



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 29 JUNE 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;

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

Maree Bricknell

ACTING GENERAL MANAGER



GUIDELINES FOR COUNCIL MEETINGS

EXPECTATIONS OF COUNCILLOR CONDUCT

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

MEETING CONDUCT

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

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

REPRESENTATIONS ON PLANNING ITEMS

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

PETITIONS

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



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY 29 JUNE 2026 AT 5.00PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD.

MAREE BRICKNELL

ACTING GENERAL MANAGER

1 JUNE 2026

4.00pm Councillor Workshop – closed to the public

5.30pm Public Questions & Statements

1 ATTENDANCE

PRESENT

In Attendance:

APOLOGIES



Item	Page No.
1 ATTENDANCE	4
2 TABLE OF CONTENTS	5
3 ACKNOWLEDGEMENT OF COUNTRY	8
4 DECLARATIONS OF INTEREST	8
5 PROCEDURAL	9
5.1 Confirmation Of Council Meeting Minutes	9
5.2 Date Of Next Council Meeting	9
5.3 Motions On Notice By A Councillor	10
5.3.1 Notice Of Motion: Cressy Swimming Pool.....	10
5.3.2 Notice Of Motion: Police In Campbell Town	12
5.4 Questions On Notice By A Member Of The Public	14
6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES	16
7 COUNCIL COMMITTEES - RECOMMENDATIONS	17
7.1 Campbell Town District Committee	17
7.1.0 Campbell Town District Committee	17
7.1.1 Advocacy For Full-Time Police Presence In Campbell Town.....	17
7.2 Longford District Committee	18
7.2.0 Longford District Committee	18
7.2.1 Toilets, Shade, Seating & Bins At Illawarra Road Truck Stop.....	18
7.3 Ross District Committee	20
7.3.0 Ross District Committee	20
7.3.1 Ross Dark Sky Community Accreditation – Council Support And Implementation Actions.....	20
7.4 Evandale District Committee	21
7.4.0 Evandale District Committee.....	21
7.4.1 Pioneer Park Upgrade Staging And Funding.....	21
7.5 Other Committee Recommendations	22
7.5.0 Devon Hills Neighbourhood Watch And Residents Committee	22
7.5.1 Notice On Motion - Devon Hills Neighbourhood Watch And Residents Management Committee.....	22



8	INFORMATION ITEMS.....	23
8.1	Council Workshops/Meetings Held Since The Last Ordinary Meeting	23
8.2	Mayor's Activities Attended & Planned	23
8.3	General Manager's Activities	25
8.4	Petitions.....	25
8.5	Conferences & Seminars: Report On Attendance By Council Delegates.....	26
8.6	132 & 337 Certificates Issued.....	27
8.7	Animal Control	28
8.8	Environmental Health Services	29
8.9	Customer Request Receipts	30
8.10	Gifts & Donations (Under Section 77 Of The LGA)	31
8.11	Action Items: Council Minutes	32
8.12	Resource Sharing Summary: 01 July 2025 To 30 June 2026	36
8.13	Vandalism	37
8.14	Youth Program Update.....	38
8.15	Integrated Priority Projects & Strategic Plans Update	40
8.16	Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...	43
9	PUBLIC QUESTIONS AND STATEMENTS.....	44
10	COUNCIL ACTING AS A PLANNING AUTHORITY	45
11	PLANNING REPORTS.....	46
11.1	Draft Amendment 24-2026: Ross Dark Sky Specific Area Plan	46
11.2	Draft Amendment 25-2026: Longford Entrance Local Historic Landscape Precinct	50
12	COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION.....	70
13	DEVELOPMENT SERVICES REPORTS	71
13.1	Development Services: Monthly Report	71
13.2	Perth Structure Plan Review	79
14	GOVERNANCE REPORTS	88
14.1	Appointment Of Councillor Representative - Perth Community Hub Management Committee	88
14.2	Attendance At LGAT Annual Conference 2026	91
15	CORPORATE SERVICES REPORTS.....	94
15.1	Monthly Report: Financial Statement	94



15.2 Municipal Budget	99
16 WORKS REPORTS.....	106
17 ITEMS FOR THE CLOSED MEETING	107
17.1 (3.1) Confirmation Of Minutes 17(2)(H)	108
17.2 (3.3) Attendance And Applications For Leave Of Absence 17(2)(I)(J)	108
17.3 (4) Information Items 17(2)(H)	108
17.4 (5.1) Land Purchase - Campbell Town 17(2)(G).....	108
17.5 (5.2) Commercial Lease Of Land - Ross 17(2)(D)(E)	108
17.6 (5.3) Land Disposal - Sale Of Surplus Properties 17(2)(G).....	108
17.7 (5.4) Land Purchase - Campbell Town 17(2)(G).....	108
17.8 (5.5) Tender - Road Upgrade - Perth 17(2)(E)	108
18 CLOSURE	108



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, 18 May 2026, be confirmed as a true record of proceedings.

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 20 July 2026.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following notice of Motions have been received.

5.3.1 Notice Of Motion: Cressy Swimming Pool

Responsible Officer: Maree Bricknell, Acting General Manager

OFFICER'S RECOMMENDATION

That Council:

- a) note the Notice of Motion; and
- b) request officers to undertake a high-level feasibility assessment of enclosing the Cressy Swimming Pool, including indicative capital and operational costs, key constraints, and potential funding opportunities, and report back to Council.

Councillor Dick Adams has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 29 June 2026.

NOTICE OF MOTION

That Council consider covering the Cressy Pool for all year-round use and investigate costs and engineering needs as well as exploring grants for its construction.

BACKGROUND

The recently upgraded Cressy Swimming pool is used very well in summer - but maybe 2-3 months of the year, the rest of the time it sits idle. This is expensive to keep unused for so long and we don't have enough ice swimmers to develop it that way. It is also not viable for a swimming business to set up for so short a time.

Water fitness programs offer a high-value, low impact way to improve cardiovascular health, build muscle strength and boost mental wellbeing. By using the water's natural buoyancy to reduce joint stress by up to 90%, they are ideal for injury and operation recovery, arthritis relief for all fitness levels, but particularly for the over 65s age group.

So not only can it provide health advantages, but indoor pools can also be used all year round for learning to swim, water sports training, competitive swimming, etc. As the Northern Midlands population grows, it is important to have some preventative health measures to keep the population of all ages active and fit.

Preliminary inquiries have put a cost of \$575,000.00 to install a roof over such a pool. There are a number of grants that could be available under both health and sport headings.

OFFICER'S COMMENTS

The estimated cost of enclosing the Cressy Swimming Pool is expected to be significantly higher than the preliminary figure provided. The installation of a roof is only one component of a much larger and more complex project.

Additional requirements would include mechanical systems for ventilation and dehumidification, integration with existing change facilities, upgrades to services, and compliance with relevant building standards. In many cases, these associated works can exceed the cost of the structural covering itself.

Accessibility considerations would also need to be addressed. The current pool is accessed via ladders, with a hoist available for assisted entry. Provision of compliant ramp access would introduce further substantial costs.



At a high level, a project to enclose the Cressy Swimming Pool may be expected to cost in the order of \$2 million to \$3 million. This estimate is indicative only and subject to detailed feasibility assessment. It is reasonable to expect that actual costs could exceed this range once site-specific and operational requirements are fully understood.

Comparable projects undertaken or investigated by other Tasmanian councils demonstrate the scale of investment required for aquatic facilities. Recent examples range from approximately \$7 million to \$27.2 million, depending on size, scope and included amenities. These projects also highlight the significant ongoing operational costs associated with indoor aquatic centres.

Consideration may also need to be given to the role of the Cressy Swimming Pool within the broader network of recreation and aquatic facilities available to Northern Midlands residents. Any significant investment in expanding the functionality of the facility would benefit from being assessed in the context of current and future community needs, population growth, service demand, and Council's long-term financial capacity.

The preparation of a detailed feasibility study would be required to properly assess costs, design options, funding opportunities, and long-term sustainability.

ATTACHMENTS

Nil



5.3.2 Notice Of Motion: Police In Campbell Town

Responsible Officer: Maree Bricknell, Acting General Manager

OFFICER'S RECOMMENDATION

That Council:

- a) write to the Minister for Police, Fire and Emergency Management advocating for an increased police presence in Campbell Town, including consideration of a permanent police presence, and outlining concerns raised by the community; and
- b) invite representatives from Tasmania Police (Central North Police District) to attend a future Council workshop to discuss policing services, resourcing, and strategies to address crime within the Northern Midlands.

Councillor Terrett has requested the below Notice of Motion be included in the Agenda for the Council Meeting to be held on 29 June 2026.

NOTICE OF MOTION

That Council writes to the Minister for Police, Fire and Emergency Management, Felix Ellis MP, seeking a permanent Police presence in Campbell Town.

That the Central North Police be invited to a Council Workshop to look at strategies available that can address crime in the Northern Midlands.

BACKGROUND

Campbell Town has seen an increase in stealing and burglaries. So far this year, there have been 68 reported cases of stealing, a jump of more than 170 per cent above the five-year average of 25 incidents per year.

Business owners are concerned that offenders are stealing from stores with impunity. There has also been a 15 per cent increase in building burglaries in Campbell Town.

A recent meeting of business owners highlighted concerns regarding police response times and the lawful powers available to businesses to remove troublesome customers and offenders.

Some residents and businesses have chosen not to report crimes due to the time taken for police to travel to Campbell Town from the police station at Longford.

This crime, coupled with increased instances of domestic violence in the area, has resulted in a need for an increased police presence.

OFFICER'S COMMENTS

The matters raised in the Notice of Motion are noted.

Community safety and policing services are the responsibility of the Tasmanian Government, with operational decisions, including the allocation of police resources and deployment of personnel, determined by Tasmania Police.

Council does not have the authority to direct policing services; however, it does play an advocacy role on behalf of the community and may make representations to the State Government regarding local concerns.

The request to write to the Minister for Police, Fire and Emergency Management seeking a permanent police presence in



Campbell Town is consistent with Council's advocacy role. Should Council resolve to do so, the correspondence may draw on the concerns outlined in the Notice of Motion, including reported increases in property offences and community perceptions regarding response times and police presence.

With respect to the proposal to invite Central North Police to a Council workshop, this would provide an opportunity for Council to engage directly with Tasmania Police to better understand current resourcing, operational constraints, and available strategies to address crime within the Northern Midlands. It would also allow for information sharing and discussion regarding preventative measures and partnerships between Council, police and the broader community.

No specific budget implications have been identified in relation to the Notice of Motion at this stage; however, any future initiatives arising from discussions or advocacy may have resource implications that would require further consideration.

While Council may advocate on behalf of the community, decisions regarding police staffing levels, station locations and operational deployment remain matters for Tasmania Police and the Tasmanian Government. Accordingly, there is no guarantee that any request for a permanent police presence would be implemented.

The Notice of Motion raises matters of community concern regarding crime and public safety within Campbell Town and the broader Northern Midlands. While Council does not have authority over policing services, it may choose to advocate to the Tasmanian Government on behalf of the community and seek further engagement with Tasmania Police regarding local crime prevention and community safety initiatives. The decision ultimately rests with Council.

ATTACHMENTS

Nil



5.4 QUESTIONS ON NOTICE BY A MEMBER OF THE PUBLIC

The following Questions on Notice were received:

From Dianne Beven for Council Meeting on 29th June 2026

QUESTION 1:

Why has the building been empty for so long at 9A and 9B Marlborough Street Between Old Post Office and Commonwealth Bank? Ideal housing for non drivers.

RESPONSE:

This property is privately owned, and Council is not aware of the owners' intentions for the property.

QUESTION 2:

Why did I receive a voting brochure for the upcoming NMC election from Paul Terrett when I have a notice on my letter box of 'No Advertising Material, Thankyou'?

RESPONSE:

In Tasmania and across Australia, electoral pamphlets are not classed as junk mail and are legally exempt from "No Junk Mail" signs on a letterbox.

The following explains how electoral mail is handled:

- Community Notices: Political material is classified as a "community notice" or public information rather than commercial advertising.
- Australia Post Rules: Australia Post considers electoral pamphlets an essential community service and mandates that delivery staff place them in all letterboxes.
- How to Stop Them: To stop receiving addressed campaign materials, you must contact the specific political party or Member of Parliament to ask them to remove your address from their list.

Official advice from Australia Post regarding this matter is as follows:

There are certain types of communications that are deemed 'community notices' that by law can be delivered to all delivery points, including those with 'no junk mail' signs.

Unrestricted delivery means items are delivered to all delivery points, including those with 'no junk mail' signs.

'Community notices' may include items sent under the authority of:

- local, state or federal government or their agencies
- political organisations
- religious or educational institutions
- charitable bodies



QUESTION 3:

Both Bridges over the South Esk River in Longford, Perth Bridge and the one at Evandale on Leighlands Road are in serious need of cleaning and painting. Black exhaust fumes have made them very unsightly. Wondering when they might be done?

RESPONSE:

Maintenance of bridges has been referred to Department of State Growth.



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
31 March 2026	Ross Community Recreation Ground Committee	AGM
08 April 2026	Avoca Museum and Information Centre Committee	AGM
08 April 2026	Avoca Museum and Information Centre Committee	Ordinary
12 May 2026	Ross Community Recreation Ground Committee	Ordinary
12 May 2026	Evandale Community and Information Centre Committee	Ordinary
13 May 2026	Morven Park Management Committee	AGM
13 May 2026	Morven Park Management Committee	Ordinary
20 May 2026	Liffey School House Committee	Special Meeting
2 June 2026	Campbell Town District Committee	Ordinary
2 June 2026	Ross District committee	Ordinary
2 June 2026	Evandale District committee	Ordinary
3 June 2026	Longford District committee	Ordinary
08 June 2026	Ross Community Recreation Ground Committee	Ordinary
14 June 2026	Devon Hills Neighbourhood Watch and Residents Committee	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT COMMITTEE

7.1.0 Campbell Town District Committee

At the ordinary meeting of the Campbell Town District Committee held on 2 June 2026, the following motion was recorded for Council's consideration.

7.1.1 Advocacy For Full-Time Police Presence In Campbell Town

Officer Recommendation:

That Council write to the Minister for Police, Fire and Emergency Management and the Shadow Minister advocating for an increased police presence in Campbell Town, including consideration of a permanent police presence, in response to community concerns regarding crime and public safety.

Committee Recommendation:

That Council write to the Minister for Police, Fire and Emergency Management and the Shadow Minister for Police advocating for the allocation of full-time police personnel in Campbell Town to address increasing crime trends and improve community safety, noting recent increases in recorded offences across Tasmania.

Officer Comment:

The matters raised reflect community concerns regarding crime and public safety in Campbell Town.

While policing services, including the allocation of personnel, are the responsibility of the Tasmanian Government and Tasmania Police, Council may advocate on behalf of the community by raising these concerns with the relevant Minister.

The proposed action is consistent with Council's advocacy role and provides an opportunity to formally communicate community concerns regarding policing presence and response capacity in Campbell Town.



7.2 LONGFORD DISTRICT COMMITTEE

7.2.0 Longford District Committee

At the ordinary meeting of the Longford Local District Committee held on 6 May 2026, the following motion was recorded for Council's consideration.

7.2.1 Toilets, Shade, Seating & Bins At Illawarra Road Truck Stop

Officer Recommendation:

That Council write to the Tasmanian Department of State Growth to request the immediate clean-up and ongoing maintenance of the truck stop site and surrounding road verges on Illawarra Road, Longford, and further reiterate Council's previous requests for the installation of a septic (or alternative non-reticulated) toilet facility, provision of a shared pathway, and planting of screening vegetation, and request a response outlining proposed actions and timeframes.

Committee Recommendation:

The Longford District Committee requests the Northern Midlands Council to consult with State Growth regarding the unsanitary conditions that now exist on the 'edges' of the Heavy Vehicle Driver Rest Area (HVDRA) on Illawarra Road, Longford. This HVDRA has been constructed without toilet facilities, and the road verges are obviously being regularly used for this purpose. This situation is a Health and Safety issue for the public and for contractors involved in verge clearing. The Longford District Committee requests Council work with State Government to have this oversight rectified and have toilet facilities established at the site. Note that other HVDRA sites in Tasmania have been correctly designed with toilet facilities, shade, tables and bins included on site, for example the site being currently developed at Westbury HVDRA.

Officer Comment:

That Council:

1. Acknowledges the concerns raised by the Longford District Committee regarding unsanitary conditions at the truck stop on Illawarra Road, Longford.
2. Notes that the Environmental Health Officer attended the area to investigate. (photos below)
3. Notes advice from the Department of State Growth that:
 - the works form part of a broader Illawarra Road upgrade project between Longford and Bishopsbourne Road;
 - the truck stop is intended to formalise an existing informal stopping point to improve road safety;
 - the facility is not a designated Heavy Vehicle Driver Rest Area;
 - the provision of user facilities, including toilets and shared pathways, is not required under the Planning Scheme; and
 - the application has been assessed as compliant with the Planning Scheme and recommended for approval.
4. Write to the Tasmanian Department of State Growth to:
 - advise of the observed impacts and associated risks arising from the lack of toilet facilities;
 - request reconsideration of the provision of amenities at the site, noting current site conditions and community expectations; and
 - seek advice on whether interim or alternative solutions (e.g. non-reticulated or self-contained facilities) could be considered.
 - Requests a Clean up the verges along the area.

Background:

The lack of facilities for truck drivers at the truck stop was raised by Committee members at their meeting on 4 February 2026.



On 6 May 2026 LDC members all noted the poor standard and conditions of the truck stop, which gives a very poor first impression to people visiting Longford who elect to stop there, along with being an unsatisfactory facility for the truck drivers it is intended to assist.

Council previously requested:

- installation of a septic toilet facility;
- provision of a shared pathway; and
- planting of screening vegetation.

The Department of State Growth advised that:

- the proposal is for a truck stop only, not a Heavy Vehicle Driver Rest Area;
- the project is a road safety upgrade and complies with the Planning Scheme; and
- there is no requirement to provide toilets, shared pathways or other user facilities.





7.3 ROSS DISTRICT COMMITTEE

7.3.0 Ross District Committee

At the ordinary meeting of the Ross Local District Committee held on 2 June 2026, the following motion/s were recorded for Council's consideration.

7.3.1 Ross Dark Sky Community Accreditation – Council Support And Implementation Actions

Officer Recommendation:

That Council:

- a) support the progression of a formal agreement between Northern Midlands Council and TasNetworks for the staged replacement of streetlighting to meet Dark Sky Community accreditation requirements; and
- b) approve the initiation of replacement and/or shielding of Council-owned porch lights in Ross, to be funded through the existing Works Maintenance budget, as an initial demonstration of dark sky-friendly lighting implementation.

Committee Recommendation:

That Ross LDC seeks Council support in two outstanding issues to enable Ross to complete the Dark Sky Community application by:

1. Signing an agreement between Council and TasNetworks for the replacement of streetlights within 5 years of the accreditation year and,
2. Replacing one or two council-owned porch lights as an example of the implementation of dark sky- friendly lighting

Officer Comment:

The Ross Dark Sky Community initiative aligns with several of Council's strategic priorities:

- **Environmental stewardship** – Reducing light pollution supports protection of the natural night environment and promotes sustainable practices.
- **Economic development and tourism** – Achieving Dark Sky accreditation strengthens Ross's appeal as a unique visitor destination, contributing to regional economic growth.
- **Heritage and place-making** – Preserving the night sky enhances the historic character and rural identity of Ross.
- **Community partnerships** – Collaboration with TasNetworks and the Ross Local District Committee reflects Council's commitment to working with stakeholders to deliver shared outcomes.

The Ross community's pursuit of Dark Sky Community accreditation represents a positive initiative that aligns with Council's broader objectives of environmental sustainability, heritage preservation, and regional tourism development. The actions outlined in the Committee's motion are considered practical and achievable steps toward meeting accreditation requirements. In particular:

- Establishing a formal agreement with TasNetworks provides a clear framework for the staged replacement of existing streetlighting infrastructure with compliant dark sky-friendly alternatives; and
- Demonstrating implementation through the replacement or shielding of Council-owned porch lighting will provide a visible and tangible example of Council's commitment to best-practice lighting.

These measures support improved night sky quality, reduce light pollution, and enhance Ross's positioning as a destination of environmental and cultural significance.

There are no significant policy or statutory barriers identified. Implementation will require coordination with TasNetworks and consideration of budget and asset management implications through future capital works planning.



7.4 EVANDALE DISTRICT COMMITTEE

7.4.0 Evandale District Committee

At the ordinary meeting of the Evandale Local District Committee held on 2 June 2026, one motion was recorded for Council's consideration.

7.4.1 Pioneer Park Upgrade Staging And Funding

Officer Recommendation:

That the Committee's request be supported.

Committee Recommendation:

That the District Committee requests Council to:

1. Investigate and pursue suitable grant and funding opportunities to support the implementation of upgrades to Pioneer Park; and
2. Provide a report back to the Committee on available funding options and next steps

Officer Comment:

Council supports the proactive identification and pursuit of external funding opportunities to deliver improvements to community infrastructure. Investigating grant and funding options for Pioneer Park upgrades aligns with Council's commitment to enhancing public open spaces and supporting community wellbeing.

The proposed works form part of the staged implementation of the Pioneer Park Master Plan. Securing external funding will support delivery of future stages, including complementary infrastructure such as lighting and other amenity improvements, and reduce reliance on Council funding.

Subject to endorsement, officers will review applicable state and federal funding programs and assess eligibility, timing, and potential co-contribution requirements. A report outlining viable funding opportunities and recommended next steps can be provided to the District Committee.

Council will be listing the stages, and a short community engagement process will be undertaken.

Background

The Works Manager attended the March District Committee meeting, where the following was discussed under General Business:

- The Committee confirmed support for the *full loop of concrete footpath* within Pioneer Park.
- Council advised that it planned to proceed with installation of the irrigation system and implementation of the Master Plan footpath full loop, with works planned for the drier months.
- The Committee also requested that conduit for future lighting be installed concurrently with the footpath and irrigation works to avoid the need for re-excavation.



7.5 OTHER COMMITTEE RECOMMENDATIONS

7.5.0 Devon Hills Neighbourhood Watch And Residents Committee

At the ordinary meeting of the Devon Hills Neighbourhood Watch and Residents Committee held on 14 June 2026, one motion was recorded for Council's consideration.

7.5.1 Notice On Motion - Devon Hills Neighbourhood Watch And Residents Management Committee

At the ordinary meeting of the Devon Hills Neighborhood Watch and Resident Management Committee held on 15 February 2026 the following motion/s were recorded for Council's consideration:

Officer Recommendation:

That Council note the advice from the Department of State Growth and formally advise the Committee that no further action will be taken in relation to this matter.

Committee Recommendation:

Give way sign at the exit of Devon Hills Road/ Haggerston Road intersection be changed to a stop sign.

Background:

The request to replace the existing Give Way sign with a Stop sign at the intersection of Haggerston Road and Devon Hills Road has been raised on several occasions over the past seven years. This matter was initially brought forward by the Devon Hills Progress Association and has more recently been supported by the Devon Hills Neighbourhood Watch and Resident Management Committee.

Officer Comment:

Council has consulted with the Department of State Growth, the responsible authority for road signage and traffic safety. The Department has advised that there are no sight distance limitations at this intersection that would warrant the installation of a Stop sign under the relevant national standard, Australian Standard AS 1742.2.

Additionally, there have been no reported crashes at the intersection since the completion of the Midland Highway duplication works in early 2018.

Based on this advice and available data, no changes to the existing signage are currently supported.



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
01/06/2026	<p>Council Workshop Presentation: All About Campbell Town – Museum and Information Centre Committee Discussion: NMC Funding Budget 2026-27, Just Cats Request for Increase in Funding, Longford Riverside Caravan Park</p>
09/06/2026	<p>Council Workshop Discussion: NMC Funding Budget 2026-27 and Potential Purchase and use of 81 High Street, Campbell Town</p>
29/06/2026	<p>Council Workshop Discussion: Council Meeting Agenda items</p>

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 13 May to 23 June 2026 are as follows:

Date	Activity
13 May 2026	Attended LGAT General Management Committee dinner, Hobart
14 May 2026	Attended Minister's Local Government Forum, Hobart
14 May 2026	Attended LGAT General Management Committee meeting, Hobart
15 May 2026	Guest Speaker - 2026 Tasmanian Leaders Program, Launceston
16 May 2026	Attended NMBA interview, Campbell Town
16 May 2026	Attended NMBA Drought Resilience workshop, Campbell Town
18 May 2026	Officiated Citizenship Ceremony, Longford
18 May 2026	Attended Council Workshop and Meeting, Longford
21 May 2026	Attended NTDC Steering Committee Meeting, online
29 May 2026	Attended NTDC Strategy Workshop, Country Club, Launceston
30 May 2026	Attended President's Luncheon, Campbell Town Show
1 June 2026	Attended Council Workshop, Longford
2 June 2026	Attended TasWater meeting, phone
3 June 2026	Attended National Reconciliation Week breakfast event, Launceston
3 June 2026	Attended Avoca Hall AGM, Avoca
4 June 2026	Attended NTDC Project Manager interview panel, Launceston
9 June 2026	Attended Official Launch of the Delmont Tower, Cressy
9 June 2026	Attended Council Workshop, Longford
10 June 2026	Attended NTDC Project Manager 2 nd round interviews, online



18 June 2026	Attended NTDC Steering Committee, online
18 June 2026	Attended meeting with Economic Resilience and Development in Australia, online
19 June 2026	Attended NTDC Strategic Plan meeting, online
19 June 2026	Attended Illuminate Education Challenge Week Awards Presentation, Perth
22-26 June 2026	Attended National General Assembly of Local Government Conference 2026, Canberra
22 June 2026	Attended Australian Council of Local Government Forum, Canberra
23 June 2026	Attended ALGWA breakfast, Canberra
24 June 2026	Attended Tasmania Cohort (attending NGA) dinner, Canberra
24 June 2026	Attended the ALGWA Governor General cocktails, Canberra
25 June 2026	Attended NGA closing dinner, Canberra
	Attended to emails, phone, media and mail inquiries



8.3 GENERAL MANAGER'S ACTIVITIES

Acting General Manager's Activities Attended & Planned for the period 19 May to 25 June 2026 are as follows:

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

Date	Activity
19 May 2026	Free2B Service Agreement Meeting
19 May 2026	Met with Evandale Medical Service
20 May 2026	Met with Technology One re GIS systems for future
21 May 2026	Training session to introduce new Animals module
21 May 2026	Met with subdivider re stormwater
21 May 2026	Met with representatives of Tas Audit Office
22 May 2026	Met with Perth Community Hub representatives
22 May 2026	Met with SES representatives re Community Alert Trial
25 May 2026	Met with View Bank Cattery representatives
25 May 2026	Met with ratepayer re road and bridge access to property
26 May 2026	Met with NRE representatives re Ben Lomond addressing
26 May 2026	Met with consultant re IT Strategy
26 May 2026	Met with ReadyTech consultant
28 May 2026	Met with TasWater re odour investigation
29 May 2026	Attended NTDC strategy Workshop
3 June 2026	Attended WHS meeting
3 June 2026	Attended the Longford Local District Committee
4 June 2026	Met with Ross representative re Dark Sky Strategy
5 June 2026	Attended northern regional GM's meeting
9 June 2026	Met with Relbia ratepayer
12 June 2026	Met with Evandale subdivider
16 June 2026	Met with potential Perth subdivider
18 June 2026	Attended Longford Legend Walk shearers memorabilia launch event
19 June 2026	Met with potential Perth subdivider
19 June 2026	Met with ratepayer re road and bridge access to property

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

Mayor Knowles, Deputy Mayor Lambert and Councillor Andrews attended the National General Assembly in Canberra from Monday, 23 June to 25 June 2026.



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	93		875	896	820
337	37	44	44	41	36	46	41	45	50	44	47		384	418	379



8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Acting General Manager

Item	Income/Issues 2024/2025		Income/Issues for May 2026		Income/Issues year to date 2025/2026	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,864	102,278	5	59	3,716	137,716
Dogs Impounded	14	3,141	1	25	5	675
Euthanised	3	627				
Re-claimed	10				4	
Re-homed/Dogs Home	1					
New Kennel Applications	16	1,070	1	88	7	583
Renewed Kennel Licences	82	4,100	4	810	86	4,730
Infringement Notices (paid in full)	59	12,935	1	57	42	10,038
Legal Action					4	1,378
Livestock Impounded	3	150				
TOTAL		\$124,302		\$1,039		\$152,364

Audits:

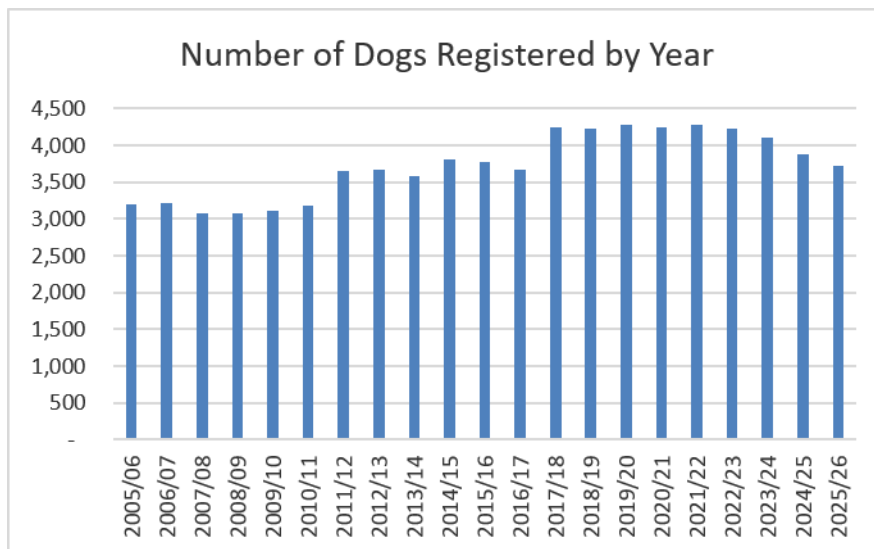
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

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	123	4	14	17	6	7	5	19	9	11	19	12	
Routine Mobile/Market stall Food Inspections	38	0	0	0	11	0	0	1	1	0	9	16	
Preliminary Site Visits – Licensed Premises	8	1	0	0	0	1	1	1	0	2	0	2	
On-site wastewater Assessments	50	4	2	4	9	6	5	2	4	4	5	5	
Complaints/Enquiries – All Types	119	7	6	8	6	9	9	11	15	10	18	20	
Place of Assembly approvals	6	0	0	0	1	0	1	1	1	0	0	2	
Notifiable Diseases	6	0	0	0	1	1	1	0	1	0	1	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	0	
Building & Planning	36	260	92	31	11	11	3	5	0	16	1	15	10	0	
Community Services	59	52	7	0	0	2	3	2	0	4	2	2	0	1	
Corporate Services	26	353	63	1	30	0	12	11	9	32	20	41	22	5	
Governance	19	18	18	0	0	1	5	5	7	3	1	1	0	0	
Waste	14	21	7	1	0	1	3	2	0	3	2	3	0	1	
Works	415	446	189	24	8	26	60	58	19	41	35	66	15	48	



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
12-May-26	Levi Springer	Representative – U18 Tasmanian Indoor Cricket	100
9-Jun-26	Cooper Cook	Representative – U12 National Touch Football Championships	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
			\$56,350



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 - Meeting set for discussion on master plan for the precinct. 11/10/2023 - Design requested, plan awaited. 14/02/2024 - Plan received. To be listed for Council Workshop. 07/03/2024 - Matter considered by Councillors at Workshop Monday 4 March 2023. Further concept plan to be prepared and presented back to the Councillors for endorsement prior to public consultation. 30/04/2024 - Matter to be further presented to Councillors at a workshop after July 2024. 08/08/2024 - Listed for discussion at 5 August 2024 Council Workshop. 11/11/2024 - Response to August 2024 letter awaited. Follow up correspondence prepared. 05/02/2025 - Meeting scheduled with landowner for 14 Feb 25. 20/02/2025 - On site meeting for JBS Plant Manager, GM and Works Manager scheduled for early March. 08/04/2025 - Meeting held with JBS Plant Manager, Council Officers awaiting a response. 03/12/2025 - Follow-up letter sent to JBS Plant Manager, awaiting reply. 06/01/2026 - JBS Plant Manager acknowledged correspondence and is awaiting advice. 10/03/2026 - Further follow to occur as no response has been received. 14/04/2026 - Email sent to JBS Manager - 10 April 2026 following up on previous correspondence and decision. 28/04/2026 - GM and Works Manager met with the Plant Manager, JBS (Blaze Barker) to discuss the master plan and association improvements for the Mill Dam area. 19/6/26 Waiting on market valuation before proceeding further.
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 - Letter sent to Minister. 09/05/2024 - Awaiting response from minister 13/05/2024 - Committee notified. Awaiting response from Minister 10/07/2024 - Awaiting response from minister 09/08/2024 - Awaiting response from minister 03/09/2024 - Awaiting response from minister 11/10/2024 - Awaiting response from minister 08/11/2024 - Awaiting response from minister 28/11/2024 - Awaiting response from Department of State Growth 10/01/2025 - Awaiting response from the DSG 07/02/2025 - Awaiting response from the DSG 07/04/2025 - Awaiting response from the DSG 06/05/2025 - Awaiting response from the DSG 27/05/2025 - Awaiting response from the DSG 16/06/2025 - Awaiting response from DSG 15/07/2025 - Letter to Minister pending election result. 04/08/2025 - Letter sent to General Manager State Growth - awaiting response. 07/10/2025 - DSG representatives meeting with Acting GM on 20 October. 12/11/2025 - Awaiting traffic engineer's report for supporting justification or otherwise. 19/6/2026 - Awaiting traffic engineer report, prior to seeking comment from DSG.
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 - Awaiting transfer documents from DSG. 25/02/2025 - sent reminders to DSG - awaiting response. 12/05/2025 - Awaiting transfer documents from DSG. 15/07/2025 - Letter to Minister pending election result. 04/08/2025 - Letter sent to General Manager State Growth - awaiting response. 13/05/2026 - Report to July 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 - Listed for future Council Workshop discussion. 06/11/2025 - Listed for December Council Workshop discussion. 10/12/2025 - Listed for future Workshop discussion. 10/03/2026 - Listed for future Workshop discussion.



15/09/2025	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 - Listed for future Workshop discussion. 06/11/2025 - Listed for December Council Workshop discussion. 10/12/2025 - Listed for future Workshop discussion. 10/03/2026 - Listed for future Workshop discussion.
20/10/2025	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 - For 2026/27 Budget deliberations.
20/10/2025	2025-10-20 Open Council - Ordinary Meeting	Evandale Restriction of Parking - Rodgers Lane to Murray Street on Sundays	Awaiting external response	That Council notes the recommendation and directs officers to investigate the issue.	10/11/2025 - Traffic engineer engaged. Awaiting report.
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 - Discussions held with TasWater. Awaiting further data. 08/01/2026 - 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 19/6/2026 – Follow up letter (June 2026)
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 - 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. 19/6/2026 – Grant Application lodged for childcare centre extension.
19/01/2026	2026-01-19 Open Council - Ordinary Meeting	Notice of Motion: Retention and Reinstatement of the Convict Brick Trail in Original Trail Positions	In progress	That Council 1. r einstiate the Convict Brick Trail in Campbell Town to its continuous trail configuration along High Street; 2. place all convict bricks as close as possible to their original position subject to the following constraints; i. public safety; ii. on-street dining; iii. footpath trading signage; iv. both pedestrian and vehicle property	28/01/2026 - Officers are working with the contractors regarding the reinstatement and expansion of the project. 10/03/2026 - Officers are working through the decisions of Council in relation to the matter. 19/6/2026 - A meeting is arranged to be held with Mr Cameron 25 June 2026.



				access; v. thoroughfares; vi. integration with water, sewer, power, stormwater and communication services. 3. accepts the costs to reinstate the Convict Brick Trail in accordance with Superintendent's decision in charge of the works; 4. funds the reinstating cost from stage two (2) of the Campbell Town Streetscape Project; 5. formally advise key stakeholders of Council's decision; and 6. request a report from Council officers regarding options for future enhancement or expansion of the trail without altering the continuous trail format.	
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 - 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 - work is progressing on the development of a brief for the cemetery plan 15/04/2026 - Consultant engaged for project 27/05/2026 - Campbell Town District Committee informed that a consultant has been engaged for the 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 - letter sent 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	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: prioritisation of outstanding actions, and any implications for future strategic planning and budget considerations.	28/04/2026 - Perth Structure Plan to be reviewed and a report prepared to a future Council meeting detailing progress to date, any reprioritisation of outstanding actions required, and any implications for future strategic planning and budget considerations needed. 19/06/2026 - To be presented to June 2026 Council meeting.
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.	19/6/2026 – Staged Project plan to be provided for consultation.



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 - Officers have commenced work on a draft strategy for presentation at a future workshop.
18/05/2026	2026-05-18 - Open Council - Ordinary Meeting	Draft Amendment 22-2026 to insert the Fred 'Mulga' Davies Memorial Grandstand into the Local Historic Heritage Code	In progress	Draft Amendment 22-2026 to the Northern Midlands Local Provisions Schedule A. Apply the local heritage place overlay to the land at 55 Smith Street, Longford. AND B. Amend clause NOR-Table C6.1 Local Heritage Places by inserting a new clause, NOR-C6.1.469, as follows: AND C. Amend clause NOR-Table C6.1 by inserting Local Heritage Places Datasheet - NOR-C.1.469 attached to this report, replacing figure NOR-C6.1.469.3 with a photograph of the grandstand in full light.	19/06/2026 - On public notification until 8 July 2026

COMPLETED ACTION ITEMS					
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Notice of Motion - Exemption from Acknowledgement of Country	Completed	Does not endorse at this time the Morven Park Management Committee's request to depart from the current committee meeting procedures. However, Council agrees to consider the Committee's reasons as part of the upcoming review of the Welcome to Country and Acknowledgement of Country Policy.	29/04/2026 - Committee advised of Council's decision. Policy will be reviewed as per the review timetable.
20/04/2026	2026-04-20 Open Council - Ordinary Meeting	Variation of Appointment - Municipal Management Coordinator and Deputies	Completed	Nomination endorsed for a) Maree Bricknell, Acting General Manager as the Northern Midlands Council's Municipal Emergency Management Coordinator (Municipal Coordinator); and b) Leigh McCullagh, Works Manager as the Northern Midlands Council's Deputy Municipal Emergency Management Coordinator; for a period of 4 years.	04/06/2026 - Nominations endorsed at the 20 April 2026 council meeting.
18/05/2026	2026-05-18 - Open Council - Ordinary Meeting	96A Main Road Perth	Completed	That Council i) 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 2026-27; and iv) Community consultation be undertaken including 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. To ensure this, is seen as a cooperative and inclusive venture that evolves in response to the needs and aspirations of the Perth Community.	10/06/2026 - Committee has been formed and the four executives have been ratified. The community consultation will commence with the AGM. An agenda item is listed on the upcoming agenda of Council for the appointment of the Councillor Representative.
16/03/2026	2026-03-16 Open Council - Ordinary Meeting	Update on Department of State Growth correspondence	Completed	That Council will provide the Committee with correspondence received from the Department of State Growth that relates to the matters raised by the Committee.	26/05/2026 - DSG letter provided to committee 19 January 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 31 May 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	353	56,579
Total Services Provided by NMC to Meander Valley Council		56,579
Service Provided by Meander Valley Council to NMC		
Total Service Provided by MVC to NMC		
Net Income Flow	353	\$56,579
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 • Grader Hire – 813 Logan Road • Fire Abatements 		1,492 3,541 3,432 993 383 1,125 1,916 197 620 2,646 375 24 2,057 144 126 230 244 1,280 133 3,145
	196.5	\$24,103



8.13 VANDALISM

Prepared by: Damien Wilson, Assistant Works Manager

Incident	Location	Dec-25	Jan-26	Feb-26	March-26	April-26	May -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	\$0	\$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			
	07/05/2026	30	
	14/05/2026	25	
	21/05/2026	35	
	28/05/2026	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			
	11/05/2026	8	
	18/05/2026	6	
	25/05/2026	7	

Girls Program- Longford and Campbell Town

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

Participation has continued to grow and numbers remain strong for term 2. The participants are constantly giving positive feedback and see the Free2b Girls program as a safe and inclusive space.

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

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

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.

Perth & Longford Youth Groups: Both groups have had a successful start with 70 participants registered across the two locations. Participants and parents have given both verbal and written feedback, saying the program is fun, engaging, and a positive initiative for the Northern Midlands. Ideas for engaging Campbell Town and Cressy for term 3 are being looked at.

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. Working with reclink to engage local students in leadership workshops during term 3.

School Holiday Program: July school holiday program dates have been selected, working with local young people to plan fun and engaging activities for the program.

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 3.

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

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

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:

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



Project		Status		\$	Scheduled
			document.		
5.3	Redevelop Bartholomew Park Cressy	Gov	Liaising with Local District Committee to establish/prepare plans for upgrade.		Community consultation period closed 30 April. Grant application made for funding of extension to Childcare Centre and playground.

- 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.
 - Events held in the Northern Midlands municipality during June 2026 include:
 - ♣ Trivia Night Volunteer Ambulance Officers Fundraiser. Longford
 - ♣ Launceston Running Club. Evandale
 - ♣ Access to Health. Campbell Town
 - ♣ Longford Legends Lych Gate Unveiling. Longford
 - ♣ Into the Dark at Clarendon. Nile
 - ♣ Skid Pan & Track Day. Symmons Plains.
 - ♣ Tas Networks Bright Futures Community Day. Longford
 - ♣ Various music gigs in the region.
- Northern Midlands Visitor Centres Group – Connection with travellers in our region:
 - 11.6.26. Represent the Northern Midlands at the TVIN regional forum.
 - Disseminate updates and information from tourism agencies, TVIN, emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
 - 18.6.26. Longford Legends Lych Gate Interpretation unveiled with function held at Anglican Parish Hall. 43 people attended, some travelling from afar. New story panels installed on the structure at Stokes Park leading to the Legends Walk, focusing on the Norfolk Islanders and local shearers.
 - Tasmanian Wool Centre promoted their Off-Season activity “Rug Up Ross” knitting project by featuring on Channel 9’s TODAY Show weather cross at Cataract Gorge on 4 June.

HHTRA update:

- 21.6.26. Heartlands Way Through Kempton guided walking tour with local historian, included access to 2 private historic homes. Sold out at 40 participants.
- The Heritage Highway digital marketing activities include:
 - Website with links to towns, accommodation, experience, and event categories.
 - Articles and blogs about the region.
 - Social media, including Facebook and Instagram, image sourcing and sharing, creating posts, monitoring/moderating comments.
 - Destination Southern Tasmania host the Heritage Highway website as a Regional Landing Page on the Hobart & Beyond website.
 - Boosted posts supporting Heritage Highway events include articles on the site along with social media.
- The Heritage Highway Operators private Facebook group remains a resource for operators and tourism industry agencies to promote their services and experiences. HHTRA shares information via the resource.
- Carry out 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 24-2026: Ross Dark Sky Specific Area Plan

PLAN 11.2: Draft Amendment 25-2026: Longford Entrance Local Historic Landscape Precinct



11 PLANNING REPORTS

11.1 DRAFT AMENDMENT 24-2026: ROSS DARK SKY SPECIFIC AREA PLAN

File: PLN26-0081
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 24-2026 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 24-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 24-2026 to the Northern Midlands Local Provisions Schedule

Insert NOR-S9.0 Ross Dark Sky Specific Area Plan in accordance with Attachment 1.

1 PURPOSE OF REPORT

This report recommends that the Council agrees to amend the Local Provisions Schedule to insert the Ross Dark Sky Specific Area Plan.

2 INTRODUCTION/BACKGROUND

Applicant:

Northern Midlands Council

Owner:

Various

Zone:

Various

Codes/Specific Areas Plans:

Proposes to insert a Specific Area Plan

Classification under the Scheme:

Planning scheme amendment

Existing Use:

Various

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 24-2026 and exhibit for 28 days.



Planning Instrument:

Site:

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

On 16 March 2026, Council resolved to:

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.

On 27 March 2026, the Chair of the Ross Local District Committee advised Council's Planning Department that Dark Sky International prefer eventual incorporation of the Policy in the planning scheme, and sought advice on to what degree Dark Sky friendly lighting policy is enforceable in Ross on new developments.

The policy is enforceable on new Council developments in Ross, but not on new private developments in Ross. The provisions of the policy would need to be incorporated into a Specific Area Plan.

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:

- 3.3 Public assets meet future lifestyle challenges
- 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
- 4.2 Meet environmental challenges
- 4.3 Eco-tourism strongly showcases our natural beauties
- 4.4 Our heritage villages and towns are high value assets



3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

On 16 March 2026 Council resolved to support in principle the Dark Sky Lighting Policy as presented and implementation of the program so long as it aligns with national regulatory standards.

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.

As reported to the 16 March 2026 Council meeting in item 16.1 Northern Midlands Council Dark Sky Policy and Support of Ross as a Dark Sky Community:

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

10 OPTIONS FOR COUNCIL TO CONSIDER

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 draft amendment 24-2026 to insert NOR-S9.0 Ross Dark Sky Specific Area Plan in accordance with Attachment 1.

12 ATTACHMENTS

1. Draft Amendment 24-2026 - NO R- S 9.0 Ross Dark Sky Specific Area Plan [**11.1.1** - 5 pages]
2. Draft Amendment 24-2026 - NO R- S 9.0 Ross Dark Sky SAP - Assessment Against LPS Criteria [**11.1.2** - 78 pages]



11.2 DRAFT AMENDMENT 25-2026: LONGFORD ENTRANCE LOCAL HISTORIC LANDSCAPE PRECINCT

File: DA 25-2026 - PLN26-0116 - 13/026/007/189
Responsible Officer: Maree Bricknell, Acting General Manager
Report prepared by: Erin Miles, Project Officer

RECOMMENDATION

That Council:

1. under section 40D(b) of the *Land Use Planning and Approvals Act 1993* agree to prepare draft amendment 25-2026 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 within this report; and
3. under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993* certify draft amendment 25-2026 to the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 25-2026 of the Northern Midlands Local Provisions Schedule

Insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts in accordance with Attachment 1.

1 INTRODUCTION

This report recommends that the Council agrees to amend the Local Provisions Schedule to insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts and add to the Local Heritage Place Code Overlay Map with the location of the Local Historic Landscape Precinct, in accordance with Attachment 1.

Council recently undertook a consultation process to identify additional trees suitable for inclusion within Table C6.5 Significant Trees of the Local Provisions Schedule (LPS) of the Tasmanian Planning Scheme – Northern Midlands. The nomination period commenced on 20th February 2025 and concluded on 30th June 2025 and trees suitable for inclusion will be identified in a separate future draft amendment (23-2025).

One of the nominations received during this process was for trees to the eastern side of Tannery Road – the northern entrance road to the township of Longford. This nomination is included as Attachment 2. Review of this nomination identified that the significance of the trees was largely due to their positioning, and status and role in creating an entrance avenue to the township, particularly when combined with the existing elm trees to the west, more so than each tree as an individual specimen. Accordingly, it was viewed that provisions relating to Local Historic Landscape Precincts was the appropriate mechanism in which to preserve the significance of this precinct.

Prior to the construction of the present Illawarra Road and bridge in the 1970's, the northern entry to the township remained relatively unchanged since the early 1800's. Prior to the construction of the Long Bridge (Pateena Road) and Kings Bridge (Union Street), the Kings Bridge Punt known as Fenton's Ford and Brumby's Punt at the Long Bridge site were utilised for access across the river. The avenue of elms to the western side of Tannery Road, and avenue of mixed species trees to the east of Tannery Road provide a visual representation of this historical access route.



3.2 LONGFORD'S NORTHERN ENTRY

The northern entry into Longford has remained since the early 1800's when horse and cart traffic either crossed the South Esk River by punt, through Fenton's Ford (down river from near Mill Dam Reserve), across Long Bridge (down river from Fenton's Ford) or across Kings Bridge (end of Union Street). In the 1970's, Long Bridge and Kings Bridge were made redundant with the construction of the new Illawarra Road Bypass.

The new highway provided better access into Longford during times of flood, however, it also redirected all traffic into town along Tannery Road South.

Source: Longford Urban Design Strategy, 2017.

1850

The body of Herman Rolz, who had come from Victoria to the district buying pigs at this time, was found one morning in the

30

cistern of the Wickford Mill by Ted Houghton. This naturally caused great stir and the police were soon on the spot, but the murderer was never found.

A cask of flour from the Wickford Mill won first prize at the exhibition of industry in London in this year.

The Longford Library was founded.

W. H. Clayton, of "Wickford," Longford, was Surveyor of Roads right through to Devonport. Pat Thomas Kirwan was the watch-maker. Septimus Tunks, the carpenter; W. Wright, plasterer; J. Wright, another carpenter; John Bailey was the district constable.

King's Bridge Punt was called Fenton's Ford. Brumby's Punt was where the Long Bridge stands. Clayton's Put was at Wickford.

1854

Butler Stoney writes, "near the junction of the South Esk and Lake Rivers, a curious-looking bridge of piles has lately been erected." This pile bridge was washed away by the floods and King's Bridge was built in very much the same position. The old punt was used again for transporting carriages and stock across the river until King's Bridge was finished. There was room for two or three vehicles on this punt.

1871

King's Bridge was built at this time. The Launceston and Western Railway was opened against tremendous opposition from those whose land was taken for its progress. The original gauge was standard, but this was later reduced to the present Tasmanian measurements. For a time the three rails were in use together.

The Long Bridge (the present bridge is the fourth, others had been washed away by floods or burnt), saved the waggoners many a hard mile of travelling, as before the first bridge was built it is said that they used to bring their waggons down from Cressy by way of Harwick, where they forded the river on to "Woolmers." From there they forded the South Esk on to "Scone" and came by way of Newry to the Muddy Plains Road. Thomas Archer had a private punt at "Woolmers," which he allowed his friends to use.

Source: Extracts from *Longford Past and Present – With notes on Perth, Pateena and Illawarra* – K. R. von Stieglitz, 1947.



Image 1 - Aerial view of site from 1956 – pre-Illawarra Road Bypass, showing historical access routes.



Images 2 & 3 - Existing (1956) versus current (2026) entrance routes. Elm trees to the west of Tannery Road (and east - north of Illawarra Road) remain in situ.

In more recent years, this route also formed forms part of the “Longford Circuit” - a temporary motor racing track utilised most notably for the Australian Grand Prix in 1959 and 1965.

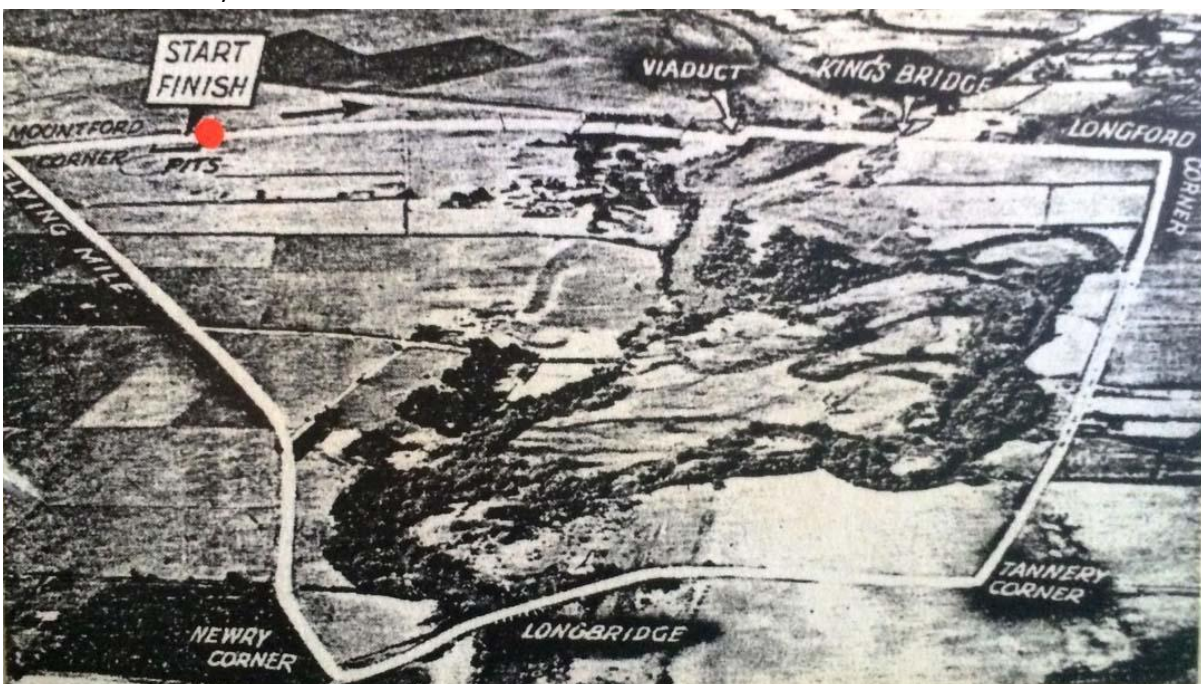
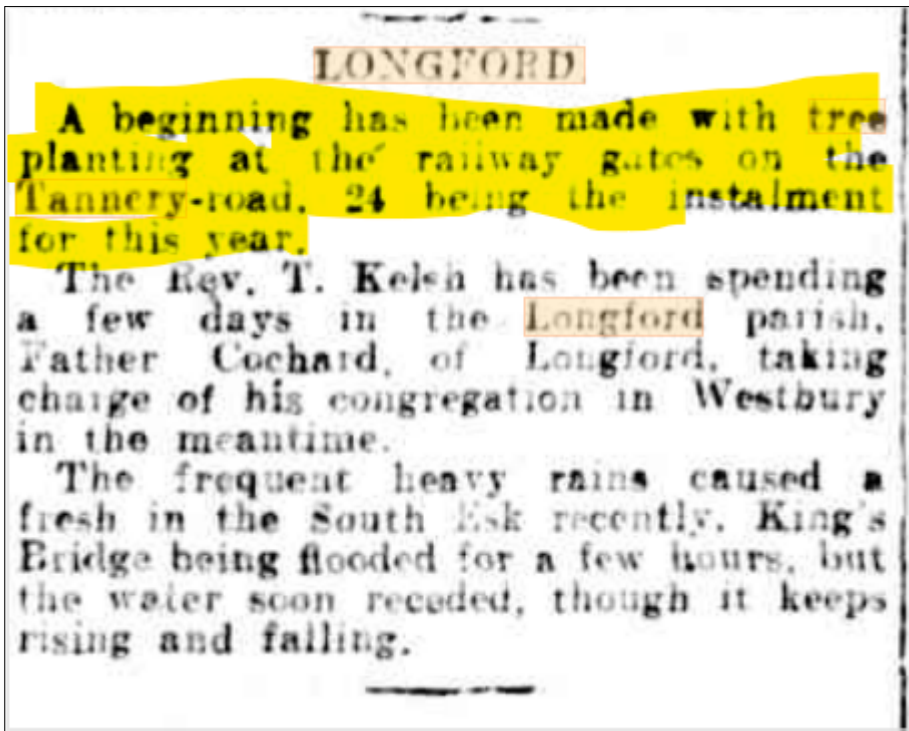
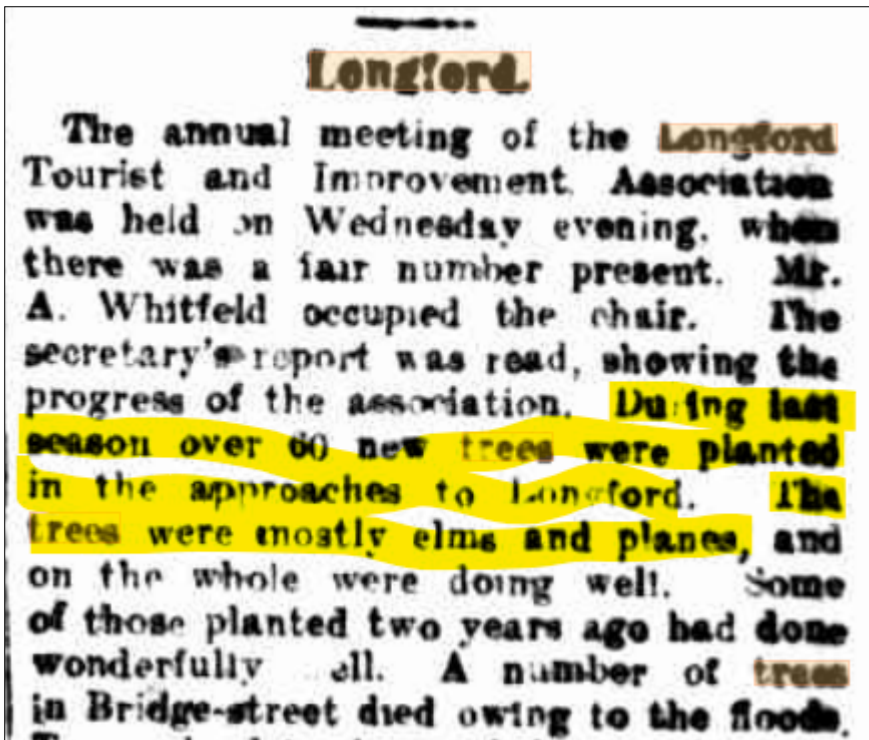


Image 4 - Longford Motor racing track circuit utilised in the 1950-1960's. Tannery Corner to near Longford Corner is proposed to form part of Local Historic Landscape Precinct.

The Elm trees to the western side of Tannery Road are believed to have been planted as part of a beautification project for the township led by the Longford Tourist and Improvement Association and date back to 1912. The trees feature in many of the historical motor racing photos.



Source: The Mercury (Hobart, Tas. : 1860 - 1954) - Wed 10 July 1912 – Page 3 - LONGFORD. Retrieved from: <https://trove.nla.gov.au/newspaper/article/10234017?searchTerm=Tannery%20road%20Longford%20tree>



Source: Examiner (Launceston, Tas. : 1900 - 1955) Sat 16 June 1917 - Page 5 - Longford. Retrieved from: <https://trove.nla.gov.au/newspaper/article/50930433?searchTerm=Longford%20tree%20planting%20elm>

2 BACKGROUND

Applicant:

Northern Midlands Council

Owner:

Department of State Growth & Northern Midlands Council



(Road Reserves)

Zone:

Utilities, Agriculture and Open Space

Codes/Specific Areas Plans:

Various

Classification under the Scheme:

Planning Scheme Amendment

Existing Use:

Not applicable

Decision Date:

Not applicable

Recommendation:

That Council as planning authority agree to, and certify, the draft amendment 25-2026.

Planning Instrument:

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

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

40D. Preparation of draft amendments

A planning authority –

(a) must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –

(i) it decides under section 38(2) to prepare a draft amendment of an LPS; or

(ii) after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or

(b) may, of its own motion, prepare a draft amendment of an LPS; or

(c) must, if it receives under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.

40F. Certification of draft amendments

(1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.

(2) If a planning authority determines that –

(a) it is satisfied as to the matters referred to in subsection (1), the planning authority must certify the draft as meeting the requirements of this Act; or

(b) it is not satisfied as to the matters referred to in subsection (1), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

(3) The certification of a draft amendment of an LPS under subsection (2) is to be by instrument in writing affixed with the common seal of the planning authority.

(4) A planning authority, within 7 days of certifying a draft amendment of an LPS under subsection (2), must provide to the Commission a copy of the draft and the certificate.

4 ASSESSMENT

4.1 Proposal

The application requests an amendment to the Northern Midlands Local Provisions Schedule as follows:

Insert Longford Entrance Local Historic Landscape Precinct into NOR-Table C6.3 Local Historic Landscape Precincts and add to the Local Heritage Place Code Overlay Map with the location of the Local Historic Landscape Precinct, in accordance with Attachment 1.



4.2 Zone and Land Use

The proposal relates to existing established road reserves containing Illawarra Road and Tannery Road (north and south), zoned Utilities, Agriculture and Open Space. The proposed draft amendment does not propose to change the zoning or land use of any impacted land.

4.3 Subject Site and Locality

The subject site is located within the road reserves of Tannery Road and Illawarra Road, from the Tannery Road railway crossing to Tannery Corner (approximately 950m north of Illawarra Road).

4.4 Permit/Site History

Not applicable.

4.5 Notice to agencies and State authorities

If Council as planning authority certifies the draft amendment, before exhibiting the draft amendment of an LPS, Section 40FA of the Land Use Planning and Approvals Act requires the planning authority to notify:

(a) the relevant agencies; and

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

4.6 Notice of exhibition in relation to the draft amendment

Section 40G of the Land Use Planning and Approvals Act requires:

(1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.

(2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.

(3) The exhibition notice is to –

(a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and

(b) specify that the draft amendment of the LPS is or will be –

(i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and

(ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and

(c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –

(i) the premises specified in the notice in accordance with paragraph (b)(i) ; or

(ii) an electronic address specified in the notice.

(4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –

(a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and

(b) excluding any days on which the exhibition premises are closed during normal business hours.

Any representations received during the exhibition period will be considered by the Council as planning authority for reporting on to the Tasmanian Planning Commission.

4.7 Assessment Against LPS Criteria

34(2) The LPS criteria to be met by a relevant planning instrument are that the instrument–

(a) contains all the provisions that the SPPs specify must be contained in an LPS



Consideration: The Local Provisions Schedule Requirements are at clause LP1.0 of the SPPs. These are: Zone Maps, Local Area Objectives, Particular Purpose Zones, Specific Area Plans, Site-specific Qualifications, Code Overlay Maps, and Code Lists in Tables.

The proposed amendment is to add NOR-Table C6.3 Local Historic Landscape Precinct and add to the Local Heritage Place Code Overlay Map with the location of the Local Historic Landscape Precinct, consistent with clause LP1.0.

(b) is in accordance with section 32

Under section 32:

(3) An LPS may, if permitted to do so by the SPPs, include

(a) a particular purpose zone...

(b) a specific area plan, being a plan consisting of –

(i) a map or overlay that delineates a particular area of land; and

(ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.

(c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.

(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –

(a) a use or development to which the provision relates is of significant social, economic, or environmental benefit to the State, a region or a municipal area; or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

Consideration: The proposed amendment is not for a particular purpose zone, a specific area plan or a site-specific qualification.

(c) furthers the objectives set out in Schedule 1 of LUPAA

Part 1 Objectives	Consideration
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The proposed amendment seeks to further this objective, with the protection and maintenance of natural resources.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The draft amendment seeks to ensure that the application of provisions that regulate the significance of recognised trees and landscapes are maintained, relevant and enforceable. The draft amendment is consistent with this objective.
<i>(c) to encourage public involvement in resource management and planning</i>	The site was identified as a result of a public engagement process. The statutory process for the assessment of a planning scheme amendment includes public notification of the draft amendment. Any representations received must be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which may hold



	public hearings into representations.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	While the proposed amendment does not explicitly facilitate economic development, it will provide protection of natural assets that are vital to the characteristics of townships and are relied upon to encourage tourist engagement.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	The Significant Tree project, through which this site was identified, has brought together all levels of the community and industry, with Council being the facilitator. Community, industry, and government agencies will have the opportunity to comment on the proposed amendment during the public notification period.
Part 2 Objectives	Consideration
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	The proposal is consistent with the relevant sections of the Northern Tasmanian Regional Land Use Strategy, ensuring sound strategic planning.
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The Tasmanian Planning Scheme – Northern Midlands is the planning instrument relevant to the proposed amendment.
<i>(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</i>	The provisions of the SPP's related to the proposed amendment allow for adequate balance of considering the environment, while allowing for social and economic growth, where suitable.
<i>(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</i>	The proposed amendment is consistent with local, regional and state policies.
<i>(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</i>	The Act allows for a development application to be assessed in conjunction with a scheme amendment which is not relevant to this draft amendment.
<i>(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</i>	The proposed draft amendment seeks to further this objective.



<p>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</p>	<p>The proposed draft amendment seeks to further this objective, with the proposed Local Historic Landscape Precinct containing a statement of significance.</p>
<p>(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</p>	<p>The proposed amendment will not negatively impact the attainment of this objective.</p>
<p>(i) to provide a planning framework which fully considers land capability.</p>	<p>Land capability is considered through the State Policy on the Protection of Agricultural Land 2009 and the Agriculture Zone and Rural Zone provisions.</p>

(d) is consistent with each State policy

What is the purpose of the Policy?	What developments are affected?	Where does the Policy apply?
State Policy on the Protection of Agricultural Land 2009		
<p>To conserve and protect agricultural land so that it remains available for the sustainable use and development of agriculture, recognising the particular importance of prime agricultural land.</p> <p>'Agricultural use' includes use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of agricultural produce for dispatch to processors or markets and controlled environment agriculture and plantation forestry.</p>	<p>Proposed non-agricultural use and development that is 'discretionary' or 'prohibited' on land zoned either Significant Agriculture or Rural Resources in planning schemes or land adjoining these zones but with a different zoning.</p>	<p>All agricultural land in Tasmania zoned either Significant Agriculture or Rural Resources in planning schemes.</p>
State Policy on Water Quality Management 1997		
<p>To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while</p>	<p>Proposed use and development that may impact on surface or ground water quality in Tasmania.</p>	<p>All surface waters, including coastal waters, and groundwaters, other than:</p> <ul style="list-style-type: none"> • privately owned waters



<p>allowing for sustainable development in accordance with the objectives of the RMPS.</p>		<p>that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or</p> <ul style="list-style-type: none"> waters in any tank, pipe or cistern.
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State Coastal Policy 1996

<p>To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.</p>	<p>Proposed use and development in a coastal area that is 'discretionary 'or 'prohibited' under land use zones applying to coastal areas in planning schemes.</p>	<p>Tasmania's coastal area, including all islands except for Macquarie Island. The coastal zone includes State Waters (as defined in the Living Marine Resources Management Act 1995) and all land to a distance of 1km from the high water mark.</p>
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National Environmental Protection Measures (NEPMs)

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

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

Consideration: The revisions proposed by this draft amendment are not impacted by the State Policy on the Protection of Agricultural Land, or the way in which the policy is applied through the planning scheme provisions. The land subject to this draft amendment is not in a coastal zone and the Coastal Policy does not apply. The draft amendment is consistent with this State Policy on Water Quality Management, as water quality will not be adversely impacted by the proposed draft amendment.

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

Consideration: The Tasmanian Planning Policies (TPPs) come into effect on 1 July 2026. They are:

	Policy	Relevant Strategies
1.0	Settlement	
1.1	Growth	



1.2	Liveability	
1.3	Social infrastructure	
1.4	Settlement types	
1.5	Housing	
1.6	Design	
1.7	Development contributions	
2.0	Environmental Values	
2.1	Biodiversity	
2.2	Waterways, wetlands and estuaries	
2.3	Geodiversity	
2.4	Landscape values	<p>2.4.3 - Strategies</p> <ol style="list-style-type: none"> 1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values. 2. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values. 3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development: <ol style="list-style-type: none"> a) relies specifically on being located within a significant landscape; or b) has overriding social, economic or environmental benefits; and includes specific measures to minimise the impact on the significant landscape. 4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.



Response: The proposed draft amendment is consistent with the strategies that achieve compliance with the Landscape Values Policy.

2.5	Coasts	
3.0	Environmental Hazards	
3.1	Bushfire	
3.2	Landslip	
3.3	Flooding	
3.4	Coastal hazards	
3.5	Contaminated air and land	
4.0	Sustainable Economic Development	
4.1	Agriculture	
4.2	Timber production	
4.3	Extractive industry	
4.4	Tourism	
4.5	Renewable energy	
4.6	Industry	
4.7	Business and commercial	
4.8	Innovation and research	
5.0	Physical Infrastructure	
5.1	Provision of services	
5.2	Energy infrastructure	
5.3	Roads	
5.4	Passenger transport modes	
5.5	Ports and strategic transport networks	
6.0	Cultural Heritage	
6.1	Aboriginal cultural heritage	



6.2	Historic cultural heritage	<ol style="list-style-type: none">1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.2. Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose.3. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic cultural heritage values, describe the significance of those values, and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.4. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.5. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.6. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.
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Response: The proposed draft amendment is consistent with the strategies (in particular strategies 3-7) that achieve compliance with the Historic Cultural Heritage Policy. A significant amount of in-house research has been undertaken to identify and justify the historic cultural heritage significance of the trees and landscapes that form part of this amendment.

7.0	Planning Processes	
7.1	Public Engagement	<ol style="list-style-type: none"> 1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning. 2. Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning. 3. Support public engagement processes, and the outcomes generated from them, that are informative and transparent. 4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process. 5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.
<p>This draft amendment has already involved a significant public engagement process involving consultation and public nominations, and the strategies are further supported by the public exhibition processes required as part of a Planning Scheme Amendment.</p>		
7.2	Strategic Planning	

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates

Consideration: The Northern Tasmanian Regional Land Use Strategy, 23 June 2021 (NTRLUS) is the applicable regional land use strategy for the Northern Midlands. The proposed amendment is consistent with the following sections of the NTRLUS:

PART C REGIONAL STRATEGIC PLANNING FRAMEWORK

C4 Goals and Strategic Directions

C4.1 Goal 1: Economic Development
<p>Strategic Direction G1.1</p> <p>Strategic Direction G1.2</p>



Strategic Direction G1.3

Response: The proposed draft amendment furthers Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements. This will be achieved by the following strategies - b) Support tourism, culture and arts by:

- Recognising the ‘drivers’ of tourism, including natural values, heritage, food and wine, and local character

C4.2 Goal 2: Liveability

Strategic Direction G2.1

Strategic Direction G2.2

Strategic Direction G2.3

Strategic Direction G2.4

Response: The proposed draft amendment furthers Strategic Direction G2.3 – Promote Local Character Values. This will be achieved by the following strategies -

- Promote the important role of local character on the economy and the sense of place.
- Preserve and protect significant cultural heritage, in particular places significant to the Aboriginal community.
- Promote local identification and protection of unique character

C4.3 Goal 3: Sustainability

Strategic Direction G3.1

Strategic Direction G3.2

Response: The proposed draft amendment furthers Strategic Direction G3.1 Promote and protect the Region’s unique environmental assets and values. This will be achieved by the following strategies:

- Preserve and protect areas of natural environmental significance, particularly:
 - Regionally significant open space, scenic landscape amenity areas and outdoor recreation reserves

C4.4 Goal 4: Governance

Strategic Direction G4.1 (listed G34.1 in NTRLUS)

Response: The proposed draft amendment is consistent with Strategic Direction G4.1 - Advance regional leadership.

PART D REGIONAL LAND USE CATEGORIES

Three key Regional Land Use Categories provide the spatial framework to achieve the region’s Vision:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All land in the Northern Region is to be aligned with these categories to create a context for relevant zoning of land in municipal planning schemes.

Response: The proposed draft amendment does not seek to change the zoning of land.

PART E REGIONAL PLANNING POLICIES

E2 Regional Settlement Network Policy

E2.4 Specific Policies and Actions

Response: N/a

E3 Regional Activity Centre Network Policy

E3.4 Specific Policies and Actions

Response: N/a



E4 Regional Infrastructure Network Policy

E4.4 Specific Policies and Actions

Response: N/a

E5 Regional Economic Development Policy

E5.4 Specific Policy and Actions

Response: N/a

E6 Social Infrastructure and Community Policy

E6.4 Specific Policies and Actions

Policy	Action
<p>CH-P01</p> <p>Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.</p>	<p>CH-A01</p> <p>Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.</p>
<p>CH-P02</p> <p>Recognise, manage and preserve regional archaeological values</p>	<p>CH-A02</p> <p>Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes.</p> <p>CH-A03</p> <p>Provide for the protection of identified significant cultural heritage and archaeological sites.</p> <p>CH-A04</p> <p>Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.</p>

Response: Policy outcomes are supported by actions, that are consistent with the proposed draft amendment that identifies a place of Local Historic Landscape Significance.

E7 Regional Environment Policy

E7.4 Specific Policies and Actions

Policy	Action
<p>LSA-PO1</p> <p>Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the:</p> <ul style="list-style-type: none"> Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism 	<p>LSA-A01</p> <p>Identify scenic corridors associated with identified tourism routes with an overlay in planning schemes.</p> <p>LSA-A02</p> <p>Develop a regionally consistent approach to determining scenic corridor overlays around identified tourism routes.</p>



<p>industry as well as local visual amenity;</p> <ul style="list-style-type: none"> • Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and • Need to protect skylines and prominent hillsides from obtrusive development/works. <p>LSA-PO2</p> <p>Protect specific topographic or natural features of significant scenic/landscape significance.</p>	<p>LSA-A03</p> <p>Include performance criteria in planning schemes for development within scenic corridor overlays that address following considerations:</p> <ul style="list-style-type: none"> • The impact of development skylines, ridgelines and prominent locations; • The establishment and/or retention of existing vegetation to provide screening in combination with other requirements for hazard management; • The bulk and form of buildings and earthworks and the ability of development to blend with the landscape; • The impact of materials, finishes and colours of buildings on the landscape setting; and • Whether existing native or significant exotic vegetation within the corridor is managed to retain the visual values of the tourism route. <p>LSA-A04</p> <p>Planning schemes may identify visually significant topographic, natural features and landscapes (e.g. Cataract Gorge) in an overlay, including objectives and discretionary criteria relating to the visual impact of use and development.</p>
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Response: Policy outcomes are supported by actions, that are consistent with the proposed draft amendment that identifies a place of Local Historic Landscape Significance.

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates

Consideration: Council's Strategic Plan 2017-2027 is based upon four key priorities:

- 1 Lead: Service with honesty, integrity, innovation and pride
- 2 Progress: Economic health and wealth – grow and prosper
- 3 People: Cultural and society – a vibrant future that respects the past
- 4 Place: Nurture our heritage environment

Each key priority has four strategic outcomes. Of most relevance to this proposed amendment are strategic outcomes:

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

(g) as far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates

Consideration: Adjacent municipal areas are: Meander Valley, City of Launceston, and Break O' Day (Northern Region), and Glamorgan-Spring Bay, Southern Midlands and Central Highlands (Southern Region). The proposed draft amendment is not located spatially close to a shared municipal boundary.

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

Consideration: None of the tree locations within the draft amendment are in the vicinity of the Tasmanian Gas Pipeline.



Tasmanian Planning Commission Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application

Zone	
Zone Application Guidelines	Consideration
N/a	N/a

Local Historic Heritage Code	
Code Application Guidelines	Consideration
LHHC 1 THR places may be listed as local heritage places in the Code list (Table C6.1).	N/a – no change
LHHC 2 If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code	Overlay map proposed as part of Draft Amendment for proposed local historic landscape precinct.
LHHC 3 Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code.	N/a – no change
LHHC 4 Each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.	N/a – The site is best considered as a Local Historic Landscape Precinct.
<p>LHHC 5 If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled 'Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values') must address the significance of each place and its historic heritage values, as set out in the definition for local historic heritage significance in the code.</p> <p>The statement of local historic heritage significance must incorporate the historic heritage values of the place.</p> <p>The information may be set out in the table or appear in a separate datasheet. All external</p>	The draft statement of significance addresses the historic landscape significance and sets out the historic heritage values of the place.



documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table.	
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5 ASSESSMENT OF PLANNING APPLICATION – N/a

6 OPTIONS

Decision in relation to request

The planning authority can:

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

Preparation of draft amendment

If the planning authority decides to agree to the amendment, it must prepare a draft amendment. A draft amendment has been prepared as shown in the recommendation of this report.

Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7.
- 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.

7 DISCUSSION

As discussed in this report, the draft amendment is in accordance with the LPS criteria. It is recommended that the planning authority certify the draft amendment. The draft amendment will then be placed on public exhibition and any representations received considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

8 ATTACHMENTS

1. Attachment 1 Draft Amendment 25-2026 [**11.2.1** - 3 pages]
 2. Attachment 2 Redacted Significant Tree Nomination Form - Tannery Road South [**11.2.2** - 27 pages]
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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

Report prepared by: Paul Godier, Senior Planner

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.

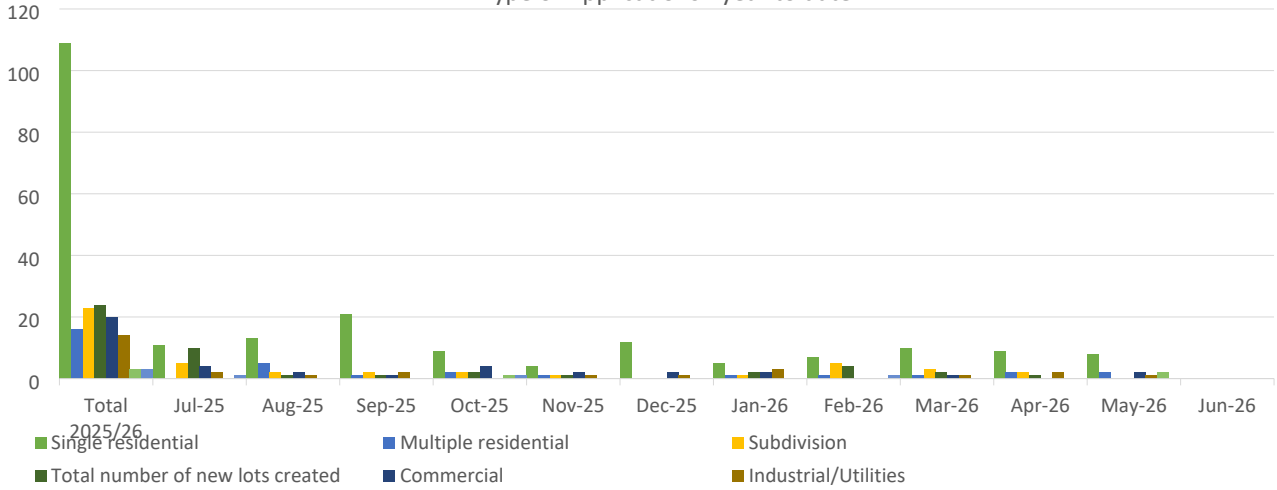
	2023/ 2024	2024/ 2025	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	116	242	215	18	22	23	17	15	19	15	13	23	26	24	
Applications on STOP for further information				44	34	30	35	38	35	31	37	32	41	36	
Single residential	36	44	109	11	13	21	9	4	12	5	7	10	9	8	
Number of new dwellings			29	1	3	8	2	1	4	0	1	5	1	3	
Multiple residential	69	52	16	0	5	1	2	1	0	1	1	1	2	2	
Number of new dwellings			98	0	79	2	2	3	0	2	3	3	2	2	
Subdivision	27	26	23	5	2	2	2	1	0	1	5	3	2	0	
Total number of new lots created	72	14	24	10	1	1	2	1	0	2	4	2	1	0	
Commercial	25	20	19	4	2	1	4	2	2	2	0	1	0	1	
Industrial/Utilities	15	22	14	2	1	2	0	1	1	3	0	1	2	1	
Visitor Accommodation	11	0	3	0	0	0	1	0	0	0	0	0	0	2	
Total permitted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total discretionary	11	0	3	0	0	0	1	0	0	0	0	0	0	2	
Other	47	75	3	1	0	0	1	0	0	0	1	0	0	0	
Total No. Applications Approved:	182	206	187	23	23	27	19	9	15	12	14	16	15	14	
Total Permitted:	18	30	29	3	3	5	5	0	1	1	2	5	4	0	
Average Days for Permitted	15	15.27	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	28	
Total Exempt under TPS:	93	104	83	5	15	7	7	4	8	6	13	7	4	7	
Total Refused:	4	7	3	1	0	1	0	0	0	0	0	0	0	1	
Total Discretionary:	164	176	159	21	20	22	14	9	14	11	12	11	11	14	
Average Days for Discretionary:	33.17	38.71	39.02	39	40	37	36	40	42	38	40	38	40	39.2	
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42	42	42	42	
Total Withdrawn:	44	29	37	2	3	7	1	2	3	2	3	5	6	3	
Council Decisions	27	22	17	5	2	1	1	1	1	1	1	1	0	3	
Appeals lodged by the Applicant	2	1	3	2	0	0	0	0	0	0	0	0	0	1	
Appeals lodged by third party	0	1	2	0	1	1	0	0	0	0	0	0	0	0	



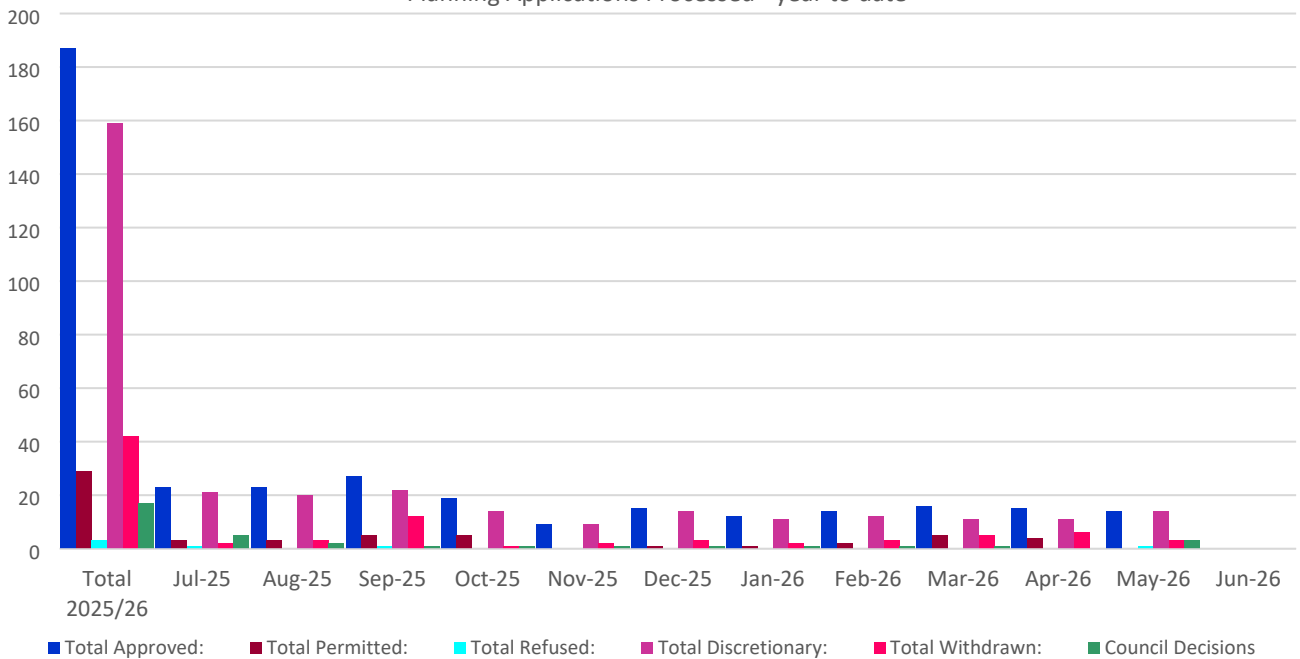
2 DEVELOPMENT SERVICES REPORTING

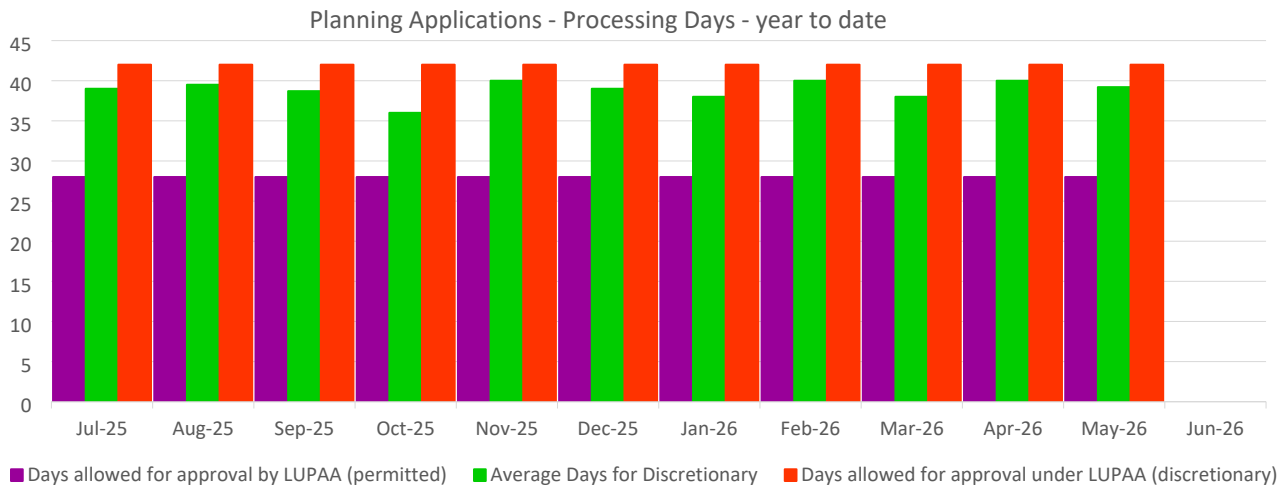
2.1 Planning Decisions

Type of Applications - year to date



Planning Applications Processed - year to date

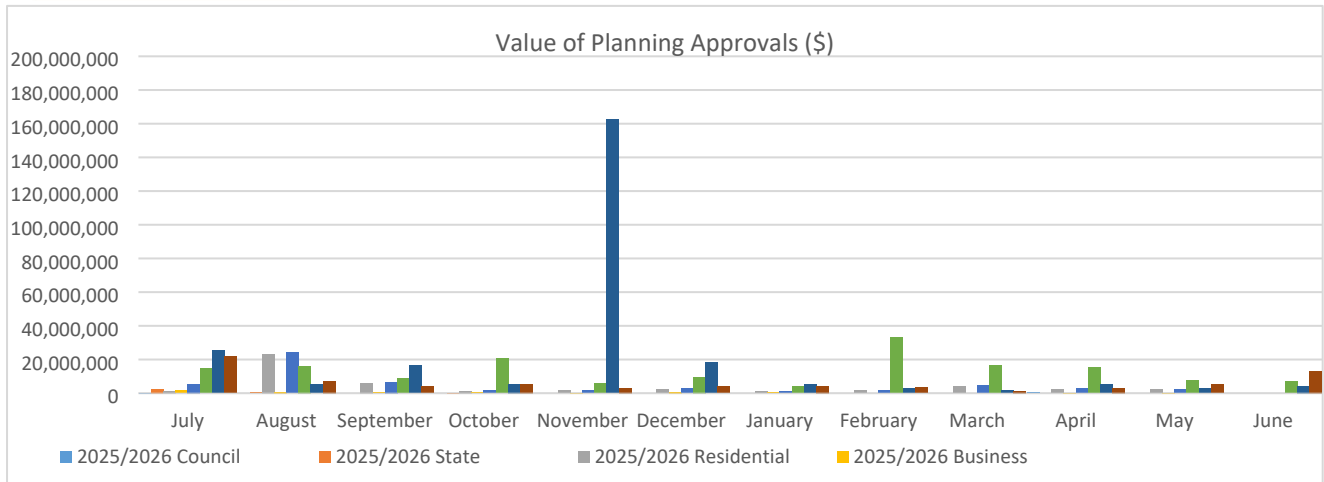




Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-21-0244 - 2	Dwelling (Vary Front Setback)	12 St Pauls Place, Avoca TAS 7213	Design To Live	21	A
PLN-24-0107 - 1	Demolition of existing buildings and development of long term car park	139 Evandale Road, Western Junction TAS 7212	T Bakirtzis	28	A
PLN-24-0171 - 1	Multiple Dwellings x 6 (1 existing/5 new)	32 Marlborough Street, Longford TAS 7301	Abode Designer Homes	6	A
PLN-25-0150 - 1	Dwelling Addition (2 storey), Carport, Front Fence	4 High Street, Longford TAS 7301	T Hatton	1	A
PLN-25-0216	Partial change of use - Visitor Accommodation	658 Woolmers Lane, Longford TAS 7301	Woolmers Estate	45	D
PLN-26-0033	Awning addition to existing awning	20A Smith Street, Longford TAS 7301	Optimo Awnings	38	D
PLN-26-0040	Single dwelling with access over 10 Maefred Close	3 Maefred Close, Longford TAS 7301	Abode Designer Homes	21	D
PLN-26-0043	Storage (vehicles)	6 Munro Street, Western Junction TAS 7212	Nova Land Services	49	D
PLN-26-0050	Outbuilding (garage)	U 1/44 Malcombe Street, Longford TAS 7301	Grand Designs	39	D
PLN-26-0052	Airconditioning unit and screen (Retrospective)	31 Church Street, Ross TAS 7209	J & I Lyus	35	D
PLN-26-0057	Outbuildings x3 (Sheds and carport, 1x retrospective)	879 Bryants Lane, DEDDINGTON TAS 7212	R & R Baker	40	D
PLN-26-0058	Single Dwelling	17 Tasman Street, Ross TAS 7209	Platinum Pro Construction	47	D
PLN-26-0060	Outbuilding (Shed)	5 Jeffrey Place, Longford TAS 7301	B & M Shadbolt	36	D
PLN-26-0068	Ground Level Deck	61 Main Road, Perth TAS 7300	D Mulligan	40	D
PLN-26-0072	Single Dwelling & Outbuilding (shed)	28 Keppoch Lane, Perth TAS 7300	Measured Design	35	D
PLN-25-0232	Multiple Dwelling (1 existing 1 new)	28 Barclay Street, Evandale TAS 7212	Design to Live	42	C
PLN-26-0041	Multiple Dwellings (2 existing 1 new)	10 Russell Street, Evandale TAS 7212	Design to Live	42	C
PLN-26-0059	Change of use to Visitor Accommodation	30 Tasman Street, Ross TAS 7209	A King	40	C
PLN25-0218 -	Multiple Dwellings (1 existing 5 new)	23 Norfolk Street Perth TAS 7300	Abode Designer Homes	42	D

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	2,739,730	7,694,500	5,141,340	3,186,222
May	0	0	2,061,210	7,000	2,068,210	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	46,758,229	4,724,000	54,595,229	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

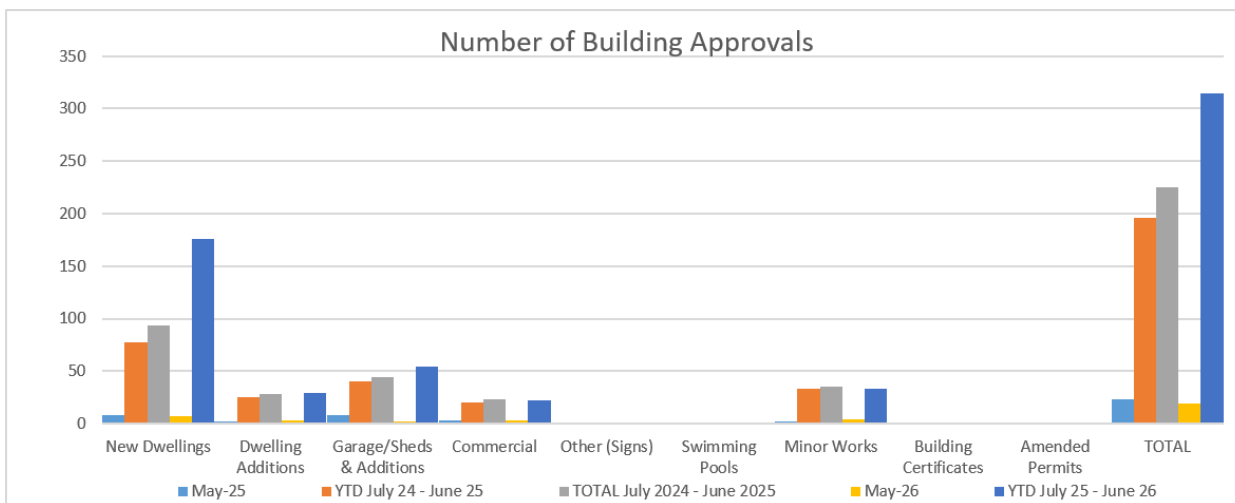
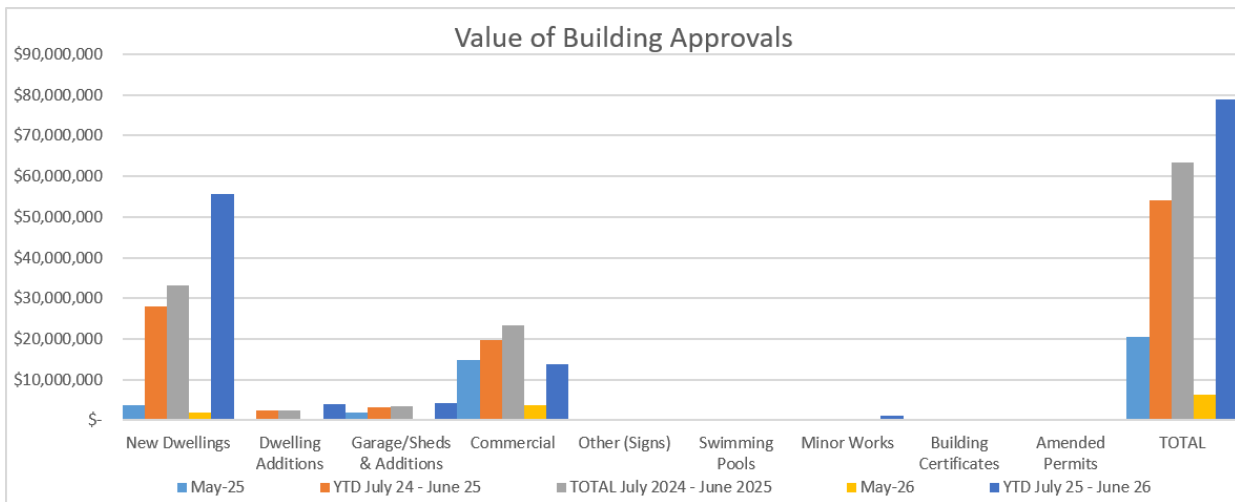
Tasmanian Civil & Administrative Tribunal (TASCAT)	
PLN24-0097 Appeal P/2025/70	Appeal against refusal of function centre at 868 Nile Road, access over 866 Nile Road. <ul style="list-style-type: none"> • Preliminary conference held 04 August 2025. • Mediation held 21 August 2025. • Teleconference held 4 November 2025 to set a hearing date. • Primary evidence to be filed 10 November 2025. • Hearing held 02-06 February 2026. • Awaiting decision.
PLN24-0107 Appeal P/2026/46	Appeal against amendment permit conditions for carpark at 139 Evandale Rd Western Junction <ul style="list-style-type: none"> • Preliminary conference held 10 June 2026
Decisions received	
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. • Decision received 2 June 2026 setting aside Council’s decision to grant a permit and refusing the application for a permit.
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. Initiated by Council on 18 May 2026. On public exhibition until 8 July 2026.
PLN-26-0081	Draft amendment 24-2026 to insert Ross Dark Sky Specific Area Plan. Report to Council meeting of 29 June 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			
	May-25		YTD July 24 - June 25		TOTAL July 2024 - June 2025		May-26		YTD July 25 - June 26	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	8	3,679,000	77	27,966,373	94	33,101,243	7	1,941,060	176	55,744,125
Dwelling Additions	2	160,000	25	2,326,600	28	2,521,600	3	415,000	29	3,907,614
Garage/Sheds & Additions	8	1,897,000	40	3,266,729	44	3,598,729	2	54,750	54	4,144,585
Commercial	3	14,800,000	20	19,797,732	23	23,475,732	3	3,850,945	22	13,889,945
Other (Signs)	0	0	0	0	0	0	0	0	0	0
Swimming Pools	0	0	1	300,000	1	300,000	0	0	0	0
Minor Works	2	17,200	33	396,461	35	421,461	4	104,355	33	1,167,891
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	20,553,200	196	54,053,895	225	63,418,765	19	6,366,110	315	78,854,160
Inspections										
Building	0		0		0		0		0	
Plumbing	51		366		389		37		340	



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	36	290	284
Property owner not home or only recently started			
Complying with all conditions / signed off	30	272	283
Not complying with all conditions	6	18	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	11	221	202
Commitment provided to submit required documentation			
Re-inspection required	7	159	142
No Further Action Required	4	62	60
Building Notices issued	1	62	33
Plumbing Notices Issued		8	17
Building Orders issued	1	49	26
Plumbing Orders Issued		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 22 commercial building approvals valued at a total of \$13,889,945 (year to date), compared to 20 commercial building approvals valued at a total of \$19,797,732 (year to date) for the previous year.

In total, there have been 315 building approvals valued at \$78,854,160 (year to date) for 2025/2026 compared to 196 building approvals valued at \$54,053,895 (year to date) for the previous year.



13.2 PERTH STRUCTURE PLAN REVIEW

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That Council note the report and continue to progress the matters identified in in the Perth Structure Plan.

1 PURPOSE OF REPORT

This report provides a review of the Perth Structure Plan detailing progress to date, any re-prioritisation of outstanding actions required, and any implications for future strategic planning and budget considerations.

2 INTRODUCTION/BACKGROUND

A notice of motion to the 20 April 2026 meeting requested officers to report on the implementation status of the Perth Structure Plan, including progress to date, re-prioritisation of outstanding actions, and any implications for future strategic planning and budget considerations.

Demand Assessment Response

Residential Demand

The Perth Structure Plan, issued in 2017, indicated an anticipated population growth rate of 1% to 2.3% per annum (28-70 additional residents). The actual growth rate proved to be closer to 3.5% up to and during the post COVID housing boom period and steadying to between 1% to 2% in the last 3 to 4 years (.id (informed decisions), 2025) (Figure 1).

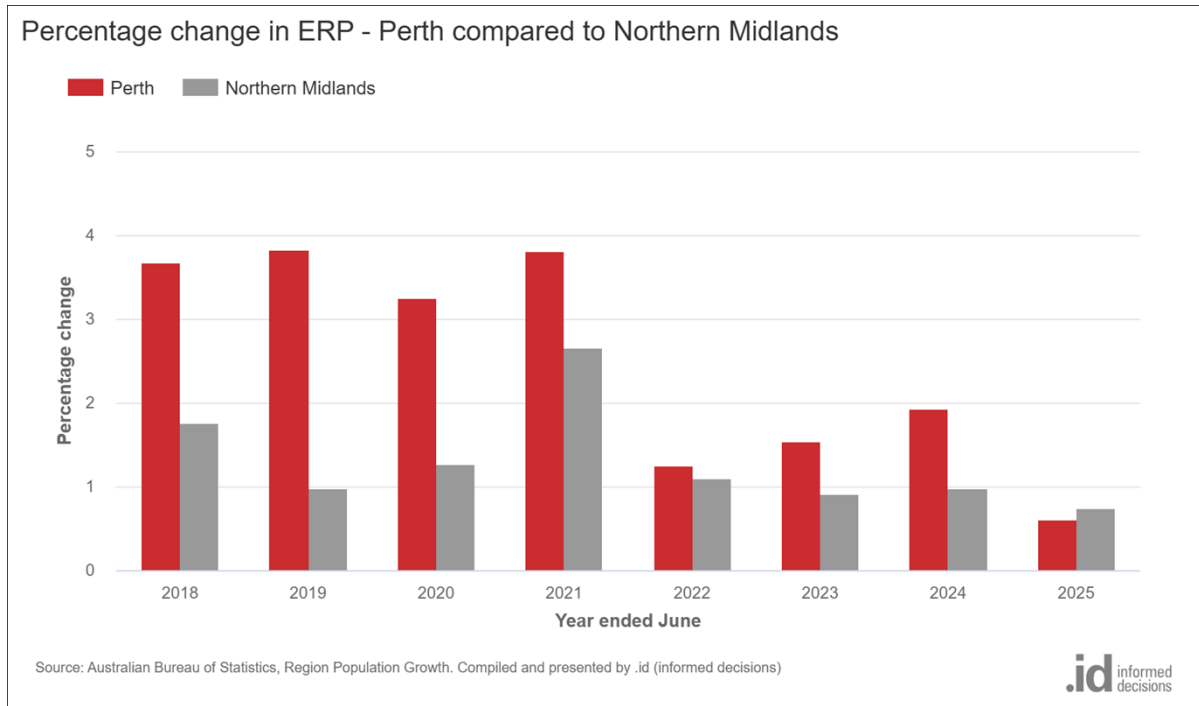


Figure 1 - Percentage change in Estimated Resident Population – Perth compared to Northern Midlands based on Perth Locality area



Year	Starting Population	New Growth (2.3%)	Year-End Total estimate
2016	2,623	60	2,683
2017	2,683	62	2,745
2018	2,745	63	2,808
2019	2,808	65	2,873
2020	2,873	66	2,939
2021	2,939	68	3,007 (Actual 2021 population: 3,233 – Perth Urban Centre – Australian Bureau of Statistics)
2022	3,007	69	3,076
2023	3,076	71	3,147
2024	3,147	72	3,219
2025	3,219	74	3,293

^ Figure 2 - Year-by-Year Growth Estimate at 2.3% growth rate (2016-2026) based on 2016 ABS population

Over the 10-year period from 2016-2026, 323 lots have been approved and/or constructed within the area covered by the Perth Structure Plan (average 32.2 lots per year).

Allowing for a single dwelling on each approved lot, at an average of 2.4 people per dwelling, new lots are allowing for a population growth of approximately 77 people per year.

Actual growth, based on 2016-2021 ABS data is an increase of 122 people per year. The shortfall of 44.72 people (18 dwelling equivalent) is catered for by an average of 21 new multiple dwellings per year (based on planning approvals). New multiple dwellings have largely been located within infill areas of the Perth township. The majority of land identified by the Structure Plan remains undeveloped, and at current growth rates will provide approximately 10+ years supply between the western and southern areas of Perth.

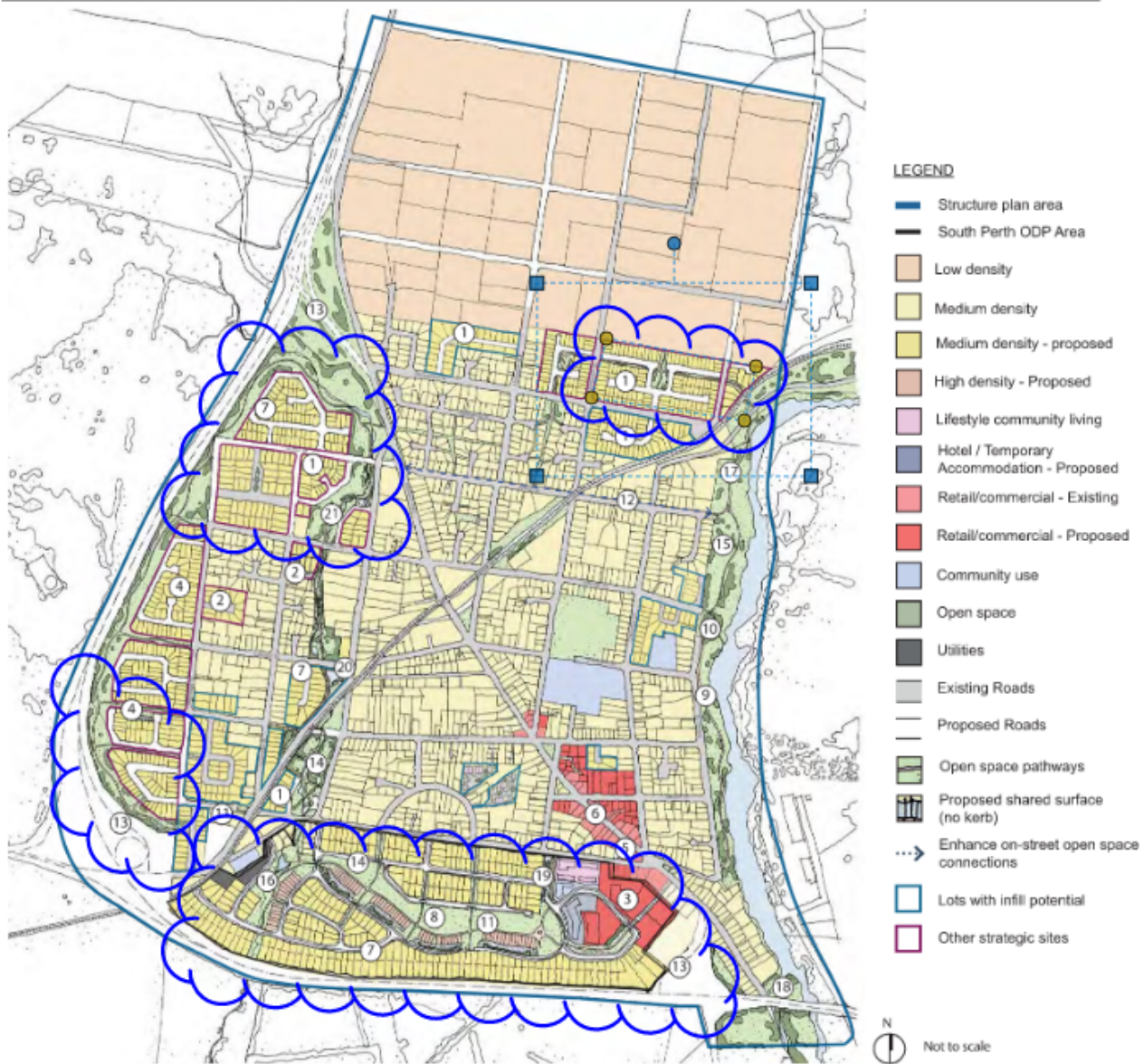


Figure 25: Structure Plan - Option 2

STRUCTURE PLAN: OPTION 2 (PREFERRED)

^Figure 3 - Areas identified for growth but undeveloped, marked in blue clouds (in addition to infill)

Retail/Commercial

The Structure Plan identifies that Perth could accommodate an additional 1,260 sq.m of conventional supermarket floor space, and 9,920 sq.m general retail space by 2036, based on a high growth scenario. There is sufficient space within the South Perth Outline Development Plan (ODP) area to accommodate the required expansion of retail/commercial services.

Office and Business

The Structure Plan indicates that office/business space is likely to organically increase with population growth. This remains unchanged at this time.

Community Services



The Structure Plan recognises that feedback during the drafting phase indicated a desire for community gathering space and further childcare centre.

Since then, the Perth Early Learning Centre has been constructed (completed 2023) and the old Perth Police Station has been recently purchased to provide additional community space.

Industrial Land

Sufficient industrial land supply is available with the TransLink Industrial Precinct to service the needs of the Perth township; however, there is likely to be local demand for a small amount of light industrial activities, that could be accommodated within South Perth ODP.

References:

.idcommunity, (2026), Retrieved from <https://profile.id.com.au/northern-midlands/population-estimate?WebID=130>.

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:

3.4 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:

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 POLICY IMPLICATIONS

There are no policy implications.



5 STATUTORY REQUIREMENTS

5.1 *Land Use Planning and Approvals Act 1993*

Any amendments to the planning scheme will need to be made under Part 3B of the *Land Use Planning and Approvals Act 1993*.

6 FINANCIAL IMPLICATIONS

This report identifies that items 1.5, 1.8 and 3.8 of the Perth Structure Plan will require budget allocations.

7 RISK ISSUES

No risk issues are identified.

8 CONSULTATION WITH STATE GOVERNMENT

TasWater advised on 21 May 2026:

Water:

- TasWater are currently exceeding its licence to extract water from the Macquarie River at the Longford Water Treatment Plant. This is an ongoing issue and there are options to resolve this in the Meander-Tamar Region Water and Sewerage Master Plan 2025.
- The Longford Water Treatment Plant has spare hydraulic capacity to service the development.
- There are some capacity constraints in the bulk water transfer main from the Longford Water Treatment Plant to McKinnons Hill Reservoir. On peak demand days TasWater experiences issues with reservoir levels dropping, caused by inability to refill quickly enough to meet demand. Upgrades possibly required but more investigation needed first.
- TasWater have previously modelled this development for 320 Equivalent Tennaments. The network was okay but an extension of the DN225 water main was required (A3471215) by about 100m to 200m. For 600 lots the main from McKinnons Hill would likely need to be upgraded.

Sewer network:

- Any capacity constraints

Yes.

- Likely upgrades required for development of this scale

The network servicing strategy identifies upgrade of Drummond Street sewer pump station will be required to service the areas wrapping around the south and west of the town.

Construction of a new rising main from the Drummond Street sewer pump station direct to the Perth sewage treatment plant has been identified as an option to avoid or limit the required upgrades at Old Bridge Road sewer pump station (Drummond Street sewer pump station currently pumps to Old Bridge Road sewer pump station which then pumps to the sewage treatment plant, pumping directly to the sewage treatment plant from Drummond Street will reduce the future flows to Old Bridge Road).

- Any known issues with catchments in the south Perth / Drummond St area

Norfolk Street sewer pump station and some gravity sewer has been identified as requiring upgrades to support the western growth areas.

William Street sewer pump station and some gravity sewer has been identified as requiring upgrades to support the western growth areas.



Sewage treatment plant

- Current capacity position

The Perth sewage treatment plant is already operating above the licenced Average Dry Weather Flow (ADWF).

It is a medium risk discharge if it doesn't go to the recycled water scheme.

It is non-compliant, or substantially non-compliant, in ammonia, biological oxygen demand (BOD) and nitrogen.

Some works may be possible at the existing Perth sewage treatment plant to improve performance, but the ability to provide additional capacity (as opposed to simply managing the current demand) would need to be confirmed.

The Perth recycled water scheme is limited and would need to be expanded to take more volume. Around 80% goes to reuse now.

- Whether this level of growth would trigger upgrades

Ideally if Council wants to promote this growth area, then someone/some organisation should undertake the upgrades to support it.

9 COMMUNITY CONSULTATION

Stakeholder engagement is recorded in part 5 of the Perth Structure Plan Report.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- Continue to progress the matters identified in in the Perth Structure Plan; or
- Identify particular items that it wants to be given a higher priority.

11 OFFICER'S COMMENTS/CONCLUSION

The table below provides a status update against the numbered actions in the Perth Structure Plan.

It is necessary to ensure that the review of the Regional Land Use Strategy continues to allow for the rezonings identified by the Perth Structure Plan.

The following items will require budget allocations:

1.5: Negotiate with owner and operator of service station at 104 Main Road, in respect of required access easement for pedestrian movement.

1.8: Engage external consultant(s) to design the proposed community infrastructure and assets required for the South Perth ODP area, including but not limited to, cycle and pedestrian paths, water sensitive urban design features, open space linkages, recreation facilities, public amenities and the like.

3.8 : Engage consultant to prepare detailed design package for streetscaping improvements, bicycle lanes and new footpaths along Arthur Street, Main Road and Drummond Street

SOUTH PERTH ODP AREA		Status
1.1	Apply for Planning Scheme amendment to cover the proposed rezoning of land within the South Perth ODP and other relevant sites.	Commenced
<p>Comment: The South Perth ODP area has progressed through the Local Provisions Schedule, with key growth areas rezoned to the Future Urban Zone, including land between Phillip Street and Arthur Street, and land north of Arthur Street, between the Midland Highway and Main Road.</p> <p>However, several site-specific rezonings identified in the Structure Plan have not yet been undertaken, including the</p>		



Cromwell Street industrial land, 17 Napoleon Street, and land north of Seccombe Street and east of Fairtlough Street.		
1.2	Engage external consultant to prepare detailed design package (including civil and utility services layouts) for the South Perth ODP area, based on the proposed concept layout.	Not started
1.3	Work with external consultants and the Department of State Growth to determine off ramp location and any amendments required to conceptual design in respect of vehicular access points.	Completed
1.4	Liaise with infrastructure authorities to determine utility upgrades required to service the development.	Commenced
Comment: See TasWater advice in section 8 of this report.		
1.5	Negotiate with owner and operator of service station at 104 Main Road, in respect of required access easement for pedestrian movement.	Not started
1.6	Call for expressions of interest to determine interested parties to establish residential development, lifestyle community housing and/ or retail centre (Option 2 only).	Not started
1.7	Seek State Government funding to establish further community facilities to support the growing population within the South Perth ODP area.	Commenced
1.8	Engage external consultant(s) to design the proposed community infrastructure and assets required for the South Perth ODP area, including but not limited to, cycle and pedestrian paths, water sensitive urban design features, open space linkages, recreation facilities, public amenities and the like.	Not started
1.9	Review and modify as required, the proposed staging plan to fund and deliver the scheme in incremental phases.	Not started
1.10	Engage contractor to deliver the proposed scheme or stage.	Not started - triggered by 1.9
1.11	Establish ongoing maintenance and upkeep responsibilities, based on land ownership arrangement.	Not started - triggered by 1.10
SHEEPWASH CREEK		Status
2.1	Prepare detailed flooding study and stormwater strategy for the Sheepwash Creek area.	Completed
2.2	Commence negotiations with land owners to acquire land along Sheepwash Creek, to deliver further proposed lots.	Completed
2.3	Engage external consultant to prepare detailed design package for Sheepwash Creek area, including final subdivision.	Completed
2.4	Release land parcels for sale.	Completed



2.5	Establish ongoing maintenance and upkeep responsibilities, based on land ownership arrangement.	Completed & Ongoing
LAND USE		Status
3.1	Apply for Planning Scheme Amendment to cover the proposed rezoning of land for retail and residential purposes.	Not started
3.2	Work with current Industrial land owners to look at alternative suitable locations outside of the Perth study area boundary, which could meet short and longer term storage, warehousing and other light industry demands.	Commenced
3.3	Seek State funding to develop prominent corner site (100 Main Road) at the south-eastern edge of town (corner of Main Road and Drummond Street), to establish a state-of-the-art community centre.	Not started
Comment: Review need given the site is privately owned and Council has recently purchased the former Perth police station.		
3.4	Monitor new subdivision proposals and land released, so that land is released in line with market absorption rates.	Commenced
3.5	Liaise with infrastructure authorities to determine utility upgrades required to service the development.	Commenced
Comment: See TasWater advice in section 8 of this report.		
TRANSPORT AND MOVEMENT		Status
3.5	Engage consultant to prepare detailed landscaping and civil design package for streetscape improvements to Main Road.	Completed
3.6	Engage consultant to prepare detailed design package for new and/or improvements to the pathways along the South Esk River, in order to be DDA compliant. This package of work would also include a new footbridge.	Not started
3.7	In the longer term, examine the benefits of closing the western portion of Drummond Street, to maintain safe conditions at the intersection of Drummond Street, Illawarra Street and Youl Road.	Completed
Comment: Youl Road is now closed at the western end and between Drummond Street and Edward Street. Western end of Drummond Street to be constructed.		
3.8	Engage consultant to prepare detailed design package for streetscaping improvements, bicycle lanes and new footpaths along Arthur Street, Main Road and Drummond Street.	Not started
3.9	Work with the Department of State Growth and other key stakeholders, to determine the location of on and off ramps to the new bypass within Perth. Where required, work with land owners and revise the Development Plans for the South Perth ODP area.	Completed
3.10	Engage consultant to prepare detailed design package for cycling links to old Midland Highway and to Illawarra Road to provide a connection to Longford.	Completed
LANDSCAPE AND OPEN SPACE		Status



3.11	Undertake all necessary remedial works and implement a new park within the former quarry space.	Commenced
3.12	Undertake an audit of existing open space furniture, particularly along the South Esk River and beneath Perth Bridge and implement further furniture, where required. A consistent style and quality of furniture should be implemented within new open spaces proposed within the South Perth ODP area and along Sheepwash Creek.	Not started
ENVIRONMENTAL MANAGEMENT		Status
3.13	Prepare a stormwater and environmental management strategy for Perth, covering rehabilitation and improvement works to Sheepwash Creek, within the South Perth ODP area and along the South Esk River.	Commenced
3.14	Work with community groups to be involved in replanting and clean-up initiatives along River environments and within open spaces.	TBA
STAGING		Status
4.1	Work with landowners to develop a staging plan.	Not started - triggered by 1.9

12 ATTACHMENTS

1. Perth- Structure- Plan- Final March-2017 [13.2.1 - 50 pages]



14 GOVERNANCE REPORTS

14.1 APPOINTMENT OF COUNCILLOR REPRESENTATIVE - PERTH COMMUNITY HUB MANAGEMENT COMMITTEE

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Kristy Nutting, Executive Officer

RECOMMENDATION

That Council appoint Councillor _____ as the Council representative to the Perth Community Hub Management Committee.

1 PURPOSE OF REPORT

This report seeks Council's appointment of a Councillor representative to the Perth Community Hub Management Committee, a Special Committee of Council established under Section 24 of the *Local Government Act 1993*.

2 INTRODUCTION/BACKGROUND

At its Ordinary Meeting on 18 May 2026, Council approved the establishment of the Perth Community Hub Management Committee as a Special Committee of Council under Section 24 of the *Local Government Act 1993*.

The Perth Community Hub is to be located at 96A Main Street, Perth — the former Perth Police Station and residence — and will operate as a multi-purpose community facility providing visitor and tourism information services, museum and archival space, meeting rooms, community health and wellbeing programs, education and lifelong learning initiatives, a community garden, and opportunities for local business promotion.

The Hub is a collaborative initiative of the Perth Tasmania Historical Society, the Perth Progress Association, and the Perth Lions Club, who have worked together over a number of years to secure a dedicated community facility for the township of Perth.

In accordance with Council's established practice, a Councillor representative is to be appointed to the Committee to provide a link between the Committee and Council. Councillor representation on Special Committees has been an effective mechanism in maintaining communication and providing support to committee members.

The Perth Community Hub proponents have indicated a preference for Cr Paul Terrett to be appointed as the Councillor representative, noting his familiarity with and support for the project throughout its development.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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



Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.2 Proactive engagement drives new enterprise

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

The appointment of a Councillor representative to the Perth Community Hub Management Committee is consistent with Council's established practice of appointing Councillor representatives to Special Committees of Council. The appointed Councillor will be subject to Council's Code of Conduct and relevant policies.

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

The appointment of a Council representative is in accordance with Section 24 of the *Local Government Act 1993*:

- (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

There are no direct financial implications arising from this appointment. The Councillor representative role is undertaken as part of the elected member's existing responsibilities.

7 RISK ISSUES

The following risks have been identified:

Failure to appoint a Councillor representative could result in reduced Council oversight of the Committee during its critical establishment phase. It could also affect the Committee's ability to effectively communicate with Council on operational matters and governance requirements.

Appointing a Councillor representative provides a direct line of communication between the Committee and Council, supporting good governance and transparency.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION



The Perth Community Hub proponents have been consulted during the establishment of the Committee and have expressed a preference for the Councillor representative to be someone with an understanding of the project and its objectives.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council appoint a Councillor representative to the Perth Community Hub Management Committee.

11 OFFICER'S COMMENTS/CONCLUSION

The Perth Community Hub Management Committee was established by Council on 18 May 2026 as a Special Committee under Section 24 of the *Local Government Act 1993*. It is standard practice for Council to appoint a Councillor representative to its Special Committees to provide a communication link and ensure appropriate oversight.

12 ATTACHMENTS

Nil



14.2 ATTENDANCE AT LGAT ANNUAL CONFERENCE 2026

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Vivien Tan, Executive and Communications Manager

RECOMMENDATION

That Council approve the attendance of the Mayor, Deputy Mayor, and interested Councillors at the LGAT Annual Conference 2026, to be held in Hobart from 20–21 August 2026, including associated events on 19 August 2026, with expenses to be met from the Councillor Training and Development budget.

1 PURPOSE OF REPORT

The purpose of this report is to seek Council approval for the attendance of elected members at the **LGAT Annual Conference 2026**.

2 INTRODUCTION/BACKGROUND

The **Local Government Association of Tasmania (LGAT)** is the peak body representing Tasmania's 29 councils and provides leadership, advocacy, and professional development opportunities for the local government sector.

The **LGAT Annual Conference 2026** will be held on **20–21 August 2026 at the Crowne Plaza, Hobart**, with associated events including the Annual General Meeting and President's Welcome Drinks on **19 August 2026**.

This year's conference theme is **"The Power in Local"** and will include keynote presentations, workshops, and networking opportunities with representatives from across Tasmania.

The conference is recognised as the primary annual event for the Tasmanian local government sector, providing an important forum for:

- engagement with statewide policy and advocacy priorities
- professional development for elected members
- sharing of best practice and innovation across councils
- networking and collaboration with peers

Attendance at the LGAT Annual Conference provides elected members with the opportunity to:

- gain insights into current and emerging issues impacting local government
- contribute to sector-wide discussions and advocacy priorities
- strengthen relationships with other councils and key stakeholders
- bring back learnings that can inform Council decision-making and strategic direction

Historically, Northern Midlands Council has supported attendance at LGAT conferences as part of its commitment to governance excellence and councillor development.

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:



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

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

Attendance is consistent with Council's provision for elected member training and professional development. In accordance with Council practice, any Councillor attending will be required to submit a report outlining the relevance and outcomes of the conference, with costs to be met from the adopted budget allocation. Where a councillor attends a conference, a report must be submitted to Council outlining:

- relevance to local government; and
- benefits and learnings for Council.

Where multiple councillors attend, a joint report may be submitted.

5 STATUTORY REQUIREMENTS

5.1 Sub-heading

NA

6 FINANCIAL IMPLICATIONS

Council allocates an annual budget for councillor training, conferences, and professional development.

Costs associated with attendance will include:

- conference registration
- travel and accommodation
- incidental expenses

These costs will be met from the existing budget allocation for elected member professional development.

7 RISK ISSUES

There are no significant risks associated with attendance.

Failure to participate may reduce Council's ability to:

- remain informed of sector developments
- contribute to statewide advocacy discussions

8 CONSULTATION WITH STATE GOVERNMENT

NA

9 COMMUNITY CONSULTATION

NA

10 OPTIONS FOR COUNCIL TO CONSIDER

Councillors may nominate now or closer to the event.



11 OFFICER'S COMMENTS/CONCLUSION

Generally Northern Midlands Council is well represented at the LGAT conference each year.

12 ATTACHMENTS

1. LGAT Annual Conference 2026 _ LGA Tasmania [**14.2.1** - 6 pages]
-



15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Acting General Manager

Report prepared by: Maree Bricknell, Acting General Manager

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 May 2026; and
- ii) authorise Budget 2025/26 alterations as listed in Item 4.

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31 May 2026.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 May 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

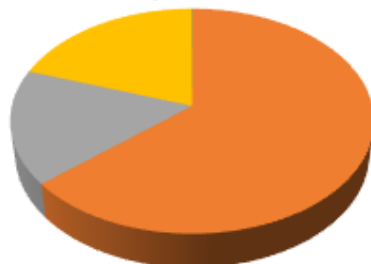
Following a budget review of income and expenditure items the following alterations/variances are highlighted and explained:

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	
Rate Revenue	-\$15,678,753	-\$15,678,753	-\$15,774,905	\$96	100.6%	
Recurrent Grant Revenue	-\$5,748,472	-\$5,748,472	-\$5,186,847	-\$562	90.2%	
Fees and Charges Revenue	-\$3,484,109	-\$3,193,767	-\$4,282,955	\$1,089	134.1%	
Interest Revenue	-\$876,112	-\$803,104	-\$622,933	-\$180	77.6%	
Reimbursements Revenue	-\$45,386	-\$41,604	-\$162,729	\$121	391.1%	
Other Revenue	-\$3,491,769	-\$3,200,788	-\$964,854	-\$2,236	30.1%	
	-\$29,324,601	-\$28,666,487	-\$26,995,223	-\$1,671	94.2%	
Employee costs	\$9,484,938	\$8,694,527	\$9,013,724	-\$319	103.7%	
Material & Services Expenditure	\$7,471,912	\$6,849,253	\$8,941,332	-\$2,092	130.5%	
Depreciation Expenditure	\$8,031,350	\$7,362,071	\$7,362,071	\$0	100.0%	
Government Levies & Charges	\$84,260	\$77,238	\$399,761	-\$323	517.6%	
Councillors Expenditure	\$233,300	\$213,858	\$88,357	\$126	41.3%	
Interest on Borrowings	\$0	\$0	\$0	\$0	0.0%	
Other Expenditure	\$1,214,000	\$1,112,833	\$1,158,940	-\$46	104.1%	
Plant Expenditure Paid	\$610,710	\$559,818	\$782,870	-\$223	139.8%	
	\$27,130,470	\$24,869,598	\$27,747,055	-\$2,877	111.6%	
	-\$2,194,131	-\$3,796,890	\$751,832			
Gain on sale of Fixed Assets	\$0	\$0	-\$2,478	\$2	0.0%	
Loss on Sale of Fixed Assets	\$433,630	\$397,494	\$1	\$397	0.0%	
Underlying (Surplus) / Deficit	-\$1,760,501	-\$3,399,395	\$749,355			1*
	-					
Capital Grant Revenue	-\$8,491,599	-\$7,783,966	-\$4,898,683	-\$2,885	62.9%	
Subdivider Contributions	-\$377,927	-\$346,433	(\$3,168)	-\$313	9.6%	
Capital Revenue	-\$8,869,526	-\$8,130,399	-\$4,931,851			
	-					
A. Balance Sheet Items						
	Year to Date Actual		Monthly Change		Same time last year	
Cash & Cash Equivalents Balance	Year to Date					
- Opening Cash balance	\$12,204,183					
- Cash Inflow	\$1,779,835					
- Cash Payments	\$3,416,609					
- Closing Cash balance	\$10,567,409					
Account Breakdown						
- Trading Accounts	\$2,567,382					
- Investments	\$8,000,027					
	\$10,567,409					
	-					



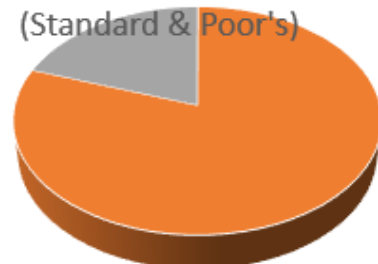
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tas Corp 24hr Call Account	1/05/2026	31/05/2026	4.35	\$6,250	\$6,269
Commonwealth 24hr Call Account	1/05/2026	31/05/2026	0.25	\$0	\$0
Commonwealth Business Online Saver Account	1/05/2026	31/05/2026	4.20	\$1,672,800	\$1,673,763
Westpac Corporate Regulated Interest Account	1/05/2026	31/05/2026	4.20	\$472,906	\$472,906
My State Financial	11/02/2026	11/06/2026	4.55	\$2,000,000	\$2,029,918
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				\$10,151,956	\$10,354,517

Investments by Institution



■ AA- ■ BBB ■ Unrated ■

Total Investments by Rating
(Standard & Poor's)

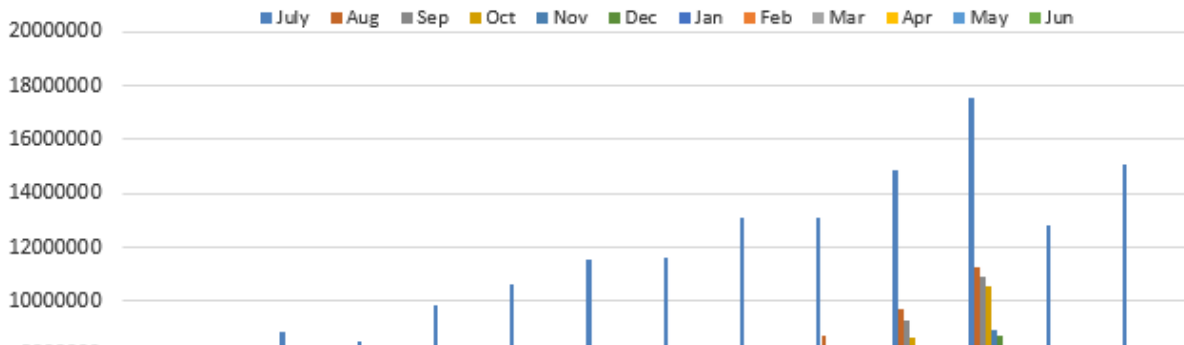


■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2025/26	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$84,682		-\$44,208	
Rates Raised	\$15,877,564		\$14,611,060	
	\$15,962,246		\$14,566,852	
Rates collected	\$14,664,663	92.4%	\$13,772,814	94.3%
Pension Rebates	\$628,410	4.0%	\$602,708	4.1%
Discount & Remissions	\$27,930	0.2%	\$25,264	0.2%
	\$15,321,004	0.2%	\$14,400,786	
Rates Outstanding	\$950,038	6.0%	\$703,662	4.8%
Advance Payments received	-\$506,368	3.2%	-\$537,596	3.7%



Outstanding Rates



C. Capital Program

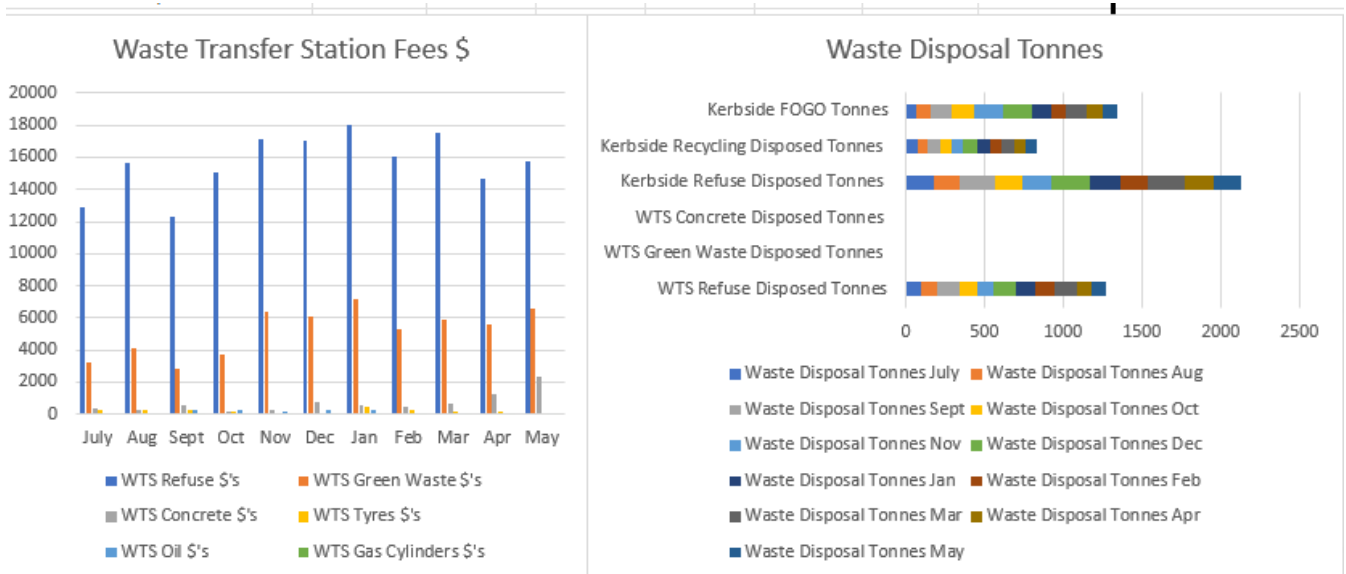
	Budget	Actual (\$,000)	Target 92%
Major projects:			
- Ctown Urban Streetscape Improvements CRD001	\$9,486,426	\$5,412,796	57%
- Pth Bridge/Culvert Replacements (4) - CBR003/004/005/006	\$3,331,690	1,970,047.87	59%
- Pth Urban Streetscape Improvements CRD020	\$3,141,000	\$3,055,857	97%
- Fleet Replacement Program	\$1,073,000	659,591.16	61%
- Ashby Road reconstruction - CRD012	\$1,537,504	\$2,211,260	144%
- Hobart Road Shared Pathway - CFP001	\$873,000	\$333,556	38%
- Translink Avenue Detention Basin - CSW007	\$655,000	\$2,064	0%
- Napoleon Street Playground - CRE007	\$650,000	\$125,645	19%
- Youl Road reconstruction - CRD015	\$600,000	\$764,811	127%
- Drummond Street west construction -	600,000	\$14,198	2%
* 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%	58.4%	-5.0%	↘
- Own Source Revenue / Total Revenue	80%	81%	-0.4%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	6.0%	-2.8%	8.8%	↘
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	4.6%	3.2%	1.4%	↗
- Employee costs / Revenue	32.3%	33.4%	-1.0%	↗
- Renewal / Depreciation	227.6%	112.2%	115.4%	↗
Unit Costs				
- Waste Collection per bin	\$22.75	\$22.43		↔
- Employee costs per hour	\$56.46	\$45.44		↗
- Rate Revenue per property	\$2,006.75	\$2,019.06		↔
- IT per employee hour	\$5.40	\$3.55		↘



C. Waste Management							
Waste Transfer Station	2023/24	2024/25	2025/26 Budget	2025/26			
	Year to Date						
Takings							
- Refuse	\$148,749	\$190,731	\$156,292	\$172,114	change for same period last year	132%	
- Green Waste	\$60,216	\$46,195	\$44,000	\$56,997	change for same period last year	192%	
- Concrete	\$4,767	\$2,764	\$2,292	\$7,916	change for same period last year	427%	
- Tyres	0	\$0	\$4,583	\$2,231	change for same period last year	100%	
- Oil				\$1,615	change for same period last year	100%	
- Gas Cylinders				\$293	change for same period last year	100%	
Total Takings	\$213,732	\$239,690	\$207,167	\$241,166			
Tonnes Disposed							
WTS Refuse Disposed Tonnes	1276	1590	1,170	1271	change for same period last year	149%	
WTS Green Waste Disposed Tonnes	0	1920	4,886	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	2,298	2132	change for same period last year	126%	
Kerbside Recycling Disposed Tonnes	1029	1045	943	830	change for same period last year	122%	
Fogo Disposed Tonnes	1308	1353	1,199	1339	change for same period last year	146%	
Total Waste Tonnes Disposed	6120	8190	10496	5572			



OFFICER COMMENTS

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

5 ATTACHMENTS

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



15.2 MUNICIPAL BUDGET

Responsible Officer: Maree Bricknell, Corporate Services Manager
Report prepared by: Maree Bricknell, Corporate Services Manager

RECOMMENDATION

- A. That Council receive the 2026-27 Annual Plan and Budget Summary including: Budget – Financial Report, Project and Activity Budget Detail, Capital Works Program, Fees and Charges Schedule, Rates and Charges Policy, Financial Management Strategy and Long-Term Financial Plan.
- B. That Council approve and adopt the 2026-27 Annual Plan and Budget Summary pursuant to Section 71 of the *Local Government Act 1993*.
- C. That Council approve and adopt the 2026-27 Rates and Charges Policy pursuant to Section 86B of the *Local Government Act 1993*.
- D. That Council:
- i) approve and adopt the 2026-27 revenue and expenditure estimates pursuant to Section 82 of the *Local Government Act 1993* (“the Act”).
 - ii) make rates and charges for the period 1 July 2026 to 30 June 2027 pursuant to the provisions of the *Act* in accordance with the following resolutions:
 - 1. General Rate**
 - a) That pursuant to s90 of the *Act* Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of s87) within the municipal area of Northern Midlands for the period commencing 1 July 2026 and ending on 30 June 2027, namely a rate of 8.727 cents in the dollar on the assessed annual value of the land.
 - b) Pursuant to s107 of the *Act*, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
 - i) Land used for primary production purposes the general rate is varied to 2.689 cents in the dollar on the assessed annual value of the land;
 - ii) Land zoned as “residential low density and rural living zones” under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 4.472 cents in the dollar on the assessed annual value of the land;
 - iii) Land used for sport and recreation purposes the general rate is varied to 5.273 cents in the dollar on the assessed annual value of the land;
 - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 5.273 cents in the dollar on the assessed annual value of the land;
 - v) Land used for quarries or mining purposes the general rate is varied to 7.646 cents in the dollar on the assessed annual value of the land;
 - vi) Land used for commercial purposes the general rate is varied to 6.328 cents in the dollar on the assessed annual value of the land;
 - vii) Land used for public purposes the general rate is varied to 7.014 cents in the dollar on the assessed annual value of the land;
 - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Agricultural or Rural zones in the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 4.472 cents in the dollar on the assessed annual value of the land;



- ix) Land which is vacant the general rate is varied to 2.109 cents in the dollar on the assessed annual value of the land;
- x) Land which is vacant and which is zoned industrial under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 8.727 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to s90(4) of the *Act* Council sets a minimum amount payable in respect of the general rate of \$660.
- d) Pursuant to s107 of the *Act*, Council declares by absolute majority the minimum amount is varied to \$435 by reference to land use as follows:
 - i) Land used for public purposes;
 - ii) Land used for sport and recreation facilities;
 - iii) Land used for primary production;
 - iv) Land used for quarries or mining;
 - v) Land used for industrial;
 - vi) Vacant land which is not used for any purpose.

2. Service Rates and Service Charges

That pursuant to s93A, s94 and s95 of the *Act*, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to s87 of the *Act*, but excluding land owned by the Crown to which Council does not supply the following services) for the period commencing on the 1 July 2026 and ending on 30 June 2027 namely:

1. Service Charge Waste Management

- 1.1 A service charge for waste management (garbage/waste removal) in respect of all land to which Council makes available a garbage/waste removal service of:
 - i) \$242 for one 140 litre mobile garbage bin and one 240 litre mobile recycling and one Food Organics Garden Organics recycling bin in urban areas
 - ii) \$347 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin and one Food Organics Garden Organics recycling bin in urban areas
 - iii) \$242 for one 140 litre mobile garbage bin and one 240 litre mobile recycling in rural serviced areas
 - iv) \$347 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin in rural serviced areas; and
 - v) \$166 for each additional recycle bin all areas.

2. Fire Service Contribution

- 2.1 Pursuant to s93A of the *Act* Council makes the following service rates in respect of the Fire Service Contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area as follows;
 - a) Cressy, Campbell Town, Longford, Perth and Evandale Volunteer Brigade rating district 0.2711 cents in the dollar of assessed annual value of such land;
 - b) for general land 0.2703 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to s93(3) of the *Act*, Council sets a minimum amount payable in respect of the service rate for fire protection of \$52.

3. Separate Land

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

4. Payment

Pursuant to s124 of the *Act*, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect,



- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2026,
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
 - i) the first instalment on or before 31 August 2026
 - ii) the second instalment on or before 30 November 2026
 - iii) the third instalment on or before 28 February 2027

5. Discount for Early Payment

Pursuant to s130 of the *Act*, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2026, a discount of 0.5% upon the current rates and charges.

6. Penalty & Interest

That pursuant to s128 of the *Act*, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2027; and
- b) there is payable a daily interest charge of 0.0178% in respect of the unpaid rate or instalment for the period during which it is unpaid.

7. Adjusted Values

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to s89 of the *Act*.

8. Words Used

Words and expressions used both in these resolutions and in the *Act* or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they have in those Acts.

- E. That Council approve and adopt the Special Project Assistance and Festivals, Events and Promotions allocations as detailed in Appendix G to the 2026–27 Annual Plan and Budget Summary.
- F. That Council pursuant to Section 205 of the *Local Government Act 1993*;
 - i) Imposes fees and charges as specified in Appendix D Fees and Charges Schedule 2026-27; and
 - ii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
 - iii) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 6.50% from the due date of payment until the date of payment.

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider and adopt the 2026–27 Annual Plan and Budget Summary, revenue and expenditure estimates, rates and charges, Fees and Charges Schedule, Rates and Charges Policy, Financial Management Strategy and Long-Term Financial Plan for the financial period 1 July 2026 to 30 June 2027.

2 INTRODUCTION/BACKGROUND

2.1 Budget overview

The 2026-27 Annual Plan and Budget have been prepared in a constrained operating environment. Council continues to face cost escalation across labour, energy, materials, contractor costs, waste management, insurance and depreciation from a growing and revalued asset base. The budget has also been prepared in the context of the 2026 municipal revaluation, which has materially changed the distribution of assessed annual value across property classes.



The budget seeks to balance affordability for ratepayers with the need to maintain essential services, renew community infrastructure, meet statutory obligations and preserve Council's longer-term financial sustainability. Existing service levels are generally maintained, with limited new initiatives and a continued focus on asset renewal and delivery of funded capital works.

The proposed rating approach provides for a 5.1% uplift in the general rate in the dollar, reflecting the Hobart CPI annual movement to March 2026. The 1.0% Long-Term Financial Plan sustainability component has been relaxed for 2026–27, recognising current cost-of-living pressures on ratepayers. Kerbside waste service charges are proposed to increase by 5.0%, reflecting continued increases in the cost of delivering waste services.

2.2 Budget result and financial assumptions

The 2026-27 budget is framed around a staged return to long-term financial sustainability. The Annual Plan and Budget Summary indicate an underlying operating deficit of approximately \$0.867 million, reflecting the continuing gap between recurrent income and recurrent expenditure after excluding capital grants and developer contributions.

Budget item	2026-27 assumption / result
General rate in the dollar movement	5.1%
Kerbside waste service charge movement	5.0%
Fees and charges indexation	5.0%
Financial Assistance Grants assumption	Approximately 4.0% increase
Investment interest assumption	Approximately 4.0% weighted average return
TasWater dividends	Reduced by \$0.094 million
Underlying operating result	Approximately \$0.867 million deficit
Capital works program	Approximately \$12.761 million
Capital works mix	Approximately 76% renewal and 24% new or upgraded assets

Base assumptions include EBA-linked employee cost movements, ongoing materials and contractor cost escalation, fuel and energy cost pressure, depreciation increases aligned with revaluations and new asset additions, and continued pressure in waste management costs. Council's capacity to improve the underlying result is limited by the need to maintain core services and continue renewing infrastructure at an appropriate level.

2.3 Capital works program

The 2026-27 capital works program totals approximately \$12.761 million. The program is weighted toward renewal of existing infrastructure, consistent with Council's asset management obligations and the need to maintain service levels across roads, bridges, stormwater, buildings, recreation facilities, plant, fleet and technology assets.

Approximately 76% of the capital works program is directed to renewal and approximately 24% to new or upgraded assets. This approach reflects the need to prioritise renewal of existing infrastructure while still progressing selected community, transport and strategic projects where funding and capacity allow.

The 2026-27 Annual Plan and Budget Summary includes the capital works program and identified projects dependent on confirmed external grant funding or developer contributions.

2.4 Rates and charges

The 2026-27 rating year is significantly influenced by the 2026 municipal revaluation. The revaluation has changed assessed annual values across the municipal area and has shifted the relative share of the valuation base between



property classes. Without adjustment to differential rates, these valuation movements would result in material redistribution of the rating burden between categories.

The rating model has therefore been prepared to moderate the impact of the revaluation while still raising the revenue required to fund the 2026-27 budget. The proposed differential rates seek to maintain equity between property classes, recognise changes in the valuation base, and avoid unnecessary volatility for individual ratepayers where possible.

Property class	AAV movement from revaluation	Indicative rating impact	Commentary
Residential	+29.19%	Share of AAV increases from approximately 44% to 53%	Residential properties carry a larger share of the valuation base after the revaluation, requiring careful differential rate moderation.
Primary Production	-17.71%	Share of AAV decreases from approximately 43% to 33%	Primary production values have reduced relative to other classes, changing the distribution of the rate base.
Other categories	Varies by class and locality	Impacts vary	Commercial, industrial, public purpose, sport and recreation, low density residential, rural residential and vacant land impacts should be reviewed against final model outputs.

The Rates and Charges Policy has been reviewed alongside the 2026–27 Annual Plan and Budget Summary to ensure consistency with the final budget settings and proposed rating resolution. The policy sets out Council’s approach to valuation methodology, differential general rates, minimum general rates, service rates and charges, pensioner rebates, remissions, payment of rates, late payment penalty and interest, recovery of rates and objections.

Adoption of the policy as part of the budget package provides a clear policy basis for Council’s rating decisions and supports transparency for ratepayers on how rates and charges are set, collected and administered.

The proposed general rate revenue increase is 5.1%, excluding growth. This increase excludes long-term financial plan target of 1% increase above CPI. Growth from development provides additional revenue and reduces the level of increase that would otherwise be required by existing ratepayers.

Waste service charges are proposed to increase by 5.0% in 2026–27 to reflect the continued increase in the cost of providing kerbside waste, recycling and FOGO services. The proposed charges have been set having regard to collection, processing, disposal, contractor, fuel, transport and waste levy costs. The increase supports the continued recovery of waste service costs through service charges, rather than through the general rate.

2.5 Annual Plan and community funding

The 2026-27 Annual Plan identifies the projects, services and operational priorities proposed for delivery during 2026-27. It should be read together with the Budget Summary Report, capital works program, financial statements, Fees and Charges Schedule, Rates and Charges Policy, Financial Management Strategy and Long-Term Financial Plan.

The Annual Plan and Budget Summary has been developed in consultation with Councillors through a series of budget workshops. Following these workshops, the Annual Plan and Budget Summary, Rates and Charges Policy, Financial Management Strategy and Long-Term Financial Plan have been reviewed and updated to ensure they are aligned with the final budget settings, capital works program, rating model and financial sustainability pathway.

Special project assistance, special event funding, management committee grants and other community funding allocations are included in Appendix G and are proposed for adoption as part of the budget package.



3. STRATEGIC PLAN AND INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

The 2026-27 Annual Plan and Budget gives effect to Council's Strategic Plan 2021-2027 by funding services, projects and asset renewal activity that support Council's strategic directions:

- Lead: serve with honesty, integrity, innovation and pride;
- Progress: support economic health, growth and strategic infrastructure;
- People: support a vibrant community that respects the past and plans for the future; and
- Place: nurture the municipality's heritage, natural environment and built assets.

3.2 Integrated Priority Projects Plan

The Integrated Priority Projects Plan continues to guide strategic investment across the municipality. The 2026-27 budget supports this framework through renewal of existing assets, delivery of priority capital works and progression of selected foundations and enabling projects where funding is available.

The budget does not seek to fund every identified priority project in a single year. Instead, it applies a staged approach that considers community benefit, asset conditions, grant opportunities, deliverability and long-term affordability.

4 POLICY IMPLICATIONS

The budget has been prepared having regard to Council's adopted financial management settings, asset management obligations, rating principles and relevant policies. The Rates and Charges Policy, Financial Management Strategy and Long-Term Financial Plan have been reviewed and updated to align with the final 2026-27 budget settings.

5 STATUTORY REQUIREMENTS

The 2026-27 revenue and expenditure estimates are to be adopted pursuant to s82 of the *Local Government Act 1993* ("the Act"). The Act provides Council with the authority to make and vary rates, service rates and service charges, determine payment arrangements, impose penalties and interest on overdue rates, and set fees and charges, including under s90, s93A, s94, s95, s107, s124, s128 and s205 of the Act.

The 2026-27 Annual Plan and Budget Summary is to be adopted pursuant to s71 of the Act, and the Rates and Charges Policy pursuant to s86B of the Act.

6 FINANCIAL IMPLICATIONS

The financial implications are detailed throughout this report and in the attached 2026-27 Annual Plan and Budget Summary. The budget provides for the continuation of Council's core services, a capital works program of approximately \$12.761 million, an underlying operating deficit of approximately \$0.867 million and with estimated cash and investments at 30 June 2027 of \$10.568 million. This result reinforces the need for continued attention to operating sustainability, asset renewal funding, discretionary expenditure and the affordability of future capital commitments.

7 RISK ISSUES

The key financial risk is that rating and other recurrent revenue may be insufficient to fund services, asset renewal and statutory obligations over the medium to long term. There is also a community affordability risk if increases are not carefully explained and moderated following the 2026 revaluation. Project delivery risk remains relevant where the capital works program relies on external funding, contractor availability and internal delivery capacity. These risks are managed through budget monitoring, regular reporting, reserve management, project prioritisation and ongoing review of the Long-Term Financial Plan.



8 CONSULTATION WITH STATE GOVERNMENT

Consultation is required or undertaken with relevant State agencies in relation to matters affecting the budget, including the State Grants Commission, State Fire Service, Department of Treasury and Finance, and relevant grant funding bodies.

9 COMMUNITY CONSULTATION

Community input is received through Councillors, local district committees, direct community feedback and engagement undertaken in relation to Council's Annual Plan, strategic priorities and service delivery.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may adopt the 2026-27 Annual Plan and Budget Summary as presented, amend components of the budget before adoption, alter rating or fee settings subject to the final rating model, or request further information before making a decision. Any material change to revenue, operating expenditure or capital expenditure should be assessed against the impact on the underlying operating result, cash position, reserves, asset renewal funding and long-term financial sustainability.

11 OFFICER'S COMMENTS/CONCLUSION

The 2026-27 Annual Plan and Budget Summary has been prepared in a challenging financial environment and following a material municipal revaluation. The budget maintains existing services, prioritises asset renewal and provides a measured rate increase designed to support Council's financial sustainability while recognising ratepayer affordability. The Annual Plan and Budget Summary should be adopted incorporating: Budget – Financial Report, Capital Works Program, Fees and Charges Schedule, Rates and Charges Policy, Financial Management Strategy and Long-Term Financial Plan.

s82 (7) of the *Act* requires the General Manager to report any budget adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.

12 ATTACHMENTS

- 2026-27 Annual Plan and Budget Summary.



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)(i)
3.3	Attendance And Applications for Leave of Absence	17 (2)(i)(j)
4	Information Items	17 (2)(h)
5.1	Land Purchase – Campbell Town	17 (2)(g)
5.2	Commercial Lease of Land – Ross	17 (2)(d)(e)
5.3	Land Disposal – Sale of surplus properties	17 (2)(g)
5.4	Land Purchase – Campbell Town	17 (2)(g)
5.5	Tender - Road Upgrade - Perth	17 (2)(e)

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

17. Closed Meetings:

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



17.1 (3.1) CONFIRMATION OF MINUTES 17(2)(H)

17.2 (3.3) ATTENDANCE AND APPLICATIONS FOR LEAVE OF ABSENCE 17(2)(I)(J)

17.3 (4) INFORMATION ITEMS 17(2)(H)

17.4 (5.1) LAND PURCHASE - CAMPBELL TOWN 17(2)(G)

17.5 (5.2) COMMERCIAL LEASE OF LAND - ROSS 17(2)(D)(E)

17.6 (5.3) LAND DISPOSAL - SALE OF SURPLUS PROPERTIES 17(2)(G)

17.7 (5.4) LAND PURCHASE - CAMPBELL TOWN 17(2)(G)

17.8 (5.5) TENDER - ROAD UPGRADE - PERTH 17(2)(E)

18 CLOSURE

RECOMMENDATION

That Council move out of the "Closed Meeting".

Mayor Knowles closed the meeting at