



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 16 MARCH 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.

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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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 THE NORTHERN MIDLANDS COUNCIL HELD ON MONDAY, 16 MARCH 2026 AT 5.00PM 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 Matthew Brooks, Cr Richard Goss, Cr Andrew McCullagh and Cr Paul Terrett.

In Attendance

Miss Maree Bricknell - Acting General Manager, Mr Leigh McCullagh - Works Manager (to 7.37pm), Ms Brandie Strickland - Statutory Planner (to 6.40pm), Ms Tatiana Paniagua - Executive Officer (to 7.37pm), Ms Kristy Nutting - Executive Officer (to 7.37pm), Mr Jeremiah Horne - IT Officer (to 7.25pm).

APOLOGIES

Cr Richard Archer.



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3 ACKNOWLEDGEMENT OF COUNTRY

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

4 DECLARATIONS OF INTEREST

In accordance with

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

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

[No Open Council Meeting declarations of interest were received.](#)



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

MINUTE NO. 26/069

DECISION

Cr McCullagh/Cr Adams

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 16 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 Brooks, 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, 16 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, 20 April 2026.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following Notices of Motion have been received.

5.3.1 Notice Of Motion: Heritage Officer - Resource Sharing

Responsible Officer: Maree Bricknell, Acting General Manager

MINUTE NO. 26/070

DECISION

Cr Terrett/Cr McCullagh

That Council determines to seek resource share heritage personnel with Southern Midlands Council, for an initial period of 12 months, to provide pre-application advice and advice on planning applications, promote the heritage incentive scheme, identify heritage projects and undertake heritage projects. Funding for this resource sharing to be incorporated as part of the 2026/2027 budget deliberations.

Lost

Voting for the Motion:

Cr McCullagh and Cr Terrett

Voting Against the Motion:

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

OFFICER'S RECOMMENDATION

- 1) That Council acknowledge receipt of the Notice of Motion from Councillor Terrett;
- and
- 2) resolve to take no further action in relation to the matter.

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

NOTICE OF MOTION

That Council determines to seek resource share heritage personnel with Southern Midlands Council, for an initial period of 12 months, to provide pre-application advice and advice on planning applications, promote the heritage incentive scheme, identify heritage projects and undertake heritage projects. Funding for this resource sharing to be incorporated as part of the 2026/2027 budget deliberations.

BACKGROUND

At its meeting of 29 January 2024, Council resolved that officers prepare a report with a view to forming a Special Committee under section 24 of the *Local Government Act 1993* to establish a Heritage Committee.

Following this resolution, a report was presented to a Closed Council meeting on 14 April 2025, at which time Council resolved to:

- seek to resource share heritage personnel with Southern Midlands Council for an initial period of 12 months; and
- not establish a Special Committee under section 24 of the *Local Government Act 1993*.

As part of the 2025/26 Budget deliberations, an allocation of \$46,000 was initially included to facilitate the proposed resource-sharing arrangement. This allocation was subsequently removed during the budget adoption process, and the resource-sharing arrangement did not proceed.



The Northern Midlands local government area is widely recognised as the heritage heart of Tasmania and works collaboratively with Southern Midlands Council in promoting the Heritage Highway.

Council plays a key statutory role in heritage management through implementation of the Local Historic Heritage Code under the planning scheme and consultation with the Tasmanian Heritage Council under the *Cultural Heritage Act 1995*. Council does not currently employ a dedicated Heritage Officer and instead utilises a Heritage Advisory Service and external heritage consultants as required.

Southern Midlands Council maintains a well-resourced heritage team with a range of specialist skill sets and has experience in providing heritage services to other councils through resource-sharing arrangements.

OFFICER'S RECOMMENDATION

Council currently fulfils its statutory obligations for heritage assessment by engaging specialised heritage services on an as-needs basis, ensuring that advice is proportionate to the scale and complexity of individual proposals.

While a formal resource-sharing arrangement with Southern Midlands Council did not proceed following the removal of the 2025/26 budget allocation, Council officers have continued to draw on Southern Midlands Council's heritage expertise when appropriate. This has included, most notably, advice provided in relation to 31 Wellington Street, Longford, where heritage advice supported the refusal of a demolition application.

In addition, Council officers regularly engage other suitably qualified heritage consultants to ensure that:

- heritage assessments are cost-effective;
- advice is matched to the specific nature of each proposal; and
- relevant specialist expertise is applied where required.

This flexible approach enables Council to meet its statutory and strategic heritage responsibilities without committing to an ongoing resourcing arrangement that has not been supported through the adopted budget.

The matters raised in the Notice of Motion have therefore been previously considered by Council, including through a formal resolution in April 2025 and subsequent budget deliberations.

It is recommended that Council acknowledge receipt of the Notice of Motion from Councillor Terrett and resolve to take no further action in relation to the matter, noting that:

1. Council previously resolved on 14 April 2025 to pursue heritage resource sharing with Southern Midlands Council, subject to budget capacity;
2. the proposed resource-sharing allocation was not supported through the 2025/26 budget process; and
3. Council continues to meet its statutory heritage obligations through the engagement of heritage advisory services and suitably qualified consultants on an as-needs basis.

ATTACHMENTS

Nil



5.4 COUNCILLOR QUESTIONS ON NOTICE

No Questions on Notice were received.



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 26/071

DECISION

Deputy Mayor Lambert/Cr McCullagh

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

Carried Unanimously

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
3 February 2026	Campbell Town District Committee	Ordinary
3 February 2026	Evandale District Committee	Ordinary
10 February 2026	Liffey Hall Management Committee	Ordinary
10 February 2026	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
11 February 2026	Morven Park Management Committee	Ordinary
4 March 2026	Longford District Committee	Ordinary
3 March 2026	Campbell Town District Committee	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT COMMITTEE

At the ordinary meeting of the Campbell Town District Committee held on 3 February 2026 the following motion/s were recorded for Council's consideration:

7.1.1 Campbell Town Cemetery

MINUTE NO. 26/072

DECISION

Cr Adams/Cr Terrett

That Council continue the development of a 50-year Cemetery Plan for the Northern Midlands.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

Council has initiated the development of a 50-year Cemetery Plan for the Northern Midlands. This long-term strategic plan is intended to guide the sustainable management, future capacity, and ongoing operation of Council-managed cemeteries across the municipality. Once a draft has been completed, the plan will be made available for community review and consultation in the coming months, providing an opportunity for feedback prior to finalisation.

Committee Recommendation:

That Council investigates opportunities to purchase suitable land for the establishment of a community cemetery to address current and future burial needs in Campbell Town.

Officer Comment:

Existing burial capacity within Campbell Town has been exhausted. Church-owned burial land contains unmarked graves and is now fully utilised, and the Anglican cemetery has no available plots other than those already reserved. Investigations undertaken by the Parish to identify suitable future burial land within Campbell Town have, to date, been unsuccessful. These circumstances present both immediate and long-term challenges for meeting community burial needs.

Council has initiated the development of a 50-year Cemetery Plan for the Northern Midlands, which will provide a strategic framework for the sustainable management, future capacity and operation of Council-managed cemeteries across the municipality. It is recommended that Campbell Town's current and future burial capacity constraints be formally incorporated into this broader municipal cemetery and burial needs strategy.

Background discussion:

- A resident raised concerns about the lack of available burial space in Campbell Town.
- It was noted that Church-owned land contains hundreds of unmarked graves and is now full, with the Church having trouble identifying additional land.
- The Anglican cemetery is also full, except for plots that are already reserved.
- The Parish has undertaken investigations to locate suitable land for future burials, without success to date.
- A suggestion was made to consider establishing a memorial garden in Campbell Town, with future burials potentially



directed at Ross.



7.2 EVANDALE DISTRICT COMMITTEE

At the ordinary meeting of the Evandale District Committee held on the 3 February 2026 the following motion/s were recorded for Council's consideration:

7.2.1 Pioneer Park Irrigation System

MINUTE NO. 26/073

DECISION

Cr McCullagh/Cr Goss

That Council update the Local District Committee of the range of upgrade works within Pioneer Park as part of the broader improvement program, including the irrigation system.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

Council is currently undertaking a range of upgrade works within Pioneer Park as part of a broader, staged improvement program. The irrigation system forms an integral component of this larger and ongoing project and will be addressed in conjunction with other planned park enhancements.

Committee Recommendation:

Council undertake a full assessment of the Pioneer Park irrigation system, carry out necessary repairs, and implement regular scheduled maintenance to support the ongoing health of existing trees.

Officer Comment:

Council is currently undertaking a range of upgrade works within Pioneer Park as part of a broader, staged improvement program. The irrigation system forms an integral component of this larger and ongoing project and will be addressed in conjunction with other planned park enhancements.

In response to concerns regarding the condition and performance of the existing irrigation infrastructure, Council will undertake a comprehensive assessment of the Pioneer Park irrigation system as part of these works. This assessment will inform any necessary repairs and the establishment of a regular, scheduled maintenance program to ensure the ongoing health and longevity of the park's existing trees and landscaping. The approach is consistent with Council's broader commitment to asset protection and the long-term objectives of the Pioneer Park improvement program.

Background:

The Committee noted that the irrigation system at Pioneer Park is currently not functioning, posing a risk to the health and longevity of the Park's established trees. Members emphasised the importance of protecting existing assets through proactive maintenance.

Discussion also acknowledged the potential for community led plantings, noting that any future planting initiatives would need to align with the Pioneer Park Master Plan. The possible formation of a subcommittee to support grant applications and community involvement was raised, with Council requested to take the lead in applying for relevant funding opportunities.



7.2.2 Bike Rack Production Design, Location And Installation

At approximately 5.33pm, Item 7.2.2 was deferred until after Public Questions and Planning Items.

At approximately 5.36pm, following conclusion of Item 12 Council Acting as a Planning Authority: Cessation, Council considered Item 7.2.2 and the remainder of items as listed in the agenda .

MINUTE NO. 26/077

DECISION

Cr Terrett/Deputy Mayor Lambert

That Council Officers continue to work on this project and Officers will provide costing and proposed locations at the next Evandale District Committee Meeting.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

That Officers continue to work on this project and Officers will provide costing and proposed locations at the next Evandale District Committee Meeting.

Committee Recommendation:

That Council formally advised the Evandale District Committee of the proposed production design, confirmed location(s), and the expected timeline for installation of the new bike racks, and that this advice includes:

1. Details of the final design, including visual references and materials, consistent with previous committee recommendations that installations be sympathetic to the heritage character of the township and avoid visual intrusion into the streetscape.
2. Confirmation of the approved locations, noting prior committee recommendations regarding alternative suitable sites and the need to ensure accessibility and minimal impact on the heritage streetscape.
3. An update on project scheduling, including procurement status, supplier arrangements, and estimated commencement and completion dates for installation.
4. Clarification of any budget allocations associated with the installation, including whether funds have been carried forward and the amount allocated (as previously queried by the Committee).

Officer Comment:

Council acknowledges the Committee's ongoing interest in the delivery of the bike rack project and the importance of ensuring that any outcomes are consistent with local heritage values and community expectations. Work is continuing internally to progress design considerations, location options and implementation planning. While there have been some delays, largely due to competing operational priorities and the need to balance this project alongside other committed capital and maintenance works, Council remains mindful of the Committee's requests and will provide further updates in due course. Council appreciates the Committee's patience and continued engagement as this work progresses.

Background:

The Committee has repeatedly requested updates on design specifications, location decisions, budget allocation, and installation timelines for the bike racks to ensure the project aligns with local heritage character and community expectations. Enhanced transparency will support community engagement and timely project delivery.

The committee requests from the Council the Status of the Bike rack installation if.

- A) The budgeted amount allocated for the bike racks will be carried forward to the new budget,



- B) How much was the allocated amount,
- C) Can they confirm the suggested locations were considered and accepted,
- D) Date of work to commence.

Background: Proposed locations were NOT accepted.

- Memorial Hall – 2
- Old Bakery – 2

Committee recommends alternative sites:

- Report Evandale Bike Rack – location and style options 11 April 2025

Discussion Paper – April

Discussion Report provided by J Archer.

Evandale Bike Rack – location and style options 11 April 2025

The committee resolved to meet Tuesday 6 May at 4pm at the Evandale Community Centre to mark locations on the map.

June 3, 2025, Motion was considered an operational matter and not included in the council agenda

Reports received:

- *Evandale Bike Rack options post JO edit*
- *Bike racks Russel St 1104205.pdf*

Project Officer is sourcing supplier. 8 December 2025

Committee would like to see a copy of the design.

7.2.3 Honey Suckle Banks – Rock Barrier For Caravan Area

MINUTE NO. 26/078

DECISION

Cr Goss/Cr McCullagh

That Council advise the Committee that is not currently considering the opening of any additional land to expand the free camping area at Honeysuckle Banks. The site is temporarily opened once each year to accommodate the increased number of visitors associated with the Penny Farthing Championships and is closed again shortly thereafter.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Terrett

Officer Recommendation:

Council is not currently considering the opening of any additional land to expand the free camping area at Honeysuckle Banks. The site is temporarily opened once each year to accommodate the increased number of visitors associated with the Penny Farthing Championships and is closed again shortly thereafter.



Committee Recommendation:

Establishment of Rock Barrier and Signage to Define Caravan Area Along the Riverbank within the grassed area beyond the locked gate.

That Council:

1. Investigates the installation of a rock barrier within the grassed area beyond the currently locked gate for the purpose of clearly defining and limiting the designated caravan parking/stay area.
2. Notes that the installation of such a barrier will help ensure equitable access for residents and visitors to the river for fishing, recreation, and public use.
3. Develops and installs clear, permanent signage indicating:
 - the designated area for caravans only,
 - any conditions of use, including time limits and permit requirements (consistent with current caravan and camping practices in the Northern Midlands)

Officer Comment:

During peak periods, particularly over the summer months, informal caravan parking along the riverbank can reduce access for residents and limit the availability of general car parking. Council is aware of these impacts and continues to monitor the area, noting that the free camping area at Honeysuckle Banks is only opened on a temporary basis to accommodate increased visitation during specific events and is not intended for ongoing expansion.

Any proposed investigation would be limited to reviewing current access arrangements during these peak periods and considering practical, short-term management measures to support safe and equitable use of the area. This may include examining caravan parking management practices and operational considerations within the existing footprint, while having regard to safety, environmental, and compliance requirements. A balanced approach will continue to be applied, supporting visitor use during peak events while maintaining reasonable access for residents and the broader community.

Background:

Committee noted that during summer months the access to the riverbank is obstructed by caravans and the car parking area is taken over. Evandale residents cannot get to the riverbank to fish or swim as the caravans have parked along the riverbank and you feel you must be in front of their caravan to set up your rod. Is it possible for the gate to be open so that caravans can park on the grassed area?



7.3 LONGFORD DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 4 March 2026 the following motion/s were recorded for Council's consideration:

7.3.1 Update On Department Of State Growth Correspondance

MINUTE NO. 26/079

DECISION

Cr Goss/Cr Adams

That Council will provide the Committee with correspondence received from the Department of State Growth that relates to the matters raised by the Committee.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

Council will provide the Committee with correspondence received from the Department of State Growth that relates to the matters raised by the Committee.

Committee Recommendation:

The Longford District Committee is aware that Northern Midlands Council has received written correspondence from Dept. State Growth relating to items outstanding on the Longford District Committee Minutes. The Longford District Committee requests that this correspondence be released and LDC be informed.

Officer Comment:

Officers will continue to engage with the Department of State Growth in relation to the matters raised by the Committee. Any correspondence received from the Department that is relevant to these matters will be provided to the Committee in due course.

Background:

Pedestrian Safety Concerns – Wellington and Marlborough Streets.

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

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

- NMC Minutes 20th May 2024 – Action Items – Matter is under consideration. Residents continue to raise safety concerns for pedestrians.
- NMC Minutes 24 June 2024 – Action items – 17/06/2024 Executive Assistant Letter sent, DSG Progressing
- NMC Minutes 22 July 2024 – Action items – Matter still under consideration
- NMC Minutes 19 August 2024 – Action Items – Council unanimous in decision that speed limit should be set to 50km/hr.
- Cr. Dick Adams reported that Dept State Growth are considering the request and he will put forward a motion to NMC to fix the dip in the road near the Library/Village Green.
- 5/3/25 Bron Baker spoke to Rebecca White regarding the issue. Discuss as Budget Item.
- 2/4/25 LDC discussed pedestrian island options and a lower speed limit.



- 14/4/25 NMC Action Items: Dept State Growth repairing pavement damage near Lyttleton St and undertaking repairs on Wellington Street. Matter under consideration.
- NMC Action Items p25. Pedestrian Refuge near library under consideration. No update.
- 6/8/25 MOTION: Longford District Committee request Northern Midlands Council review the traffic calming option of a flat top road hump on Wellington Street between Sticky Beaks corner and Lyttleton Street and its potential to improve both traffic and pedestrian safety. Longford District Committee ask that, if found to be appropriate, a request be made to State Growth for action.

MOVED: Neil Tubb

SECONDED: Frances Stewart

Carried Unanimously.

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

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



7.3.2 Request For Traffic Report

MINUTE NO. 26/080

DECISION

Cr Goss/Cr Adams

That Council pursue the appropriate Government body for a new traffic report on Wellington and Marlborough Streets, Longford, with the particular focus on the dangerous Hill Street entrance.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

Council will continue to liaise with the Department of State Growth and will consider any new evidence, or formally reported incidents should they arise in the future.

Committee Recommendation:

Given the lack of progress with Dept. State Growth, the Longford District Committee request that Northern Midlands Council arrange for a new Traffic Report to be completed on Wellington and Marlborough Streets, Longford, with particular attention to Hill Street, due to the high number of dangerous incidents.

Officer Comment:

Council acknowledges the ongoing concerns raised by the Longford District Committee regarding traffic conditions within Wellington and Marlborough Streets, including the Hill Street area. Council continues to engage with the Department of State Growth on a range of traffic and infrastructure matters affecting Longford.

While these areas can experience periods of increased activity, there have been no formally reported serious traffic incidents, and there is currently no verified data available to support the commissioning of a further traffic study for the purposes of additional advocacy at this time.

Council will continue to liaise with the Department of State Growth and will consider any new evidence or formally reported incidents should they arise in the future.

Background

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

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

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

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



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



8 INFORMATION ITEMS

MINUTE NO. 26/081

DECISION

Cr Terrett/Cr Adams

That the Information Items be received.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Following conclusion and discussion of Item 8, Council considered Item 13.1 Development Services: Monthly Report and the remainder of items listed in the agenda, namely Items 14 to 17.

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
02/03/2026	Council Workshop PRESENTATIONS: Dark Sky/ Lighting Policy; Northern Midlands Business Association (NMBA); Northern Tasmania Intermodal Freight Terminal – Northern Midlands Council Update – March 2026; Objection to Private Sale of Crown Road Reserve, Perth and Longford; Perth Basketball Court; 10 Minute Briefing.
16/03/2026	Council Workshop Discussion: Council Meeting Agenda items.

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 11 February to 10 March 2026 are as follows:

Date	Activity
11 February 2026	Attended TasWater half-year briefing, online, Gipps Creek
12 February 2026	Attended ALGWA Masterclass CEO/Cir Dynamics, online, Gipps Creek
13 February 2026	Attended meeting with staff, Campbell Town
16 February 2026	Attended Workshop and Council Meeting, Longford
19 February 2026	Officiated opening of Campervan and Motorhome Club of Australia Tasmanian State Rally, Campbell Town
20 February 2026	Attended ALGWA meeting online, Gipps Creek
20 February 2026	Attended document signing, Longford
22 February 2026	Attended War Animal Remembrance Day, Campbell Town
22 February 2026	Attended CMCA Fashion Show, Campbell Town
	Attended to email, phone, media and mail inquiries

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

Date	Activity
13 February 2026	Meeting with staff, Campbell Town



Date	Activity
16 February 2026	Attended Workshop and Council meeting, Longford
17 February 2026	Attended LGAT General Management Committee, Online
19 February 2026	Attended and Officiated opening of CMCA Tasmanian State Rally, Campbell Town
20 February 2026	Attended document signing, Longford
20 February 2026	Attended ALGWA meeting online
22 February 2026	Attended Animal Remembrance Day, Campbell Town
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

Acting General Manager's Activities Attended & Planned for the period 11 February 2026 to 10 March 2026 are as follows:

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

Date	Activity
16/02/2026	Attended Council Workshop and Ordinary Council Meeting.
23/02/2026	Met with Tas Audit Office.
24/02/2026	Met with TasNetworks Grant Program Launch.
26/02/2026	Met with Accounting consultant.
2/03/2026	State Grants Commission.
2/03/2026	Audit Committee Meeting.
2/03/2026	Council Workshop.
3/03/2026	Met with Longford Men's Shed.
3/03/2026	Met with ratepayer.
5/03/2026	Met with Independent HR consultant.
6/03/2026	Met with Midlands News.
6/03/2026	General Manager's meeting.

8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
- (2) A person lodging a petition is to ensure that the petition contains –
 - (a) a clear and concise statement identifying the subject matter and the action requested; and
 - (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
 - (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
 - (d) a statement specifying the number of signatories; and
 - (e) at the end of the petition –
 - (i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and
 - (ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning



of the petition, has not been changed.

(3) *In this section –*

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

58. Tabling petition

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

(a)

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

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

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

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

(b) *it is defamatory; or*

(c) *any action it proposes is unlawful.*

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

PETITIONS

No petitions were received.

ATTACHMENTS

Nil

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

(1) *A person referred to in [subsection \(2\)](#) may apply to the general manager for a certificate stating–*

(a) *the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;*

(b) *any amount received on account of rates that is held in credit against future liabilities for rates in relation to the land; and*

(c) *the amount of any charge on the land recoverable by the council.*

S337. Council land information certificate

(1) *A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.*

(2) *The general manager, on receipt of an application made in accordance with [subsection \(1\)](#), is to issue a certificate in the prescribed form with answers to prescribed questions that are attached to the certificate.*

(3) *A certificate under [subsection \(2\)](#) relates only to information that the council has on record as at the date of issue of the certificate.*

(4) *A prescribed fee is payable in respect of the issue of a certificate.*

(5) *The general manager, on request, may provide in or with the certificate any other information or document relating to the land that the general manager considers relevant.*

(6) *A council does not incur any liability in respect of any information provided in good faith from sources external to the council.*

(7) *A person, with the consent of the occupier or owner of specified land, may request in writing to the general manager that an inspection be carried out of that land to obtain supplementary information relevant to that land.*

(8) *If the general manager agrees to a request under [subsection \(5\)](#) or [\(7\)](#), the general manager may impose any reasonable charges and costs incurred.*

(9) *In this section –*

land includes –

(a) *any buildings and other structures permanently fixed to land; and*



- (b) land covered with water; and
- (c) water covering land; and
- (d) any estate, interest, easement, privilege or right in or over land.

	No. of Certificates Issued 2025/2026 year												Total		
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2025/2026 YTD	Total 2024/25	Total 2023/24
132	142	92	84	72	125	87	93	84					779	896	820
337	37	44	44	41	36	46	41	45					334	418	379

8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2024/2025		Income/Issues for February 2025		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	25	852	3,686	137,129
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	1	205	4	319
Renewed Kennel Licences	82	4,100			86	4,730
Infringement Notices (paid in full)	59	12,935			31	8,203
Legal Action					5	1,435
Livestock Impounded	3	150				
TOTAL		\$124,302		\$1,057		\$149,596

Audits:

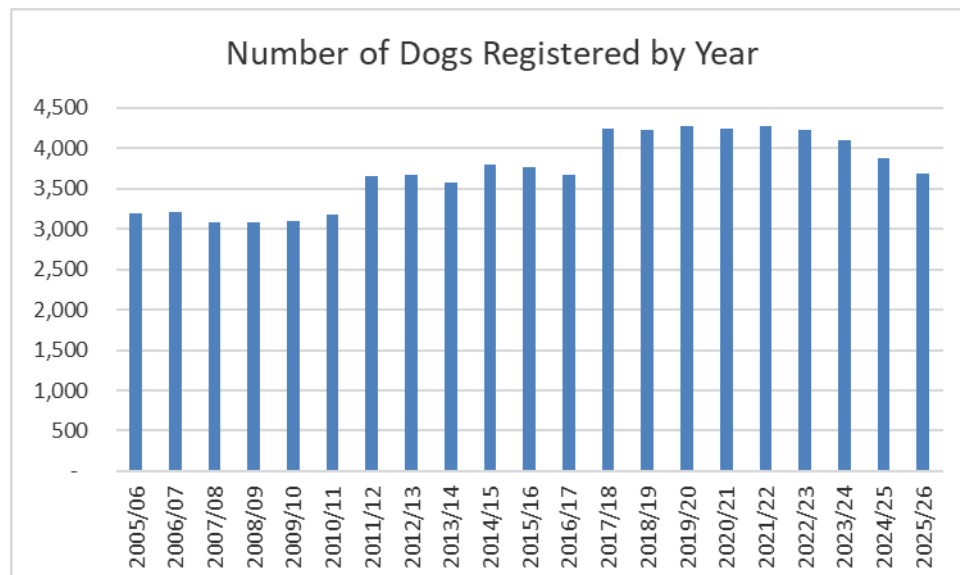
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips: 0 dogs microchipped.

Attacks: 2 attacks - 0 under investigation.

Complaints - Dogs at large: 6

Complaints - Barking: 7





8.8 ENVIRONMENTAL HEALTH SERVICES

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

Ensure safe standards of food offered for sale are maintained.

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

Actions	2025/2026												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	81	4	14	17	6	7	5	19	9				
Routine Mobile/Market stall Food Inspections	13	0	0	0	11	0	0	1	1				
Preliminary Site Visits – Licensed Premises	4	1	0	0	0	1	1	1	0				
On-site wastewater Assessments	36	4	2	4	9	6	5	2	4				
Complaints/Enquiries – All Types	71	7	6	8	6	9	9	11	15				
Place of Assembly approvals	4	0	0	0	1	0	1	1	1				
Notifiable Diseases	4	0	0	0	1	1	1	0	1				

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

Inspections are conducted according to a risk-based assessment and cover all aspects of food storage, handling and preparation.

A total of 35 criteria are assessed for either compliance, non-compliance or serious non-compliance.

The Tasmanian Department of Health has produced a legal framework, the Food Business Risk-Classification System (RCS), to classify food premises for registration and notification purposes under the *Food Act 2003*.

Actions, including follow-up inspections, are taken according to the outcome of inspections, the RCS can be used to prioritise the inspection of food businesses, with inspection frequency being increased for high risk classified food premises. In addition, poorly performing food premises would be inspected more frequently.

For those enquiring about opening a food business i.e. Home based food business, officers inspect the premises and after a risk assessment determine whether a food licence is to be issued.

The following is applicable regarding food business registrations:

- A Food Business Application is to be completed and lodged with Council each year (Financial) Sections 84 or 87 or 89 of the *Food Act*.
- Council conducts a desk top assessment of the application in accordance with the Food Business Risk Classification System issued by Tasmanian Department of Health. The assessment is based on the information provided by the applicant.
- Based on the Risk assessed an invoice is issued to the applicant.
- Upon receipt of payment Council issues a Certificate of Registration.
- Council conducts an inspection of the premises during their operation to ensure compliance with the *Food Act* and Regulations and the Food Standards Code. The business is also assessed in line with their Risk Classification.
- Further inspections may be required to ensure any non-compliance issued have been addressed.

On-site Wastewater Assessments are completed after receiving a system design report from a consultant which basically determines what type of sewage system is required (septic or AWTS) and the method of distributing the sewage effluent on site based on AS1547.

A place of assembly is required for any mass outdoor public event. This means an event with over 1000 people for 2 hours or more. It may be any performance, exhibition, circus, festival, food festival, pageant, regatta, sports event, dance or publicly advertised lecture.

Notifiable Disease investigations are carried out by Council's Environmental Health Officer at the request of the Department of Health. Investigations typically relate to cases of food borne illness. While some investigations are inconclusive others can be linked to other cases and outbreaks within Tasmania and across Australia. Under the Public Health Act 1997, investigations are confidential.

8.9 CUSTOMER REQUEST RECEIPTS



Operational Area	23/24	24/25	YTD 25/26	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	49	74	4	0	2	0	2	0	0	11	0				
Building & Planning	36	260	92	31	11	11	3	5	0	16	1				
Community Services	59	52	7	0	0	2	3	2	0	4	2				
Corporate Services	26	353	63	1	30	0	12	11	9	32	20				
Governance	19	18	18	0	0	1	5	5	7	3	1				
Waste	14	21	7	1	0	1	3	2	0	3	2				
Works	415	446	189	24	8	26	60	58	19	41	35				

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

Date	Recipient	Purpose	Amount \$
20-Aug-25	Julie Zaporrozec	Representation - Tas Indoor Bowls Representation	100
20-Aug-25	Simon Zaporrozec	Representation - Tas Indoor Bowls Representation	100
23-Dec-25	Joshua Mau	Representation – Aust All Schools Athletics Tas State Team	100
13-Oct-25	Campbell Town District High School	Contribution for end of year school presentation - Secondary	100
13-Oct-25	Campbell Town District High School	Contribution for end of year school presentation - Primary	50
13-Oct-25	Perth Primary School	Contribution for end of year school presentation	50
13-Oct-25	Longford Primary School	Contribution for end of year school presentation	50
13-Oct-25	Cressy District High School	Contribution for end of year school presentation - Secondary	100
13-Oct-25	Cressy District High School	Contribution for end of year school presentation - Primary	50
13-Oct-25	Evandale Primary School	Contribution for end of year school presentation	50
13-Oct-25	Perth Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
13-Oct-25	Longford Fire Brigade	Contribution towards Christmas Lolly Run 2024	200
17-Dec-25	Charlie Richardson	Education Bursary – 2nd instalment	1,000
12-Jan-26	Longford Men's Shed	Donation towards acquisition of property	15,000
13-Jan-26	Mia Tubb	Education Bursary - 2nd instalment	1,000
16-Jan-26	Hunter McGee	Education Bursary - 2nd instalment	1,000
20-Jan-26	Ryan Kruger	Education Bursary - 1st instalment	1,000
2-Feb-26	Harlee Hill	Education Bursary - 1st instalment	1,000
9-Feb-26	Kayla Flood	Education Bursary - 1st instalment	1,000
3-Mar-26	James Corbould	Education Bursary - 1st instalment	1,000
3-Mar-26	Ava Corbould	Education Bursary - 1st instalment	1,000
		TOTAL	\$24,150

8.11 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 Plant



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
						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. 10/03/2026 Executive Officer Further follow-up to occur as no response has been received.
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 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



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
						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 playground area.	Acting General Manager	14/05/2024 Executive Assistant Awaiting transfer documents from Department of State Growth. 25/02/2025 Executive Assistant Corporate Services Manager has sent reminders to DSG - awaiting response. 12/05/2025 Executive Assistant Awaiting transfer documents from DSG. 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response.
2024-10-21 Open Council - Ordinary Meeting	7 3.2	Illawarra Road Bridges review - Weight rating and usage	Awaiting external response	That Council follow up the request to the Department of State Growth.	Engineering Officer, Executive & Communicatio ns 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. 10/03/2026 Executive Officer 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. 10/03/2026 Executive Officer Listed for future Workshop discussion.
2025-10-20 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Recruitment of Community Services Manager / Division	In progress	That Council, in accordance with its Workforce Plan, prepare a prioritised list of proposed new staff positions, with the addition of a Community Services Manager/Department and the associated costings, for consideration during the 2026/27 Council budget deliberations.	Acting General Manager	12/11/2025 Executive Assistant For 2026/27 Budget deliberations.
2025-10-20 Open Council -	7 1.1	Pioneer Park - Presentation for Sequencing	In progress	That Council notes the committee's request and refers them to the decision at	Executive & Communicatio ns Officer,	24/10/2025 Executive & Communications Officer Works Manager is reviewing designs. These will be presented to District Committee. 10/11/2025 Executive Assistant



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
Ordinary Meeting		of Works		the September 2025 Council meeting.	Project & Building Compliance Manager, Works Manager	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. 05/02/2026 Executive & Communications Officer Works Manager will attend District Committee meeting. March
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. 10/03/2026 Executive Officer Report received from Traffic Engineer and report listed on agenda for March meeting.
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. 10/03/2026 Executive Officer Report received from Traffic Engineer and report listed on agenda for March meeting.
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. 10/03/2026 Executive Officer Report received from Traffic Engineer and report listed on agenda for March meeting.
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 Hill St IGA (formerly Brown's Shopping Complex), particularly regarding right-hand turning movements from Hill St onto Wellington St; 2. Request the Department of State Growth (DSG) to undertake an updated traffic count & review of traffic movements associated with the complex & surrounding road network; 3. Request that the DSG prepare a revised Traffic Impact Study identifying possible safety & access improvements, including (but not limited to) the feasibility of a roundabout at the intersection of Union & Wellington Sts; 4. Seek to engage with the DSG to explore possible options for improving traffic safety and flow in this area.	Acting General Manager, Engineering Supervisor, Works Manager	09/12/2025 Executive Assistant Letter sent to DSG by Executive Officer 21/11/25.
2025-11-17 Open Council - Ordinary Meeting	7 2.1	Longford Heavy Vehicle Traffic Monitoring	Awaiting external response	That council requests the Department of State Growth to continue to monitor the heavy vehicle traffic through Longford.	Engineering Supervisor, Executive & Communications Officer, Works Manager	21/11/2025 Executive & Communications Officer Works and Infrastructure to provide advice. 09/12/2025 Executive Assistant Works Manager to meet with DSG representative/s.
2025-12-15 Open	5 3.1	Notice of Motion:	In progress	That the Council request that officers prepare a report for	Acting General Manager,	06/01/2026 Executive Officer Report being prepared for future agenda. 06/02/2026 Executive Officer Report is



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
Council - Ordinary Meeting		Artificial Intelligence (AI) Use in Local Government		Council that addresses the following: a) the current Artificial Intelligence (AI) use in local government; b) examine, if any, feasible opportunities that are available, or will soon be available, to enable the Northern Midlands Council to benefit from its use; c) make recommendations how AI can improve the effectiveness of Council.	Executive Officer	progressing with the intention to list it on the workshop agenda in March. 10/03/2026 Executive Officer Officers have held the report completion until attendance at an upcoming Local Government Professional workshop relating to AI in mid-March. The report will then be completed and presented to Council in April.
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 during Main Street works.	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. 10/03/2026 Executive Officer Evie have commenced their community consultation with the Campbell Town District Committee and wider community drop-in sessions. A further update from Evie is expected in the coming weeks.
2026-01-19 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Retention and Reinstatement of the Convict Brick Trail in Original Trail Positions	In progress	That Council 1. reinstate the Convict Brick Trail in Campbell Town to its continuous trail configuration along High Street; 2. place all convict bricks as close as possible to their original position subject to the following constraints; i. public safety; ii. on-street dining; iii. footpath trading signage; iv. both pedestrian and vehicle property access; v. thoroughfares; vi. integration with water, sewer, power, stormwater and communication services. 3. accepts the costs to reinstate the Convict Brick Trail in accordance with Superintendent's decision in charge of the works; 4. funds the reinstating cost from stage two (2) of the Campbell Town Streetscape Project; 5. formally advise key stakeholders of Council's decision; and 6. request a	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. 10/03/2026 Executive Officer Officers are working through the decisions of Council in relation to the matter. A meeting is due to be held with Mr Cameron in the coming weeks.



Meeting	Item No.	Item	Status	Action Required	Assignees	Action Taken
				report from Council officers regarding options for future enhancement or expansion of the trail without altering the continuous trail format.		
2026-01-19 Open Council - Ordinary Meeting	14.2	Securing Perth Police Station for Community Hub	Completed	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. 04/03/2026 Executive Officer Council has successfully purchased the building at 96A Main Street Perth.
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.
2026-02-16 Open Council - Ordinary Meeting	5 3.1	Notice of Motion: Waste Disposal Voucher System	In progress	That Council supports the motion to prepare a report on the feasibility and cost of introducing a waste disposal voucher scheme for consideration as part of the 2026/2027 budget process.	Acting General Manager, Executive Officer, Executive Officer, Work Health & Safety Officer	10/03/2026 Executive Officer Item has been placed on the agenda for the upcoming 26/27 budget considerations.
2026-02-16 Open Council - Ordinary Meeting	13.2	Significant Tree Register Endorsement	In progress	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)	Acting General Manager, Project Officer, Senior Planner	05/03/2026 Project Officer Draft amendment report noting revised list of nominated trees and inclusion of Local Historic Landscape Precinct, to be prepared for consideration at future Council Meeting. Unsuccessful nominators to be notified.

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



Resource Sharing Summary 1/7/25 to 30/6/26 As at 28 February 2026	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council - Service Provided by NMC to MVC		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts and Plant Hours	244.5	28,907
Total Services Provided by NMC to Meander Valley Council		28,907
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		\$
Net Income Flow	244.5	28,907
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
<ul style="list-style-type: none"> • Mowing – Cressy Rec Ground • Cricket Pitch Cover removal – Cressy, Ev, Lfd & Perth Rec Grounds • Pipe – S Foster • Mowing – Evandale Anglican Church • Mowing – Evandale Uniting Church • Cleaner – Evandale War Memorial Hall • Cleaner – Evandale Community Centre • Fire Abatement – P Sommerville • Monitoring Lake Leake - Elizabeth Water Trust • Ground Maintenance– Avoca School • Cleaner – Avoca Hall • Fire Hazard - Austral Bricks Tas • Spill Kit – JJ Richards • P Brown – Vac Out Stormwater Pit • Gas - Cressy Rec Ground facilities • R Grundy – Grading Driveway • Dog Was – Waste Bags • Fire Abatement – 4 Park St • Fire Abatement – 39 High St • Fire Abatement – 82 High • Fire Abatement – 419 Evandale Road • Fire Abatement – 10-18 Gray St • Fire Abatement – 1 Forster St 		911 1,506 3,432 947 383 779 1,225 197 283 2,646 24 966 144 126 162 244 5 285 520 380 570 990 400
	125.0	\$17,126

8.13 VANDALISM

Prepared by: Brad Willis, Building & Maintenance Officer

Incident	Location	Dec-25	Jan-26	Feb-26	March-26	Estimated Cost of Damages	
						Total to Date 2025/26	Total 2024/25
Graffiti Perth Bridge toilets x 2	Perth	\$500					
Broken toilet button Valentines Park	Longford	\$150					
Laycock street toilets damaged	Longford	\$400					
Burn mark Valentines Park toilet	Longford	\$1,000					
Two hand dryers damaged at Valentines Park	Longford	\$1,200					



Incident	Location	Dec-25	Jan-26	Feb-26	March-26	Estimated Cost of Damages	
						Total to Date 2025/26	Total 2024/25
Vandalised toilet roll holder public toilets	Evandale	\$300					
Village Green Toilets	Longford		\$800				
Toilet's Soap Dispensers Valentines Park x2	Campbell Town		\$150				
Memorial Hall toilets, hand dryer removed from wall	Longford			\$600			
Campbell Town Gatty Memorial, irrigation and tap timer removed	Campbell Town			\$1000			
Longford Laycock Street toilets, holes in walls, dents in mirror, urinating on floor, facies on wall, lock damage	Longford			\$1200			
Perth murals at Perth school, graffiti	Perth			\$200			
All areas soap dispenser plungers removed				\$300			
TOTAL COST VANDALISM		\$3,550	\$950	\$3,300		\$53,810	\$44,850

8.14 YOUTH PROGRAM UPDATE

Prepared by: Libby McGrath, Youth Officer

PCYC Program - Cressy

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

Session Venue	Date of Session	Attendance	Comment
Cressy			

PCYC 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			

Motivity Sports Centre - Youth Gym Exercise Class- Longford

Motivity Fitness offers fun group sessions focusing on building fundamental movement through exercise. Young people learn to work as a team and push themselves physically in a safe and encouraging environment. Supporting opportunities to participate in activities that support health and wellbeing. Free for young people to participate, removing financial barriers to access the program. Ages 12-16.

Session Venue	Date of Session	Attendance	Comment
Longford			

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. A total of 43 girls registered across the Longford and Campbell Town programs. The girls have been creating bracelets, learning the piano, writing letters and playing card games. Banjos Longford and Campbell Town have continued to donate platters for the girls each session.

Our Free2b Girls facilitator Maddie is doing a great job, the girls get along well with Maddie and enjoy telling her all about their day, sitting with her while they craft, and sharing ideas for the following sessions activities.

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.

April School Holiday Program: This school holiday program will consist of Took Skool at Campbell Town, Yoga and Smoothies at Longford, Board game and VR session at Perth.

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

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

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

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

Library Partnership: Many young people use the space as a chill out zone, Youth Officer has been rotating board games in the space for young people to use.

Youth Officer sat on interview panel for the new Longford Librarian, connecting the role to community and engaging



Project		Status		\$	Scheduled
		C&D	Perth 2022 Election Commitment secured through the PCIP DA approved.		Nearing completion.
4.1.	<i>Longford Memorial Hall Upgrade</i>	Gov	Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.		Completed.
4.4	<i>TRANSLink Intermodal Facility</i>	Gov	Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.	5,000,000	Funding agreement signed. Contract signed with preferred external service provider – NTDC. Work progressing to plan.
Enabling Projects					
5.1	<i>Perth Sports Precinct & Community Centre</i>	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.		Nominated as a Project of Regional Priority.
5.1	<i>Ben Lomond Public Shelter Development</i>	Gov	Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.		Not scheduled at this stage.
5.3	<i>Campbell Town – Town Hall Sale or Lease</i>	Gov	Agent appointed – all offers to be presented to Council.		Sale completed.
5.3	<i>Longford Library & Exhibition Building on the Village Green</i>	Gov	Longford Motor Sport Museum Included in NMC Priority Projects document.		Community Committee formed.
5.3	<i>Power Undergrounding in Evandale, Longford & Perth</i>	Works	Awaiting funding streams to come available. Included in NMC Priority Projects document.		Not scheduled at this stage. Evandale submitted for State Govt 2025/26 Budget consideration.
5.4	<i>Subdivisions (several – Cressy, Evandale, Longford & Perth)</i>	C&D	Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document.		Tenders for detention at Western Junction awarded.
2 People: Cultural and society – a vibrant future that respects the past					
Enabling Projects					
5.1	<i>Recreation Ground Upgrades)</i>	Gov	Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades.		Not scheduled at this stage.
		Gov	Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.		Sealing of car park for future budget.
			Perth Recreation Ground Amenities, topdressing, cricket net upgrade.		Completed.
			Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.		Completed.
5.1	<i>Swimming Pool</i>	Gov	Covering of Campbell Town &	-	Not scheduled at this



Project		Status		\$	Scheduled	
	<i>Upgrades (several)</i>	Gov	<p>Cressy Swimming Pools Included in NMC Priority Projects document.</p> <p>Cressy: Solar system replacement</p> <p>Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.</p>	Allocation 2024/25	50,000	stage. Completed.
5.2	<i>Shared Pathways</i>	Gov	<p>Applications submitted to Growing Regions Program and Better Active Transport Tas program.</p> <p>Included in NMC Priority Projects document.</p> <p>Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.</p>	<p>Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.</p>		Hobart Road shared pathway Stage 1 Tender awarded. On site work commenced 12 January 2026.
4 Place: Nurture our heritage environment						
Foundation Projects						
4.2	<i>Perth South Esk River Parklands</i>	Gov	<p>Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ.</p> <p>Included in NMC Priority Projects document.</p>			Completed.
4.3	<i>Sheepwash Creek Corridor & Open Space</i>	Gov	<p>Grants secured for major new/improved infrastructure.</p> <p>Included in NMC Priority Projects document.</p>	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000	In progress.
4.5	<i>Municipal Tree Planting Program</i>		<p>Annual program implemented.</p> <p>Included in NMC Priority Projects document.</p>	Included in annual operating budget.		Ongoing.
Enabling Projects						
5.1	<i>Conara Park Upgrade</i>	Gov	<p>Concept prepared: awaiting funding opportunities.</p> <p>Included in NMC Priority Projects document.</p>	Negotiating with State Growth.	Awaited	Agreement for Council to take control of Park, and improve as funds permit.
5.3	<i>Redevelop Bartholomew Park Cressy</i>	Gov	<p>Liaising with Local District Committee to establish/prepare plans for upgrade.</p>			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 completed. Acquittal report submitted December 2025.

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

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

Tourism update:

- Events:



- o Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
- o Update and distribute “What’s On” events list.
- o Update NMC website calendar.
- o Update the Australian Tourism Data Warehouse database as practical.
- o Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the White i Visitor Centres in the Northern Midlands for display on their boards and counters, and to the HHTRA Management Group to share with relevant local communities, businesses, notice boards etc.
- o Assist Council’s Executive and Communications Officer with the Australia Day event at Campbell Town.
- o Events held in the Northern Midlands municipality during February 2026 include:
 - ♣ Seasonal Flower Show, Evandale
 - ♣ Grapes of Mirth, Relbia
 - ♣ Valentines Day Lunch, Campbell Town
 - ♣ Cat Show, Evandale
 - ♣ CMCA State Rally, open day & public market, Campbell Town
 - ♣ Big Sing, Ross (over 30 participants)
 - ♣ Penny Farthing Championships, Evandale (over 3,000 attended)
 - ♣ Scots Day Oot, Longford (approx 500 attended)
 - ♣ War Animal Remembrance Day, Campbell Town (approx 250 attended)
 - ♣ Various exhibitions, markets, and workshops in the municipality.
- o Further information regarding some of the events recently held in the Northern Midlands:
 - ♣ Penny Farthing Championships at Evandale. Organisers report over 3,000 spectators, over 50 riders participating in the races, including over 20 first-time riders who came through their Learn to Ride sessions. Organiser felt there was an increased interest and energy at the event due to the fuller race fields. There was strong engagement from the Evandale community groups, clubs, and school, with many benefits, i.e. the cricket club reported the busiest it’s been in several years through its provision of camping and catering. Feedback included patrons expressing they sensed the event’s momentum and revival mode; felt a new vibe not seen before; one patron stating they came from Canada especially for the event. President Josh Rolands expressed sincere appreciation for Council’s assistance.
 - ♣ Scots Day Oot at Longford. Organiser Gaye Anderson reported approximately 500 attendees, as well as the dancers, pipers, and West Highland Terrier club. All pipe bands in Tasmania attended, food vendors reported a very worthwhile day. The rain in the afternoon caused the competitions to move inside the Memorial Hall. Organisers have received much positive feedback.
 - ♣ Big Sing, Ross. Over 30 singers attended. Approximately a dozen participants stayed in Ross at least one night, and the entire group supported local businesses.
 - ♣ War Animal Remembrance Day, Campbell Town. Attended by approx 250 people, organisers, the Military Brotherhood Military Motorcycle Club Tasmania North, have extended their sincere thanks to Council with a Certificate of Appreciation, and expressing their event was a success due to the commitment shown by organisations such as Council.
- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - o The number of visitors accessing all manned Northern Midlands visitor centres for January and February 2025 was 11,301, an increase of over 3% for the same months in 2024.
 - o Disseminate updates and information from TVIN, emergency alert agencies, DSG roadworks updates, etc.



- Industry, Interpretation, Other Projects:
 - Work with Longford Legends to progress the Lych Gate Interpretation.
 - Visit Northern Tasmania provided the following advice: the Foo Fighters concert attracted 25,157 patrons to Northern Tasmania. Strong collaboration with airlines, airport, transport, accommodation, and hospitality providers, resulted in businesses remaining open, extra flights, extra bus services. A lot of great feedback has been received. Across this event, Festivale, and Party in the Paddock, approximately 12,600 visitors travelled from interstate. VNT report that Events Tasmania, for mainland event visitors, use the figure of \$360 per visitor per day contribution to the economy.
 - Liaise with Visit Northern Tasmania re facilities and amenities catering for the extra numbers of travellers coming from, and heading back South for the Foo Fighters concert in Launceston. Promote the official social media group created specifically to provide information for concert goers to tourism operators in the Heritage Highway region.
 - Gatty Reserve: liaise with representative from Tasmanian Aviation Historical Society re the Gatty Memorial upgrade.

HHTRA update:

- HHTRA Workshop and general meeting was held 10 February, and another workshop held 17 February, 2026.
- Progress continues for 28th March for a Heartlands Way experience including history, presentations, displays, story-telling, and tour of an area in the southern Heritage Highway region. This is a pilot experience, and the Association are keen to do more of them throughout the entire Heritage Highway region.
- The Heritage Highway digital marketing activities include:
 - Website with links to towns, accommodation, experience, and event categories.
 - Articles and blogs about the region.
 - Social media, including facebook and Instagram, image sourcing and sharing, creating posts, monitoring/moderating comments.
 - Destination Southern Tasmania host the Heritage Highway website as a Regional Landing Page on the Hobart & Beyond website.
 - 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.

ATTACHMENTS

Image: Big Sing, Ross. Image Credit: Christine Gorringe.

1. Big Sing 2. credit Christine Gorringe [8.16.1 - 1 page]
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9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

PUBLIC QUESTIONS

At approximately 5.33pm, following conclusion of discussion and decision on item No. 7.2.1, Council commenced with Item 9. Public Question & Statements and Items listed under Items 11 and 12 relating to Planning as listed in the Agenda for the meeting.

No members of the public on attendance, hence no public questions were received.



10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 26/074

DECISION

Deputy Mayor Lambert/Cr McCullagh

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.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Brooks, 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.

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: PLN-25-0207 - Multiple dwellings (3) at 9 Zircon Place, Perth

No representations were forthcoming.



11 PLANNING REPORTS

11.1 PLN-25-0207 - MULTIPLE DWELLINGS (3) AT 9 ZIRCON PLACE, PERTH

File: 117000.09; PLN-25-0204
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Brandie Strickland, Statutory Planner, Paul Godier, Senior Planner

MINUTE NO. 26/075

DECISION

Cr McCullagh/Cr Andrews

That, in accordance with section 57(6) of the *Land Use Planning and Approvals Act 1993*, Council grants a permit for the land at 9 Zircon Place, Perth to be developed and used for three multiple dwellings in accordance with application PLN-25-0204 and subject to the following conditions:

1 Endorsed Plans

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

- P1 Cover Page, Design to Live, ZRCN09-1, R2, 16/10/2025
- P2 Site Plan Demo, Design to Live, ZRCN09-2, R2, 16/10/2025
- P3 Site Plan, Design to Live, ZRCN09-3, R2, 16/10/2025
- P4 Strata Plan, Design to Live, ZRCN09-4, R2, 16/10/2025
- P5 Landscape Plan, Design to Live, ZRCN09-5, R2, 16/10/2025
- P6 Parking and Turning 1, Design to Live, ZRCN09-6, R2, 16/10/2025
- P7 External Services, Design to Live, ZRCN09-7, R2, 16/10/2025
- P8 External Services Notes, Design to Live, ZRCN09-8, R2, 16/10/2025
- P9 Unit 1 Floor Plan, Design to Live, ZRCN09-9, R2, 16/10/2025
- P10 Unit 1 Elevations, Design to Live, ZRCN09-10, R2, 16/10/2025
- P11 Unit 2 Floor Plan, Design to Live, ZRCN09-11, R2, 16/10/2025
- P12 Unit2 Elevations, Design to Live, ZRCN09-12, R2, 16/10/2025
- P13 Unit 3 Floor Plan, Design to Live, ZRCN09-13, R2, 16/10/2025
- P14 Unit 3 Elevations, Design to Live, ZRCN09-14, R2, 16/10/2025
- D1 Stormwater Detention Report, 6ty°, Rev. 1, 21/01/2026

2 TasWater Conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice reference number TWDA 2025/01509-NMC (attached).

3 Parking Bay

The visitor parking bay must be marked as 'visitor parking' by a sign or other physical means.

4 Council's Works Department Conditions

4.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.



- g) An onsite stormwater detention system must be installed in accordance with the approved plans
- h) A min. 150mm x 100mm stainless steel or aluminium Onsite Stormwater Detention sign permanent fixed and visible on the detention system/wall with the wording "This is an onsite stormwater detention system required by your local Council. It is an offence to reduce the volume of the system or to interfere with the orifice plate that controls the outflow. The base of the outlet pit and the debris screen must be cleaned of debris and sediment on a regular basis by the owner. This plate must not be removed."
- i) Prior to the commencement of use an operations and maintenance manual must be provided to Council for approval.
- j) Prior to the commencement of use certification must be provided by a suitably qualified person confirming that the stormwater detention system has been installed in accordance with the approved plans and all relevant standards.
- k) A Form 46 (Schedule of Maintenance – Prescribed Essential Building Services) covering the stormwater detention system is to be attached to the issued Occupancy Permit.
- l) A clearly visible notice be attached to the onsite detention system stating "ON SITE STORMWATER DETENTION SYSTEM DO NOT REDUCE THE VOLUME OF THIS SYSTEM OR INTERFERE WITH THE OUTFLOW CONTROL"
- m) An updated detention and Corresponding plan reports must be provided.

4.2 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

4.3 Works in Council road reserve

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

4.4 Pollutants

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

4.5 Nature strips

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

REQUIRED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS (including site preparation works)

5 Stormwater Policy Contribution

Per Council's Stormwater Quality Management policy (Minute Ref. 23/0468), prior to the issue of a building approval and/or commencement of development authorised by this permit, a fee must be provided to Council, in accordance with Council's Fees & Charges item 7.2 Stormwater Developer Contribution.

6 Works Damage Bond

Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$3000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.

- a. This bond is not taken in place of the Building Department's construction compliance bond.
- b. The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- c. The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

7 Landscaping



A bond of \$500 per dwelling shall be provided prior to the commencement of development authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

PRIOR TO COMMENCEMENT OF USE (e.g. occupation of the dwelling)

8 Landscaping

All landscaping must be completed, including installation of mailboxes, fencing and clothes lines and must be generally in accordance with the endorsed plans prior to the commencement of use of the dwelling.

9 Driveways and Parking Areas

Driveways and parking areas around each dwelling must be sealed in accordance with the endorsed documents prior to the commencement of use of the dwelling.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That, in accordance with section 57(6) of the *Land Use Planning and Approvals Act 1993*, Council grants a permit for the land at 9 Zircon Place, Perth to be developed and used for three multiple dwellings in accordance with application PLN-25-0204 and subject to the following conditions:

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- D1 Stormwater Detention Report, 6ty°, Rev. 1, 21/01/2026

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PRIOR TO COMMENCEMENT OF USE (e.g. occupation of the dwelling)

8 Landscaping

All landscaping must be completed, including installation of mailboxes, fencing and clothes lines and must be generally in accordance with the endorsed plans prior to the commencement of use of the dwelling.

9 Driveways and Parking Areas

Driveways and parking areas around each dwelling must be sealed in accordance with the endorsed documents prior to the commencement of use of the dwelling.

1 INTRODUCTION

This report assesses an application for two additional multiple dwellings to be constructed at 9 Zircon Place, Perth. The development has been assessed against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 14, effective 11 September 2025, and LPS version 16, effective 12 December 2025).

2 STATUTORY REQUIREMENTS

Council acts as the Planning Authority for the assessment of this application under the *Land Use Planning and Approvals Act 1993* (the Act). In this role, Council must determine the application for a permit in accordance with section 51(2) of the Act and clause 6.10 of the *Tasmanian Planning Scheme – Northern Midlands* (the Scheme).

The application is made pursuant to section 57 of the Act (i.e., a discretionary application). Determination of the application is a statutory obligation. In determining a discretionary application, the Planning Authority consider:

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

When exercising discretion to approve or refuse the application, these matters may only be considered to the extent that they are relevant to the discretion being exercised.

All applicable standards and requirements in this planning scheme

Compliance with the applicable standards requires either meeting the Acceptable Solution or satisfying the Performance Criteria for each relevant 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, it must be assessed against the relevant Performance Criteria. An assessment of the applicable standards for this proposal is provided in Section 5 of this report.

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

Council, as the Planning Authority, is required to consider the views raised by the community through any representations received during the public notification period. However, decisions of the Planning Authority must be made in accordance with the Act and the planning scheme. This means that Council can only consider those matters raised in representations to the extent that they are relevant to the discretion being exercised.

Considering matters that fall outside the scope of the relevant discretion creates a risk that the resulting decision may not withstand challenge before the Tasmanian Civil and Administrative Tribunal.

An assessment of the representations received is provided in Section 5.5 of this report.

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Residential – single dwelling
Proposed Use classification:	Residential – multiple dwellings
Zone:	General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S7.0 Perth Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C16.0 Safeguarding of Airports Code
Application must be determined by:	23/03/2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY

Subject site	Zone Map – General Residential
	
Aerial image of the site and surrounding area	Photograph of subject site
	

5 PLANNING SCHEME ASSESSMENT

This assessment has been prepared by a suitably qualified person, and a professional recommendation has been provided for the Planning Authority to consider. The recommendation outlined in this report takes into account, where relevant, previous decisions and case law of the Tasmanian Civil and Administrative Tribunal (TASCAT). It represents an unbiased assessment of the applicable planning standards and the suitability of the proposed development.



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

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

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

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

The relevant Scheme definitions are:

Table 6.2 Use Class	
Residential	Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
Table 3.1 Planning Terms and Definitions	
Dwelling	Means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
Multiple Dwellings	Means 2 or more dwellings on a site.
Building	Means as defined in the Act:



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

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

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

8.0 GENERAL RESIDENTIAL ZONE PROVISIONS

Zone Purpose

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

8.4 Development Standards for dwellings		
Clause	Description	Assessment
8.4.1	Residential density for multiple dwellings	A1 Superseded by SAP
8.4.2	Setbacks and building envelope for all dwellings	A1 Complies
		A2 Complies
		A3 Relies on PC
8.4.3	Site coverage and private open space for all dwellings	A1a) Overall site coverage = ~37%
		b) U1~94m ² ; U2~200m ² ; U3 ~154m ²
		A2 6m x 4m area, north of each dwelling, behind the building line and <10% (4.3° for unit 3 with retaining wall)
8.4.4	Sunlight and overshadowing for all dwellings	A1 Complies. No unit is directly north of another units POS.
8.4.5	Width of openings for garages and carports for all dwellings	A1 Complies. No garages within 12m of frontage.
8.4.6	Privacy for all dwellings	A1 Not applicable as each unit has a finished floor level <1m above existing ground level.
		A2 Not applicable as each unit has a finished floor level <1m above existing ground level.
		A3 Complies. Shared driveways and parking spaces are more than 2.5m from windows or glazed doors.
8.4.7	Frontage fences for all dwellings	A1 Complies. Does not proposed front fence.
8.4.8	Waste storage for multiple dwellings	A1 Complies. Provides waste bin storage for each unit.

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

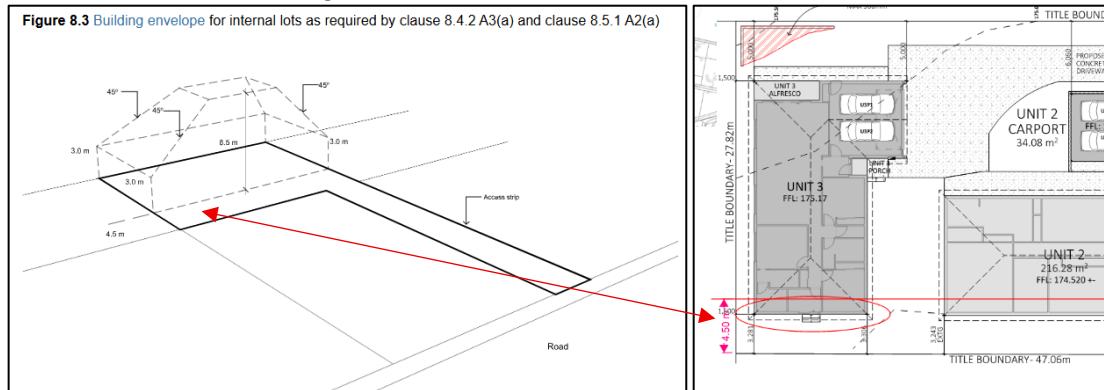
DISCRETIONS

8.4.2 Setbacks and building envelope for all dwellings

P3

- The siting and scale of a dwelling must:
- a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - ii) overshadowing the private open space of a dwelling on an adjoining property;
 - iii) overshadowing of an adjoining vacant property; or
 - iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
 - b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
 - c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - i) an adjoining property; or
 - ii) another dwelling on the same site.

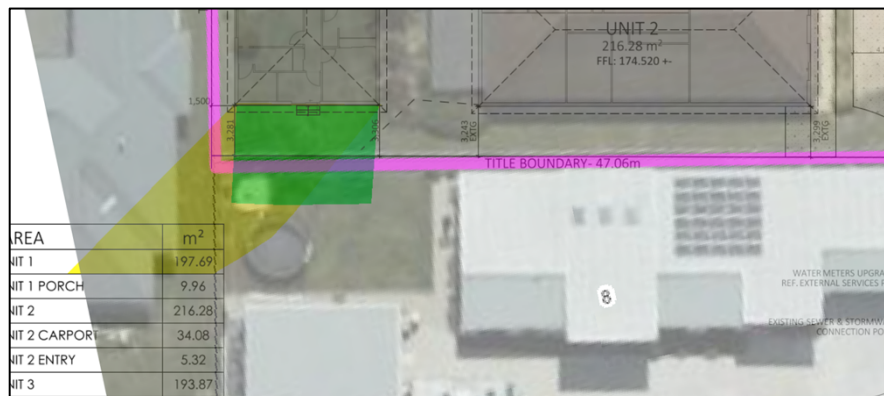
Dwelling 3 is proposed to be sited in line with the existing dwelling (to become Dwelling 2) and is located within 4.5 m of the internal frontage. This results in a variation to the building envelope shown in Figure 8.3 of the Scheme, as illustrated in the images below.



The proposal therefore relies on the Performance Criteria. The siting and scale of the dwelling complies with the Performance Criteria as the development does not result in an unreasonable loss of amenity to adjoining properties.

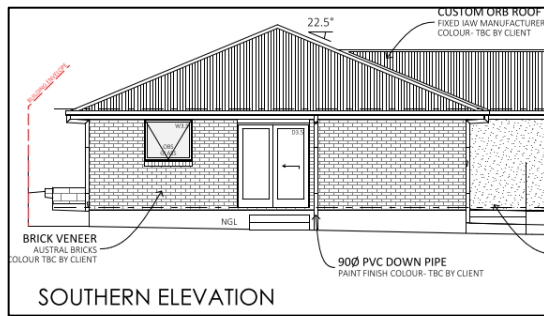
Assessing Officers Comments

While there will be some morning overshadowing of the dwelling to the west as shown in the image below in yellow, all shadow will have cleared before midday. There will also be some overshadowing of the private open space of the property to the south as shown in the image below in green; however, the extent of shadow will not cover more than 50% of that space. Afternoon overshadowing of the southern dwelling will occur for less than three hours. Industry practice generally considers that where at least three hours of sunlight is available on the winter solstice, overshadowing impacts are not unreasonable.



The portion of the dwelling located within 4.5 m of the internal boundary has a length of 9.47 m, as shown in the figure below. The design of the dwelling does not create an unreasonable visual impact on the adjoining property in terms of bulk or scale.

DISCRETIONS



The setback of the proposed unit 3 is consistent with the setback of the existing dwelling (unit 2) on the site and with established properties in the area. Subclause b) is satisfied.

The proposed units 1 and 3 will not cause an unreasonable reduction in sunlight to an existing solar energy installation on the southern adjoining property due to their placement on the site. Subclause c) is satisfied.

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

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: PERTH

Zone Purpose

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

NOR-S7.7 Development Standards for Buildings and Works		
Clause	Description	Assessment
NOR-S7.7.1	Residential density for multiple dwellings	A1 Acceptable provision is 400m ² per dwelling, proposed density is 600m ² per dwelling. Complies.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Two spaces are required per dwelling, along with one dedicated visitor space. With seven spaces proposed, the Acceptable Solution is met.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not required for residential use.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 Not required for multiple dwellings.
C2.5.4	Loading Bays	A1 Not required for residential use.
C2.5.5	Number of car parking spaces for non-residential buildings within the GenRes Zone	A1 N/a



C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 The driveway and parking areas are proposed to be constructed in concrete, with stormwater directed to the public stormwater system in accordance with Council requirements. The proposal complies with the Acceptable Solution.
C2.6.2	Design and layout of parking areas	A1.1 It is proposed to retain and use the existing crossover, which has an approximate width of 3.6 m. Where car parking is provided for 6–20 spaces (in this case, seven), Table C2.2 requires access ways to have a minimum width of 4.5 m for the first 7 m measured from the road carriageway, and 3 m thereafter. As the existing access does not comply with the required 4.5 m width for the first 7 m, the proposal must be assessed against the Performance Criterion.
		A1.2 N/a
C2.6.3	Number of accesses for vehicles	A1 Complies.
		A2 N/a
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 N/a
C2.6.5	Pedestrian Access	A1.1 This standard is not required to be met for developments that provide fewer than 10 car parking spaces.
		A1.2 N/a
C2.6.6	Loading Bays	A1 N/a
		A2 N/a
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 N/a
		A2 N/a
C2.6.8	Siting of parking and turning areas	A1 This provision is not applicable to the General Residential Zone.
		A2 This provision is not applicable to the General Residential Zone.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 N/a

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

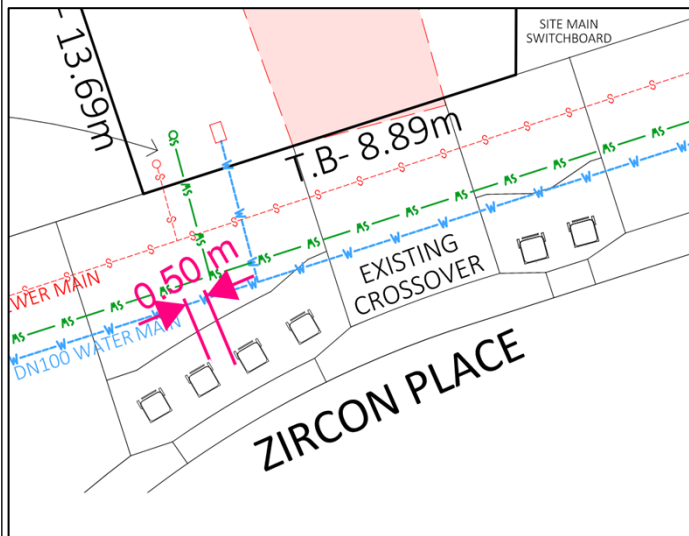
DISCRETIONS	
C2.6.2	Design and layout of parking areas
P1	<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ol style="list-style-type: none"> the characteristics of the site; the proposed slope, dimensions and layout; useability in all weather conditions; vehicle and pedestrian traffic safety; the nature and use of the development; the expected number and type of vehicles; the likely use of the parking areas by persons with a disability; the nature of traffic in the surrounding area; the proposed means of parking delineation; and the provisions of Australian Standard AS 2890.1:2004 - <i>Parking facilities, Part 1: Off-street car parking</i> and AS 2890.2 -2002 <i>Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.
Assessing Officers Comments	As car parking is to be provided for seven spaces, Table C2.2 requires the access way to have a minimum width of 4.5 m for the first 7 m measured from the road carriageway, and 3 m thereafter. The proposal seeks to utilise the existing access, which has a width of approximately 3.6 m which is suitable for the low-volume residential

DISCRETIONS

movements. Having regard to the performance criteria:

- The layout is arranged to minimise conflict points and to allow vehicles to enter, manoeuvre and exit in a predictable manner.
- The access and parking surfaces are to be constructed with an all-weather pavement and appropriate drainage to prevent ponding, rutting or loss of traction.
- Surface treatments and levels are to ensure that vehicles can safely access and use the parking spaces under wet weather conditions.
- Potential conflict areas are minimised by simple, legible movements and adequate separation between vehicle circulation and pedestrian access to dwellings.
- The development is small-scale residential in nature (three units) with a limited number of daily vehicle movements. The parking and access arrangements are therefore designed for frequent, low-speed passenger vehicle use, prioritising convenience and safety for residents and visitors.
- The parking demand and vehicle movements are consistent with residential use, primarily passenger vehicles (including occasional service vehicles). The single access width and internal layout are appropriate for the expected low-volume traffic and typical passenger vehicle design vehicle.
- The parking and circulation areas are arranged to remain readily identifiable and accessible.
- Parking spaces and circulation areas are to be clearly delineated (e.g., line marking, signage and/or contrasting surface treatments) so that parking bays, manoeuvring areas and pedestrian routes are readily identifiable and used as intended.
- The parking, access, manoeuvring and circulation areas are to be designed and constructed in accordance with the relevant provisions of AS 2890.1:2004 Parking facilities – Part 1: Off-street car parking (including bay dimensions, aisle/driveway requirements, gradients, sightlines and swept paths as applicable).

The proposed 3.6m wide access allows for there to be sufficient space on the nature strip to accommodate the six bins with 0.5m separation between each bin as shown in the image below. The performance criteria is satisfied.



C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

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

C3.5 Use Standards		
Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable – not a Category 1 road.
		A1.2 Complies per Council’s Works & Infrastructure referral.
		A1.3 Not applicable – no rail crossing proposed
		A1.4 6-7 vehicle movements/day per unit so 18-21vm/d to/from the site. Complies.



		A1.5 Not applicable – not a major road.
C3.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 Not applicable – not within a road or rail attenuation area.

5.4 REFERRALS

<p>Council's Infrastructure & Works Department – NMC Council's Engineering officers reviewed the application and considered the application against Council policies for stormwater detention and water quality.</p> <p>Stormwater Authority As the Stormwater Authority under the <i>Urban Drainage Act 2013</i>, conditions (in accordance with Council's policies) relating to stormwater quality and on-site detention are required. The recommended conditions provided have been incorporated into the conditions of approval.</p> <p>TasWater TasWater issued a Submission to Planning Authority Notice on 12/12/2025 (TasWater Ref: TWDA 2025/01509-NMC). The Planning Permit will condition the development to be in accordance with the Submission to Planning Authority Notice.</p>

5.5 REPRESENTATIONS

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

Representation 1

Concern relates to parking availability and the impact this development will have on an area that is already experiencing significant parking pressure.

The proposal includes multiple dwellings with only one visitor parking space provided on site. In practical terms, this is unlikely to be adequate for the number of residents and visitors the development will generate.

Parking in this area is already extremely limited. Many surrounding properties do not have sufficient private parking, which has resulted in vehicles being parked permanently along the street and directly in front of neighbouring homes. This has been an ongoing issue, and concerns about parking capacity have been raised previously in relation to surrounding unit developments.

Street parking is regularly at capacity. This is further impacted by a nearby park, which attracts frequent visitors throughout the day and on weekends. As a result, the street already experiences a high volume of non-resident parking, placing additional pressure on the limited available spaces. Any increase in dwellings with minimal visitor parking provision will further intensify congestion and accessibility issues for existing residents.

In addition, the street is a cul-de-sac, which already makes vehicle movement and manoeuvring difficult when cars are parked along the roadway. Access and turning space are limited, and even under current conditions it can be challenging for residents and visitors to safely enter, exit, and turn around. Vehicles towing trailers or transporting equipment already struggle to manoeuvre and often need to complete multiple-point turns to turn safely. Additional on-street parking generated by the development will further restrict movement, reduce safety, and increase the likelihood of access difficulties within the cul-de-sac.

Given the existing parking constraints and the physical limitations of the street layout, the proposed level of parking provision does not appear to adequately reflect real demand or the cumulative impact of surrounding developments.

Assessing officer's comments:

The proposal is for a total of three dwellings on the site. The planning scheme requirements for car parking are as follows:

If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling
--	-----------------------



Visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number).
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- 3 dwellings × 2 spaces per dwelling = 6 spaces required
- Visitor parking: 1 space required (1 space per 3 dwellings)

The application proposes two spaces per dwelling and one dedicated visitor space, meeting the requirements of the planning scheme. As the proposal complies with the applicable parking provisions, Council has no authority to require additional parking.

Representation 2

Have concerns with the FFL of Unit 3. Unit 2 (existing dwelling) has an FFL of 174.520, proposed Unit 1 has an FFL of 174.520 but Unit 3 is noted as FFL 175.17. The additional 650mm in height raises concerns as it encroaches on the privacy and security at the rear of 8 Zircon Place and the rear entrance to the house at 8 Zircon Place. Unit 3 will also be higher than 67 Mulgrave St, Perth. From this level, visibility into 67 Mulgrave St is already possible, and Unit 3 is proposed to sit even higher than that property.

Assessing officer's comments:

The privacy requirements of the Scheme are set out at clause 8.4.6. These provisions require that any window or glazed door to a habitable room with a finished floor level more than 1 m above existing ground level must be set back at least 3 m from a side boundary.

As the finished floor level of Unit 3 will be less than 1 m above existing ground level, the privacy provisions of clause 8.4.6 do not apply in relation to 8 Zircon Place. For the same reason—its finished floor level being less than 1 m above existing ground level—there are no applicable privacy requirements in relation to 67 Mulgrave Street. As the proposal complies with the applicable privacy provisions, Council has no authority to require additional screening or privacy mitigation measures.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

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

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

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

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



5.7 STATE POLICIES

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

The proposal is consistent with the state planning provisions in so far as relevant.

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

Strategic Plan - Statutory Planning	
<p>Lead - Serve with honesty, integrity, innovation and pride</p> <p><u>Strategic outcomes:</u></p> <p>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>Progress - Economic health and wealth – grow and prosper</p> <p><u>Strategic outcomes:</u></p> <p>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>People - Culture and society – a vibrant future that respects the past</p> <p><u>Strategic outcomes:</u></p> <p>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>Place - Nurture our heritage environment</p> <p><u>Strategic outcomes:</u></p> <p>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>Comments: The proposal is consistent with this plan.</p>	

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

Council Policy – Stormwater Quality Management
<p>This policy applies to:</p> <ul style="list-style-type: none"> • All urban developments <p>Exemptions will be applied as per Tasmanian Stormwater Policy Guidance and Standards for Development (Version 1, 2021) S2.4.2 Table 4:</p> <ul style="list-style-type: none"> • A single dwelling on a single lot that will be connected to the existing public stormwater system; • Development creating new impervious area less than 500m²; • A subdivision creating new lots greater than 5000m² in area, and with new roads and footpaths less than 500m² in area; • Subdivisions which are solely for the purpose of creating road reserve, public open space, public infrastructure, littoral or riparian reserve or minor boundary adjustments. <p>Comment: More than 500m² new impervious surfaces therefore applies. Condition to be placed on permit.</p>

Council Policy – Landscaping Requirements for Development Proposals
<p>This policy applies to:</p> <ul style="list-style-type: none"> • all applications where landscaping is required under the zone/specific area plan/code provisions. <ul style="list-style-type: none"> ○ If for single dwellings where landscaping is required, a landscape plan shall be submitted. A bond of \$500 is also required prior to the commencement of use. ○ For multiple dwellings, a bond of \$500 per dwelling is required prior to the commencement of use. ○ For commercial and industrial development, a bond of 1.5 times the cost of the planting component of landscape works is required prior to the commencement of use. <p>Comment: Applies. Condition to be placed on permit.</p>

Council Policy – On-Site Stormwater Detention
<p>This policy applies to:</p> <ul style="list-style-type: none"> • All commercial, industrial and special use (e.g. community, educational, recreational) buildings or structures



- Multiple dwellings, and where
- The existing drainage system is unable to accommodate an increase in stormwater discharge from the site.

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

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

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

Comment: Applies. **Condition to be placed on permit.**

Council Policy – Pumped Stormwater Connection

This policy applies to:

- All urban residential properties

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

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

Comment: Draining by gravity to the stormwater system therefore not applicable.

Council Policy – Public Open Space Contribution

This policy applies to applications for subdivision.

Comments: Not applicable.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Relevant fees paid per Council's fee schedule.

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-25-0207 Agenda attachment [11.1.1 - 30 pages]
-



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 26/076

DECISION

Cr McCullagh/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

Following a decision on Item 12, Council considered deferred Item 7.2.2 Bike Rack Production Design, Location and Installation.

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. 26/082

DECISION

Cr Adams/Deputy Mayor Lambert

That the report be noted.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Brooks, 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.

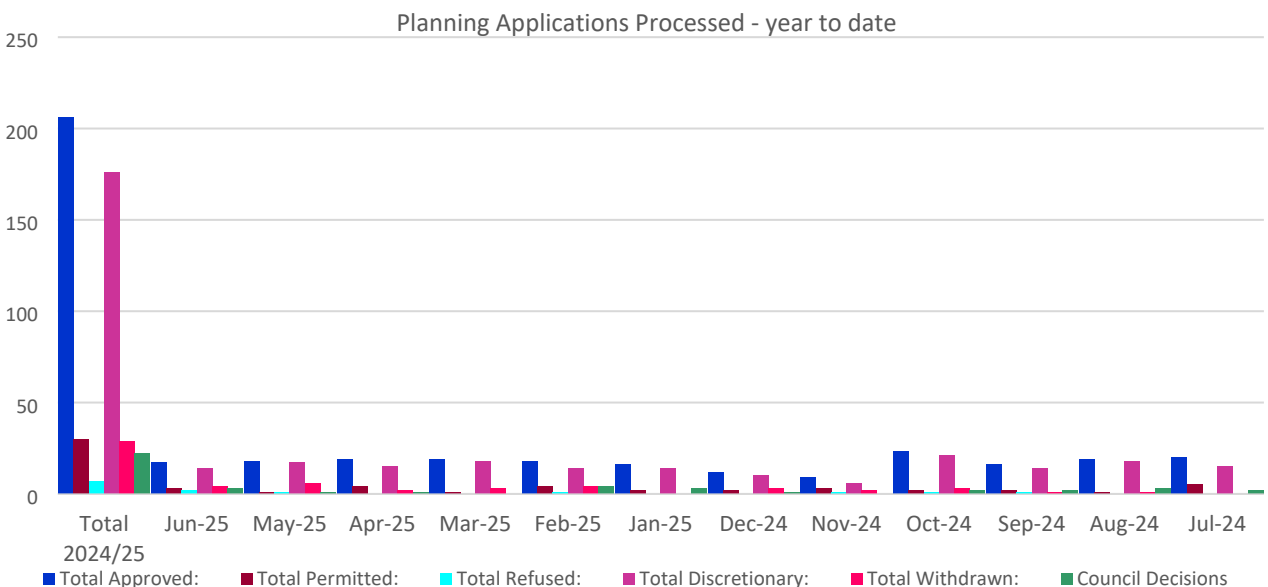
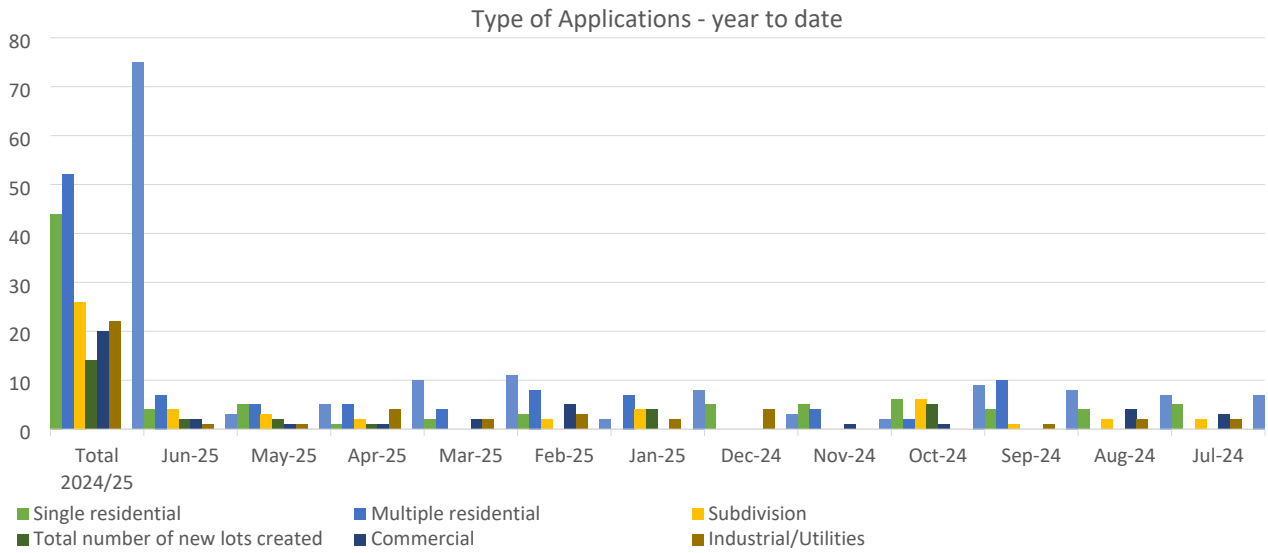
	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	142	18	22	23	17	15	19	15	13				
Applications on STOP for further information				44	34	30	35	38	35	31	37				
Single residential	36	44	82	11	13	21	9	4	12	5	7				
Number of new dwellings			20	1	3	8	2	1	4	0	1				
Multiple residential	69	52	11	0	5	1	2	1	0	1	1				
Number of new dwellings			91	0	79	2	2	3	0	2	3				
Subdivision	27	26	18	5	2	2	2	1	0	1	5				
Total number of new lots created	72	14	21	10	1	1	2	1	0	2	4				
Commercial	25	20	17	4	2	1	4	2	2	2	0				
Industrial/Utilities	15	22	10	2	1	2	0	1	1	3	0				
Visitor Accommodation	11	0	1	0	0	0	1	0	0	0	0				
Total permitted	0	0	0	0	0	0	0	0	0	0	0				
Total discretionary	11	0	1	0	0	0	1	0	0	0	0				
Other	47	75	3	1	0	0	1	0	0	0	1				
Total No. Applications Approved:	182	206	142	23	23	27	19	9	15	12	14				
Total Permitted:	18	30	20	3	3	5	5	0	1	1	2				
Average Days for Permitted	15	13.36	20	21	29	14	13		28	14	19				
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28	28				
Total Exempt under IPS:	93	104	65	5	15	7	7	4	8	6	13				
Total Refused:	4	7	2	1	0	1	0	0	0	0	0				
Total Discretionary:	164	176	123	21	20	22	14	9	14	11	12				
Average Days for Discretionary:	33.17	38.71	39	39	40	37	36	40	42	38	40				



Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42				
Total Withdrawn:	44	29	23	2	3	7	1	2	3	2	3				
Council Decisions	27	22	13	5	2	1	1	1	1	1	1				
Appeals lodged by the Applicant	2	1	2	2	0	0	0	0	0	0	0				
Appeals lodged by third party	0	1	2	0	1	1	0	0	0	0	0				

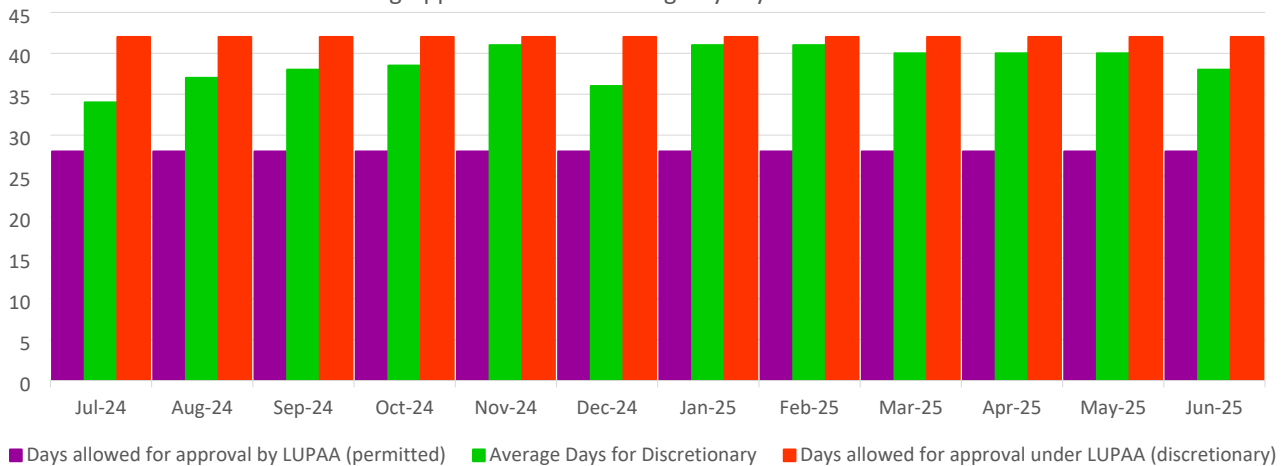
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions





Planning Applications - Processing Days - year to date



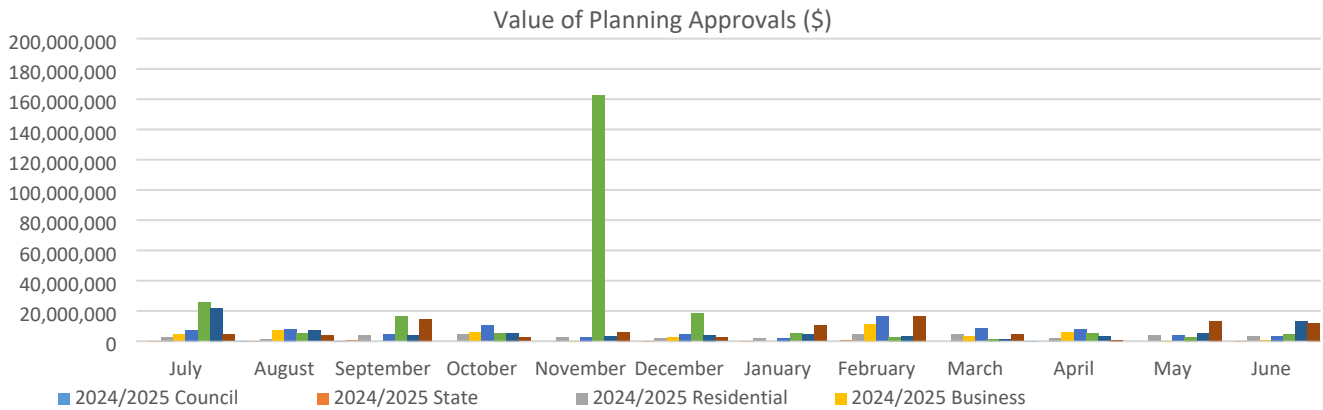
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-25-0203	2 Lot Subdivision (vary lot sizes, no reticulated services, access to Haggerston Road from Gibbet Hill Rise)	7 Gibbet Hill (CT18088/5) (access over Gibbet Hill Rise and 3 & 4 Gibbet Hill Rise), Perth TAS 7300	Woolcott Land Services	35	D
PLN-25-0208	Single Dwelling	2A Herberts Road, Longford TAS 7301	The Shed Company	36	D
PLN-25-0209	Dwelling Extension	1468 Deddington Road, Deddington TAS 7212	Engineering Plus	46	D
PLN-25-0223	Conservation and foundation works to main house (including works in CT184470/5)	200 Dalness Road, Evandale TAS 7212	6ty Pty Ltd	42	D
PLN-25-0231	2 lot Subdivision	15 Macquarie Street, Cressy TAS 7302	Cohen & Associates	42	D
PLN-25-0233	2 Lot Subdivision	31 Church Street, Ross TAS 7209	J & I Lyus	43	D
PLN-25-0242	2 Lot Boundary Adjustment	523 Esk Main Road, Conara TAS 7211	6ty Pty Ltd	45	D
PLN-25-0246	Outbuilding (garage)	7B Cracroft Street, Longford TAS 7301	E Paterson	40	D
PLN-25-0247	2 Lot Subdivision	28 Arthur Street, Evandale TAS 7212	Survey and Alignment Services	42	D
PLN-25-0250	Demolition existing outbuildings, Retrospective 2x outbuildings, 2x new outbuildings	12 Bedford Street, Campbell Town TAS 7210	Wilkin Design & Drafting	35	D
PLN-26-0002	Removal of Hedge & trees. Replacement of fence	8 Latour Street, Longford TAS 7301	C Milner	34	D
PLN-26-0004	Multiple Dwellings (3)	5 Sconser Close, PERTH TAS 7300	MZSR Developments	28	P
PLN-26-0013	Outbuilding (shed)	6 Wilson Street, Cressy TAS 7302	L Jetson & K Gourlay	10	P
PLN-25-0243	Land application - Reuse Liquid Waste	109 Deddington Road Deddington & 372 Nile Rd Evandale TAS 7212	Spectran Group	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	0	0	1,675,858	0	1,675,858	16,519,254	2,910,000	3,551,367
March						8,270,452	1,495,000	1,238,500
April						7,694,500	5,141,340	3,186,222



May						3,792,000	2,720,000	5,195,000
June						3,437,645	4,385,000	13,163,000
YTD Total	10,000	2,803,000	38,388,989	4,127,000	45,328,989	79,812,192	250,992,879	63,221,582
Annual Total							255,377,879	76,384,582



2.3 Matters Awaiting Decision by TASCAT & TPC

Tasmanian Civil & Administrative Tribunal (TASCAT)	
PLN25-0077 Appeal P/2025/75	<p>Appeal against refusal of Multiple Dwellings, Retirement Village and 2-lot subdivision at 5 Affleck Court, Perth</p> <ul style="list-style-type: none"> Preliminary conference held 19 August 2025. Teleconference held 13 October 2025. Mediation being undertaken.
PLN24-0097 Appeal P/2025/70	<p>Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road.</p> <ul style="list-style-type: none"> Preliminary conference held 04 August 2025. Mediation held 21 August 2025. Teleconference held 4 November 2025 to set a hearing date. Primary evidence to be filed 10 November 2025. Hearing held 02-06 February 2026. Awaiting decision.
PLN24-0136 Appeal P/2025/87	<p>Appeal against approval of 34 Assisted Housing Units at 75 Leighlands Road, Evandale</p> <ul style="list-style-type: none"> Preliminary conference held 04 August 2025. Hearing set for 23–27 March 2026.
Decisions received	
-	-
Tasmanian Planning Commission (TPC)	
-	
Decisions received	
PLN25-0088; 19/2025	<p>Draft Amendment 19/2025 to insert site specific qualifications combined with an application for a two-lot subdivision at 5 Eskleigh Road, Perth.</p> <ul style="list-style-type: none"> Certified by Council on 15 September 2025 and permit for two-lot subdivision granted pursuant to s. 40Y (2) of the <i>Land Use Planning and Approvals Act 1993</i>. Public notification from 29 September to 28 October 2025. Representations considered at November Council meeting and sent to the Planning Commission. Hearing held by TPC on 17 February 2026. TPC decision received: <i>The draft amendment is modified under section 40N(1)(b) of the Land Use Planning and Approvals Act 1993 as set out in Annexure A of the decision and is approved under section 40Q.</i> <i>The permit is modified under section 42B(1)(b)(ii) of the Land Use Planning and Approvals Act 1993, as set out in Annexure B of the decision.</i>
PLN24-0030; 14/2024	<p>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.</p> <ul style="list-style-type: none"> Report recommending that council agree to and certify the proposal as a draft amendment was provided in the agenda for the Council meeting of 23 June 2025. Council resolved to a) defer a decision on this application until the 18 August 2025 Meeting; and b) discuss at a Council Workshop prior to the August meeting and determine dates for community consultation.

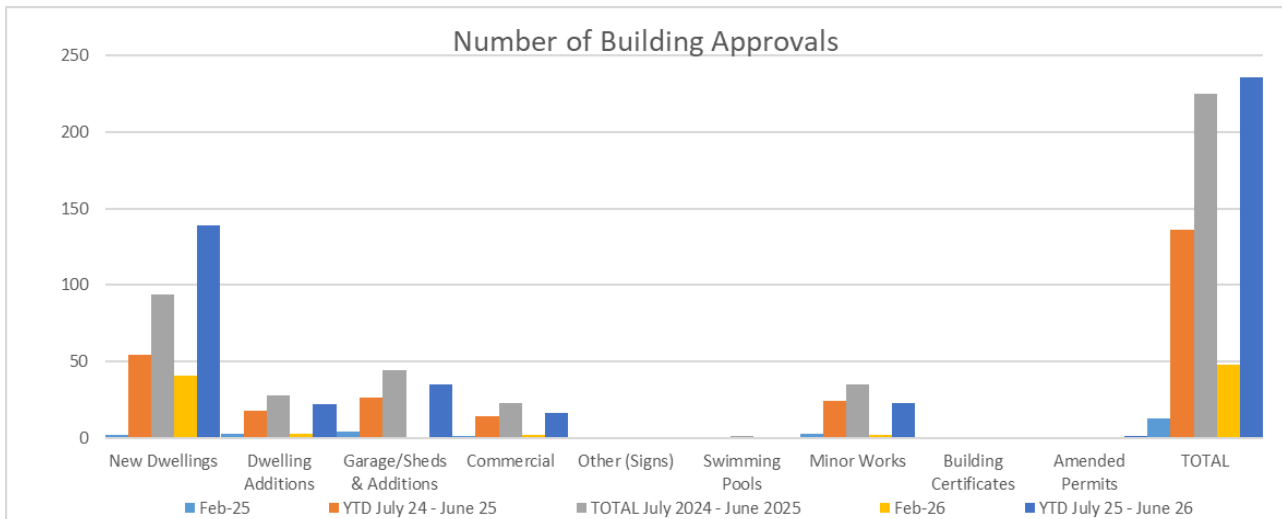
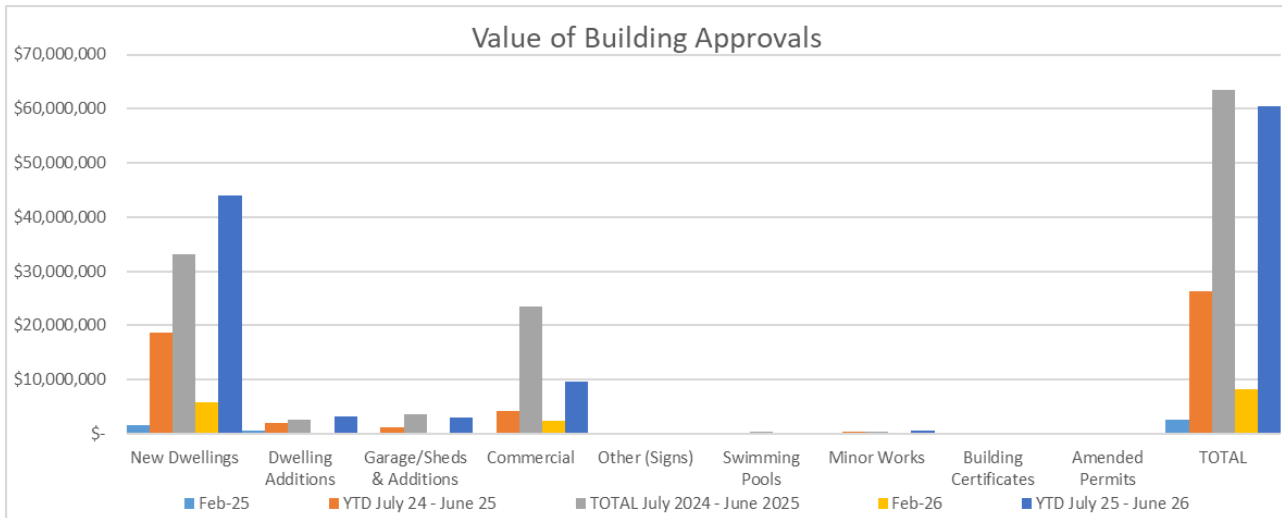


- Workshop held 7 July 2025.
- Community consultation undertaken from 12 July to 4 August 2025 including a community information drop-in session on 22 July 2025.
- Feedback from the community consultation considered at Council workshop of 1 September 2025.
- Feedback from the community consultation to be included in Council agenda of 15 September 2025.
- Amendment request considered by Council as planning authority at its meeting of 15 September 2025, resolved not to agree to the amendment.
- The Commission advised that on 6 October 2025 it received a request to review the Planning Authority's refusal to prepare the draft amendment. Council has provided the information required by the Commission to assist it in reviewing this request.
- The Commission has directed Council to reconsider preparing the Draft Amendment.
- Report presented to February 2026 Council meeting.
- Council decided not to prepare the draft amendment.
- The Commission has been advised of Council's decision.

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			
	Feb-25		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Feb-26		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	2	1,525,805	54	18,634,668	94	33,101,243	41	5,819,273	139	44,018,249
Dwelling Additions	3	600,000	18	1,987,600	28	2,521,600	3	133,114	22	3,152,614
Garage/Sheds & Additions	4	247,500	26	1,192,804	44	3,598,729	0	0	35	2,982,105
Commercial	1	80,000	14	4,280,500	23	23,475,732	2	2,320,000	16	9,635,000
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	3	57,209	24	307,615	35	421,461	2	10,500	23	646,921
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	1	0
TOTAL	13	2,510,514	136	26,403,187	225	63,418,765	48	8,282,887	236	60,434,889
Inspections										
Building	0		0		0		0		0	
Plumbing	31		267		389		35		235	



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	31	205	284
Property owner not home or only recently started			
Complying with all conditions / signed off	31	193	283
Not complying with all conditions		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	28	163	202
Commitment provided to submit required documentation			
Re-inspection required	22	117	142
No Further Action Required	6	46	60
Building Notices issued	7	42	33
Plumbing Notices Issued	1	5	17
Building Orders issued	7	27	26
Plumbing Orders Issued		3	2
Emergency Order	1	1	2
Infringements issued (Building/Plumbing)			

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

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress



Strategic outcomes:

- 3.1 Sympathetic design respects historical architecture
- 3.2 Developments enhance existing cultural amenity
- 3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

- 4.1 Cherish and sustain our landscape
- 4.2 Meet environmental challenges
- 4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Enabling Project/s:

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

5.4 Subdivisions:

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

4 STATUTORY REQUIREMENTS

4.1 Land Use Planning & Approvals Act 1993

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

4.2 Building Act 2016

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

5 RISK ISSUES

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

6 COMMUNITY CONSULTATION

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



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 16 commercial building approvals valued at a total of \$9,635,000 (year to date), compared to 23 commercial building approvals valued at a total of \$23,475,732 (year to date) for the previous year.

In total, there have been 236 building approvals valued at \$60,434,889 (year to date) for 2025/2026 compared to 225 building approvals valued at \$63,418,765 (year to date) for the previous year.



14 GOVERNANCE REPORTS

14.1 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) - 2026 GENERAL ASSEMBLY OF LOCAL GOVERNMENT - CONFERENCE ATTENDANCE

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

MINUTE NO. 26/083

DECISION

Cr Andrews/Cr Adams

That Council

- a) note the report and the provision within the policy for attendance by
 - i) Mayor Knowles, and
 - ii) Deputy Mayor Lambertto attend the 2026 National General Assembly of Local Government to be held in Canberra from 23 to 25 June 2026;
- and
- b) resolve to reschedule the June Ordinary Meeting of Council to the **29 June 2026** to allow for attendance by the Mayor and Deputy Mayor

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Brooks, Cr McCullagh and Cr Terrett

RECOMMENDATION

That Council

- a) note the report and the provision within the policy for attendance by
 - i) Mayor Knowles, and
 - ii) Deputy Mayor Lambertto attend the 2026 National General Assembly of Local Government to be held in Canberra from 23 to 25 June 2026;
- and
- b) resolve to reschedule the June Ordinary Meeting of Council to the 29 June 2025 to allow for attendance by the Mayor and Deputy Mayor

1 PURPOSE OF REPORT

The purpose of this report is to confer attendance of the Mayor and Deputy Mayor at the 2026 National General Assembly of Local Government Conference to be held at the National Convention Centre in Canberra from 23 to 25 June 2026. While also seeking Council's approval to move the Ordinary Council meeting scheduled from 22 June 2026 to 29 June 2026.

2 INTRODUCTION/BACKGROUND

The Australian Local Government Association (ALGA) will convene the 32nd National General Assembly of Local Government (NGA) in Canberra in June 2026. The NGA is the premier national forum for local government, providing



councils with the opportunity to come together to share knowledge, engage in national discussions, and strengthen relationships with the Australian Government. Since its establishment in 1994, the NGA has highlighted the critical role of local government in delivering national priorities and fostering collaboration across all levels of government.

Established in 1947, ALGA is the peak national body representing local government through a federation of state and territory local government associations. Its mission is to deliver effective advocacy and support the economic, environmental, and social wellbeing of councils and their communities.

The 2026 NGA theme, Stronger Together – Resilient. Productive. United., reflects the important role local governments play in building resilient communities, supporting productivity, and presenting a unified voice on issues of national significance. Attendance at the NGA provides an opportunity for council representatives to engage with peers and government leaders on shared challenges and priorities, and to contribute to national dialogue impacting local communities.

To support full councillor participation during the budget consideration period, and to enable the attendance of the Mayor and Deputy Mayor, Council approval is sought to reschedule the Ordinary Council Meeting currently scheduled for 22 June 2026 to 29 June 2026. Given the significance of budget discussions, attendance by all councillors is considered of importance.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.3 Management is efficient, proactive and responsible

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.2 Proactive engagement drives new enterprise

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.



4 POLICY IMPLICATIONS

Councillors Allowances, Travelling And Other Expenses Policy

Section 6. Conferences & Seminars

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

The budget will be allocated to the following conferences:

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

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

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

5 STATUTORY REQUIREMENTS

Not applicable

6 FINANCIAL IMPLICATIONS

There is no fee to submit a motion.

Council each year allocates a budget for elected members to attend conferences and professional development, the 2025/2026 budget allocation is \$18,500. An amount of \$10,937 has been expended to February 2026, with \$7,563 still available of the allocation.

Registration costs for the 2025 conference are as follows:

- Registration per attendee for Early Bird tickets (prior to 30 April 2026) - \$999;
- Registration for the Tuesday Regional forum only - \$555

Accommodation prices are approximately \$350 to \$500 per night; and return flights to Canberra start at approximately \$700.

Historically, Council's Mayor, Deputy Mayor and the General Manager have attended the NGA Conference.

7 RISK ISSUES



There is to Council having delegates attend the NGA conference.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable

9 COMMUNITY CONSULTATION

Not applicable

10 OPTIONS FOR COUNCIL TO CONSIDER

That Council note the report and the provision within the policy for Mayor Mary Knowles and Deputy Mayor Janet Lambert to attend the 2026 National General Assembly of Local Government, to be held in Canberra from 23 to 25 June 2026. Furthermore, that Council considers the rescheduling of the Ordinary Council meeting in June from the 22nd June 2026 to be 29 June 2026.

11 OFFICER'S COMMENTS/CONCLUSION

While no motion from Northern Midlands Council will be listed this year for discussion at the conference, recent suggested subject areas indicate that potential motions align with matters already the subject of resolutions currently being progressed by councils. Therefore, maintaining representation at a national level and continuing to support and advocate for key issues, particularly infrastructure and housing in regional areas, remains critically important to the community.

It is recommended that Council approve the rescheduling of the Ordinary Council Meeting currently scheduled for 22 June 2026 to 29 June 2026. This change is proposed to ensure the availability of the Mayor and Deputy Mayor and to support full councillor attendance during the budget consideration period. Given the significance of budget discussions, attendance by all councillors is considered important.

12 ATTACHMENTS

1. ALGA 2026 Discussion Paper [14.1.1 - 24 pages]
 2. Councillors Allowances Travelling and Other Expenses [14.1.2 - 4 pages]
-



14.2 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT) - 10 APRIL 2026 GENERAL MEETING

Maree Bricknell, Acting General Manager

Responsible Officer:

Report prepared by:

Maree Bricknell, Acting General Manager

MINUTE NO. 26/084

DECISION

Cr McCullagh/Cr Goss

That Council in relation to the Local Government Association of Tasmania (LGAT) General Meeting to be held on 10 April 2026 with delegate Mayor Knowles to vote as follows:

1) **Motion from City of Hobart - Second Generation Rodenticides**

That Tasmanian councils cease using second-generation rodenticides at council facilities if they are still being used. That Tasmanian councils be encouraged to engage with their communities to encourage avoidance of second-generation rodenticides, identified by the word 'poison' on packaging as opposed to 'caution'.

Vote for the Motion

2) **Motion from West Tamar Council - Changing Local Government's role in delivering immunisation programs**

That LGAT advocates for the following:

1. That the Tasmanian Government remove or modify section 57 of the Public Health Act 1997 which requires Councils to develop and implement an approved program for immunisation in its municipal area.

2. That the Tasmanian Department of Health take primary responsibility for delivery of school-based immunisation programs in Tasmania.

3. That Section 57 (1) if not removed be replaced with:

"A Council may develop and implement an approved program for immunisation in its municipal area by liaising with the Tasmanian Health Service who is required to carry out school-based immunisation programs statewide."

Vote for the Motion

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council in relation to the Local Government Association of Tasmania (LGAT) General Meeting to be held on 10 April 2026 with delegate Mayor Knowles to vote as follows:

1) **Motion from City of Hobart - Second Generation Rodenticides**

That Tasmanian councils cease using second-generation rodenticides at council facilities if they are still being used. That Tasmanian councils be encouraged to engage with their communities to encourage avoidance of second-generation rodenticides, identified by the word 'poison' on packaging as opposed to 'caution'.

Vote for / against the Motion

2) **Motion from West Tamar Council - Changing Local Government's role in delivering immunisation programs**

That LGAT advocates for the following:

1. That the Tasmanian Government remove or modify section 57 of the Public Health Act 1997 which requires Councils to develop and implement an approved program for immunisation in its municipal area.

2. That the Tasmanian Department of Health take primary responsibility for delivery of school-based immunisation programs in Tasmania.



3. That Section 57 (1) if not removed be replaced with:

“A Council may develop and implement an approved program for immunisation in its municipal area by liaising with the Tasmanian Health Service who is required to carry out school-based immunisation programs statewide.”

Vote for / against the Motion

1 PURPOSE OF REPORT

This report considers the Local Government Association of Tasmania (LGAT) agenda for the General Meeting to be held on Friday 10 April 2026 at The Paranapple Centre, Devonport commencing at 9.30am

2 INTRODUCTION/BACKGROUND

The Local Government Association of Tasmania (LGAT) will hold the General Meeting on 10 April 2026 at The Paranapple Centre, Devonport commencing at 9.30am.

The decisions of Council regarding this report will determine how the Northern Midlands Council's voting delegate should vote on the motions to be listed in the Local Government Association of Tasmania (LGAT) Agenda for the General Meeting.

The motions have been sent out ahead of the agenda being completed to allow councils time to consider the motions at a meeting prior to the LGAT General Meeting.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES



Not applicable.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Consideration needs to be given to each of the motions below, Council is then to determine how the voting delegate is to vote on each item at the General Meeting to be held on 10 April 2026.

The following motions are to be listed to be included on the Agenda for the April 2026 General Meeting:

Motion 1 – From City of Hobart – Second Generation Rodenticides

Decision Sought

That Tasmanian councils cease using second-generation rodenticides at council facilities if they are still being used.

That Tasmanian councils be encouraged to engage with their communities to encourage avoidance of second-generation rodenticides, identified by the word 'poison' on packaging as opposed to 'caution'.

Background Comment

The City of Hobart does not use second-generation rodenticides in its facility bait boxes and understands that other councils around the country also avoid its use.

There is currently a national campaign being undertaken to ban second-generation rodenticides as they are deadly to birds of prey and other wildlife that eat both live prey and carrion. Stricter use guidelines have been proposed, but councils could act immediately to cease their use and encourage awareness throughout the community.

The Australian Pesticides and Veterinary Medicines Authority (APVMA) has "concluded that the way products containing second-generation anticoagulant rodenticides (SGARs**) are currently used is creating current risks to *non-target animals, including native wildlife.

This conclusion has led the APVMA to propose suspending SGAR products so that stricter controls around their use can be implemented quickly.

The controls on use that could be put into place during a suspension are designed to remove the most likely routes of native wildlife exposure, to manage the risks while the review is finalised.

The suspension of SGARs, if enacted, would occur as soon as possible after the end of a six-week consultation with the product registration holders and state and territory governments.

If the suspension goes ahead, SGAR products could still be used, but only in accordance with the enforceable new instructions, conditions and use patterns that will apply nationally."

Support for the City's motion will ensure a consistent, statewide approach to rodent management to ensure best practice and alignment across jurisdictions.



Motion 2 – From West Tamar Council – Changing Local Government’s role in delivering immunisation programs

Decision Sought

That LGAT advocates for the following:

1. That the Tasmanian Government remove or modify section 57 of the Public Health Act 1997 which requires Councils to develop and implement an approved program for immunisation in its municipal area.
2. That the Tasmanian Department of Health take primary responsibility for delivery of school-based immunisation programs in Tasmania.
3. That Section 57 (1) if not removed be replaced with:
“A Council may develop and implement an approved program for immunisation in its municipal area by liaising with the Tasmanian Health Service who is required to carry out school-based immunisation programs statewide.”

Background Comment

Under section 57 of the Public Health Act 1997, a council must develop and implement an approved program for immunisation in its municipal area.

57. Council immunisation programs

- (1) A council must develop and implement an approved program for immunisation in its municipal area.
- (2) The Director may require a council to provide any information the Director determines relating to its immunisation program.

For most councils this includes delivering the National Immunisation Program (NIP) to high school students. This is the School-Based Immunisation Program (SBIP). Some councils also deliver community immunisation clinics.

Delivering an immunisation program is a specialised activity, requires the employment or contracting of nurse immunisers or health professionals, and the management of specialised medical processes including administering vaccines, managing adverse reactions and the storage and transport of vaccinations.

Victoria and Tasmania are the only States where local Councils deliver school based immunisation programs. All other States coordinate this function through State government departments.

The Tasmanian Department of Health is considered to be best placed to manage the resourcing and risks associated with implementing an immunisation program across the state, including school-based immunisation programs.

This is especially the case as the State Government has implemented its school nurse program. Now that a school nurse program has been implemented it is Council’s belief that running school immunisation programs should no longer be a requirement and that Council can and should be able to choose to opt in to providing these programs when and if it believes that it is appropriate to do so.

11 OFFICER’S COMMENTS/CONCLUSION

The decisions of Council regarding this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT) Agenda for the General Meeting to be held on 10 April 2026.



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

Ms Brandie Strickland - Statutory Planner left the meeting at 6.23pm and returned to the meeting at 6.25pm.

MINUTE NO. 26/085

DECISION

Cr Adams/Cr Terrett

That Council receive and note the Monthly Financial Report for the period ending 28 February 2026.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

i) That Council receive and note the Monthly Financial Report for the period ending 28 February 2026;

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 28 February 2026.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 28 February 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:

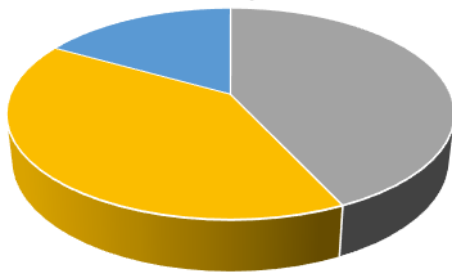
SUMMARY FINANCIAL REPORT						
For Month Ending:	28-Feb-26			8		
A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$15,678,753	-\$15,678,753	-\$15,669,181	-\$10	99.9%	
Recurrent Grant Revenue	-\$5,748,472	-\$4,311,354	-\$4,946,870	\$636	114.7%	
Fees and Charges Revenue	-\$3,484,109	-\$2,322,739	-\$2,092,685	-\$230	90.1%	
Interest Revenue	-\$876,112	-\$584,076	-\$143,078	-\$441	24.5%	
Reimbursements Revenue	-\$45,386	-\$30,257	-\$32,861	\$3	108.6%	
Other Revenue	-\$2,304,133	-\$1,536,089	-\$285,884	-\$1,250	18.6%	
	-\$28,136,965	-\$24,463,268	-\$23,170,559	-\$1,293	94.7%	
Employee costs	\$10,027,128	\$6,684,752	\$5,482,643	\$1,202	82.0%	
Material & Services Expenditure	\$7,471,911	\$4,981,274	\$4,963,614	\$18	99.6%	
Depreciation Expenditure	\$8,031,350	\$5,354,233	\$5,354,233	\$0	100.0%	
Government Levies & Charges	\$1,351,867	\$901,245	\$668,443	\$233	74.2%	
Councillors Expenditure	\$233,300	\$155,533	\$87,949	\$68	56.5%	
Interest on Borrowings	\$0	\$0	\$0	\$0	0.0%	
Other Expenditure	\$1,145,320	\$763,547	\$923,420	-\$160	120.9%	Pensioner Rebates
Plant Expenditure Paid	\$610,710	\$407,140	\$556,695	-\$150	136.7%	
	\$28,871,586	\$19,247,724	\$18,036,997	\$1,211	93.7%	
	\$734,621	-\$5,215,544	-\$5,133,562			
Gain on sale of Fixed Assets	\$0	\$0	-\$2,478	\$2	0.0%	
Loss on Sale of Fixed Assets	\$433,630	\$289,087	\$0	\$289	0.0%	*Asset recognition EOY
Underlying (Surplus) / Deficit	\$1,168,251	-\$4,926,457	-\$5,136,040			1*
Capital Grant Revenue	-\$8,491,599	-\$5,661,066	-\$2,050,425	-\$3,611	36.2%	
Subdivider Contributions	-\$377,927	-\$251,951	0	-\$252	0.0%	* Not recognised until EOY
Capital Revenue	-\$8,869,526	-\$5,913,017	-\$2,050,425			
	-	-	-			
Budget Alteration Requests						
- For Council authorisation by absolute majority						
		Budget	Budget	Actuals		
		Operating	Capital			
<i>Capital works budget variances above 10% or \$10,000 are highlighted</i>						
Feb						
No changes recommended						



A. Balance Sheet Items						
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance	Year to Date					
- Opening Cash balance	\$14,378,738					
- Cash Inflow						
- Cash Payments						
- Closing Cash balance	17,226,410.90					
Account Breakdown						
- Trading Accounts	\$2,356,734					
- Investments	\$14,869,677					
	\$17,226,411					
	-					

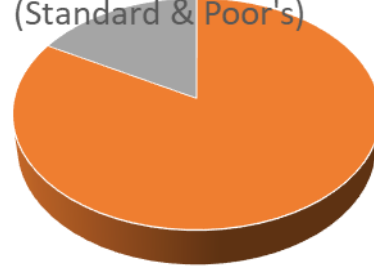
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tas Corp 24hr Call Account	3/02/2026	28/02/2026	3.85	\$6,190	\$6,206	
Commonwealth 24hr Call Account	26/02/2026	28/02/2026	0.25	\$0	\$0	
Commonwealth Business Online Saver Account	28/02/2026	1/03/2026	3.70	\$3,402,455	\$3,402,800	
Westpac Corporate Regulated Interest Account	1/02/2026	28/02/2026	3.95	\$1,314,852	\$1,314,852	
CBA	26/02/2026	28/02/2026	4.10	\$1,515,582	\$1,515,922	
My State Financial	11/02/2026	11/06/2026	4.55	\$2,000,000	\$2,029,918	
My State Financial	11/02/2026	14/05/2026	4.45	\$1,945,451	\$1,967,272	
Westpac	22/01/2026	22/07/2026	4.45	\$3,000,000	\$3,066,201	
Westpac	28/01/2026	28/10/2026	4.70	\$3,000,000	\$3,105,460	
Total Investments				\$16,184,529	\$16,408,632	

Investments by Institution



■ Bank of Us (B&E) ■ Tascorp ■ Westpac ■ CBA ■ MyState

Total Investments by Rating (Standard & Poor's)

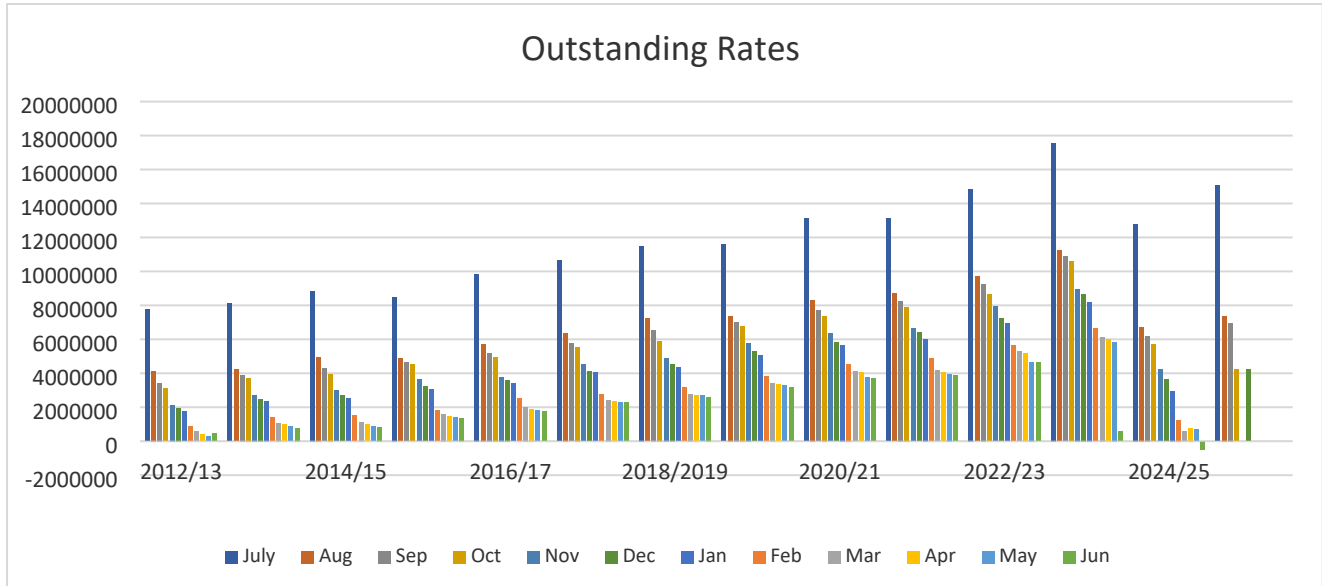


■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2025/26	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$84,682		-\$44,208		
Rates Raised	\$15,587,235		\$14,561,726		
	\$15,671,917		\$14,517,519		
Rates collected	\$13,311,617	71.5%	\$12,656,630	74.9%	
Pension Rebates	\$626,864		\$600,814		



Discount & Remissions	\$27,884	4.0%	\$21,375	4.1%	
	\$13,966,365	0.2%	\$13,278,819	0.1%	
Rates Outstanding	\$2,006,074		\$1,238,700		
Advance Payments received	\$300,522	24.8%	-\$376,227	20.5%	



Trade Debtors				
Current balance	191,026.72			
- 30 Days		6,331.18		
- 60 Days		- 286.09		
- 90 Days		1,990.89		
- More than 90 days		322,215.66		
Summary of Accounts more than 90 days:				
- Contributions		174,467		
- Cemetery Fee		21,048		
- Hire/lease of facilities		37,189		
- Removal of fire hazards		2,000		
- Dog Registrations & Fines		23,457		
- Private Works		24,950		
- Regulatory Fees		20,042		
- Govt Reimbursements		20,236		
- Reimbursements of Aurora fees		419.59		
- Credit Balances		- 1,591.44		

C. Capital Program				
	Budget	Actual (\$,000)	Target 67%	Comments

D. Financial Health Indicators				
	Target	Actual	Variance	Trend



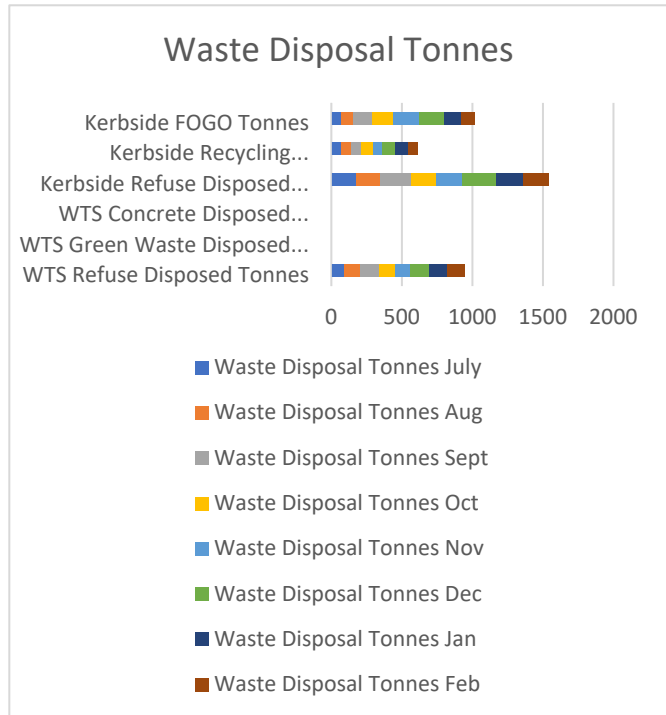
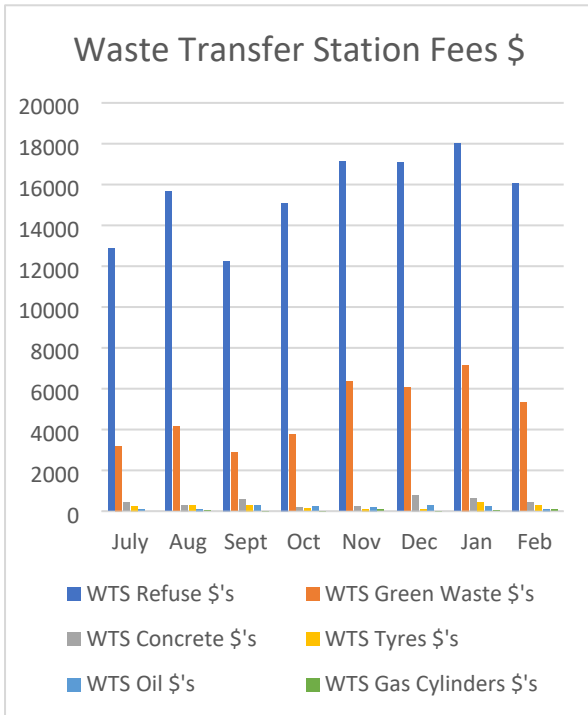
Financial Ratios					
- Rate Revenue / Total Revenue	55.7%	67.6%	-11.9%	↘	
- Own Source Revenue / Total Revenue	80%	79%	0.9%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	-4.2%	22.2%	-26.3%	↘	
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	9.8%	6.8%	3.0%	↘	
- Employee costs / Revenue	35.6%	23.7%	12.0%	↗	
- Renewal / Depreciation	227.6%	154.3%	73.3%	↗	
Unit Costs					
- Waste Collection per bin	\$22.75	\$ 7.31		↔	
- Employee costs per hour	\$59.69	\$40.56		↗	
- Rate Revenue per property	\$2,006.75	\$2,005.53		↔	
- IT per employee hour	\$5.40	\$2.05		↘	

B. Employee & WHS scorecard		
	YTD	This Month
Number of Employees	136	136
New Employees	40	5
Resignations	16	1
Total hours worked	135,168	19,098
Medical Treatment Injury	1	0
Property Damage Incident	3	0
Safety Incidents Reported	16	4
Hazards Reported	0	0
Workplace Inspections	43	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	11	2

C. Waste Management						
Waste Transfer Station	2023/24	2024/25	2025/26 Budget	2025/26 Year to Date		
Takings						
- Refuse	\$148,749	\$190,731	\$113,667	\$124,160	% change for same period last year	95%
- Green Waste	\$60,216	\$46,195	\$32,000	\$38,866	% change for same period last year	131%
- Concrete	\$4,767	\$2,764	\$1,667	\$3,584	% change for same period last year	193%
- Tyres	0	\$0	\$3,333	\$1,872	% change for same period last year	100%
- Oil				\$1,530	% change for same period last year	100%
- Gas Cylinders				\$236	% change for same period last year	100%



Total Takings	\$213,732	\$239,690	\$150,667	\$170,247		
Tonnes Disposed						
WTS Refuse Disposed Tonnes	1276	1590	851	943	% change for same period last year	111%
WTS Green Waste Disposed Tonnes	0	1920	3,553	0	% change for same period last year	#DIV/0!
WTS Concrete Disposed Tonnes	0	0	-	0	% change for same period last year	#DIV/0!
Kerbside Refuse Disposed Tonnes	2507	2282	1,671	1540	% change for same period last year	91%
Kerbside Recycling Disposed Tonnes	1029	1045	686	611	% change for same period last year	90%
Fogo Disposed Tonnes	1308	1353	872	1018	% change for same period last year	111%
Total Waste Disposed	6120	8190	7633	4112		



5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Financial Report - February 2026 [15.1.1 - 1 page]



15.2 MUNICIPAL BUDGET 2026-2027

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Maree Bricknell, Acting General Manager

MINUTE NO. 26/086

DECISION

Cr Richard Goss /Cr Alison Andrews

A) That Council adhere to its previously adopted Budget process as detailed below and endorse the following 2026/2027 Draft Budget parameters.

B) The following budget parameters are suggested for the 2026/2027 Budget for Council consideration, review and endorsement - note Hobart's December 2025 annual movement of CPI was 3.6 percent (National 3.8 percent).

- a) Ongoing operational expenditure to be funded by annual rate income where possible.
- b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
- c) New services to be funded from new rates raised.
- d) User pays principle to be used where possible.
- e) Cash reserves to be committed to specific planned projects.
- f) No borrowings from external sources for capital or operating expenditure, unless funded from new rates raised for new assets.
- g) Contract payments increased as per agreement provisions.
- h) Minimise any Annual Asset Renewal shortfall.
- i) 4% percent increase in financial assistance grant funding.
- j) Interest on investments calculated at 4.3 percent.
- k) Wages indexed by 5% (in accordance with the current Enterprise Bargaining Agreement at 30 June 2025) and other General Operating expenses be indexed by the expected Consumer Price Indexation of 4%.
- l) Emergency Management allocation equal to 5 year average actual expenditure (excluding grant reimbursements).
- m) General rate increases be modelled on a relationship to the expected Consumer Price Indexation for Tasmania for the Budget period, plus
 - any percentage determined in the LTFP for long term sustainability, and
 - for Asset Management renewal funding if required.
- n) Budget operating surplus aim of at least 2.5% of rate revenue.

Lost

Voting for the Motion:

Mayor Mary Knowles OAM, Cr Dick Adams OAM and Cr Alison Andrews AM.

Voting Against the Motion:

Deputy Mayor Janet Lambert, Cr Matthew Brooks, Cr Richard Goss, Cr Andrew McCullagh and Cr Paul Terrett.

FORESHADOWED MOTION

MINUTE NO. 26/087

DECISION

Cr Goss/Cr Terrett

A) That Council adhere to its previously adopted Budget process as detailed below and endorse the following 2026/2027 Draft Budget parameters.



B) The following budget parameters are suggested for the 2026/2027 Budget for Council consideration, review and endorsement - note Hobart's December 2025 annual movement of CPI was 3.6 percent (National 3.8 percent).

- a) Ongoing operational expenditure to be funded by annual rate income where possible.
- b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
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- d) User pays principle to be used where possible.
- e) Cash reserves to be committed to specific planned projects.
- f) No borrowings from external sources for capital or operating expenditure, unless funded from new rates raised for new assets.
- g) Contract payments increased as per agreement provisions.
- h) Minimise any Annual Asset Renewal shortfall.
- i) 4% percent increase in financial assistance grant funding.
- j) Interest on investments calculated at 4.3 percent.
- k) Wages indexed by 5% (in accordance with the current Enterprise Bargaining Agreement at 30 June 2025) and other General Operating expenses be indexed by the expected Consumer Price Indexation of 4%.
- l) Emergency Management allocation equal to 5 year average actual expenditure (excluding grant reimbursements).
- m) General rate increases be modelled on a relationship to the expected Consumer Price Indexation for Tasmania for the Budget period, plus no more than 1% above Hobart Consumer Price Indexation.
- n) Budget operating surplus aim of at least 2.5% of rate revenue.

Carried

Voting for the Motion:

Deputy Mayor Lambert, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Mayor Knowles, Cr Adams and Cr Andrews

Mayor Knowles adjourned the Council Meeting for the meal break at 6:42pm at which time, Ms Brandie Strickland left the meeting.

RECOMMENDATION

A) That Council adhere to its previously adopted Budget process as detailed below and endorse the following 2026/2027 Draft Budget parameters.

B) The following budget parameters are suggested for the 2026/2027 Budget for Council consideration, review and endorsement - note Hobart's December 2025 annual movement of CPI was 3.6 percent (National 3.8 percent).

- a) Ongoing operational expenditure to be funded by annual rate income where possible.
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- i) 4% percent increase in financial assistance grant funding.
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- l) Emergency Management allocation equal to 5 year average actual expenditure (excluding grant reimbursements).
- m) General rate increases be modelled on a relationship to the expected Consumer Price Indexation for Tasmania for the Budget period, plus
 - any percentage determined in the LTFP for long term sustainability, and
 - for Asset Management renewal funding if required.
- n) Budget operating surplus aim of at least 2.5% of rate revenue.

1 PURPOSE OF REPORT

The purpose of this report is for Council to set the parameters for drafting of the 2026/27 Municipal Budget.

2 INTRODUCTION/BACKGROUND

The 2026/27 Draft Budget process is to be conducted mostly in accordance with Council’s previously adopted procedures in an endeavour to finalise the process during June 2026:

- Issue a memo in February to Councillors and staff to list projects/ capital works for consideration and costing
- Place the Budget on Local District Committee agendas
- Conduct a Councillor Municipal Tour on 25 March 2026
- List all major or new works/projects that have been considered by Council for consideration in the Budget process
- Set Budget parameters prior to drafting Budget
- Draft Budget having regard to:
 - i) Strategic Plan
 - ii) Budget parameters
 - iii) Local District Committee requests
 - iv) Long Term Capital Works programs
 - v) Departmental management and operational requirements
- Hold Council workshop/s to consider and review draft budget and review rating methodology
- Present a revised draft Budget to Council meeting for adoption
- Levy rates and charges in July.

With the Audit legislation requiring Annual Financial Statements to be completed by 15th August, it is suggested that Council move through the budget process with an aim to finalise/ adopt at the June meeting, this will allow financial staff to prepare and meet timelines for the end of year financial statements.

It is common practice each year for Council to undertake a Municipal Tour to inspect projects that have been identified for inclusion in the forthcoming budget and also to meet with Local District Committee representatives to discuss their issues of priority. An itinerary for the proposed Municipal Tour will be prepared and circulated prior to the tour.

Proposed budget timetable is as follows:

16 March 2026	Council Meeting	Set budget parameters
25 March 2026	Tour	Inspect Projects
13 April 2026	Workshop	Capital Works Budget
4 May 2026	Workshop	Draft Budget 1



1 June 2026	Workshop	Draft Budget 2
15 June 2026	Workshop (Optional)	Draft Budget 3
22 June 2026	Council Meeting	Adopt Budget
Mid-July 2026		Issue Annual Plan
Mid-July 2026		Issue Rates

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Rating methods and financial policies will be considered during the Budget deliberations.

5 STATUTORY REQUIREMENTS

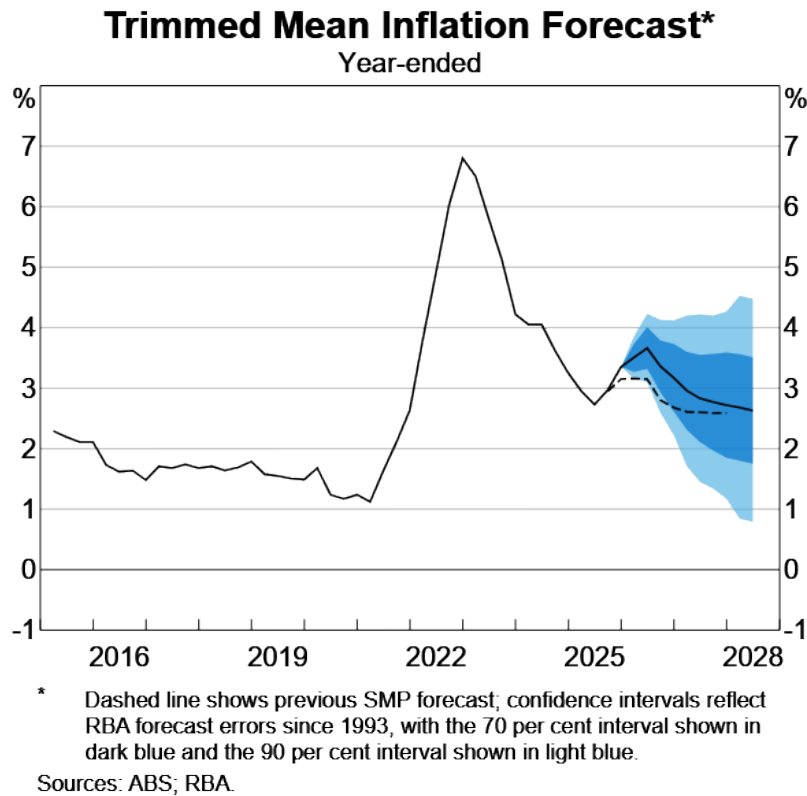
Council must adopt a Budget by absolute majority in accordance with section 82 of the *Local Government Act 1993*, prior to 31 August and not more than one month before the start of the financial year.

6 FINANCIAL IMPLICATIONS

Careful consideration must be taken to enable Council to have sufficient funds to maintain assets and meet commitments for the 2026-2027 financial period.

Some outside influences this year that need to also be considered include:

- Federal government grant funding for projects under construction or for consideration
- Possibility of Government funding initiatives
- Continuation and increase of Roads to Recovery grant funding program
- EBA wage provisions
- Bank Interest rates stabilising
- Development trends in area especially planned subdivisions in Translink, Evandale & Perth
- Capital Projects in progress and their associated commitments
- Rise in prices for goods and services due to inflationary pressures
- Labour shortages and wage growth
- Changing waste management arrangements, and
- Revaluation of Properties and Ratepayers ability to pay.



Reserve Bank of Australia - The forecast for headline inflation has also been revised higher relative to the November Statement, primarily reflecting the stronger outlook for underlying inflation. Headline inflation is forecast to reach 4.2 per cent by mid-2026, then ease to around 2.6 per cent by the end of the forecast period (Graph 3.7).

7 RISK ISSUES

Council must adopt its budget to enable annual planning to commence and rates and charges to be levied for the 2026/2027 financial period.

8 CONSULTATION WITH STATE GOVERNMENT

A submission to the State Grants Commission papers was put forward for consideration during the Government Grant funding distribution process.

9 COMMUNITY CONSULTATION

Council meet with Local District Committees to discuss priority budget projects listed by the committees. There is also indirect input into the formation of the Budget from ratepayer feedback during the year, via councillors and departmental managers.

10 OPTIONS FOR COUNCIL TO CONSIDER

The following budget parameters are suggested for the 2026/2027 Budget for Council consideration, review and endorsement - note Hobart's December 2025 annual movement of CPI was 3.6 percent (National 3.8 percent).

- a) Ongoing operational expenditure to be funded by annual rate income where possible.



- b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
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 - any percentage determined in the LTFP for long term sustainability, and
 - for Asset Management renewal funding if required.
- n) Budget operating surplus aim of at least 2.5% of rate revenue.

11 OFFICER'S COMMENTS/CONCLUSION

The cost of many goods and services have stabilised since the last budget period specially building and road construction materials, and contractor payments. However, cost of fuel, road materials and wage growth is uncertain.

This year the revaluation of all properties will cause some ratepayers to pay more or less than the average rate increase in each rate category.

12 ATTACHMENTS

Nil



16 WORKS REPORTS

16.1 NORTHERN MIDLANDS COUNCIL DARK SKY POLICY AND SUPPORT OF ROSS AS A DARK SKY COMMUNITY

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Samuel Goss, Trainee Engineering Officer

Mayor Knowles reconvened the meeting after the meal break at approximately 7.15pm and Council commenced with Item 16.1.

MINUTE NO. 26/088

DECISION

Cr McCullagh/Cr Terrett

That Council

- a) Support in-principle the Dark Sky Lighting Policy as presented and implementation of the program so long as it aligns with national regulatory standards.

and

- b) Seek external funding for the implementation of the Dark Sky Program to support accreditation as a recognised Dark Sky Community.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council

- a) Support in-principle the Dark Sky Lighting Policy as presented and implementation of the program so long as it aligns with national regulatory standards.

and

- b) Seek external funding for the implementation of the Dark Sky Program to support accreditation as a recognised Dark Sky Community.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's in-principle- support for the proposed Dark Sky Lighting Policy and the implementation of the Dark Sky Community Program for Ross, subject to alignment with national regulatory standards.

The report also seeks Council endorsement to pursue external funding opportunities to further support the accreditation to become a recognised Dark Sky Community.

2 INTRODUCTION/BACKGROUND

The Ross Local District Committee (LDC) is applying to Dark Sky International for accreditation as a Dark Sky Community. This designation recognises places with exceptionally dark night skies that are protected through the adoption of a dark sky-compliant lighting policy.



There are currently forty-three accredited Dark Sky Communities worldwide. If successful, Ross would become only the third Dark Sky Community in Australia and only Dark Sky Community in Tasmania.

Accreditation would establish Ross as a destination of national and international significance for night sky viewing. Astro-tourism is a growing global trend, and this initiative would position Ross at the forefront of this movement, while complementing the town's existing attractions, including its tree-lined streetscape, colonial architecture and rich history.

The village of Ross is increasingly recognised for the exceptional quality of its night sky, making it well suited to astronomical observation and astrotourism. Its geographic location, low levels of artificial lighting, favourable climate and strong community engagement combine to create highly favourable dark sky conditions.

Geographic Setting and Low Light Pollution

Ross is located in the central Tasmanian Midlands, distant from major urban centres and associated light pollution. The village has a population of approximately 400 people and no industrial or commercial development, resulting in minimal artificial lighting.

The main streets of Ross are lined with mature elm, oak and ash trees forming dense canopies that significantly reduce upward light spill and reflection. The surrounding landscape consists primarily of grazing land and dispersed farmsteads, contributing negligible skyglow. This exceptionally low background light is a key factor supporting high quality night sky viewing.

Ross is situated approximately midway between the light domes of Launceston and Hobart, and benefits from distance and terrain that further limit external light spill.

Sky Visibility and Atmospheric Conditions

While Tasmania is widely recognised for dark skies, many areas are forested or mountainous. Ross lies on open plains, providing wide horizons and unobstructed views of the night sky. This makes it particularly suitable for observing celestial events such as meteor showers, planetary conjunctions and the Milky Way.

The Midlands climate is typically dry and cool, particularly in winter and spring, which are optimal seasons for astronomical observation. The area experiences frequent clear nights and lower cloud cover than Tasmania's western and southern regions. Ross also lies in a rain shadow, resulting in relatively low rainfall (average annual rainfall of 546.3 mm between 2020–2024), stable atmospheric conditions and excellent air quality.

Astronomical and Community Potential

Although Ross does not currently host a formal observatory, the recently formed Ross Astronomical Society reflects growing local interest and capability. The town's sky quality and location provide strong opportunities for amateur astronomy, astrophotography and dark sky tourism.

Ross offers clear visibility of key southern hemisphere features, including the Southern Cross, Centaurus, Carina, the Magellanic Clouds and, during periods of heightened solar activity, the Aurora Australis. Local tourism operators are exploring dark sky-themed experiences that complement Ross's heritage attractions, supporting the development of a distinctive astrotourism offering.



Aurora Viewing Potential

Ross's latitude (42°S), low light pollution and unobstructed southern views make it well suited for aurora viewing during favourable geomagnetic conditions. This potential is well documented through local astrophotography and publications, highlighting Ross as an accessible and attractive location for aurora observation.

Monitoring and Data Collection

Prior to submitting the Dark Sky Community pre-application, night sky brightness was monitored using a Sky Quality Meter. Measurements taken in late 2024 and early 2025 recorded readings exceeding the Dark Sky International accreditation threshold of 21.2 mag/arcsec², confirming the high quality of Ross's night sky. Readings were submitted to the Globe at Night database to support the application.

Outdoor Lighting Context

Outdoor lighting in Ross falls into three categories: street lighting, external lighting on public buildings, and floodlighting of historic monuments. There is minimal illuminated signage or sports ground lighting.

There are 53 streetlights within Ross, maintained by TasNetworks on behalf of Northern Midlands Council. While high pressure sodium luminaires currently used in key heritage areas meet Dark Sky requirements, these are progressively being replaced with higher temperature LED lighting. This presents a risk to the heritage nighttime streetscape and dark sky values, which the proposed lighting policy seeks to address. Community support for retaining compliant lighting is strong.

Plans will be developed to progressively upgrade lighting on public buildings, businesses and monuments to ensure compliance with the Dark Sky Lighting Policy following accreditation.

Dark skies are essential for both human health and biodiversity. They support natural sleep patterns and promote wellbeing and connection to nature for people, while also playing a critical role in the survival of nocturnal insects and wildlife. Light pollution disrupts these natural rhythms, with adverse impacts on ecosystems and human health.

The proposed Dark Sky Community accreditation:

- Aligns with multiple Council strategies and policies
- Has strong support from the Ross community, as well as a range of organisations and individuals
- Has received coverage in several media outlets
- Is underpinned by a five year plan developed by the proponents to maximise economic and tourism benefits for Ross
- Has been fully funded by the proponents, who have raised the \$450 application fee, prepared the application to Dark Sky International, and purchased a \$250 Sky Quality Meter to support an ongoing data collection program

To achieve accreditation, Council is required to adopt a dark sky-compliant lighting policy. To support this:

- The proponents have prepared a lighting policy that meets Dark Sky International requirements and complies with AS1158
- All streetlights and publicly owned lighting in Ross have been mapped, with required lighting changes identified
- Upon accreditation, Ross will have a five-year implementation period to fully comply with the lighting policy



Several Australian local governments have already adopted Dark Sky-compliant lighting policies, including Yankalilla Council in South Australia and the Shires of Carnamah and Wonga Ballidu in Western Australia.

Within Tasmania, a number of councils are currently exploring formal participation in the Dark Sky network. Ross is well advanced in this regard, having already developed a compliant lighting policy and progressed an accreditation application.

Maintaining this momentum will ensure Ross remains at the forefront of Dark Sky initiatives in Tasmania and nationally.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.3 Public assets meet future lifestyle challenges

Place: Nurture our heritage environment

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

Strategic outcomes:

4.2 Meet environmental challenges

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS



There are minimal immediate financial implications for Council arising from providing in-principle support for the Dark Sky lighting Policy. The application fee, policy preparation, and initial data collection costs have been met by the proponents. Any future costs associated with implementing the Dark Sky Community Program, including potential lighting upgrades, would be staged over a five-year period following accreditation and would be subject to Council consideration through normal budget and capital works processes. Council's financial exposure is further mitigated by the intention to seek external grant funding to support implementation, thereby reducing reliance on Council-funded resources.

7 RISK ISSUES

The primary risks associated with supporting the Dark Sky lighting Policy relate to regulatory compliance, financial exposure, and implementation capacity. These risks are mitigated by the policy's requirement to align with national regulatory standards, including AS1158, and by Council providing only in-principle support at this stage. Financial risk to Council is limited, as accreditation and initial preparatory costs have been met by the proponents, and implementation funding would be sought through external sources. There is also a manageable reputational risk should accreditation not be achieved or ongoing compliance not be maintained; however, this is reduced through the proposed staged implementation period, clear governance arrangements, and community support for the initiative.

8 CONSULTATION WITH STATE GOVERNMENT

Formal consultation with the Tasmanian State Government has not been required at this stage of the Dark Sky Community application. The proposal is community-led and does not trigger statutory State approvals. Notwithstanding this, the initiative aligns with broader State-level discussions being progressed through the Local Government Association of Tasmania regarding Dark Sky planning guidance. Should accreditation be achieved, and where implementation intersects with State-owned assets, heritage considerations or regulatory frameworks, appropriate consultation with relevant State agencies would be undertaken as required.

9 COMMUNITY CONSULTATION

The Dark Sky lighting proposal has strong support from the Ross community, demonstrated through the active involvement of the Ross Local District Committee and the contribution of local organisations and individuals. The initiative has been community-led, with proponents undertaking significant preparatory work, including policy development, data collection, and public advocacy. Media coverage and ongoing engagement have further raised community awareness and support for the project. This level of local commitment indicates a high degree of community ownership and provides a strong foundation for successful implementation and long-term compliance should accreditation be achieved. The committee have committed to continuing to engage with the community and business community throughout the future steps of the program.

10 OPTIONS FOR COUNCIL TO CONSIDER

That Council:

1. Provide in-principle support for the proposed Dark Sky lighting Policy and the implementation of the Dark Sky Community Program for Ross, subject to alignment with national regulatory standards; and
2. Endorse the pursuit of external funding for the implementation of the Dark Sky Program to support accreditation as a recognised Dark Sky Community.

11 OFFICER'S COMMENTS/CONCLUSION

The Ross community has demonstrated strong enthusiasm and commitment to reducing light pollution, improving human and environmental health, minimising energy use, and celebrating the town's night skies.



Accreditation as a Dark Sky Community would formalise this commitment and align Ross with the objectives of Dark Sky International. Council and the community would commit to working collaboratively to achieve the goals of the Dark Sky Community Program, support Dark Sky International campaigns and initiatives, assist emerging Dark Sky communities, and provide annual updates to Dark Sky International as required.

This initiative presents an opportunity for Ross to demonstrate leadership in environmental stewardship, community wellbeing and sustainable tourism, while protecting a valued natural asset for current and future generations.

12 ATTACHMENTS

1. Dark Sky Policy [**16.1.1** - 4 pages]
 2. Ross Dark Sky Community Council Brief [**16.1.2** - 40 pages]
 3. International Dark- Sky Community Program Guidelines 2018 [**16.1.3** - 14 pages]
 4. The Dark Sky project - presentation to NMC [**16.1.4** - 6 pages]
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16.2 RUSSELL STREET AND WHITE HILLS ROAD, EVANDALE – SPEED LIMIT AND TRAFFIC MANAGEMENT REPORT

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Leigh McCullagh, Works Manager

MINUTE NO. 26/089

DECISION

Cr Terrett/Cr Andrews

That Council

a)

- i) investigate longer term streetscape and traffic calming options for Russell Street to improve pedestrian amenity and safety, subject to future funding and design considerations; and
- ii) further investigation of traffic and parking controls at the Rodgers Lane / Macquarie Street intersection, including parking restrictions and turning movements, to address identified heavy vehicle safety concerns.

and

- b) Supports in principle a review of speed limit signage on White Hills Road near No. 845 to improve consistency between traffic directions and authorises officers to engage with the Department of State Growth and the Transport Commissioner as required.

and

- c) Does not support a reduction in the posted speed limit on Russell Street between High Street and Macquarie Street at this time having regard to the Tasmanian Speed Zoning Guidelines, operating speed data, crash history, and prior advice from the Department of State Growth.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council

a)

- i) investigate longer term streetscape and traffic calming options for Russell Street to improve pedestrian amenity and safety, subject to future funding and design considerations; and
- ii) further investigation of traffic and parking controls at the Rodgers Lane / Macquarie Street intersection, including parking restrictions and turning movements, to address identified heavy vehicle safety concerns.

and

- b) Supports in principle a review of speed limit signage on White Hills Road near No. 845 to improve consistency between traffic directions and authorises officers to engage with the Department of State Growth and the Transport Commissioner as required.



and

c) Does not support a reduction in the posted speed limit on Russell Street between High Street and Macquarie Street at this time having regard to the Tasmanian Speed Zoning Guidelines, operating speed data, crash history, and prior advice from the Department of State Growth.

1 PURPOSE OF REPORT

To consider requests from the Evandale District Committee and Community members relating to:

1. Reduction of the posted speed limit on Russell Street within the Evandale shopping precinct;
2. Heavy vehicle movements and parking impacts at the Macquarie Street / Rodgers Lane intersection; and
3. Speed limit arrangements on White Hills Road.

2 INTRODUCTION/BACKGROUND

The Evandale District Committee has raised a number of road safety and amenity concerns within Evandale, including pedestrian safety along Russell Street, heavy vehicle movements and parking in the vicinity of Macquarie Street. These matters were formally raised through motions presented to Council at its Ordinary Meeting held on 20 October 2025.

Russell Street - Speed Reduction in Evandale Shopping Precinct: 40Km/Hr Zone

The committee requests that Council reviews the safety risks within the Evandale shopping precinct arising from its narrow carriageway and verges, high pedestrian activity (including children, older persons, mobility-scooter users, and cyclists), and the need to protect the township's historic streetscape and infrastructure and;

1. Supports in principle the reduction of the posted speed limit from 50 km/h to 40 km/h within the Evandale shopping precinct, defined for the purposes of this motion as; Russell Street between High Street and Macquarie Street.
2. Engages with local traders and residents to confirm precinct boundaries, staging, and a communications plan (including event overlays such as the Penny Farthing weekend).

Road environment and vulnerable users: Evandale's main street functions as a high pedestrian activity area with constrained widths, historic fabric, frequent visitor activity and mobility scooter users. Reducing from 50 to 40 km/h materially lowers kinetic energy in any conflict and improves driver reaction margins at crossing points. There are safety risks within the Evandale shopping precinct arising from its narrow carriageway and verges, high pedestrian activity (including children, older persons, mobility-scooter users, and cyclists), and the need to protect the township's historic streetscape and infrastructure.

Heavy Vehicle Access Along Rodgers Lane and Murray Street to Macquarie Street

That Council notes the road safety risk associated with heavy vehicle turning movements from Rodgers Lane into Macquarie Street due to the constrained carriageway width and turning geometry, and the conflict created when trucks swing into the oncoming traffic lane at this location.

Rodgers Lane is very narrow; when heavy vehicles enter Macquarie Street their turning path encroaches into the opposing traffic lane, creating an avoidable safety risk and amenity impacts for the Evandale town centre.

Evandale Restriction of Parking – Rodgers Lane to Murray Street on Sundays



The committee requests the council to restrict parking to “No Standing” zones along Rodgers Lane to Murray Street on Sundays and install appropriate signage to clearly indicate the “No Standing” restriction for the designated area.

The section of Rodgers Lane to Murray Street experiences significant congestion on Sundays due to increased visitor traffic. This creates safety concerns for pedestrians and obstructs emergency vehicle access. Implementing a “No Standing” restriction will:

- Improve traffic flow and reduce bottlenecks.
- Enhance pedestrian safety.

Similar measures have been successfully applied in other areas, such as Coachmans Road and Saddlers Court, following community consultation and Council resolution.

At this time, Council resolved to seek further information on each of the concerns raised. Council Officers sought advice from a traffic engineer who has since provided the following advice to Council in relation to each of the matters raised.

Reduction of speed limit on White Hills Road

Further to the requests raised by the Evandale District Committee, Council also received a request from an Evandale resident seeking further investigation into a reduction of the speed limit on White Hills Road. This matter had previously been raised with the Department of State Growth. As part of Council’s response to the District Committee’s requests, officers sought advice from a qualified traffic engineer to inform Council’s consideration of both the District Committee matters and the resident’s request.

Advice From Traffic Engineer

1. Russell Street, Evandale – Speed Zone Options (Request for Reduction)

The Committee has requested that Council review safety risks within the Evandale shopping precinct arising from the narrow carriageway and verges, high pedestrian activity (including children, older persons, mobility scooter users, and cyclists), and the need to protect the township’s historic streetscape and infrastructure. Specifically, the Committee supports in principle a reduction of the posted speed limit from 50 km/h to 40 km/h on Russell Street between High Street and Macquarie Street.

The Tasmanian Speed Zoning Guidelines (2020) provide technical advice for practitioners on the selection of permanent speed limits. As outlined in the Guidelines, the default urban speed limit is 50 km/h, with posted speed limits applied where the default is considered inappropriate and subject to approval by the Transport Commission under the Traffic Act 1925.

The Guidelines emphasise that speed limits are maximums rather than target speeds, and that motorists are required to drive to conditions. They also note that speed limits must be realistic and credible, reflecting road characteristics and the surrounding environment. Arbitrarily low limits can result in poor compliance, particularly where operating speeds are already constrained by road geometry or traffic conditions. In some cases, safety concerns are more effectively addressed through physical works, traffic calming, or warning signage rather than speed limit reductions alone.

Council traffic count data indicates that near the main shopping area on Russell Street (commencing outside Lake Leather), more than 96% of vehicles are already travelling at 40 km/h or below. This includes 100% of heavy vehicles, which appear to comprise approximately 13% of traffic at this location. Near Macquarie Street, operating speeds increase, consistent with the more open streetscape beyond the shopping precinct. At this location, some vehicles are exceeding the current 50 km/h limit, indicating a potential credibility and compliance issue rather than a need for further reduction. These higher speeds are predominantly associated with light vehicles and would be more appropriately addressed through targeted enforcement.



Based on observed site conditions during peak activity periods, including market days and morning peak times, vehicle speeds are typically well below 40 km/h due to traffic volumes, pedestrian activity, and constrained geometry. During such periods, speeds of 30 km/h or less appear to be the norm. Further traffic counts with time of day speed analysis could be undertaken if Council wishes to confirm this pattern.

Previous advice from the Department of State Growth (DSG) has indicated that a 40 km/h speed limit at this location may lack credibility outside of peak activity periods and is unlikely to be supported under the Tasmanian Speed Zoning Guidelines. DSG also noted the absence of reported pedestrian involved crashes on this section of Russell Street over the past ten years. Recent crash history similarly shows only a small number of incidents, primarily involving manoeuvring and parked vehicles, with no clear indication of speed related issues.

On this basis, it is considered difficult to justify a permanent reduction in the posted speed limit on Russell Street at this time. If Council wishes to further enhance pedestrian amenity and safety, longer term streetscape or traffic calming treatments may be a more appropriate option for future consideration.

2. Macquarie Street – Heavy Vehicle Movements and Parking

The Committee has also raised concerns regarding heavy vehicle turning movements from Rodgers Lane into Macquarie Street, and parking along Rodgers Lane and Murray Street to Macquarie Street, particularly on Sundays.

A site review indicates that the turning geometry at the Rodgers Lane / Macquarie Street intersection is highly constrained. It is unlikely that most heavy vehicles can safely negotiate this turn without encroaching into the opposing traffic lane. Visibility is also limited, creating safety risks for both heavy and light vehicles.

The installation of “No Standing” restrictions (or yellow kerb markings) in the immediate vicinity of the intersection, along with clear signage, would assist in reducing conflicts. Consideration could also be given to installing a “No Left Turn” restriction from Rodgers Lane into Macquarie Street to prevent unsuitable manoeuvres.

More broadly, Council may wish to consider converting Rodgers Lane to one way operation (for example, eastbound only), with a corresponding “No Entry” treatment at the Murray Street / Scone Street end. This could improve traffic flow, visibility, and overall safety, while reducing the need for more restrictive controls at the Macquarie Street intersection.

White Hills Road, Evandale – Speed Limit Review

1. Reduction in Speed Limit near No. 845 White Hills Road

There appears to be merit in reviewing the current speed zoning arrangements near No. 845 White Hills Road to improve consistency and credibility. At present, north east bound traffic operates under a 50 km/h zone beyond this property, while south west bound traffic transitions from 70 km/h immediately prior to the same location before reducing further toward the township.

Consideration could be given to extending the 50 km/h zone to apply to both traffic directions at this location. This would better reflect the effective township boundary and account for nearby dwellings, driveways, a bus stop, a shared path, and a nearby junction. Aligning speed limits in both directions would be consistent with the intent of the Tasmanian Speed Zoning Guidelines and would enhance driver understanding and compliance.

As this location functions as a transition zone, the Guidelines also indicate that an appropriate buffer distance should be provided. This could involve relocating the existing 70 km/h sign approximately 300 metres to the northeast or alternatively installing “50 km/h Ahead” advance warning signage.

Should Council consider this option justifiable, a formal request could be submitted to the Transport Commissioner for approval.



2. General Reduction in Speed Limit on White Hills Road

A general reduction of the speed limit along White Hills Road is unlikely to be supported. The road functions as a rural collector/link road with limited roadside development, and the default 100 km/h speed limit is consistent with the Tasmanian Speed Zoning Guidelines for sealed rural roads outside built up areas.

State Growth guidance notes that lower speed limits should not be used to address isolated geometric deficiencies, such as curves or crests, which are more appropriately treated through physical works or advisory signage. In this context, a reduction to 80 km/h is considered unlikely to meet guideline requirements. A road safety audit could, however, identify opportunities for additional warning signage or targeted treatments at specific locations if required.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS



N/A

6 FINANCIAL IMPLICATIONS

There are no immediate budgetary impacts associated with Council noting and endorsing the qualified traffic engineering advice. Any future costs arising from this matter would be limited to officer time for engagement with State Government agencies and the investigation of potential traffic management or streetscape measures. Should Council elect to progress any physical works, signage changes, or longer-term streetscape improvements in the future, these would be subject to separate reporting, detailed cost estimates, and consideration through Council's normal budget and capital works planning processes.

7 RISK ISSUES

There is a reputational and community perception risk for Council in not proceeding with some of the requested speed limit changes, particularly where community concerns relate to pedestrian safety and amenity. This risk is mitigated by Council's reliance on qualified traffic engineering advice, adherence to the Tasmanian Speed Zoning Guidelines, and the absence of evidence indicating a systemic speed-related safety issue at the locations considered. There is also a regulatory risk associated with pursuing speed limit changes that are unlikely to be supported by the Transport Commissioner, which could result in unsuccessful applications and inefficient use of resources. These risks are further managed through ongoing engagement with the District Committee, the broader Evandale community, and relevant State Government agencies, and by investigating alternative traffic management and streetscape measures where appropriate.

8 CONSULTATION WITH STATE GOVERNMENT

Officers will be required to engage with relevant State Government agencies, including the Department of State Growth, to progress specific elements of the recommendations where State approval, input, or coordination is necessary, particularly in relation to any proposed changes to speed zoning or regulatory traffic controls.

9 COMMUNITY CONSULTATION

Ongoing engagement with the District Committee and the broader Evandale community will continue, ensuring that stakeholders are kept informed and have opportunities to provide input as traffic and streetscape matters are considered and progressed.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can resolve to: -

1. investigate longer term streetscape and traffic calming options for Russell Street to improve pedestrian amenity and safety, subject to future funding and design considerations; and
2. further investigation of traffic and parking controls at the Rodgers Lane / Macquarie Street intersection, including parking restrictions and turning movements, to address identified heavy vehicle safety concerns.

and

3. Support in principle a review of speed limit signage on White Hills Road near No. 845 to improve consistency between traffic directions and authorises officers to engage with the Department of State Growth and the Transport Commissioner as required.

and

4. Not support a reduction in the posted speed limit on Russell Street between High Street and Macquarie Street at this time having regard to the Tasmanian Speed Zoning Guidelines, operating speed data, crash history, and prior advice from the Department of State Growth.

11 OFFICER'S COMMENTS/CONCLUSION



That Council endorses the advice provided by the qualified traffic engineer in relation to the traffic and speed management matters raised by the District Committee; and, based on that advice, resolves not to pursue a reduction in the posted speed limit on Russell Street between High Street and Macquarie Street at this time; supports consideration of longer-term streetscape and traffic-calming measures for Russell Street subject to future planning and funding; supports in principle a review of speed limit signage on White Hills Road near No. 845 to improve consistency between traffic directions, with officers to liaise with the Department of State Growth as required; notes that a general reduction of the speed limit along White Hills Road is not supported; and supports further investigation of traffic and parking management measures at the Rodgers Lane and Macquarie Street intersection to address identified heavy vehicle safety issues.

12 ATTACHMENTS

Nil



17 ITEMS FOR THE CLOSED MEETING

MINUTE NO. 26/090

DECISION

Cr McCullagh/Deputy Mayor Lambert

That Council move into the "Closed Meeting" with the Acting General Manager, Works Manager and Executive Officers to discuss Closed Council Items.

Carried Unanimously

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 TRANSLINK INTERMODAL FACILITY PHASE FIVE FUNDING COMMITMENT

MINUTE NO. 26/094

DECISION

Cr McCullagh/Cr Adams That Council

- a) Approve the allocation of TRANSLink Intermodal Facility Project Phase Five funding of \$860,000 to meet the cost of the project's Lead Design Consultant.
- b) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to release the decision to the public.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil



18 CLOSURE

MINUTE NO. 26/095

DECISION

Cr Adams/Cr McCullagh

That Council move out of the "Closed Meeting".

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Mayor Knowles closed the meeting at 7.37pm.

MAYOR _____ DATE _____