



**NORTHERN  
MIDLANDS  
COUNCIL**

# **MINUTES**

**ORDINARY MEETING OF COUNCIL**

**MONDAY, 16 FEBRUARY 2026**



## QUALIFIED PERSONS ADVICE

The *Local Government Act 1993* Section 65 provides as follows:

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

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

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

## LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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

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

Maree Bricknell

ACTING GENERAL MANAGER



## GUIDELINES FOR COUNCIL MEETINGS

### EXPECTATIONS OF COUNCILLOR CONDUCT

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

### MEETING CONDUCT

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

### PUBLIC QUESTIONS AND STATEMENTS

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

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

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

### REPRESENTATIONS ON PLANNING ITEMS

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

### PETITIONS

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



MINUTES OF THE ORDINARY MEETING OF COUNCIL OF THE NORTHERN MIDLANDS COUNCIL HELD ON MONDAY, 16 FEBRUARY 2026 AT 5.00 PM IN PERSON AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.

## **1 ATTENDANCE**

### **PRESENT**

Mayor Mary Knowles OAM, Deputy Mayor Janet Lambert, Cr Dick Adams OAM, Cr Alison Andrews AM, Cr Richard Archer, Cr Richard Goss, Cr Andrew McCullagh and Cr Paul Terrett.

### **In Attendance**

Miss Maree Bricknell - Acting General Manager, Mr Paul Godier - Senior Planner (to 6:27 pm), Ms Erin Miles - Project Officer (to 6:27 pm), Ms Brandie Strickland - Statutory Planner (to 6:27 pm), Mr Trent Atkinson - Project & Building Compliance Manager (to 7:31 pm), Ms Tatiana Paniagua - Executive Officer (to 7:31 pm), Ms Kristy Nutting - Executive Officer (to 7:31 pm), Mr Jeremiah Horne - IT Systems Officer (to 6:27 pm).

### **APOLOGIES**

Cr Matthew Brooks.



## 2 TABLE OF CONTENTS

<b>Item</b>	<b>Page No.</b>
<b>1 ATTENDANCE</b> .....	<b>4</b>
<b>2 TABLE OF CONTENTS</b> .....	<b>4</b>
<b>3 ACKNOWLEDGEMENT OF COUNTRY</b> .....	<b>7</b>
<b>4 DECLARATIONS OF INTEREST</b> .....	<b>7</b>
<b>5 PROCEDURAL</b> .....	<b>8</b>
<b>5.1 Confirmation Of Council Meeting Minutes</b> .....	<b>8</b>
<b>5.2 Date Of Next Council Meeting</b> .....	<b>8</b>
<b>5.3 Motions On Notice By A Councillor</b> .....	<b>9</b>
5.3.1 Notice Of Motion: Waste Disposal Voucher System .....	9
<b>5.4 Councillor Questions On Notice</b> .....	<b>11</b>
<b>6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES</b> .....	<b>12</b>
<b>7 COUNCIL COMMITTEES - RECOMMENDATIONS</b> .....	<b>13</b>
<b>7.1 Cressy District Committee</b> .....	<b>13</b>
<b>7.2 Longford District Committee</b> .....	<b>13</b>
<b>7.3 Ross District Committee</b> .....	<b>13</b>
<b>8 INFORMATION ITEMS</b> .....	<b>14</b>
<b>8.1 Council Workshops/Meetings Held Since The Last Ordinary Meeting</b> .....	<b>14</b>
<b>8.2 Mayor's Activities Attended &amp; Planned</b> .....	<b>14</b>
<b>8.3 General Manager's Activities</b> .....	<b>15</b>
<b>8.4 Petitions</b> .....	<b>16</b>
<b>8.5 132 &amp; 337 Certificates Issued</b> .....	<b>16</b>
<b>8.6 Animal Control</b> .....	<b>17</b>
<b>8.7 Conferences &amp; Seminars: Report On Attendance By Council Delegates</b> .....	<b>18</b>
<b>8.8 Customer Request Receipts</b> .....	<b>18</b>
<b>8.9 Environmental Health Services</b> .....	<b>18</b>
<b>8.10 Action Items: Council Minutes</b> .....	<b>19</b>
<b>8.11 Gifts &amp; Donations (Under Section 77 Of The LGA)</b> .....	<b>27</b>
<b>8.12 Resource Sharing Summary: 01 July 2025 To 30 June 2026</b> .....	<b>28</b>
<b>8.13 Vandalism</b> .....	<b>29</b>



8.14 Integrated Priority Projects & Strategic Plans Update .....	29
8.15 Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...	31
8.16 Youth Program Update.....	35
9 PUBLIC QUESTIONS AND STATEMENTS.....	37
10 COUNCIL ACTING AS A PLANNING AUTHORITY .....	44
11 PLANNING REPORTS.....	45
11.1 PLN25-0243; 109 Deddington Rd Deddington & 372 Nile Rd Evandale; Land Application - Reuse Liquid Waste .....	45
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.....	56
12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION .....	83
13 DEVELOPMENT SERVICES REPORTS .....	84
13.1 Development Services: Monthly Report.....	84
13.2 Significant Tree Register Endorsement.....	92
14 GOVERNANCE REPORTS .....	106
14.1 Campbell Town Convict Brick Trail Reinstatement Plan .....	106
15 CORPORATE SERVICES REPORTS.....	110
15.1 Monthly Report: Financial Statement .....	110
16 WORKS REPORTS .....	117
17 ITEMS FOR THE CLOSED MEETING .....	118
17.1 Closed Council Decisions Released.....	119
18 CLOSURE.....	120

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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.

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### 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.

The following Declarations of Interest were received:

- Cr Paul Terret – item 3.5.1 Dispute Resolution - Cr Terrett Against The General Manager - Non-pecuniary.
-



## 5 PROCEDURAL

### 5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

#### 5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

##### MINUTE NO. 26/043

##### DECISION

Cr McCullagh /Cr Terrett

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.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

##### **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.

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#### 5.1.2 Confirmation of Minutes: Special Council Meeting

##### MINUTE NO. 26/044

##### DECISION

Cr McCullagh /Cr Goss

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.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

##### **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

*Responsible Officer:* Maree Bricknell, Acting General Manager

#### MINUTE NO. 26/045

#### DECISION

Cr Terrett / Deputy Mayor Lambert

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.

Carried Unanimously

#### Voting for the Motion:

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

#### Voting Against the Motion:

Nil

#### 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.

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## 6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

### MINUTE NO. 26/046

#### DECISION

Deputy Mayor Lambert / Cr Archer

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### **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
29 January 2026	Cressy War Memorial Swimming Pool	Ordinary
13 January 2026	Ross Community and Sports Committee	Ordinary
14 December 2025	Devon Hills Neighbourhood Watch and Residents Committee	Ordinary

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

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



## **7 COUNCIL COMMITTEES - RECOMMENDATIONS**

### **7.1 CRESSY DISTRICT COMMITTEE**

At the ordinary meeting of the Cressy Local District Committee held on 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

### MINUTE NO. 26/047

#### DECISION

Cr Andrews / Cr Adams

That the Open Council Information items be received.

Carried Unanimously

#### Voting for the Motion:

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

#### Voting Against the Motion:

Nil

#### 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	<b>Special Council Meeting</b>  <b>Council Workshop</b> 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	<b>Council Workshop</b> 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 Norther 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
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



DATE	ACTIVITY
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

- (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	Total	Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2025/2026 YTD	2024/25	2023/24
<b>132</b>	142	92	84	72	125	87	93						<b>695</b>	<b>896</b>	<b>820</b>
<b>337</b>	37	44	44	41	36	46	41						<b>289</b>	<b>418</b>	<b>379</b>

## 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				
<b>TOTAL</b>		<b>\$124,302</b>		<b>\$1,171</b>		<b>\$148,539</b>

**Audits:**

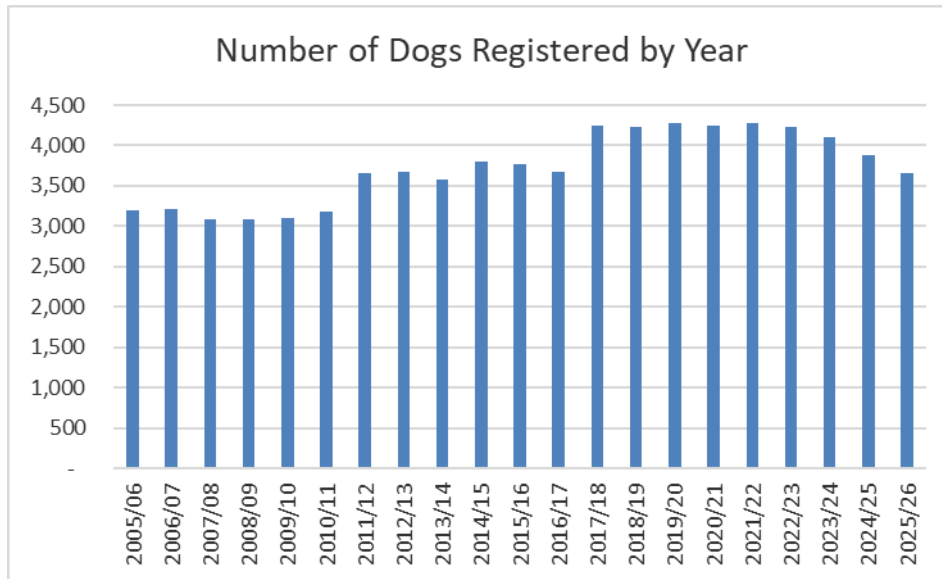
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

**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	2025/2026												
	YTD	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 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



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
						Plant Manager, Council Officers awaiting a response. 03/12/2025 Executive Assistant Follow-up letter sent to JBS Plant Manager, awaiting reply. 06/01/2026 Executive Assistant JBS Plant Manager acknowledged correspondence and is awaiting advice.
2023-11-20 Ordinary Meeting of Council - Open Council	7 2.2	Longford Promotional Signs Welcome to Longford	In progress	That Council notes the LLDC request and refers the matter to the appropriate officer.	Engineering Officer, Project & Building Compliance Manager, Tourism & Events Officer	05/12/2023 Executive Assistant Investigation to commence early 2024. 12/04/2024 Engineering Officer DSG have requested that Council review all Longford entrance signs as part of the proposal to install town signage in the Longford roundabout. Discussion with DSG around Longford entrance signage have commenced. 09/05/2024 Engineering Officer DSG has raised concerns about sight lines and the safety of the structure if impacted by a vehicle. The design is currently being reviewed by an engineering consultant. 14/06/2024 Engineering Officer Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant 04/07/2024 Engineering Officer Awaiting report from consultant 09/08/2024 Engineering Officer Consultant has provided a report and indicated that the existing design needs to be reviewed to ensure that the sign meets DSG frangibility requirements. The consultant has now commenced this work. 03/09/2024 Engineering Officer Awaiting report from consultant 08/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 28/11/2024 Engineering Officer Report received from consultant. Council Officers are currently discussing permit requirements with DSG 10/01/2025 Engineering Officer Awaiting further comment from DSG 07/02/2025 Engineering Officer DSG have indicated that the construction and location of the existing stone sign opposite Kingsley House needs to be reviewed as part of the approval process. A consultant has been engaged to carry out this work. 25/02/2025 Executive Assistant Works Manager advised Traffic Engineer to inspect by 14 March. 04/04/2025 Engineering Officer Report has been received from Traffic Engineer and a report is being prepared for a future Council meeting 27/05/2025 Engineering Officer Report from consultant has been sent to the Department of State Growth, awaiting response 16/06/2025 Engineering Officer Follow-up email sent to Department of State Growth. Awaiting response. 15/07/2025 Executive Assistant Letter to



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
						Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 12/11/2025 Executive Assistant Works order to be submitted to DSG. 08/01/2026 Executive Assistant Officers working with DSG on Crown consent and works permit conditions. 03/02/2026 Executive Assistant DSG reviewing permit application.
2024-02-19 Open Council Meeting	7 3.1	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being, Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.	Engineering Officer, Executive & Communications Officer	12/03/2024 Executive Assistant Letter sent to Minister. 09/05/2024 Engineering Officer Awaiting response from minister 13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister 10/07/2024 Engineering Officer Awaiting response from minister 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from minister 08/11/2024 Engineering Officer Awaiting response from minister 28/11/2024 Engineering Officer Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 06/05/2025 Engineering Officer Awaiting response from the Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from Department of State Growth 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 12/11/2025 Executive Assistant Awaiting traffic engineer's report 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	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



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
				playground area.		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 Expenses for discussion at a future Workshop.	Executive Officer, Executive Officer	19/09/2025 Executive Assistant Listed for future Council Workshop discussion. 06/11/2025 Executive Officer Listed for December Council Workshop discussion. 10/12/2025 Executive Assistant Listed for future Workshop discussion.
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	5 3.1	Notice of Motion: Recruitment of Community Services Manager /	In progress	That Council, in accordance with its Workforce Plan, prepare a prioritised	Acting General Manager	12/11/2025 Executive Assistant For 2026/27 Budget deliberations.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
Meeting		Division		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.		
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 regarding the intermittent odour in Longford and supports an engagement with the EPA, JBS, TasWater and other stakeholders.	Acting General Manager, Project & Building Compliance Manager	07/11/2025 Executive Assistant Discussions held with TasWater. Awaiting further data. 08/01/2026 Executive Assistant Officers documenting all complaints for forwarding to EPA.
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	Acting General Manager, Engineering Supervisor,	09/12/2025 Executive Assistant Letter sent to DSG by Executive Officer 21/11/25.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
				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.	Works Manager	
2025-11-17 Open Council - Ordinary Meeting	7 2.1	Longford Heavy Vehicle Traffic Monitoring	Awaiting external response	That council requests the Department of State Growth to continue to monitor the heavy vehicle traffic through Longford.	Engineering Supervisor, Executive & Communications Officer, Works Manager	21/11/2025 Executive & Communications Officer Works and Infrastructure to provide advice. 09/12/2025 Executive Assistant Works Manager to meet with DSG representative/s.
2025-11-17 Open Council - Ordinary Meeting	14.2	Trial of Free Shower Facility at Longford Memorial Hall and Pioneer Park Evandale	Completed	That Council a) endorse implementation of free shower facilities at Memorial Hall, Longford; b) endorse the operation of the free shower facility at Pioneer Park, Evandale.	Executive Officer, Works Manager	02/12/2025 Executive Officer Council officers are implementing the infrastructure and will monitor over the coming months. Should further information need to be provided back to Council a report will be prepared. 03/12/2025 Executive Assistant Plumber engaged, waiting on fittings. 07/01/2026 Executive Officer Showers are now operational, no complaints received and no maintenance issues reported.
2025-12-15 Open Council - Ordinary	5 3.1	Notice of Motion: Artificial Intelligence (AI) Use in Local	In progress	That the Council request that officers prepare a report for Council that	Acting General Manager, Executive	06/01/2026 Executive Officer Report being prepared for future agenda.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
Meeting		Government		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.	Officer	
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 - Ordinary Meeting	16.1	Campbell Town - Additional Electric Vehicle Charging	In progress	That Council: a) require Evie Networks to undertake public consultation, including engagement with Campbell Town businesses, at their cost and report back to Council for all necessary approval/s; and b) defer any works for six months to minimise disruption	Executive Officer, Works Manager	06/01/2026 Executive Officer Letter sent to Evie Chargers regarding Council's decision. No response received to date. 28/01/2026 Executive Officer Response received and consultation is commencing in Campbell Town regarding the expansion of the charging station.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
				during Main Street works.		
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. r einstate 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.	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.
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	Executive Assistant, Project Officer	03/02/2026 Executive Assistant Policy Manual updated.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
				by the Footpath Trading By-Law (By-law No.1 of 2022).		
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



Date	Recipient	Purpose	Amount \$
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
		<b>TOTAL</b>	<b>\$22,150</b>

## 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 January 2026	Units Billed	Amount Billed GST Exclusive \$
<b>Meander Valley Council - Service Provided by NMC to MVC</b>		
<b>Service Provided by NMC to MVC</b>		
Street Sweeping Plant Operator Wages and Oncosts and Plant Hours	209.5	24,138
<b>Total Services Provided by NMC to Meander Valley Council</b>		<b>21,422</b>
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Total Service Provided by MVC to NMC</b>		
<b>Net Income Flow</b>	<b>209.5</b>	<b>\$ 24,138</b>
<b>Private Works and Council Funded Works for External Organisations</b>	<b>Hours</b>	<b>Amount \$</b>
• 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 Sommersville		197
• Monitoring Lake Leake - Elizabeth Water Trust		283
• Ground Maintenance– Avoca School		2,646
• Cleaner – Avoca Hall		24
• Fire Hazard - Austral Bricks Tas		846
• Spill Kit – JJ Richards		144
• P Brown – Vac Out Stormwater Pit		126
• Gas - Cressy Rec Ground facilities		134
• R Grundy – Grading Driveway		244
• Dog Was – Waste Bags		5
	<b>118.5</b>	<b>\$13,490</b>



### 8.13 VANDALISM

Prepared by: Damien Wilson, Assistant Works Manager

Incident	Location	Estimated Cost of Damages			
		Dec-25	Jan-26	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		
<b>TOTAL COST VANDALISM</b>		<b>\$3,550</b>	<b>\$950</b>	<b>\$50,510</b>	<b>\$44,850</b>

### 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:



Project	Status	\$	Scheduled
<b>1 Progress: Economic health and wealth - grow and prosper</b>			
<b>Foundation Projects</b>			
4.1 Main Street Upgrades: Campbell Town, Longford & Perth	Gov	On Track	Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.
	Gov	Completed	Longford DA submitted.
	C&D	On Track	Perth 2022 Election Commitment secured through the PCIP DA approved.
4.1. Longford Memorial Hall Upgrade	Gov	Completed	Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.
4.4 TRANSLink Intermodal Facility	Gov	On Track	Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure
		On Track	Budget allocation 2024/25 plus contribution from \$8m Federal Govt Election Commitment 2022.
		On Track	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.
		On Track	Contribution from \$8m Federal Govt Election Commitment 2022.
		Completed	Main Building & BBQ shelter completed.
		On Track	Federal Election commitment of \$5m for planning stage. Further \$30m commitment subject to planning stage.
		Completed	Contract execution in progress. Commenced onsite 1 September 2025 & in progress.
		Completed	Project completed December 2025. Acquittal and independent audit being prepared.
		Completed	Nearing completion.
		Completed	Completed.
		On Track	Funding agreement signed. Contract signed with preferred external service



Project				Status	\$	Scheduled
				the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.		provider – NTDC. Work progressing to plan.
<b>Enabling Projects</b>						
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		<b>Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania</b> 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		<b>Longford Motor Sport Museum</b> 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.
<b>2 People: Cultural and society – a vibrant future that respects the past</b>						
<b>Enabling Projects</b>						
5.1	Recreation Ground Upgrades)	Gov		<b>Campbell Town, Evandale and Cressy</b> NMC Priority Projects document. Funding to be sought for oval upgrades.		Not scheduled at this stage.
		Gov		<b>Cressy Recreation Ground</b> 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.
				<b>Perth Recreation Ground</b> Amenities, topdressing, cricket net upgrade.		Completed.
				<b>Longford Recreation Ground</b> Irrigation system install and preparation for 2 <sup>nd</sup> ground.		Completed.
5.1	Swimming Pool Upgrades (several)	Gov		<b>Covering of Campbell Town &amp; Cressy Swimming Pools</b> Included in NMC Priority Projects document.		Not scheduled at this stage.
		Gov		<b>Cressy:</b> Solar system replacement <b>Ross:</b> Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	50,000	Completed.
5.2	Shared Pathways	Gov		Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road	Hobart Road shared pathway Stage 1 Tender awarded. On site work commenced 12 January 2026.



Project				Status	\$	Scheduled
				Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.		
				shared pathway submitted for State Govt 2025/26 Budget consideration.		
<b>4 Place: Nurture our heritage environment</b>						
<b>Foundation Projects</b>						
4.2	Perth South Esk River Parklands	Gov		Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.		Completed.
4.3	Sheepwash Creek Corridor & Open Space	Gov		Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	3,700,000	In progress.
4.5	Municipal Tree Planting Program			Annual program implemented. Included in NMC Priority Projects document.		Ongoing.
<b>Enabling Projects</b>						
5.1	Conara Park Upgrade	Gov		Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.		Agreement for Council to take control of Park, and improve as funds permit.
5.3	Redevelop Bartholomew Park Cressy	Gov		Liaising with Local District Committee to establish/prepare plans for upgrade.		Completed.

- Open Spaces and Active Infrastructure Grants Programs: soccer field and half-basketball courts – State Government Open Spaces funding secured for 4 half basketball courts and a playground. Acquittal report submitted.
- Ross Men’s Shed Extension: work completed. Acquittal report submitted December 2025.
- Napoleon Street Park – \$127,695 secured through the State Government Open Spaces Grant Round Two. Council resolved at July 2024 Council Meeting to fund the work across two financial years. Approval received December 2025 to extend completion date to 31 December 2026.
- Longford Community/Neighbourhood House – Submitted for State Govt Budget 2025/26 consideration.
- Seccombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work nearing completion (light to be installed)
- Community Climate Change Action Grant secured for solar and backup battery for Longford Town Hall. Work 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:
  - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
  - Update and distribute “What’s On” events list.
  - Update NMC website calendar.
  - Update the Australian Tourism Data Warehouse database as practical.
  - Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the White i Visitor Centres in the Northern Midlands for display on their boards and counters, and to the HHTRA Management Group to share with relevant local communities, businesses, notice boards etc.
  - 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:
  - o 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.
  - o Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
  - o Stokes Park sign at Union Street replaced with a minor text update after previous sign damaged.
  - o Work with Longford Legends to progress the Lych Gate Interpretation.
  - o 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.
  - o Gatty Reserve: liaise with representative from Tasmanian Aviation Historical Society re the Gatty Memorial upgrade.
  - o Progress Ross Town Map project.

**HHTRA update:**

- Progress continues for 28<sup>th</sup> 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:
  - o Website with links to towns, accommodation, experience, and event categories.
  - o Articles and blogs about the region.
  - o Social media, including facebook and Instagram, image sourcing and sharing, creating posts, monitoring/moderating comments.
  - o Destination Southern Tasmania host the Heritage Highway website as a Regional Landing Page on the Hobart & Beyond website.
  - o Social media current strategy is 2 - 3 social posts weekly on both platforms with additional posts as required/requested. Comments and feedback are monitored.
  - o Boosted posts supporting Heritage Highway events include articles on the site along with social media.
- The Heritage Highway Operators private facebook group remains a resource for operators and tourism industry agencies to promote their services and experiences. HHTRA shares information via the resource.
- Carry out administrative tasks/correspondence etc. as required.



*40<sup>th</sup> 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.*



## 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 <sup>th</sup> 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.

**ReLink Collaboration:** Targeting two groups in 2026, low attendance students at Longford Primary, and students disengaged from sport at Perth Primary. ReLink 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.

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## 9 PUBLIC QUESTIONS AND STATEMENTS

*Mayor Knowles adjourned the Council Meeting from 5:19 pm until 5:30 pm until the Public Questions time started.*

### **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**

Barry Lawson, Evandale – Significant Trees Register

- The speaker advised that the significant tree list for Evandale appears incomplete and contains some inaccuracies.
- Several historically significant trees were noted as missing from the list.
- An error was identified regarding the attribution of oak trees, which were associated with Cambock House, not Marananga.
- The speaker requested the list be reviewed and updated and offered further information to assist Council.
- Council requested that any omitted items be forwarded so the register of significant trees can be updated.

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

Bill Wood, Relbia - Land application - Reuse Liquid Waste

- Speaker spoke on behalf of neighbouring farmers from Barega.
- The farmers support recycling industrial and food waste onto land where it benefits soil health and are not opposing the proposal in principle.
- Concerns were raised specifically about the use of fish waste (dead salmon, “morts”) being applied to agricultural land.
- The speaker outlined risks associated with salmon disease (piscirickettsiosis) and the use of antibiotics (florfenicol) in the salmon industry.
- It was noted that government requirements introduced in January require treated live salmon to undergo a quarantine period before harvesting.
- The speaker questioned whether the same quarantine controls apply to dead fish used for land application.
- Concern was expressed that applying antibiotic-treated fish waste to land could harm soil bacteria and soil structure.
- The speaker advised there is currently no evidence of damage occurring but cautioned that the risk may be significant if large fish kills are processed and spread on land.
- Concerns were raised about potential dust and material drift from neighbouring land onto the farmers’ property, and possible impacts via water.



*At approximately 5.34pm Mayor Knowles indicated that the time allocated had been exhausted and Cr McCullagh requested additional speaking time for Mr Woods.*

**MINUTE NO. 26/053**

DECISION

Cr McCullagh/ Deputy Mayor Lambert

That Council approves an extension for Mr Woods to continue speaking for an additional three minutes.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

*Mr Woods continued with:*

- A submission had been provided to Council outlining these concerns.
- It was noted that large fish kills have previously occurred and fish waste has been spread on farmland due to limited rendering capacity.

*Cr Goss asked to Mr Woods:*

*We've had some fish kills in Tasmania in recent times. To your knowledge, have those fish been taken to other properties around Tasmania?*

- Mr Wood advised that, to his knowledge, fish from recent fish kills have not been taken to other properties around Tasmania.
- He noted that approval to use florfenicol was granted in January this year.
- He stated that a large fish kill occurred early last year (estimated at around 20,000 fish), which were minced and applied to farmland.
- Mr Wood advised there is a small rendering plant at Triabunna, but it has limited capacity and cannot manage large-scale fish kills.
- He noted that, in the event of large fish kills, large volumes of fish must be disposed of quickly.
- Mr Wood stated that, prior to the approval of florfenicol, this issue was less significant.
- He advised that the issue may be mitigated if the same quarantine or withholding requirements applied to dead fish (morts) as apply to live fish treated with florfenicol.
- Mr Wood expressed concern about potential contamination being transported by contractors onto farmland.
- He expressed concern for impacts on farmers and for broader impacts across the state.

*Mr Wood provided the document he was referring to during his participation in the meeting, which states as follows:*

***The Respondents:***

- *Support the beneficial reuse of food industry by-products for agricultural application to land*
- *They acknowledge and support the risk-based approaches embodied in the current guidelines for the reuse of biosolids, and milk and milk by-products.*
- *These activities which return valuable nutrients, trace elements and organic matter to soils are ancient in origin and are seen as good agricultural practice*

***Odour and Dust***

*The respondents specifically note that strong winds not infrequently carry air-borne dust and particulate matter across the boundary between Red Banks onto their Barega property.*



*These winds, which carry significant volumes of dust and particulate matter also have a potential to propagate odour and carry contaminated material with them to adjoining land*

*This concern is raised specifically to highlight any risk associated with fish waste application should they be contaminated with active antibiotic residues contained within "Salmon Silage".*

*Can the respondents be assured that the application of food waste residues, including salmon wastes be applied to land in such a manner that dust and particulates embodying this material, including odour, will not impact on their Barega property?*

### **The Planning Application**

- *The respondents are not objecting to the proposal per se (sic).*
- *However, they harbour a deep concern with respect for the potential for good agricultural land to suffer structural damage through anti-bacterial action of any residual Florfenicol on the soil biota*
- *Florfenicol is an antibiotic now approved (Regulatory Notice issued on 13 January 2026) for use in Tasmania to prevent, or control, outbreaks of the bacterium *Piscirickettsia salmonis* in salmon pens or hatcheries.*
- **P. salmonis* is thought to have been responsible for the mass salmon kills in Tasmania in early 2025.*
- *The Notice stipulates that a withholding period of >300degree-days (~ 3 weeks) following Florfenicol treatment must elapse prior to killing and processing of the treated fish.*
- *The regulatory notice does not specifically refer to the disposal of morts, either under normal operating conditions, or in the event of a mass kill*
- *Should there be a mass kill of fish treated with Florfenicol, there appears to be no provision for their safe disposal onto land, or of a mandatory withholding period prior to land application.*

### **Florfenicol**

- *Florfenicol is a broad-spectrum antibiotic with relatively high stability, allowing it to persist in soil for extended periods, often remaining biologically active for at least a month. It is a widely used in veterinary medicine and aquaculture.*
- *It is frequently introduced into soil through the application of manure from treated livestock or from aquaculture runoff.*
- *Florfenicol acts as a significant stressor on soil microbial communities, particularly when introduced through contaminated manure or sludge. It is highly persistent and bioactive in soil, leading to long-term ecological damage.*

### **Key impacts of florfenicol on soil biota include**

- **Reduction in Microbial Diversity:** *reduces soil bacterial richness*
- **Shifts in Microbial Community, Structure:** *The antibiotic significantly alters the soil microbiome.*
- **Inhibition of Functional Bacteria:** *High concentrations of florfenicol inhibit key functional groups, including methane-producing bacteria, nitrogen-fixing bacteria, and phosphorus-removing microorganisms.*
- **Impact on Nitrogen Cycle:** *Residues of Florfenicol alter nitrogen metabolism functions.*
- **Proliferation of Resistance Genes:** *The presence of florfenicol in soil creates a strong selective pressure, promoting the proliferation of florfenicol resistance genes (FRGs).*
- **Soil Factors Influencing Impact:**
  - *Soil physicochemical properties are important, as they influence the persistence and distribution of florfenicol.*
  - **Biological Activity**
    - *The antibiotic's high solubility allows it to remain biologically active in soil for extended periods to in excess of 30 days*
  - **Persistence and Biodiversity**
    - *Florfenicol remains active in soil for extended periods. It can be absorbed and accumulated in plant tissues and soil microbes causing reduced abundance, altered structure, and may limit root elongation.*



### **The Concern**

- *There are likely to always be Salmon mortalities in fish farms, usually at low frequencies*
- *The relatively recent discovery of *P. salmonis* in Tasmania now exacerbates the risk of mortalities*
- *Large-scale salmon mortality events numbering in the many 1,000's of morts have occurred recently and may continue to do so*
- *10,000 tonnes of morts reported early 2025*
- *In such events the speedy disposal of morts is imperative*
- *To protect their stock, the salmon farmers can be expected to deploy agencies to control outbreaks including the use of recently approved antibiotics such as florfenicol*

### **The respondents are concerned**

- *That there appear to be no specific guidelines for food wastes potentially contaminated with active anti-biotic agents*
- *They are aware that fish waste has been land-spread in Tasmania for many years, some of which may have contained residual anti-biotics*
- *Spectran are seeking to dispose of between 14,360 and 20,450 tonnes of industrial food waste a year onto the farmland identified within this EMP*
- *Approximately 93% of this is likely to be Salmon by-products with 45% of that being Salmon Morts (dead fish).*
- *How can the salmon industry ensure that their transport and application contractors be indemnified, and that farmers can be compensated should their soils become impacted through the application of active antibacterial agents such as florfenicol in salmon mort slurries?*
- *They are aware of the Regulator Notice that requires a withholding period of >300 degree-days (around 3 weeks) following florfenicol treatment before live fish may be killed for marketing.*
- *There does not appear to be a similar provision for quarantining macerated Salmon Mort slurry before it is land spread onto farms*
- *Given the sometimes-massive scale of salmon fish kills, the respondents are concerned that any provision to quarantine this material may be insufficient to treat a major fish kill*
- *Under such a circumstance large areas of productive agricultural soils might become contaminated with active antibacterial residues to the detriment of soil health and soil productive potential.*

### **Action**

*The respondents request that Council contact the Tasmanian Environmental Protection Agency to establish what provisions are in place such that both contractors disposing of salmon mort slurry previously treated with florfenicol, and the farm recipients can be assured that soil biota will not be at risk from degradation from residual antibacterial contaminants in the morts material.*

*As large-scale fish farming, both on land and in the sea are likely to be industries well into the future, it would seem prudent that the production of reuse guidelines like the Tasmanian Biosolids Reuse Guidelines are produced as soon as practical.*

### **Monitoring**

*Salmon farming has become an important industry in Tasmania. The large-scale fish kills of early 2025 and the need to provide safe and ecologically sustainable disposal pathways have produced the usual response of "monitoring."*

*Monitoring, by its nature is an after-the-fact action and would be of little value where the protection of farmland from possible contamination is the consideration.*

*It is suggested that a controlled experimental approach would be valuable. The approach to include a detailed design, experimental manipulation, hypothesis testing, and rigorous statistical analysis of the effects of antibacterial residues, specifically florfenicol and oxytetracycline, on soil biota would be appropriate.*



**PLANNING 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

Bob Strachan / Evandale - Reconsideration of Proposed Amendment 14/2024

- He commended the Acting General Manager for commissioning an independent consultant and noted the consultant's report informed the agenda item.
- Mr Strachan highlighted strong community opposition, citing:
  - High attendance at a July 2025 information session, with the majority opposing the proposal.
  - 52 submissions from 80 individuals, with 98% opposing the rezoning.
  - A petition of 407 signatures opposing the proposal, rejected on procedural grounds.
- He submitted that the proposal does not meet legislative requirements for amending the planning scheme.
- He raised concerns about the objectivity of developer-commissioned reports.
- Mr Strachan questioned the evidence of housing need, traffic impacts, heritage impacts, and economic benefits.

*At approximately 5.43pm Mayor Knowles indicated that the time allocated had been exhausted and Cr McCullagh requested additional speaking time for Mr Strachan.*

**MINUTE NO. 26/054**

DECISION

Cr McCullagh/ Deputy Mayor Lambert

That Council approves an extension for Mr Strachan to continue speaking for an additional three minutes.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

*Mr Strachan continued with:*

- He stated that most economic benefits would accrue to the developer rather than the community.
- He urged Council to refuse to prepare the draft amendment.

*Mr Strachan provided the document he was referring to during his participation in the meeting, which states as follows:*

*My name is Bob Strachan, I live in Russell Street, Evandale.*

*Firstly, I would like to commend the Acting General Manager for engaging, as part of this reconsideration, an independent consultant to objectively assess the Traders in Purple proposal against the relevant policy and legislative criteria. That consultant's report forms the basis of the recommendation put before Councillors tonight.*

*On 22 July 2025, 145 residents attended a council sponsored information session. At that session, 117 or 81 percent of the attendees signed a petition that the proposed draft amendment should not proceed.*

*Community submissions on the proposal were sought by Council between 12 July and 4 August 2025. 52 submissions were received from 80 individuals from the local postcode. 98 percent of submissions were against the proposal.*

*Prior to the September Council meeting a petition containing 407 signatures was submitted against the proposed rezoning but rejected by the GM on the basis that some pages lacked the full title of the petition - this despite the intent being clearly stated at the top of each page.*

*Broad community opposition to the rezoning proposal remains strong. Arguably more important however is that the proposal fails, on many grounds, to meet the legislative criteria that must be met before an amendment to the Local Planning Schedule can be approved.*

*Unsurprisingly, many of the key expert reports, paid for by the developer, lack objectivity and balance and are clearly biased in favour of the proposal. Key shortcomings are identified in the agenda.*



*Perhaps the most significant and flawed report is the housing supply and demand study. This study calculated a net deficit of 195 parcels of land zoned for residential development across the Northern Midlands over the next 15 years. If the published data and methodology contained in the 2024 residential demand and supply study sponsored by the Northern Tasmanian Development Corporation been used then instead of a net deficit a practically available surplus of 804 parcels or in excess of 26 years supply of land would have been arrived at.*

*The proposer has failed to demonstrate a housing need (either in Evandale itself or across the Northern Midlands over the next fifteen years) and on that basis alone the proposed draft amendment should be rejected.*

*The traffic impact assessment was also flawed. That study estimated only traffic flows generated by part of the proposed development. Traffic volumes have been potentially understated by more than 100 percent.*

*The heritage assessment focused on whether any structures of heritage value were located on the actual development site. The wider impact on Evandale's heritage character and values of this proposed large- scale housing development were not addressed.*

*The economic benefit study, used highly questionable methodology in monetarising the value of open space, access to childcare and increased longevity. It also failed to make clear that the vast majority of any economic benefits would flow to the developer and not the community. It failed to properly consider the ongoing costs to Council (and hence the community) of the maintenance of roads and other infrastructure.*

*Given more time, I could point out to you the shortcomings and deficiencies in almost every report supporting the proposed amendment.*

*TIP's proposal clearly does not meet the legislative criteria for a change to the Local Planning Schedule, and I urge you to vote to refuse to prepare the draft amendment.*

#### **Barry Lawson / Evandale - Reconsideration of Proposed Amendment 14/2024**

- Mr Lawson submitted that the proposal fails at the first stage because it seeks to amend the Urban Growth Boundary identified in the Northern Tasmania Regional Land Use Strategy, which can only be amended by the Minister.
- He advised that any amendment to the Regional Strategy and the Local Provisions Schedule must meet the required conditions set out in the Strategy.
- Mr Lawson stated that the proposal fails to meet the requirement to respond to the key principles of the Strategy, noting the presence of endangered species (a frog species and an eastern barred bandicoot) in the affected area.
- He stated that the proposal also fails to meet the requirement to maximise the use of existing infrastructure.
- Mr Lawson advised that TasWater has indicated the Evandale sewage system is near capacity and that no upgrade is currently planned.
- He noted that, while TasWater has released a master plan to improve capacity, implementation is uncertain and difficult to justify.
- Mr Lawson submitted that, as both criteria must be met under the Strategy, the proposal fails to satisfy the requirements and therefore should not proceed.
- He stated that these matters were not clearly documented in the papers presented to Council by the applicant.

*Mr Lawson provided the document he was referring to during his participation in the meeting, which states as follows:*

*Good evening Mayor and Councillors,*

*Thank you for the opportunity to speak. I am here tonight to urge Council to refuse the proposed re- zoning and development application for the Evandale site on strong statutory, strategic, and environ- mental grounds.*

*First, Section 5A of the Land Use Planning and Approvals Act 1993 is very clear. Only the Minister for Planning can declare or amend a Regional Land Use Strategy. A council simply cannot initiate or ap- prove a change to that strategy. You may advocate for a change, but you cannot make it.*

*The proponent's report openly admits that their proposal would require an expansion of the Urban Growth Boundary*



*identified in the Northern Tasmania Regional Land Use Strategy—known as the NTRLUS. That boundary can only be amended by the Minister, not Council. On that legal point alone, this application is premature.*

*Now, even if we look at the content of the NTRLUS itself, it sets conditions that must both be met before such land can be considered. A rezoning must (1) respond to the key principles of the strategy and (2) represent appropriate, strategic, and orderly development.*

*Let's test this proposal against those key principles.*

*First, it must minimise impacts on natural resources. The site is home to an endangered frog species, and environmental law and policy clearly recognise biodiversity as a natural resource. Under Tasmania's own Resource Management and Planning System, and under the Commonwealth Environment Protection and Biodiversity' Conservation Act, threatened species are treated as resources that must be protected and managed sustainably. Approving a rezoning that threatens their habitat would fail that core principle and breach the precautionary approach our planning system demands.*

*Second, it must maximise use of existing infrastructure. TasWater has advised that the Evandale sewerage system is already near capacity, with no upgrade currently planned. Capacity will be allocated on a "first come, first served" basis, meaning early stages might proceed, but later stages could not be serviced. A development that outstrips sewerage capacity is the opposite of efficient, strategic growth.*

*Then there's the question of strategic location. The Department of State Growth, in its letter of 28 May 2024, pointed out that substantial new housing and infrastructure investment are already focussed on Perth. That is where the State Government sees the logical direction for regional growth – not Evandale. Perth has the infrastructure, transport links, and government backing that Evandale simply does not.*

*Finally, the Department has confirmed that the Northern Tasmania Regional Land Use Strategy is under review, and that large proposals like this should be considered through that review. Proceeding now would undermine that coordinated regional planning process.*

*So, to summarise:*

- This application cannot legally expand the Urban Growth Boundary without the Minister's amendment.*
- It fails key NTRLUS principles on natural resource protection and infrastructure capacity. It is inconsistent with State Growth's advice on strategic and orderly development.*
- And it pre-empts an active review of the regional strategy.*

*For those reasons, I submit that the only sound and lawful decision is to refuse to initiate the amendment request under Section 38(2)(b) of the Land Use Planning and Approvals Act 1993.*

*Thank you for considering this position carefully in the interest of strategic, sustainable, and legally compliant planning for our region.*



## 10 COUNCIL ACTING AS A PLANNING AUTHORITY

### MINUTE NO. 26/055

#### DECISION

Deputy Mayor Lambert / Cr Goss

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.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### **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

*No representations were forthcoming.*



## 11 PLANNING REPORTS

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

MINUTE NO. 26/056

#### DECISION

Cr Terrett / Cr Archer

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.

Carried

Voting for the Motion:

Mayor Knowles, Cr Adams, Cr Archer, Cr McCullagh and Cr Terrett.

Voting Against the Motion:

Deputy Mayor Lambert, Cr Andrews and Cr Goss.

#### **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:
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  - 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.


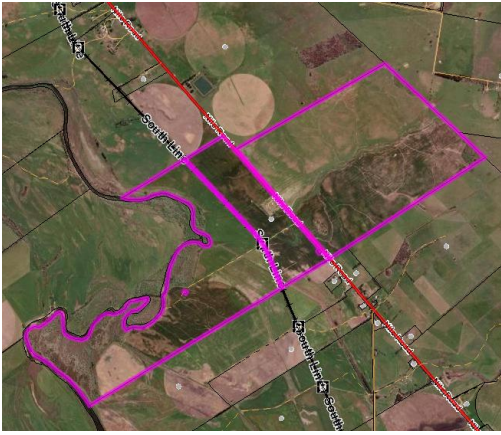
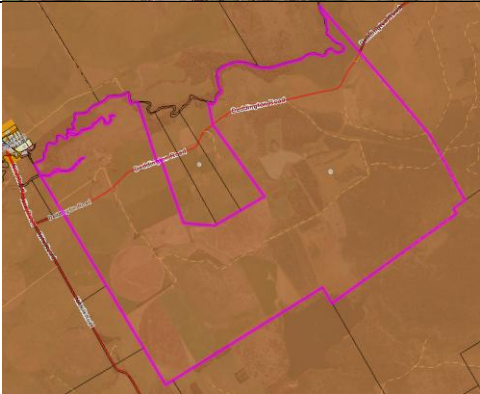
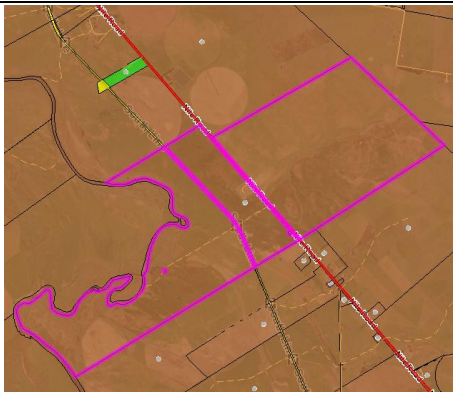
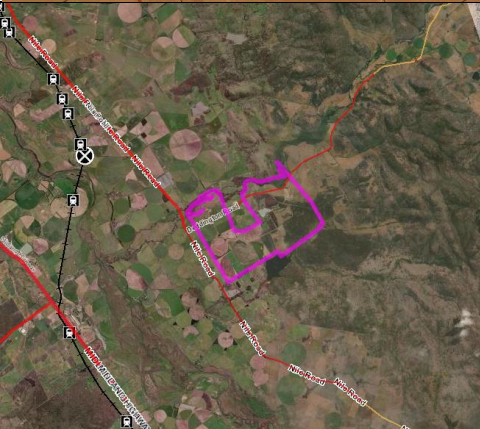
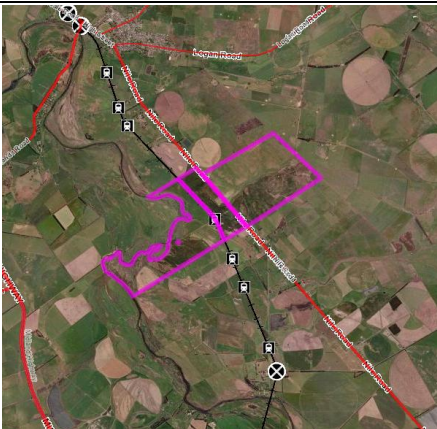
The council as the Planning Authority is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance with the Act and the planning scheme. This means that Council 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**

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

**4 SUBJECT SITE AND LOCALITY**

<b>Camperdown: 109 Deddington Road, Nile TAS 7212</b>	<b>Redbanks: 372 Nile Road Evandale TAS 7212</b>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Subject site</p>		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Zone Map</p>		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Aerial image of the site and surrounding area</p>		



**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.

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	
<b>C9.5.1</b>	Activities with the potential to cause emissions
<b>P1</b>	<p>An activity listed in Tables C9.1 or C9.2 must not cause:</p> <ul style="list-style-type: none"> <li>a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or</li> <li>b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to: <ul style="list-style-type: none"> <li>i. operational characteristics of the activity;</li> <li>ii. scale and intensity of the activity;</li> <li>iii. degree of hazard or pollution that may be emitted from the activity;</li> <li>iv. hours of operation of the activity;</li> <li>v. nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste;</li> <li>vi. existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and</li> <li>vii. measures to eliminate, mitigate or manage emissions from the activity.</li> </ul> </li> </ul>
<b>Assessing Officers Comments</b>	<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’,</p>



## DISCRETIONS

though the *treatment* 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.

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.

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.

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.

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.

## 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?
<b>State Policy on the Protection of Agricultural Land 2009</b>		
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.
<b>Comments:</b> 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.		
<b>State Coastal Policy 1996</b>		
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.
<b>Comments:</b> Not applicable.		
<b>State Policy on Water Quality Management 1997</b>		
To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or	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:



<p>enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.</p>		<ul style="list-style-type: none"> <li>privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or</li> <li>waters in any tank, pipe or cistern.</li> </ul>
<p><b>Comments:</b> 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.</p>		

**5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES**

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

<b>Strategic Projects</b>
<p><b>Comments:</b> <u>Not applicable</u></p>

<b>Council Policy – Stormwater Quality Management</b>
<p>This policy applies to:</p> <ul style="list-style-type: none"> <li>All urban developments</li> </ul>
<p><b>Comments:</b> <u>Not applicable</u></p>

<b>Council Policy – Landscaping Requirements for Development Proposals</b>
<p>This policy applies to:</p> <ul style="list-style-type: none"> <li>all applications where landscaping is required under the zone/specific area plan/code provisions.</li> </ul>
<p><b>Comments:</b> <u>Not applicable</u></p>

<b>Council Policy – On-Site Stormwater Detention</b>
<p>This policy applies to:</p> <ul style="list-style-type: none"> <li>All commercial, industrial and special use (e.g. community, educational, recreational) buildings or structures</li> <li>Multiple dwellings, and where</li> <li>The existing drainage system is unable to accommodate an increase in stormwater discharge from the site.</li> </ul>
<p><b>Comments:</b> <u>Not applicable</u></p>

<b>Council Policy – Pumped Stormwater Connection</b>
<p>This policy applies to:</p> <ul style="list-style-type: none"> <li>All urban residential properties</li> </ul>
<p><b>Comments:</b> <u>Not applicable</u></p>

<b>Council Policy – Public Open Space Contribution</b>
<p>This policy applies to applications for subdivision.</p>



Comments: Not applicable.

## 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

*At approximately 6.12 pm, Mayor Knowles vacated the Chair to speak, at which time Deputy Mayor Lambert assumed the Chair.*

*Following her statement on Item 11.2, at 6.15 pm, Mayor Knowles resumed the Chair.*

### MINUTE NO. 26/057

#### DECISION

Cr Goss / Cr Terrett

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 unserved. 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 RMP.

***(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 (NEMPs)

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 NEMPs 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 should 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.

Carried

#### Voting for the Motion:

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

#### Voting Against the Motion:

Mayor Knowles.



## 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***

***(c) 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*.

***(d) 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 unserved. 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**

*(b) 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.

*(ii) 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 s 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:**

Refuse to prepare the draft amendment

### **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***

***(e) 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*.

***(f) 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 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 unserved. 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**

*(c) 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.

*(iii) 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 (NEMPs)**

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 Assessment 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

MINUTE NO. 26/058

### DECISION

Cr Goss / Deputy Mayor Lambert

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.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

### **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*

#### MINUTE NO. 26/048

#### DECISION

Cr Archer / Cr Terrett  
That the report be noted.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### 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.

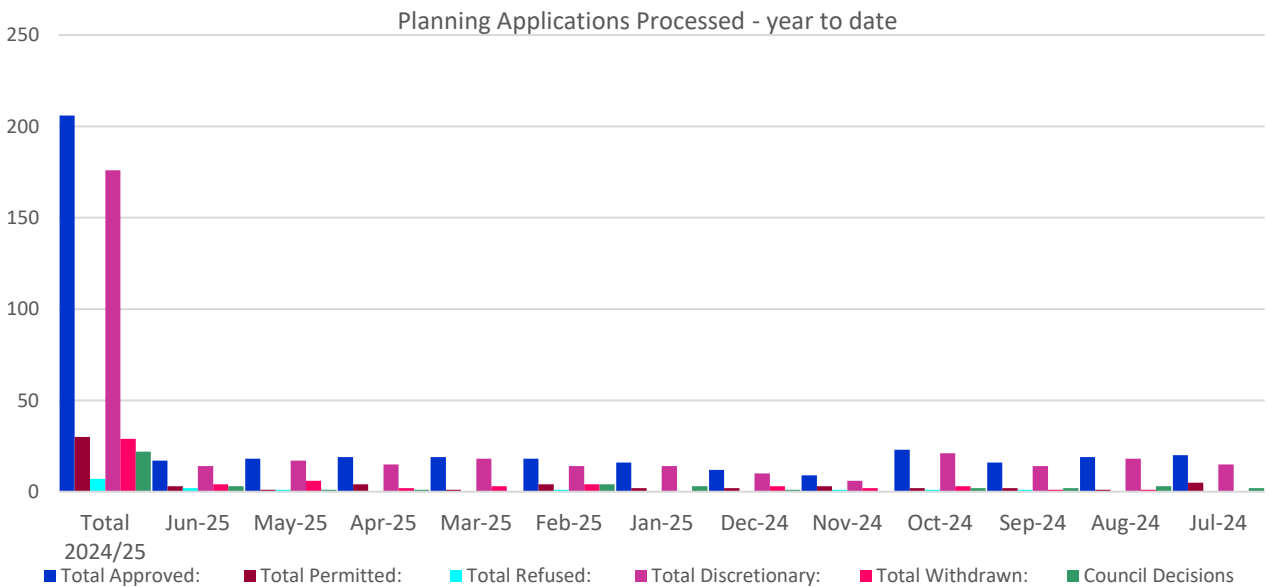
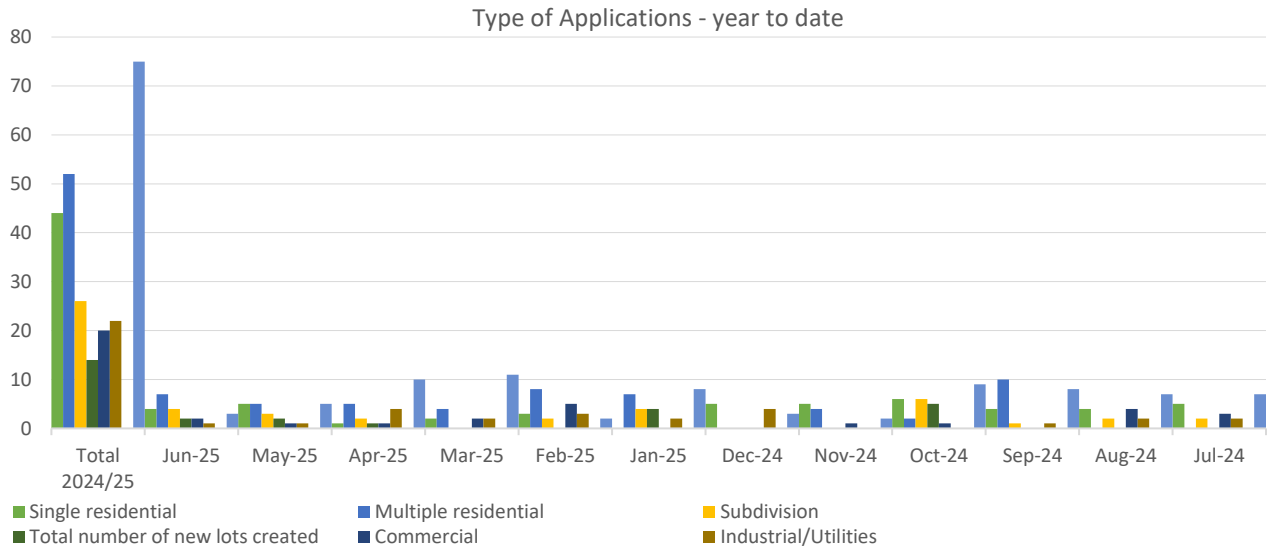
#### 2 DEVELOPMENT SERVICES REPORTING

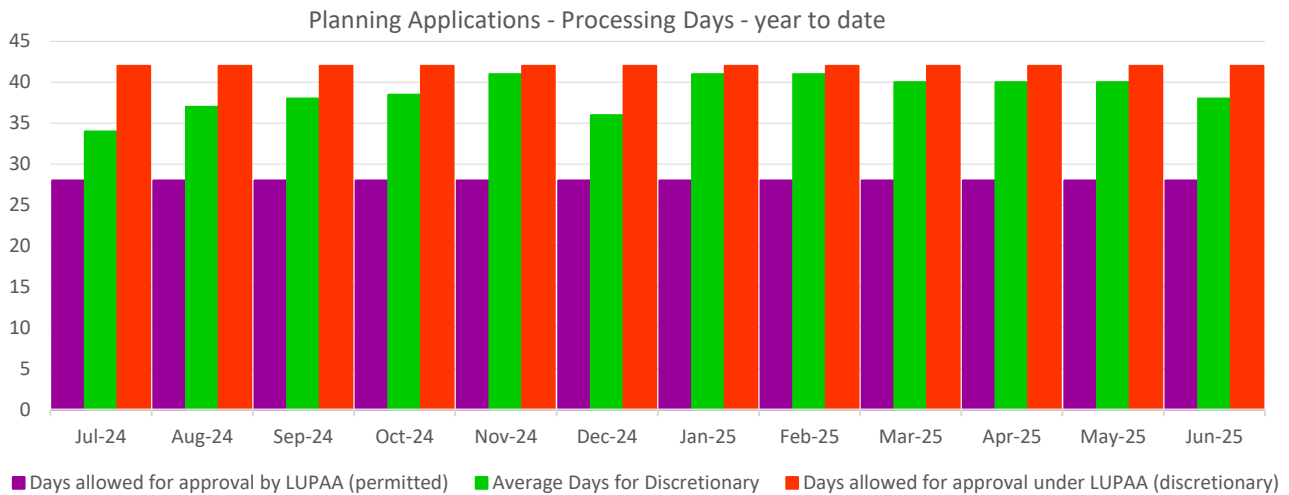
##### 2.1 Planning Decisions

	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	3					
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					



	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Appeals lodged by third party	0	1	2	0	1	1	0	0	0	0					





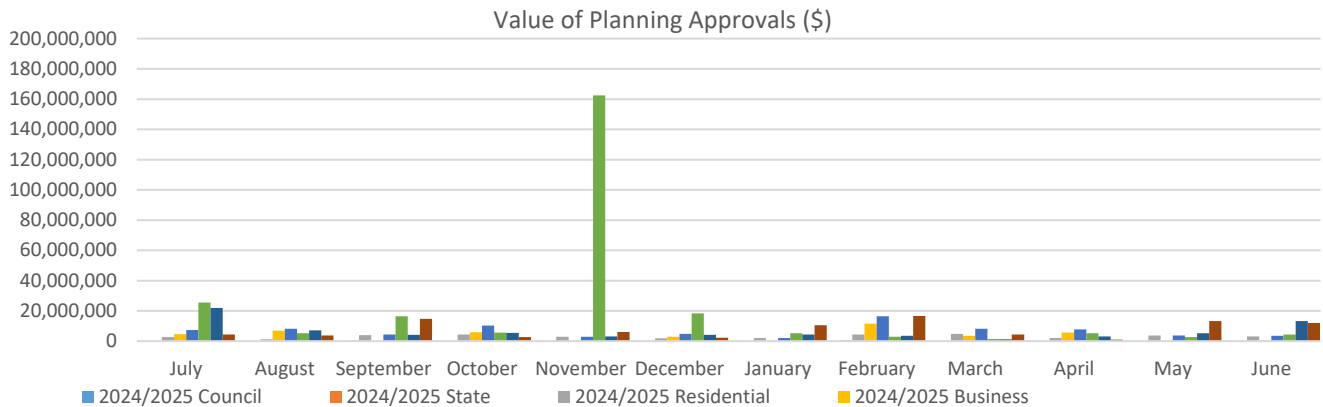
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0031 - 1	Dwelling Alterations and additions, convert garage to visitor accommodation, new carport	20 Scone Street, Perth TAS 7300	P & N Dehnert	32	A
PLN-24-0122 - 1	Multiple Dwellings (5)	24A Charles Street, Cressy TAS 7302	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 Delmont 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 Total	2024/25 Total	2023/24 Total	2022/23 Total
	Council	State	Residential	Business				
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
<b>YTD Total</b>	<b>10,000</b>	<b>2,803,000</b>	<b>36,713,131</b>	<b>4,127,000</b>	<b>43,653,131</b>	<b>79,812,192</b>	<b>250,992,879</b>	<b>63,221,582</b>
<b>Annual Total</b>							<b>255,377,879</b>	<b>76,384,582</b>



### 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"> <li>• Preliminary conference held 19 August 2025.</li> <li>• Teleconference held 13 October 2025.</li> <li>• Mediation being undertaken.</li> </ul>
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"> <li>• Preliminary conference held 04 August 2025.</li> <li>• Mediation held 21 August 2025.</li> <li>• Teleconference held 04 November 2025 to set a hearing date.</li> <li>• Hearing held 02–06 February 2026.</li> <li>• Awaiting decision.</li> </ul>
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"> <li>• Preliminary conference held 04 August 2025.</li> <li>• Hearing set for 23–27 March 2026.</li> </ul>
<b>Decisions received</b>	
-	
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"> <li>• 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>.</li> <li>• Public notification from 29 September to 28 October 2025.</li> <li>• Representations considered at November Council meeting. • Representations and report sent to the Planning Commission.</li> <li>• Hearing set for 17 February 2026.</li> </ul>
<b>Decisions received</b>	
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"> <li>• 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.</li> <li>• 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.</li> <li>• Workshop held 7 July 2025.</li> <li>• Community consultation undertaken from 12 July to 4 August 2025 including a community information drop-in session on 22 July 2025.</li> <li>• Feedback from the community consultation considered at Council workshop of 1 September 2025.</li> </ul>

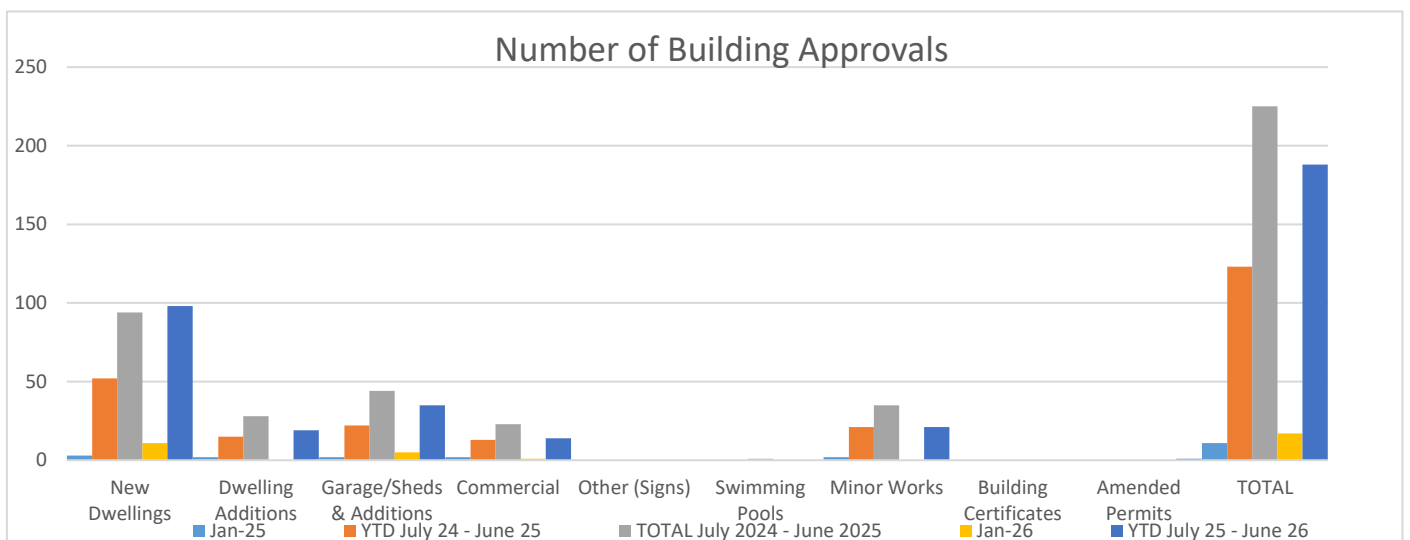
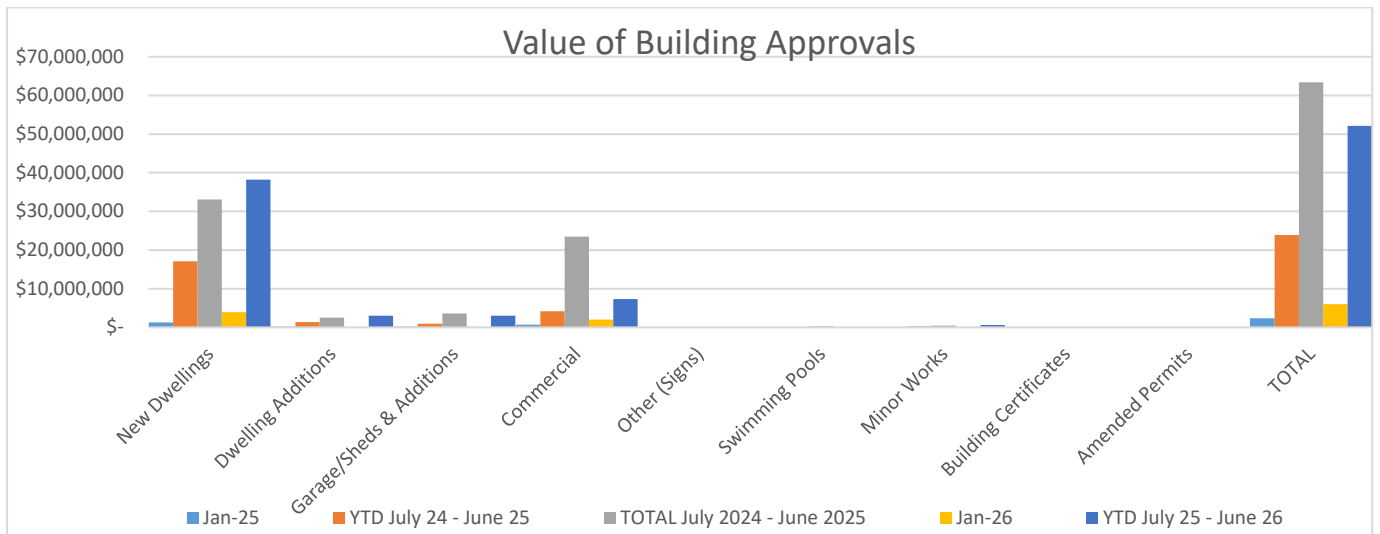


TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
	<ul style="list-style-type: none"> <li>• Feedback from the community consultation to be included in Council agenda of 15 September 2025.</li> <li>• Amendment request considered by Council as planning authority at its meeting of 15 September 2025, resolved not to agree to the amendment.</li> <li>• 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.</li> <li>• The Commission has directed Council to reconsider preparing the Draft Amendment.</li> <li>• Report to be presented to February 2026 Council meeting.</li> </ul>

## 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
<b>TOTAL</b>	<b>11</b>	<b>2,307,453</b>	<b>123</b>	<b>23,892,673</b>	<b>225</b>	<b>63,418,765</b>	<b>17</b>	<b>6,004,040</b>	<b>188</b>	<b>52,152,002</b>
<b>Inspections</b>										
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
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

*At approximately 5.11pm, Item 13.2 was deferred until after Public Questions and Planning Items.*

#### MINUTE NO. 26/049

##### DECISION

Cr Terrett / Cr McCullagh

That Council

Deferred this matter until after Public Questions and Planning Items.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

*At approximately 6.17pm, following conclusion of Item 12 Council Acting as a Planning Authority: Cessation, Council considered Item 13.2.*

#### MINUTE NO. 26/059

##### DECISION

Cr McCullagh / Cr Adams

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)

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### 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

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**-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 20<sup>th</sup> February 2025 and concluded on the 30<sup>th</sup> 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 Walkers 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 Steet (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.
<b>PERTH</b>	
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.
<b>CRESSY</b>	
50 Macrocarpas. All removed.	Removed
<b>BISHOPSBOURNE</b>	
Bishopsbourne Road. 20 Elm trees. 16 remain.	Nominated
<b>AVOCA</b>	
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
<b>EVANDALE</b>	
No record.	
<b>BREADALBANE</b>	
<p>Soldiers Avenue – Franklin Village to Breadalbane</p> <p>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.</p> <p>The report recommendations were:</p> <ul style="list-style-type: none"> <li>• Replant up to 80 Ulmus X hollandica trees to restore and renew the Breadalbane Avenue of Honour</li> <li>• Install signage and interpretation to highlight the Avenue</li> <li>• Add the current public trees to the Elm Leaf Beetle Treatment Program and encourage the treatment of the private trees</li> <li>• Thin and control seedlings and suckers from the elm trees</li> <li>• Undertake the recommended tree removals and preventative work</li> </ul> <p>This section of road was also subject to Pioneer Avenue plantings (Canadian Elms, Norway Maples &amp; others), commencing in 19<sup>th</sup> August 1935, with earlier beautification plantings (4 Poplars) on Strathroy Hill near ‘Marchington’ by the 50,000 League dating back to 1927.</p>	<p>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.</p>



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.	
<b>LIFFEY</b>	
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:**

<b>LONGFORD</b>	<b>Status</b>
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
<b>PERTH</b>	
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**

<b>Objective:</b>	That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> No Acceptable Solution.	<b>P1</b> <a href="#">Works</a> involving construction, soil disturbance or soil compaction within the <a href="#">tree protection zone</a> of a <a href="#">significant tree</a> must not impact the health and appearance of the tree, and be supported by a written statement to that effect prepared by a <a href="#">suitably qualified person</a> .
<b>A2</b> No Acceptable Solution.	<b>P2</b> <a href="#">Works</a> 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>(a) that there are no feasible alternatives which could be implemented to avoid impacting on the tree and the proposed methodology of the <a href="#">works</a> incorporates measures to minimise and mitigate any damage to the tree; and</p> <p>(b) there are environmental, economic or safety reasons of greater value to the community than the cultural significance of the tree; or</p> <p>(c) the tree is determined to be dead or dying based on a written statement to that effect prepared by a <a href="#">suitably qualified person</a>.</p>
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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

<b>Objective:</b>	That <a href="#">demolition</a> within a <a href="#">local heritage precinct</a> does not have an unacceptable impact on the <a href="#">local historic heritage significance</a> of the precinct.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> Within a <a href="#">local heritage precinct</a>, <a href="#">demolition</a> of a <a href="#">building, works</a> or fabric, including trees, fences, walls and outbuildings must:</p> <p>(a) not be on a <a href="#">local heritage place</a>;</p> <p>(b) not be visible from any <a href="#">road</a> or <a href="#">public open space</a>; and</p> <p>(c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.</p>	<p><b>P1</b> Within a <a href="#">local heritage precinct</a>, <a href="#">demolition</a> of a <a href="#">building, works</a> or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the <a href="#">local historic heritage significance</a> of the <a href="#">local heritage precinct</a> as identified in the relevant Local Provisions Schedule, having regard to:</p> <p>(a) the physical condition of the <a href="#">building, works</a>, structure or trees;</p> <p>(b) the extent and rate of deterioration of the <a href="#">building, works</a>, structure or trees;</p> <p>(c) the safety of the <a href="#">building, works</a>, structure or trees;</p> <p>(d) the <a href="#">streetscape</a> in which the <a href="#">building, works</a>, structure or trees is located;</p> <p>(e) the special or unique contribution that the <a href="#">building, works</a>, structure or trees makes to the <a href="#">streetscape</a> or townscape values of the <a href="#">local heritage precinct</a> identified in the relevant Local Provisions Schedule;</p> <p>(f) any options to reduce or mitigate deterioration;</p> <p>(g) whether <a href="#">demolition</a> is a reasonable option to secure the long-term future of a <a href="#">building, works</a> or structure; and</p> <p>(h) any economic considerations.</p>

#### 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. <b>Appropriate outcomes:</b> 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 a significant planting, where: - 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)	Removing significant plantings <b>Appropriate outcomes:</b> 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 arborist's assessment. Removing plantings of lower significance to save plantings of higher significance where supported by an arborist's assessment.  Removing historic plantings that constitute a hazard to life or built structure where supported by an arborist's assessment.



		<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

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

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><b>Description</b></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><b>Statement of Local Historic Heritage Significance</b></p> <p>The evolution of plantings within this precinct assists with providing 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><b>Design Criteria/Conservation Policy</b></p> <p>Works and development must be sympathetic to the planting layout and features marking the historical northern entrance route to Longford.</p>



Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			Fences are to be post and wire, post and rail, drystone wall, emu wire, steel palisade or hedging.

## 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 20<sup>th</sup> February 2025 and concluded on the 30<sup>th</sup> 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, water usage, difficult waste disposal, susceptibility to Fusarium Wilt.	Retention and protection of the palms required by Planning Permit P14-098.  18 units within development – one response received.
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:	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>	<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>	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.
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
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

#### MINUTE NO. 26/050

##### DECISION

Cr McCullagh / Cr Terrett

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.

Carried Unanimously

**Voting for the Motion:**

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

**Voting Against the Motion:**

Nil

##### **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 Councils endorsement of the Campbell Town Convict Brick Trail reinstatement in accordance with:

## 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 Councils 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]
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## 15 CORPORATE SERVICES REPORTS

### 15.1 MONTHLY REPORT: FINANCIAL STATEMENT

*Responsible Officer:* Maree Bricknell, Acting General Manager

*Report prepared by:* Maree Bricknell, Acting General Manager

#### MINUTE NO. 26/051

#### DECISION

Cr Adams / Cr Andrews

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.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### **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:

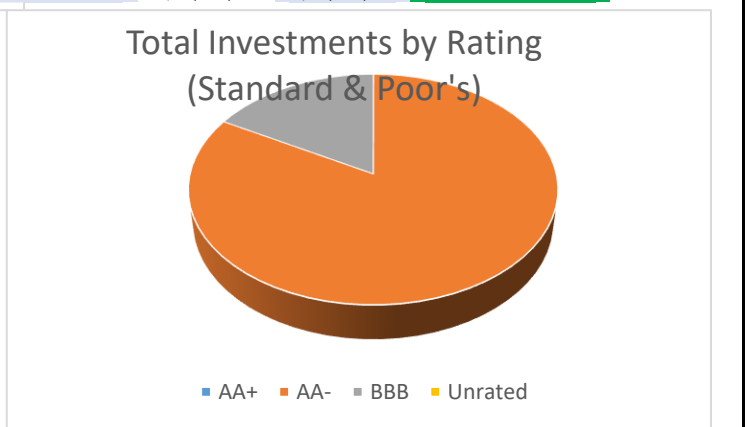
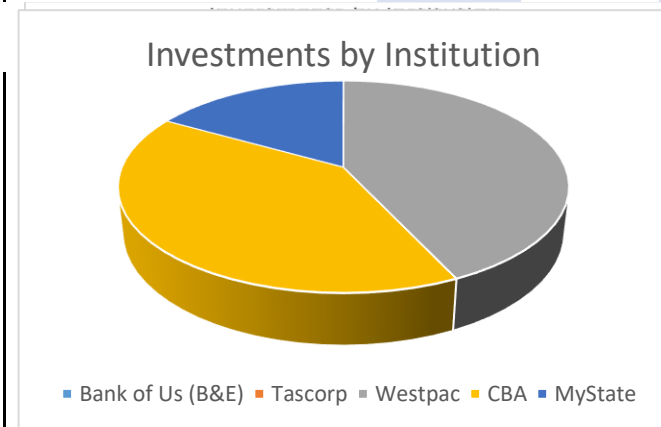
<b>A. Operating Income and Expenditure</b>						
	<i>Budget</i>	<i>Year to Date Budget</i>	<i>Actual</i>	<i>(\$,000)</i>	<i>Target 100%</i>	<i>Comments</i>
Rate Revenue	-\$15,678,753	-\$15,678,753	-\$15,669,181	-\$10	99.9%	Raised in July 2024 75% FAGS grants paid 23/24
Recurrent Grant Revenue	-\$5,748,472	-\$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%	
	<b>-\$28,152,965</b>	<b>-\$23,434,417</b>	<b>-\$23,170,559</b>	<b>-\$264</b>	<b>98.9%</b>	
Employee costs	\$10,027,128	\$5,849,158	\$5,482,643	\$367	93.7%	Pensioner Rebates
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%	
	<b>\$28,871,586</b>	<b>\$16,841,759</b>	<b>\$17,367,718</b>	<b>-\$526</b>	<b>103.1%</b>	
	<b>\$718,621</b>	<b>-\$6,592,659</b>	<b>-\$5,802,841</b>			
Gain on sale of Fixed Assets	\$0	\$0	-\$2,478	\$2	0.0%	*Asset recognition EOY
Loss on Sale of Fixed Assets	\$433,630	\$252,951	\$0	\$253	0.0%	
Underlying (Surplus) / Deficit	<b>\$1,152,251</b>	<b>-\$6,339,708</b>	<b>-\$5,805,319</b>			1*
	<b>-\$16,000</b>					Jnl for Deprec to be done
Capital Grant Revenue	-\$8,491,599	-\$4,953,433	-\$2,050,425	-\$2,903	41.4%	* Not recognised until EOY
Subdivider Contributions	-\$377,927	-\$220,457	0	-\$220	0.0%	
Capital Revenue	<b>-\$8,869,526</b>	<b>-\$5,173,890</b>	<b>-\$2,050,425</b>			
	<b>-</b>	<b>-</b>	<b>-</b>			
<b>Budget Alteration Requests</b>						
- For Council authorisation by absolute majority						
		<i>Budget</i>	<i>Budget</i>	<i>Actuals</i>		
		<i>Operating</i>	<i>Capital</i>			
<i>Capital works budget variances above 10% or \$10,000 are highlighted</i>						



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 Actual	Monthly Change	Same time last year	Comments	
<b>Cash &amp; Cash Equivalents Balance</b>	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				
	\$17,259,496				

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	
<b>Total Investments</b>				<b>\$16,610,198</b>	<b>\$16,904,786</b>	

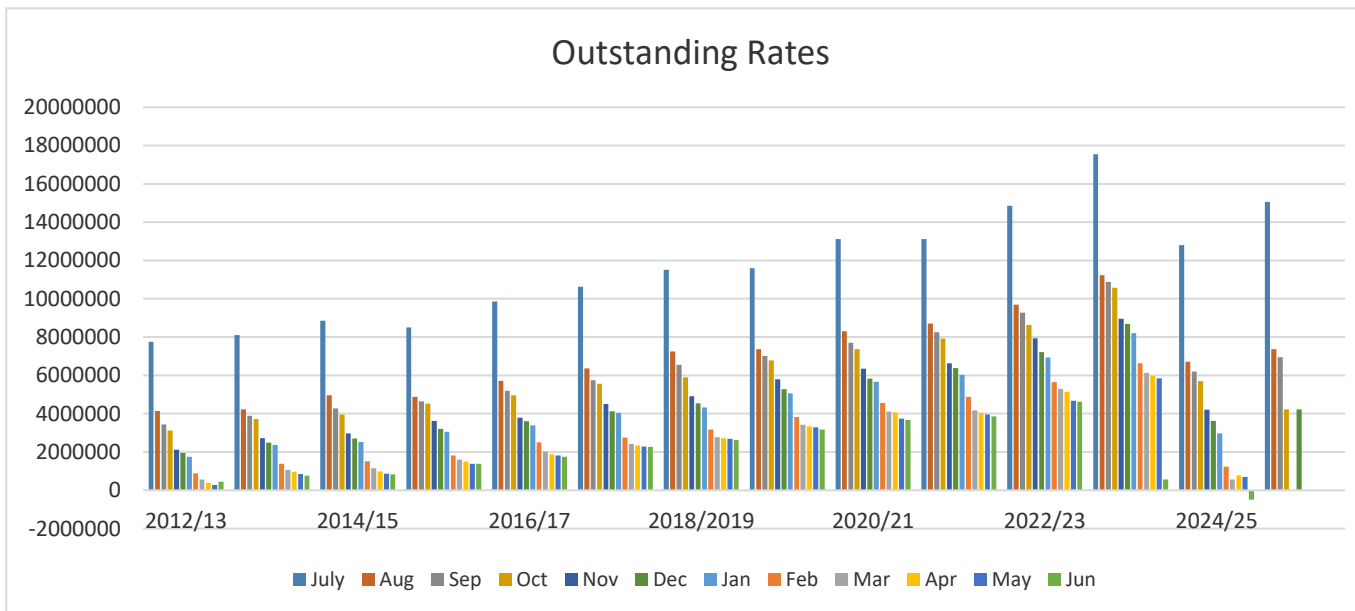


Rate Debtors	2025/26	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$84,682		-\$44,208	



Rates Raised	\$15,699,501		\$14,495,127		
	\$15,784,183		\$14,450,920		
Rates collected	\$11,229,384	71.5%	\$10,861,452	74.9%	
Pension Rebates	\$0		\$0		
Discount & Remissions	\$625,666	4.0%	\$599,801	4.1%	
	\$27,884	0.2%	\$21,367	0.1%	
	\$11,882,934		\$11,482,619		
Rates Outstanding					
Advance Payments received	\$3,901,249	24.8%	\$2,968,300	20.5%	

-246287.62    0.015687609    -290368.39    0.020032138



<b>Trade Debtors</b>		
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	



	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	
<b>Financial Ratios</b>					
- Rate Revenue / Total Revenue	55.7%	67.6%	-11.9%	↘	
- Own Source Revenue / Total Revenue	80%	79%	0.9%	↘	
<b>Sustainability Ratio</b>					
- Operating Surplus / Operating Revenue	-4.1%	25.1%	-29.1%	↘	
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔	
<b>Efficiency Ratios</b>					
- 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%	↗	
<b>Unit Costs</b>					
- 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

	YTD	This Month	
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	

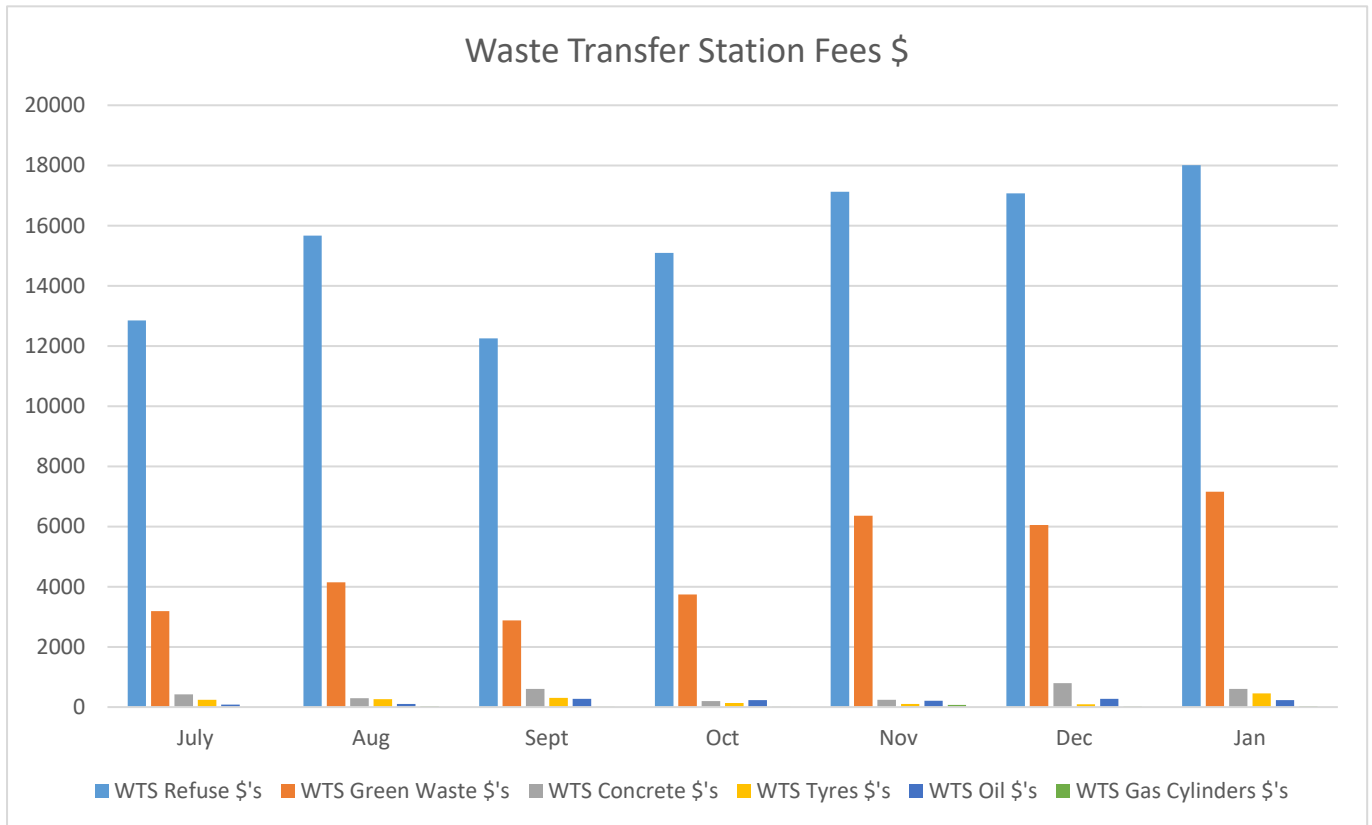
#### C. Waste Management

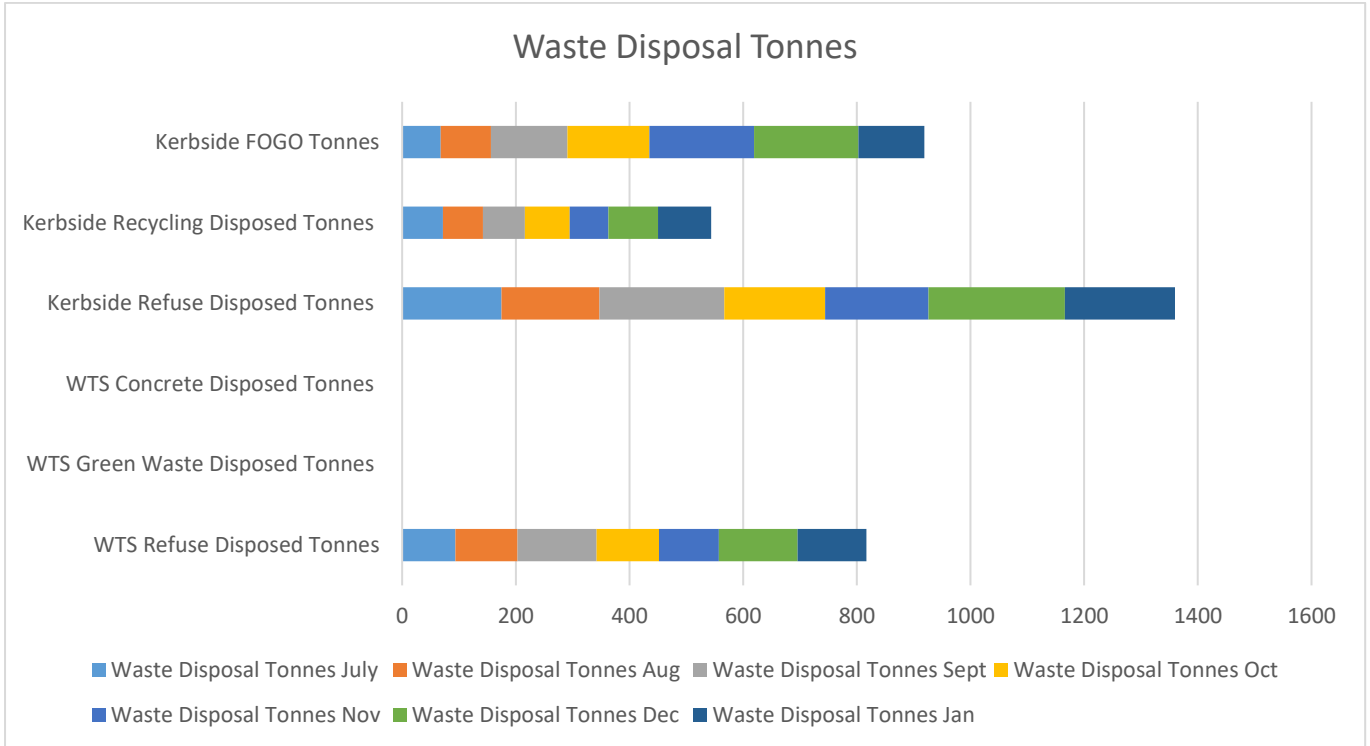
Waste Transfer Station	2023/24	2024/25	2025/26 Budget	2025/26 Year to Date
Takings				

Takings



- Refuse	\$148,749	\$190,731	\$85,250	\$108,084	% change for same period last year	37791%
- Green Waste	\$60,216	\$46,195	\$24,000	\$33,530	% change for same period last year	
- Concrete	\$4,767	\$2,764	\$1,250	\$3,155	% change for same period last year	
- Tyres	0	\$0	\$2,500	\$1,600	% change for same period last year	100%
- Oil				\$1,416	% change for same period last year	100%
- Gas Cylinders				\$166	% change for same period last year	100%
<b>Total Takings</b>	<b>\$213,732</b>	<b>\$239,690</b>	<b>\$113,000</b>	<b>\$147,950</b>		
<b>Tonnes Disposed</b>						
WTS Refuse Disposed Tonnes	1276	1590	638	817	% change for same period last year	286%
WTS Green Waste Disposed Tonnes	0	1920	2,665	0	% change for same period last year	
WTS Concrete Disposed Tonnes	0	0	-	0	% change for same period last year	
Kerbside Refuse Disposed Tonnes	2507	2282	1,254	1360	% change for same period last year	247%
Kerbside Recycling Disposed Tonnes	1029	1045	515	544	% change for same period last year	210%
Fogo Disposed Tonnes	1308	1353	654	919	% change for same period last year	355%
<b>Total Waste Tonnes Disposed</b>	<b>6120</b>	<b>8190</b>	<b>5725</b>	<b>3640</b>		





**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]



## 16 WORKS REPORTS

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

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*At approximately 5.19 pm, the Council meeting was adjourned and was to resume at 5.30 pm for Item 9 – Public Questions and Statements.*

### **MINUTE NO. 26/052**

#### DECISION

Cr Terrett / Cr McCullagh

That Council

Adjourned the Council meeting to resume at 5.30 pm for Item 9 – Public Questions and Statements.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil



## 17 ITEMS FOR THE CLOSED MEETING

Mayor Knowles adjourned the Council Meeting for the meal break at 6.27pm at which time, Mr Godier, Ms Miles, Ms Strickland and Mr Horne left the meeting. Mayor Knowles advised that following the meal break, Council would move into Closed Council.

After the meal break, Council commenced with Item 17 Items for the Closed Meeting at 7.01 pm.

### MINUTE NO. 26/060

#### DECISION

Cr Deputy Mayor Lambert / Cr McCullagh

That Council move into the “Closed Meeting” with the Acting General Manager, Project and Building Compliance Manager and Executive Officers to discuss Closed Council Items.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### **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.*
- 

## 17.1 CLOSED COUNCIL DECISIONS RELEASED

### 5.1 Special Committee of Council Review

#### MINUTE NO. 26/067

#### DECISION

Cr Archer / Cr Adams

That Council

- a) Adopt the Volunteer Policy for Northern Midlands Council, the Guidelines for Section 24 Special Committees of Council and Committee Meeting Procedures – Quick Guide;
- and
- b) Adopt the Ratification of Appointment – Special Committee of Council and Updated Management Agreement for Management Committees
- and
- c) Refer to a budget deliberation the allocation of increased staff funding to resource committee support and training.
- d) in relation to this matter
  - i. consider whether any discussion, decision, report or document is kept confidential or released to the public;
  - and
  - ii. determined **to release the decision and documents** to the public.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr McCullagh and Cr Terrett



## 18 CLOSURE

### MINUTE NO. 26/068

#### DECISION

Deputy Mayor Lambert / Cr Adams

That Council move out of the "Closed Meeting".

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Mayor Knowles closed the meeting at 7.31 pm.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_