340	3,186,222
May						3,792,000	2,720,000	5,195,000
June						3,437,645	4,385,000	13,163,000
YTD Total	10,000	2,803,000	36,713,131	4,127,000	43,653,131	79,812,192	250,992,879	63,221,582
Annual Total							255,377,879	76,384,582



2.3 Matters Awaiting Decision by TASCAT & TPC

TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN25-0077 Appeal P/2025/75	Appeal against refusal of Multiple Dwellings, Retirement Village and 2-lot subdivision at 5 Affleck Court, Perth <ul style="list-style-type: none">• Preliminary conference held 19 August 2025.• Teleconference held 13 October 2025.• Mediation being undertaken.
PLN24-0097 Appeal P/2025/70	Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road. <ul style="list-style-type: none">• Preliminary conference held 04 August 2025.• Mediation held 21 August 2025.• Teleconference held 04 November 2025 to set a hearing date.• Hearing held 02–06 February 2026.• Awaiting decision.
PLN24-0136 Appeal P/2025/87	Appeal against approval of 34 Assisted Housing Units at 75 Leighlands Road, Evandale <ul style="list-style-type: none">• Preliminary conference held 04 August 2025.• Hearing set for 23–27 March 2026.
Decisions received	
-	-
TPC	TASMANIAN PLANNING COMMISSION
PLN25-0088; 19/2025	Draft Amendment 19/2025 to insert site specific qualifications combined with an application for a two-lot subdivision at 5 Eskleigh Road, Perth. <ul style="list-style-type: none">• Certified by Council on 15 September 2025 and permit for two-lot subdivision granted pursuant to s. 40Y (2) of the <i>Land Use Planning and Approvals Act 1993</i>.• Public notification from 29 September to 28 October 2025.• Representations considered at November Council meeting. • Representations and report sent to the Planning Commission.• Hearing set for 17 February 2026.
Decisions received	
PLN24-0030; 14/2024	Amendment request 14/2024 to rezone 4 Ridgeside Lane, 38 Arthur Street, 95 Logan Road and Part of 211 Logan Road, Evandale from Agriculture Zone and Apply a Modified Evandale Specific Area Plan to the Land. <ul style="list-style-type: none">• Report recommending that council agree to and certify the proposal as a draft amendment was provided in the agenda for the Council meeting of 23 June 2025.• Council resolved to a) defer a decision on this application until the 18 August 2025 Meeting; and b) discuss at a Council Workshop prior to the August meeting and determine dates for community consultation.• Workshop held 7 July 2025.• Community consultation undertaken from 12 July to 4 August 2025 including a community information drop-in session on 22 July 2025.• Feedback from the community consultation considered at Council workshop of 1 September 2025.

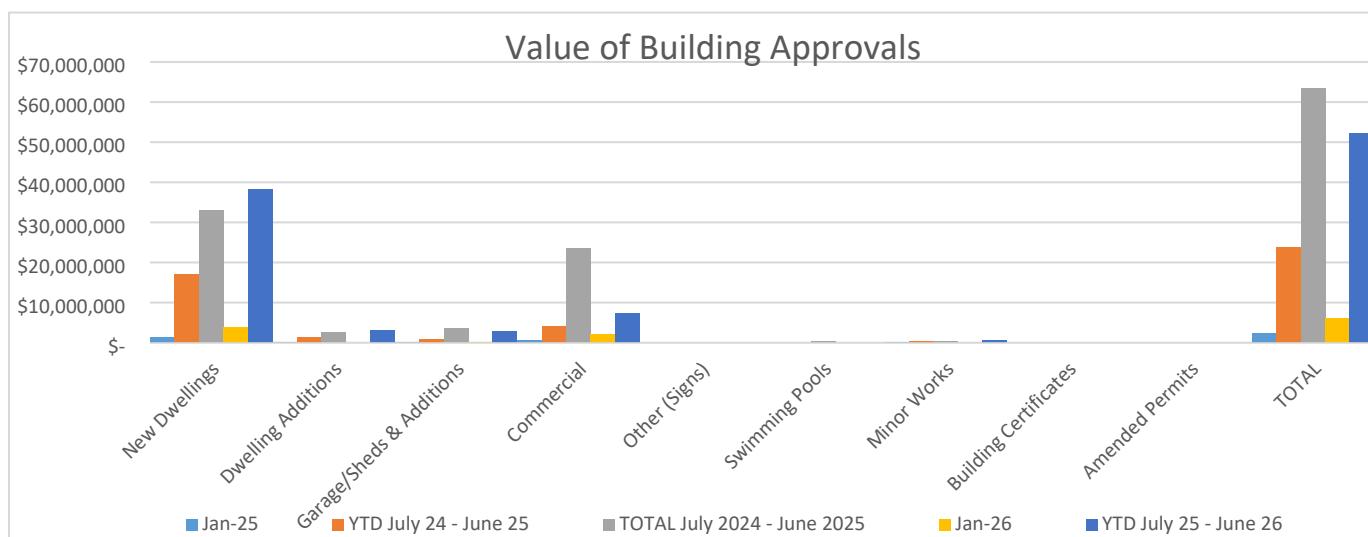


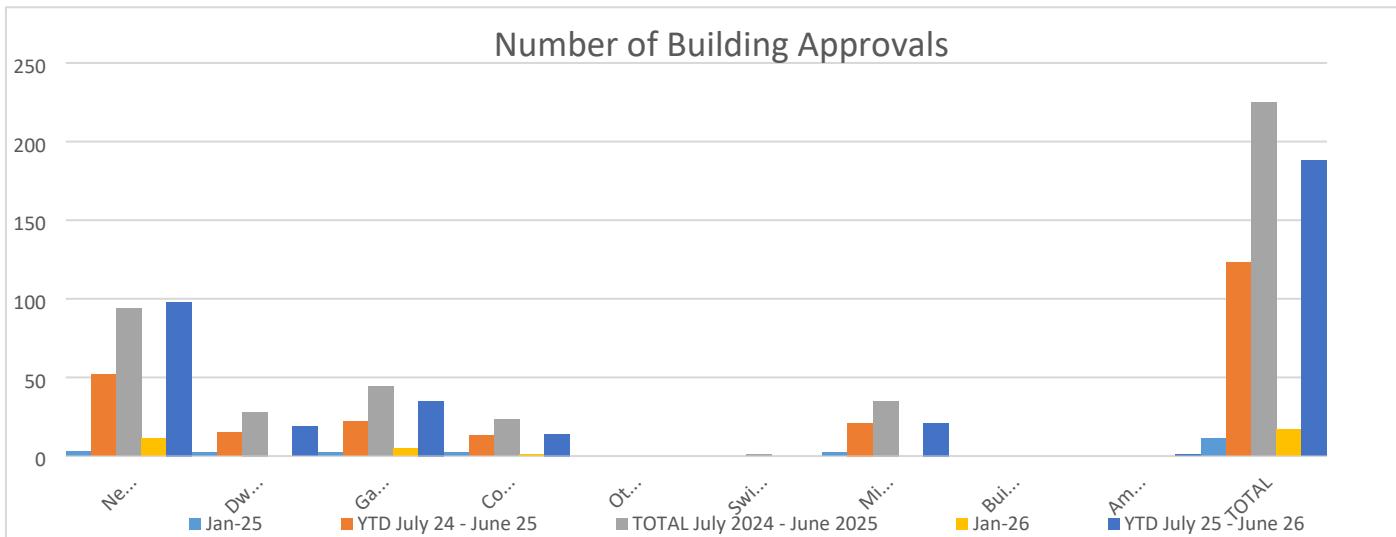
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
	<ul style="list-style-type: none">Feedback from the community consultation to be included in Council agenda of 15 September 2025.Amendment request considered by Council as planning authority at its meeting of 15 September 2025, resolved not to agree to the amendment.The Commission advised that on 6 October 2025 it received a request to review the Planning Authority's refusal to prepare the draft amendment. Council has provided the information required by the Commission to assist it in reviewing this request.The Commission has directed Council to reconsider preparing the Draft Amendment.Report to be presented to February 2026 Council meeting.

2.4 Building Approvals

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

	YEAR - 2024 - 2025				YEAR		YEAR - 2025 - 2026			
	Jan-25		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Jan-26		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	3	1,280,000	52	17,108,863	94	33,101,243	11	3,876,040	98	38,198,976
Dwelling Additions	2	159,000	15	1,387,600	28	2,521,600	0	0	19	3,019,500
Garage/Sheds & Additions	2	180,000	22	945,304	44	3,598,729	5	128,000	35	2,982,105
Commercial	2	669,500	13	4,200,500	23	23,475,732	1	2,000,000	14	7,315,000
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	1	300,000	0	0	0	0
Minor Works	2	18,953	21	250,406	35	421,461	0	0	21	636,421
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	1	0
TOTAL	11	2,307,453	123	23,892,673	225	63,418,765	17	6,004,040	188	52,152,002
Inspections										
Building	0		0		0		0		0	
Plumbing	21		236		389		25		200	





2.5 Planning, Building & Plumbing Compliance – Permit Review

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

Planning Permit Compliance Reviews	This Month	2025/2026	Total 2024/2025
Number of Inspections	8	16	31
Property owner not home or only recently started			
Complying with all conditions / signed off	5	7	4
Not complying with all conditions	1	7	27
Re-inspection required	1	7	27
Notice of Intention to Issue Enforcement Notice	2	4	2
Enforcement Notices issued	0	0	1
Infringement Notice Issued	0	0	
No Further Action Required	5		

Building / Plumbing Permit Compliance Reviews	This Month	2025/2026	Total 2024/2025
Number of Inspections	25	174	284
Property owner not home or only recently started			
Complying with all conditions / signed off	24	162	283
Not complying with all conditions	1	12	1
Re-inspection required			
Building Notices issued			
Plumbing Notices Issued		3	
Building Orders issued			
Plumbing Orders issued			
Infringements Issued (Building/Plumbing)			
No Further Action Required			

Illegal Works – Building / Plumbing	This Month	2025/2026	Total 2024/2025
Number of Inspections	30	135	202
Commitment provided to submit required documentation			
Re-inspection required	22	95	142
No Further Action Required	8	40	60
Building Notices issued	8	35	33
Plumbing Notices Issued		4	17
Building Orders issued	2	20	26
Plumbing Orders Issued		3	2



Illegal Works – Building / Plumbing	This Month	2025/2026	Total 2024/2025
Emergency Order			2
Infringements issued (Building/Plumbing)			
Illegal Works - Planning	This Month	2025/2026	Total 2024/2025
Number of Inspections	5	5	13
Commitment provided to submit required documentation			
Re-inspection required	1	1	3
Notice of Intention to Issue Enforcement Notice issued	5	5	5
Enforcement Notices issued	1	1	3
Infringements Issued	0	0	
No Further Action Required	0	0	

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.1 Sympathetic design respects historical architecture

3.2 Developments enhance existing cultural amenity

3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

4.1 Cherish and sustain our landscape

4.2 Meet environmental challenges

4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans.

Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Enabling Project/s:

Projects which are considered to be incrementally important – usually by improving existing facilities or other complementary upgrades to infrastructure (does not include Council's business as usual projects including renewal and maintenance of existing assets)

5.4 Subdivisions:

Several at Cressy, Evandale, Longford & Perth - the Northern Midlands Council is a planning authority with responsibilities specified in the Land Use Planning and Approvals Act 1993 (LUPAA). These responsibilities include developing planning schemes, proposing amendments to planning schemes, supporting or rejecting changes proposed by others and making decisions on individual developments in accordance with the planning scheme. Several significant subdivisions in the Northern Midlands region have recently been identified and are in various stages of conceptual design or planning.



4 STATUTORY REQUIREMENTS

4.1 Land Use Planning & Approvals Act 1993

The planning process is regulated by the *Land Use Planning & Approvals Act 1993*, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

4.2 Building Act 2016

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

5 RISK ISSUES

Lack of public awareness is a risk to Council. If people are not aware of requirements for planning, building and plumbing approvals, this may result in work without approval. Council continues to promote requirements to ensure the public is aware of its responsibility when conducting development.

6 COMMUNITY CONSULTATION

Discretionary applications are placed on public notification in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*.

From time to time, articles are placed in the Northern Midlands Courier and on Council's Facebook page, reminding the public of certain requirements.

7 OFFICER'S COMMENTS/CONCLUSION

There have been 14 commercial building approvals valued at a total of \$7,315,000 (year to date), compared to 13 commercial building approvals valued at a total of \$4,200,500 (year to date) for the previous year.

In total, there have been 188 building approvals valued at \$52,152,002 (year to date) for 2025/2026 compared to 123 building approvals valued at \$23,892,673 (year to date) for the previous year.



13.2 SIGNIFICANT TREE REGISTER ENDORSEMENT

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

RECOMMENDATION

1. Endorse the list of trees as nominated and progress to preparing a draft amendment for inclusion of the trees in Table C6.5 Significant Trees of the Local Provisions Schedule and a Local Historic Landscape Precinct for the entrance to Longford;

OR,

2. Make changes (as set out below) to the draft list of nominated trees and include a draft Local Historic Landscape Precinct for the entrance to Longford, prior to progressing a draft amendment for inclusion of the trees in Table C6.5 Significant Trees of the Local Provisions Schedule:

Remove the following trees from the draft list due to not meeting the qualities of a significant tree, having limited life expectancy or being unsuitable for location:

-109 Main Street, Cressy

Fraxinus Raywood Claret Ash

-110 Main Street, Cressy (Holy Trinity Anglican Church)

Swamp? Gum Tree

-53 Wellington Street, Longford (Longford Village Green 'Victoria Square')

Eucalyptus camaldulensis River Red Gums

Eucalyptus ovata Swamp Gums

Eucalyptus nicholii Narrow-leaved Black Peppermints

-70 Pakenham Street, Longford

Eucalyptus species

Remove the following trees from the draft list due to being removed prior to the nomination list being finalised:

- 6B Saundridge Road, Cressy

Quercus Robur English Oak (already removed)

1 PURPOSE OF REPORT

The purpose of this report is to inform Council of the submissions received in response to a call for nominations of significant trees, and allow Council to confirm the list of trees that will form the basis of a Planning Scheme Amendment to include the trees in the Significant Tree Table (NOR-Table C6.5 Significant Trees) of the Tasmanian Planning Scheme – Northern Midlands.

2 INTRODUCTION/BACKGROUND

The Local Provisions Schedule (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 during the assessment process 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 Schedule 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 currently, as a separate project.

The 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 nomination process asked applicants to provide details of the tree and indicate which of the following 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 will be 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.

Some of the trees nominated are already listed within the planning scheme on 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)	NOR-C6.5.14

In addition to trees nominated through the consultation process, an effort has been made to identify additional significant trees that are suitable for inclusion. Focus has been concentrated on those trees most at risk due to their location adjacent to roads/development areas, 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 as 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.

Based on newspaper articles from the time, many of the trees are believed to have been sourced from the nurseries of Mr Frank Walker at Sandhill in Launceston and Lalla, near Lilydale (between 1871 and 1941). Advertising from the time details availability of well grown *Pinus Insignia*, Oaks, Elms, Chestnuts, Alder, Planes, *Abies* [Fir], Cedars, Wellingtonias, *Cupressus* and limes [Common Linden]. Former Longford State School student Corporal Guy Briggs was an apprentice at Mr Walker's nursery at the time of his enlistment in WW1, which may further explain the Longford connection for the supply of some of the trees prior to the war. Walker's nursery was instrumental in the establishment of the Pioneer Avenue (1935-1939), donating 6000 trees to the Government, on the provision the trees would be protected and maintained.



The following table lists the potential War Memorial avenues/plantings identified as part of this project, and their current status - noting some have previously been removed or are unsuitable for inclusion.

**Note: Longford had trees (60 Elms and Plane Trees) planted by the Longford Tourist and Improvement Association between 1915 and 1917 on the approaches to Longford township, while 150 trees of similar variety were donated as war memorial trees in 1918 – therefore it is difficult to definitively say exactly which trees were planted for each purpose on the northern approaches to Longford.*

LONGFORD	Status
Smith Street (Wellington St to George St) – Elm Trees.	Removed approximately 2012 for kerb works.
Marlborough Street (Lewis Street to Pultney Street) – Elm Trees	Removed.
Wellington Street (Archer Street to railway crossing – Western Side) – Elm Trees	Removed.
*Tannery Road (Railway crossing to Mill Dam boom gate – both times) – Elm Trees	Some remain on western side north of JBS Swift.
*Union Street (Wellington Street to boat ramp (old Kings Bridge) – Plane and Elm Trees. Originally had fence/name plaque.	Two Plane Trees remain
George Street (10 trees adjacent to Anglican Church – both sides of road)	All removed.
PERTH	
40 trees (unknown species) supplied to Perth. Unknown location – likely to be Old Bridge Road, Scone Street, recreation ground or Fairtlough Street. Trees on northern section of Main Road believed to have been planted as part of the Pioneer Avenue (1935).	Majority removed.
CRESSY	
50 Macrocarpas. All removed.	Removed
BISHOPSBOURNE	
Bishopsbourne Road. 20 Elm trees. 16 remain.	Nominated
AVOCA	
Church Ground. Some accounts list 18 trees (matching number of soldiers lost at WW1), others list 8 trees lining the road - planted by family of local fallen soldiers. Plantings along Blenheim Street present in 1907 – hence too early for WW1 memorial. Trees planted must be within Church Ground.	Existing trees within Church ground unable to be identified with sufficient accuracy to be nominated.
52 Silver Birch Trees – Funded via ANZAC Centenary Grants Program	Nominated
EVANDALE	
No record.	
BREADALBANE	
Soldiers Avenue – Franklin Village to Breadalbane NMC engaged ENSPEC to prepare an Elm Avenue Tree Management Plan (completed 27th June 2019), which noted: 24 of the current specimens are considered old and large enough to be remnants of the original 1918 Avenue of Honour. There are younger and smaller specimens also present through the site, 16 of which have also been assessed, as well as several groves of suckers or seedlings of the species. Based on size and spacing, some of the younger specimens appear to have been planted as replacements in the avenue 40-60 years ago. The report recommendations were: <ul style="list-style-type: none">•Replant up to 80 Ulmus X hollandica trees to restore and renew the Breadalbane Avenue of Honour•Install signage and interpretation to highlight the Avenue•Add the current public trees to the Elm Leaf Beetle Treatment	Given the evolving nature of this avenue - reassess for inclusion on register once recommendations of the report have been actioned (and updates incorporating new data included), the condition on trees assessed, and the original purpose for each planting can be accurately identified.



Program and encourage the treatment of the private trees •Thin and control seedlings and suckers from the elm trees •Undertake the recommended tree removals and preventative work This section of road was also subject to Pioneer Avenue plantings (Canadian Elms, Norway Maples & others), commencing in 19 th August 1935, with earlier beautification plantings (4 Poplars) on Strathroy Hill near 'Marchington' by the 50,000 League dating back to 1927. Maps of the Pioneer plantings at Breadalbane have been sourced from the document <i>The Pioneer Memorial Avenue at Brighton</i> by Gwenda Sheridan (Nov 1999). This indicates that the Pioneer Memorial Plantings are located from just North of the 'Marchington' driveway (both sides of the road) to north of the area now occupied by the Breadalbane Roundabout. It is therefore it is presumed that the War Memorial plantings are closest to Franklin Village. The history of trees in the area previously known as 'Coronation Park' (adjacent to Raeburn Road) is yet to be determined.	
LIFFEY 19 Trees, each representing a former pupil at Liffey School who fought in WW1. Replacement plantings in 2015. Cryptomeria Japonica and Cryptomeria Deodara. Two Lone Pines.	Nominated.

Other Significant avenues/notable trees:

LONGFORD	Status
Eastern end of Smith Street along Latour Street unmade road reserve. Elm Trees. Smith Street ones highly unbalanced due to powerline pruning. Look to be much bigger than other Smith/Wellington Street trees in historical photos, hence likely planted pre WW1.	Nominated
Wellington Street (between Pultney and Lewis Streets). Look to be much bigger than other Smith/Wellington Street trees in historical photos, which is consistent with article noting planting of ornamental trees in 1894.	Nominated
PERTH	
Main Road – Leatherbottle Inn to Arther Street (eastern side). Elm Trees. Some trees remain. Heritage listed as part of the Pioneer Avenue.	Nominated
Old Punt Road to Perth Bridge. Oak/Common Linden trees.	Nominated
Pioneer Avenue (Breadalbane to Tunbridge)	The plantings within this avenue are extensive and beyond the scope of this project - to be considered as a future project in its own right.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community



1.4 Improve community assets responsibly and sustainably

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

3.3 Public assets meet future lifestyle challenges

3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

4.1 Cherish and sustain our landscape

4.2 Meet environmental challenges

4.3 Eco-tourism strongly showcases our natural beauties

4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications relevant to this project, other than consultants being engaged in line with Council's Code of Tendering & Procurement.

5 STATUTORY REQUIREMENTS

Trees approved via a Planning Scheme amendment for inclusion in Table C6.5 - Significant Trees and on the code overlay maps of the Local Provisions Schedule, will be subject to the provisions of clause C6.9.1 (below) within the Heritage Code of the Tasmanian Planning Scheme – Northern Midlands. It is important to note that a property does not have to be located on a Local Heritage Place or within a Heritage Precinct, to contain a significant tree – the list is simply located within the Heritage Code of the Planning Scheme.

C6.9 Significant Trees

C6.9.1 Significant Trees

Objective:	That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.
Acceptable Solutions	Performance Criteria



A1 No Acceptable Solution.	P1 <p>Works involving construction, soil disturbance or soil compaction within the tree protection zone of a significant tree must not impact the health and appearance of the tree, and be supported by a written statement to that effect prepared by a suitably qualified person.</p>
A2 No Acceptable Solution.	P2 <p>Works requiring the removal of a listed tree or which may impact on the health, structural stability or appearance of a listed tree must demonstrate:</p> <ul style="list-style-type: none">(a) that there are no feasible alternatives which could be implemented to avoid impacting on the tree and the proposed methodology of the works incorporates measures to minimise and mitigate any damage to the tree; and(b) there are environmental, economic or safety reasons of greater value to the community than the cultural significance of the tree; or(c) the tree is determined to be dead or dying based on a written statement to that effect prepared by a suitably qualified person.

A tree protection zone is defined as follows:

means the space surrounding individual trees based on trunk (stem) diameter (DBH), measured at 1.4m up from ground level. The radius of the tree protection zone is calculated by multiplying the tree's DBH by 12. For example, a tree with 0.4m DBH requires a tree protection zone of 4.8m. The method provides a tree protection zone that addresses both tree stability and growth requirements. Tree protection zone distances are measured as a radius from the centre of the trunk at ground level.

The Heritage Code also provides protection of vegetation/trees located on properties that are within a Local Heritage Precinct, via clause C6.7.1; however, it is not 'tree specific' and exemptions may apply.

C6.7.1 Demolition within a local heritage precinct

Objective:	That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.
Acceptable Solutions	Performance Criteria
A1 Within a local heritage precinct , demolition of a building , works or fabric, including trees, fences, walls and outbuildings must: (a) not be on a local heritage place ; (b) not be visible from any road or public open space ; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the	P1 Within a local heritage precinct , demolition of a building , works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to: (a) the physical condition of the building , works , structure or trees; (b) the extent and rate of deterioration of the building , works , structure or trees; (c) the safety of the building , works , structure or trees; (d) the streetscape in which the building , works , structure or trees is located; (e) the special or unique contribution that the building , works , structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule;



relevant Local Provisions Schedule.	<p>(f) any options to reduce or mitigate deterioration;</p> <p>(g) whether <u>demolition</u> is a reasonable option to secure the long-term future of a <u>building, works</u> or structure; and</p> <p>(h) any economic considerations.</p>
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Exemptions

The pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded, is exempt from requiring planning approval for both a significant tree and trees within a Local Heritage Place. Vegetation Exemptions also exist under Table 4.4 of the Planning Scheme, which covers removal for safety reasons, fire hazard management, boundary fencing and garden management.

It is important to note that the under clause C6.2.3 (see below), the Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in the code. Assessment of places on the Tasmanian Heritage Register lies with the Tasmanian Heritage Council in accordance with the *Historic Cultural Heritage Act 1995*.

C6.2.3 This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.

If Council wishes to retain the ability to assess the removal of important trees on a registered place entered on the Tasmanian Heritage Register, they must be listed as a significant tree under table C6.5, otherwise assessment will lie with the Tasmanian Heritage Council.

The Tasmanian Heritage Council Works Guidelines for Historic Heritage Places (November 2015) sets out the rationale for Historic Plantings and Landscape works that are eligible for a minor works approval (previously known as a certificate of exemption) and those works that require a Notice of Heritage Decision and discretionary planning approval under S34 of the *Historic Cultural Heritage Act 1995*.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
13.3 Replacement planting	Replacement planting where: - significant damaged or distressed trees are to be removed and replaced with matching species in a suitable location using the advice of a suitably qualified arborist; or - planting will conserve or reinstate the landscape character or planting theme.	Replacing plantings where different species may be used. Appropriate outcomes: In this case, the replacement should be as close as practical to the overall shape, structure, foliage and colour as the historic plant. If possible, choosing a species that was commonly in use at the historic reference period helps to reflect the original design intent. If significant views and vistas are noted in the Heritage Register entry, replacement plantings should attempt to retain those views and vistas.
13.5 Removing plantings	Removing non-significant plantings, where: - there is no impact to the social or community value of any planting (eg: memorial plantings); or - the vegetation does not contribute to the heritage significance of a place.	Removing significant plantings Appropriate outcomes: Retaining significant historic plantings is the preferred option. Where removal is agreed to, a replacement planting may be required. Removing a significant tree or undertaking substantial pruning, where supported by an



	<p>Removing a significant planting, where:</p> <ul style="list-style-type: none">- it presents an urgent threat to life or property; and/or- an arborist confirms that it is senescent (ie: has reached the end of its life)	<p>arborist's assessment.</p> <p>Removing plantings of lower significance to save plantings of higher significance where supported by an arborist's assessment.</p> <p>Removing historic plantings that constitute a hazard to life or built structure where supported by an arborist's assessment.</p> <p>Removing historic plantings that are part of an earlier design or function that are now considered weeds and where supported by a detailed discussion on alternatives considered, including re-establishing the planting feature with replacement plantings.</p>
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Currently, Council's Local Provisions Schedule does not list any Local Historic Landscape Precincts; where clause C6.7.2 of the Tasmanian Planning Scheme allows for protection of landscape values, including trees. Unfortunately, the exemption under clause C6.2.3 does not make Local Historic Landscape Precincts suitable for registered places entered on the Tasmanian Heritage Register, where many of our important trees are located, but may be relevant for areas with important landscape values in a wholistic sense (rather than individual plantings), such as the northern entrance road to Longford.

C6.7.2 Demolition within a local historic landscape precinct

Objective:	That <u>demolition</u> within a <u>local historic landscape precinct</u> does not have an unacceptable impact on the <u>local historic heritage significance</u> of the precinct.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within a <u>local historic landscape precinct</u>, <u>demolition</u> of a <u>building</u>, <u>works</u>, fabric or landscape elements including trees, fences, walls and outbuildings must:</p> <ul style="list-style-type: none">(a) not be on a <u>local heritage place</u>;(b) not be visible from any <u>road</u> or <u>public open space</u>; and(c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.	<p>P1</p> <p>Within a <u>local historic landscape precinct</u>, <u>demolition</u> of a <u>building</u>, <u>works</u>, fabric or landscape elements including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the <u>local historic heritage significance</u> of the <u>local historic landscape precinct</u> as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none">(a) the physical condition of the <u>building</u>, <u>works</u>, structure or trees;(b) the extent and rate of deterioration of the <u>building</u>, <u>works</u>, structure or trees;(c) the safety of the <u>building</u>, <u>works</u>, structure or trees;(d) the special or unique contribution that the <u>building</u>, <u>works</u>, structure or trees makes to the landscape values of the <u>local historic landscape precinct</u> identified in the relevant Local Provisions Schedule;(e) any options to reduce or mitigate deterioration;(f) whether <u>demolition</u> is a reasonable option to secure the long-term future of a <u>building</u>, <u>works</u> or structure; and(g) any economic considerations.



The entrance to Longford along Tannery Road, from north of the railway crossing to just north of the roundabout, is an important landscape element, and marks one of the original entrance routes to the Longford township (see below comparison). The area contains a mixture of trees and vegetation, that, in addition to marking the original access, provide beautification and natural elements to an otherwise industrial dominated area. Many of the plantings stem from the *Heritage Avenue Project*, which included plantings to the entrances of Perth, Longford and Cressy, due to ageing and receding of rural vegetation and exotic trees planted by early pioneers. Details of the project are well outlined in the Award Application for the ABC Countrywide National Tree Care Award 1986, prepared by the Longford Heritage Avenue Committee. Many of the elms to the west of Tannery Road were existing prior to 1984, with the area previously being planted out as a WW1 memorial avenue or by the Longford Tourist and Improvement Association in the early 1900's. Accordingly, the area (as indicated in purple highlight below) appears suitable for inclusion in the Local Provisions Schedule as a Local Historic Landscape Precinct.

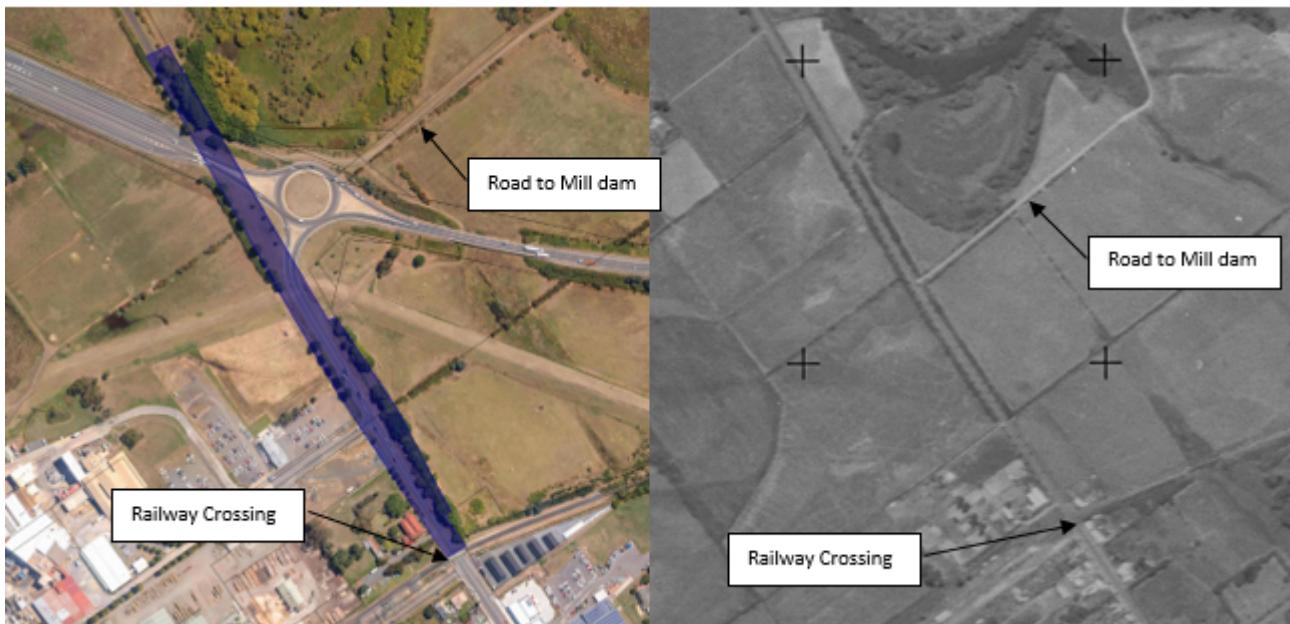


Figure 1: Potential location of Local Historic Landscape Precinct adjacent to historic aerial image of same location

Table C6.3 Local Historic Landscape Precincts requires information relating to the town/locality, name of precinct and description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria/Conservation Policy. Below is a draft of these items:

NOR-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
NOR-6.3.1	Longford	Longford Entrance Local Historic Landscape Precinct	<p>Description</p> <p>This precinct includes all landscape elements of the State and Local Government Road Reserves north of the railway crossing and adjacent parcel CT250494/1 that include original and more recent tree avenues forming the original northern entrance route into Longford.</p> <p>Statement of Local Historic Heritage Significance</p> <p>The evolution of plantings within this precinct assists with providing</p>



Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<p>beautification and natural elements to the main entrance route to the town, as well as identifying the historical northern entrance route into Longford.</p> <p>Design Criteria/Conservation Policy</p> <p>Works and development must be sympathetic to the planting layout and features marking the historical northern entrance route to Longford.</p> <p>Fences are to be post and wire, post and rail, drystone wall, emu wire, steel palisade or hedging.</p>

6 FINANCIAL IMPLICATIONS

Consultation:

Consultation was undertaken using existing resources, with the process advertised on Council's website, newspaper, Social Media, Council's article within the Tasmanian Country and via Local District Committees.

Tree Identification:

All trees on Council land have been previously identified via the ENSPEC Tree Inventory, which provides sufficient information for inclusion within the register/for the planning scheme amendment.

The remaining trees will need to be formally identified and located for inclusion.

Amendment:

Council may pursue an amendment of its own motion, under section 40D (b) of the *Land Use Planning and Approvals Act 1993*. In addition to advertising costs, Council may need to provide expert advice if hearings are required as part of the amendment process.

7 RISK ISSUES

Trees not included

There is a risk that if trees are not included in the Significant Tree Register, they may be damaged through the process of development or removed unnecessarily. This tends to be an issue for trees located on the edge of roadways, or within built up areas, rather than those within recreational parks and reserves, although these trees may be subject to works within the tree protection zone. Trees on Heritage Listed properties are offered some protection via the requirement for assessment by the Tasmanian Heritage Council. Trees within a Heritage Precinct are also offered some protection via the Heritage Code provisions, depending on the location. Council will seek to retain all trees on public land where possible, provided they have not reached the end of their lifespan or pose a risk to public safety.

Trees at end of life

Trees must be clearly identified and assessed for their health and life expectancy, to ensure trees that may imminently require removal for safety reasons or are at the end of their expected lifespan, are not included on the register. In most



cases, only trees with an expected lifespan of 30 years plus are recommended for inclusion, although this has been assessed on a case by case basis, depending on the significance and setting within the landscape.

Trees on private property

Trees have been nominated by people who may not be the property owner. Property owners have been contacted to ensure their awareness and support of the project, with the option to advise if they do not wish for a tree/s on their property to be included (see Community Consultation section 9 below).

8 CONSULTATION WITH STATE GOVERNMENT

Relevant State Government bodies will be consulted with during the process of a Planning Scheme Amendment, which is required to include the finalised list of nominated trees within Table C6.5 Significant Trees of the Local Provisions Schedule.

In addition to the above, the Department of State Growth have been provided with a list of trees in or adjacent to the State Road reserve, in order to provide comment. A copy of their response is included in the attachments.

9 COMMUNITY CONSULTATION

Community consultation has been a key aspect of this project, allowing members of the community to nominate trees that have the qualities of a Significant Tree, for consideration.

The 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.

In addition to the trees nominated by members of the community, Council Officers have also identified a number of trees suitable for inclusion. Most of the trees identified are located on public land. These trees bring the total number of trees nominated for consideration to approximately 767.

Property owners of trees not on Council land (that did not self-nominate) have been contacted to gauge their level of support for inclusion of their tree/s on the Significant Tree Register. Responses were received regarding the following trees:

Property Address	Tree	Property owner comments	Officer comments
6B Saundridge Road, Cressy	English Oak <i>Quercus Robur</i>	This tree was removed in June 2025 after receiving planning approval in February 2025 for a 3-unit development (ref PLN-24-0031).	Clarified that nomination referred to the oak at the rear of the property adjacent to gravesites (not within area of unit development). Site inspection determined that this tree was also removed.

Recommendation: Remove from list

15 Lewis Street, Longford	2 x Canary Island Palm Trees <i>Phoenix canariensis</i>	Health & Safety Hazards – sharp spines, calcium oxalate toxicity, falling fronds, allergies Environmental/Structural Issues – Invasive potential,	Retention and protection of the palms required by Planning Permit P14-098. 18 units within development – one response received.
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		water usage, difficult waste disposal, susceptibility to Fusarium Wilt.	
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Recommendation: Retain nomination in list due to permit condition.

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.
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)	

Recommendation: Seek council input re school trees.

110 Main Street, Cressy	Swamp Gum? <i>Eucalyptus ovata</i>	No planting significance – likely self-sown. Ongoing safety concern to neighbour and gravesites. Requires regularly pruning.	Likely that tree will outgrow its location in residential area. Similar tree on site previously required removal for safety reasons.
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Recommendation: Remove from list.

Illawarra Road	Lombardy Poplar <i>Populus nigra</i>	Refer attached correspondence from Department of State Growth re impact from roadworks	Considerable community interest due to release of road work plans
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Recommendation: Seek council input regarding Poplar trees. Pursue further discussions with Department of State Growth and property owner regarding potential for location of shared path to go around trees or limit number of trees requiring removal to achieve suitable safety outcomes. Also pursue replanting program to ensure replacement trees are adequately guarded and maintained, noting that all but one of the replacement trees planted by the adjacent property owner has succumbed to browsing pressure.



10 OPTIONS FOR COUNCIL TO CONSIDER

Council may:

1. Endorse the list of trees nominated and progress to preparing a draft amendment for inclusion of the trees in Table C6.5 Significant Trees of the Local Provisions Schedule and a Local Historic Landscape Precinct for the entrance to Longford; or,
2. Make changes to the list of trees and suggested Local Historic Landscape Precinct nominated, prior to progressing to preparing a draft amendment for inclusion of the trees in Table C6.5 Significant Trees of the Local Provisions Schedule.

11 OFFICER'S COMMENTS/CONCLUSION

Inclusion of trees within the Significant Trees Register of the *Tasmanian Planning Scheme – Northern Midlands*, will ensure that significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.

The consultation period has provided an opportunity for interested community members to nominate trees they believe to be significant, while significant in-house research has also identified several other trees/avenues suitable for inclusion, particularly in relation to trees planted as war memorials.

Acknowledgements

Several members of the community have assisted in tree identification, sourcing information and corroborating data – their assistance is very much appreciated. Thank you also to those members of the community that put significant time and effort into their nominations.

12 ATTACHMENTS

1. Itemised trees and photos FINAL Feb 2026 [**13.2.1** - 41 pages]
2. DSG Letter- Tree removal-20251210 [**13.2.2** - 2 pages]
3. DSG Letter- Tree removal-20260129 [**13.2.3** - 2 pages]
4. ILLAWARRA ROAD UPGRADE - STAGE 3 - Rev C 11 [**13.2.4** - 1 page]
5. Significant Tree Register - State Growth letter to the Northern Midlands Council - final [**13.2.5** - 1 page]



14 GOVERNANCE REPORTS

14.1 CAMPBELL TOWN CONVICT BRICK TRAIL REINSTATEMENT PLAN

Responsible Officer: Maree Bricknell, Acting General Manager

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

RECOMMENDATION

In accordance with Council Minute No. 26/016

- a) Council endorses the Campbell Town Convict Brick Trail Reinstatement Plan for Stage 1, and
- b) Council endorses the Campbell Town Convict Brick Trail Plan for stage 2, subject to:
 - i) public consultation and approvals of the proposed Campbell Town Streetscape Stage 2 Upgrades

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the Campbell Town Convict Brick Trail reinstatement in accordance with:

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



2 INTRODUCTION/BACKGROUND

At its January meeting, Council resolved to reinstate the Campbell Town Convict Brick Trail as a continuous trail along High Street, subject to several considerations. Officers have assessed these constraints in conjunction with the original Convict Brick Trail alignment and have developed the proposed location shown in the attached plans.

The proposed alignment generally locates the Convict Brick Trail between the existing pedestrian concrete path and adjacent garden beds. Exceptions to this approach occur in areas where there is concrete on both sides or where no garden bed exists, specifically:

- Southern side of the Commonwealth Lane area
- Southern side of the Queen Street area
- Western side of High Street between King Street and the Esplanade

The proposed location represents a balance between public safety, trail continuity, observability and constraints within the existing streetscape.

It is acknowledged that meeting all constraints within the section from No. 80 to No. 96 High Street (adjacent to Valentine's Park) is particularly challenging. In this location, achieving a continuous trail would likely result in an interrupted, segmented alignment with a limited number of bricks per section. Such an outcome is questionable as to whether the intent of Council's decision to provide a continuous trail can be meaningfully achieved in this section as it was originally segmented with obstructions impeding full visibility of the Trail.

The proposed plans also allow for future expansion (subject to future report to Council), with the following areas identified as suitable for development:

- The area in front of the Elizabeth Street car park
- The area from No. 81 to No. 85 High Street
- The area south of Commonwealth Lane extending to No. 105 High Street (Police Station)
- The section from No. 121 High Street through to Blackburn Park (Red Bridge)

It should be noted that small portions of the above areas will be required to offset the loss of space between No. 80 and No. 96 High Street (adjacent to Valentine's Park).

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.4 Improve community assets responsibly and sustainably

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

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



Place: Nurture our heritage environment

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

Strategic outcomes:

4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Foundation Project/s:

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

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

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

4 POLICY IMPLICATIONS

Not Applicable

5 STATUTORY REQUIREMENTS

Not Applicable

6 FINANCIAL IMPLICATIONS

The proposed reinstatement costs will be less than the initial estimates due to a significant reduction of concrete cutting.

7 RISK ISSUES

The following risk have been identified with the proposal:

- Community expectation
- Original location of some bricks will change
- Public Safety
- Financial

8 CONSULTATION WITH STATE GOVERNMENT

Not Applicable

9 COMMUNITY CONSULTATION

The proposed reinstatement plans have recently been completed in accordance with Councils January decision.



10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options for consideration:

- Endorse the recommendation with or with out changes
- Endorse Stage 1 only and incorporate Stage 2 in the approvals/permits process for approval
- Not endorse the recommendation

11 OFFICER'S COMMENTS/CONCLUSION

The proposed plan has been developed with careful consideration of all recommendations provided by Council and reflects a balanced and pragmatic response to the matters raised. Officers are satisfied that the revised design appropriately addresses each of the identified issues while maintaining the overall intent, character, and purpose of the Convict Brick Trail.

The previous alignment of the trail incorporated a number of constraints and challenges that have become increasingly evident over time. These included the placement of bricks within or adjacent to private driveways and building doorways, conflicts with underground services infrastructure, impacts on existing on-street dining areas, interference with street vendor signage, and ongoing ground movement affecting surface consistency.

In response, the proposed plan revises the alignment of the trail for the majority of its length by relocating it from the property boundary side further towards the kerb alignment, positioning the trail at the edge of the pedestrian pathway. This realignment significantly reduces the likelihood of conflicts with building access points and while also minimising impacts on commercial activities that occur closer to the property frontage.

From a pedestrian safety and accessibility perspective, the proposed alignment provides a clearer and more functional path of travel along the footpath. By placing the trail at the pathway edge, the design maximises the available clear width for pedestrian movement, enabling pedestrians to comfortably pass one another, including those who may stop to view or interact with the Convict Brick Trail. This approach aligns with contemporary pedestrian design principles and supports a safer, more inclusive streetscape for all users, including those with mobility aids, prams, or visual impairments.

While the proposed plan does alter the physical layout of the trail and will result in some Convict bricks no longer being positioned in their exact previous street-aligned locations, this change is considered acceptable and necessary to achieve a more coherent and functional outcome. The historical and interpretive value of the bricks is retained, and in many cases enhanced, through improved visibility, consistency, and accessibility along the trail.

Overall, the proposed plan represents a considered improvement on the existing installation. It resolves long-standing issues identified by Council, reduces future maintenance risks, improves pedestrian safety and movement, and enhances the overall presentation of the Convict Brick Trail within the streetscape. Officers are of the view that the proposal delivers a more robust, accessible, and sustainable outcome that better serves the community, local businesses, and visitors who engage with and walk the trail.

12 ATTACHMENTS

1. Campbell Town Convict Brick Trail - Stage 1- Proposed Plan [14.1.1 - 3 pages]
2. Campbell Town Convict Brick Trail - Stage 2 - Proposed Plan [14.1.2 - 3 pages]



15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

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

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 January 2026; and
- ii) authorise Budget 2025/26 alterations as listed in Item 4.

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 January 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 2025-26 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	-\$15,678,753	-\$15,678,753	-\$15,669,181	-\$10	99.9%		Raised in July 2024 75% FAGS grants paid 23/24
Recurrent Grant Revenue	-\$5,748,472	-\$3,832,315	-\$4,946,870	\$1,115	129.1%		
Fees and Charges Revenue	-\$3,484,109	-\$2,032,397	-\$2,092,685	\$60	103.0%		
Interest Revenue	-\$876,112	-\$511,066	-\$143,078	-\$368	28.0%		
Reimbursements Revenue	-\$45,386	-\$26,475	-\$32,861	\$6	124.1%		



Other Revenue	-\$2,320,133	-\$1,353,411	-\$285,884	-\$1,068	21.1%	
	-\$28,152,965	-\$23,434,417	-\$23,170,559	-\$264	98.9%	
Employee costs	\$10,027,128	\$5,849,158	\$5,482,643	\$367	93.7%	
Material & Services Expenditure	\$7,471,911	\$4,358,615	\$4,963,614	-\$605	113.9%	
Depreciation Expenditure	\$8,031,350	\$4,684,954	\$4,684,954	\$0	100.0%	
Government Levies & Charges	\$1,351,867	\$788,589	\$668,443	\$120	84.8%	
Councillors Expenditure	\$233,300	\$136,092	\$87,949	\$48	64.6%	
Interest on Borrowings	\$0	\$0	\$0	\$0	0.0%	
Other Expenditure	\$1,145,320	\$668,103	\$923,420	-\$255	138.2%	
Plant Expenditure Paid	\$610,710	\$356,248	\$556,695	-\$200	156.3%	
	\$28,871,586	\$16,841,759	\$17,367,718	-\$526	103.1%	
	\$718,621	-\$6,592,659	-\$5,802,841			
Gain on sale of Fixed Assets	\$0	\$0	-\$2,478	\$2	0.0%	
Loss on Sale of Fixed Assets	\$433,630	\$252,951	\$0	\$253	0.0%	
Underlying (Surplus) / Deficit	\$1,152,251	-\$6,339,708	-\$5,805,319			1*
	-\$16,000					
Capital Grant Revenue	-\$8,491,599	-\$4,953,433	-\$2,050,425	-\$2,903	41.4%	
Subdivider Contributions	-\$377,927	-\$220,457	0	-\$220	0.0%	
Capital Revenue	-\$8,869,526	-\$5,173,890	-\$2,050,425			
	-	-	-			

Budget Alteration Requests

- For Council authorisation by absolute majority

Budget
Operating **Budget**
Capital **Actuals**

Jnl for Deprec to be done

* Not recognised until EOY

Capital works budget variances above 10% or \$10,000 are highlighted

Bridge Guardrail	740050	-\$200,000	Reallocate to Western Junction Reseal
Reseal - Translink Avenue West, Western Junction		\$200,000	Reallocated from above

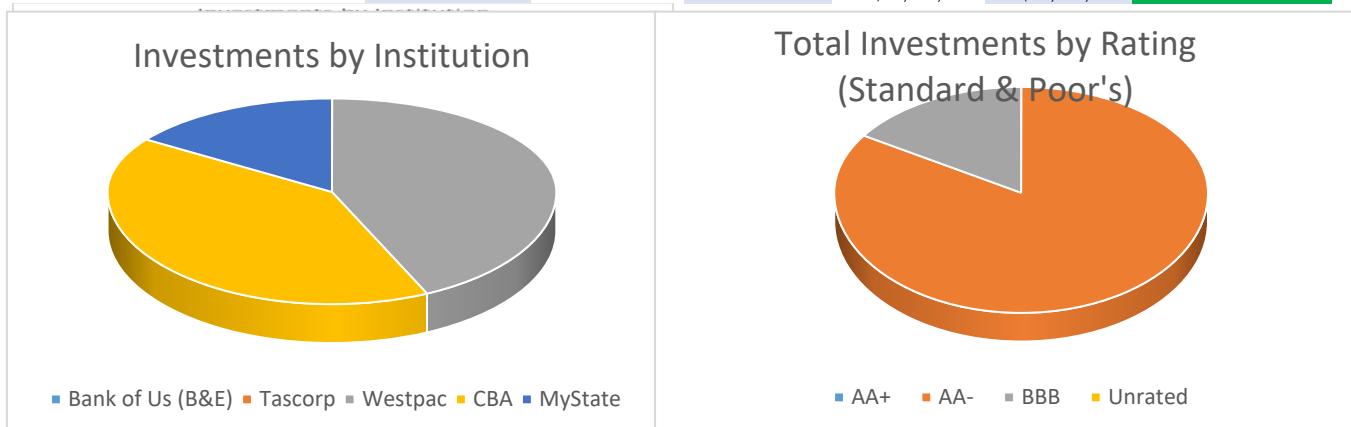
A. Balance Sheet Items

	Year to Date <i>Actual</i>	Monthly <i>Change</i>	Same time <i>last year</i>	Comments
Cash & Cash Equivalents Balance	Year to Date			
- Opening Cash balance	\$16,972,914	\$18,677,344		
- Cash Inflow	\$24,731,029	\$1,382,839		
- Cash Payments	-\$24,444,447	-\$2,800,686		
- Closing Cash balance	17,259,495.91	\$17,259,496		
Account Breakdown	-	-		



- Trading Accounts	\$1,770,789				
- Investments	\$15,488,707				
	<u>\$17,259,496</u>				
	-				

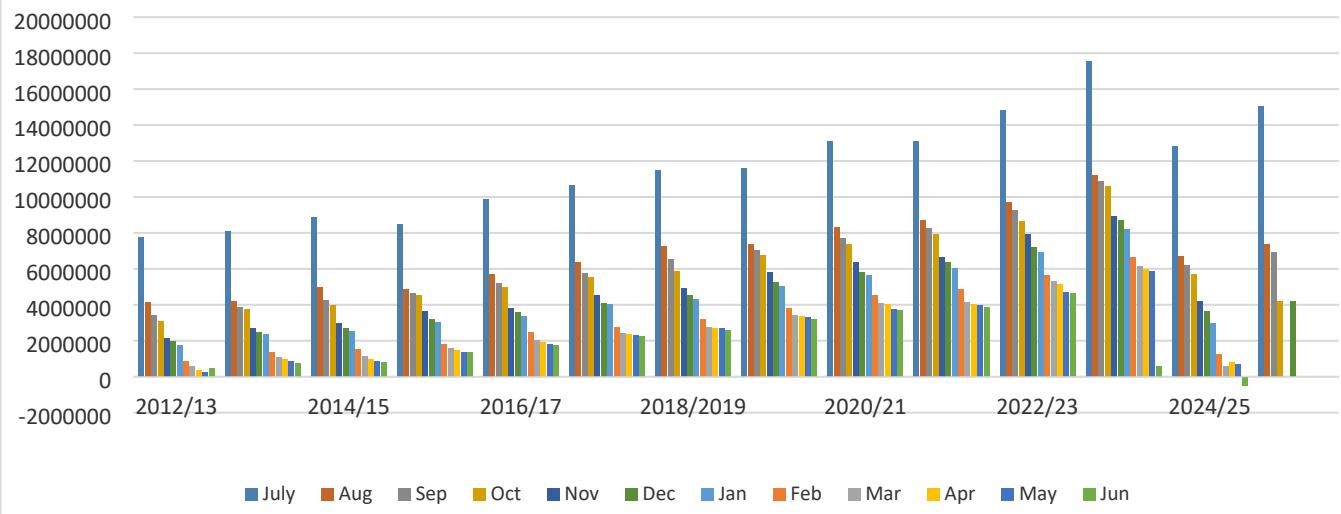
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tas Corp 24hr Call Account	1/01/2026	31/01/2026	3.60	\$6,171	\$6,189	
Commonwealth 24hr Call Account	27/01/2026	31/01/2026	0.25	\$1,013,469	\$1,013,497	
Commonwealth Business Online Saver Account	31/01/2026	1/02/2026	3.45	\$3,110,364	\$3,110,658	
Westpac Corporate Regulated Interest Account	1/12/2025	31/12/2025	3.95	\$1,127,647	\$1,127,647	
CBA	29/10/2025	26/02/2026	4.10	\$1,515,582	\$1,536,011	
My State Financial	16/06/2025	11/02/2026	4.30	\$3,836,940	\$3,939,098	
My State Financial - Online Saver Business Account	31/08/2025	30/09/2025	0.00	\$25	\$25	
Westpac	22/01/2026	22/07/2026	4.45	\$3,000,000	\$3,066,201	
Westpac	28/01/2026	28/10/2026	4.70	\$3,000,000	\$3,105,460	
Total Investments				<u>\$16,610,198</u>	<u>\$16,904,786</u>	



Rate Debtors	2025/26	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$84,682		-\$44,208		
Rates Raised	<u>\$15,699,501</u>		<u>\$14,495,127</u>		
	\$15,784,183		\$14,450,920		
Rates collected	\$11,229,384	71.5%	\$10,861,452	74.9%	
Pension Rebates	\$0		\$0		
Discount & Remissions	<u>\$625,666</u>	4.0%	<u>\$599,801</u>	4.1%	
	\$27,884	0.2%	\$21,367	0.1%	
	\$11,882,934		\$11,482,619		
Rates Outstanding					
Advance Payments received	<u>\$3,901,249</u>	24.8%	<u>\$2,968,300</u>	20.5%	
	-246287.62	0.015687609	-290368.39	0.020032138	



Outstanding Rates



Trade Debtors

Current balance	474,687.33	
- 30 Days	16,587.61	
- 60 Days	3,205.89	
- 90 Days	208.90	
- More than 90 days	328,640.56	
Summary of Accounts more than 90 days:	328,640.56	
- Contributions	174,467	
- Cemetery Fee	21,048	
- Hire/lease of facilities	43,162	
- Removal of fire hazards	2,000	
- Dog Registrations & Fines	23,699	
- Private Works	24,950	
- Regulatory Fees	20,042	
- Govt Reimbursements	20,236	
- Reimbursements of Aurora fees	419.59	
- Credit Balances	1,382.54	

C. Capital Program

	Budget	Actual (\$,000)	Target 58%	Comments
Renewal	\$18,276,097	Updated 11/02 \$ 8,260,131		45%
New assets	\$7,288,688	Updated 11/03 \$ 1,238,485		17%
Total	\$25,564,785	Updated 11/04 \$9,498,616		37%

D. Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	55.7%	67.6%	-11.9%	↓	
- Own Source Revenue / Total Revenue	80%	79%	0.9%	↓	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	-4.1%	25.1%	-29.1%	↓	
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔	



Efficiency Ratios

- Receivables / Own Source Revenue	2.1%	0.0%	2.1%	↘	
- Employee costs / Revenue	35.6%	23.7%	12.0%	↗	
- Renewal / Depreciation	227.6%	176.3%	51.2%	↗	

Unit Costs

- Waste Collection per bin	\$22.75	\$ 16.50	↔	
- Employee costs per hour	\$59.69	\$47.24	↗	
- Rate Revenue per property	\$2,006.75	\$2,005.53	↔	
- IT per employee hour	\$5.40	\$4.24	↘	

B. Employee & WHS scorecard

	<i>YTD</i>	<i>This Month</i>	
Number of Employees	132	132	
New Employees	35	2	
Resignations	15	4	
Total hours worked	116,070	18,421	
Medical Treatment Injury	1	0	
Property Damage Incident	3	0	
Safety Incidents Reported	12	0	
Hazards Reported	0	0	
Workplace Inspections	39	4	
Risk Incidents Reported	0	0	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	1	0	
IT - Unplanned lost time	0	0	
Open W/Comp claims	9	2	

C. Waste Management

Waste Transfer Station	2023/24	2024/25	2025/26		% change for same period last year	% change for same period last year
			Budget	Year to Date		
Takings						
- Refuse	\$148,749	\$190,731	\$85,250	\$108,084		37791%
- Green Waste	\$60,216	\$46,195	\$24,000	\$33,530		
- Concrete	\$4,767	\$2,764	\$1,250	\$3,155		
- Tyres	0	\$0	\$2,500	\$1,600		100%
- Oil				\$1,416		100%
- Gas Cylinders				\$166		
Total Takings	\$213,732	\$239,690	\$113,000	\$147,950		
Tonnes Disposed						
WTS Refuse Disposed Tonnes	1276	1590	638	817		286%
WTS Green Waste Disposed Tonnes	0	1920	2,665	0		
WTS Concrete Disposed Tonnes	0	0	-	0		
Kerbside Refuse Disposed Tonnes	2507	2282	1,254	1360		247%
Kerbside Recycling Disposed Tonnes	1029	1045	515	544		210%
Fogo Disposed Tonnes	1308	1353	654	919		355%



Total Waste Tonnes Disposed

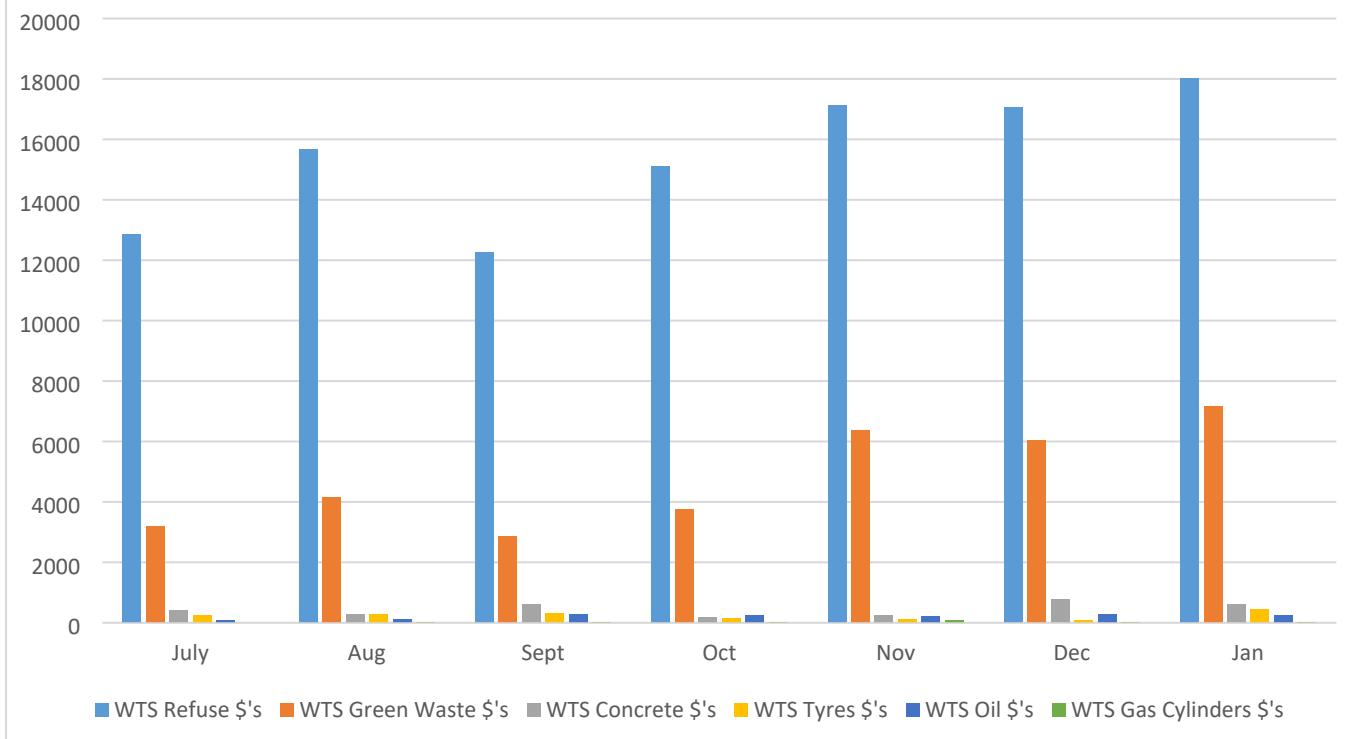
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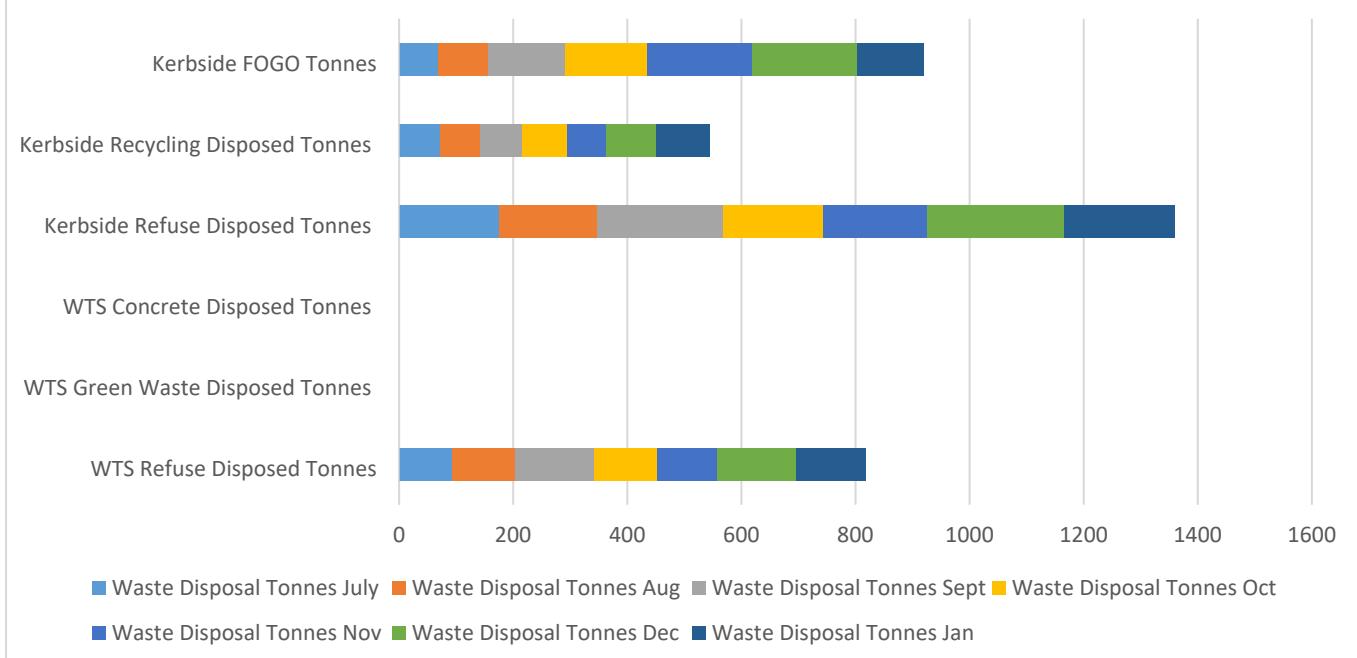
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3640

Waste Transfer Station Fees \$



Waste Disposal Tonnes



5 OFFICER COMMENTS

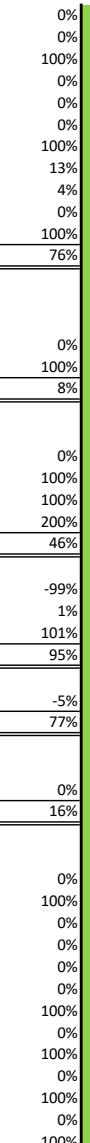
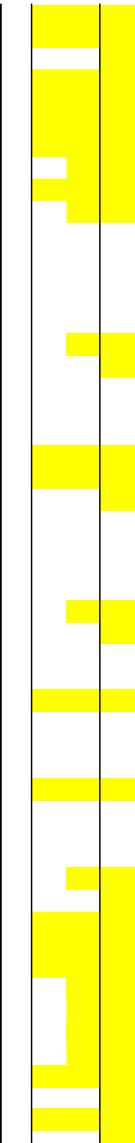
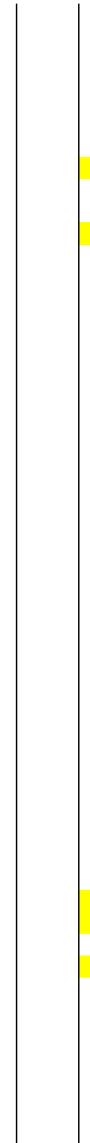
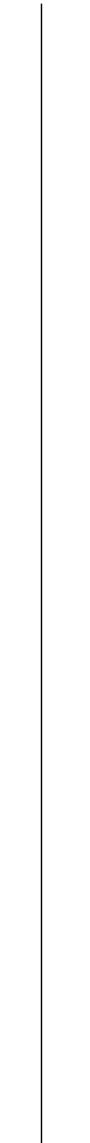
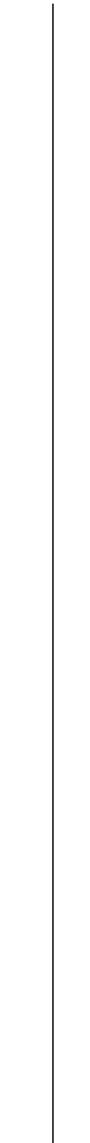
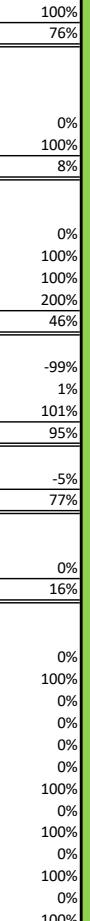
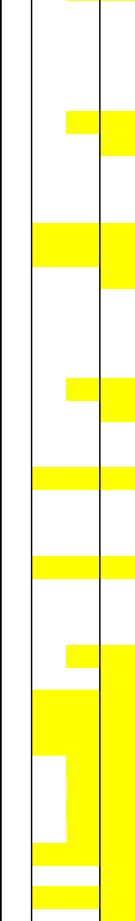
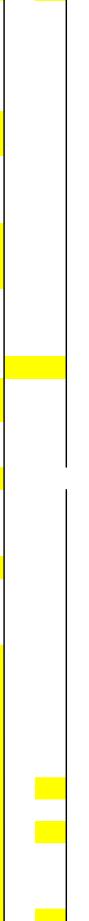
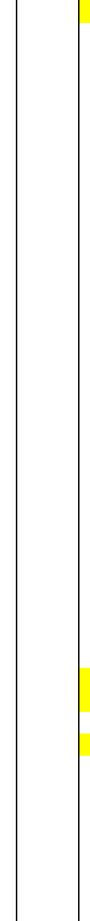
Copies of the financial reports are also made available at the Council office.

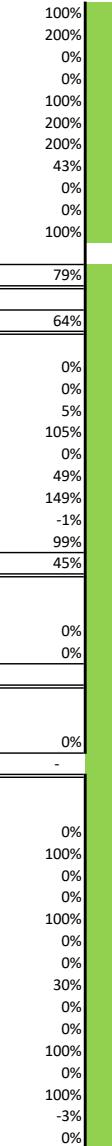
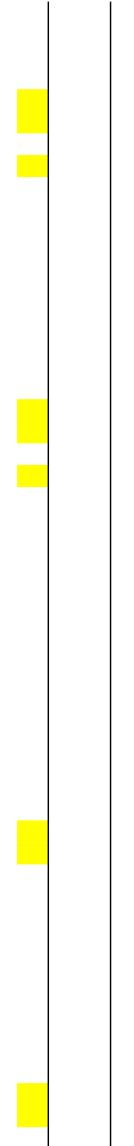
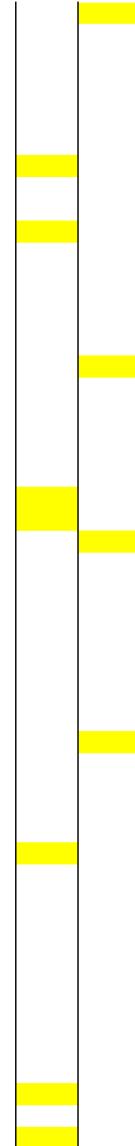
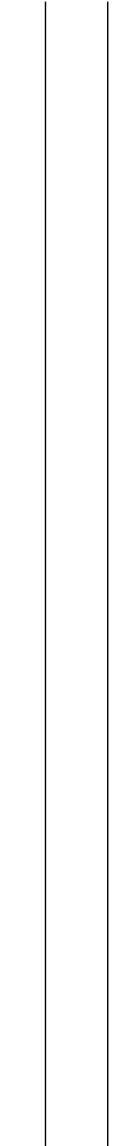


6 ATTACHMENTS

1. Monthly Capital Financial Report - January 2026 [15.1.1 - 7 pages]
2. Monthly Financial Report - January 2026 [15.1.2 - 1 page]

Northern Midlands Council Account Management Report	Annual	YTD	Annual	 	Scheduled and Actual Works by Month												
	Budget	Actual	Budget		Actual Expenditure						Scheduled Work						
	\$	\$	\$		B/F	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2025/26 for year to 31 January 2026																	
Capital Expenditure - Governance																	
Fleet, Plant & Equipment, Land and Buildings																	
	-	-	0%														
	-	-	0%														
Capital Expenditure - Corporate Services																	
Equipment & Buildings -Corporate Services																	
700017 Fleet - F17 Corporate Services	25,000	-	0%														
715300/CCP001 Corp - Computer System Upgrade	301,500	54,246	0%														
	326,500	54,246	0%														
	326,500	54,246	-														
Total Equipment & Buildings - Corporate Services																	
Capital Expenditure - Regulatory and Community and Development Services																	
Fleet, Plant & Equipment																	
			0%														
Total Fleet, Plant & Equipment			-														
			0%														
Total Capital Expenditure - Regulatory and Community Services			-														
			-														
Capital Expenditure - Works Department																	
Fleet, Plant & Depot																	
700001 Fleet - F1 Mitsubishi Triton	21,000	-	0%														
700003 Fleet - F3 Works Supervisor	20,000	-	100%														
700005 Fleet - F5 Works Manager Vehicle	30,000	-	0%														
700011 Fleet - F11 Light Truck	89,000	18	0%														
700012 Fleet - F12 Light Truck Litter Collection North	-	18	100%														
700014 Fleet - F14 Building Service Light Truck	60,000	-	0%														
CFL014 Fleet - F14 Building Service Light Truck	-	43,297	100%														
700015 Fleet - F15 Light Truck	30,000	18	0%														
700015.1 Fleet - F15 Light Truck - Crane on back	16,000	-	0%														
700018 Fleet - F18 Utility	-	73,552	100%														
700024 Fleet - F24 Light Truck Reserves	-	18	100%														
CFL031 Fleet - F31 Mitsubishi Triton	-	37,622	200%														
700039 Fleet - F39 Truck 10 Yard	-	18	200%														
700051 Fleet - F51 Excavator	-	-	0%														
700052 Fleet - F52 Backhoe	120,000	18	0%														
700054 Fleet - F54 Excavator	75,000	134,960	100%														
700061 Fleet - F61 Tractor	-	18	0%														
700065 Fleet - F65 Tractor	150,000	18	0%														
700066 Fleet - F66 Reach Arm and Slasher for F65	95,000	-	0%														
700101 Fleet - F101 John Deere 1585 Mower	50,000	-	0%														
CFL105 Fleet - F105 John Deere Mower Z930M	-	25,878	100%														
700143 Fleet - F143 - Tool trailer (Building)	20,000	-	0%														
700146 Fleet - F146 Water Tanker (North) Replacement/Extension	40,000	-	0%														
700169 Fleet - F169 - Grader Blade	20,000	-	0%														

700170	Fleet - Wood Chipper	120,000	-	0%								
700177	Fleet - F177 Utility	30,000	-	0%								
700182	Fleet - F182 Mitsubishi Triton - Works	-	27,527	100%								
700184	Fleet - F184 Utility	20,000	-	0%								
700188	Fleet - F188 Ride On Mower	30,000	-	0%								
700196	Fleet - F196 Zero Turn Mower	12,000	-	0%								
700205	Fleet - F205 - GPS Receiver	-	56	100%								
715320/CPL001	Works - Purchase Small Plant	45,000	20,430	13%								
720200	Works - Longford Depot Improvements	150,000	1,608	4%								
720201	Works - Ctown Depot Improvements	-	2,147	0%								
780006.5/CPL009	Evacuation Centre - Poatina Setup	-	1,628	100%								
Total Fleet, Plant & Depot		1,243,000	368,850	76%								
All Areas - Town Entrance Landscape/Beautification												
707899	BUDGET ONLY NO ORDERS All Areas - Signage Projects	40,000	-	0%								
751614	Lfd - Entrance Roundabout Landscaping	-	1,351	100%								
Total All Areas - Town Entrance Landscape/Beautification		40,000	-	1,351	8%							
All Areas - Street Furniture												
715255	BUDGET ONLY NO ORDERS All Areas - Street Furniture	100,000	-	0%								
715255.19	Ctown - War Memorial Oval Street Furniture	-	21,583	100%								
715255.21	Pth - Perth Recreation Ground seating	-	1,472	100%								
715255.2/CST001	Evan - Morven Park Seats	-	16,348	200%								
100,000		39,403	46%									
Recreation												
707966	Lake Leake - Telstra Mobile Base Station	-	66,527	-99%								
707980	Lfd - Cemetery Improv to Road Irrigation, Seats, new Sheaths	25,000	28,793	1%								
707978.5	Evan - Recreation Ground - Cricket Pitch Cover	-	650	101%								
25,000		95,971	95%									
Cressy Recreation Ground Redevelopment												
707926.7	Cry - Recreation Ground Carpark area and dump point	110,000	-	5,769	-5%							
110,000		-	5,769	77%								
Lfd-Rec Ground Amenities Redevelopment												
707717	Lfd - Rec Ground Training Oval Place fill and Formation	225,000	-	0%								
225,000		-	0%									
Other Recreation Projects												
706973	Ctown - Conara Park Improvements	20,000	-	0%								
706975/42480	Ctown - Harold Gatty Reserve improvements	-	962	100%								
706977/42510/42530	Pth - Napoleon Street Playground incl design	650,000	5,042	0%								
706978	Pth - William Street Reserve, Small Boat Ramp	25,000	-	0%								
707724.5/42480	Ross - Pool Roller System	15,000	723	0%								
707737.5	Ctown - Valentine Park Irrigation	40,000	-	0%								
707801	All Areas - Private Power Pole Replacement	-	494	100%								
707889	BUDGET ONLY NO ORDERS All Areas - Playground Shelters	75,000	-	0%								
707924	Cry - Pool Solar Blanket Replacement	-	339	100%								
708044	Ross - Church St Nature Strip Irrigation Upgrades	12,000	-	0%								
708060	Cry - Macquarie Street River Reserve Fencing, Carpark and Picnic Tables	-	1,871	100%								
708063	Evan - Pioneer Park Play Equipment and Masterplan Upgrades	350,000	-	0%								
708075.1	Lfd - Laycock/Wellington Street Playground - Preliminaries	-	280	100%								

708080.8	Lfd - Bishopsbourne - External Painting	22,000	7,517	100%						
708089	Lfd - Bruce Place subdivision	-	219	200%						
708091	Cry - Basketball Court (Half)	10,000	-	0%						
708093	Ross - Basketball Court (Half)	36,550	-	0%						
711181	Rden - Storys Creek Road - Major Digouts	-	210	100%						
715255.4/42480	Pth - William St Reserve BBQ	-	164	200%						
715255.6	Evan - Reseal White Hills Rd Ch 2.35 to Ch 4.285	-	5,130	200%						
788678/42480	Pth - recreation Ground - Boundary Fence replacement	12,000	13,298	43%						
788679	Ctown - Pool fencing alterations	10,000	-	0%						
788680	Pth - Recreation Ground - Pitch cover	7,500	-	0%						
42510/42550	Recreation - Ross Recreation Ground	-	1,492	100%						
Total - Other Recreation Projects		1,285,050	33,578	79%						
Total Recreation		1,785,050	161,831	64%						
Buildings										
706970	Pth - Charles Berryman Reserve, toilet upgrade	100,000	75	0%						
706971	Ctown - Blackburn Park, single toilet	120,000	-	0%						
706972	Lfd - St George's Square, toilet replacement	200,000	9,773	5%						
707758	Lfd - Caravan Park Amenities Improvement	-	1,396	105%						
707867	Avoca - Public Toilets Upgrade of Septic Tank, Gates and Building	250,000	2,062	0%						
707927	Epping - Hall Weatherboard Replacement	15,000	30,525	49%						
708056/42480/42500	Ross - Mens Shed Building Upgrades	-	2,941	149%						
720145/42480	Evan - Honeysuckle Banks Reserve Toilet, Dump Point, Improvements	175,000	2,620	-1%						
CBU030	Land & Building - Ross Pool	-	131	99%						
		860,000	49,522	45%						
Lfd - Longford Community Sports Centre Redevelopment										
707752.985	Lfd - Sports Centre, Basketball Back Boards	60,000	-	0%						
707990.64	Lfd - Sports Centre, Energy Upgrade Grant Application (Solar)	75,661	-	0%						
	Total Lfd - Longford Community Sports Centre Redevelopment	135,661	-							
Ross - Caravan Park Upgrades										
707803.1	Ross - Caravan Park Amenities Upgrade	25,000	283	0%						
		25,000	283	-						
Other Buildings										
706980	Cry - Pool Shade replacement	40,000	788	0%						
42480	Cry - Pool Shade	-	451	100%						
788677	Ctown - Pool - New rollers and toddler covers	20,000	-	0%						
707775	Avoca - Hall Toilet Upgrade	45,000	-	0%						
707920	All Areas - Public Buildings Asbestos Removal	-	3,680	100%						
707933	Rossarden - Public Toilet Improvements	15,000	-	0%						
707955.5	Evan - Community & Visitor Centre Roof Works	10,000	-	0%						
708051.5	Ross - Drill Hall - Weatherboard replacement	25,000	7,384	30%						
708079	Ctown - King Street Hall, heating and painting and kitchenette	35,000	-	0%						
708081	Lfd - Council Offices - Improvements doors to C&D, bin enclosure, crackir	65,000	-	0%						
708081.5	Lfd - Queens Walk, brick wall restoration	-	172	100%						
708087	Lfd - Town Hall - improvements incl foyer dampness	50,000	-	0%						
708087.2/42480/4251	Lfd - Town Hall - Solar System	-	21,704	100%						
708087.5	Lfd - Town Hall, replacement of front doors	25,000	626	-3%						
715350/42480	All Areas - Public Building Improvements allocated	150,000	44,608	0%						

715005.1382	Evan - Reseal White Hills Rd Relbia Rd 4.840 to seal change 5.650	-	2,333	700%				
715345/42565	Evan - Reseal White Hills Rd Ch 2.35 to Ch 4.285	-	79,698	97%				
715005.0772	Ctown - Reseal Macquarie Rd Ch 31.020 to 31.625	-	810	106%				
715005.1214	Ross - Reseal Tooms Lake Rd Ch 3.160 to Ch 3.510	-	3,150	200%				
Total Resealing Program			800,000	144,849	88%			
Resheeting Program								
715125	Southern - Resheeting	250,000	154,620	14%				
715460	Roads Northern - Resheeting	250,000	25,180	9%				
Total Resheeting Program			500,000	179,801	11%			
Footpath Construction Program								
750000	BUDGET ONLY NO ORDERS All Areas - Asphalt Footpath Replacements	50,000	-	0%				
750013/CFP001	Footpath - Cry Archer Street - 750013	-	49,918	100%				
750013.6	Cry - Archer Street - Wilson to King	45,000	-	100%				
750181.6	Ctown - Bridge Street, High to Peddar footpath	15,000	5,017	0%				
750511.6	Lfd - Goderich St Park to Gay footpath	55,100	-	100%				
751614.6	W/Junct - Hobart Road Shared Path Way	873,000	7,889	7%				
750797.6	Cry - Main St Foopaths, Church to King three Sections	76,290	-	0%				
CFP001	Footpath - W/Junction Hobart Road	-	5,144	100%				
Total Footpath Construction Program			1,114,390	67,968	38%			
Ashby Road Reconstruction								
750041/CRD031	Ross - Ashby Road Chn 0.8 to 0.320	-	529	2%				
750041.91	Ross - Ashby Road Chn 0.8 to 0.320 Stormwater	-	53	102%				
750046	Ross - Ashby Road, Chn 3.321 to 5.765	-	1,738	2%				
750046.1	Ross - Ashby Road, Chn 3.321 to 5.765 - Excavation	-	-	0%				
750046.2	Ross - Ashby Road, Chn 3.321 to 5.765 - Subbase	-	-	0%				
750046.3	Ross - Ashby Road, Chn 3.321 to 5.765 - Base	-	-	0%				
750046.4	Ross - Ashby Road, Chn 3.321 to 5.765 - Prep for Seal	-	-	0%				
750046.5	Ross - Ashby Road, Chn 3.321 to 5.765 - Seal	-	-	0%				
750046.8	Ross - Ashby Road, Chn 3.321 to 5.765 - Driveways	-	-	0%				
750046.9	Ross - Ashby Road, Chn 3.321 to 5.765 - Other	-	33,810	0%				
750046.91	Ross - Ashby Road, Chn 3.321 to 5.765 - Stormwater	-	-	0%				
750050.1	Ross - Ashby Road Chn 5.765 to 7.690 Excavation	-	-	0%				
750050.3	Ross - Ashby Road Chn 5.765 to 7.690 Base	-	-	0%				
750050.91	Ross - Ashby Road Chn 5.765 to 7.690 Stormwater	-	-	0%				
750052/CRD012	Ross - Ashby Road Chn 7.690 to 13.50	1,537,504	1,066,160	100%				
750052.1	Ross - Ashby Road Chn 7.690 to 13.50 - Excavation	-	15,205	200%				
750052.2	Ross - Ashby Road Chn 7.690 to 13.50 - Subbase	-	4,349	300%				
750052.8	Ross - Ashby Road Chn 7.690 to 13.50 - Driveways	-	1,813	400%				
750052.9	Ross - Ashby Road Chn 7.690 to 13.50 - Other	-	3,610	200%				
750052.91	Ross - Ashby Road Chn 7.690 to 13.50 - Stormwater	-	132,546	300%				
Total Ashby Road Reconstruction			1,537,504	1,255,280	116%			
Catherine Street								
750240	Lfd - Catherine St High to Pultney	-	12,128	0%				
750240.1	Lfd - Catherine St High to Pultney Excavation	-	8,071	100%				
750240.2	Lfd - Catherine St High to Pultney Subbase	-	3,330	200%				
750240.3	Lfd - Catherine St High to Pultney Base	-	9,270	300%				
750240.6	Lfd - Catherine St High to Pultney Footpath	-	13,531	400%				

750240.7 Lfd - Catherine St High to Pultney Naturestrips	-	-	500%									
750240.8 Lfd - Catherine St High to Pultney Driveways	-	1,500	600%									
750240.9 Lfd - Catherine St High to Pultney Other	-	1,050	700%									
750240.91 Lfd - Catherine St High to Pultney Stormwater	-	1,650	800%									
	50,530	36										
Other Road Projects												
750181/CFP004 Ctown - Bridge Street, High to Peddar, K&G	85,000	5,017	0%									
750544/CRD001 Ctown - Main Street Project	8,360,000	2,515,199	3%									
750579 Lfd - Hobhouse St Reconstruction Catherine to Burghley	-	24	0%									
750637.6/42530 Ctown - King Street - High to Bridge footpath	95,862	6,842	100%									
788669 Ctown - King Street, From No. 10 to 14 Sth side	-	3,076	2%									
788669.6 Ctown - King Street, From No. 10 to 14 Sth side - Footpaths	-	47,575	102%									
788669.8 Ctown - King Street, From No. 10 to 14 Sth side - Driveways	-	17,225	202%									
750836.91 Lfd - Marlborough St William to Vets - Pedestrian Outstands	100,000	-	0%									
751612.9 Pth - Seccombe St Main Rd to Minerva Drive - Speed reducing device	-	2,409	0%									
780179 Ctown - Bridge Street, school entrance improvements	-	-	98%									
780381 Pth - Drummond Street, Youl to western end, k&g, road reconstruction	600,000	446	5%									
780797 Cry - Main Street, No 65 to 97, k&g and verge reconstruction	56,800	-	2%									
781365/CRD014 Ctown - West Street - 781365	-	12,944	102%									
781365.1 Ctown - West Street Excavation	-	4,278	0%									
781365.2 Ctown - West Street Subbase	-	7,316	100%									
781365.3 Ctown - West Street Base	-	3,990	100%									
781365.91 Ctown - West Street Stormwater	-	2,511	200%									
781386 Ctown - William St - Highway to East - K&G	330,000	-	163	200%								
781386.6 Ctown - King Street - High to Bridge footpath	48,600	-	100%									
781386.9 Ctown - William St - Highway to East - Other	-	5,995	0%									
781402/CRD033 Lfd - Wilmores Lane, intersection improvements with Bishopsbourne Roa	-	115,356	0%									
781751 Pth - Napoleon Street, Frederick to Drummond, k&g road reconstruction,	170,830	-	0%									
788639/CRD 34 Pth - Oakmount Street Drummond to end, k&g, verge reconstruction	-	792	1%									
CRD001 Lfd Marlborough Street	-	105	101%									
CRD008 Cry Main Street	-	63	201%									
Total Other Road Projects	9,847,092	2,744,802	8%									
Total Roads	14,788,576	6,623,226	31%									
Bridges												
740050 All Areas - Bridge Guard Rail Replacement Allocation (Budget Only)	200,000	-	11%									
745474 Ctown - Bridge: 5474 Ashby Rd	-	3,317	0%									
745919/CBR003 Pth - Drummond Street, bridge replacement over Sheepwash Creek	931,756	600,202	6%									
748888/CBR004 Pth - Western Railway Line Culvert Replacement, over sheepwash creek	931,757	-	2,235	2%								
749921.1/42540 Pth - Edward Street, culvert over Sheepwash Creek	731,757	161,922	0%									
749999.2 Pth - Cromwell Street, culvert extension over Sheepwash Creek	731,757	4,604	0%									
42540 Bridge - Pth Phillip Street	-	2,375	100%									
Total Bridges	3,527,027	770,185	3%									
Urban Stormwater Drainage												
788575 BUDGET ONLY NO ORDERS Storm Water Drainage - Unallocated Projects	50,000	-	0%									
704226/CSW017 Lfd - 57-59 Hobhouse St Longford (Stormwater Easement purchase)	-	84	100%									
788671/CSW005 Lfd - Stormwater Model Calibration	-	229	300%									
788646 Pth - Stormwater - Arthur Street detention	-	9,810	1%									
788623/CSW003 Pth - Stormwater Philip St Culvert Extension Bridge 9999	-	230	206%									
788665/CSW012 Pth - Stormwater DRF Sheepwash Creek Flood Mitigation Project	-	14,270	101%									

788601.5	WJunct - Gatty Street Overflow path	25,000	-	106%																																																																																																																																																																																																																																																																																																																																																			
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Northern Midlands Council Account Management Report

Income & Expenditure Summary for the Period Ended 31 January 2026 (58% Year Completed)

Line Item Summary Totals

	Operating Statement												% of Budget	
	Governance		Corporate Services		Regulatory & Community Services		Development Services		Works & Infrastructure Services		Total Operating Statement			
	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual	2023/24 Budget	2023/24 Actual		
1 Wages	726,317	402,578	1,853,847	1,169,383	314,810	235,885	666,412	318,580	2,796,223	1,564,959	6,357,609.00	3,691,385.00	58.06%	
2 Material & Services Expenditure	672,660	379,073	1,166,240	1,268,279	119,877	85,160	445,955	562,057	5,067,179	2,669,045	7,471,911.00	4,963,614.00	66.43%	
3 Depreciation Expenditure	97,900	0	140,180	0	35,050	0	22,770	0	7,735,450	0	8,031,350.00	0.00	0.00%	
4 Government Levies & Charges	10,660	7,035	1,129,237	535,725	3,880	938	0	347	208,090	124,398	1,351,867.00	668,443.00	49.45%	
5 Interest Expenditure	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00%	
7 Councillors Expenditure	233,300	87,350	0	0	0	0	0	0	0	0	233,300.00	87,949.00	37.70%	
9 Other Expenditure	127,129	95,141	579,311	658,844	262,140	121,406	12,480	20,337	164,260	27,692	1,145,320.00	923,420.00	80.63%	
11 Oncost	363,158	145,706	909,354	649,269	162,860	97,353	350,525	140,479	1,291,990	507,362	3,077,887.00	1,540,169.00	50.04%	
12 Internal Plant Hire/Rental	5,600	0	33,690	10,328	33,070	1,902	23,070	4,558	1,178,169	699,278	1,273,599.00	716,066.00	56.22%	
13 Internal Rental/Rates	0	0	1,300	2,829	0	0	0	373	7,740	65,450	9,040.00	68,652.00	759.42%	
10 Other Internal Transfers Expenditure	0	0	22,140	0	0	504	0	0	0	0	22,140.00	504.00	2.28%	
14 Oncosts Paid - Payroll	171,547	141,830	433,154	218,262	58,874	38,953	188,349	81,474	614,851	273,556	1,466,775.00	754,075.00	51.41%	
15 Oncost Paid - Non Payroll	265,187	130,233	583,789	400,889	82,833	46,042	270,956	102,955	999,979	357,064	2,202,744.00	1,037,183.00	47.09%	
16 Plant Expenditure Paid	6,830	2,136	25,750	44,407	0	2,100	21,250	10,861	556,680	497,191	610,710.00	556,695.00	91.16%	
	2,680,288	1,391,082	6,877,992	4,958,215	1,073,394	630,243	2,001,767	1,242,021	20,620,811	6,786,594	33,254,252.00	15,008,155.00	45.13%	
17 Rate Revenue	0	0	(13,895,203)	(13,881,111)	0	0	0	0	(1,783,550)	(1,788,070)	(15,678,753.00)	(15,669,181.00)	99.94%	
18 Recurrent Grant Revenue	0	0	(2,236,071)	(856,127)	0	0	0	0	(8,000)	(3,512,401)	(4,082,743)	(5,749,472.00)	(4,946,870.00)	86.06%
19 Fees and Charges Revenue	(437)	(190)	(1,740,130)	(936,224)	(239,741)	(450,827)	(643,591)	(275,972)	(860,210)	(429,472)	(3,484,109.00)	(2,092,685.00)	60.06%	
21 Interest Revenue	(790,000)	(98,782)	(86,112)	(44,296)	0	0	0	0	0	0	(876,112.00)	(143,078.00)	16.33%	
22 Reimbursements Revenue	(1,000)	(990)	(38,682)	(13,593)	0	(262)	0	0	(5,704)	(18,016)	(45,386.00)	(32,861.00)	72.40%	
Interest Expenditure Reimbursed	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00%	
Oncost Recoveries - Internal Tfer	(415,550)	(183,168)	(997,943)	(606,765)	(135,223)	(75,476)	(445,543)	(224,383)	(1,583,955)	(525,432)	(3,578,214.00)	(1,615,224.00)	45.14%	
Plant Hire Income - Internal Tfer	(13,020)	0	(47,380)	(7,559)	0	(1,010)	(46,560)	(2,764)	(1,475,820)	(806,453)	(1,582,780.00)	(817,786.00)	51.67%	
10 Other Internal Transfers Income	0	0	(567,359)	66,685	0	0	0	(168)	(40,000)	10,914	(627,359.00)	77,431.00	-12.34%	
23 Other Revenue	(561,600)	(128,700)	(268,466)	(30,303)	(121)	(956)	0	0	(68,259)	(95,737)	(898,446.00)	(255,696.00)	28.46%	
	(1,781,607)	(411,830)	(19,897,346)	(16,309,293)	(375,085)	(528,531)	(1,135,694)	(511,287)	(9,329,899)	(7,735,009)	(32,519,631.00)	(25,499,950.00)	78.40%	
Underlying (Surplus) / Deficit Before														
20 Gain on sale of Fixed Assets	898,681	979,252	(13,019,354)	(11,351,078)	698,309	101,712	866,073	730,734	11,290,912	(948,415)	734,621	(10,487,795)		
6 Loss on Sale of Fixed Assets	0	0	0	0	0	0	0	0	0	(2,478)	0	(2,478)		
Net Loss On Disposal of Fixed Assets	0	0	0	0	0	0	0	0	0	433,630	0	433,630	0	
Underlying (Surplus) / Deficit	898,681	979,252	(13,019,354)	(11,351,078)	698,309	101,712	866,073	730,734	11,724,542	(950,893)	1,168,251	(10,490,273)		
Capital Grant Revenue	0	0	0	0	(50,000)	0	0	0	(8,441,599)	(2,050,425)	(8,491,599)	(2,050,425)		
Subdivider & Capital Contributions	0	0	0	0	0	0	0	0	(377,927)	0	(377,927)	0		
	0	0	0	0	(50,000)	0	0	0	(8,819,526)	(2,050,425)	(8,869,526)	(2,050,425)		
Operating (Surplus) / Deficit	898,681	979,252	(13,019,354)	(11,351,078)	648,309	101,712	866,073	730,734	2,905,016	(3,001,318)	(7,701,275)	(12,540,698)		



16 WORKS REPORTS

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



17 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

That Council move into the "Closed Meeting" with the Acting General Manager, Works Manager, Project and Building Compliance Manager, Senior Planner, Executive 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)
4.x Petition Attachment	17(2)(h)
Commercial Matter	17(2)(d)
Personnel Matters	17(2)(a)(b)
Compliance Matter	17(2)(k)
Legal Issues	17(2)(k)
Contract/Tender	17(2)(e)
Land Acquisition/Purchase/Disposal	17(2)(g)
Request for Assistance/Hardship Request	17(2)(l)

Local Government (Meeting Procedures) Regulations 2025 - Part 2 – Meetings

17. Closed Meetings:

(2) *A part of a meeting may be a closed meeting when one or more of the following matters are being, or are to be, discussed at the meeting:*

(a) *personnel matters, including complaints against an employee of the council;*

(b) *industrial relations matters;*

(c) *information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*

(d) *commercial information of a confidential nature that, if disclosed, is likely to –*

(i) *prejudice the commercial position of the person who supplied it; or*

(ii) *confer a commercial advantage on a competitor of the council; or*

(iii) *reveal a trade secret;*

(e) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*

(f) *the security of –*

(i) *the council, councillors and council staff; or*

(ii) *the property of the council;*

(g) *proposals for the council to acquire land or an interest in land or for the disposal of land;*

(h) *information that is –*

(i) *of a personal and confidential nature; or*

(ii) *provided to the council on the condition that it be kept confidential;*

(i) *requests by councillors for leave of absence;*

(j) *notifications by councillors of leave of absence for parental leave;*

(k) *matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*

(l) *the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.*



18 CLOSURE

RECOMMENDATION

That Council move out of the “Closed Meeting”.

Mayor Knowles closed the meeting at