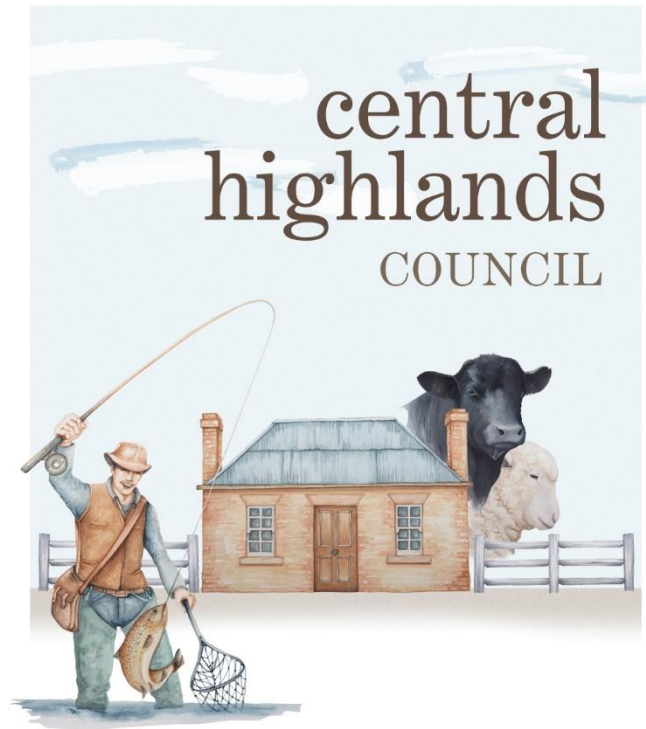




Council Meeting Agenda

18th August 2026

Bothwell Council Chambers

Notice of Meeting of Council – Tuesday 18th August 2026

To Councillors,

In accordance with the Local Government (Meeting Procedures) Regulations 2025, Notice is hereby given, that an Ordinary Meeting of Central Highlands Council is scheduled to be held in the Council Chamber, **Bothwell** on **Tuesday 18th August 2026**, commencing at **9.00am** with the business of the meeting to be in accordance with the following agenda paper.

In accordance with the Local Government (Meeting Procedures) Regulations 2025 Part 2, Division 1, a notice of the meeting was published on the Council website on 10 April 2026.

General Manager's Certification

PURSUANT to Section 65 (1) of the Local Government Act 1993, I hereby certify, with respect to the advice, information and/or recommendation provided for the guidance of Council in this Agenda, that:

- A. such advice, information and/or recommendation has been given by a person who has the qualifications or experience necessary to give such advice; and
- B. where any advice is given by a person who does not have the required qualifications or experience, that person has obtained and taken into account the advice from an appropriately qualified or experienced person.

Section 65(2) forbids Council from deciding any matter which requires the advice of a qualified person without considering that advice.

Dated at Bothwell this **13th** day of **August 2026**.



Stephen Mackey
General Manager

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1. LEGISLATIVE AND STANDARDS COMPLIANCE

The meeting commenced at ____ a.m.

1.1 AUDIO RECORDING DISCLAIMER

As per *Regulation 43 of the Local Government (Meeting Procedures) Regulations 2025*, audio recordings of meetings will be made available to Councillors, staff and members of the wider community including Government Agencies at no charge and will be made available on Council's website as soon as practicable after each Council Meeting. Unlike Parliament, Council meetings are not subject to parliamentary privilege, and both Council and the individual may be liable for comments that may be regarded as offensive, derogatory and/or defamatory.

The Mayor advises the meeting and members of the public that Council Meetings, not including Closed Sessions, are audio recorded and published on Council's Website in accordance with Council's Policy 2017-50.

The Mayor also advises that members of the public are not permitted to make audio recordings of Council Meetings without prior approval being granted.

1.2 ACKNOWLEDGEMENT OF COUNTRY

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

1.3 CONDUCT OF COUNCIL MEETING

Central Highlands Council takes safety seriously. We have a duty to ensure that we provide a safe workplace for our Employees, Councillors, Contractors and members of the public while present at Council's workplaces.

These premises form part of the Council's workplace, and it is expected that everyone who attends Council meetings will behave in a polite and respectful manner. People should refrain from using offensive or derogatory language or comments and not be aggressive, threatening or speak in a hostile manner.

1.4 PRESENT

1.5 IN ATTENDANCE

1.6 APOLOGIES

1.7 CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

RECOMMENDATION 01/08.2026/C

Moved: Cr

Seconded: Cr

THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the Local Government (Meeting Procedures) Regulations 2025.

In accordance with the requirements of Part 2 Regulation 10 (7) of the *Local Government (Meeting Procedures) Regulations 2025*, A council by absolute majority at an ordinary council meeting, or a council committee by simple majority at a council committee meeting, may decide to deal with a matter that is not specifically listed on the agenda if –

- a) the general manager has reported the reason for which it was not possible to include the matter on the agenda; and
- b) the general manager has reported that the matter is urgent; and
- c) in a case where the matter requires the advice of a qualified person, the general manager has certified under [section 65](#) of the Act that the advice has been obtained and taken into account in providing general advice to the council.

1.8 DECLARATION OF PECUNIARY INTEREST AND CONFLICT OF INTEREST BY COUNCILLORS AND STAFF

PURPOSE

In accordance with the requirements of Part 2 Regulation 10 of the Local Government (Meeting Procedures) Regulations 2025, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest or conflict of interest in any item on the Agenda.

1.9 MINUTES

1.9.1 CONFIRMATION OF ORDINARY COUNCIL MEETING MINUTES – 21 JULY 2026

RECOMMENDATION 02/08.2026/C

Moved: Cr

Seconded: Cr

THAT the Draft Minutes of the Ordinary Meeting of Council held on Tuesday 21 July 2026 be confirmed.

[Attachment – Draft Minutes](#)

REPORT BY Katrina Brazendale, Executive Assistant

PURPOSE

The purpose of the report is to confirm the Council Minutes of the previous month. Copies of the minutes have been previously circulated to Councillors prior to the meeting.

1.9.2 RECEIVAL OF DRAFT FINANCE COMMITTEE MINUTES – 28 JULY 2026

RECOMMENDATION 03/08.2026/C

Moved: Cr

Seconded: Cr

THAT the Draft Minutes of the Finance Committee Meeting suspended due to the lack of a quorum on Tuesday 28 July 2026 be received.

[Attachment – Draft Minutes Finance Committee Meeting on Tuesday 28 July 2026](#)

REPORT BY Adam Wilson, Deputy General Manager

PURPOSE

The purpose of the report is to receive the Finance Committee Meeting Minutes of the previous month. The Finance Committee Meeting was suspended due to the lack of a quorum on Tuesday 28 July 2026.

1.9.3 RECEIVAL OF DRAFT AUDIT PANEL MEETING MINUTES – 11 AUGUST 2026**RECOMMENDATION 04/08.2026/C****Moved:** Cr**Seconded:** Cr

THAT the Draft Minutes of the Audit Panel Meeting held on Tuesday 11 August 2026 be received.

Attachment – Draft Minutes Audit Panel Meeting held on Tuesday 11 August 2026

REPORT BY Stephen Mackey, General Manager

PURPOSE

The purpose of the report is to receive the Audit Panel Minutes. Copies of the minutes have been previously circulated to Councillors prior to the meeting.

1.9.3 BUSINESS ARISING – JULY 2026 COUNCIL MEETING**RECOMMENDATION 05/08.2026/C****Moved:** Cr**Seconded:** Cr

THAT the information be received.

1.11.1	That Council provide funds and a venue for delivery of accredited first aid and CPR HLTAID014 (Provide Advanced First Aid) and HLTAID015 (Provide Advanced Resuscitation) training on a weekend in September; and as an incentive to attend, Council make available to those attending fuel vouchers to the value of \$50.00 each.	Progressing
6.3	That Council allocate \$500 to Reuben Stott to attend National Indoor Cricket Championships in Victoria.	Completed
6.4	That Council allocate \$500 to Hudson Stott to attend National Indoor Cricket Championships in Victoria.	Completed
6.5	That Council allocate \$2,000 to Miena Seisiún, a subgroup of the Folk Federation of Tasmania Inc for	Completed

	their annual Celtic music event at Miena in February 2027.	
6.6	That Council grant a remission of \$571.49 – this being 50% of the general rates - for property comprising of the Ouse Community Country Club Bowls Green and Clubhouse and grant a remission of \$791.22 – this being 50% of the general rates and the total garbage charge - for property comprising the Ouse Community Country Club Golf Course and Sheds.	Completed
6.8	That Council provide funding up to \$1,468 for up to 12 participants to complete First Aid Training at the Great Lake Community Centre during September 2026.	Progressing
6.9	That Council provides in-principle support for the proposed Afterglow running event and associated temporary road closures, subject to the submission of a satisfactory Traffic Management Plan and completion of the required approval processes and that Chris Cosgrove be invited to attend the next Council workshop to discuss the issue of the road closures.	To attend 4 August Council Workshop
7.2	That Council grant permission for the cartage of timber along Hollow Tree Road from the Wetheron turnoff north for 3km into Bothwell and be monitored for a 3-month period. Any defects that occur on Hollow Tree Road and the Den Road are to be repaired by the contractor; and in conjunction with all conditions out lined in Orana's letter sent to Council dated 2nd July 2026. No engine breaks are to be used on the transport route to Patrick Street Bothwell.	Progressing
8.1	That Council appoint Zeeshan Tauqeer (Accountant) as the nominee for the Office of the Valuer General Tender Committee.	Completed

Matters still progressing from the June 2026 Council Meeting

4.5	THAT the Council with the funds raised by the community make an offer to purchase St Michael and all Angels Church Bothwell (title 104491/2) from the Anglican Dioceses of Tasmania on the following conditions.	Progressing
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	1. That the purchase price be the sum raised by the community plus interest received on these funds. 2. That council work with a locally incorporated body that has been established to operate the church as a community facility and that will source all necessary funding for the ongoing maintenance of the Church. 3. That the incorporated body set up to manage St Michael and all Angels Church is to be make the church available for Funerals, Weddings and other religious events. 4. The purchase to include all outbuildings on the site and contents in the church.	
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Matters still progressing from the May 2026 Council Meeting

10.1	Bushfest Working Group – Committee THAT Council set up a committee comprising the following councillors to work with the Bushfest co-ordinator to develop a long term - plan for this event and provide a report to council on measured to be put in place to control all cost associated with the conduct this event. • Mayor L Triffitt • Cr J Hall • Cr A Archer • Cr R Cassidy	Progressing
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Matters still progressing from the March 2026 Council Meeting

12.9	NOTICE OF MOTION – Cr D Meacheam THAT the special committee established to improve Telstra services on the Central Plateau have its remit extended to July 2026	Completed
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Matters still progressing from the February 2026 Council Meeting

12.2	NOTICE OF MOTION – Cr R Cassidy That the Central Highlands Council's Mayor Loueen Triffitt and General Manager Stephen Mackey discuss	Progressing
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	with Council and Council Employees the concerns raised in the Tasmania Integrity Commission “Local Government Gifts and Donations Consultation paper”, dated 2 February 2026. a) Review Gifts and Donations Policy; b) Review and complete Gifts and Donations monthly register, individually; c) Council address each of the 13 questions raised and make a submission; and d) Give assurances to the Honourable Minister for Local Government, Director of Local Government and the Integrity Commission that Central Highlands Council is fully compliant, #1 with current legislative requirements and the intentions of the Commission “Local Government Gifts and Donations Consultation paper”, dated 2 February 2026, going forward.	
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Matters still progressing from the December 2025 Council Meeting

12.2	NOTICE OF MOTION – CR A Archer That the Mayor provide council with copies of correspondence forwarded and responses that have been received to date from the Premier to the letters requesting the holding of a cabinet meeting in Bothwell	Progressing
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Matters still progressing from the November 2025 Council Meeting

8.3	Notice Of Motion – Cr D Meacheam That Council establish a working group to progress the improvement of phone and internet services on the Central Plateau; THAT the group established has a ‘sunset’ date of March 2026; and THAT via our Facebook page and website, 2 interested community group members be invited to membership	Progressing
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REPORT BY Adam Wilson, Deputy General Manager

PURPOSE

This report aims to provide an overview of the actions undertaken from the previous minutes.

1.10 NOTIFICATION OF COUNCIL WORKSHOP(S) HELD

In accordance with the requirements of the Local Government (Meeting Procedures) Regulations 2025, the Agenda is to include details of any Council workshop held since the last meeting.

One workshop has been held since the last Ordinary Meeting. The workshop was held on the 4th August 2026 at the Council Chambers, Bothwell commencing at 9.00 a.m.

Attendance: Mayor L Triffitt, Deputy Mayor J Allwright, Cr A Archer, C R Cassidy, Cr J Hall, Cr J Honner, Cr D Meacheam and Cr Y Miller.

Also in Attendance: Adam Wilson (Deputy General Manager), Louisa Brown (Senior Planning Officer, Jason Branch (Works and Service Manager), Dr Martin Farley (Creating Preferred Futures) and Mr Brett Gleeson.

Apologies: Cr S Triffett

The workshop focussed on the following items for discussion:

- Proposed Afterglow Running Event
- Draft State Government Economic Diversification and Investment Strategy
- Local Infrastructure Fund
- Property No. 01-0823-02362 Ellendale Road, Ellendale
- Property No. 01-0823-02360 Ellendale Road, Ellendale
- Property No. 01-0873-03699 Fourth Street, Wayatinah
- Property No. 01-0877-03442 First Street, Wayatinah
- Property No. 03-0201-00072 71 Arthurs Lake Road, Arthurs Lake
- Property No. 03-0232-03968 Poatina Road, Arthurs Lake
- Property No. 03-0209-03863 Cramps Bay Road, Cramps Bay
- Property No. 02-0102-01142 P48 Highlands Lakes Road, Bothwell

The workshop Concluded at 10.50 a.m.

1.10.1 FUTURE WORKSHOP(S)

PURPOSE

The purpose of the report is for Councillors to note the Council Workshop date(s).

The proposed next Council Workshop will be held on the following date.

- TBC

1.11 NOTICE OF MOTIONS

PURPOSE

Under Regulation 19 of the Local Government (Meeting Procedures) Regulations 2025 relating to Motions on Notice. It states the following:

- (1) *A Councillor may give to the general manager, at least 7 days before a meeting, give written notice of a motion, together with supporting information and reasons, for the inclusion of the motion on the next meeting.*
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1.11.1 NOTICE OF MOTION – CR R CASSIDY

RECOMMENDATION 06/08.2026/C

Moved: Cr R Cassidy

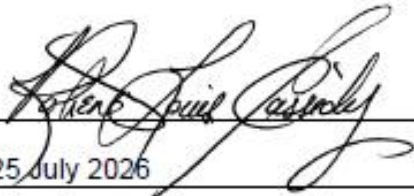
Seconded: Cr

THAT:

1. Central Highlands Council perform a survey of the townships of Bothwell, Hamilton, Ouse, Ellendale and other alpine built-up localities, such as Arthurs Lake, Gretna, Miena, Wayatinah and others, to identify properties that have driveways or entrances to properties from a Council road or across a Council verge that has compacted soil driveways that have become rutted, washed-out, potholed or incurred other types of erosion caused by a combination of wet conditions and vehicle tyres constantly driving across those areas.
2. Central Highlands Council progressively fill in and compact the soil these driveways that have become rutted, washed-out, potholed or incurred other types of erosion.

NOTICE OF MOTION

Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:	18 August 2026
Councillor Name:	Robert L. Cassidy
Proposed Motion:	That Central Highlands Council perform a survey of the townships of Bothwell, Hamilton, Ouse, Ellendale and other alpine built-up localities, such as Arthurs Lake, Gretna, Miena, Wayatinah and others, to identify properties that have driveways or entrances to properties from a Council road or across a Council verge that has compacted soil driveways that have become rutted, washed-out, potholed or incurred other types of erosion caused by a combination of wet conditions and vehicle tyres constantly driving across those areas. That Central Highlands Council progressively fill in and compact the soil these driveways that have become rutted, washed-out, potholed or incurred other types of erosion.
Background Details:	Refer to the example of a driveway in this photo. 
Signature:	
Date:	25 July 2026

1.11.2 NOTICE OF MOTION – CR J HALL**RECOMMENDATION 07/08.2026/C****Moved:** Cr J Hall**Seconded:** Cr

THAT Council send an invitation to the Honourable Kerry Vincent to attend a Council workshop.

Under Division 2 – Motions, Section 19 (1) of the Local Government (Meeting Procedures) Regulations 2025, a councillor may give to the general manager, at least 7 days before a meeting a written notice of a motion and the supporting information and reasons for the inclusion of the motion on the next meeting agenda.

Date of Meeting:	Tuesday, 18 th August 2026
Councillor Name:	John Hall
Proposed Motion:	Is for an invitation for Kerry Vincent to attend a workshop.
Background Details:	Discussion on roads and traffic infrastructure throughout the Central Highlands.
Signature:	
Date:	Sunday 9 th August 2026

1.11.3 NOTICE OF MOTION – CR R CASSIDY

RECOMMENDATION 08/08.2026/C

Moved: Cr R Cassidy

Seconded: Cr

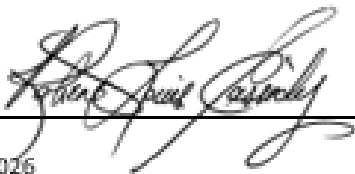
THAT Council

1. Obtain a road and traffic engineers to immediately investigate solutions to make Haulage Road (Breona), safer and compatible for residents use only and provide a report to Council. This may need to be coordinated with State Roads;
2. In concert with State Roads and Tasmania Police prevent Highland Lakes Road through traffic from using Haulage Road, except in an emergency, as directed by State Roads and Emergency Services; and
3. In concert with State Roads impose a manned Chain Control Station preventing 2WD vehicles without chains installed on their tyres from accessing Highland Lakes Road in sections covered with snow and ice, with electronic sign board warning erected at Pine Lake, Cramps Bay entrance to B51 Poatina Road and at Dungrove intersection with Highland Lakes Road warning 4WD ONLY due snow and ice



NOTICE OF MOTION

Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:	18 August 2026
Councillor Name:	Robert Cassidy
Proposed Motion:	That Central Highlands Council's obtain a road and traffic engineers to immediately investigate solutions to make Haulage Road (Breona), safer and compatible for residents use only and provide a report to Council. This may need to be coordinated with State Roads. That Central Highlands Council in concert with State Roads and Tasmania Police prevent Highland Lakes Road through traffic from using Haulage Road, except in an emergency, as directed by State Roads and Emergency Services. That Central Highlands Council in concert with State Roads impose a manned Chain Control Station preventing 2WD vehicles without chains installed on their tyres from accessing Highland Lakes Road in sections covered with snow and ice, with electronic sign board warning erected at Pine Lake, Cramps Bay entrance to B51 Postina Road and at Dungrrove intersection with Highland Lakes Road warning 4WD ONLY due snow and ice.
Background	Refer to the email from from Haulage Road Ratepayers sent Friday, 7 August 2026.
Signature:	
Date:	9 August 2026

1.11.4 NOTICE OF MOTION – CR D MEACHEAM**RECOMMENDATION 09/08.2026/C****Moved:** Cr D Meacheam**Seconded:** Cr**For Discussion:** Incentivising residential development in Bothwell and Ouse

[Attachments – Central Highlands Council Housing and Population Initiative August 2026 Bothwell and Ouse](#)

NOTICE OF MOTION

Under Division 2 – Motions, Section 16 (5) of the Local Government (Meeting Procedures) Regulations 2015, a Councillor may give to the General Manager, at least 7 days before a meeting, written notice of a motion, together with supporting information and reasons, to be included on the agenda of that meeting.

Date of Meeting:	Ordinary meeting, August 18, 2026
Councillor Name:	David Meacheam
Proposed Motion:	For discussion: Incentivizing residential development in Bothwell and Ouse.
Background Details:	My perspective on the sale of properties in Wayatinah and elsewhere is that we should focus on converting one form of asset into another form of asset, not swallow the proceeds into operational costs. My suggestion is that we could use part of the sales proceeds towards incentivizing residential development in Bothwell and Ouse. Why is this an imperative?: 1. We need to address population decline. Our largest occupational group isn't farming or tourism, it's the retired aged. 2. If all the projected renewable energy and horticultural developments come to fruition, we face 10 years of a critical shortage of available dwellings. 3. Beyond those 10 years, we likely have 91 continuing jobs in renewable energy plants, alone. Horticultural workers also. 4. The alternative: a FIFO workforce, with all the associated negative effects. Here's my reasoning: As previously mentioned in proceedings, I don't see it as responsible on our part to encourage residential development in Miena, Bronte and the other remotes communities. The Tarraleah and Waddamana communities are classic examples of towns established for the convenience of Hydro, remote from services and retail services. Good for Hydro's convenience, poor for the quality of the lives of workers and their families. The opportunity is for us to increase residential density in the towns that do have services and retail, those being Bothwell and Ouse. The recent revisions relating to secondary dwellings on a single title, allowing dwellings of up to 90m² aren't I think known or understood in the communities. We have a chance to develop housing stock to anchor renewable energy plant and horticultural workers and their families in our communities. In New Zealand there was a similar local government move, readily allowing granny flat construction up to 70m². This quickly improved housing availability on Auckland and resulted in falling real estate prices. Other

	factors were at play, the residential housing market there was already over-heated. Factors that impact the following: 1. Many residential blocks in Bothwell could well accommodate a secondary dwelling. At present though only 11% of properties are rented. 2. In Ouse the situation is similar, but 30% of properties there are already rented. I suggest that with a more commercial mindset than might be the case for other property owners, a number of landlords there are probably ready to fund secondary dwellings. 3. In the 2021 Census, of the 495 dwellings in Miena, only 62 premises were occupied on Census night. 4. In Bronte in 2021, just 49 residents dwelt in 111 premises. The way ahead: From sales proceeds, we might offer X grants of up to \$Yk for those building a secondary dwelling to connect to utilities. With payment of the grant only being triggered by the billing from the utilities. The grant would only be payable within Z years/months, encouraging a real, short to medium term commitment to building. The criteria for eligibility: the postcode for the site must be Bothwell or Ouse. Alternatively: That following the completion of the secondary residence, Council provide rates relief for X number of years. Taswater, fire and other charges would still need to be levied. A helpful resident has drawn up a more comprehensive program of how we might progress to enable better housing outcomes in Bothwell and Ouse. That program description includes a host of considerations and details that aren't otherwise considered above. The author most generously offered that I put their work forward as my own, something that I cannot in good conscience do. That program is given in the attachments as a 'Housing and Population Development Initiative'. I recommend its adoption after thorough consideration by Council.
Signature:	<i>David Meacheam</i>
Date:	10/8/26

2. COMMUNITY COMMUNICATION REPRESENTATION AND ENGAGEMENT

2.1 PUBLIC QUESTION TIME

In accordance with the *Local Government (Meeting Procedures) Regulations 2025*, the Council conducts questions by member of the public to enable members of the public to ask question on Council related matters.

Questions by member of the public

- (1) The chairperson of an ordinary council meeting must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.
- (2) A question asked by a member of the public under regulation 37 or 38 , and the answer given to that question, is not to be debated at the ordinary council meeting.
- (3) A council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.

Questions without notice by member of the public

- (1) A member of the public may, on invitation by the chairperson of an ordinary council meeting, ask a question without notice at the meeting.
- (2) A public question without notice must relate to the activities of the council.
- (3) The chairperson of an ordinary council meeting may require a public question without notice to be –
 - a) put on notice in writing; and
 - b) answered at a later ordinary council meeting.

Questions on notice by member of the public

- (1) A member of the public may, at least 7 days before an ordinary council meeting, give written notice to the general manager of a question to which the member of the public seeks an answer at the meeting.
- (2) A public question on notice must relate to the activities of the council.
- (3) The chairperson of an ordinary council meeting may address a public question on notice.
- (4) The period referred to in subregulation (1) includes Saturdays, Sundays and statutory holidays, but does not include –
 - a) the day on which notice is given under that subregulation; or
 - b) the day of the ordinary council meeting.

2.2 PETITIONS / DEPUTATIONS / PRESENTATIONS

2.2.1 PETITIONS

Nil

2.2.2 DEPUTATIONS

10.00 a.m. Haulage Road Deputation

10.15 a.m. Bothwell Football Club representatives Kerry Conley President, Scott Jenkins Vice President and another committee members

2.2.3 PRESENTATIONS

Nil

2.3 MONTHLY MAYORAL AND ELECTED MEMBERS ACTIVITY

RECOMMENDATION 10/08.2026/C

Moved: Cr

Seconded: Cr

THAT the Council notes the Mayoral and Elected Members Activities.

REPORT BY Adam Wilson, Deputy General Manager and Katrina Brazendale, Executive Assistant

IMPLICATIONS AND FINANCIALS

Strategic Plan	Community Communication Representation and Engagement
Council Policy	Councillor Code of Conduct Policy
Legislative Context	Local Government Act 1993 Local Government (General) Regulations 2025 Local Government (Model Code of Conduct) Order 2024
Consultation	The community and stakeholders.
Impact on Budget/Resources	Not applicable.
Risk	Allocations for Councillor Conference attendance are included in the operational budget.

PURPOSE

This report aims to provide an overview of the Mayor and Elected Member's monthly activities.

BACKGROUND

The Mayor and Elected members can provide an activity report each month summarising any civic events they attend.

DISCUSSION

The Mayor and Elected Members represent the council at public and civic events and are the political interface between other bodies, governments, and the Council. In accordance with the Local Government Act 1993, the Mayor is designated as the spokesperson for the Council as well as a representative for the Council on regional organisations and at intergovernmental forums at regional, state, and federal levels. Reports below are provided outside the general functions of a Councillor, whereby Councillors meet with ratepayers and attend workshops.

Mayor Loueen Triffitt

16 July 2026	Haulage Hill onsite discussions
19 July 2026	Ellendale Winter Feast
21 July 2026	Ordinary Council Meeting Hamilton
22 July 2026	Citizenship Ceremony Hamilton
23 July 2026	ReCFIT Meeting Bothwell
27 July 2026	Dark Sky Steering Group Meeting
29 July 2026	Bush Watch Hamilton
3 August 2026	Inspection Units at Ouse
4 August 2026	Council Workshop Bothwell
6 August 2026	JCLM Farming Function Ouse
6 August 2026	Premier Meeting Ouse
10 August 2026	Osterley Church Meeting

- Business of Council - **15**
- Ratepayer and community members – communications - **0**
- Elected Members - communications - **5**
- Council Management communications - **5**
- Legal Communications - **0**

Deputy Mayor J Allwright

21 July 2026	Ordinary Council Meeting Hamilton
23 July 2026	ReCFIT Meeting Bothwell
29 July 2026	Bush Watch Hamilton
4 August 2026	Council Workshop Bothwell
11 August 2026	Audit Panel Meeting Bothwell

Cr A Archer

21 July 2026	Ordinary Council Meeting Hamilton
4 August 2026	Council Workshop Bothwell

Cr R Cassidy

21 July 2026	Ordinary Council Meeting Hamilton
27 July 2026	Dark Sky Steering Group Meeting
4 August 2026	Council Workshop Bothwell
11 August 2026	Prospective Candidates Forum Bothwell

Cr J Hall

19 July 2026	Ellendale Winter Feast
21 July 2026	Ordinary Council Meeting Hamilton
25 July 2026	Ouse Winter Feast
29 July 2026	Bush Watch Hamilton
4 August 2026	Council Workshop Bothwell
11 August 2026	Audit Panel Meeting Bothwell
11 August 2026	Prospective Candidates Forum Bothwell

Cr J Honner

21 July 2026	Ordinary Council Meeting Hamilton
4 August 2026	Council Workshop Bothwell

Cr D Meacheam

21 July 2026	Ordinary Council Meeting Hamilton
4 August 2026	Council Workshop Bothwell

Cr Y Miller

21 July 2026	Ordinary Council Meeting Hamilton
4 August 2026	Council Workshop Bothwell

Cr S Triffett

21 July 2026	Ordinary Council Meeting Hamilton
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2.4 MAYORAL GOVERNMENT DEPARTMENTS, GOVERNMENT AGENCIES AND PARLIAMENTARY MEMBERS LETTERS AND ANNOUNCEMENTS

Nill

2.5 GENERAL MANAGERS ACTIVITIES

RECOMMENDATION 12/08.2026/C

Moved: Cr

Seconded: Cr

THAT the Information be received.

REPORT BY Stephen Mackey, General Manager

- 23 July 2026 Regional Benefit Sharing and Transport Access Workshop
(to discuss benefits sharing funding from wind and solar farms ReCFIT)
 - 24 July 2026 Inspection Water Street Property for family Day Care.
Meeting with representatives from Derwent Valley Realestate, Education Department Brighton Family Daycare regarding the use of the house for Family Day Care.
 - 5 August 2026 Meeting with Education Department
Discussion regarding use of Water Street property for Family Day Care.
 - 10 August 2026 Meeting with representatives of the Osterley Hall.
Discussions regarding the ceremony for burying of time capsule at Osterley
 - 11 August 2026 Audit Panel Meeting
 - 11 August 2026 Prospective Candidates Forum Bothwell
 - 12 August 2026 Monthly catch-up meeting Shannan Aherne Bec Whites Office
Discuss matters of concern to council (Doctors Services age care)
 - 13 August 2026 Meeting Martin Farley and Damian Mackey
Finalisation of Economic Development submission to State Government
 - 17 August 2026 Hamilton 200 Working Group Meeting
-

3. STRATEGY, POLICY AND OPERATIONAL PLANNING

3.1 DERWENT CATCHMENT PROJECT

RECOMMENDATION 13/08.2026/C

Moved: Cr

Seconded: Cr

THAT the Derwent Catchment Project Report be received.

REPORT BY Ella Weston, NRM Facilitator



Monthly Report for Central Highlands Council

15 July 2026 – 11 August 2026

General business

August has focused on getting projects and the team ready for the approaching spring field season. Planning is progressing across a range of upcoming restoration and weed management programs, including development of scopes, budgets and field priorities with project partners. The team has also used the month to progress reporting, improve project data and systems, and undertake training and professional development ahead of field activity ramping up over the coming months.

Strategic Planning

Strategic Actions: 4.1 Continue to fund and support the Derwent Catchment Project and 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.

Nature Repair Plan Pilot – funded by the Australian Government’s Local Environmental Projects Program.

Spatial modelling for the Nature Repair Pilot continued to progress this month, with comprehensive maps of forest loss, willow distribution, fire history, vegetation, soils, threatened species and ecological communities, and topography nearing completion. These datasets will help identify priority areas where restoration is expected to deliver the greatest environmental benefits.

By using the best available science to guide where restoration efforts are focused, the Nature Repair Pilot is building a strong evidence base for future investment. This approach will help

ensure that time, funding and on-ground works are directed to the places where they can achieve the greatest long-term outcomes for nature.

Agri-best practice programs

Strategic Actions 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.

Climate Smart Farming

A series of three factsheets developed by The Derwent Catchment Project has been published by NRM South, providing practical information on the vegetative identification of common annual grass weeds, carrying capacity assessment, and biomass assessment and calibration.

The Derwent Catchment Project has also been monitoring pasture grub activity across two demonstration trials investigating a biological soil amendment containing *Metarhizium* fungus, a known pathogen of redheaded cockchafer grubs. Grub presence and development have been monitored through sequential spade-hole sampling. Results from field observations to date remain inconclusive, with differences in the developmental stages of grubs making comparisons between monitoring sites difficult. Some differences in feeding activity and preparation for pupation have been observed, although these may reflect natural variation rather than treatment effects.

To complement the field trials, The Derwent Catchment Project is working with entomologists at the Tasmanian Institute of Agriculture (TIA) to culture treated and control specimens of blackheaded cockchafer under controlled conditions. This will allow the team to look more closely for evidence of fungal pathology and better understand the potential effectiveness of the treatment. Further monitoring is planned to assess responses of both redheaded cockchafer and corbie grubs.

Restoration and conservation

Strategic Actions: 4.1 Continue to fund and support the Derwent Catchment Project and 4.7 Support and assist practical programs that address existing environmental problems and improve the environment.

Clyde River Flood Resilience Project

On-ground works for the Clyde River Flood Resilience Project have now paused for the winter period and will recommence in spring when site conditions become suitable.

Willow removal on the Tyenna River

A community working bee was held on the Tyenna River in partnership with the Willow Warriors, bringing together five dedicated volunteers to continue restoration efforts on a section of private land just downstream of the national park. Together, the group planted 100

native plants to help restore the riverbank and removed regrowing willow to support ongoing weed control efforts. The day highlighted the important contribution of community volunteers in restoring the health of the Tyenna River and maintaining momentum at sites following initial willow removal.



Figure 1 (Left): The Willow Warriors planting trees along the Tyenna River. (Right): recent high river flows on the Tyenna are giving our newly planted trees a good drink.

Maintenance of Platypus walk

The team carried out routine maintenance works at Platypus Walk in Hamilton to support the long-term success of the restoration site. Activities included brushcutting around native plantings to reduce competition from grass, allowing young plants to establish and thrive. Staff also repaired tree guards, checked plantings, and undertook general site maintenance to ensure the area remains healthy, accessible and well-presented for the community.



Figure 2 (Left): The Derwent Catchment Project team brush-cutting around existing tree plantings. (Right): cutting back grass will help native vegetation become established.

Maintenance of other existing tree planting sites

With fewer new planting projects taking place over winter, the team focused on maintaining existing restoration sites to maximise the success of previous revegetation efforts. Maintenance works included brushcutting around young native plants to reduce competition from grasses and weeds, repairing tree guards, and undertaking general site upkeep. Sites such as the Hollow Tree Road planting received this important follow-up care, helping to improve plant survival and ensure restoration investments continue to deliver long-term environmental benefits.

Derwent Native Plant Nursery updates

The quieter winter months provided an opportunity to focus on improving the Derwent Native Plant Nursery and investing in infrastructure that will support its long-term operation. A range of upgrades were completed, including the construction of a new potting mix bay, drainage improvements, resurfacing of the car park with gravel, and the creation of new terraced areas. New roadside signage was also installed to make it easier for visitors to find the nursery.

Work has also progressed on the development of a new online sales platform, which will allow customers to browse and purchase native plants online. The service will include delivery options to Hobart and New Norfolk, making locally grown native plants more accessible to the community and expanding the nursery's reach beyond Hamilton.

Community engagement

Voices of Resilience Podcast

Community engagement remained a key focus throughout the year, including the production of the *Voices of Resilience* podcast. The series featured conversations with Central Highlands farmers Will Bignall, Fiona Hume, Tim Parsons, Sarah Clark and John Fowler, who shared their experiences of farming in a changing climate and the practical strategies they are using to build resilience on their properties.

By showcasing local knowledge and lived experience, the podcast provided a platform for sharing ideas, celebrating innovation, and strengthening connections across the region while encouraging conversations about the future of sustainable farming in the Derwent Catchment.

The podcast episodes are now live and can be accessed [here](#) or through the usual channels such as Apple Podcasts and Spotify.



Figure 3 Graphic promoting the *Voices of Resilience* podcast across social media channels.

Staff Training

The quieter winter period also provided an opportunity to invest in staff training and professional development. Several team members renewed their remote first aid qualifications, ensuring they remain well equipped to work safely in remote and challenging environments.

At the same time, we have been developing a comprehensive Ranger Training Program, which is being delivered to current staff before being rolled out more broadly later in the year. The program has been designed to build knowledge and consistency across the team, covering topics such as native tree identification, weed management, ecological restoration principles, and best-practice conservation techniques. By investing in staff capability, the organisation is strengthening its ability to deliver high-quality restoration outcomes across the catchment.

Yours sincerely,

The Derwent Catchment Team

Key Contacts:

Josie Kelman (CEO) 0427 044 700

Eve Lazarus (Deputy CEO) 0429 170 048

Todd Holliday (Works Manager) 0428 192 728

Karen Phillips (Nursery Manager) 0400 039 303

Ella Weston (Weed program coordinator/NRM facilitator) 0400 953 220

3.2 POLICY 2013 – 18 EMPLOYEE RECRUITMENT & SELECTION POLICY

RECOMMENDATION 14/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council adopt Policy No. 2013 – 18 Employee Recruitment & Selection Policy.

REPORT BY Adam Wilson, Deputy General Manager

Attachments - Policy No. 2013 – 18 Employee Recruitment & Selection Policy
(DRAFT)

BACKGROUND

The draft policy has been reviewed to ensure recruitment and selection of prospective employees is in accordance with the *Local Government Act* 1993 and any other relevant employment legislation.

In part 5 of the draft policy the *Australian Human Rights Commission Act* 1986 has been included in the legislation list as it was (formerly the *Human Rights and Equal Opportunity Commission Act* 1986). The *Equal Employment Opportunity Act* 1984 has been updated to the *Equal Employment Opportunity (Commonwealth Authorities) Act* 1987.

The *Work Health and Safety Regulations* 2012 has been replaced by the *Work Health and Safety Regulations* 2022. This updated regulation set out the specific obligations for workplaces to manage physical risks, hazardous chemicals, and now mandate specific protections against psychosocial hazards like workplace bullying.

At the Council Workshop on the 7 July 2026 Councillor Archer suggested that the probationary period for new employees should be six (6) months. A review of other Council recruitment and selection policies showed that only Break O'Day Council have a six (6) month probationary period which applies to all new employees. The draft policy states that the General Manager may also extend a probation period from three (3) months, however the total period shall not exceed six (6) months.

Councillor Miller suggested at the Council Workshop the need for new employees to undertake a working with vulnerable persons check, a review of other Council recruitment and selection policies showed that West Tamar Council have an employment screening policy that requires all prospective employees to provide the assessment notice from a recent national police check or a working with vulnerable persons check, not both. The draft policy states that a national police check will be required from the preferred applicant; any information obtained will be assessed against the requirements of the position.

Council is committed to a fair, effective and professional method of selecting employees. The Council aims to attract and appoint highly skilled, suitably qualified

and motivated employees who will aim to meet agreed objectives behavioural and work performance improvement goals.

To provide clear guidance to the Council on the values and application of this policy to all employees. To articulate that Council is commitment to ensure all applicants receive fair and equitable treatment without unlawful discrimination; and all employees are appointed and promoted according to merit without unlawful discrimination.

3.3 POLICY NO. 2025 - 67 SOCIAL MEDIA POLICY

RECOMMENDATION 15/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council adopt Policy No. 2025-67 Social Media Policy.

REPORT BY Adam Wilson, Deputy General Manager

Attachments - [Policy No. 2025-67 Social Media Policy \(DRAFT\)](#)

BACKGROUND

Appendix A of the draft policy has been modified from the current policy approved by Council which is highlighted in yellow. The reference of the *Criminal Law Consolidation Act* 1995 has been replaced with the *Criminal Code Act* 1995 and the reference to the *Fair Trading Act* 1990 has been replaced by the *Australian Consumer Law Act* 2010.

The purpose of this policy is to provide understanding and guidance for the appropriate use of social media and applies to Councillors, employees, contractors, agents and volunteers of Council when acting in an official capacity and/or representing Council on social media platforms and in digital spaces.

4. REVENUE GENERATION AND FINANCIAL MANAGEMENT**4.1 MONTHLY FINANCE REPORT TO 31 JULY 2026****RECOMMENDATION 16/08.2026/C****Moved:** Cr**Seconded:** Cr**THAT** the Monthly Finance Report to 31 July 2026 be received.**IMPLICATIONS AND FINANCIALS**

Strategic Plan	Revenue Generation and financial management
Council Policy	Not applicable
Legislative Context	The council's decision-making is under the provisions of the Local Government Act 1993, and the report details the basis for the recommendation
Consultation	The financial statements form part of the public record within the Council minutes
Impact on Budget/Resources	As attached
Risk	The council must ensure that it meets its financial obligations. This report captures the ongoing financial performance

REPORT BY Zeeshan Tauqeer, Accountant**BACKGROUND**

Financial Expenditure Analysis Report - For the Period Ended 31 July 2026

Comprehensive Income Statement
31/07/2026

Recurrent Income	Budget 2025- 2026	Actual to date prior year	Actual to Date	Budget 2026/2027
Rates Charges	\$4,940,273	\$4,940,273	\$5,575,159	\$5,564,234
User Fees	\$501,651	\$29,823	\$43,510	\$500,003
Grants - Operating	\$4,428,454	\$1,350	\$491,525	\$4,045,429
Other Revenue	\$776,217	\$32,230	\$202,019	\$782,766
Grants received in Advance	\$0	\$1,746,506	\$2,983,814	
Total Revenues	\$10,646,595	\$6,750,182	\$9,296,028	\$10,892,432
Expenditure				
Employee Benefits	\$2,941,952	\$198,160	\$272,459	\$3,483,681
Materials and Services	\$3,490,109	\$164,377	\$38,733	\$3,191,281
Other Expenses	\$2,116,449	\$345,321	\$502,884	\$2,189,695
Depreciation and Amortisation	\$2,397,634	\$0	\$210,478	\$2,469,563
Total Expenditure	\$10,946,144	707,858	1,024,555	11,334,220
Operating Surplus(Deficit)	(299,549)	6,042,324	8,271,473	(441,788)
Capital Grants & Other	\$1,415,067	\$0	\$0	\$1,347,271
Surplus(Deficit)	1,115,518	6,042,324	8,271,473	905,483
Capital Expenditure	\$3,561,414	\$136,678	\$55,910	\$3,048,551

	BUDGET 2026/2027	ACTUAL TO 31-Jul-25	ACTUAL TO 31-Jul-26	% OF BUDGET SPENT	BALANCE OF BUDGET
CORPORATE AND FINANCIAL SERVICES					
ADMIN HAMILTON	\$2,085,773	\$251,639	\$369,065	17.69%	\$1,716,708
ELECTED MEMBERS EXPENDITURE(AMEH)	\$290,530	\$18,305	\$14,893	5.13%	\$275,637
MEDICAL CENTRES(MED)	\$238,043	\$3,867	\$2,214	0.93%	\$235,829
STREET LIGHTING(STLIGHT)	\$34,513	\$2,947	\$2,422	7.02%	\$32,091
ONCOSTS	(\$97,028)	(\$13,405)	(\$21,895)	22.57%	(\$75,133)
COMMUNITY & ECONOMIC DEVELOPMENT & RELATIONS(COR+EDEV)	\$658,935	\$73,999	\$32,346	4.91%	\$626,589
TOTAL CORPORATE & FINANCIAL SERVICES	\$3,210,767	\$337,352	\$399,045	12.43%	\$2,811,721
DEVELOPMENT AND ENVIRONMENTAL SERVICES					
ADMIN BOTHWELL	\$382,049	\$21,538	\$38,608	10.11%	\$343,441
ENVIRON HEALTH SERVICES (EHS)	\$44,535	\$2,991	\$372	0.84%	\$44,163
ANIMAL CONTROL(AC)	\$27,378	\$820	\$748	2.73%	\$26,630
PLUMBING/BUILDING CONTROL (BPC)	\$64,732	\$633	\$4,945	7.64%	\$59,787
SWIMMING POOLS (POOL)	\$61,615	\$0	\$1,324	2.15%	\$60,291
DEVELOPMENT CONTROL (DEV)	\$344,205	\$12,554	\$19,226	5.59%	\$324,979
WASTE SERVICES	\$1,106,421	\$74,692	\$38,949	3.52%	\$1,067,472
ENVIRONMENT PROTECTION (EP)	\$532,962	\$178	\$101	0.02%	\$532,861
TOTAL DEVELOPMENT & ENVIRONMENTAL SERVICES	\$2,563,897	\$113,406	\$104,272	4.07%	\$2,459,625
WORKS AND SERVICES					
PUBLIC CONVENIENCES (PC)	\$299,232	\$20,147	\$12,888	4.31%	\$286,344
CEMETERY (CEM)	\$25,682	\$459	\$0	0.00%	\$25,682
HALLS (HALL)	\$88,887	\$4,383	\$16,646	18.73%	\$72,241
PARKS AND GARDENS(PG)	\$128,989	\$4,534	\$6,962	5.40%	\$122,027
REC. & RESERVES(Rec+Leisure)	\$142,091	\$4,928	\$7,633	5.37%	\$134,458
TOWN MOWING/TREES/STREETSCAPES(MDW)	\$261,785	\$133	\$2,269	0.87%	\$259,516
HOUSING (HDU)	\$142,495	\$17,628	\$39,654	27.83%	\$102,841
CAMPING GROUNDS (CPARK)	\$16,560	\$0	\$56	0.34%	\$16,504
LIBRARY (LIB)	\$2,640	\$0	\$207	7.84%	\$2,433
ROAD MAINTENANCE (ROAD)	\$942,816	\$92,773	\$84,375	8.95%	\$858,441
FOOTPATHS/KERBS/GUTTERS (FKG)	\$24,021	\$1,480	\$750	3.12%	\$23,271
BRIDGE MAINTENANCE (BR)	\$35,601	\$197	\$410	1.15%	\$35,191
PRIVATE WORKS (PW)	\$52,208	\$1,793	\$67	0.13%	\$52,141
2TD-Traffic Data	\$25,000	\$0	\$2,574	10.30%	\$22,426
SUPER. & LD OVERHEADS (SUPER)	\$910,296	\$68,628	\$54,988	6.04%	\$855,308
QUARRY/GRAVEL (QUARRY)	(\$180,592)	(\$6,415)	(\$5,697)	3.15%	(\$174,895)
NATURAL RESOURCE MANAGEMENT(NRM)	\$182,177	\$0	\$0	0.00%	\$182,177
SES (SES)	\$10,000	\$0	\$0	0.50%	\$9,950
PLANT MTC & OPERATING COSTS (PLANT)	\$673,079	\$114,125	\$60,882	9.05%	\$612,197
PLANT INCOME	(\$813,079)	(\$36,604)	(\$6,073)	0.75%	(\$807,006)
DRAINAGE (DRAIN)	\$44,462	\$4,644	\$228	0.51%	\$44,234
OTHER COMMUNITY AMENITIES (OCA)	\$58,046	\$2,935	\$7,557	13.02%	\$50,489
WASTE COLLECTION & ASSOC SERVICES (WAS)	\$11,730	\$1,168	\$2,018	17.20%	\$9,713
FLOOD REPAIRS	\$0	\$0	\$0	0.00%	\$0
TOTAL WORKS & SERVICES	\$3,084,126	\$296,936	\$288,440	9.35%	\$2,795,686
DEPARTMENT TOTALS OPERATING EXPENSES					
Corporate Services	\$3,210,767	\$337,352	\$399,045	12.43%	\$2,811,721
Dev. & Environmental Services	\$2,563,897	\$113,406	\$104,272	4.07%	\$2,459,625
Works & Services	\$3,084,126	\$296,936	\$288,440	9.35%	\$2,795,686
Total All Operating	\$8,858,790	\$747,694	\$791,757	8.94%	\$8,067,032

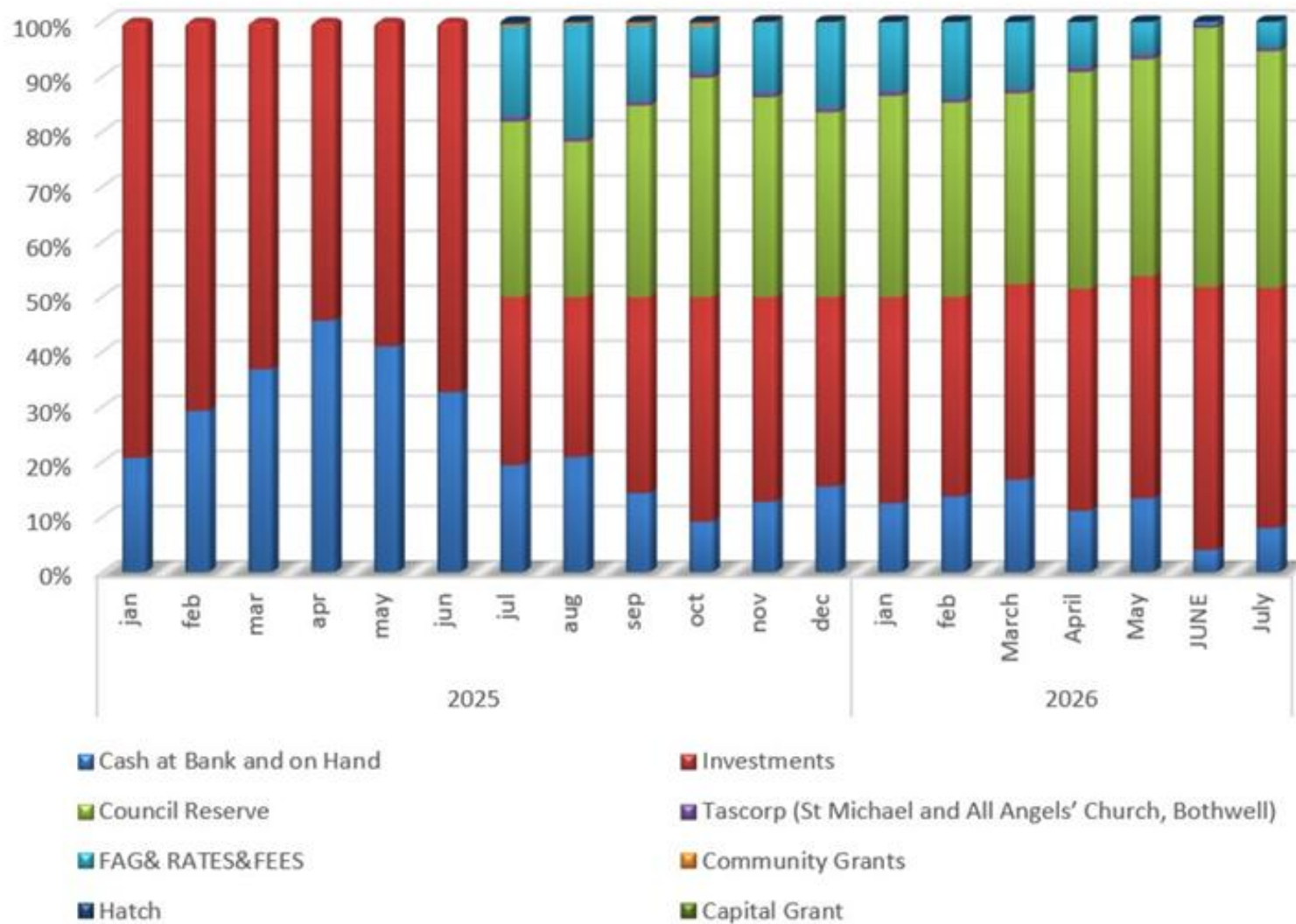
	BUDGET 2026/2027	ACTUAL TO 31-Jul-25	ACTUAL TO 31-Jul-26	% OF BUDGET SPENT	BALANCE OF BUDGET
CAPITAL EXPENDITURE					
CORPORATE AND FINANCIAL SERVICES					
Computer Purchases	\$16,330	\$0	\$0	0.00%	\$16,330
Equipment	\$0	\$0	\$0	0.00%	\$0
Miscellaneous	\$5,000	\$0	\$0	0.00%	\$5,000
	\$21,330	\$0	\$0	0.00%	\$21,330
DEVELOPMENT & ENVIRONMENTAL SERVICES					
Swimming Pool	\$25,000	\$0	\$0	0.00%	\$25,000
WTS-Botwell Steel Bin	\$15,000	\$0	\$0	0.00%	\$15,000
	\$40,000	\$0	\$0	0.00%	\$40,000
WORKS & SERVICES					
Plant Purchases	\$500,000	\$0	\$0	0.00%	\$500,000
Camping Grounds	\$40,000	\$0	\$0	0.00%	\$40,000
Public Conveniences		\$0	\$0	0.00%	\$0
Bridges	\$30,000	\$0	\$6,328	21.09%	\$23,672
Road Construction & Reveals	\$1,145,000	\$112,299	\$22,234	1.94%	\$1,122,766
Drainage	\$105,000	\$0	\$0	0.00%	\$105,000
Parks & Gardens Capital	\$304,000	\$0	\$0	0.00%	\$304,000
Infrastructure	\$114,000	\$0	\$0	0.00%	\$114,000
Footpaths, Kerbs & Gutters	\$25,000	\$194	\$0	0.00%	\$25,000
Rec Grounds	\$649,221	\$0	\$27,349	4.21%	\$621,872
Halls	\$45,000	\$0	\$0	0.00%	\$45,000
Buildings	\$30,000	\$24,184	\$0	0.00%	\$30,000
	\$2,987,221	\$136,677	\$55,910	1.87%	\$2,931,311
TOTAL CAPITAL WORKS					
Corporate Services	\$21,330	\$0	\$0	0.00%	\$21,330
Dev. & Environmental Services	\$40,000	\$0	\$0	0.00%	\$40,000
Works & Services	\$2,987,221	\$136,677	\$55,910	1.87%	\$2,931,311
	\$3,048,551	\$136,677	\$55,910	1.83%	\$2,992,641

BANK ACCOUNT BALANCES AS AT 31 july 2026

					<u>BALANCE</u>
No.	Bank Accounts	Investment Period	Current Interest Rate %	Due Date	2026
11100 Cash at Bank and on Hand					
11105	Bank 01 - Commonwealth - General Trading Account				\$ 920,874.62
11106	Bank 02 - Westpac - Direct Deposit Account				\$ 206,921.11
1118	CBA Credit Card				\$ 6,969.03
11199	TOTAL CASH AT BANK AND ON HAND				\$ 1,134,764.76
11200 Investments					
11207	Bank 6		90 4.95%	21/09/2026	\$ 2,800,000.00
11207	Bank 4		60 4.59%	31/08/2026	\$ 517,465.11
11110	Tascorp(St Michael and All Angels' Church, Bothwell)	At CALL (29/07/2025)	90 4.35%		\$ 91,667.44
11115	Bank 16		90 5.02%	26/10/2026	\$ 2,727,475.11
11299	TOTAL INVESTMENTS				\$ 6,136,607.66
TOTAL BANK ACCOUNTS AND CASH ON HAND					\$ 7,271,372.42

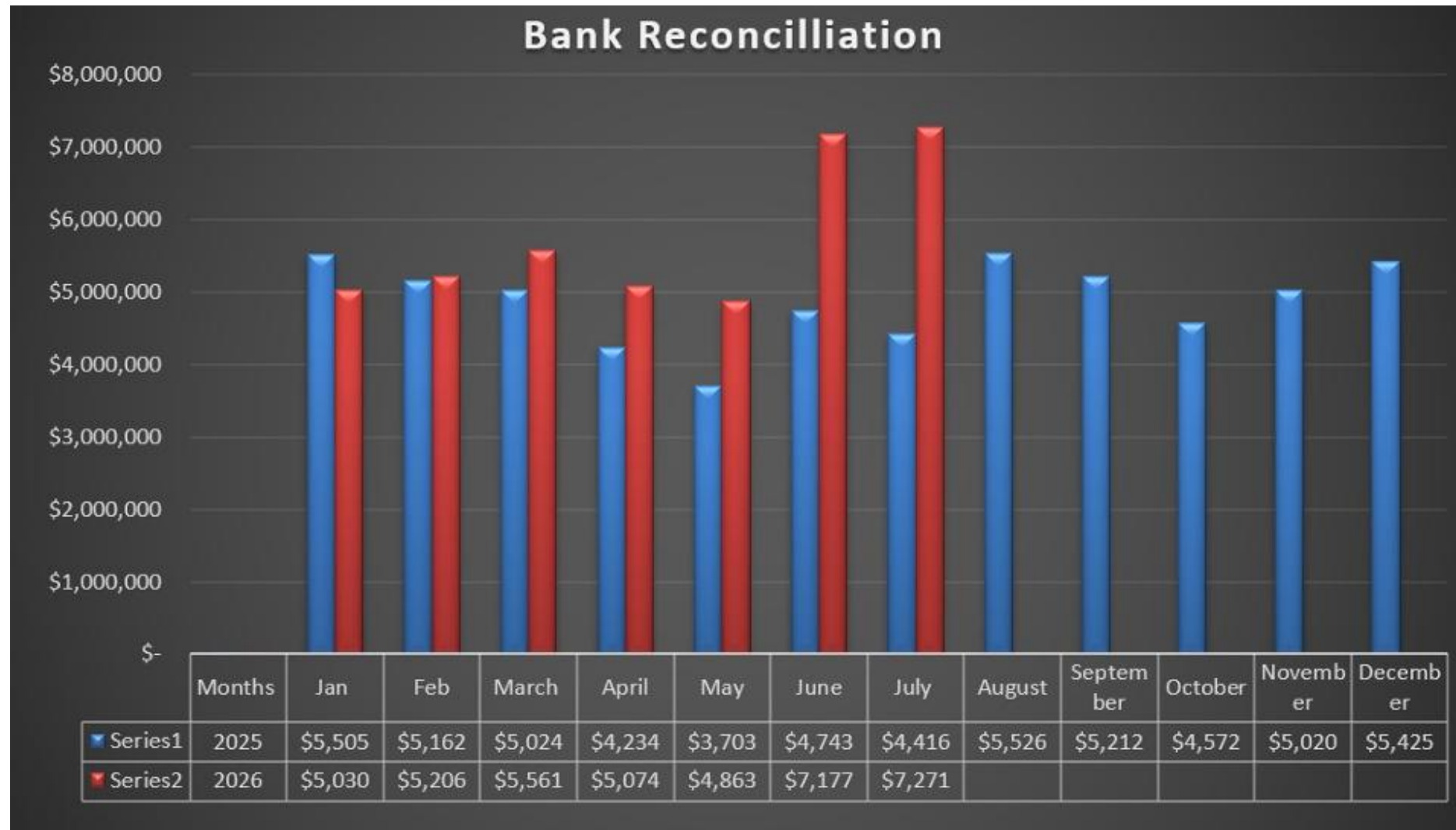
Council Reserve	\$	6,044,940.22
Tascorp (St Michael and All Angels' Church, Bothwell)	\$	91,667.44
FAG& RATES&FEES	\$	658,744.60
Capital Grants (Gretna Cricket ground Changing room)		\$469,655.55
Community Grants	\$	6,364.61
		\$ 7,271,372.42

Council Bank Summary



Bank Reconciliation as at 31 July 2026

	2025	2026
Balance Brought Forward	\$4,743,117.28	\$7,177,222.85
Receipts for month	\$1,811,613.84	\$1,668,068.02
Expenditure for month	\$2,138,423.38	\$1,573,918.45
Balance	\$4,416,307.74	\$7,271,372.42
Represented By:		
Balance Commonwealth Bank	\$1,438,101.87	\$920,874.62
Balance Westpac Bank	\$279,987.95	\$206,921.11
CBA Credit Card	-\$818.19	\$6,969.03
Investments(Council Reserves + St Michael's Church)	\$2,699,036.09	\$6,136,607.66
Petty Cash & Floats	\$0.00	
	\$4,416,307.72	\$7,271,372.42
Plus Unbanked Money		
	\$4,416,307.72	\$7,271,372.42
Less Unpresented Cheques	\$0.00	
Unreceipted amounts on bank statements	\$0.00	
	\$4,416,307.72	\$7,271,372.42



Rates Reconciliation as at 31 July 2026

	<u>2025</u>	<u>2026</u>
Rates in Debit 30th June	\$217,826.72	\$228,646.83
Rates in Credit 30th June	\$150,792.81	-\$195,840.66
Balance 30th June	\$67,033.91	\$32,806.17
Rates Raised	\$4,940,272.89	\$5,575,158.79
Penalties Raised	\$0.00	\$0.00
Supplementaries/Debit Adjustments	\$476.25	\$3,212.49
Total Raised	\$4,940,749.14	\$5,578,371.28
Less:		
Receipts to Date	\$847,086.44	\$844,838.99
Credit Journals	\$3,781.79	\$5,410.84
Pensioner Rate Remissions	\$134,342.95	\$146,470.85
Remissions/Supplementary Credits	\$0.00	\$0.00
Total Receipts		
Balance	\$4,022,571.87	\$4,614,456.77

4.2 REQUEST FOR RATES REMISSION – PROPERTY NUMBER 03-0201-03706**RECOMMENDATION 17/08.2026/C****Moved:** Cr**Seconded:** Cr

THAT Council remit the general rate charge of \$567.63 on property 03-0201-03706.

Report by Sharee Nichols, Senior Administration Officer

BACKGROUND

Council has received correspondence from Inland Fisheries Service seeking a rates remission for the public toilet located at Woods Lake.

The toilet block at Woods Lake has been a great service to the community. The rates payable on the property leased by Inland Fisheries Service from Forestry Tasmania for a public toilet block are exempt from the fire levy and the garbage collection rate the only rates payable on the toilet block is the general rate charge of \$567.63.

Council has previously supported this request to remit the general rates on this toilet facility.

4.3 REQUEST FOR RATES REMISSION – WELLINGTON SKI AND OUTDOOR CLUB**RECOMMENDATION 18/08.2026/C****Moved:** Cr**Seconded:** Cr

THAT Council remit the general rate of \$564.13 for the Wellington Ski and Outdoor Club on property 01-0805-02805.

REPORT BY Sharee Nichols, Senior Administration Officer

BACKGROUND

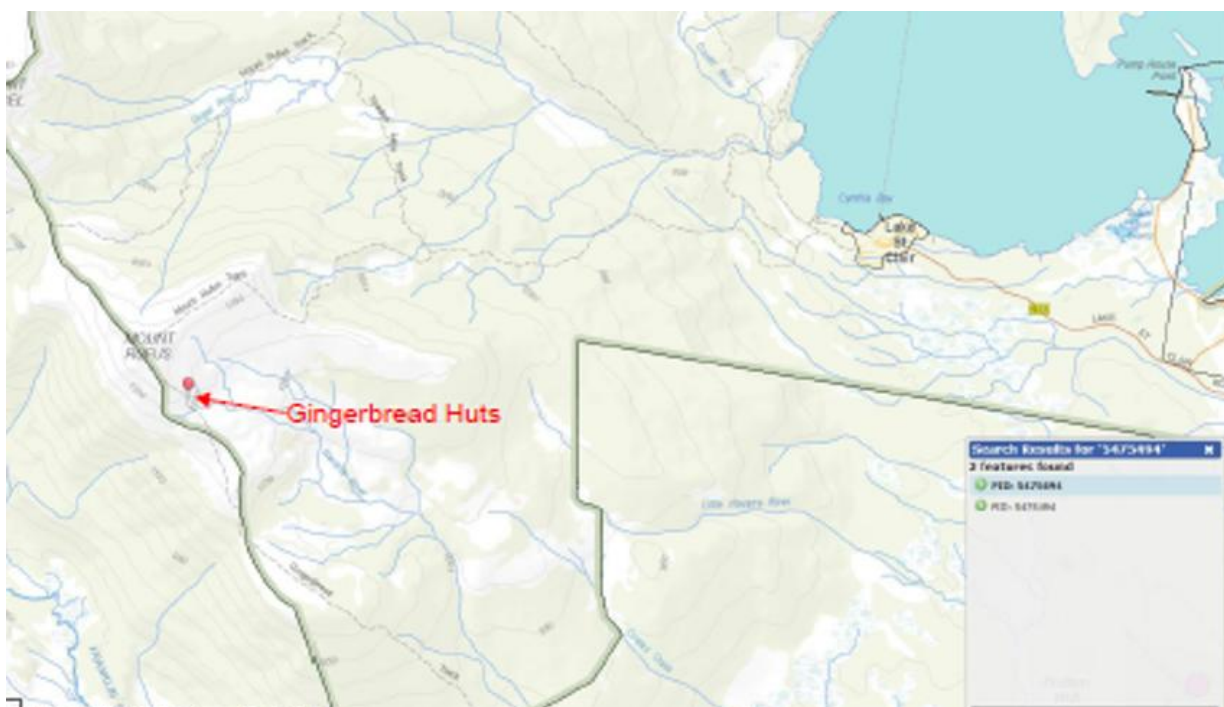
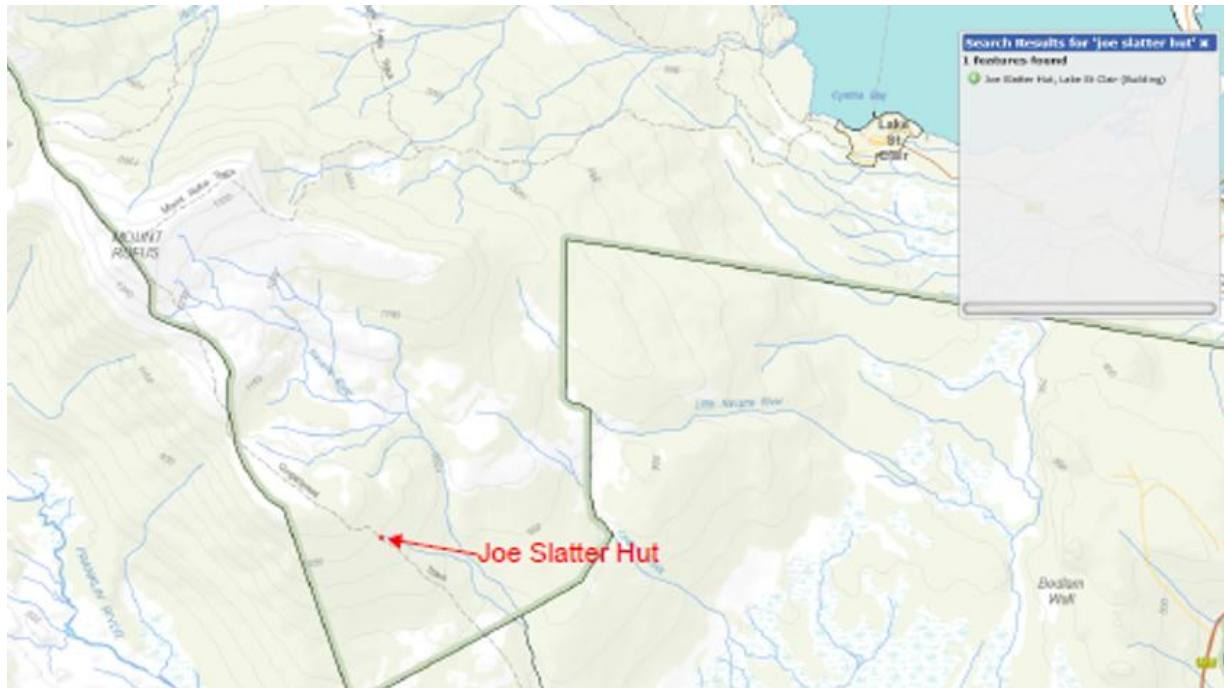
An email request has been received for consideration by Council of a remission for the property which contains 2 huts, Joe Slatter Hut and Gingerbread Hut and are on leased land property 01-0805-02805 (Property ID 5475494).

The Wellington Ski and Outdoor Club Inc. are a family based, not for profit club, the club asks Council to revoke the rates notices for the following reasons:

1. The two huts are used by the general public as shelter huts during all seasons;
2. There are no roads or other services provided by the Council to the area;

3. The Club is a family-based club and not a commercially run organisation; and
4. Their members volunteer their time and funds to assist with the maintenance of these facilities used by the general public.

The two huts are in effect a community asset and provide basic and emergency shelter for visitors to Mt Rufus.



4.4 REQUEST FOR RATES REMISSION – PROPERTY LITTLE DEN ROAD, MILLERS BLUFF

RECOMMENDATION 19/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council remit the Solid Waste Garbage Fee on property 10-0400-03595, 137 Little Den Road Millers Bluff.

REPORT BY Sharee Nichols, Senior Administration Officer

BACKGROUND

Council received an email from the owner of Property 10-0400-03595 137 Little Den Road Millers Bluff on the 29th of July 2026 asking for a rates remission for the solid waste domestic charge \$281.00 on Property 10-0400-03595 at 137 Little Den Road Millers Bluff.

The owner states that if there was a waste facility close by, they would use it, however there is no Council waste management facilities near Millers Bluff on the eastern side of the municipality. Hence the property owner takes their waste back to Deloraine with them.

The owner has been granted a rates remission for the solid waste domestic charge for the past eight years.

4.5 REQUEST FOR RATES REMISSION – PROPERTY NUMBER 04-0017-03967

RECOMMENDATION 20/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council remit the general rate and garbage rate of \$714.46 on Property Number 04-0017-03967.

REPORT BY Sharee Nichols, Senior Administration Officer

BACKGROUND

Council received an email from the owner of Property 04-0017-03967 requesting a remission of rates on Property Number 04-0017-03967 at Schaw Street, Bothwell.

For several years Council have resolved to remit the rates on this property for the full financial year.

Rates on the property are \$766.46

According to the Department of Natural Resources & Environment Tasmania this property ID (1743535) is “off Last Street, Bothwell”. The owner only uses a small portion of these reserved roads for the movement of farm machinery and livestock, part is still a public street, part is used by other residents and the bottom portion of Melbourne Street is flooded by Ratho Dam.

The owner pays a lease to the Department of Natural Resources & Environment Tasmania, so they have to pay rates as well the convenience of the part that they use is not worth it – the owner continues to keep their section free of noxious weeds (ie: Gorse etc.).

The following Rates and Charges for 2026/2027 are as follows:

Garbage	\$169.00
General	\$545.46
Fire	\$ 52.00
TOTAL	\$766.46

5. LAND USE PLANNING AND DEVELOPMENT APPROVALS

5.1 DEVELOPMENT & ENVIRONMENTAL SERVICES

RECOMMENDATION 21/08.2026/C

Moved: Cr

Seconded: Cr

THAT the Development & Environmental Services Report be received.

REPORT BY Kathy Bradburn, Senior Administration

Purpose of Report

This briefing provides Council with an update on key Development and Environmental Services activities for the reporting period, including planning permits issued under delegation, current animal control and environmental statistics.

Matters listed in this report are provided for information, noting that delegated planning decisions have been assessed in accordance with the *Tasmanian Planning Scheme – Central Highlands* and the relevant statutory requirements under the *Land Use Planning and Approvals Act 1993*.

Reporting Period - 10 July 2026 to 07 August 2026

Planning Permits Issued Under Delegation

The permits recorded below reflect a mix of discretionary, permitted and no permit required outcomes across the municipal area. This assists Councillors to monitor the type and location of development activity, while maintaining awareness of applications processed under delegation.

Discretionary Use

DA No.	Location	Proposal
2026/26	40 Parsons Road, Gretna	Dwelling
2026/38	15 Franklin Place, Hamilton	Signage (3 Signs)
2026/47	1 Jillett Road North, Brandum	Dwelling & Outbuildings (Two)
2026/45	1 Grace Street, Hamilton	Two Lot Subdivision (One Lot & Balance Lot)
2026/06	"Cawood" 167 Tor Hill Road, Ouse (CT 106428/1)	Visitor Accommodation

No Permit Required Certificate

DA No.	Location	Proposal
2026/50	14 Wigrams Way, London Lakes	Dwelling
2026/52	360 Jones River Road, Ellendale	Outbuilding

Environment Protection Notice (EPN)

An Environment Protection Notice (EPN) is a legal tool which can be used by Council for Level 1 Activities under the *Environmental Management and Pollution Control Act 1994* (EMPCA) to regulate activities to prevent environmental harm.

Below is a list of EPN's recently issued by Council's Environmental Health Officer.

EPN No.	Location	Use
01/2026	230, 2A & 66 Hollow Tree Road, BOTHWELL (CT 167795/1, 124612/2, 124612/1, 124613/3, 124613/4 & 211119/1)	Land Application (Spreading of Biosolids) from TasWater's Southern Sewage Treatment Plants

Enforcement

The details listed below provides Council with an overview of current Development, Building and Plumbing enforcement matters being investigated or managed by Council officers. These matters may include alleged unauthorised works, non-compliance with permit conditions, outstanding approvals, unsafe or incomplete works, and other issues requiring follow-up under the relevant statutory frameworks.

The number and complexity of enforcement issues throughout the Central Highlands area has increased, requiring additional time and resources from Council's Planning Officer and Permit Authority. This increase places greater demand on officer capacity to investigate complaints, review approvals, liaise with property owners and applicants, prepare correspondence and notices, and monitor progress toward compliance outcomes.

The issues listed in this report are provided for information. Council Officers continue to work with property owners, applicants, contractors and other relevant parties to resolve matters through education, negotiation, formal notices, or further regulatory action.

EN No.	Description	Enforcement Type
EN 2026/26	Bothwell – Construction of Outbuilding without Approval	Planning
EN 2026/25	Ellendale – Fit Out of Farm Shed without approval	Planning Building Plumbing
EN 2026/24	Ouse – Building works without approval	Building
EN 2026/23	Ouse – Development without approval	Building
EN 2026/22	Fentonbury – Use and development without approval	Planning Building Plumbing
EN 2026/20	Ouse – Two relocated structures without approval	Planning Building Plumbing
EN 2026/18	Ellendale – Building & Plumbing work without approval	Building Plumbing
EN 2026/13	Bothwell – Plumbing work without approval	Plumbing
EN 2026/12	Ouse – Plumbing & Building Works without approvals	Building Plumbing
EN 2026/08 & 2026/09	Ellendale – Building & Plumbing work without approval.	Building Plumbing
EN 2025/17	Fentonbury – Failing wastewater system	Plumbing
EN 2025/08	Hamilton – Change of use without approval	Planning
EN 2025/07	Ellendale – Non-compliance with Building Act 2016	Building

Animal Control Statistics

The animal control figures provide a snapshot of current registrations, re-registration and impoundment activity. These statistics assist Council in monitoring compliance and support responsible dog ownership across the municipal area.

Number of Dogs Impounded (FYTD)	4
Dogs registered (FYTD)	731
Dogs pending re-registration (FYTD)	165
Kennel licences issued (FYTD)	32
Kennel licences pending renewal (FYTD)	1

Food Premises & Private Water Suppliers

All food premises within the municipality must be registered in accordance with the *Food Act 2003* and renewed annually. Requirements and fees vary according to the premises' risk classification: low, medium or high.

Food Premises Risk Classification System	Number of premises
Low Risk	20
Medium Risk	24
High Risk	3
Community Organisation	5

There are currently 52 food premises and 12 private water suppliers / users registered, with renewals currently being processed.

drumMUSTER Program

The drumMUSTER program collects and recycles eligible, pre-cleaned agricultural and veterinary chemical containers. Once the containers have been collected, they are recycled into re-usable products such as wheelie bins, road signs, fence posts and bollards.

The drumMUSTER service benefits both the user, the environment, industry and the wider community by providing a reliable, cost effective and sustainable option for the recycling of empty eligible agvet chemical containers.

There are two collections sites located within the Central Highlands municipal area as follows:

- Hamilton Refuse Disposal Site, Mount Road, Hamilton; and
- Bothwell Waste Transfer Station, 1755 Highland Lakes Road, Bothwell

During the reporting period **713** containers were inspected and deposited at the Bothwell Site and **50** at Hamilton.

5.2 HAMILTON REFUSE DISPOSAL SITE WEIGHBRIDGE

RECOMMENDATION 22/08.2026/C

Moved: Cr

Seconded: Cr

THAT the application in Round 3 of the Tasmanian Waste and Resource Recovery Board's High Priority Infrastructure Grants Program for a weighbridge at the Hamilton Refuse Disposal Site was unsuccessful.

REPORT BY Beverley Armstrong, Environmental Health Officer

Council has been notified that the application to Round 3 of the Tasmanian Waste and Resource Recovery Board's High Priority Infrastructure Grants Program for a weighbridge at the Hamilton Refuse Disposal Site was unsuccessful.

To date the Hamilton Landfill does not have a weighbridge and all waste being deposited into the landfill is noted manually and reported manually.

Further grants will be available from the 28th November 2026 for infrastructure upgrades to allow better monitoring of waste. Waste is no longer merely an environmental concern, it's a potential resource. From monitoring waste collection to tracking inputs and outputs during materials recovery, weight information is key. The installation of a weighbridge has the potential to lessen the amount of levy that we pay by diverting recycling, green waste and reuse products from the inclusion of the levy, at this time it is calculated manually.

The Tasmanian Waste and Resource Recovery Board's (the Board) High Priority Infrastructure (HPI) Grants Program supports the implementation of the Tasmanian Waste and Resource Recovery Strategy 2023-2026 (WRR Strategy). HPI Round 3 supports infrastructure projects across a range of scales that improve the capability, capacity and/or availability of facilities, equipment and/or systems.

Grant funding for individual projects is from \$50,000 to \$500,000, excluding GST.

Council have received a quote for the installation of a weighbridge approx. \$150,000. To be eligible for one of these grants Council need to contribute a minimum of 25% towards the installation. This would equate to approx. \$37,500

I am waiting on other quotes but the range is between \$150,000 and \$200,000.

5.3 CARAVAN BY-LAW NO 1 OF 2025

RECOMMENDATION 23/08.2026/C

Moved: Cr

Seconded: Cr

THAT;

- A. The submissions be received and the response be considered; and
- B. Council resolves to adopt the caravan by-law.

REPORT BY Louisa Brown, Senior Planning Officer

ATTACHMENTS - Submissions and the Central Highlands Council caravan by-law

SUMMARY

This report provides Council with an overview of the submissions received from the public during the advertised period of the proposed caravan by-law.

It is recommended that Council makes no changes to the by-law and resolves to adopt the caravan by-law.

BACKGROUND

At its meeting of the 21st of October 2025 Council resolved to make a caravan by-law under the provisions of the Local Government Act 1993 for the purposes of controlling and permitting the occupation of caravans in the Central Highlands municipal area.

The by-law defines a caravan as;

“caravan means a vehicle designed or equipped internally or externally to accommodate overnight sleeping, including a mobile home, campervan, caravan, slide-on-van, fifth wheeler, camper trailer or any other similar vehicle whether the wheels or axles are removed or not and whether it is resting directly on the ground or is placed on blocks or other supports, and any structure, awning, veranda, lean-to, carport or other enclosed or partly enclosed area used or capable of being used in connection with or appurtenant to any caravan, but does not include a building or temporary structure for which a permit is required under the Building Act 2016 (Tas).”

The purpose of the caravan by-law is to;

- 1) Allow caravans to be a main place of residence for 12 months, or for a length of time as otherwise agreed by Council’s Environmental Health Officer (EHO), with a Caravan Permit issued by Council.
- 2) Allow Council’s EHO to manage the appropriate disposal of black and grey water and rubbish waste disposal. These will be managed by the Caravan Permit assessment process and any conditions of the permit issued as necessary by Council’s EHO.
- 3) Allow Council and Tas Police to take enforcement action against caravans on Council land such as roads, nature strips and recreation grounds without permits or permission.
- 4) Allows for the storage of an unoccupied caravan on the owner’s land without requiring a caravan permit.

- 5) Allows for an owner to reside in their caravan on their private land for 14 days per year without requiring a caravan permit.
- 6) Allows for private caravan parks and caravan parks associated with visitor accommodation to operate without a caravan permit, if a valid Planning Permit for the use or development has been granted by Council.

As a part of the process to adopt the caravan by-law, the by-law was made available for public consultation for 21 days. Notice of proposed by-law was advertised on Monday 19th January until Tuesday 10th February 2026.

SUBMISSIONS MADE

During the 21 day period, three (3) submissions were received. A copy of the full submissions is available as attachments to this report. Below represents a summary of the main points raised in the submission received and officer response.

Submission 1	Officer response
The by-law isn't needed. People have been living staying coming going for the central highland lakes for decades with no rubbish or sewer probables. Why wreck a peaceful tranquil place for a handful of weekender who can't afford a shack like they are priced now.	The by-law does not apply to a caravan parks or visitor accommodation with a valid Planning Permit, caravans unoccupied or occupied for no more than less than 14 days a calendar year or stored by the owner on the owner's property. The by-law allows for caravans to be used for occupancy on private land, by the owner of the land with a valid Caravan Permit for 12 months.
Submission 2	Officer response
Concerned that the by-law will affect Tiny Homes/Houses on wheels (THOW) which are like caravans, parked temporarily yet long term, on private property. THOW provides tenure for people with housing uncertainty. Recognise that potential risk arising for public health, safety and amenity of caravans and THOWs for Council. Recognises that living in a caravan or THOW is not for everyone, but most people who do can not afford a traditional house. Several references are made to the Tasmanian State Government draft	The Tasmanian Planning Scheme – Central Highlands (The Scheme) controls the use of land for residential purpose, which is dependent upon the zone within The Scheme. The Council also administers Building and Plumbing Permits for development. The Scheme considers land use, the use of the land for residential purposes, the location of and the height of the structure for the use. A combination of the land zone requirement and/or the design standard for the residential development can trigger a requirement for a Planning Permit. Council therefore makes an assessment against the use of the land, the location and the height of the structure proposed to be lived in, not the type of structure per say.

residential Parks Bill 2026 and that the same definitions and bill should apply to THOW on private land. Suggested amendments to proposed caravan by-law; 1) Change definition of caravan to include tiny home on wheels. 2) Change the period of time from 14 days for exemption for requiring a Permit to reflect the length of the Tasmanian School holidays. 3) Not allowing a landowner to take a fee for occupation of a caravan without a Planning Permit is an necessary and expensive requirement. 4) 12 month renewable Permit time frame is too short, it may take a person 4 years to save for a dwelling. 5) Change the timeframe for the variation of a Permit to 30 to 90 days.	Building Permits and Building Approvals assess the residential development against the National Construction Code (NCC). Private Building Surveyors are responsible for the administration of Building Certificates/Approvals based on the class or use of the building. If a structure is to be used as a dwelling, it must meet the NCC standards for a dwelling. Sometimes Building Surveyors may decided to grant Temporary Occupancy Permits for structures which can't meet the NCC requirements for a dwelling. Building standards and Permits are regulated in Tasmania by the Consumer, Building & Occupational Services (CBOS). In January 2024 CBOS prepared a guidance note on "Tiny Houses". This guidance note clearly defines the difference between a habitable building and a road registered vehicle, such as a caravan. THOW are considered a road registered vehicle, the same as a caravan, if the structure is capable of being registered for use on a public roadway and relocated by towing behind a vehicle. The guidance note from CBOS states that if a structure is connected to the ground by any form of construction or plumbing work, the structure is no longer deemed a road registerable vehicle. A THOW, Tiny Home or Caravan may require planning approval for the use of the land. Structures to be used as a dwelling require a Building Surveyor to issue an occupancy permit and or building approvals from Council. Plumbing Permits may also be required. The State Government draft residential Parks Bill 2026 relates to caravans in residential caravan parks. The proposed by-law does not include these. Council will not consider changing the definition of a caravan in the by-law to include THOW. If a THOW is capable of being registered for use on a public
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	roadway and relocated by towing behind a vehicle then it is a road registerable vehicle, the same as a caravan and therefore is covered by the by-law. 14 days is considered a suitable timeframe for a short stay, any time over 14 days per calendar year will require a caravan Permit. The Tasmanian Planning Scheme determines the use of land within zones and the requirement of planning permits. The length of the caravan permit at 12 months is suitable. The variation of the caravan permit needs to be flexible, in line with the notice and effective immediately if necessary.
Submission 3	Officer response
Submission – lived experience of living in a caravan/tiny home as a solution to housing and homelessness. Caravans and THOW provide a necessary home for people and families facing challenges.	Council agrees and understands that there are circumstances where living in a caravan is necessary. Council will continue to take a compassionate approach and work with property owners to provide advice and guidance to achieve necessary Planning and Building Permits/approvals.

Next steps

Once Council has resolved to adopt the by-law, the by-law will be certified by a legal practitioner that the by-law is in accordance with the law. A copy of the By-law will be forwarded to the Director of Local Government and the by-law is then Gazetted for 21 days. The by-law must also be tabled in parliament within ten sitting days of being gazetted and copies of the by-law sent to the Subordinate Legislation Committee within 7 days of being Gazetted.

5.4 INFORMATION FOR COUNCIL REGARDING DEVELOPMENT APPLICATION FOR ST PETERS PASS ENSILER, RESOURCE PROCESSING OF SLAMON MORTALITIES FOR LIQUID WASTE

RECOMMENDATION 24/08.2026/C

Moved: Cr

Seconded: Cr

THAT;

- A. the information be received; and
- B. Council makes a formal representation to DA25001103 based on the information above.

REPORT BY Louisa Brown, Senior Planning Officer

SUMMARY

This report brings to the attention of Council that a Development Application and Environmental Effects Report (EER) are currently being advertised by Southern Midlands Council and the EPA until 21st August for the Level 2 activity resource processing at St Peters Pass – Spectran Ensilage Facility.

The Development Application is relevant to Central Highlands Council as the liquid waste produced at St Peters Pass is applied to land within Central Highlands Council area.

This report is for information and to seek Council's support for Council Officers to make a formal representation regarding the Development Application and EER to Southern Midlands Council.

BACKGROUND

The ensile facility commenced use at St Peters Pass during 2024 and has been operating for some time via approval from the EPA, but with no Planning Permit. It is encouraging to see the existing use being brought into regulation through the planning permit process. The Development Application creates an opportunity for Central Highlands Council to formally voice our concerns regarding the ensile facility, and particularly the liquid waste produced at the facility, which is received on properties across the Central Highlands area.

It is proposed that the ensilage facility will process up to 200 tonnes of fish mortalities per day (73,000 tonnes per annum) turning morts into a liquid product which is applied directly through land application as a fertiliser to paddocks within Central Highlands. Council recognises that the liquid product is very beneficial to soils. However, Council officers are concerned that the DA and EER does not take enough action to ensure that the liquid product does not include visible fish particles, which could then be spread on properties within Central Highlands. If particles are visible on the ground after liquid spreading, then the risk of Restricted Animal Material (RAM) increases and is a serious concern for our agricultural industry, which is an industry the community in Central Highlands relies upon. Visible particles can also attract vermin to the property.

There have been instances during the operation of the St Peters Pass ensile that 'chunks' have been visible on the ground after spreading. This happened during mass mortality events and the operator, Spectran is taking some measures to address this. The EER submitted to the EPA as a part of the Development Application process states that salmon vertebra fragments are almost always visible in spreading areas.

The process of grinding and macerating the fish creates a paste, which is treated with acid to stop the mixture from going rancid. The liquid is stored in tanks at St Peters Pass for an unspecified period of time, but not too long that it becomes rancid. The longer the period of time the liquid is stored, the more likely particles are to continue to reduce in size. The current process and the proposed process as outlined in the EER remains unchanged, as in there is no minimum period of storage required. It is also unclear from the development application documents, how the liquid is checked for particle size before it leaves the St Peters Pass to be spread. Therefore, it is possible that particles may be present and will be visible on the ground after spreading. This is most likely to occur during mass salmon mortality events, when large volumes of fish must be processed and transferred off site quickly. There appears to be a lack of on-site storage to accommodate adequate processing times to enable the fish to continue to decompose and particle size reduce.

When the liquid waste arrives on properties to be spread, it is the responsibility of the operator, Spectran to monitor for odour and visible fish particles. If either of these are present, then the responsibility is with the operator to decide to cultivate the waste into the land or keep livestock from entering for a longer period of time. Council officers are very concerned that the monitoring of the liquid fertiliser is left in the hands of the operator, being Spectran, to 'do the right thing' and 'self-monitor' the liquid.

In most cases when liquid fish waste is applied to the land by spreading in the Rural and Agriculture Zones, a planning Permit is not required. The operator will provide a Environmental Management Plan (EMP), in which they state how they will manage and maintain any environmental impacts. Council's Environmental Health Officer is required to issue an Environment Protection Notice (EPN) with conditions they deem appropriate. The conditions usually relate to application periods, application rates and link the requirements of any environmental impacts back to the EMP. The responsibility to manage the waste appropriately is left with the operator. Council's role through the EHO is to check regularly that the conditions of the EPN are being met, inspect sites where the land spreading has been applied and often be the first point of call for complaints. This requires a lot of resources for Council to monitor the land spreading and then deal with any compliance issues.

Not mentioned in any formal assessment of the land after liquid spreading of fish waste, is the notification or role of Biosecurity Tasmania (BT). Other than a short reference that BT conduct random inspections. There appears to be no formal notification to BT or monitoring of BT.

Although the product is described as a fertiliser, Council officers do not agree with this definition. Put simply, the activity is taking a solid fish waste and through the process of macerating and grinding, turning the material into a liquid waste. As a waste, Council Officers strongly believe that the processing and reuse should be managed by the EPA, not left to the operator to do the right thing or Local Council's Environmental Health Officers to routinely check the application of the waste to land.

Council officers would like to make the following recommendations in a formal representation to Southern Midlands Council in response to the DA2500103 Level 2 Ensilage Facility at St Peters Pass, Oatlands.

1. The EPA and Biosecurity Tasmanian must take a greater role in managing this waste and the activity of liquid waste land spreading.
2. The EER should be amended to include a maximum particle size and be clear on how to monitor particle size and how to address non-compliant liquid waste.
3. Regular monitoring and record keeping of tests done prior to spreading of the particle size.
4. The EPA should prepare guidelines for the waste production and disposal.

5.5 COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME

In accordance with Regulation 29 (1) of the *Local Government (Meeting Procedures) Regulations 2025*, the Mayor advises that the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, to is to be noted.

In accordance with Regulation 29, the Council will act as a Planning Authority in respect to those matters appearing under Item 5.4 in this Agenda, inclusive of any supplementary items.

RECOMMENDATION 25/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council now act as a Planning Authority.

5.5.1 DEVELOPMENT APPLICATION (DA 2026/46) FOR CHANGE OF USE TO VISITOR ACCOMMODATION AT 2 JONES ROAD, MIENA (C/T 39286/1) APPLICATION MADE BY DAVID MAPLESON ON BEHALF OF TASMANIA FLY FISHERS PTY LTD

RECOMMENDATION 26/08.2026/C

Moved: Cr

Seconded: Cr

THAT pursuant to the *Tasmanian Planning Scheme – Central Highlands*, Council approve the development application DA 2026/46 for change of use to visitor accommodation at 2 Jones Road, Miena (C/t 39286/1) for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

General

- (1) The use and development approved by this permit must be carried out substantially in accordance with:
- a) the application for planning approval, inclusive of all information supplied in response to requests made pursuant to section 54 of the *Land Use Planning and Approvals Act 1993* (Tas);
 - b) the endorsed drawings/documents; and
 - c) the conditions of this permit and must not be varied without the further written approval of Council (i.e. which may be given pursuant to section 56 of the *Land Use Planning and Approvals Act 1993* (Tas)).

Services

- (2) The developer must pay the costs of any alterations and/or reinstatement to existing services, Council infrastructure, or private property incurred as a result of the development approved by this permit. Any work required is to be specified or undertaken by the authority concerned.

Parking and Access

- (3) At least two (2) car parking spaces must be provided on the property for the use (Visitor accommodation) at all times.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- A. Subject to subsections 53(3), 53(4) and 53(6) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit takes effect at the expiration of 14 days from the day on which the notice of the granting of this permit was served on all persons who have a right of appeal (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(1)).
- B. Pursuant to subsection 57(7) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit remains in effect until it:
- a) lapses under subsection 53(5) of the *Land Use Planning and Approvals Act 1993* (Tas); or
 - b) expires as a result of a condition or restriction contained in this permit; or
 - c) is cancelled under section 65G of the *Land Use Planning and Approvals Act 1993* (Tas).
- C. This planning permit is in addition to the requirements of the *Building Act 2016* (Tas). Approval in accordance with the *Building Act 2016* (Tas) may be required prior to works commencing.

- D. The proposed works are located within a mapped bushfire prone area. Therefore, owners or occupiers of premises used or intended to be used for visitor accommodation in a bushfire prone area should ensure they have a current Bushfire Hazard Management Plan and that the plan is reviewed regularly. An evacuation plan should also be prepared and be readily available to persons staying at the premises. A copy of the Directors Determination – Short or Medium Term Visitor Accommodation (PDF) is available via the CBOS website: https://www.cbos.tas.gov.au/data/assets/pdf_file/0013/405013/Directors-Determination-Short-or-Medium-Term-Visitor-Accommodation-2018.pdf
- E. Owners or occupiers of dwellings or residential premises used or intended to be used for visitor accommodation, may need to review their insurance policies covering personal injury or loss caused to the visitors (commonly known as public liability insurance). Owners should seek their own independent advice on this issue as many domestic insurance policies may not cover the use of premises for visitor accommodation.
- F. This permit does not imply that any other approval required under any other legislation, by-law or other regulatory regime has been granted.
- G. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(4)).

REPORT BY Louisa Brown, Senior Planning Officer

Applicant:	David Mapleson on behalf of Tasmania Fly Fishers P/L
Landowner	Tasmania Fly Fishers Pty Ltd
Subject Site:	2 Jones Road, Miena
Proposal:	Change of use from dwelling to Visitor Accommodation
Planning Scheme:	Tasmanian Planning Scheme – Central Highlands
Zoning:	Local Business
Applicable Codes:	NA
Use Class:	Visitor Accommodation; <i>“Use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost.”</i>
Discretions:	14.3.2 P1 & P2
Public Notification:	Public advertising was undertaken between 8 th and 22 nd July 2026 in accordance with section 57 of the <i>Land use Planning and Approvals Act 1993</i> .
Representation	One (1) Representation
Attachments	A - Application Documents as exhibited B – Representation 1
Recommendation	Approval with conditions
The Application	The application is supported by the following documents; Application for Planning Approval Use and Development Form Authority to act on behalf of Tasmania Fly Fishers Pty Ltd Images of existing property and aerial photograph of the property.

1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine development application number DA2026/46.

The relevant legislation is the *Land Use Planning and Approvals Act* 1993 (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

The Planning Authority's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either:

- (1) adopt the recommendation, or
- (2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act* 2000 and the *Local Government (Meeting Procedures) Regulations* 2025.

2. SITE ASSESSMENT

The property is located on Jones Road, 45m south of the Highland Lakes Road. The existing dwelling contains 3 bedrooms and is a single storey timber cabin. A mature 2m high hedge creates screening of Jones Road to the north, north-eastern and southern property boundary. Several large (5m) high trees are also located on the property towards the western boundary. See image 1 below.

The dwelling is slightly elevated upon a ridge to that of the road and the adjacent car park of the Central Highlands Lodge.

The dwelling and several other dwellings in this location are within the Local Business Zone. As is the adjacent Central Highlands Lodge, the Miena Community Centre and the nearby Tas Fire and Ambulance Buildings.



Image 1, Northern property boundary taken from Highland Lakes Road, 2 Jones Road is within the yellow square, Central Highlands Lodge is located to the right hand side (source google street view, image date March 2026).



Figure 1. Aerial Image of the property, site shown in blue (source: The Listmap 7/08/2026)

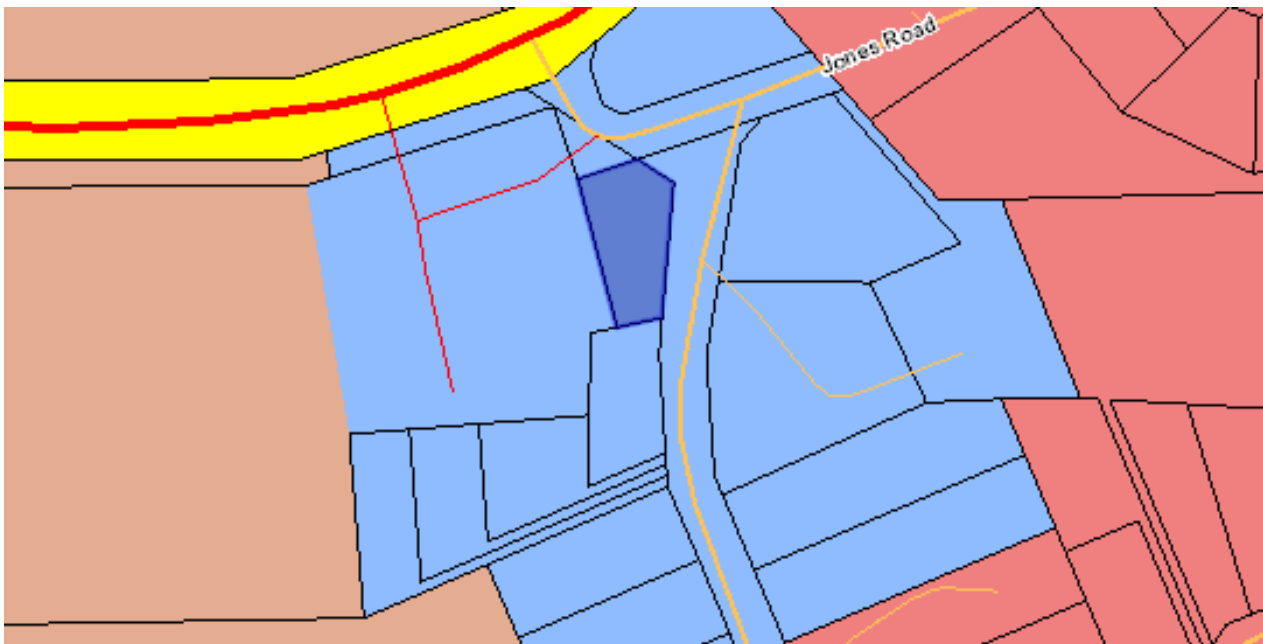


Figure 2: Zone map from the Tasmanian Planning Scheme – Central Highlands, blue colour indicates Local Business Zone, beige colour indicates Rural Zone, red colour indicates Low Density Residential Zone (source: The Listmap 7/08/2026)

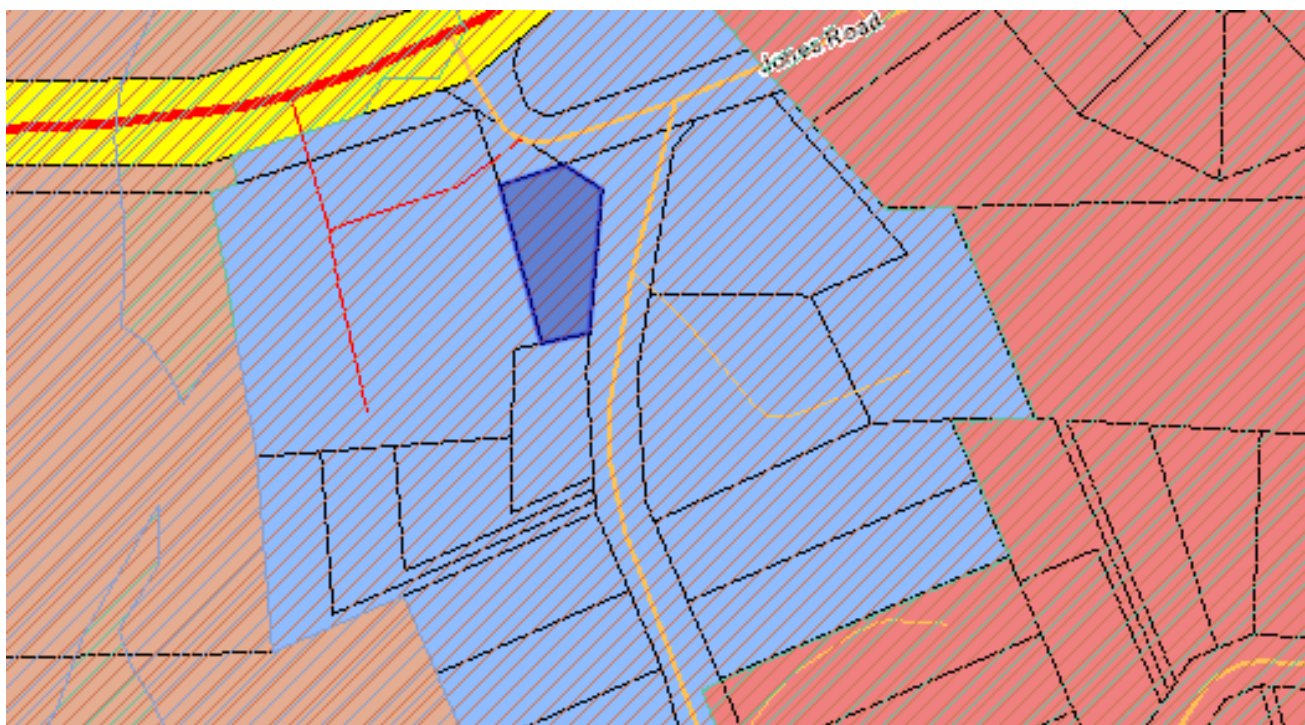


Figure 3: Code Overlay map from the Tasmanian Planning Scheme – Central brown lines indicate Busfire Prone Area (source: The Listmap 7/08/2026)

PROPOSAL

The development application proposes to change the use of an existing dwelling to visitor accommodation.

3. PLANNING SCHEME ASSESSMENT

Compliance with Applicable Standards:

- 5.6.1 *A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.*
- 5.6.2 *A standard is an applicable standard if:*
 - (a) *the proposed use or development will be on a site within:*
 - (i) *a zone;*
 - (ii) *an area to which a specific area plan relates; or*
 - (iii) *an area to which a site-specific qualification applies; or*
 - (b) *the proposed use or development is a use or development to which a relevant applies; and*
 - (c) *the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*
- 5.6.3 *Compliance for the purposes of subclause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.*
- 5.6.4 *The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.*

Determining applications (clause 6.10.1):

- 6.10.1 *In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:*
- (a) all applicable standards and requirements in this planning scheme; and*
 - (b) any representations received pursuant to and in conformity with section 57(5) of the Act,*
- but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.*

Use Class

The Use Class is categorised as Visitor Accommodation under the Scheme. Visitor Accommodation is a “*Permitted*” use in the Local Business Zone with the qualification that the use is “*located above ground floor level or to the rear of the premises.*” As the proposal is to change the use of an existing single-story dwelling, the qualification can not be met, therefore the use is listed as a discretionary use in the Table 14.2 Use Class.

Local Business Zone 14.0

As the proposed use is discretionary, it must then be consistent with the purpose of the zone:

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

In the Scheme, Activity Centre is defined as;

“Means a place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.”

An active street frontage is a term used to describe the interaction between a building and the street. Where a street frontage allows a visual or physical engagement between the street users and the ground floors of buildings. Transparency, in terms of windows facing the street, to encourage eyes on the street to increase the passive surveillance of the public realm.

Neither of the above terms are applicable to the property as Miena is not an activity centre nor are active street frontages relevant to the area in terms of physical engagement to the street. Visual engagement in terms of ‘eyes on Street’ will remain unchanged.

The proposal is consistent with the zone purpose statements where applicable, given that there is no activity centre hierarchy for the area, and there is no change to the active street frontage.

Compliance with Performance Criteria

The proposal does not meet the following relevant Acceptable Solution of the Scheme.

14.3.2 Discretionary uses

Objective:	
That uses listed as Discretionary do not: (a) cause unreasonable loss of amenity to adjoining residential zones; and (b) compromise or distort the activity centre hierarchy.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary must: (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area.
A2 No Acceptable Solution.	P2 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the need to encourage activity at pedestrian levels; (c) the size and scale of the proposed use; (d) the functions of the activity centre and the surrounding activity centres; and (e) the extent that the proposed use impacts on other activity centres.

Planning Assessment

The change of use from a dwelling to visitor accommodation will not cause an unreasonable loss of amenity to properties in adjoining residential zones, as the closest property in a residential zone is located 90m from the site.

The character of the area includes shacks, few residents reside in the area full time. Miena is a transient community where shack owners and visitors spend short to medium lengths of time in. Therefore, the proposed visitor accommodation is in keeping with the character of the area.

Miena is not an activity centre network, nor is there a hierarchy of activity centres for the area referred to in a relevant regional land use strategy. The performance criteria P2 is not applicable.

Accordingly, the performance criteria P1 is satisfied.

Representations

One representation was received during the statutory public exhibition period between 8th and 22nd July 2026.

A full copy of the representation is in the Appendix to this report, a summary of the matters raised in the representation are provided below;

Representor/Issues	Planning Response
Representor 1	
Objects to the use as for visitor accommodation for the following reasons; 1) Adverse impacts on existing tourism business, being existing hotel. Concerned that existing operational noise from the hotel may create complaints, which may lead to restrictions on the hotel. 2) Incompatible land use due to proximity to existing hotel. Concerns the two uses being hotel and visitor accommodation may cause conflict and loss of amenity. 3) Existing oversupply of visitor accommodation. There are two hotels in the area offering accommodation, as well as short stay accommodation being advertised on air bnb. No need for an additional accommodation. 4) Impact on an established local business of existing hotel. 5) Incremental change to the character of Miena, the accumulative affect of visitor accommodation will change the character of the township.	The proposed change of use to visitor accommodation building is 40m from the adjacent hotel. Car parking, rubbish bins and storage are located within the space between these two buildings. Given the distance between the buildings, and that the proposed visitor accommodation building is on higher ground, it is not considered that noise levels from the hotel will cause a nuisance. In terms of land use the two uses are the same, they both offer accommodation for persons away from their normal place of residence. The hotel also offers food and has a bar serving alcohol. People staying in the visitor accommodation may attend the hotel for meals or a drink. The two land uses may be considered complementary. Council acknowledges that there has been an increase in visitor accommodation, air bnb in the area. However, there is no indication that there is an oversupply. Few property owners reside in the area as their main place of residency. The character of the area is transient with shack owners and visitors staying for short to medium term length of stays. No change in the character of eh area will be created by the proposal.

CONCLUSION

The proposal for change of use to from dwelling to visitor accommodation at 2 Jones Road, Miena (C/t 39286/1) satisfies the relevant provisions of the Tasmanian Planning Scheme – Central Highlands, and as such is recommended for approval.

5.5 ORDINARY COUNCIL MEETING RESUMED

RECOMMENDATION 27/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council no longer act as a Planning Authority and resume the Ordinary Council Meeting.

6 ORGANISATIONAL INTERGOVERNMENTAL AND BUSINESS RELATIONS ADVOCACY AND FACILITATION

6.1 HEALTH AND WELLBEING – MONTHLY PROGRESS REPORT

Nil Report

6.2 ASH COTTAGE – MONTHLY PROGRESS REPORT

RECOMMENDATION 28/08.2026/C

Moved: Cr

Seconded: Cr

THAT the information be received.

REPORT BY Catherine Bannister, Administration Assistant HATCH

BACKGROUND

Even though the weather has chilled off significantly we have continued to see many people through the doors of Ash Cottage.

We are continuing our exercise program on Tuesdays at the Ouse Hall with participants calling in for a warm drink and a chat at Ash Cottage afterwards. Yoga has continued at the Ouse Hall on Thursdays.

The latest Cook and Chat workshop was a very delicious – Everyone seems to be a bit over chicken at the moment, so we decided to go with Beef Stroganoff on Jack potatoes it was a hit with everyone ensuring they took the recipe home.

We held our first “Eating Together” Group for men. They came from far and wide and either bussed or carpooled their way to the Waddamana Power Station. They were greeted with a delicious and filling lunch catered by Earthly Delights. This was a free event provided by Ash Cottage / HATCH.

We also held our first Craft and Chat at the Ouse Hall. Despite being on the cooler side, it was a success with plenty of alterations, crochet and yarns to be had over a cuppa and some lunch. This will be a monthly event. If the day is very cold, we will hold it at Ash cottage as we are finding that the heating isn't adequate for the space.

As always, the Op Shop is very well visited, people always popping in to see what goodies they can find. We are always giving fashion advice and letting customers know that if something is either too big or small etc that they can always come along to one of our Craft and Chat days and turn it into something new. It's a great way to upcycle.

The frozen meals delivery program and Food hub continue to be popular for locals to grab a low-cost healthy meal and groceries for the pantry.

It is exciting times as the transition to a Neighbourhood House occurs. This will take place in the coming months, and more information will be available soon.

6.3 LGAT ANNUAL GENERAL MEETING – NOTICE OF MOTIONS

RECOMMENDATION 29/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council supports the motion that the Minutes of the 113th Annual General Meeting held on 25 July 2025 be confirmed.

REPORT BY Stephen Mackey, General Manager

[Attachment – LGAT Annual General Meeting Agenda 19 August 2026](#)

The minutes of the 113th Annual General Meeting of the Local Government Association of Tasmania, held in Launceston on 25 July 2025 as per the attachment are submitted for confirmation.

RECOMMENDATION 30/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council supports the motion that the President's report be received.

REPORT BY Stephen Mackey, General Manager

[Attachment – LGAT Annual General Meeting Agenda 19 August 2026](#)

The President will present his report to the 2026 Annual General Meeting.

RECOMMENDATION 31/08.2026/C**Moved:** Cr**Seconded:** Cr

THAT Council supports the motion that the financial statements for the period 1 July 2024 to 30 June 2025 be received and adopted.

REPORT BY Stephen Mackey, General Manager

Attachment – LGAT Annual General Meeting Agenda 19 August 2026

The General Management Committee recommends consideration and adoption of the Association's Financial Statements for the period 1 July 2024 to 30 June 2025, an abridged version of which are included in the attachment.

A full version is available from the Association's offices on request.

A copy of the Association's Profit and Loss report for the period 1 July 2025 to 30 June 2026 is also included in the attachment to provide members with an indication of the current financial position of the Association. The 2025/26 result is positive, with a result \$574,246 ahead of budget and a surplus of \$380,153.

RECOMMENDATION 32/08.2026/C**Moved:** Cr**Seconded:** Cr

THAT Council supports the motion that Members:

1. Endorse the 2026/27 LGAT Budget and Subscriptions, with a 3.5% wage increase for LGAT staff and an overall 4.5% subscription increase for councils; and
2. Endorse the LGAT Assist budget.

REPORT BY Stephen Mackey, General Manager

Attachment – LGAT Annual General Meeting Agenda 19 August 2026**Income**

Local Government Association of Tasmania (LGAT) relies on four main sources of revenue – subscriptions, procurement, events and interest on reserves. With continuing strengthening of procurement and interest revenue streams we are able to apply an increase of 4.5% to subscriptions while still maintaining sufficient revenue to continue to provide a high level of service to councils.

LGAT Procurement revenue continues to increase steadily, with it exceeding budgeted expectations for the 2025/26 year by \$156,515. For next year we are expecting income to remain steady, with \$450,000 budgeted.

While interest rates improved during 2025/26 on what was expected, this was only modest. Hence, revenue projected to remain consistent to what has been received for this year at \$240,000.

As a number of our State Government grant programs are coming to conclusion, administration cost recovery is expected to reduce by \$114,500 to \$45,500 in 2026/27.

The 2025/26 income for events, including our annual conference and learning and development activities, was \$292,744. For the coming financial year, they are expecting slightly reduced delegates to the annual conference (due to it being an election year).

Total income is budgeted to increase by \$143,558 on last year's budget.

Expenditure

The most significant expenditure item in the LGAT budget is staff wages. During the past 12 months they have put on hold recruiting a junior policy officer given the uncertainty over the continuation of some grant funding. For next financial year they will not budget for this additional position, instead looking to gradually offset the additional costs associated with the Learning and Development Framework. For the 2025/26 year salary costs are expected to finish well ahead of budget.

The March Hobart CPI was 5.1% and the Tasmanian Wage Price Index for public and private industries was 3.35%. The recent round of State Service wage negotiations have typically landed a 3%, 3% and 2.75% wage increase over the next 3 years. Given this a 3.5% salary increase is proposed for the LGAT staff.

2026/27 will be our second year of running the Learning and Development Framework, with costs expected to be increased on last financial year given much of the induction program will be delivered this financial year at no or low cost to participants. The total costs (\$230,000) consist of an additional staff member, annual software subscriptions and face to face events.

Networks and software costs have increased from \$30,000 (2025/26 budget) to \$60,000 because of a new IT support provider and additional software costs.

Total expenditure is budgeted to increase by \$167,022 on the 2025/26 budget. The key areas of variance driving this change are:

- Conference expenses are increased due to it moving to the Crown.
- Learning and Development expenses in 2025/26 were offset by grant funding for the delivery of the Community of Practice and transition support (~\$150,000).
- A reduction of administration cost recovery support from grants (\$114,500).

Net Result

The proposed budget will deliver an anticipated deficit of \$217,557. However, a likely surplus of \$380,000 in 2025/26 will more than offset this deficit.

Subscriptions

The LGAT subscription formula comprises a flat fee of 40 per cent and population and revenue fees of 30 per cent each, eight revenue categories and eight population categories and a 10 per cent collar and cap.

A 4.5% increase in overall subscriptions has been budgeted for 2026/27. In addition, there are several councils that have had category movements, although the impact of this movement is mitigated by the cap and collar adjustments. The changes involve Break O'Day,

Burnie, George Town, Latrobe, Meander Valley and West Coast moving up a revenue category and Circular Head Council moving down two revenue categories.

A copy of the draft subscriptions for the 2026/27 financial year are within the attachments.

RECOMMENDATION 33/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council supports the motion that:

1. the President's and Vice President's honorariums for the period 1 July 2026 to 30 June 2027 be adjusted in accordance with the annual increase (March 2026) in the wage price index for Tasmania; and
2. the GMC sitting fees for the period 1 July 2026 to 30 June 2027 be adjusted in accordance with the annual increase (March 2026) in the wage price index for Tasmania.

REPORT BY Stephen Mackey, General Manager

Attachment – LGAT Annual General Meeting Agenda 19 August 2026

As per the Rules of the Association the functions of the Annual General Meeting include –

8. (a)(iv) (A) determine the President's honorarium for the forthcoming year;
(B) determine any honorarium to be paid to the Vice President for the forthcoming year;

The Rules of the Association provide that the Annual General Meeting will grant an annual allowance to the President and Vice President.

In the past an independent review of honorariums was undertaken in the same financial year as the review of allowances for Local Government Elected Members, with the last review undertaken in 2009. The result of that review was to retain the basis of the present honorariums unchanged for the two positions with movements to be in conjunction with the annual increase (March) in the wage price index for Tasmania.

The resultant application of the wages price index means the allowances will be adjusted by 2.9% for 2026-27.

	2025/2026 Allowance	2026/2027 Allowance
President	\$59,904	\$61,641
Vice President	\$14,975	\$15,409

In addition, Member endorsement is sought for the GMC sitting fees to be adjusted by the annual increase (March 2026) in the wage price index for Tasmania, as per past practice, taking the full GMC sitting fee to \$245 for the 2026-27 financial year.

RECOMMENDATION 34/08.2026/C**Moved:** Cr**Seconded:** Cr

THAT Council supports the motion that members endorse the proposed changes to the LGAT Rules for use of the Common Seal.

REPORT BY Stephen Mackey, General Manager

Attachment – LGAT Annual General Meeting Agenda 19 August 2026

The LGAT Rules allow for the use of the LGAT Common Seal under delegation.

The LGAT Rules can only be amended at LGATs Annual General Meeting (Clause 8(b)).

The LGAT Rules have the following requirements for use of the Common Seal:

51. COMMON SEAL OF THE ASSOCIATION

- (a) The Chief Executive Officer shall have the custody of the Common Seal.
- (b) The Common Seal shall not be attached to any document without an express order of the General Management Committee, unless to authenticate any document, or to comply with the provisions of any rule directing that such seal shall be attached to any document.
- (c) In every case where the Seal has been ordered to be attached to any document, such document shall also be signed by the President (or, in the case of the absence or illness of the President, by the Vice President and one member of the General Management Committee) and countersigned by the Chief Executive Officer.

In practice this means that in all instances where a new grant deed or amendment to an existing deed requires affixing the Common Seal, GMC permission must be sought. In any given year this can occur multiple times and sometimes requires permission at very short notice to meet grantor requirements.

To reduce the administrative burden, GMC has determined it appropriate to seek member authority to amend the LGAT Rules to allow the use of the Common Seal to be delegated to the LGAT CEO for defined circumstances, with this delegation reported at the next GMC meeting.

To facilitate this, the following amendment (additions) to the LGAT Rules is proposed:

51A. Delegation of Use of Common Seal

- (a) Notwithstanding Rule 51, the General Management Committee may, by resolution, delegate to the Chief Executive Officer the authority to affix the Common Seal of the Association to documents of a kind or within classes of circumstances approved by the Committee.
- (b) Any delegation under this Rule must specify:
 - (i) the nature or class of documents to which the delegation applies; and
 - (ii) any conditions or limitations on the exercise of that authority.

6.4 LGAT GENERAL MEETING – NOTICE OF MOTIONS

RECOMMENDATION 35/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council note the following motions in the LGAT General Meeting Agenda:

- 1.3 Follow up of motions;
- 1.4 President's Report;
- 1.5 Chief Executive Officers report;
- 1.6 Annual Plan update;
- 4.1.1 Local Government Reform;
- 4.1.2 Local Government Elections;
- 4.1.3 EPA Memorandum of Understanding Annual Plan 2026-27;
- 4.1.4 Planning;
- 4.1.5 Policy Update;
- 4.1.6 Projects Update;
- 4.2.1 Procurement Update;
- 4.2.2 Events and Professional Development overview;
- 4.2.3 Learning and Development;

REPORT BY Stephen Mackey, General Manager

[Attachment – LGAT General Meeting Agenda 19 August 2026](#)

At the 21 July 2026 Ordinary Council Meeting, Council made the following resolutions regarding motion 2.1 and motion 2.2 of the LGAT General Meeting Agenda:

Motion 2.1 Review of Section 11(3), Land Use Planning and Approvals Regulations

RESOLUTION 37/07.2026/C

Moved: Cr D Meacheam

Seconded: Cr J Honner

THAT Council support the following motion from Break O'Day Council that is to be discussed at the General Meeting of the Local Government Association of Tasmania (LGAT) on the 19 August 2026.

For the Motion

CARRIED

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Archer; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; Cr Y Miller and Cr S Triffett

Motion 2.2 Protecting Local Post Offices Across Tasmania

RESOLUTION 36/07.2026/C

Moved: Cr A Archer**Seconded:** Cr Y Miller

THAT Council at the LGAT Conference in August 2026 vote in support of the motion by Hobart City Council in regard to protecting local post offices across Tasmania.

For the Motion**CARRIED**

Mayor L Triffitt; Deputy Mayor J Allwright; Cr A Archer; Cr R Cassidy; Cr J Hall; Cr J Honner; Cr D Meacheam; Cr Y Miller and Cr S Triffitt

7 RECURRENT OPERATIONS AND SERVICES**7.1 WORKS & SERVICES MONTHLY REPORT – JULY 2026****RECOMMENDATION 36/08.2026/C****Moved:** Cr**Seconded:** Cr

THAT the Works & Services monthly report for July 2026 be received.

REPORT BY Jason Branch, - Works & Services Manager

BACKGROUND

The following activities were performed during **July 2026** by Works & Services –

Grading & Sheeting	Interlaken Road, Meadsfield Road, Mark Tree Road, Tor Hill Road, Butlers Road, Davies Road, Bashan Road, Bluff Road, Woodmoor Road, Norley road
Maintenance Grading	Hunterston Road, Glovers Road, Weasel Plains Road
Potholing / shouldering	Wetheron Road, Tunbridge Tier Road, Meadsfield Road, 14 Mile Road, Bashan Road, Strickland Road, Meadowbank road, Dillions Road
Spraying:	Bothwell caravan park and Bothwell recreation ground
Culverts / Drainage:	Clean culverts Victoria Valley Road, Clean culverts Hunterston Road, Clean culverts Glovers Road Clean culverts Weasel Plains Road, New culverts install Hunterston and Glovers Roads
Occupational Health and safety	Monthly Toolbox Meetings Day to day JSA and daily prestart check lists completed Monthly workplace inspections completed Playground inspections
Bridges:	Quarterly inspections carried out by Aus Span
Refuse / recycling sites:	Cover Hamilton Tip twice weekly
Other:	Install signs Pub with No Beer site

	Tree removal Dennistoun Road Repair sign Haulage Road Repair stock grid Woodsprings Road Install Lions Club signs Repair signs Hollow Tree Road Pick up dumped rubbish Pelham Removed fallen tree Strickland Road Removed fallen tree Ellendale Road Tyres removed from Hamilton Landfill site Start foundations Gretna Club Rooms Sheeted and graded Hamilton caravan park road Started upgrades on room at Bothwell Medical Center Drainage Ellendale Road Repair gates in Queens Park Cold mix potholes Ellendale Road
Slashing:	
Municipal Town Maintenance:	Collection of town rubbish twice weekly Maintenance of parks, cemetery, recreation ground and Caravan Park. Cleaning of public toilets, gutters, drains and footpaths. Collection of rubbish twice weekly Cleaning of toilets and public facilities General maintenance Mowing of towns and parks Town Drainage
Buildings:	Rectify outside light Bothwell football ground
Plant:	PM756 Kenworth truck service and new steer tyres PM845 Kenworth truck repair wheel seal PM717 Dog trailer tyre replacement PM843 Toyota Hilux mirror replacement PM709 Cat loader injector and Heui fuel pump replacement PM705 Mack truck rear brake seal PM733 Komatsu grader serviced and rear main seal, rocket cover gasket, new bushes on the pins on the ripper and circle re-shimmed PM757 JCB Backhoe serviced PM815 Triton Ute new tyres PM748 Hino truck investigating over heating problems PM794 JCB backhoe throttle cable replacement
Private Works:	Backhoe and truck hire Bothwell High School Shane Jones gravel Jones River gravel delivery Ken Orr premix John Bush gravel delivery Bronwyn Marsh gravel delivery Lawrence Jones gravel and concrete premix
Casuals	Cleaning toilets and gardening
Program for next 4 weeks	Grading and Re-sheeting of Municipal Roads Edge breaks Ellendale Road Potholing of Municipal Roads

7.2 TARGA TASMANIA 2026 – ROAD CLOSURE APPLICATION

RECOMMENDATION 37/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council's Works and Services Manager write to Targa stating that Council have no objection and aware of the event.

REPORT BY Jason Branch, - Works & Services Manager

[Attachment – Letter from Targa Tasmania dated 28 July 2026](#)

BACKGROUND

Targa Tasmania stage will be held at Tarraleah on Sunday 22 November 2026 on the Lyell Highway A10 between following roads: Tungathina Drive and Oldina Drive the Lyell Highway is a State managed road, Targa requires a letter of support in principle for the road closure for the event as requested in the past.

The Clerk of the course has written to Council seeking in principal support of a proposed road closure associated with the international Tarmac Rally, Targa Tasmania 2026, supported by the Government of Tasmania through Events Tasmania.

The event is scheduled to follow a statewide route from Wednesday 18 November to Sunday 22 November 2026, with all proposed closed-road competition activities within the Central Highlands Council taking place on Sunday 22 November 2026.

8 CAPITAL INVESTMENT AND LEVERAGE

8.1 VACANT LAND, PROPERTY NO. 01-0873-03699 FOURTH STREET WAYATINAH

RECOMMENDATION 38/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council advertise for sale the vacant parcel of land property no. 01-0873-03699 Fourth Street, Wayatinah in accordance with requirements under the *Local Government Act*.

REPORT BY Adam Wilson, Deputy General Manager

[Attachment – Property Report 01-0873-03699 Fourth Street, Wayatinah](#)

BACKGROUND

At the Council workshop on the 4 August 2026 Council discussed property 01-0873-03699 Fourth Street, Wayatinah.

Suburb: Wayatinah
Property Number: 01-0873-03699
Property Address: Fourth Street
Property ID: 1878501
Title Particulars: 130236/9
Land Area: 1194m2
Zoning: Village
Improvements: Public Open Space

The property between Third and Fourth Street, Wayatinah title 130236/9 has a land area of 1194m2 this property has been used as a public footpath, easement for electricity infrastructure and public open space, since the property was transferred to Council in October 1998.

Council may wish to look at advertising for sale the vacant parcel of land property no. 01-0873-03699 Fourth Street, Wayatinah in accordance with requirements under the Local Government Act.

The Senior Planning Officer states that the property is within the 'Village' zone. Taswater sewerage and water mains are available off Fourth Street. The Senior Planning Officer suggests that a dwelling could be built on the balance of the property.

9 COMMERCIAL ACTIVITIES

9.1 RESIDENTIAL TENANCY AGREEMENT WITH THE CROWN

RECOMMENDATION 39/08.2026/C

Moved: Cr

Seconded: Cr

THAT Council approve the General Manager to sign the residential tenancy agreement with the Crown for the house at 3 Victoria Valley Road, Ouse.

REPORT BY Adam Wilson, Deputy General Manager

BACKGROUND

Department of Health on behalf of Ambulance Tasmania has agreed to rent the house at 3 Victoria Valley Road, Ouse on the terms and conditions outlined in the draft residential tenancy agreement for a period of twelve months for \$400.00 per week commencing on the 1 September 2026.

Ambulance Tasmania have been using the Council house at 3 Victoria Valley Road, Ouse since 1 November 2021.

10 MONITORING, REPORTING AND EVALUATION

10.1 POTENTIAL DARK SKY RESERVE

RECOMMENDATION 40/08.2026/C

Moved: Cr

Seconded: Cr

THAT the information on the potential dark sky reserve be received.

REPORT BY Damian Mackey, Planning Consultant (SMC)

ATTACHMENT - Minutes - Central Tasmania Dark Sky Reserve - Working Group Meeting No.1, Monday 27 July 2026.

PURPOSE

The purpose of this report is to progress the investigation of a proposal for part or all of the Central Highlands Municipal Area to become an internationally recognised Dark Sky 'Place' (Reserve or Community).

BACKGROUND

At the June 2026 Council meeting it was resolved to progress the investigation into the idea and a Draft Project Plan was considered. A Working Group was formed with Mayor Lou Triffitt as chair, Councillor Robert Cassidy and council planning consultant Damian Mackey.

WORKING GROUP MEETING NO.1

Attached are the detailed minutes of the first meeting of the Working Group. The following points are noteworthy:

- No neighbouring councils have yet responded to the Mayor's invitation to be part of a joint working group.
- The 'study area' has therefore been defined simply as the Central Highlands Municipal Area.
- An introductory consultation program is intended to be undertaken in September, with a major consultation program to be undertaken in early 2027 (subject to the post-election Council continuing to support the investigation of the Dark Sky initiative).
 - A draft of introductory consultation A4 flyer is intended to be provided prior to the Council meeting.
- Development of a draft internal Council Policy on minimising night time light pollution is progressing.
 - A draft policy is intended to be provided prior to the Council meeting.

Council planning consultant Damian Mackey will attend the Council meeting to answer questions.

10.2 DRAFT STATE GOVERNMENT ECONOMIC DIVERSIFICATION AND INVESTMENT STRATEGY

RECOMMENDATION 41/08.2026/C

Moved: Cr

Seconded: Cr

THAT the report as tabled be submitted as Council's submission into the Draft State Government Economic Diversification and Investment Strategy.

REPORT BY Damian Mackey, Planning Consultant (SMC) and Martin Farley, Consultant (Creating Preferred Futures)

ATTACHMENT – Central Highlands Council's submission to the Draft State Government Economic Diversification and Investment Strategy

BACKGROUND

The Tasmanian Government has invited businesses, industry, communities and individuals to have their say on the Draft State Government Economic Diversification and Investment Strategy.

The Strategy will help shape how Tasmania responds to future opportunities and challenges and aims to support a coordinated approach to economic development over the coming decade.

As Tasmania's economy continues to evolve, it's important that the approach to future economic development reflects the opportunities and challenges facing businesses, industries and regions across the state.

The draft Economic Diversification and Investment Strategy proposes a more coordinated approach to supporting private investment, improving productivity, encouraging innovation and focusing government effort where it can have the greatest impact.

Feedback will help ensure the final Strategy reflects the priorities, opportunities and challenges that matter most to businesses, industry, communities and regions across Tasmania.

Businesses of all sizes, industry organisations, investors, community groups and interested Tasmanians are encouraged to have their say.

The draft Strategy identifies six strategic priorities that will help guide future economic development and investment across Tasmania:

- unlocking private investment
- accelerating innovation
- lifting productivity

- activating regions
- growing capability
- strengthening infrastructure.

Together, these priorities provide the framework for the Strategy and will help guide future decisions that support Tasmania's long-term economic prosperity

The consultation period closes on the 21st August 2026.

Council discussed the Draft State Government Economic Diversification and Investment Strategy at the workshop held on the 4th August 2026 and the amendments of the previous documentation have been made from those discussions. The final documentation has now been completed and is attached for Council's approval.

11. CONSIDERATION OF SUPPLEMENTARY AGENDA ITEMS TO THE AGENDA

12. CLOSURE OF THE MEETING TO THE PUBLIC**RECOMMENDATION 42/08.2026/C****Moved:** Cr**Seconded:** Cr

THAT pursuant to Regulation 17 (1) of the Local Government (Meeting Procedures) Regulations 2025, Council, by an absolute majority, close the meeting to the public to consider the following matters in Closed Session:

Item Number	Matter	
2.1	<i>Confirmation of the Minutes - Closed Session of the Meeting of Council held on 21 July 2026.</i>	<i>Regulation 17 (2)(H) of the Local Government (Meeting Procedures) Regulations 2025 – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.</i>
5.1	<i>Objection to valuation</i>	<i>Regulation 17 (2)(H) of the Local Government (Meeting Procedures) Regulations 2025 – information of a personal and confidential nature or information provided to Council on the condition it is kept confidential.</i>
5.2	<i>Councils Vacant Land</i>	<i>Regulation 17 (2)(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal</i>

PURPOSE

Under Regulation 17 (1) of the *Local Government (Meeting Procedures) Regulations 2025* states that 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 sub-regulation (2).

As per *Regulation 17 (1) of the Local Government (Meeting Procedures) Regulations 2025*, this motion requires an absolute majority.

MEETING CLOSED to the public at ____ p.m.

13. RE-OPEN MEETING TO THE PUBLIC

The meeting re-opened to the public at ____ p.m.

14. PUBLIC RELEASE ANNOUNCEMENT(S)

The Chairperson announced that pursuant to Regulation 17(6)(7) of the Local Government (Meeting Procedures) Regulations 2025 and having considered privacy and confidential issues, the Council authorised the release to the public of the following discussions, decisions, reports or documents relating to the closed meeting:

<i>Item Number</i>	<i>Matter</i>	<i>Decision</i>
<i>2.1</i>	<i>Confirmation of the Minutes - Closed Session of the Meeting of Council held on 21 July 2026.</i>	
<i>5.1</i>	<i>Objection to valuation</i>	
<i>5.2</i>	<i>Councils Vacant Land</i>	

15. CLOSURE

Mayor Triffitt thanked everyone for their contribution and declared the meeting closed at ____ p.m.