



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 18 MAY 2026

Maree Bricknell
ACTING GENERAL MANAGER



QUALIFIED PERSONS ADVICE

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

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

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

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

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

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

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

Closed Council Meetings will not be live streamed or recorded.

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

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

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

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

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

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

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

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

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

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

Maree Bricknell

ACTING GENERAL MANAGER



GUIDELINES FOR COUNCIL MEETINGS

EXPECTATIONS OF COUNCILLOR CONDUCT

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

MEETING CONDUCT

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

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

REPRESENTATIONS ON PLANNING ITEMS

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

PETITIONS

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



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY 18 MAY 2026 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.



MAREE BRICKNELL

ACTING GENERAL MANAGER

13 MAY 2026

4.00pm Councillor Workshop – closed to the public

5.30pm Public Questions & Statements

1 ATTENDANCE

PRESENT

In Attendance:

APOLOGIES



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3 ACKNOWLEDGEMENT OF COUNTRY

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

4 DECLARATIONS OF INTEREST

In accordance with

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

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



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 20 April 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, 29 June 2026.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

No Notices of Motion were received.

5.4 COUNCILLOR QUESTIONS ON NOTICE

No Questions on Notice were received.



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

RECOMMENDATION

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

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
8 February 2026	Devon Hills Neighborhood Watch & Residents Committee	Ordinary
14 April 2026	Liffey School House Management Committee	Special Meeting
16 April 2026	Cressy War Memorial Swimming Pool Committee	Ordinary
26 April 2026	Devon Hills Neighborhood Watch & Residents Committee	Ordinary
5 May 2026	Campbell Town District Committee	Ordinary
5 May 2026	Ross District Committee	Ordinary
6 May 2026	Longford District Committee	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT COMMITTEE

At the ordinary meeting of the Campbell Town District Committee held on 5 May 2026, no motions were recorded for Council's consideration.

7.2 CRESSY DISTRICT COMMITTEE

At the ordinary meeting of the Cressy Local District Committee held on the 25 March 2026, no motions were recorded for Council's consideration.

7.3 LONGFORD DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 6 May 2026, no motions were recorded for Council's consideration.

7.4 ROSS DISTRICT COMMITTEE

At the ordinary meeting of the Ross Local District Committee held on 5 May 2026 there were no motions were recorded for Council's consideration.

8 INFORMATION ITEMS

RECOMMENDATION

That the Open Council Information items be received.

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Maree Bricknell, Acting General Manager

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

Date Held	Purpose of Workshop
04/05/2026	Council Workshop Discussion: Perth Community Hub Submission and NMC Budget
18/05/2026	Council Workshop Discussion: Council Meeting Agenda items



8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 14 April to 12 May 2026 are as follows:

Date	Activity
16 April 2026	Interview with insurance lawyer online, Gipps Creek
20 April 2026	Attended Council workshop and meeting, Longford
23 April 2026	Attended meeting with NTDC, online
24 April 2026	Attended NMC to sign documents, pick up Anzac wreath
25 April 2026	Officiated at Avoca Anzac Day Service, Avoca
28 April 2026	Attended NTDC Steering Committee meeting online
29 April 2026	Attended Longford Men's Shed 15-year celebration, Longford
1 May 2026	Attended Landcare meeting, Rossarden
4 May 2026	Officiated at Longford Waste Transfer Station weighbridge and Rekindle Official Opening
4 May 2026	Attended meeting with Ben Lomond PWSM, online, Longford
4 May 2026	Attended Council Workshop
5 May 2026	Attended CTDHS Anzac Service, Campbell Town
5 May 2026	Attended meeting with Campbell Town Museum Committee, Campbell Town
6 May 2026	Attended meeting with Toosey, Longford
6 May 2026	Attended Fire Brigade meeting, Rossarden
	Attended to emails, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

Acting General Manager's Activities Attended & Planned for the period 15 April 2026 to 15 May 2026 are as follows:

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

Date	Activity
15 April 2026	RPG Meetings
15 April 2026	Quickweb Replacement Solution (Online Payments)
15 April 2026	Meeting with RiverRoad – Budget and Valuation
16 April 2026	Met with Evandale Gun Club
16 April 2026	Met with Cressy Rec Committee
20 April 2026	Attended the council workshop and ordinary meeting
23 April 2026	Met with CEO and Chair NTDC
28 April 2026	Met with JBS – Mills Dam
29 April 2026	Opening of Longford Men's Shed
30 April 2026	Met with the CEO JJ's Waste
1 May 2026	Northern GM/CEO's Regional Meeting – April
4 May 2026	Attended the Council workshop
4 May 2026	Attended the Opening of the Waste Transfer Station - Longford
4 May 2026	Attended a meeting with the Mayor – Ben Lomond Developer - PWSM
5 May 2026	Revaluation Information Session with Valuer General
5 May 2026	Met with Campbell Town Museum and Info Centre
6 May 2026	Introduction and Council catch up – Toosey Aged Care
6 May 2026	Northern Municipal Emergency Management Group meeting
6 May 2026	Met with Longford Primary School
7 May 2026	Met with Motorsports Tas Development



Date	Activity
15 April 2026	RPG Meetings
15 April 2026	Quickweb Replacement Solution (Online Payments)
15 April 2026	Meeting with RiverRoad – Budget and Valuation
16 April 2026	Met with Evandale Gun Club
16 April 2026	Met with Cressy Rec Committee
20 April 2026	Attended the council workshop and ordinary meeting
23 April 2026	Met with CEO and Chair NTDC
28 April 2026	Met with JBS – Mills Dam
29 April 2026	Opening of Longford Men’s Shed
30 April 2026	Met with the CEO JJ’s Waste
1 May 2026	Northern GM/CEO’s Regional Meeting – April
12 May 2026	Attended Intermodal Freight Terminal Meeting
13 May 2026	RPG Meeting
14 May 2026	Met with lessee Ross Caravan Park
14 May 2026	NTARC BMT – Regional Climate Resilience through Collaboration
15 May 2026	Met with NTDC regarding shared services

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.

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	96	86			875	896
337	37	44	44	41	36	46	41	45	50	44			384	418	379



8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2024/2025		Income/Issues for April 2026		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	9	142	3,711	137,658
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	2	176	6	395
Renewed Kennel Licences	82	4,100			86	4,730
Infringement Notices (paid in full)	59	12,935			36	9,228
Legal Action					5	1,435
Livestock Impounded	3	150				
TOTAL		\$124,302		\$318		\$151,325

Audits:

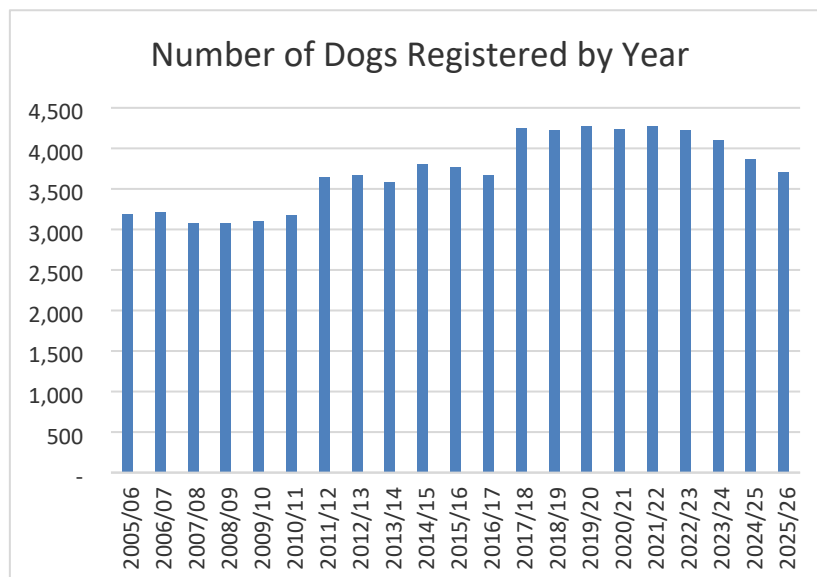
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

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	92	4	14	17	6	7	5	19	9	11	111		
Routine Mobile/Market stall Food Inspections	22	0	0	0	11	0	0	1	1	0	9		
Preliminary Site Visits – Licensed Premises	6	1	0	0	0	1	1	1	0	2	0		
On-site wastewater Assessments	45	4	2	4	9	6	5	2	4	4	5		
Complaints/Enquiries – All Types	99	7	6	8	6	9	9	11	15	10	18		
Place of Assembly approvals	4	0	0	0	1	0	1	1	1	0	0		
Notifiable Diseases	5	0	0	0	1	1	1	0	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	25	3		
Building & Planning	36	260	92	31	11	11	3	5	0	16	1	15	10		
Community Services	59	52	7	0	0	2	3	2	0	4	2	2	0		
Corporate Services	26	353	63	1	30	0	12	11	9	32	20	41	22		
Governance	19	18	18	0	0	1	5	5	7	3	1	1	0		
Waste	14	21	7	1	0	1	3	2	0	3	2	3	0		
Works	415	446	189	24	8	26	60	58	19	41	35	66	15		



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
9-Feb-26	Mabel Cooper	Education Bursary – 1 st & 2 nd instalment	2,000
3-Mar-26	James Corbould	Education Bursary - 1st instalment	1,000
3-Mar-26	Ava Corbould	Education Bursary - 1st instalment	1,000
24-Mar-26	Longford Bridge Columns	Donation towards construction of bridge pillars	30,000
		TOTAL	\$56,150



8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Document	Item	Status	Action Required	Action Taken
21/08/2023	2023-08-21 Ordinary Meeting of Council - Open Council	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	12/09/2023 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 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 to occur as no response has been received. 14/04/2026 Executive Assistant Email sent to JBS Manager - 10 April 2026 following up on previous correspondence and decision. 28/04/2026 Executive Assistant GM and Works Manager met with the Plant Manager, JBS (Blaze Barker) to discuss the master plan and association improvements for the Mill Dam area.
19/02/2024	2024-02-19 Open Council Meeting	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being, Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.	12/03/2024 Executive Assistant Letter sent to Minister. 09/05/2024 Engineering Officer Awaiting response from minister 13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister 10/07/2024 Engineering Officer Awaiting response from minister 09/08/2024 Engineering Officer Awaiting response from minister 03/09/2024 Engineering Officer Awaiting response from minister 11/10/2024 Engineering Officer Awaiting response from minister 08/11/2024 Engineering Officer Awaiting response from minister 28/11/2024 Engineering Officer Awaiting response from Department of State Growth 10/01/2025 Engineering Officer Awaiting response from the Department of State Growth 07/02/2025 Engineering Officer Awaiting response from the Department of State Growth 07/04/2025 Engineering Officer Awaiting response from the Department of State Growth 06/05/2025 Engineering Officer Awaiting response from the Department of State Growth 27/05/2025 Engineering Officer Awaiting response from the Department of State Growth 16/06/2025 Engineering Officer Awaiting response from Department of State Growth 15/07/2025 Executive Assistant Letter to Minister pending election result. 04/08/2025 Executive Assistant Letter sent to General Manager State Growth - awaiting response. 07/10/2025 Executive Assistant DSG representatives meeting with Acting GM on 20 October. 12/11/2025 Executive Assistant Awaiting traffic engineer's report for supporting justification or otherwise.
18/03/2024	2024-03-18 Ordinary Open Council Meeting	Conara Park Proposal	In progress	That Council accept the ownership and control of the State Growth land known as Conara Park for community purposes and restrict vehicular access to the site including the playground area.	14/05/2024 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. 12/05/2026 – Report to next meeting with lease or ownership options.



15/09/2025	2025-09-15 Open Council - Ordinary Meeting	Policy Review: Councillors Allowances, Travelling and Other Expenses	On hold	That Council defer the Policy Review: Councillors Allowances, Travelling and Other Expenses for discussion at a future Workshop.	19/09/2025 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.
15/09/2025	2025-09-15 Open Council - Ordinary Meeting	New Policy: Legal Assistance for Employees	On hold	That Council defer the Legal Assistance for Employees Policy for discussion at a future Workshop.	19/09/2025 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.
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	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.	12/11/2025 Executive Assistant For 2026/27 Budget deliberations.
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	Longford Odour	In progress	That Council acknowledges the community's ongoing concerns regarding the intermittent odour in Longford and supports an engagement with the EPA, JBS, TasWater and other stakeholders.	07/11/2025 Executive Assistant Discussions held with TasWater. Awaiting further data. 08/01/2026 Executive Assistant Officers documenting all complaints for forwarding to EPA.
17/11/2025	2025-11-17 Open Council - Ordinary Meeting	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.	09/12/2025 Letter sent to DSG.
15/12/2025	2025-12-15 Open Council - Ordinary Meeting	Cressy Childcare / Bartholomew Park - Draft Masterplan	In progress	That Council 1. accept in principle the Draft Masterplan for the Cressy Childcare Expansion and Bartholomew Park upgrade, and approve its release for public consultation; 2. consider funding components of the Masterplan in future Council budget deliberations, and request Council Officers seek external grant opportunities to support implementation; and 3. request Council Officers to prepare a staged implementation plan for the project.	06/01/2026 Project Officer Draft masterplan on agenda for next Cressy District Committee Meeting, and will subsequently be released for broader community consultation. Feedback received from community consultation will be considered prior to development of the final version of the plan. Implementation priorities will then be determined.



16/02/2026	2026-02-16 Open Council - Ordinary Meeting	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.	10/03/2026 Executive Officer Item has been placed on the agenda for the upcoming 26/27 budget considerations.
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Campbell Town cemetery	In progress	That Council continue the development of a 50 year Cemetery Plan for the Northern Midlands.	24/03/2026 Project Officer work is progressing on the development of a brief for the cemetery plan. 13/4/26 - Consultant engaged for project
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Request for Traffic Report	In progress	That Council pursue the appropriate Government body for a new traffic report on Wellington and Marlborough Streets, Longford, with the particular focus on the dangerous Hill Street entrance .	27/03/2026 Executive Assistant 26/3/26 - EA sent letter to DSG requesting a new Traffic Report on Wellington St and Marlborough St at Longford with focus on Hill Street entrance.
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Northern Midlands Council Dark Sky Policy and Support of Ross as a Dark Sky Community	In progress	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.	
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Russell Street and White Hills Road, Evandale - Speed Limit and Traffic Management Report	In progress	That Council a) i) investigate longer term streetscape and traffic calming options for Russell Street to improve pedestrian amenity and safety, subject to future funding and design considerations; and ii) further investigation of traffic and parking controls at the Rodgers Lane / Macquarie Street intersection, including parking restrictions and turning movements, to address identified heavy vehicle safety concerns. and b) Supports in principle a review of speed limit signage on White Hills Road near No. 845 to improve consistency between traffic directions and authorises officers to engage with the Department of State Growth and the Transport Commissioner as required. and c) Does not support a reduction in the posted speed limit on Russell Street between High Street and Macquarie Street at this time having regard to the Tasmanian Speed Zoning Guidelines, operating speed data, crash history, and prior advice from the Department of State Growth.	
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Notice of Motion: Perth Structure Plan	In progress	Request officers to report on the implementation status of the Perth Structure Plan, including progress to date, re 'â€' prioritisation of outstanding actions, and any implications for future strategic planning and budget considerations.	28/04/2026 Project Officer Perth Structure Plan to be reviewed and a report prepared to a future Council meeting detailing progress to date, any re 'â€' prioritisation of outstanding actions required, and any implications for future strategic planning and budget considerations needed.



20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Pioneer Park Priority Upgrades	In progress	Officers provide an updated implementation schedule for priority upgrade works to be completed in the 2026/27 financial period.	
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	The Use of AI in Local Government	In progress	The development of an organisation-wide Artificial Intelligence (AI) Strategy to guide the responsible, staged adoption of AI at Northern Midlands Council.	29/04/2026 Executive Officer - Commenced work on a draft strategy for presentation at a future workshop.

COMPLETED ACTION ITEMS

16/02/2026	2026-02-16 Open Council - Ordinary Meeting	Significant Tree Register Endorsement	COMPLETED	<p>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:</p> <p>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:</p> <ul style="list-style-type: none"> - 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 <p>Remove the following trees from the draft list due to being removed prior to the nomination list being finalised:</p> <ul style="list-style-type: none"> - 6B Saundridge Road, Cressy Quercus Robur English Oak (already removed) 	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.
16/02/2026	2026-02-16 Open Council - Ordinary Meeting	Campbell Town Convict Brick Trail Reinstatement Plan	COMPLETED	<p>In accordance with Council Minute No. 26/016 Council endorses the Campbell Town Convict Brick Trail Reinstatement Plan for Stage 1, and Council endorses the Campbell Town Convict Brick Trail Plan for stage 2, subject to:</p> <ul style="list-style-type: none"> i) public consultation and approvals of the proposed Campbell Town Streetscape Stage 2 Upgrades 	13/4/26 - Report on stage 2 upgrades 20 April 2026 council meeting.
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Pioneer Park Irrigation System	COMPLETED	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.	15/04/2026 Executive Assistant 13/4/2026 - Officers attended the Evandale Local District Committee with improvement program of works.



16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Bike Rack Production Design, Location and Installation	COMPLETED	That Council Officers continue to work on this project and Officers will provide costing and proposed locations at the next Evandale District Committee Meeting.	15/04/2026 Executive Assistant 13/4/26 - Officers attended the Evandale Local District Committee with suggested improvements to existing infrastructure and suggested location of new bike rack.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Notice of Motion: Variation Mobile Food Vendors Policy	COMPLETED	Requests officers to prepare a report, including a draft variation to the Mobile Food Vendors Policy, for consideration at a future Ordinary Council Meeting, including the consideration of a second licensing option with alternative operating times and locations.	12/05/2026 Executive Officer - A report with a drafted updated Mobile Food Vendors Policy included later in the agenda.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Retention and Upgrade of Bicycle Parking at No. 10 and Time Traveller Park	COMPLETED	not replace the existing bicycle racks located outside No. 10, and instead repaints the existing racks black to improve presentation and consistency with the streetscape; Install new penny farthing-style bicycle racks at Time Traveller Park, positioned behind the low hedge on the left side of the map stand; and ensure that the joining bar between the two 'end penny farthing designs' is long enough (at no less than 1 metre in length) and set at approximately 1.1m height. This is to enable a greater number of bicycles to be securely attached.	28/04/2026 – to be installed
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Public Questions	COMPLETED	Draft and issue a public statement for the Campbell Town brick trail confirming it will be reinstated and the timeline.	12/05/2026 - Press release issued
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Draft Amendment 20- 2026 to apply archaeological potential overlay on Northern Midlands Local Provision Schedule maps at 6B Saundridge Rd, 110 Main Street and 3960 Macquarie Road, and remove Local Heritage Place listing from 6A Saundridge Road, Cressy	COMPLETED	Draft Amendment 20-2026 to the Northern Midlands Local Provisions Schedule Apply the place or precinct of archaeological potential overlay on Northern Midlands Local Provision Schedule maps at 6B Saundridge Road, Cressy (folio of the Register 92702/10), 110 Main Street, Cressy (folio of the Register 125263/1), and 3960 Macquarie Road, Cressy (folio of the Register 125321/1); Delete the Local Historic Heritage Code Overlay from 6A Saundridge Road (folio of the Register 249681/2); and Delete and 249681/2â€ (6A Saundridge Road) from NOR-C6.1.102.	30/04/2026 Project Officer A copy of draft amendment 20-2026 and certification was provided to the Tasmanian Planning Commission on the 23rd April 2026, in accordance with S40F(4) of the Land Use Planning and Approvals Act 1993.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Draft Amendment 21- 2026 to modify NOR-Table C6.1 Local Heritage Places and amend the spatial application of the Local Heritage Place overlay	COMPLETED	1. That, under section 40D(b) of the Land Use Planning and Approvals Act 1993, Council as planning authority agrees to prepare Draft Amendment 21-2026 to the Northern Midlands Local Provisions Schedule (as set out below); and 2. That, under section 40F(2)(a) of the Land Use Planning and Approvals Act 1993, Council as planning authority, certify draft amendment 21-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria. Draft Amendment 21-2026 to the Northern Midlands Local Provisions Schedule Modify	30/04/2026 Project Officer A copy of draft amendment 21-2026 and certification was provided to the Tasmanian Planning Commission on the 23rd April 2026, in accordance with S40F(4) of the Land Use Planning and Approvals Act 1993.



				NOR-Table C6.1 Local Heritage Places and amend the spatial application of the Local Heritage Place overlay in accordance with Attachment 1.	
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Campbell Town - Additional Electric Vehicle Charging	COMPLETED	That Council: a) approve the upgrade and expansion of EV charging infrastructure at 3 Commonwealth Lane, Campbell Town, as proposed by Evie Networks; and b) proceed to finalise a lease variation to include the following variations: i) Expansion of the current leased area to allow for four (4) additional bays; and ii) Increase of the annual rental per bay to be \$3,000, subject to an annual increase of 3% for the length of the agreement. iii) Compensation payment to Council from Evie Networks of \$4,000 per new lost car parking space. and c) Allow commencement of works from 01 July 2026.	28/4/2026 – Draft lease provided to developer.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Proposed Speed Limit Reduction: Hobart Road - Kerry Lodge Bridge to Youngtown Municipal Boundary, 80km/h to 70km/h	COMPLETED	Endorse the reduction of the speed limit on Hobart Road from 80 km/h to 70 km/h, between Kerry Lodge Bridge and the Youngtown municipal boundary; and notify the Department of State Growth of its decision and request the issuing of formal approval for the proposed speed limit reduction.	28/4/2026 – Request sent to DSG.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Reallocation of funding - Old Bridge Road Toilet Upgrades to Napoleon Street Park Toilet	COMPLETED	That Council reallocate funding from Old Bridge Road toilet facility in the Charles Berryman Reserve to the Napoleon Street park toilet facility at Perth.	28/4/2026 – Reallocation in 2026/27 Budget



20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Campbell Town Streetscape Redevelopment - Stage 2 - Consultation & Feedback	COMPLETED	That Council incorporates the following changes to Stage 2 of the Campbell Town Streetscape Redevelopment i. Reduce outstands by approximately 1m; and a) Increase parking width in front of the IGA and remove of grass area; b) Remove of grass in front of Harmony on High Shop; and c) Add additional Esplanade entrance clarity and traffic control measures; and d) Reduce the garden area to the Esplanade; and e) Remove two (2) signature trees at Red Bridge; and f) Provide pedestrian paths to all existing property accesses; and g) Maintain structural integrity of retaining walls along all property boundaries; and h) Initiate discussions with the State Government regarding the redevelopment of the Old Fire Station site for a new car park; and i) Include bins within the design plans; and j) Remove one (1) tree in front of 129 High Street (adjacent to the butcher shop); and k) Include parallel line marking guidance along the High Street; and l) Sequence construction works to commence car parking works in King Street first; and m) Highlight the central median lane for turning movements subject to Australian Standards, Guidelines and Road Authority approval; and n) Change opening/taper to Red Bridge area to provide additional space whilst maintaining acceptable pedestrian crossing distance; o) Provide additional signage to promote the Red Bridge; and p) Initiate development application process.	Development application to be submitted / advertised.
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20/11/2023	2023-11-20 Ordinary Meeting of Council - Open Council	Longford Promotional Signs Welcome to Longford	COMPLETED	That Council notes the LLDC request and refers the matter to the appropriate 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 approved.
21/07/2025	2025-07-21 Open Council - Ordinary Meeting	Notice of Motion - Cleveland - Improvements to Township	COMPLETED	That Council accept Councillor Terrett's motion and bring a further report back to a future Council meeting.	25/07/2025 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.
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	Pioneer Park - Presentation for Sequencing of Works	COMPLETED	That Council notes the committee's request and refers them to the decision at the September 2025 Council meeting.	24/10/2025 Executive & Communications Officer Works Manager is reviewing designs. These will be presented to District Committee. 10/11/2025 Executive Assistant Playground designs to be provided. Funding to be sought. 08/01/2026 Executive Assistant Officers to undertake public consultation with Evandale Primary School for design input. 05/02/2026 Executive & Communications Officer Works Manager attended District Committee meeting in March.



19/01/2026	2026-01-19 Open Council - Ordinary Meeting	TasWater Price and Service Plan (PSP5)	COMPLETED	That Council defer this decision to seek more information from TasWater regarding the costs for all users and timelines for works.	23/01/2026 Executive Assistant Correspondence sent to TasWater. New PSP5 provided after adjustment by Regulator.
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	Speed Reduction in Evandale Shopping Precinct: 40km/hr Zone	New action to replace this item	That Council supports in principle the reduction of the posted speed limit subject to additional investigation.	Refer decision 26/089 – 16 March 2026
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	Heavy Vehicle Access Along Rodgers Lane and Murray Street to Macquarie Street	New action to replace this item	That Council notes the recommendation and directs officers to investigate the issue.	Refer decision 26/089 – 16 March 2026
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	Evandale Restriction of Parking - Rodgers Lane to Murray Street on Sundays	New action to replace this item	That Council notes the recommendation and directs officers to investigate the issue.	Refer decision 26/089 – 16 March 2026

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

Resource Sharing Summary 1/7/25 to 30/6/26 As at 30 April 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	308	50,534
Total Services Provided by NMC to Meander Valley Council		50,534
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		
Net Income Flow	308	\$50,534
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 ● Tree Trimming – F Youl ● 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 Abatements 		1,492 3,541 3,432 947 383 1,026 1,285 197 524 2,646 375 24 1,331 144 246 218 244 5 3,145
	181	\$21,205



8.13 VANDALISM

Prepared by: Damien Wilson, Assistant Works Manager

Incident	Location	Dec-25	Jan-26	Feb-26	March-26	April - 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						
Burn mark Valentines Park toilet	Longford	\$1,000						
Two hand dryers damaged at Valentines Park	Longford	\$1,200						
Vandalised toilet roll holder public toilets	Evandale	\$300						
Village Green Toilets / Down Pipe	Longford		\$800			\$250		
Toilet's Soap Dispensers Valentines Park x2	Campbell Town		\$150					
Memorial Hall toilets	Longford			\$600		\$1,050		
Campbell Town Gatty Memorial, irrigation and tap timer removed	Campbell Town			\$1,000				
Longford Laycock Street toilets - Damage	Longford	\$400		\$1,200	\$250	\$1,200		
Laycock Street – Playground Damage	Longford					\$100		
Perth murals at Perth school, graffiti	Perth			\$200				
All areas soap dispenser plungers removed				\$300				
Skate park – Graffiti / Signs	Longford				\$300	\$1,500		
Guide Hall, smashed window	Campbell Town					\$1,000		
Skate Park, graffiti on walls	Perth				\$400			
William Street – Reserve	Perth					\$300		
Perth Train Park	Perth					\$400		
Ross Toilets	Ross					\$200		
Toilets, door lock tampered	Cressy				\$200			
TOTAL COST VANDALISM		\$3,550	\$950	\$3,300	\$1,150	\$6,000	\$53,810	\$44,850

***Road Infrastructure Damage:**

Longford Smith Street roundabout truck damage \$5000

Cressy, Green Rises Road truck damage on guard rail \$ 10 000



8.14 YOUTH PROGRAM UPDATE

Prepared by: Libby McGrath, Youth Officer

PCYC Program

Cressy

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

Session Venue	Date of Session	Attendance	Comment
Cressy			
	02/04/2026	30	
	09/04/2026	35	
	16/04/2026	40	

Taiko Drumming - Longford

Working with Longford Primary School and Launceston PCYC to engage a group of students with the program. Taiko drumming offers a platform for students to channel their emotions constructively, with the structured nature of learning Taiko can help to improve focus and concentration. Taiko also focus on teamwork and communication skills, boosting confidence and social interaction abilities.

Session Venue	Date of Session	Attendance	Comment
Longford			
	15/04/2026	8	

Girls Program- Longford and Campbell Town

The Free2B Girls Program continues to provide a welcoming, safe, and inclusive environment for girls in Longford and Campbell Town, supporting the development of positive relationships, wellbeing, and creative expression. The program operates under the core principles of safety, tolerance, and respect, and remains a highly valued initiative within the Northern Midlands community.

Participation during Term 1, 2026 has been exceptionally strong, demonstrating continued growth and community demand:

Campbell Town: 20 registered participants, an increase from 13 in 2024 (54% growth)

Longford: 34 registered participants, up from 20 in 2024 (70% growth)

During term 1, the sessions focused on strengthening social connections and creating friendships, as well as building confidence, creativity, and a space for self-expression. The program consistently provided a safe, inclusive, and welcoming environment. Each session provided access to food, a space for positive routines and opportunities for conversations with trusted adults.

Term 2 program dates have been confirmed, with venues, local partnerships, and support arrangements all locked in. Program delivery continues to be supported by trained facilitators and volunteers, ensuring consistency and high-quality engagement. A formal report has been prepared and submitted to Rotary to support continued funding of the program facilitator, recognising the importance of facilitator continuity for program success.



The Free2B Girls Program continues to demonstrate strong participation growth and positive outcomes for young people across both locations. The program is well positioned for continued success in 2026 and remains an important contribution to youth wellbeing, resilience, and social connection within the Northern Midlands.

Meetings/Programs

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

Reclink Collaboration: Working with Cressy District High School to run a fishing and outdoors program for a group of students to encourage classroom engagement and school attendance.

School Holiday Program: April school holiday program, one day at Motivity for YOGA and Smoothies, one day in Perth with VR, video games and board games, and a day in Campbell Town with Asher from Tool Skool. Lots of young people involved, positive feedback from families, some young people stopped in un-registered to participate on board game day.

PCYC Review: PCYC continues to run sessions at Cressy District High School focusing on team building and peer collaboration. Longford Primary School continues to participate in Taiko drumming sessions.

Rethink Waste: High interest in school-based programs for term 4 2026. Potential semi-permanent hosting of the recycling hub trailer at WTS.

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

Library Partnership: Many young people use the space as a chill out zone, Youth Officer has been rotating board games in the space for young people to use. Youth Officer sat on the interview panel and supported the hiring process of a new librarian. Launceston library shared their VR headset for the April school holiday program.

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

Grant Application: The Northern Midlands Youth Leadership and Learning Futures Project have been awarded \$24,700 through the Tasmanian Community Fund's 2025 Community Action Grant Round. Leadership workshops will begin for Cressy District High School and Campbell Town District High School in term 2.

Career/Future Event (Aug 2026): Planning underway for a youth-focused careers expo with strong interest from service providers. Date has been confirmed, EOI for stall holders will be sent out to targeted businesses and organizations. NEBHUB supporting the event.

Community BBQ: YO partnered with Emily from Community Housing to run another community BBQ at Laycock St. The BBQ had a higher attendance than the previously ran BBQ and lots of positive connections and conversations were had. Rotary once again supported by cooking the BBQ.

Safeguarding Policy Review: Scheduled for upcoming months.

Newsletter Development: A "What's Happening" newsletter has been developed and distributed throughout the Northern Midlands following community feedback. The newsletter brings together youth information, activities, events, and opportunities in one accessible place.

Council Collaboration: Youth Officer has met with Meander Valley Council and Southern Midlands Council to discuss opportunities to connect and work together to create opportunities for young people.



8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS AT 5 MAY 2026

INTEGRATED PRIORITY PROJECTS PLAN:

Progress Report:

Project		Status	\$	Scheduled			
1 Progress: Economic health and wealth - grow and prosper							
Foundation Projects							
4.1	Main Street Upgrades: Campbell Town, Longford & Perth	Gov	On Track	Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.	Budget allocation 2024/25 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000	Changes to Stage Two following community consultation approved at April 2026 Council Meeting. DA process initiated.
		Gov	Completed	Longford DA submitted.	Budget allocation 2024/25 from Federal Govt Election Commitment 2019. Federal funding must be expended by 30 June 2025 at the latest. Funds proposed for streetscape upgrade approved for reallocation to the Longford-Mill Dam shared pathway at the April 2024 Council Meeting.	1,793,628	Project completed December 2025. Acquittal and independent audit submitted and approved. Final grant payment received.
		C&D	On Track	Perth 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.		Nearing completion.
4.1	Longford Memorial Hall Upgrade	Gov	Completed	Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation.	Main Building & BBQ shelter completed.		Completed.
4.4	TRANSLink Intermodal Facility	Gov	On Track	Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.	Federal Election commitment of \$5m for planning stage. Further \$30m commitment subject to planning stage.	5,000,000	Funding agreement signed. Contract signed with preferred external service provider – NTDC. Work progressing to plan.
Enabling Projects							
5.1	Perth Sports Precinct & Community Centre	Gov	On Track	Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation received.		Nominated as a Project of Regional Priority.
5.1	Ben Lomond Public Shelter Development	Gov	On Track	Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.	Staff resources only to support grant funding applications.		Not scheduled at this stage.
5.3	Campbell Town – Town Hall Sale or Lease	Gov	On Track	Agent appointed – all offers to be presented to Council.			Sale completed..
5.3	Longford Library & Exhibition Building on the Village Green	Gov	On Track	Longford Motor Sport Museum Included in NMC Priority Projects document.	No budget allocation staff resources only.		Community Committee formed.
5.3	Power	Works	On Track	Awaiting funding streams to come	No budget allocation staff		Not scheduled at this



Project				Status	\$	Scheduled
	<i>Undergrounding in Evandale, Longford & Perth</i>			available. Included in NMC Priority Projects document.	resources only.	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.	Drainage easement secured at Evandale. Detention basin secured at TRANSlink.	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.		Lobby for upgrade funding of surface and 2 nd ground.
5.1	<i>Swimming Pool Upgrades (several)</i>	Gov		Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.		Not scheduled at this stage.
		Gov		Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Allocation 2024/25	50,000 Completed.
5.2	<i>Shared Pathways</i>	Gov		Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport in Tas grant program: Funding applications submitted to Active Transport Fund. Illawarra Road shared pathway submitted for State Govt 2025/26 Budget consideration.	Hobart Road shared pathway Stage 1 Tender awarded. On site work commenced 12 January 2026.
4 Place: Nurture our heritage environment						
Foundation Projects						
4.2	<i>Perth South Esk River Parklands</i>	Gov		Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.		Completed.
4.3	<i>Sheepwash Creek Corridor & Open Space</i>	Gov		Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000 In progress.
4.5	<i>Municipal Tree Planting Program</i>			Annual program implemented. Included in NMC Priority Projects document.	Included in annual operating budget.	Ongoing.
Enabling Projects						
5.1	<i>Conara Park Upgrade</i>	Gov		Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects	Negotiating with State Growth.	Awaited Agreement for Council to take control of Park, and improve as funds



Project		Status		\$	Scheduled
			document.		permit.
5.3	Redevelop Bartholomew Park Cressy	Gov	Liaising with Local District Committee to establish/prepare plans for upgrade.		Community consultation period closed 30 April. On agenda for May 2026 Council Meeting.

- Open Spaces and Active Infrastructure Grants Programs: soccer field and half-basketball courts – State Government Open Spaces funding secured for 4 half basketball courts and a playground. Acquittal report submitted.
- Ross Men’s Shed Extension: work completed. Acquittal report submitted December 2025, and approved.
- Napoleon Street Park – \$127,695 secured through the State Government Open Spaces Grant Round Two. Council resolved at July 2024 Council Meeting to fund the work across two financial years. Approval received December 2025 to extend completion date to 31 December 2026.
- 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 being 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:
 - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - Update and distribute “What’s On” events list.
 - Update NMC website calendar.
 - Update the Australian Tourism Data Warehouse database as practical.
 - Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network and the White i Visitor Centres in the Northern Midlands for display on their boards and counters, and to the HHTRA Management Group to share with relevant local communities, businesses, notice boards etc.
 - Meet with the MG Car Club committee who are planning their 2026 Concours D’Elegance at Longford in 2027. Provide local information and assistance re venue and support.
 - Events held in the Northern Midlands municipality during April 2026 include:
 - ♣ Autumn Flower Show. Evandale.
 - ♣ Reach for the Stars. Ross.
 - ♣ TSO at Woolmers. Longford.
 - ♣ ANZAC Day services throughout the municipality.
 - ♣ Speed Shear. Evandale.
- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - Disseminate updates and information from tourism agencies, TVIN, emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
 - Work with Longford Legends to progress the Lych Gate Interpretation about the Norfolk Islanders and local shearers.

HHTRA update:

- Workshop held 28 April.
- Heartlands Way: the next three experiences proposed for the Heritage Highway region include Kempton, Avoca, Cressy/Longford.
- 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.
- Provide letter of support for the Ross Dark Sky Community application.
- Carry out secretarial/administrative tasks/correspondence etc. as required.



9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

PUBLIC QUESTIONS



10 COUNCIL ACTING AS A PLANNING AUTHORITY

RECOMMENDATION

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

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

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

- PLAN 11.1: Draft Amendment 22-2026 to insert the Fred 'Mulga' Davies Memorial Grandstand into the Local Historic Heritage Code
- PLAN 11.2: PLN26-0059: Change of Use to Visitor Accommodation; 30 Tasman Street, Ross
- PLAN 11.3: PLN26-0041: Change of use from shop to multiple dwelling; 10 Russell Street, Evandale
- PLAN 11.4: PLN25-0232: Multiple dwellings (1 existing, 1 new); 28 Barclay Street, Evandale



11 PLANNING REPORTS

11.1 DRAFT AMENDMENT 22-2026 TO INSERT THE FRED 'MULGA' DAVIES MEMORIAL GRANDSTAND INTO THE LOCAL HISTORIC HERITAGE CODE

File: PLN26-0018
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, agree to prepare draft amendment 22-2026 to the Northern Midlands Local Provisions Schedule, as set out below; and
2. under section 40F(1) of the *Land Use Planning and Approvals Act 1993*, consider and endorse the Assessment Against LPS Criteria attached to this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, certify draft amendment 22-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 22-2026 to the Northern Midlands Local Provisions Schedule

A. Apply the local heritage place overlay to the land at 55 Smith Street, Longford.

AND

B. Amend clause NOR-Table C6.1 Local Heritage Places by inserting a new clause, NOR-C6.1.469, as follows:

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Significance and Historic Heritage Values
NOR-C6.1.469	Not applicable	Longford	55 Smith Street	Longford Recreation Ground	Not applicable	Refer to attached Datasheet NOR-C6.1.469

AND

C. Amend clause NOR-Table C6.1 by inserting Local Heritage Places Datasheet - NOR-C.1.469 attached to this report.



1 PURPOSE OF REPORT

This report recommends that the Council agrees to add the Fred 'Mulga' Davies Memorial Grandstand to the Local Historic Heritage Code

2 INTRODUCTION/BACKGROUND

Applicant:

Northern Midlands Council

Owner:

Northern Midlands Council

Zone:

Recreation Zone

Codes/Specific Areas Plans:

Proposes amendment to the Local Historic Heritage Code Table C6.1 Local Heritage Places

Classification under the Scheme:

Planning scheme amendment

Existing Use:

Recreation Ground

Decision Date:

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

Recommendation:

That Council agree to and certify draft planning scheme amendment 22-2026 and exhibit for 28 days.

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, version 16, 4th March 2026, LPS version 17, 19th March 2026.

Site:

Longford Recreation Ground, 55 Smith Street, Longford

- 17 March 2025. Longford District Committee recommendation to Council: *That Council add the "Mulga" Fred Davies Memorial Grandstand to the Northern Midlands Council Heritage List/Register under the NOR-C6.0 Local Historic Heritage Code.*
- 17 March 2025. Decision: *That Council make an application to Heritage Tasmania for heritage status of the Fred Davies Memorial Grandstand at the Longford Recreation oval (Minute No. 25/0088).*
- 09 May 2025. Application made to Heritage Tasmania.
- 19 May 2025. Heritage Tasmania advised that it received an enquiry regarding the potential for entry of the grandstand in 2024 and provided advice that it is much more likely to meet the criteria for listing at the local level rather than at the state level, and that unless information could be provided supporting entry on the state register, it would be better to focus on listing at the local level in the planning scheme.



Figure 1 - Photograph of the Place





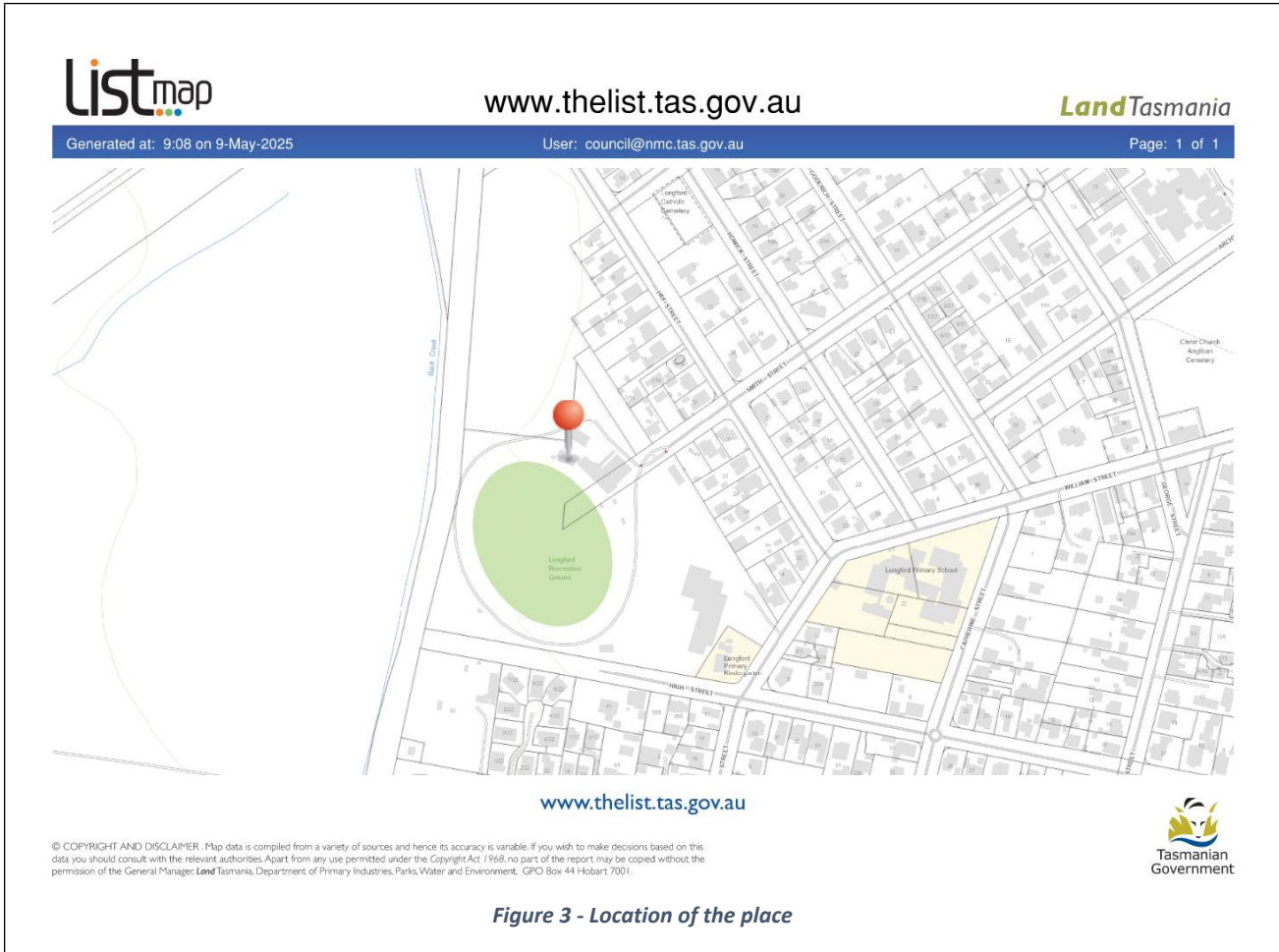
 <p>PO Box 156 13 Smith Street Longford TAS 7301 Email: council@nmc.tas.gov.au Web: www.northernmidlands.tas.gov.au</p>	<p>Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan. Base image by TASMAR, © State of Tasmania Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries. Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.</p>	<p>Extent of place - Fred 'Mulga' Davies Grandstand</p>	9/05/2025	
			1:500	

Figure 1 - Extent of the Place



3 STRATEGIC PLAN & INTEGRATED PRIORITY 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

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

Place: Nurture our heritage environment

Cherish, Sustain our Landscape and Preserve, Protect Our Built Heritage for Tomorrow

Strategic outcomes:

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



3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

38. Decision in relation to request

- (1) A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under section 37(1), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.
- (2) A planning authority, within 42 days after receiving a request under section 37(1) or a longer period allowed by the Commission, must –
 - (a) decide to agree to the amendment and prepare a draft amendment of the LPS; or
 - (b) decide to refuse to prepare the draft amendment of the LPS.

40D. Preparation of draft amendments

A planning authority –

- (a) must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –
 - (i) it decides under section 38(2) to prepare a draft amendment of an LPS; or
 - (ii) after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or
- (b) may, of its own motion, prepare a draft amendment of an LPS; or
- (c) must, if it receives under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.

40F. Certification of draft amendments

- (1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.
- (2) If a planning authority determines that –
 - (a) it is satisfied as to the matters referred to in subsection (1), the planning authority must certify the draft as meeting the requirements of this Act; or
 - (b) it is not satisfied as to the matters referred to in subsection (1), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.
- (3) The certification of a draft amendment of an LPS under subsection (2) is to be by instrument in writing affixed with the common seal of the planning authority.
- (4) A planning authority, within 7 days of certifying a draft amendment of an LPS under subsection (2), must provide to the Commission a copy of the draft and the certificate.

6 FINANCIAL IMPLICATIONS

The costs associated with the draft amendment are provided for within existing budget allocations.

7 RISK ISSUES

No risk issues are identified.

8 CONSULTATION WITH STATE GOVERNMENT

Under the Act, Council must notify the following of the draft amendment:

- (a) the relevant agencies; and
- (b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.



9 COMMUNITY CONSULTATION

Under section 40G of the Act, Council must publish an exhibition notice in relation to the draft amendment, inviting persons make a representation in relation to the draft amendment

Under section 40K of the Act any representations received must be considered by the Council and a statement provided to the Tasmanian Planning Commission as to the merit of each representation, a statement as to whether the amendment meets the requirements of the LPS criteria, and provide a recommendation in relation to the draft amendment.

10 OPTIONS FOR COUNCIL TO CONSIDER

10.1 Decision in relation to request

The planning authority can:

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

10.2 Preparation of draft amendment

A draft amendment has been prepared as shown in the recommendation of this report.

10.3 Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7.
- If the planning authority is satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of the *Land Use Planning and Approvals Act* ; or
- If the planning authority is not satisfied that the draft amendment meets the LPS criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

11 OFFICER'S COMMENTS/CONCLUSION

The attached Assessment Against LPS Criteria finds that the proposed amendment meets the LPS Criteria. It is recommended that Council agree to and certify the following draft amendment:

A. Apply the local heritage place overlay to the land at 55 Smith Street, Longford.

AND

B. Amend clause NOR-Table C6.1 Local Heritage Places by inserting a new clause, NOR-C6.1.469, as follows:

Reference Number	THR Number	Town/Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Significance and Historic Heritage Values
NOR-C6.1.469	Not applicable	Longford	55 Smith Street	Longford Recreation Ground	Not applicable	Refer to attached Datasheet NOR-C6.1.469



AND

C. Amend clause NOR-Table C6.1 by inserting Local Heritage Places Datasheet - NOR-C.1.469 (attached).

7 ATTACHMENTS

1. Assessment Against LPS - draft amendment 22-2026 - Fred Davies Grandstand [**11.1.1** - 5 pages]
 2. Draft amendment 22-2026 Local Historic Heritage Place Datasheet [**11.1.2** - 4 pages]
 3. Fred Davies Grandstand Building Design and Fabric Assessment - David Denman and Associates [**11.1.3** - 5 pages]
-



11.2 PLN26-0059: CHANGE OF USE TO VISITOR ACCOMMODATION; 30 TASMAN STREET, ROSS

File: 401900.011; PLN26-0059
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Brandie Strickland, Statutory Planner

RECOMMENDATION

That application PLN26-0059 to develop and use the land at 30 Tasman Street, Ross (CT162679/1) for visitor accommodation (change of use of existing residential building) be approved subject to the following conditions:

1 Layout not altered

The use must be in accordance with the endorsed documents:

- P1 Site Plan by Kel Clark dated May 2020 Drawing No. 03
- P2 Floor Plan by Kel Clark dated May 2020 Drawing No. 04

1 INTRODUCTION

This report assesses an application for change of use of existing dwelling to visitor accommodation use against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 16 effective 4 March 2026 and LPS version 17 effective 19 March 2026). No development or works are proposed as part of this application.

2 STATUTORY REQUIREMENTS

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

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

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

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

All applicable standards and requirements in this planning scheme

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

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

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



5 PLANNING SCHEME ASSESSMENT

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

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

CODE	Applicable (Y/-)	Exemption Applied
C1.0	-	-
C2.0	Y	-
C3.0	-	-
C4.0	-	-
C5.0	-	-
C6.0	-	-
C7.0	Y	C7.2.2
C8.0	-	-
C9.0	-	-
C10.0	-	-
C11.0	-	-
C12.0	-	-
C13.0	Y	C13.2.1
C14.0	-	-



CODE	Applicable (Y/-)	Exemption Applied
C15.0 Landslip Hazard Code	-	-
C16.0 Safeguarding of Airports Code	Y	C16.4.2

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

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

The relevant Scheme definitions are:

Table 6.2 Use Class	
Visitor Accommodation	use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex.
Table 3.1 Planning Terms and Definitions	
Use	means as defined in the Act: <i>in relation to land, includes the manner of utilising land but does not include the undertaking of development;</i>

Per the applicable zone use class table, the proposed use (visitor accommodation) 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, so consideration of the zone purpose is not required by the planning authority.

8.3.2 Visitor Accommodation	
Description	Assessment
A1 a) must accommodate guests in an existing habitable building; and b) have a gross floor area of not more than 200m ² per lot	A1 The proposed visitor accommodation use occurs within the existing dwelling on the site that has a total floor area of less than 200m ² . The proposal complies with the acceptable solution.
A2 Not a strata lot	A2 The proposed change of use is for a single dwelling only – not



	part of a strata plan. The proposal complies with the acceptable solution.
--	--

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

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: ROSS

Specific Area Plan 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, so consideration of the SAP purpose is not required by the planning authority. The Specific Area Plan does not apply to applications for visitor accommodation or change of use.

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 so consideration of the SAP purpose is not required by the planning authority.

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 1 space per self-contained accommodation unit required – space on site for 2+ vehicle parks. Complies with acceptable solution.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not applicable – no bicycle parking bays required for the use.
C2.	Motorcycle parking numbers (Refer to table C2.4)	A1 Not applicable – less than 21 parking spaces required.
C2.5.4	Loading Bays	A1 Not applicable – floor area less than 1000m ²
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable – building is an existing residential building.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Relies on the PC as the existing driveway is gravel.
C2.6.2	Design and layout of parking areas	A1.1 Existing access complies with AS2890
		A1.2 Not applicable no accessible parking proposed.
C2.6.3	Number of accesses for vehicles	A1 One access exists to the site and will be used.
		A2 Not applicable.
C2.6.4	Lighting of parking areas within the General Business and Central	A1 Not applicable – not within a listed zone.



	Business zone	
C2.6.5	Pedestrian Access	A1.1 Not applicable – less than 10 parking spaces required.
		A1.2 Not applicable.
C2.6.6	Loading Bays	A1 Not applicable – no loading bays required or proposed.
		A2 Not applicable.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable – not within a listed zone.
		A2 Not applicable – not within a listed zone.
C2.6.8	Siting of parking and turning areas	A1 Not applicable – not within a listed zone.
		A2 Not applicable – not within a listed zone.
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable – not parking precinct plans within NMC.

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

DISCRETIONS	
C2.6.1	Construction of parking areas
P1	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: <ul style="list-style-type: none"> a) the nature of the use; b) the topography of the land; c) the drainage system available; d) the likelihood of transporting sediment or debris from the site onto a road or public place; e) the likelihood of generating dust; and f) the nature of the proposed surfacing.
Assessing Officers Comments	The current gravel driveway and parking areas do not comply with the existing scheme, but were permitted under the previous Interim Planning Scheme for the single residential use. The parking and access areas are well constructed, ensuring usability in all weather conditions. Having regard to the performance criteria, the gravel access suits the property's use, topography, and drainage. There is no increased risk of sediment reaching the road, which is also gravel, and the limited traffic will keep dust generation minimal. The performance criteria is satisfied.

5.4 REFERRALS

None required for the change of use of an existing building.

5.5 REPRESENTATIONS

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

Summary of representation:

The representation states that Tasman Street is a gravel road and is not suitable for extra traffic due to dust and insufficient width for regular traffic.



Officer's Response:

The road adequately serves current residents and is also appropriate for the planned visitor accommodation use, which is expected to require less than the 9vm/d allocated for residential uses according to RTA guidelines.

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 Coastal Policy 1996**

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

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan - Statutory Planning

The proposal is consistent with this plan.

Council Policy – Stormwater Quality Management

Not relevant to this proposal.

Council Policy – Landscaping Requirements for Development Proposals

Not relevant to this proposal.

Council Policy – On-Site Stormwater Detention

Not relevant to this proposal.



Council Policy – Pumped Stormwater Connection

Not relevant to this proposal.

Council Policy – Public Open Space Contribution

Not relevant to this proposal.

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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

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

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

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

8 ATTACHMENTS

1. PL N-26-0059 Attachment [11.2.1 - 4 pages]
-



11.3 PLN26-0041: CHANGE OF USE FROM SHOP TO MULTIPLE DWELLING; 10 RUSSELL STREET, EVANDALE

File: 204300.061; PLN26-0041
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Brandie Strickland, Statutory Planner

RECOMMENDATION

That application PLN26-0041 to use the land at 10 Russell Street, Evandale for residential - multiple dwellings (a change of use of an existing building from general retail and hire) be approved subject to the following conditions:

ENDORSED PLANS

1. The use and development must be in accordance with the endorsed documents:
 - P1 Site survey plan by Design to Live dated 24/03/2026, Job No. RSSL10, Drawing A02
 - P2 Site plan by Design to Live dated 24/03/2026, Job No. RSSL10, Drawing A03
 - P3 Floor plan by Design to Live dated 24/03/2026, Job No. RSSL10, Drawing A04
 - P4 External services plan by Design to Live dated 24/03/2026, Job No. RSSL10, Drawing A05
 - P5 Elevations by Design to Live dated 24/03/2026, Job No. RSSL10, Drawing A06

LANDSCAPING

2. All landscaping works shown on endorsed plan P2 (site plan) must be installed prior to the commencement of the residential use of the building approved by this permit.

PARKING BAYS

3. Prior to the commencement of the residential use of the building approved by this permit, all parking bays must be delineated by line marking or other clear physical means.
4. Prior to the commencement of the residential use of the building approved by this permit, the visitor parking bay must be clearly delineated as per condition 3 and identified by a sign or other physical means as 'Visitor Bay'.

1 INTRODUCTION

This report assesses an application for a change of use of an existing building from general retail and hire to residential (multiple dwellings) at 10 Russell Street, Evandale against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 16 effective 4 March 2026 and LPS version 16 effective 12 December 2026).

2 STATUTORY REQUIREMENTS

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

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

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

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

All applicable standards and requirements in this planning scheme

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

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

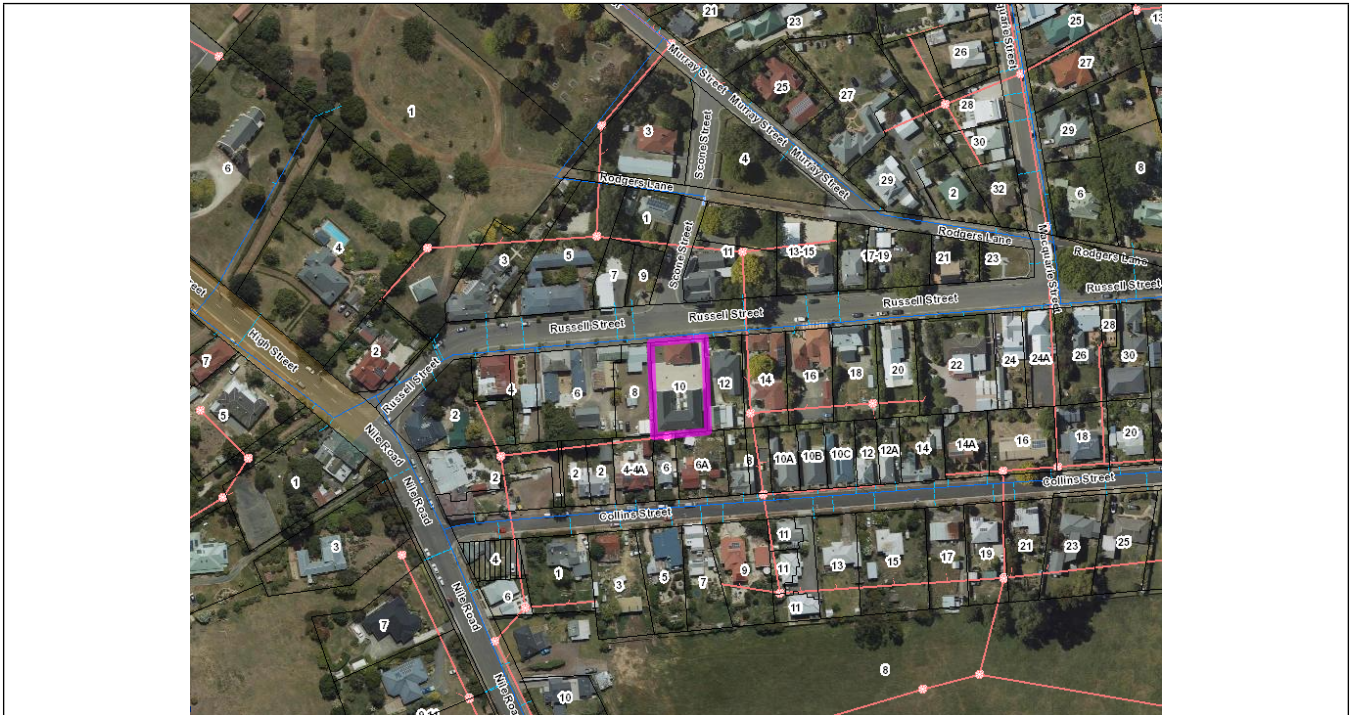
The council as the Planning Authority is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance with the Act and the planning scheme. This means that Council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

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	General retail and hire and Residential (multiple dwellings)
Use classification:	Residential
Zone:	Local Business
Particular Purpose Zone/Specific Area Plan:	NOR-S5.0 Evandale Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C9.0 Attenuation Code
Application must be determined by:	25/05/2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY





Photographs of subject site



5 PLANNING SCHEME ASSESSMENT

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

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



7.10	Development Not Required to be Categorised into a Use Class	-
7.11	Use or Development Seaward of the Municipal District	-
7.12	Sheds on Vacant Sites	-
7.13	Temporary Housing	-

	CODE	Applicable (Y/-)	Exemption Applied
C1.0	Signs Code	-	-
C2.0	Parking and Sustainable Transport Code	Y	-
C3.0	Road and Railway Asset Code	-	-
C4.0	Electricity Transmission Infrastructure Protection Code	-	-
C5.0	Telecommunications Code	-	-
C6.0	Local Historic Heritage Code	Y	C6.5.1
C7.0	Natural Assets Code	-	-
C8.0	Scenic Protection Code	-	-
C9.0	Attenuation Code	Y	-
C10.0	Coastal Erosion Hazard Code	-	-
C11.0	Coastal Inundation Hazard Code	-	-
C12.0	Flood-Prone Areas Hazard Code	-	-
C13.0	Bushfire Prone Areas Code	-	-
C14.0	Potentially Contaminated Land Code	-	-
C15.0	Landslip Hazard Code	-	-
C16.0	Safeguarding of Airports Code	Y	C16.4.1

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

SPECIFIC AREA PLANS	Applicable (Y/-)
NOR-S1.0 TRANSLink Specific Area Plan	-
NOR-S2.0 Campbell Town Specific Area Plan	-
NOR-S3.0 Cressy Specific Area Plan	-
NOR-S4.0 Devon Hills Specific Area Plan	-
NOR-S5.0 Evandale Specific Area Plan	Y – but the SAP does not apply to the Local Business zone
NOR-S6.0 Longford Specific Area Plan	-
NOR-S7.0 Perth Specific Area Plan	-
NOR-S8.0 Ross Specific Area Plan	-

The relevant Scheme definitions are:

Table 6.2 Use Class	
Residential	Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
Table 3.1 Planning Terms and Definitions	
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.
Use	As defined in the Act:



	<i>in relation to land, includes the manner of utilising land but does not include the undertaking of development</i>
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Per the applicable zone use class table, the proposed use (residential) is discretionary. Clause 6.10.2 states that consideration of the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualification is only required when determining an application for a Discretionary use. There is a general provision (7.2.1) that allows for discretionary uses to be considered as permitted only if the development does not establish a new use or substantially intensify the existing use. This provision is not applicable in this context as no development is occurring and the change of use will see a substantial intensification of the existing residential uses on the site.

5.1 STATE PLANNING PROVISIONS – ZONE PROVISIONS

ASSESSMENT OF LOCAL BUSINESS ZONE PROVISIONS

Zone Purpose

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

14.1	Zone Purpose
14.1.1	To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
Assessing Office Comments	The proposal does not prevent the premises from returning to a business/community use in the future (subject to any required approvals).
14.1.2	To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
Assessing Office Comments	Activity centre hierarchy means “the activity centre network or hierarchy referred to in a relevant regional land use strategy”. Under the Northern Tasmania RLUS Evandale is a Satellite Settlement (neighbourhood or town centre). Under the RLUS, the role is “to serve daily needs of surrounding community and provide a focus for day-to-day life within a community”. Employment “includes a mix of small-scale retail, community, and health services. Limited office based employment”. In terms of residential there is “some adjoining in centre/town residential development offering a greater mix of housing types and densities than outer laying residential areas. The type and scale of the proposed residential use is limited to the conversion of an existing building, with no external works. It will not result in a use of a nature or scale that would compromise or distort the activity centre hierarchy.
14.1.3	To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
Assessing Office Comments	The proposal involves a change of use only and does not alter the existing built form or street presentation. The building will remain in the activity centre and can continue to present an active frontage to Russell Street, noting that future fit-out or frontage changes would require separate approvals (if applicable).
14.1.4	To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.
Assessing Office Comments	The proposal is for residential (multiple dwellings). In the context of an existing building that has been vacant for a period, the change of use supports continued utilisation of the premises and ongoing activity within the centre, while maintaining the potential for an active street frontage.



14.3 Use Standards

14.3.1 All Uses	
Description	Assessment
A1 Hours of Operation	A1 Not applicable – does not apply to residential use.
A2 External lighting	A2 Not applicable – does not apply to residential use.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles	A3 Not applicable – does not apply to residential use and no commercial use.

14.3.2 Discretionary Uses

Description	Assessment
A1 No Acceptable Solution	A1 Relies on PC
A2 No Acceptable Solution	A2 Relies on PC

14.3.3 Retail Impact

Description	Assessment
A1 Gross floor area of Bulky Goods Sales and General Retail and Hire uses	A1 Not applicable - not a bulky good sales or general retail and hire.

14.4 Development Standards for Buildings and Works

Clause	Description	Assessment
14.4.1	Building height	A1 Not applicable – no development
14.4.2	Setbacks	A1 Not applicable – no development
		A2 Not applicable – no development
		A3 Not applicable – no development
14.4.3	Design	A1 Not applicable – no development
		A2 Not applicable – no development
14.4.4	Fencing	A1 No Acceptable Solution *An exemption applies for fences in this zone – see Table 4.6.
		A2 Not applicable – no development
14.4.5	Outdoor storage areas	A1 Not applicable – no development
14.4.6	Dwellings	A1 The private open space of the unit is compliant with 24m ² with a minimum horizontal dimension of not less than 4m.
		A2 Secure storage within the dwelling

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

DISCRETIONS	
14.3.2	Discretionary Uses
P1	A use listed as Discretionary must: a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and b) be of an intensity that respects the character of the area.



DISCRETIONS

Assessing Officers Comments	The proposed residential use will not cause an unreasonable loss of amenity to properties in adjoining general residential zone and is of an intensity that respects the character of the area. The scale of the proposed residential use is limited to the conversion of an existing building, with no external works to the building proposed, just some landscaping works to the area of private open space. The residential use is of an intensity that respects the character of the area noting that there are other residential uses within the local business zoned area of Russell Street. The performance criteria is satisfied.
P2	A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: <ul style="list-style-type: none"> a) the characteristics of the site; b) the need to encourage activity at pedestrian levels; c) the size and scale of the proposed use; d) the functions of the activity centre and the surrounding activity centres; and e) the extent that the proposed use impacts on other activity centres.
Assessing Officers Comments	The proposed residential (multiple dwellings) use will not alter the activity centre hierarchy of Evandale. The proposal utilises an existing building within the Russell Street activity centre, where residential uses are already scattered throughout the Local Business zone, and no external works are proposed. In this context, the change of use is of a scale that will not displace an existing active commercial tenancy (noting the building was otherwise vacant due to a lack of business interest), and it will not adversely affect the function of the Evandale activity centre or surrounding centres. Pedestrian activity and an active street interface can continue to be achieved through the existing built form and frontage. The performance criteria is satisfied.

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

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: EVANDALE

The site is within the Local Business zone and there are no provisions within the SAP that apply to this zone.

5.3 STATE PLANNING PROVISIONS – CODE PROVISIONS

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

Code Purpose

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

C2.1	Code Purpose
C2.1.1	To ensure that an appropriate level of parking facilities is provided to service use and development.
C2.1.2	To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
C2.1.3	To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
C2.1.4	To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
C2.1.5	To ensure that parking spaces and accesses meet appropriate standards.
C2.1.6	To provide for parking precincts and pedestrian priority streets.



Assessing Officers Comments	The proposal complies with the code purpose in so far as relevant. There is sufficient parking on site and the proposed use will use the existing single access.
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C2.5 Use Standards

Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 Per Table C2.1 any residential use in any other zone - 1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings ... (rounded up to the nearest whole number). Six spaces required for units and 1 dedicated space for visitors required. Complies.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Per Table C2.1 No requirement for single dwellings, multiple dwellings, residential care facility, assisted housing and retirement village.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 No requirement. Less than 21 car parking spaces required on site.
C2.5.4	Loading Bays	A1 Not applicable – no loading bay required for residential use.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable – not within a listed zone.

C2.6 Development Standards for Buildings and Works

Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 All-weather pavement, drained to public stormwater system but gravel (existing, no change). Relies on PC
C2.6.2	Design and layout of parking areas	A1.1 Existing AS2890 compliant parking spaces to be used by residents.
		A1.2 Not applicable – no parking spaces provided for persons with disability.
C2.6.3	Number of accesses for vehicles	A1 One existing access – no change.
		A2 Not applicable – not within the Central Business zone.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable – not within a listed zone.
C2.6.5	Pedestrian Access	A1.1 Not applicable – not more than 10 parking spaces required on site.
		A1.2 Not applicable
C2.6.6	Loading Bays	A1 Not applicable – no loading bay required for residential use.
		A2 Not applicable
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable – not within a listed zone.
		A2 Not applicable.



C2.6.8	Siting of parking and turning areas	A1 Within the Local Business zone, parking areas are located behind the building line.
		A2 Not applicable – not within the Central Business Zone
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable – no PPP.

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

DISCRETIONS

C2.6.1	Construction of parking areas
P1	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: <ul style="list-style-type: none"> a) the nature of the use; b) the topography of the land; c) the drainage system available; d) the likelihood of transporting sediment or debris from the site onto a road or public place; e) the likelihood of generating dust; and f) the nature of the proposed surfacing.
Assessing Officers Comments	The proposed residential use will utilise the on-site parking spaces previously designated for commercial use. The driveway's construction material is durable and suitable for all weather. With the site now fully residential, the materials are appropriate and compatible with the heritage significance of the site. Traffic will be slow due to the site layout, minimising debris or dust from the gravel surface.

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

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

C3.1	Code Purpose
C3.1.1	To protect the safety and efficiency of the road and railway networks; and
C3.1.2	To reduce conflicts between sensitive uses and major roads and the rail network.
Assessing Officers Comments	The proposal complies with the code purpose in so far as relevant.

C3.5 Use Standards

Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable – not a Category 1 road
		A1.2 Not applicable – no new access to a major road.
		A1.3 Not applicable – no new private level crossing.



		A1.4 <40vm/d – complies.
		A1.5 Not applicable – not a major road but forward entry/exit is achieved.

C9.0 ATTENUATION CODE

Code Purpose

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

C9.1	Code Purpose
C9.1.1	To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.
C9.1.2	To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.
Assessing Officers Comments	The proposal complies with the code purpose in so far as relevant.

C9.5 Use Standards

Clause	Description	Assessment
C9.5.1	Activities with the potential to cause emissions	A1 Not applicable.
C9.5.2	Sensitive use within an attenuation area	A1 Relies on PC as this is establishing a sensitive use within an attenuation area of the Evandale sewerage treatment ponds.

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

DISCRETIONS

C9.5.2	Sensitive use within an attenuation area
P1	<p>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <ol style="list-style-type: none"> the nature of the activity with potential to cause emissions including: <ol style="list-style-type: none"> operational characteristics of the activity; scale and intensity of the activity; and degree of hazard or pollution that may be emitted from the activity; the nature of the sensitive use; the extent of encroachment by the sensitive use into the attenuation area; measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; any advice from the Director, Environment Protection Authority; and any advice from the Director of Mines.
Assessing Officers Comments	The proposal converts an existing building to residential use. The building is more than 550m from the TasWater sewage treatment ponds, with many homes in between. As it is not the closest sensitive receptor, this change will not impact or restrict the current activity listed in Table C9.2. Prevailing N-



DISCRETIONS

NW winds and the SE location of the ponds make odour issues unlikely. Therefore, the performance criteria is satisfied.

5.4 REFERRALS

The proposal is for a change of use only – no development thus no referrals were required to external authorities or internal officers.

5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. A review of Council's Records management system after completion of the public exhibition period revealed that three (3) representations were received.

Summary of matters raised in the representations:

- The premises has operated as a commercial business for many decades, is located in the commercial center of the village, and is currently zoned for local business. The use of the building should remain commercial.
- Newer units at the rear of the site are generally consistent with residential use, but the shopfront should be retained for business/commercial purposes.
- Converting prominent commercial premises in the village center to housing would reduce business activity and undermine the town's vitality, potentially shifting it toward a commuter suburb.
- Houses should be in the existing residential zones instead of in the commercial/retail areas of the town.

Officer response comments:

The change of use of the existing building to residential (multiple dwellings) has been addressed in section 5 of this report. The impact of the conversion on the activity hierarchy of the area is considered in section 5.1 of this report.

5.6 OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

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

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

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

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



- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
- (i) to provide a planning framework which fully considers land capability.

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

5.7 STATE POLICIES

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

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

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

Strategic Plan - Statutory Planning	
<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: <u>Not applicable</u></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>Comments: <u>Not applicable</u></p>



Council Policy – Landscaping Requirements for Development Proposals

This policy applies to:

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

Comments: Applicable – Given the application is for change of use with no development other than the landscaping works shown on the site plan it is proposed that instead of a bond being taken the condition imposed simply requires the works to be done.

Council Policy – On-Site Stormwater Detention

This policy applies to:

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

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

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

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

Comments: Not applicable

Council Policy – Pumped Stormwater Connection

This policy applies to:

- All urban residential properties

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

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

Comments: Not applicable

Council Policy – Public Open Space Contribution

This policy applies to applications for subdivision.

Comments: Not Applicable



6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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

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

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

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

8 ATTACHMENTS

1. PL N-26-0041 attachment [11.3.1 - 10 pages]
-



11.4 PLN25-0232: MULTIPLE DWELLINGS (1 EXISTING, 1 NEW); 28 BARCLAY STREET, EVANDALE

File: 200200.32; PLN25-0232
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Rebecca Green, Consultant Planner

RECOMMENDATION

That application PLN-25-0232 to develop and use the land at 28 Barclay Street, Evandale TAS 7212 for multiple dwellings (1 existing, 1 new) be approved subject to the following conditions:

ENDORSED PLANS

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

• P1	Cover Page	Design to Live	01/04/2026	BRCL28, 1/12, Rev 3
• P2	Site Demolition Plan	Design to Live	01/04/2026	BRCL28, 2/12, Rev 3
• P3	Site Plan	Design to Live	01/04/2026	BRCL28, 3/12, Rev 3
• P4	Landscaping Plan	Design to Live	01/04/2026	BRCL28, 4/12, Rev 3
• P5	Parking and Turning	Design to Live	01/04/2026	BRCL28, 5/12, Rev 3
• P6	External Services 1	Design to Live	01/04/2026	BRCL28, 6/12, Rev 3
• P7	External Services 2	Design to Live	01/04/2026	BRCL28, 7/12, Rev 3
• P8	Strata Plan	Design to Live	01/04/2026	BRCL28, 8/12, Rev 3
• P9	Floor Plan	Design to Live	01/04/2026	BRCL28, 9/12, Rev 3
• P10	Elevations North-South	Design to Live	01/04/2026	BRCL28, 10/12, Rev 3
• P11	Elevations East-West	Design to Live	01/04/2026	BRCL28, 11/12, Rev 3
• P12	Perspectives	Design to Live	01/04/2026	BRCL28, 12/12, Rev 3
• D1	Onsite Detention Memo & Specification	Hydrodynamica	1 April 2026	-

STORMWATER

2. 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.
- Concentrated stormwater must not be discharged into neighbouring properties.
 - Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
 - All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
 - 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 CONSTRUCTION' 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. The plan must show that hydraulic separation of stormwater pipes and connections between the dwellings has been achieved.
 - A plumbing permit is required prior to commencing any plumbing or civil works within the property.
 - An onsite stormwater detention system must be installed in accordance with the approved plans.
 - A min. 150mm x 100mm stainless steel or aluminium Onsite Stormwater Detention sign permanently 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."*



- h) Prior to the commencement of use, an operations and maintenance manual must be provided to Council for approval.
- i) 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.
- j) A Form 46 (Schedule of Maintenance – Prescribed Essential Building Services) covering the stormwater detention system is to be attached to the issued Occupancy Permit.

STORMWATER QUALITY POLICY CONTRIBUTION

- 3. 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.

MUNICIPAL STANDARDS AND APPROVALS

- 4. 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.

POLLUTANTS

- 5.
 - 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.

WORKS DAMAGE BOND

- 6.
 - a) 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.

NATURE STRIPS

- 7. Any new nature strips, or 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.

TASWATER CONDITIONS

- 8. Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2023/01002-NMC) – Attached at Appendix A.



LANDSCAPING

9. Landscaping works must be in accordance with the endorsed plans, and landscaping works for each dwelling shall be completed, prior to the commencement of use of that dwelling and then maintained for the duration of the use.
10. 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.

DRIVEWAYS AND PARKING AREAS

11. All parking, access ways, manoeuvring and circulation spaces must:
 - a) be constructed with a durable all weather pavement;
 - b) be drained to the public stormwater system, or contain stormwater on the site;
 - c) be surfaced with concrete, in accordance with the endorsed plans, to restrict abrasion from traffic and minimise entry of water to the pavement; and
 - d) All parking spaces including visitor parking space and the visitor parking space must be
 - i) marked as such by signage, which may include painted wording on the concrete; and
 - ii) clearly delineated by line marking or other physical means.

REQUIRED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT

12. Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:
 - a) Provide plans for underground stormwater drainage (as per condition 2);
 - b) Pay works damage bond of \$3000 (as per condition 6).

REQUIRED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS

13. Prior to the commencement of development authorised by this permit, the applicant shall:
 - a) Installation of all necessary silt fences and cut-off drains (as per condition 5);
 - b) Pay a \$500 per dwelling landscape bond (as per condition 10).

PRIOR TO COMMENCEMENT OF USE

14. Prior to the commencement of the use of each dwelling, the following must be completed:
 - a) Provide a copy of the Operations and Maintenance Manual (as per condition 2);
 - b) Certification be provided by a suitably qualified person in relation to the stormwater detention system (as per condition 2);
 - c) Install Onsite Stormwater Detention sign (as per condition 2);
 - d) Landscaping works for each dwelling including mailboxes, and plantings (as per condition 9 – landscaping);
 - e) Driveways and parking areas around each dwelling sealed (as per condition 11).

1 INTRODUCTION

This report assesses an application for multiple dwellings (1 existing, 1 new) at 28 Barclay Street, Evandale against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands* (SPP version 14 effective 11 September 2025 and LPS version: 16 effective from 12 December 2025). The works proposed also include demolition of existing outbuildings within the parking, driveway and building footprint areas of the proposed unit development.

2 STATUTORY REQUIREMENTS

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



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

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

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

All applicable standards and requirements in this planning scheme

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

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

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

3 APPLICATION DETAILS AND TIMEFRAMES

Existing use/development:	Residential (single dwelling)
Use classification:	Residential (multiple dwellings)
Zone:	General Residential
Particular Purpose Zone/Specific Area Plan:	NOR-S5.0 Evandale Specific Area Plan
Applicable codes:	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C16.0 Safeguarding of Airports Code
Application must be determined by:	25 May 2026
Recommendation:	Approval subject to conditions.

4 SUBJECT SITE AND LOCALITY

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



Photographs of subject site





5 PLANNING SCHEME ASSESSMENT

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

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

CODE	Applicable (Y/-)	Exemption Applied
C1.0 Signs Code	-	
C2.0 Parking and Sustainable Transport Code	Y	-
C3.0 Road and Railway Asset Code	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	-	



CODE	Applicable (Y/-)	Exemption Applied
C14.0 Potentially Contaminated Land Code	-	
C15.0 Landslip Hazard Code	-	
C16.0 Safeguarding of Airports Code	Y	C16.4.1(a)

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

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

The relevant Scheme definitions are:

Table 6.2 Use Class	
Residential	Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
Table 3.1 Planning Terms and Definitions	
Multiple Dwellings	Means 2 or more dwellings on a site.
Outbuilding	Means a non-habitable detached building of Class 10a of the <i>Building Code of Australia</i> and includes a garage, carport or shed.

Per the applicable zone use class table, the proposed use Residential (if for multiple dwellings) 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.

8.3 Use Standards

8.3.1 Discretionary Uses	
Description	Assessment
A1 Hours of operation	Not applicable, permitted use.
A2 External lighting	Not applicable, permitted use.
A3 Commercial vehicle movements.	Not applicable, permitted use.



A4 No Acceptable Solution		Not applicable, permitted use.
8.3.2 Visitor Accommodation		
Description		Assessment
A1 a) must accommodate guests in an existing habitable building; and b) have a gross floor area of not more than 200m ² per lot		Not applicable, residential use.
A2 Not a strata lot		Not applicable, residential use.
8.4 Development Standards for dwellings		
Clause	Description	Assessment
8.4.1	Residential density for multiple dwellings	Substituted by NOR-S5.7.1.
8.4.2	Setbacks and building envelope for all dwellings	A1 The acceptable solution is achieved. Unit 2 is located minimum 4.5 metres to the primary frontage and located behind the existing dwelling (Unit 1).
		A2 Not applicable.
		A3 The acceptable solution is achieved. New building is wholly within the building envelope.
8.4.3	Site coverage and private open space for all dwellings	A1a) The acceptable solution is achieved. The total site coverage is 30.54% of the 910m ² site. b) The acceptable solution is achieved. Each multiple dwelling will have greater than 60m ² of private open space. Unit 1 will be provided with a total of 191.52m ² private open space and Unit 2 will be provided with a total of 146.29m ² private open space.
		A2a) The acceptable solution is achieved. Each multiple dwelling will have an area of private open space that is greater than 24m ² , and has a minimum width of 4m, and is on land with a gradient less than 1 in 10. The private open space for Unit 1 is located within the frontage which is orientated between 30 degrees west of true north and 30 degrees east of true north.
8.4.4	Sunlight and overshadowing for all dwellings	A1 Not applicable.
8.4.5	Width of openings for garages and carports for all dwellings	A1 Not applicable.
8.4.6	Privacy for all dwellings	A1 Not applicable.
		A2 Not applicable.
		A3 The acceptable solution is achieved. The shared driveway, and visitor parking space is to be located minimum 1.4m of a window of Unit 1. A 1.7m high screen provided separation and therefore the proposal meets A1 (b)(i).
8.4.7	Frontage fences for all dwellings	A1 Not applicable, no changes to existing picket frontage fencing.



8.4.8	Waste storage for multiple dwellings	A1 The acceptable solution is achieved. The proposed multiple dwellings will include a dedicated area for the storage of waste and recycling bins that is screened from the road and driveway.
8.5 Development Standards for Non-dwellings		
Clause	Description	Assessment
8.5.1	Non-dwelling development	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.
		A4 Not applicable.
		A5 Not applicable.
		A6 Not applicable.
8.5.2	Non-residential garages and carports	A1 Not applicable.
		A2 Not applicable.
8.6 Development Standards for Subdivision		
Clause	Description	Assessment
8.6.1	Lot Design	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.
		A4 Not applicable.
8.6.2	Roads	A1 Not applicable.
8.6.3	Services	A1 Not applicable.
		A2 Not applicable.
		A3 Not applicable.

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

ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS: EVANDALE

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 zone use table.

NOR-S5.7 Development Standards for Buildings and Works		
Clause	Description	Assessment
NOR-S5.7.1	Residential density for multiple dwellings	A1 The acceptable solution is achieved. The lot has an area of 910m ² , density will be 1:450m ² .
NOR-S5.7.2	Roof form and material	A1 The acceptable solution is achieved. Unit 2 is to have a roof pitch of 30 degrees.
NOR-S5.7.3	Wall material	A1 The acceptable solution is achieved. Wall materials of Unit 2 will



		be of a form and material that matches the existing building.
NOR-S5.7.4	Windows	A1 The acceptable solution is achieved. Window heads of Unit 2 will be a minimum 300mm below the eaves line.
		A2 The acceptable solution is achieved. Windows in a façade facing a frontage of Unit 2 will have no greater than 30% of the total surface area consisting of windows.
		A3 Relies on performance criteria.
NOR-S5.8 Development Standards for Subdivision		
NOR-S5.8.1	Lot design in development precincts	A1 Not applicable.
NOR-S5.8.2	Lot design	A1 Not applicable.
NOR-S5.8.3	Internal lots	A1 Not applicable.
NOR-S5.8.4	Roads	A1 Not applicable.
		A2 Not applicable.

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

DISCRETIONS

NOR-S5.7.4 Windows	
P3	<p>Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to:</p> <ul style="list-style-type: none"> a) the period and style of the building; b) the use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S5.7.4 (b); c) the use of projecting brick or stone sills that match the existing if in a brick or masonry building; d) the use clear glass; and e) the division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.
Assessing Officers Comment	<p>The proposal relies on the performance criteria as windows of the new building (Unit 2) may be visible from a public space (the street). The window design have been designed to be compatible with the design and period of existing buildings in the street. The proposed window design of Unit 2 (Northern Elevation) provides for window heads that are to be set lower than the minimum 300mm below the eaves line, as well as the use of multi-pane sash windows with appropriately scaled glazing bars, brick sills, clear glazing, and the use of mullions to achieve a vertical orientation of large glazing. These design elements collectively ensures that the windows that may be visible from the street are consistent with the established character of the street. Performance criteria met.</p>

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 zone use table.

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 The acceptable solution is achieved. 4 car parking spaces are provided for the 2 dwellings as well as 1 visitor parking space.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 Not applicable. No requirement for residential use.
C2.	Motorcycle parking numbers (Refer to table C2.4)	A1 Not applicable.
C2.5.4	Loading Bays	A1 Not applicable.
C2.5.5	Number of car parking spaces within the GenRes Zone	A1 Not applicable.
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 The acceptable solution is achieved. The proposed parking spaces will be sealed. The driveway will be drained to the public stormwater system, this will be a condition upon any permit to ensure compliance.
C2.6.2	Design and layout of parking areas	A1.1 The acceptable solution is achieved. The parking areas and access are in accordance with AS2890.1 and Tables C2.2 and C2.3. The layout provides for vehicles to enter and exit the site in a forward direction.
		A1.2 Not applicable.
C2.6.3	Number of accesses for vehicles	A1 The acceptable solution is achieved. The proposal includes one access per frontage (existing to be retained).
		A2 Not applicable.
C2.6.4	Lighting of parking areas within the General Business and Central Business zone	A1 Not applicable.
C2.6.5	Pedestrian Access	A1.1 Not applicable.
		A1.2 Not applicable.
C2.6.6	Loading Bays	A1 Not applicable.
		A2 Not applicable.
C2.6.7	Bicycle parking and storage facilities within the General Business and Central Business zone	A1 Not applicable.
		A2 Not applicable.
C2.6.8	Siting of parking and turning areas	A1 Not applicable.
		A2 Not applicable.



C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 Not applicable.

C3.0 ROAD AND RAILWAY ASSET CODE

Code Purpose

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

C3.5 Use Standards		
Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 Not applicable.
		A1.2 Not applicable.
		A1.3 Not applicable.
		A1.4 Complies.
		A1.5 Not applicable.
C3.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 Not applicable.
C3.7 Development Standards for Subdivision		
Clause	Description	Assessment
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area.	A1 Not applicable.

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Council's Engineer (Roshaan Azar) reported 13 April 2026. Their recommended conditions are included in the conditions of approval.

TasWater

TasWater issued an Amended Submission to Planning Authority Notice on 27/01/2026 (TasWater Ref: TWDA 2025/01572-NMC). The Planning Permit will condition the development to be in accordance with the Submission to Planning Authority Notice.

5.5 REPRESENTATIONS

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

Issue 1



Concerns that the new dwelling will be in close proximity to the back fence of the representor's property, and therefore the representor has privacy concerns.

Planner's Comment

Proposed Unit 2 is to be constructed a minimum 3.14m from the boundary shared with the representor. This is well in excess of the minimum 1.5m setback required as per the development standards of the General Residential zone. The proposal meets the acceptable solutions in terms of requirements for building setbacks to boundaries and is wholly contained within the 3D building envelope. There is no discretion to consider that would relate to potential privacy impacts. The proposed building is single storey in height, and an existing solid boundary fence is to remain on the property boundary. The proposed dedicated private open space of Unit 2 is not located immediately adjacent to the boundary shared with the representor, noting that the subject site shares the rear boundary with two adjacent properties. The representors dwelling is located a substantial distance from the shared boundary, with the dwelling located toward the street. Vegetation is also located between the representor's dwelling and the shared boundary, which would otherwise afford the representor together with the physical separation a level of privacy and amenity that is reasonable in the General Residential zone. There is no planning provision that would require the Planning Authority to consider a boundary fence to be constructed to the maximum allowable for side/rear boundary fencing in this instance, as the proposed development meets all acceptable solutions that would consider privacy and amenity matters. It is not considered warranted to condition any additional fencing along this boundary.

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

The proposal is consistent with all State Policies.

5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

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: <u>Not applicable</u></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>Comments: <u>Applicable – condition of permit requires contribution in lieu of on site works.</u></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.



Comments: Applicable

Council Policy – On-Site Stormwater Detention

This policy applies to:

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

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

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

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

Comments: Applicable.

Council Policy – Pumped Stormwater Connection

This policy applies to:

- All urban residential properties

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

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

Comments: Not applicable

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

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

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

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

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



- e) requirements to modify the development in accordance with predetermined triggers, criteria or events;
- f) construction or traffic management; and
- g) erosion, and stormwater volume and quality controls.

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

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

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

8 ATTACHMENTS

1. PL N-25-0232 agenda attachment [11.4.1 - 24 pages]
-



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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



13 DEVELOPMENT SERVICES REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: *Maree Bricknell, Acting General Manager*

RECOMMENDATION

That the report be noted.

1 PURPOSE OF REPORT

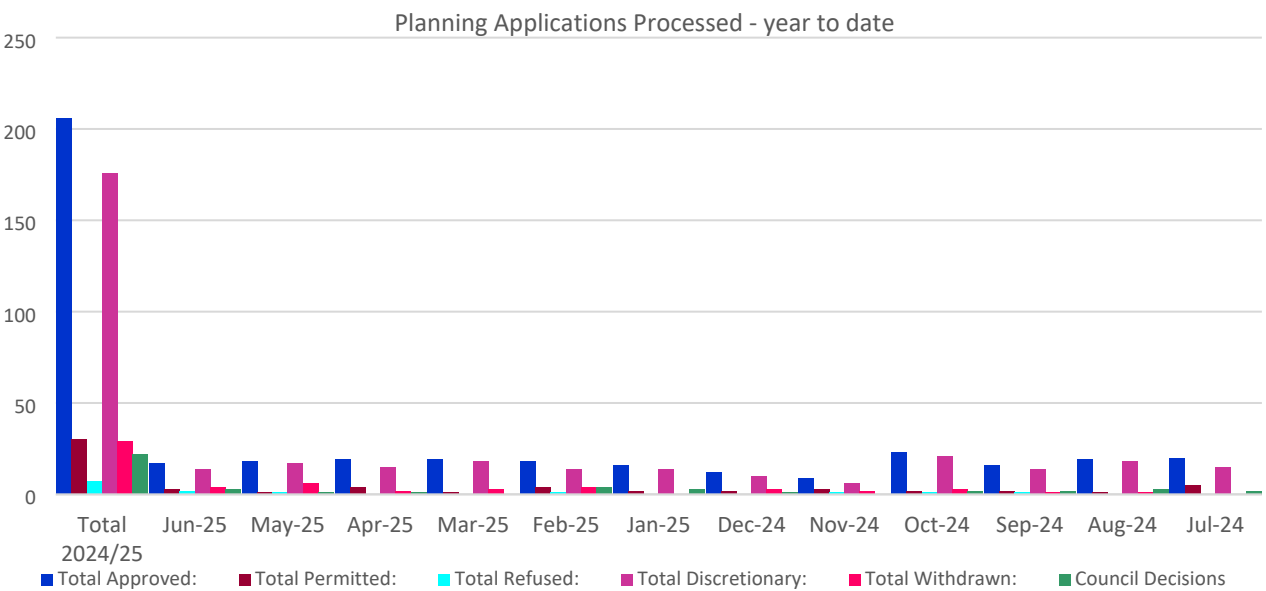
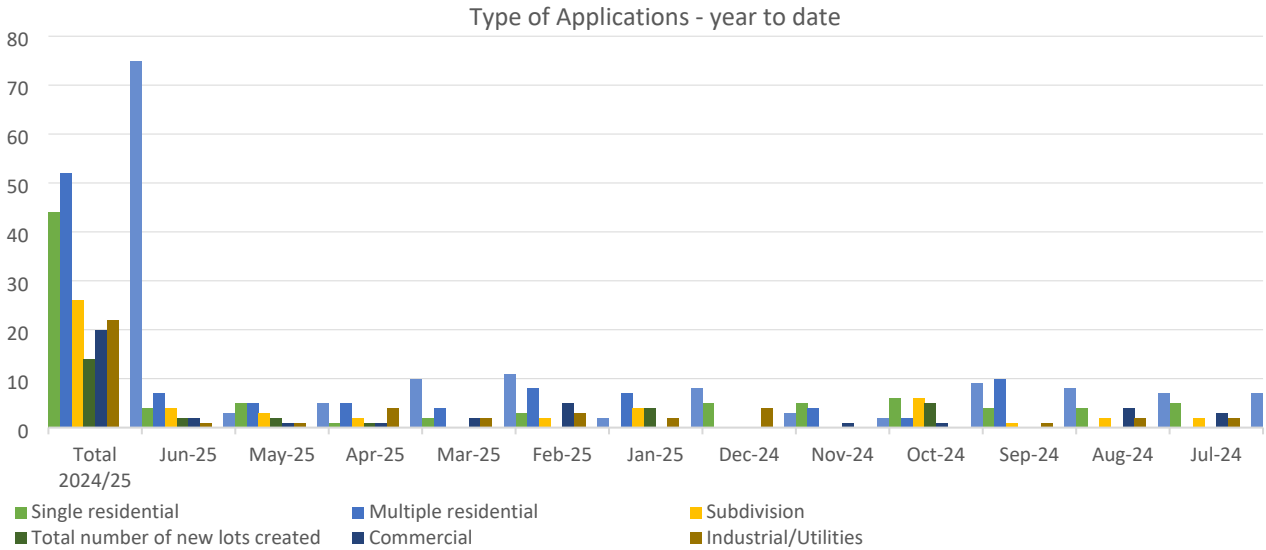
The purpose of this report is to present the Development Services activities for the previous month.

	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	191	18	22	23	17	15	19	15	13	23	26		
Applications on STOP for further information				44	34	30	35	38	35	31	37	32	41		
Single residential	36	44	101	11	13	21	9	4	12	5	7	10	9		
Number of new dwellings			26	1	3	8	2	1	4	0	1	5	1		
Multiple residential	69	52	14	0	5	1	2	1	0	1	1	1	2		
Number of new dwellings			96	0	79	2	2	3	0	2	3	3	2		
Subdivision	27	26	23	5	2	2	2	1	0	1	5	3	2		
Total number of new lots created	72	14	24	10	1	1	2	1	0	2	4	2	1		
Commercial	25	20	18	4	2	1	4	2	2	2	0	1	0		
Industrial/Utilities	15	22	13	2	1	2	0	1	1	3	0	1	2		
Visitor Accommodation	11	0	1	0	0	0	1	0	0	0	0	0	0		
Total permitted	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total discretionary	11	0	1	0	0	0	1	0	0	0	0	0	0		
Other	47	75	3	1	0	0	1	0	0	0	1	0	0		
Total No. Applications Approved:	182	206	173	23	23	27	19	9	15	12	14	16	15		
Total Permitted:	18	30	29	3	3	5	5	0	1	1	2	5	4		
Average Days for Permitted	15	13.36	19	21	29	14	13		28	14	19	18	12		
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28	28	28	28		
Total Exempt under IPS:	93	104	76	5	15	7	7	4	8	6	13	7	4		
Total Refused:	4	7	2	1	0	1	0	0	0	0	0	0	0		
Total Discretionary:	164	176	145	21	20	22	14	9	14	11	12	11	11		
Average Days for Discretionary:	33.17	38.71	39	39	40	37	36	40	42	38	40	38	40		
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42	24	42		
Total Withdrawn:	44	29	34	2	3	7	1	2	3	2	3	5	6		
Council Decisions	27	22	14	5	2	1	1	1	1	1	1	1	0		
Appeals lodged by the Applicant	2	1	2	2	0	0	0	0	0	0	0	0	0		
Appeals lodged by third party	0	1	2	0	1	1	0	0	0	0	0	0	0		



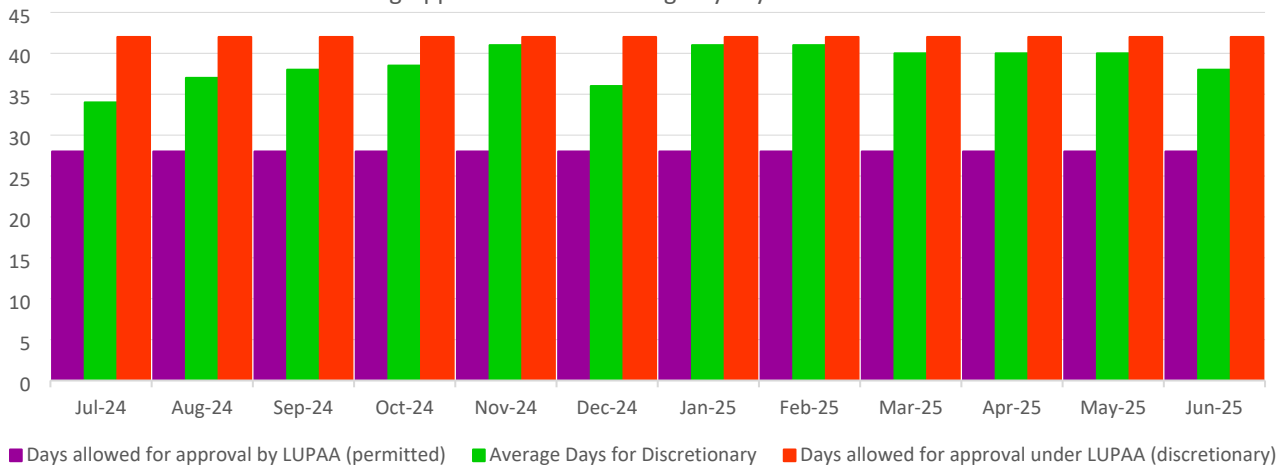
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions





Planning Applications - Processing Days - year to date



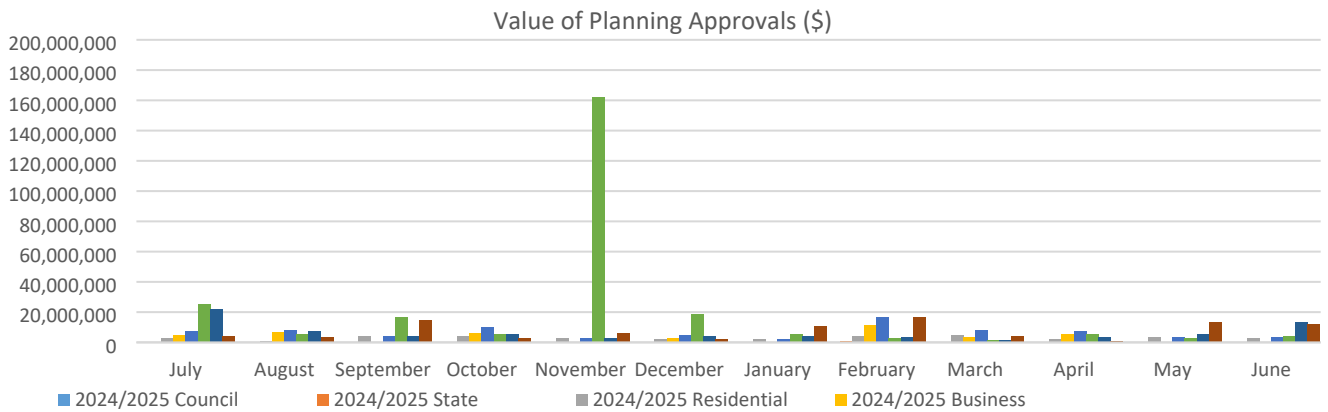
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-22-0234 - 2	Amend permit Development for wool storage	51 Translink Avenue South, Western Junction TAS 7212	Bison Constructions	36	A
PLN-25-0041 - 1	Amend permit Outbuilding (Double Carport)	16 William Street, Perth TAS 7300	Wilkin Design & Drafting Pty Ltd	30	A
PLN-25-0239	Multiple Dwelling (1existing 1 new manager's residence)	739 Elphinstone Road, Cressy TAS 7302	Prime Design	45	D
PLN-26-0006	Outbuilding (Garage) and driveway extension	11 Hobhouse Street, Longford TAS 7301	The Shed Company	38	D
PLN-26-0009	Carpark Extension	10 Translink Avenue, Western Junction TAS 7212	6ty Pty Ltd	45	D
PLN-26-0016	Outbuilding (shed & Carport)	31 Pultney Street, Longford TAS 7301	M Graham	29	D
PLN-26-0022	Extension of Stormwater Detention Basin	47 Translink Ave South South, Western Junction TAS 7212	NMC	42	D
PLN-26-0023	Retaining wall, land filling and stormwater works for driveway (including right of way over 5 & 7 Sinclair St) & stormwater works in Fairtlough St.	42 Fairtlough Street, Perth TAS 7300	Woolcott Land Services	35	D
PLN-26-0026	Accommodation Dwelling for Visitor Accommodation and (limited) Residential use	Nosswick, 157 Blackwood Creek Road, Blackwood Creek TAS 7301	6TY° Pty Ltd	45	D
PLN-26-0030	Subdivision (2 Lot)	13 Murray Street, Evandale TAS 7212	Cohen & Associates	42	D
PLN-26-0035	Retrospective Alterations and Additions to Dwelling	45 Main Road, Perth TAS 7300	A Cowley	28	D
PLN-26-0038	Retrospective dwelling extension, outbuilding demolition and new outbuilding (garage)	104 Main Street, Cressy TAS 7302	T Bentley & S Roach	45	D
PLN-26-0042	Change of use to Single dwelling (Retrospective)	1052 Bishopsbourne Road, Bishopsbourne TAS 7301	Engineering Plus	39	D
PLN-26-0056	Outbuilding (Shed)	88 Devon Hills Road, Devon Hills TAS 7300	R Pratt	10	P
PLN-26-0062	Dwelling Alterations & Additions	4 Range Road, Western Junction TAS 7212	Plans to Build	20	P
PLN-26-0065	Boundary Adjustments	859 Hobart Road, Breadalbane TAS 7258	DJ McCulloch	6	P
PLN-26-0067	Dwelling extension	495 Nile Road, Evandale TAS 7212	My Build Collective	12	P

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	0	0	3,958,300	500,000	4,458,300	8,270,452	1,495,000	1,238,500
April	300,000	0	2,349,730	90,000		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	310,000	2,803,000	44,697,019	4,717,000	52,527,019	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

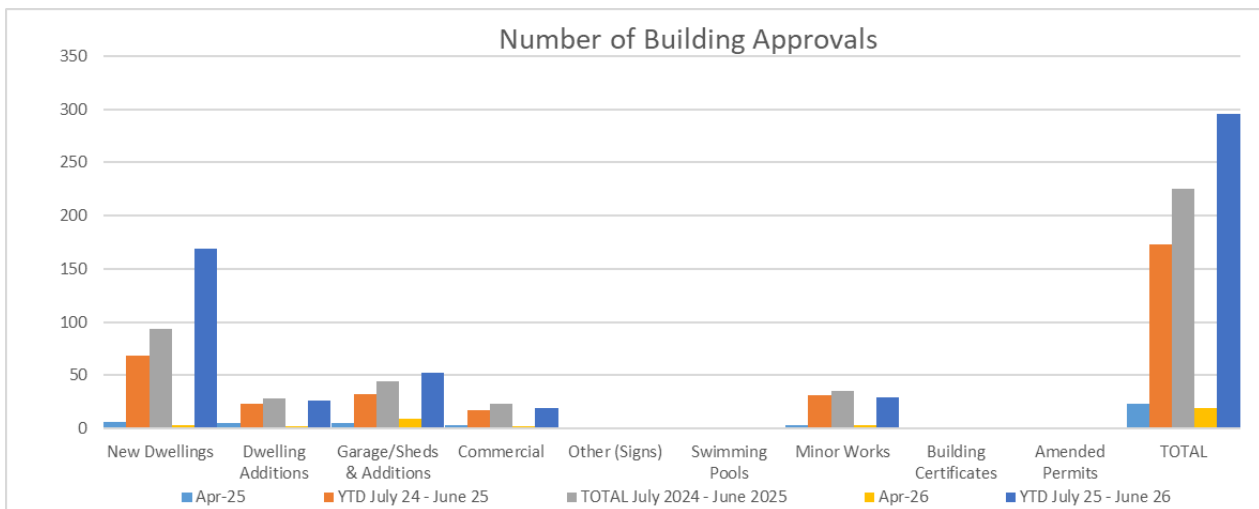
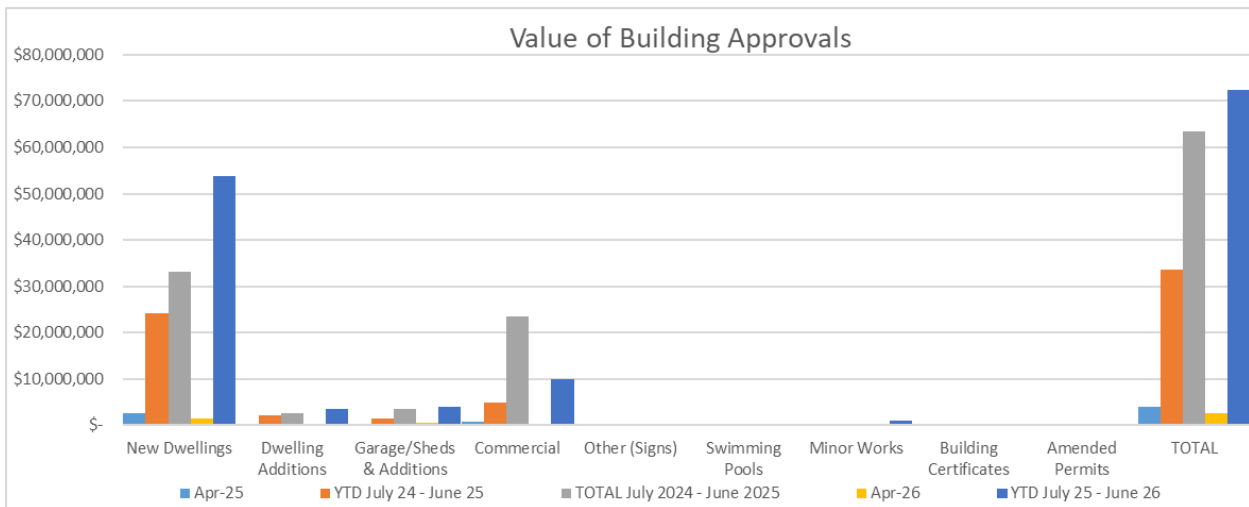
Tasmanian Civil & Administrative Tribunal (TASCAT)	
PLN24-0097 Appeal P/2025/70	Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road. <ul style="list-style-type: none"> Preliminary conference held 04 August 2025. Mediation held 21 August 2025. Teleconference held 4 November 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	Appeal against approval of 34 Assisted Housing Units at 75 Leighlands Road, Evandale <ul style="list-style-type: none"> Preliminary conference held 04 August 2025. Hearing held 23–27 March 2026. Awaiting decision.
Decisions received	
-	-
Tasmanian Planning Commission (TPC)	
PLN-26-0010	Draft Amendment 20-2026 to apply the place or precinct of archaeological potential overlay on Northern Midlands Local Provision Schedule maps at 6B Saundridge Road, Cressy, 110 Main Street, Cressy and 3960 Macquarie Road, Cressy; Delete the Local Historic Heritage Code Overlay from 6A Saundridge Road; and Delete “and 249681/2” (6A Saundridge Road) from NOR-C6.1.102. Certified at Council meeting of 20 April 2026. TPC to advise whether the draft amendment is exempt from public exhibition under section 40I of the <i>Land Use Planning and Approvals Act 1993</i> .
PLN-26-0017	Draft Amendment 21-2026 to modify NOR-Table C6.1 Local Heritage Places and amend the spatial application of the Local Heritage Place. Certified at Council meeting of 20 April 2026. TPC to advise whether the draft amendment is exempt from public exhibition under section 40I of the <i>Land Use Planning and Approvals Act 1993</i> .
PLN-26-0018	Draft amendment 22-2026 to insert Fred 'Mulga' Davies Memorial Grandstand into NOR-Table C6.1 Local Heritage Places. Report to Council meeting of 18 May 2026.
Decisions received	
-	-



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			
	Apr-25		YTD July 24 - June 25		TOTAL July 2024 - June 2025		Apr-26		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	6	2,523,705	69	24,287,373	94	33,101,243	3	1,460,440	169	53,803,065
Dwelling Additions	5	179,000	23	2,166,600	28	2,521,600	2	190,000	26	3,492,614
Garage/Sheds & Additions	5	136,925	32	1,369,729	44	3,598,729	9	548,250	52	4,089,835
Commercial	3	717,232	17	4,997,732	23	23,475,732	2	204,000	19	10,039,000
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	1	300,000	1	300,000	1	300,000	0	0	0	0
Minor Works	3	25,884	31	379,261	35	421,461	3	128,725	29	1,063,536
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	23	3,882,746	173	33,500,695	225	63,418,765	19	2,531,415	296	72,488,050
Inspections										
Building	0		0		0		0		0	
Plumbing	26		315		389		37		303	



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	30	254	284
Property owner not home or only recently started			
Complying with all conditions / signed off	30	242	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	32	210	202
Commitment provided to submit required documentation			
Re-inspection required	23	152	142
No Further Action Required	9	58	60
Building Notices issued	6	61	33
Plumbing Notices Issued	1	8	17
Building Orders issued	12	48	26
Plumbing Orders Issued	1	5	2
Emergency Order		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*.

7 OFFICER'S COMMENTS/CONCLUSION

There have been 19 commercial building approvals valued at a total of \$10,039,000 (year to date), compared to 17 commercial building approvals valued at a total of \$4,997,732 (year to date) for the previous year.

In total, there have been 296 building approvals valued at \$72,488,050 (year to date) for 2025/2026 compared to 173 building approvals valued at \$33,500,695 (year to date) for the previous year.



13.2 TARGETED CONSULTATION SUBMISSION - TASMANIAN PLANNING SCHEME CHANGES REGARDING MEDIUM DENSITY HOUSING

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Erin Miles, Project Officer

RECOMMENDATION

That Council endorse the attached submission on the proposed changes to the Tasmanian Planning Scheme – Making it easier to develop medium density housing, and provide it to the State Planning Office by the 22nd May 2026.

1 PURPOSE OF REPORT

The purpose of this report is to consider and endorse a submission (see attachment) in response to targeted consultation on proposed changes to the Tasmanian Planning Scheme – Making it easier to develop medium density housing (Discussion Paper).

2 INTRODUCTION/BACKGROUND

The Tasmanian Government is wanting to encourage the construction of medium density housing in Tasmania. The changes proposed, as outlined in the discussion paper, are extensive and include:

- New Apartment Code
- New Residential Zone,
- Revised Inner Residential Zone,
- Revised General Residential Zone,
- Consequential changes to SPPs Definitions, Parking and Sustainable Transport Code, Miscellaneous exemptions, Application requirements, and Incorporated documents.

Northern Midlands Council does not currently utilise the Inner Residential Zone. The New Residential Zone would require lots to be allocated to a particular use (such as multiple dwellings) and have a minimum lot size down to 150m² (for a terrace lot) in areas with adequate public transport and relevant infrastructure.

An extension of time has been requested and granted until the 22nd May 2026, so that planning staff could attend a State Planning Office webinar on the 15th April 2026, before finalising comments for endorsement at the May Council meeting.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

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
- 4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

The Discussion Paper references potential legislative changes regarding increases to public open space contributions. Should this occur, Council would need to make necessary amendments to its Public Open Space Contribution Policy. Policies relating to stormwater management and on-site detention should also be reviewed if the proposed changes are successful, to ensure they adequately reflect minimum/maximum lot sizes and density.

5 STATUTORY REQUIREMENTS

5.1 Land Use Planning & Approvals Act 1993

The relevant piece of legislation relating to the consultation is the *Land Use Planning and Approvals Act 1993* (the Act), that regulates the State Planning Provisions (SPPs) and Local Provisions Schedules (LPSs).

6 FINANCIAL IMPLICATIONS

There are no immediate financial implications.

7 RISK ISSUES

The risk of not participating in consultation is that changes may be implemented that don't result in improved or workable planning outcomes, particularly insofar as they relate to the Northern Midlands municipality.

8 CONSULTATION WITH STATE GOVERNMENT

The State Planning Office sits within the Department of State Growth and is responsible for facilitating the consultation.

9 COMMUNITY CONSULTATION

The current consultation is targeted at key stakeholders and intended to inform the next phase of drafting formal SPPs amendments. Community consultation will be offered as part of amendment process.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can endorse the proposed submission or make amendments.

11 OFFICER'S COMMENTS/CONCLUSION

The Tasmanian Government in its 'The Next 100 Days' plan has committed to releasing for targeted consultation draft amendments to the Tasmanian Planning Scheme to make it easier to develop medium density housing across Tasmania



The commitments can be viewed at: https://www.premier.tas.gov.au/__data/assets/pdf_file/0027/474534/2025-Second-100-Day-Plan-FINAL.pdf

Proposed changes to the SPPs have been drafted with the following key elements:

- New Apartment Code
- New Residential Zone,
- Revised Inner Residential Zone,
- Revised General Residential Zone,
- Consequential changes to SPPs Definitions, Parking and Sustainable Transport Code, Miscellaneous exemptions, Application requirements, and Incorporated documents.

While Council does not currently utilise the Inner Residential Zone, and is unlikely to utilise the New Residential Zone due to a lack of services and infrastructure (such as high frequency public transport), the proposed changes to the General Residential Zone have the potential to conflict with our township Specific Area Plans within the Local Provisions Schedule, and potentially result in housing density that is inconsistent with the character of our townships.

12 ATTACHMENTS

1. Medium density housing consultation submission FINAL [13.2.1 - 9 pages]
-



13.3 POLICY UPDATE: ROADSIDE MOBILE FOOD VENDORS

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Tatiana Paniagua, Executive Officer; Kristy Nutting, Executive Officer

RECOMMENDATION

That Council endorse the amended Roadside Mobile Food Vendors Policy

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the proposed amendments to the Roadside Mobile Food Vendors Policy, following the decision made by Council at the April 2026 Ordinary Council Meeting – Minute No. 26/097.

2 INTRODUCTION/BACKGROUND

Due to the decision made by Council at the April 2026 Ordinary Council Meeting, a review of the *Mobile Food Vendors Policy* has been undertaken. The review assessed the policy's relevance, clarity, and alignment with current legislative requirements and operational practices.

Several amendments are now proposed to ensure the policy remains current and fit for purpose. These changes are clearly identified in the attached policy document: **additions are highlighted**, and **deletions appear as strikethrough text**.

A key focus of the review has been finding the right balance between protecting existing bricks-and-mortar food businesses and supporting the growing popularity and community vibrancy created by roadside mobile food vendors.

As part of the review, Council has made a number of changes to improve clarity and make the Guidelines easier to understand and apply. Clearer definitions have been included to remove confusion for operators, Council staff and the community, and to better explain how mobile food vending activities are intended to operate.

The waste management requirements have also been expanded. These changes clearly set out operators' responsibilities for managing litter, waste and wastewater generated by their business. The aim is to protect public spaces, maintain cleanliness and amenity, and reduce the impact on surrounding areas and Council resources.

The review has strengthened rules around vacating a site once the approved trading time ends. These changes are intended to ensure mobile food vendors pack up and leave promptly at the end of their permit period, helping to manage traffic, parking and access for others using the area.

Council has also introduced a new permit option that allows mobile food vendors to trade for up to four hours between 7.00 am and 4.00 pm on weekends and public holidays. This recognises higher community and visitor activity during these times, while still putting clear limits around when and where trading can occur.

In addition, the allowable stopping time for mobile food vending vehicles that do not require a permit has been extended from 15 minutes to 60 minutes. This change reflects the practical needs of mobile food operators, while ensuring these short-term activities remain low-impact and appropriate for permit-free trading.

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

Progress: Economic health and wealth - grow and prosper
Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.4 Support and attract wealth-producing business and industry

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Regular reviews of Council policies are essential to ensure they remain contemporary, legally compliant, and reflective of current governance practices. The proposed amendments enhance the clarity and relevance of the Mobile Food Vendors Policy, and support Council's commitment to transparency, accountability, and responsible use of public resources.

5 STATUTORY REQUIREMENTS

56C. Certain activities prohibited on public streets

(1) A person who does not have a permit to do so must not set up or use a stall, stand or vehicle on a public street for the purposes of –

- (a) selling any goods; or*
- (b) a business, calling or employment.*

Penalty: In the case of –

- (a) a first offence – a fine not exceeding 20 penalty units; or*
- (b) a second or subsequent offence – a fine not exceeding 40 penalty units.*

(2) Permits for this section may be issued by the general manager of the council in which the public street is located (the "relevant council") and any person may apply in writing for such a permit.

(3) In determining whether or not to grant an application for a permit, the general manager of the relevant council –

- (a) must consult the police officer in charge of the police district in which the public street is located; and*
- (b) must have regard to relevant traffic conditions and the safety and convenience of the public; and*
- (c) may have regard to such other considerations as appear relevant in the circumstances.*

(4) A permit –

- (a) is to be in such form as the general manager issuing it determines; and*
- (b) must be issued only for a specific date or dates, or for a specific period not exceeding 12 months; and*
- (c) may be made subject to such conditions as the general manager issuing it considers necessary or expedient in the interests of public safety and convenience; and*
- (d) must specify the name of the permit holder and the date or period, and the public street, for which it is issued.*

(5) A permit –

- (a) may be surrendered but is not capable of being amended, renewed or transferred; and*
- (b) may, by written notice to the permit holder, be cancelled by the general manager of the relevant council if he or she is satisfied on reasonable grounds that the permit holder has committed serious or repeated breaches of the permit conditions; and*
- (c) is not a defence to an action or indictment for nuisance.*

(6) The holder of a permit must –



(a) comply with its conditions; and

(b) immediately produce it to any police officer who demands to see it.

Penalty: Fine not exceeding 10 penalty units.

6 FINANCIAL IMPLICATIONS

The financial implications associated with this policy are consistent with existing provisions. Any costs incurred will be managed within Council's adopted budget allocations.

7 RISK ISSUES

Maintaining the currency of Council policies is essential to mitigate risks associated with non-compliance, outdated practices, and unclear entitlements. Regular review ensures that policies reflect current legislative requirements, economic conditions, and operational realities, thereby supporting sound governance and minimising the potential for disputes or misinterpretation.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- Endorse the amended *Mobile Food Vendors Policy* as presented;
- Request further amendments to the policy; or
- Reject the proposed amendments and retain the current version of the policy.

11 OFFICER'S COMMENTS/CONCLUSION

That Council adopts the amended Roadside Mobile Food Vending Guidelines, noting that the amendments provide a balanced approach that supports existing bricks-and-mortar businesses while enabling the safe, orderly and vibrant operation of mobile food vendors, improve clarity and compliance, and better protect public amenity across the municipality.

12 ATTACHMENTS

1. 2026 Review - Mobile Food Vendors [13.3.1 - 4 pages]
-



14 GOVERNANCE REPORTS

14.1 96A MAIN ROAD PERTH

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council

- a) Approve the establishment of the Perth Community Hub Management Committee as a Special Committee of Council under section 24 of the *Local Government Act 1993*; and
- ii) Include the provision of an annual maintenance fee as outlined in the Management Agreement; and
- iii) Endorse an annual refurbishment allocation of \$75,000 for three (3) years to stage the fit-for-purpose works required and manage the overall cost in a responsible and sustainable way

1 PURPOSE OF REPORT

This report seeks Council approval to establish the Perth Community Hub Management Committee as a Special Committee of Council and to provide an agreed support package to assist with establishment and early operations of the Perth Community Hub at 96A Main Street, Perth. The report also provides background on the community proposal, governance model, operational intent, and financial considerations.

2 INTRODUCTION/BACKGROUND

In recent years, the Perth Tasmania Historical Society, the Perth Progress Association, and the Perth Lions Club have worked collaboratively to secure a dedicated community facility for the township of Perth. Their shared vision is to establish a Community Hub incorporating tourism information, museum and heritage displays, meeting spaces, educational activities, and community programs.

The former Perth Police Station and residence were identified as the preferred site due to its central location, proximity to the highway, accessibility, and availability of off-street parking. Community representatives have engaged with Council and State representatives since mid-2024 to explore options for securing the property for community use.

Initial discussions anticipated a peppercorn lease arrangement with the State Government; however, the property was ultimately offered for sale by public auction. Council subsequently purchased the property and have invited Perth community groups to submit a viable business plan for the lease and use of the site.

Expressions of interest were sought from a range of Perth-based community organisations. One submission was received from the Perth Community Hub proponents, provided initially in February 2026 and supplemented by a more detailed addendum in April 2026.

Proposed Use of the Perth Community Hub

The proposed Perth Community Hub would operate as a multi-purpose community facility providing:

- Visitor and tourism information services aligned with the Northern Midlands Council Economic Development Strategy and Visit Northern Tasmania;
- Museum and archival space showcasing local history, including materials relating to policing history;



- Meeting rooms for local organisations, study groups, and community activities;
- Community health and wellbeing programs;
- Education and lifelong learning initiatives, including ICT support and adult education;
- A community garden and outdoor activity areas; and
- Opportunities for local business promotion and sale of tourism merchandise.

The proposal emphasises inclusive access, volunteer participation, and collaborative programming that supports community connection across different age groups.

Community Consultation

The proposal submitted outlined the commitment of the individuals from the organisation to undertake community consultation upon successful allocation of a building. This consultation was indicated to be broad and structured in nature, incorporating public meetings, surveys and other engagement activities to ensure residents have the opportunity to contribute to shaping the purpose, services and operation of the proposed Community Hub. The proposal further emphasised that the Community Hub is intended to be a shared asset for the people of Perth, with community ownership and participation identified as fundamental to its long-term success. While the initiative is led by the Perth Tasmania Historical Society in collaboration with partner organisations, the stated objective is to establish a cooperative and inclusive venture that evolves in response to the needs and aspirations of the Perth community.

Governance Arrangements

The proponents have requested that the Perth Community Hub be governed by a Special Committee of Council, to be known as the Perth Community Hub Management Committee. Establishment under section 24 of the *Local Government Act 1993* would provide a formal governance framework, enable Council oversight, and ensure appropriate insurance, financial management, and compliance arrangements are in place.

This model recognises the early-stage nature of the project and provides stability during establishment, while allowing for future review of governance arrangements as the Hub matures.

Refurbishment of the Buildings

Council will need to fund refurbishment works at 96A Main Street, Perth to bring the buildings to a safe, compliant and fit-for-purpose standard for the proposed community use. A preliminary post-inspection cost plan identifies **\$165,000** in currently scoped refurbishment items (excluding GST and excluding formal design, certification and statutory fees). The scoped items include access upgrades (front entrance ramps and compliant doors), bathroom upgrades to meet accessibility standards, asbestos removal and reinstatement (eaves), structural engineering allowances for internal layout changes, replacement of the dwelling's deteriorated rear awning, potential roller door replacement to improve access, and a basic fit-out of the old police station shed (if required).

The same cost plan notes that a number of potential requirements have **not** been costed at this stage and may be confirmed through design and approvals, including doorway widening, internal replanning, additional accessible fixtures, kerb ramps, moisture rectification and crack monitoring, kitchen upgrades (if pursued), title/survey/legal work, parking works, and fire safety upgrades/essential safety measures. When indicative allowances are applied for a design contingency (around **25%**) and professional fees (typically **10–15%**, applied at about **12%** in the cost plan), the current indicative planning figure is approximately **\$226,000** (excluding GST and statutory fees), noting this may change once detailed design and statutory requirements are confirmed.



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

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

Once established as a management committee, the Perth Community Hub will operate as a Section 24 Special Committee of Council. Volunteers will therefore be subject to Council's Volunteer Policy and the Guidelines for Section 24 Special Committees of Council.

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

Section 24. Special committees

- (1) A council may establish, on such terms and for such purposes as it thinks fit, special committees.*
- (2) A special committee consists of such persons appointed by the council as the council thinks appropriate.*
- (3) The council is to determine the procedures relating to meetings of a special committee.*

6 FINANCIAL IMPLICATIONS

Council will be required to allocate funding for refurbishment works at 96A Main Street, Perth, estimated at \$75,000 per annum for three years. The works will be programmed in stages over a three-year period, to spread funding across multiple years

In addition to capital costs, it is proposed that Council provide an annual support allocation of \$6,000 for a three-year period to assist with establishment, coordination, and early operational requirements of the Hub.

This funding is intended to support initial activation, volunteer coordination, program development, and operational stability while external funding opportunities are pursued. The long-term financial sustainability of the Hub will be subject to ongoing review.



7 RISK ISSUES

Key risks associated with the establishment of the Perth Community Hub include uncertainty around external grant funding, ongoing volunteer capacity, and the ability of the committee to meet governance and operational requirements over time. These risks are mitigated through Council's involvement via a Special Committee model, staged refurbishment works, conservative financial planning, and ongoing officer support.

Should the project not progress as intended, Council retains the ability to repurpose the property for alternative community uses.

8 CONSULTATION WITH STATE GOVERNMENT

No formal consultation with State Government is proposed at this stage.

9 COMMUNITY CONSULTATION

Community consultation to date has demonstrated strong interest in the project, alongside differing views within the community regarding its future use and direction. The ongoing involvement of local organisations reflects both a deep attachment to the site and a high level of community interest in its reuse. In this context, the committee has recognised that a continued and genuine commitment to inclusive community consultation will be integral to building trust, addressing concerns, and supporting the long-term success of the project as it progresses.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may:

1. Support the recommendation of the officers that Council approve the establishment of the Perth Community Hub Management Committee as a Special Committee of Council under section 24 of the Local Government Act 1993, approve the inclusion of an annual maintenance fee as outlined in the Management Agreement, and endorse an annual refurbishment allocation of \$75,000 for a period of three (3) years to stage the required fit-for-purpose works and manage the overall cost in a responsible and sustainable manner.
2. Seek an external tenant for the house on the site (to help offset holding costs) while Council completes initial refurbishment works to the former police station as the first stage of establishing the Perth Community Hub (including the museum and visitor information components);

11 OFFICER'S COMMENTS/CONCLUSION

The establishment of the Perth Community Hub Management Committee represents an opportunity to support a long-standing community initiative and activate a strategically located Council asset for public benefit. The proposed governance and funding arrangements provide a balanced approach that supports early-stage development while maintaining appropriate Council oversight. It is recommended that Council proceed with establishment of the Special Committee and approve the proposed support package.

12 ATTACHMENTS

1. Draft Perth Community Hub Management Agreement [14.1.1 - 19 pages]



14.2 CRESSY CHILD CARE CENTRE/ BARTHOLOMEW PARK DRAFT MASTERPLAN: COMMUNITY CONSULTATION OUTCOME

Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Lorraine Green, Project Officer

RECOMMENDATION

That Council:

- i) incorporate the following changes to the Cressy Child Care Centre/Bartholomew Park Draft Masterplan:
- a) installation of bollard lighting around Bartholomew Park;
 - b) upgrade the existing BBQ area in place of the proposed new BBQ area;
 - c) reconfigure the car park to position the entrance adjacent to the new walkway, and the car park space adjacent to the new fence
- ii) adopt the Masterplan in principle.

1 PURPOSE OF REPORT

The purpose of the report is to present the community feedback received on the Draft Masterplan to enable Council to consider this feedback and make any necessary changes to the Draft Masterplan.

2 INTRODUCTION/BACKGROUND

At the 15 December 2025 Council Meeting, Council made the following decision:

MINUTE NO. 25/378

DECISION

Cr Andrews/Cr Terrett

That Council

- a) Accept in principle the Draft Masterplan for the Cressy Child Care Expansion and Bartholomew Park upgrade, and approve its release for public consultation;
- b) Consider funding components of the Masterplan in future Council budget deliberations, and request Council Officers seek external grant opportunities to support implementation; and
- c) Request Council Officers to prepare a staged implementation plan for the project.

Carried unanimously

Following Council's approval of the release of the Draft Masterplan for community consultation, the plan was forwarded to the Cressy District Committee for review, and was subsequently released for broader community consultation.

The community consultation period opened in late March 2026 and closed on 30 April 2026. To maximise awareness and participation the consultation was promoted through a range of communication channels:

- Displays at Cressy Child Care Centre, Cressy District High School, Cressy IGA, Council Offices
- On Council's website and facebook page
- On Council's page in the Tasmanian Country newspaper.

Outlined below is a summary of the feedback received, and Council Officers response to each issue raised.



1. Several respondents disagreed with the BBQ facility being co-located with the toilet block, and suggested the existing BBQ facility be upgraded instead.

Officers response: agree with the proposed change

2. Include a tractor play unit, similar to the unit in Boucher Park at Avoca, in the playground

Officers response: this doesn't match with the Park's fishing/boating theme

3. Leave the Cressy History Board 'as is, where is'

Officers response: agree the board should be retained in its current location

4. Concern expressed with the vehicular entrance being from Main Street: suggested relocation of vehicular entrance to Church Street

Officers response: Centre plans would need to be redesigned as the current plan covers the entrance off Church Street

5. Make the Park safer for younger children by providing better fencing along Main Street

Officers response: Generally, Council does not fence playgrounds or community parks. Those areas are for use with parental supervision.

6. Install bollard lighting around the Park

Officers response: agree with this proposed change

7. The car park entrance should not be directly opposite Cressy IGA

Officers response: agree the car park should be reconfigured to position the entrance adjacent to the new walkway and the car park spaces adjacent to the new fence

Council Officers were requested to seek external grant opportunities to support implementation of the Masterplan. An application is currently being prepared to the Australian Government's Building Early Education Fund for a grant to upgrade and expand the Child Care Centre. Should this application be successful, the Child Care Centre upgrade and expansion will be the first stage in the implementation of the Masterplan.

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

The estimated costs (as of December 2025) for the implementation of the Draft Masterplan were:

- Child Care Centre expansion – approximately \$2.5 million
- Bartholomew Park improvements – between \$150,000 and \$200,000.

The proposed changes are not expected to increase the current cost estimates.

7 RISK ISSUES

Key risks include:

- Cost escalation during detailed design and procurement;
- Community expectation management;
- Funding availability for full implementation.

8 CONSULTATION WITH STATE GOVERNMENT

Nil required at this stage.

9 COMMUNITY CONSULTATION

This report presents the community feedback received on the Draft Masterplan.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either:

- approve or not approve the recommended changes to the Draft Masterplan, or
- Approve other changes to the Masterplan, or
- Approve nil changes to the Masterplan
- Approve or not approve the adoption of the Masterplan in principle.

11 OFFICER'S COMMENTS/CONCLUSION



Council officers have collated the community feedback received during the public consultation period, and provided responses to this feedback. This information is provided to support Council's informed decision-making in relation to the project, and to assist Council in determining whether any amendments to the Draft Masterplan should be made.

12 ATTACHMENTS

1. Cressy Child Care Concept January 2026 [**14.2.1** - 4 pages]
-



14.3 REVIEW OF NMC CONSOLIDATED MEETING PROCEDURES

File: N/a
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Tatiana Paniagua, Executive Officer

RECOMMENDATION

That Council endorse the amended Northern Midlands Council Consolidated Meeting Procedures.

1 PURPOSE OF REPORT

The purpose of this report is to present the amended Northern Midlands Council Consolidated Meeting Procedures to Council for consideration and endorsement, following the commencement of the *Local Government (Meeting Procedures) Regulations 2025 (Tas)*.

The proposed amendments have been undertaken to ensure that Council's Consolidated Meeting Procedures remain current, relevant, and consistent with legislative requirements and contemporary governance practices. The amendments incorporate changes arising from the new Regulations, update references to superseded legislation, and clarify a number of procedural and administrative matters within the document.

The report also provides Councillors with an overview of the review undertaken and the key areas where amendments are proposed to ensure ongoing legislative compliance and consistency in Council meeting procedures.

A copy of the Consolidated Meeting Procedures with tracked amendments has been provided as an attachment to this report to enable Councillors to review the proposed changes in detail.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council Consolidated Meeting Procedures were prepared following the Independent Review of Governance and Meeting Processes undertaken by Mr Andrew Paul, which informed Council's approach to strengthening governance practices and meeting procedures. The document was designed to provide clarity and consistency in the conduct of Council meetings, covering key areas such as agenda preparation, motions, debate, voting, public question time, and the recording of proceedings.

The Consolidated Meeting Procedures were endorsed by Council on 17 February 2025 and were developed having regard to the requirements of the *Local Government Act 1993 (Tas)*, the *Local Government (Meeting Procedures) Regulations 2015 (Tas)*, the *Local Government (Code of Conduct) Order 2024 (Tas)*, together with Council's own governance practices and procedures.

The Procedures provide a comprehensive framework for the convening, administration, and conduct of Council and Committee meetings, including requirements relating to agendas, motions, debate, voting, public participation, declarations of interest, and the recording of proceedings.

Following endorsement of the current Procedures, the *Local Government (Meeting Procedures) Regulations 2025 (Tas)* were introduced, replacing the previous 2015 Regulations and updating the statutory framework governing local government meeting procedures in Tasmania.

As a result, a review of Council's existing Consolidated Meeting Procedures has been undertaken to identify areas requiring amendment to ensure consistency with the updated legislative framework and contemporary governance practices.

The review has primarily focused on:



- updating references to the *Local Government (Meeting Procedures) Regulations 2025 (Tas)*;
- incorporating amended legislative provisions and terminology;
- refining procedural requirements to reflect the updated Regulations; and
- making minor administrative, formatting, and clarification amendments throughout the document.

The proposed amendments are largely administrative and legislative in nature and are intended to improve clarity, consistency, and compliance within Council's meeting procedures.

To assist Councillors in reviewing the proposed changes, a copy of the amended Consolidated Meeting Procedures with tracked changes has been attached to this report, where additions are highlighted, deletions appear as strikethrough text, and the provisions that supplement or extend beyond the minimum procedural requirements contained in the *Local Government (Meeting Procedures) Regulations 2025* are highlighted in blue.

Colour	Meaning
Yellow	General amendment, clarification, or administrative update
Blue	Provisions that supplement or extend beyond the minimum procedural requirements contained in the <i>Local Government (Meeting Procedures) Regulations 2025</i>
ABCD	Removed content

3 STRATEGIC PLAN 2021-2027

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

The proposed amendments relate directly to the Northern Midlands Council Consolidated Meeting Procedures and are intended to ensure consistency with the requirements of the *Local Government (Meeting Procedures) Regulations 2025 (Tas)*.

The amendments do not introduce significant changes to Council's overall governance framework or meeting practices, but rather update and clarify the current procedures to reflect revised legislative requirements and contemporary governance standards.

If endorsed by Council, the updated Consolidated Meeting Procedures will replace the current version adopted by Council on 17 February 2025.



5 STATUTORY REQUIREMENTS

The proposed amendments have been prepared having regard to the requirements of the *Local Government Act 1993 (Tas)*, the *Local Government (Meeting Procedures) Regulations 2025 (Tas)*, and the *Local Government (Code of Conduct) Order 2024 (Tas)*.

Section 93 of the *Local Government Act 1993* provides that a council is to determine its own meeting procedures, subject to the Act and the prescribed Regulations. The updated Consolidated Meeting Procedures have therefore been prepared to ensure Council's meeting practices remain compliant with the current legislative framework.

The adoption of the amended Consolidated Meeting Procedures will assist Council in maintaining transparent, consistent, and legislatively compliant governance and decision-making processes.

6 FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the proposed amendments to the Northern Midlands Council Consolidated Meeting Procedures.

Any administrative costs associated with updating, publishing, and implementing the revised document will be met within Council's existing operational resources and budgets.

7 RISK ISSUES

Failure to update Council's Consolidated Meeting Procedures to reflect the requirements of the *Local Government (Meeting Procedures) Regulations 2025 (Tas)* may result in inconsistencies between Council's adopted procedures and the current legislative framework.

This may create governance, procedural, and compliance risks, including uncertainty in meeting processes, potential procedural challenges to Council decisions, and reduced consistency in the administration of Council meetings.

The proposed amendments are intended to minimise these risks by ensuring Council's meeting procedures remain current, transparent, consistent, and aligned with legislative requirements and good governance practices.

8 CONSULTATION WITH STATE GOVERNMENT

No direct consultation with the State Government has been undertaken in relation to this report.

The *Local Government (Meeting Procedures) Regulations 2025 (Tas)* have been introduced by the State Government and form part of the statutory framework governing the conduct of Council meetings.

9 COMMUNITY CONSULTATION

No community consultation has been undertaken in relation to this report.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may consider the following options:

- endorse the amended Northern Midlands Council Consolidated Meeting Procedures, as attached to this report;
- endorse the amended Northern Midlands Council Consolidated Meeting Procedures with further amendments determined by Council; or



- defer consideration of the amended Northern Midlands Council Consolidated Meeting Procedures pending further review or additional information.

11 OFFICER'S COMMENTS/CONCLUSION

The Northern Midlands Council Consolidated Meeting Procedures were originally developed following the Independent Review of Governance and Meeting Processes undertaken by Mr Andrew Paul, and were endorsed by Council on 17 February 2025. The Procedures were designed to strengthen governance practices by providing a clear and consistent framework for the conduct of Council and Committee meetings in accordance with the *Local Government Act 1993 (Tas)*, the former *Local Government (Meeting Procedures) Regulations 2015 (Tas)*, the *Local Government (Code of Conduct) Order 2024 (Tas)*, and Council's own governance practices.

Since their endorsement, the introduction of the *Local Government (Meeting Procedures) Regulations 2025 (Tas)* has replaced the previous regulatory framework, necessitating a review of Council's Consolidated Meeting Procedures to ensure ongoing legislative compliance and alignment with contemporary governance requirements.

The review has identified a series of largely administrative and legislative amendments, including updated references to the 2025 Regulations, incorporation of revised legislative provisions and terminology, and minor refinements to improve clarity, consistency, and usability of the document. These amendments do not materially change the fundamental operation or decision-making processes of Council meetings but ensure that the Procedures remain current, accurate, and aligned with the applicable legislative framework.

The attached tracked changes version of the Consolidated Meeting Procedures has been provided to assist Councillors in clearly identifying the proposed amendments.

It is therefore recommended that Council endorse the amended Northern Midlands Council Consolidated Meeting Procedures as attached to this report.

12 ATTACHMENTS

1. Northern Midlands Council - Consolidated Meeting Procedures May 2026 [14.3.1 - 46 pages]
-



15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Maree Bricknell, Acting General Manager

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 30 April 2026; and
- ii) authorise Budget 2025/26 alterations as listed in Item 4.

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30 April 2026.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 April 2026 is circulated for information.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

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



4 ALTERATIONS TO 2025-26 BUDGET

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

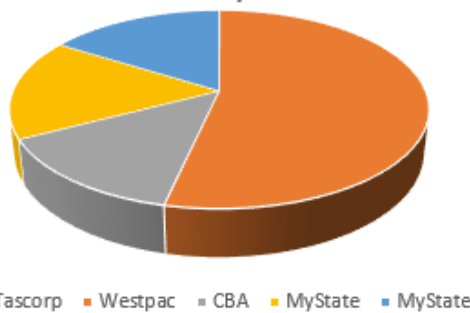
A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$15,678,753	-\$15,678,753	-\$15,757,921	\$79	100.5%	
Recurrent Grant Revenue	-\$5,748,472	-\$5,269,433	-\$6,850,648	\$1,581	130.0%	
Fees and Charges Revenue	-\$3,484,109	-\$2,903,424	-\$3,620,709	\$717	124.7%	
Interest Revenue	-\$876,112	-\$730,094	-\$865,302	\$135	118.5%	
Reimbursements Revenue	-\$45,386	-\$37,822	-\$142,272	\$104	376.2%	
Other Revenue	-\$3,491,769	-\$2,909,807	-\$1,617,205	-\$1,293	55.6%	
	-\$29,324,601	-\$27,529,333	-\$28,854,057	\$1,325	104.8%	
Employee costs	\$9,318,989	\$7,765,824	\$7,872,051	-\$106	101.4%	
Material & Services Expenditure	\$7,471,912	\$6,226,593	\$4,317,040	\$1,910	69.3%	
Depreciation Expenditure	\$8,031,350	\$6,692,792	\$6,692,792	\$0	100.0%	
Government Levies & Charges	\$84,260	\$70,217	\$1,187,359	-\$1,117	1691.0%	
Councillors Expenditure	\$233,300	\$194,417	\$87,350	\$107	44.9%	
Interest on Borrowings	\$0	\$0	\$0	\$0	0.0%	
Other Expenditure	\$1,214,000	\$1,011,667	\$2,756,142	-\$1,744	272.4%	Pensioner Rebates
Plant Expenditure Paid	\$610,710	\$508,925	\$132,536	\$376	26.0%	
	\$26,964,521	\$22,470,434	\$23,045,270	-\$575	102.6%	
	-\$2,360,080	-\$5,058,899	-\$5,808,787			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$433,630	\$361,358	\$4	\$361	0.0%	*Asset recognition EOY
Underlying (Surplus) / Deficit	-\$1,926,450	-\$4,697,541	-\$5,808,783		1*	
Capital Grant Revenue	-\$8,491,599	-\$7,076,333	\$0	-\$7,076	0.0%	
Subdivider Contributions	\$0	\$0	0	\$0	#DIV/0!	*Halifax grant EOY
Capital Revenue	-\$8,491,599	-\$7,076,333	\$0			

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	\$13,944,762				
- Cash Inflow	\$6,174,157				
- Cash Payments	\$7,909,948				
- Closing Cash balance	\$12,208,971				
Account Breakdown					
- Trading Accounts	\$2,263,502				
- Investments	\$9,945,469				
	\$12,208,971				

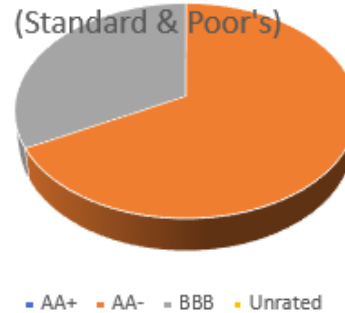


Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tas Corp 24hr Call Account	1/04/2026	30/04/2026	4.10	\$6,229	\$6,249
Commonwealth 24hr Call Account	31/03/2026	30/04/2026	0.25	\$0	\$0
Commonwealth Business Online Saver Account	29/04/2026	1/05/2026	3.95	\$1,669,177	\$1,669,539
Westpac Corporate Regulated Interest Account	1/04/2026	30/04/2026	3.95	\$456,618	\$456,618
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				\$12,077,475	\$12,301,257

Investments by Institution

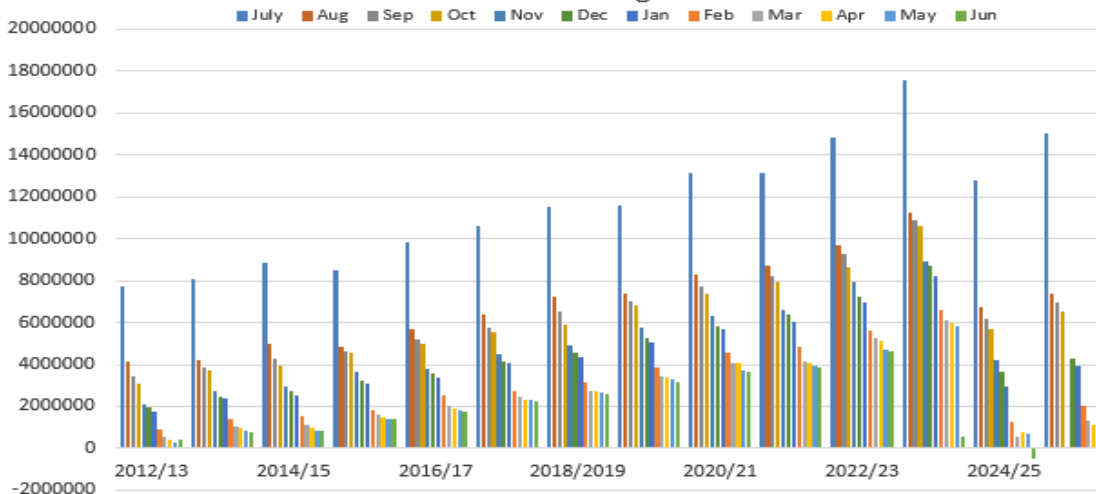


Total Investments by Rating (Standard & Poor's)



Rate Debtors	2025/26	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$84,682		-\$44,208	
Rates Raised	\$15,851,249		\$14,608,793	
	\$15,935,931		\$14,564,585	
Rates collected	\$14,442,407	91.1%	\$13,645,770	93.4%
Pension Rebates	\$628,410	4.0%	\$602,333	4.1%
Discount & Remissions	\$27,920	0.2%	\$25,264	0.2%
	\$15,098,738	0.2%	\$14,273,367	
Rates Outstanding	\$1,103,963	7.0%	\$788,374	5.4%
Advance Payments received	-\$431,639	2.7%	-\$497,155	3.4%

Outstanding Rates





Trade Debtors							
Current balance (1-30 Days)	141,473.55						
- More than 30 Days		5,163.30					
- 60 Days		5,779.10					
- 90 Days		59,934.62					
- More than 120 days		288,813.96					
Summary of Accounts more than 90 days:							
- Building Permits			227				
- Contributions			174,467				
- Cemetery Fee			4,693				
- Hire/lease of facilities			22,273				
- Removal of fire hazards			2,000				
- Dog Registrations & Fines			24,692				
- Private Works			24,350				
- Regulatory Fees			20,042				
- Govt Reimbursements			19,020				
- Reimbursements of Aurora fees			419.59				
- Others			4.90				
- Credit Balances			3,373.54				
			-				

C. Capital Program

	Budget	Actual (\$,000)	Target 83%	Comments
Major projects:				
- Ctown Urban Streetscape Improvements CRD001	\$9,486,426	\$5,080,178	54%	In progress
- Pth Bridge/Culvert Replacements (4) - CBR003/004/005/006	\$3,331,690	145,760.21	4%	In progress
- Pth Urban Streetscape Improvements CRD020	\$3,141,000	\$3,055,857	97%	Substantially Complete
- Fleet Replacement Program	\$1,073,000	659,591.16	61%	In progress
- Ashby Road reconstruction - CRD012	\$1,537,504	\$2,210,721	144%	Complete
- Hobart Road Shared Pathway - CFP001	\$873,000	\$185,833	21%	In progress
- Translink Avenue Detention Basin - CSW007	\$655,000	\$1,277	0%	In progress
- Napoleon Street Playground - CRE007	\$650,000	\$125,645	19%	In progress
- Youl Road reconstruction - CRD015	\$600,000	\$764,811	127%	Complete
- Drummond Street west construction -	600,000	\$14,198	2%	In progress
* Full year to date capital expenditure for 2025/26 provided as an attachment.				



D. Financial Health Indicators

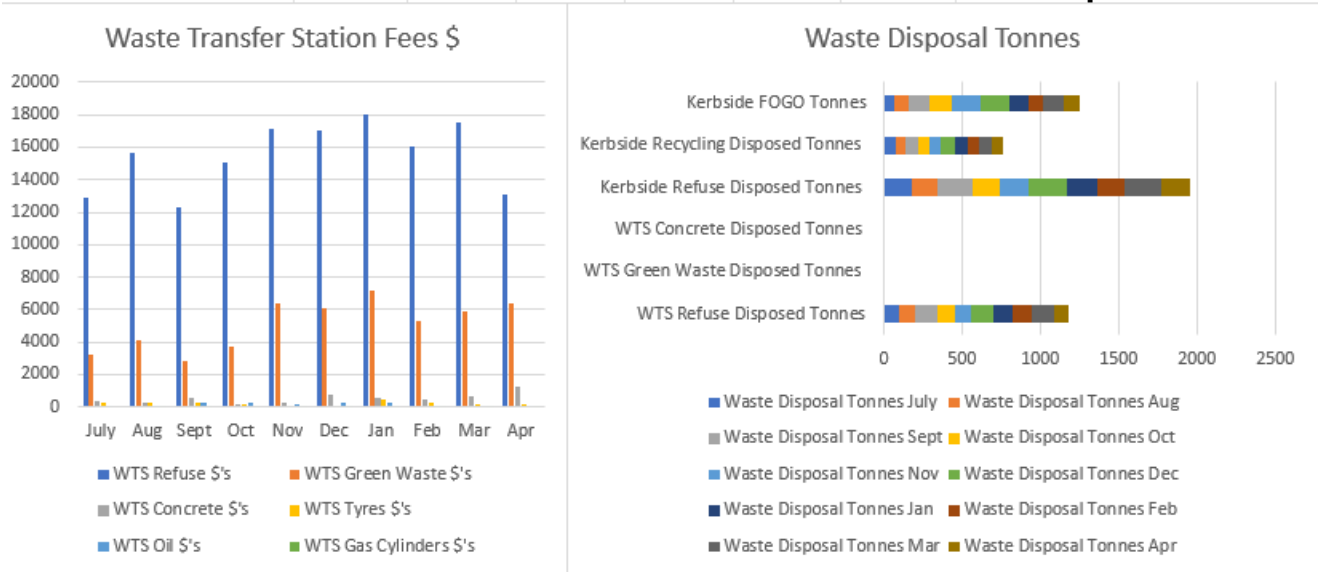
	Target	Actual	Variance	Trend		
Financial Ratios						
- Rate Revenue / Total Revenue	53.5%	54.6%	-1.1%	↘		
- Own Source Revenue / Total Revenue	80%	76%	4.1%	↘		
Sustainability Ratio						
- Operating Surplus / Operating Revenue	6.6%	20.1%	-13.6%	↘		
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔		
Efficiency Ratios						
- Receivables / Own Source Revenue	5.3%	3.6%	1.7%	↗		
- Employee costs / Revenue	31.8%	27.3%	4.5%	↗		
- Renewal / Depreciation	227.6%	123.4%	104.1%	↗		
Unit Costs						
- Waste Collection per bin	\$22.75	\$ 7.65		↔		
- Employee costs per hour	\$55.47	\$44.83		↗		
- Rate Revenue per property	\$2,006.75	\$2,016.88		↔		
- IT per employee hour	\$5.40	\$2.05		↘		

B. Employee & WHS scorecard

	YTD	This Month		
Number of Employees	117	117		
New Employees	46	2		
Resignations	41	0		
Total hours worked	175,609	19,867		
Medical Treatment Injury	1	0		
Property Damage Incident	3	0		
Safety Incidents Reported	24	2		
Hazards Reported	0	0		
Workplace Inspections	56	7		
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	17	3		

C. Waste Management

Waste Transfer Station	2023/24	2024/25	2025/26 Budget	2025/26		
			Year to Date			
Takings						
- Refuse	\$148,749	\$190,731	\$142,083	\$154,823	change for same period last year	118%
- Green Waste	\$60,216	\$46,195	\$40,000	\$51,160	change for same period last year	172%
- Concrete	\$4,767	\$2,764	\$2,083	\$5,603	change for same period last year	303%
- Tyres	0	\$0	\$4,167	\$2,170	change for same period last year	100%
- Oil				\$1,581	change for same period last year	100%
- Gas Cylinders				\$275	change for same period last year	100%
Total Takings	\$213,732	\$239,690	\$188,333	\$215,612		
Tonnes Disposed						
WTS Refuse Disposed Tonnes	1276	1590	1,063	1181	change for same period last year	139%
WTS Green Waste Disposed Tonnes	0	1920	4,442	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	2,089	1956	change for same period last year	116%
Kerbside Recycling Disposed Tonnes	1029	1045	858	762	change for same period last year	112%
Fogo Disposed Tonnes	1308	1353	1,090	1249	change for same period last year	136%
Total Waste Tonnes Disposed	6120	8190	9542	5148		



5 OFFICER COMMENTS

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

6 ATTACHMENTS

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



16 WORKS REPORTS

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



17 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2025 Reference
3.1 Confirmation of Minutes	17(2)(h)
3.3 Applications for Leave of Absence	17(2)(i)(j)
4.1 Personnel Matters	17(2)(a)(b)
4.2 Action Items: Closed Council Status Report	17(2)(h)
4.3 Personnel Matters	17(2)(a)(b)
4.x Petition Attachment	17(2)(h)
Commercial Matter	17(2)(d)
Personnel Matters	17(2)(a)(b)
Compliance Matter	17(2)(k)
Legal Issues	17(2)(k)
Contract/Tender	17(2)(e)
Land Acquisition/Purchase/Disposal	17(2)(g)
Request for Assistance/Hardship Request	17(2)(l)

Local Government (Meeting Procedures) Regulations 2025 - Part 2 – Meetings

17. Closed Meetings:

- (2) A part of a meeting may be a closed meeting when one or more of the following matters are being, or are to be, discussed at the meeting:
- (a) personnel matters, including complaints against an employee of the council;
 - (b) industrial relations matters;
 - (c) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;
 - (d) commercial information of a confidential nature that, if disclosed, is likely to –
 - (i) prejudice the commercial position of the person who supplied it; or
 - (ii) confer a commercial advantage on a competitor of the council; or
 - (iii) reveal a trade secret;
 - (e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;
 - (f) the security of –
 - (i) the council, councillors and council staff; or
 - (ii) the property of the council;
 - (g) proposals for the council to acquire land or an interest in land or for the disposal of land;
 - (h) information that is –
 - (i) of a personal and confidential nature; or
 - (ii) provided to the council on the condition that it be kept confidential;
 - (i) requests by councillors for leave of absence;
 - (j) notifications by councillors of leave of absence for parental leave;
 - (k) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;
 - (l) the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.



18 CLOSURE

RECOMMENDATION

That Council move out of the "Closed Meeting".

Mayor Knowles closed the meeting at