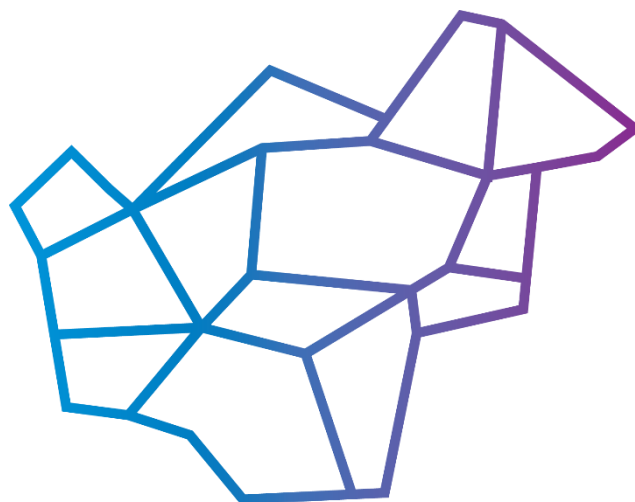




dorset
C O U N C I L

Ordinary Agenda

Council Meeting

Monday, 19 October 2026

COUNCIL CHAMBERS

it's in the making

General Manager's Certification

Qualified Persons Advice – *Local Government Act 1993* – Section 65

Pursuant to Section 65 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:

1. such advice, information and / or recommendation has been given by a person who has the qualifications or experience necessary to give such advice; and
2. 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; and
3. a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice has been provided to the council.

JAYNE MILLER
Acting General Manager

Notification of Council Meeting

NOTICE¹ is given that the next Ordinary Meeting of the Dorset Council will be held on **Monday, 19 October 2026** at the **Council Chambers, 3 Ellenor Street, Scottsdale** commencing at 6:00 pm.

Members of the public are invited to attend in person, however, if any member of the public is feeling unwell, **please do not attend**.

The recording (both visual and audio) of the Council Meeting, except for any part held in Closed Session, will be made available to the public as soon as practicable after the meeting via Council's website and social media.

JAYNE MILLER
Acting General Manager

¹ In accordance with the *Local Government (Meeting Procedures) Regulations 2025*

Ordinary Meeting of Council

PROCEDURAL ITEMS	5
Item 197/2026 Declaration of Interest	5
Item 198/2026 Confirmation of Ordinary Council Meeting Minutes – Monday, 21 September 2026	5
Recommendation	5
Item 199/2026 Confirmation of Council Meeting Closed Session Minutes – Monday, 21 September 2026	5
Recommendation	5
Item 200/2026 Confirmation of Special Meeting of Council Minutes – Tuesday, 6 October 2026	6
Recommendation	6
Item 201/2026 Confirmation of Agenda	6
Recommendation	6
Item 202/2026 Public Question Time	6
Item 203/2026 Public Address of Meeting	9
Item 204/2026 Councillor Question Time	9
Item 205/2026 Requests for Leave of Absence	10
Item 206/2026 Notifications of Leave of Absence for Parental Leave	10
Item 207/2026 Councillor Motions with Notice	10
ITEMS FOR DECISION	11
Item 208/2026 Board of Inquiry: Costs and Closure Report	11
Recommendation	11
Item 209/2026 2026/27 Annual Plan: September Quarterly Report	15
Recommendation	15
Item 210/2026 2026/27 Budget Variation: Corporate Services Area Refurbishment	20
Recommendation	20
ITEMS FOR NOTING	23
Item 211/2026 Council Workshops Held Since Last Council Meeting	23
Item 212/2026 Elected Member Communications	23
Mayor Calendar 17 September to 14 October 2026	23
Item 213/2026 Executive Leadership Team Briefing Report	24
Recommendation	24
COUNCIL COMMITTEE: Dorset Council Audit Panel Committee Minutes	24
2026/27 Event Funding Program – Discretionary Funding Allocations	24
WASTE MANAGEMENT REQUESTS September 2026	25
MAJOR COUNCIL PROJECTS	25
CUSTOMER SERVICE REQUESTS September 2026	26
APPROVED APPLICATIONS September 2026	26
2026/27 CAPITAL WORKS PROGRAM	27
Item 214/2026 Acknowledgment of 2022 – 2026 Council	32
CLOSURE OF MEETING	32



Council Meeting - Agenda

Monday, 19 October 2026

Meeting Opened:

Council Meetings Procedures

In accordance with Policy No. 41: Council Meeting Procedures, this Meeting is being recorded. By attending the Meeting in person, you are consenting to personal information being recorded and published. No unauthorised filming or recording of the Meeting is permitted.

Visitors are reminded that Council Meetings are a place of work for Council Officers and Councillors.

The Council is committed to meeting its responsibilities as an employer and as host of this important public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct. It is a condition of entry to the Council Chambers that you cooperate with any directions or requests from the Chairperson or Council Officers.

The Chairperson is responsible for maintaining order at Council Meetings. The General Manager is responsible for health, wellbeing and safety of all present. The Chairperson or General Manager may require a person to leave the Council's premises following any behaviour that falls short of these expectations.

Language and conduct at a Meeting that could be perceived as offensive, defamatory or threatening to a person in attendance or listening to the recording, is not acceptable. It is an offence to hinder or disrupt a Council Meeting.

Present:

Apologies:

Acknowledgement of Country

Dorset Council acknowledges the deep history and culture of the First People who were the traditional owners of the lands and waterways where we live and work. We acknowledge the clans-people who lived here for over a thousand generations on the Country where Scottsdale is built and throughout the area we know as the north east region.

Dorset Council acknowledge the present-day Aboriginal custodians and the inclusive contribution they make to the social, cultural and economic essence of the municipality.

PROCEDURAL ITEMS

Item 197/2026 Declaration of Interest

In accordance with Section 48 of the *Local Government Act 1993*, Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025* and the Tasmanian Local Government Code of Conduct, Councillors are requested to indicate whether any have, or are likely to have, an interest in any item on the agenda.

INTEREST DECLARED

Item 198/2026 Confirmation of Ordinary Council Meeting Minutes – Monday, 21 September 2026

Ref: DOC/26/13504

The Chair reported that they had viewed the minutes of the Ordinary Meeting held on Monday, 21 September 2026 finds them to be a true record and recommends that they be taken as read and signed as a correct record.

Recommendation

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on Monday, 21 September 2026 having been circulated to Councillors, be confirmed as a true record.

The Chair to advise if there are any questions in relation to the Closed Session Minutes that would require them to be discussed in Closed Session.

Item 199/2026 Confirmation of Council Meeting Closed Session Minutes – Monday, 21 September 2026

Ref: DOC/26/13503

The Chair reported that they had viewed the minutes of the Ordinary Meeting Closed Session held on Monday, 21 September 2026 finds them to be a true record and recommends that they be taken as read and signed as a correct record.

Recommendation

That the Minutes of Proceedings of the Dorset Council Meeting Closed Session held on Monday, 21 September 2026 having been circulated to Councillors, be confirmed as a true record.

Item 200/2026 Confirmation of Special Meeting of Council Minutes – Tuesday, 6 October 2026
Ref: DOC/26/14416

The Chair reported that they had viewed the minutes of the Special Meeting held on Tuesday, 6 October 2026 finds them to be a true record and recommends that they be taken as read and signed as a correct record.

Recommendation

That the Minutes of Proceedings of the Dorset Council Special Meeting held on Tuesday, 6 October 2026 having been circulated to Councillors, be confirmed as a true record.

Item 201/2026 Confirmation of Agenda

Recommendation

That Council confirm the Agenda and order of business for the Monday, 19 October 2026 Council Meeting.

Item 202/2026 Public Question Time

²Members of the Public can ask a maximum of two question(s) without notice during Public Question Time. The Chairperson reserves the right to consider questions above this limit be accepted or treated as correspondence.

Any person asking a question is asked to stand (if able), clearly state their name and suburb they live.

Question(s) must be clear and concise, not be a statement and have minimal pre-amble. Any answer given is not to be debated.

Members of the public must provide any question(s) without notice in writing to the Executive Assistant either before the commencement of the Meeting or within 24 hours.

The following questions were taken on notice at the 21 September Council Meeting:

Maggie Krushka, Bridport

I live at 9 Richard Street and have concerns about the proposed visitor accommodation at Unit 1/11 Richard Street.

1. *Could the permitted noise hours be limited to 10.00 pm rather than midnight?*

Response from Acting Director – Community & Development Services:

This has been addressed in the conditions associated with the application, under part 4, Site Management, as stated:

² In accordance with Regulations 33, 36 & 37 and Council Policy No. 41: Council Meeting Procedures

4. Site Management

The use must be operated in such a way that it does not cause an unreasonable nuisance to others.

Prior to the commencement of the use, a House Rules document must be prepared to the satisfaction of Council, which outlines how potential nuisances will be minimised and must include at least the following matters:

Page 2 of 4

- a) guests and their visitors must park all vehicles within the property boundary;
- b) musical instruments and sound amplifying equipment are only permitted within the following hours:
 - i. Monday to Thursday: 7am to 10pm;
 - ii. Friday or a work day before a public holiday 7am to midnight;
 - iii. Saturday 9am to midnight; and
 - iv. Sundays or a public holiday before a work day 10am to 10pm.
- c) noise must be kept within acceptable residential tolerances especially using outdoor spaces between 10pm and 7am.

The House Rules document must be displayed in a prominent location within the premises where it is easily noticed by guests and their visitors.

2. *I am also concerned that guests using the deck would overlook my backyard and bedroom. Could privacy screens be required to protect neighbouring properties?*

Response from Acting Director – Community & Development Services:

This has also been addressed as a condition 5, privacy screen as per below:

5. Privacy Screen

Before commencement of the use a privacy screen to a height of 1.7m with a uniform transparency of not more than 25% must be installed along the entire southern length of the existing first floor balcony. The privacy screen must be maintained in perpetuity for the duration of the visitor accommodation use.

NOTE: For the purpose of this permit “the person responsible”, depending on the context, means:

- a) The person who has and takes the benefit of this permit for the undertaking of the use or development authorised pursuant to it;
- b) The person or persons who undertake development or use pursuant to this permit; and
- c) Servants, agents and contractors, in each case of such persons.

3. *While I am not opposed to the property being used for visitor accommodation, I am concerned about increased traffic, vehicles and noise in the area. How will these impacts be managed?*

Response from Acting Director – Community & Development Services:

We understand the concern regarding increased traffic, vehicles and noise. These potential impacts form part of the consideration of any proposed visitor accommodation, with particular regard to maintaining the amenity of surrounding properties and identifying appropriate measures to minimise any unreasonable impacts. We understand the broader concerns from Bridport residents and note that future community discussion and master planning for Bridport is on the Council's agenda.

Peter Krushka, Bridport

1. *Is the only way to challenge the planner's recommendations to appeal to the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal?*

Response from Acting Director – Community & Development Services:

Yes, as the application has been approved by Council this is the only recourse. This is dependent on the formal lodgement of an objection during the applications period of notice. We note that Ms Krushka lodged a formal objection and as such an email was sent 22 September with details of approved permit and options to appeal to TASCAT noting the 14-day period in which she had to appeal.

2. *What relevance do the planner's recommendations have to the planning permit?*

Response from Acting Director – Community & Development Services:

The planner's recommendation provides a professional planning assessment of the application against the relevant planning requirements, legislation and matters raised through the assessment process. It helps inform the decision on the planning permit; however, the recommendation itself is not the final decision.

Lawrence Archer, Bridport

Item 176 on tonight's agenda was listed for the closed session under Section 17(2)(k) of the meeting regulations. Section 17(2)(k) reads – matters relating to actual or possible litigation taken, or to be taken, by, or involving the Council or an employee of Council. Litigate means the use of the courts. How can a letter from the minister re costs of the Board of Inquiry possibly lead to litigation?

Response from Director – Corporate Services:

Regulation 17(2)(k) applies to matters relating to actual or possible litigation taken, or to be taken, by or involving Council or an employee of Council. The item was considered to involve matters falling within the scope of possible litigation, including matters which, if disclosed publicly, could prejudice Council's position should legal proceedings arise. The use of this provision does not mean that Council or the Minister intends to commence legal proceedings.

The following questions were received without notice from members of the public:

Item 203/2026 Public Address of Meeting

³Members of the public can make a statement at a Council Meeting; it is not question or discussion time with Councillors. Prior to making a statement, the person is asked to stand (if able), clearly state their name and suburb they live.

Members of the public wishing to address Council at a Meeting shall indicate their intent and subject matter in writing by 10am on the Friday prior to the Meeting.

A person seeking to make a statement may speak for a period up to 3 minutes but may be extended at the discretion of the Chairperson to a maximum of 5 minutes.

All proposed statements are to be provided in writing prior to the Meeting to allow for circulation and inclusion in the minutes of the Meeting.

Item 204/2026 Councillor Question Time

⁴Councillors can ask a maximum of two question(s) without notice during Councillor question time. The Chairperson reserves the right to consider questions above this limit be accepted or treated as correspondence.

Question(s) must be clear and concise, not be a statement, have minimal pre-ambles, not offer an argument or opinion, draw conclusions, or make any accusations. Any answer given is not to be debated.

Councillors must provide question(s) without notice in writing to the Executive Assistant either before the commencement of the Meeting or within 24 hours.

The following question was **taken on notice** at the 21 September Council Meeting:

Councillor Teichmann

*I'm just wondering what's actually stopping us and why we're not doing it that way already? It's not actually a decision that we're making by discussing it informally; it's not a Council resolution or not a decision per se, would you agree?*⁵

Response from Mayor Beattie

Regulation 17(7) and (8) of the *Local Government (Meeting Procedures) Regulations 2025* requires Council to consider whether matters discussed in closed session should remain confidential or be released publicly and requires Council to authorise any release after considering privacy and confidentiality.

Dorset Council's Policy No. 41 supplements the Regulations and sets out procedures for motions and voting. However, neither the Regulations nor Policy No. 41 expressly specifies the precise process for authorising the release of information from a closed session.

The question is therefore whether an informal consensus constitutes a valid authorisation by Council under regulation 17(8), having regard to the Regulations and Policy No. 41. This process can be reviewed to ensure clarity and consistency in Council's meeting procedures.

³ In accordance with Regulations 46 and Council Policy No. 41: Council Meeting Procedures

⁴ In accordance with Regulations 33, 34 & 35 and Council's Policy No. 41: Council Meeting Procedures

⁵ Question relates to a public question asked at the 21 September Council Meeting relating to Regulation 17(7) and (8) release of information from any items discussed in Closed Session.

The following questions were received without notice from Councillors:

Item 205/2026	Requests for Leave of Absence
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Nil

Item 206/2026	Notifications of Leave of Absence for Parental Leave
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Nil

Item 207/2026	Councillor Motions with Notice
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Nil

ITEMS FOR DECISION

Item 208/2026

Board of Inquiry: Costs and Closure Report

Reporting Officer: Director – Corporate Services, Lauren Tolputt

Ref: DOC/26/14797 | Report: DOC/26/14154

Purpose

To consider the Dorset Council Board of Inquiry Closure Report and formally conclude Council's separate administrative response to the Board of Inquiry, noting that the Ministerial Directions have been satisfied, progress reporting has ceased and the cost recovery arrangements have been settled.

Recommendation

That Council:

1. receives and notes the Dorset Council Board of Inquiry Closure Report;
2. endorses the Closure Report as the formal conclusion of Council's response to the Dorset Council Board of Inquiry and associated matters, with the intention that the Inquiry now be brought to a close and Council's entire focus directed to the organisation, its people, service delivery and the Dorset community; and
3. notes that Council has satisfied the Ministerial Directions arising from the Board of Inquiry and that no further progress reporting is required;
4. notes that the arrangements for repayment of the Board of Inquiry costs were accepted by Council in closed session on 21 September 2026;
5. acknowledges the impacts of the Board of Inquiry process and the work undertaken by Councillors, employees and others in responding to the Inquiry and implementing the Ministerial Directions;
6. notes that the relevant controls, lessons and ongoing improvement work will continue through Council's ordinary governance, management, risk and assurance arrangements.

Background

On 26 July 2023, the former Minister for Local Government established a Board of Inquiry into Dorset Council under section 215(1)(b) of the *Local Government Act 1993*.

All elected members were suspended from 2 August 2023 for the duration of the Inquiry, and a Commissioner was appointed from 3 August 2023 to administer Council during the suspension period.

The Board's final report and the Ministerial Directions were publicly released on 22 January 2025. The final report contained 70 findings and 22 recommendations. The Board did not recommend dismissal of the suspended Council, and elected members resumed their duties from 23 January 2025 under the Ministerial Directions.

Following release of the final report, Council's role shifted from participating in the Inquiry process to implementing the Ministerial Directions and reporting on its progress.

Council completed all Directions requiring specific action by 31 December 2025. On 2 February 2026, the Minister confirmed that Council had fulfilled its obligations under the Directions and that no further

progress reporting was required. Directions 2 and 7 continue for the term of the Council and have been incorporated into Council's policy, procedure and procurement controls.

A remaining matter concerned recovery of the costs of the Inquiry.

By letter dated 24 October 2025, the Minister advised that the calculated cost of the Inquiry was \$364,127.80 and proposed recovering \$356,442.66 from Council under section 229 of the *Local Government Act 1993*.

At its meeting on 23 March 2026, Council endorsed a submission asking the Minister not to recover the costs or, alternatively, to recover a smaller proportion. The submission was provided to the Minister on 30 March 2026.

By letter dated 28 August 2026, the Minister advised that the State Government would proceed with recovering the full proposed amount of \$356,442.66. The Minister accepted Council's request for the amount to be repaid through three annual instalments of \$118,814.22.

On 21 September 2026, Council accepted the repayment arrangement, authorised the General Manager to implement it, approved the required 2026/27 budget variation and requested that a closure report be prepared for presentation at the next public Council Meeting.

The substantive elements of Council's formal response have therefore been completed or settled:

- all Ministerial Directions requiring specific action have been implemented;
- the Minister has confirmed that Council satisfied the Directions;
- special progress reporting has ceased;
- the final cost recovery position and repayment arrangements have been determined; and
- the controls and obligations that continue beyond closure have been incorporated into Council's ordinary governance and administrative arrangements.

The attached Closure Report brings the record of Council's response together in one place. It outlines:

1. the background and chronology of the Inquiry;
2. the final report, findings and recommendations;
3. the Ministerial Directions and Council's response;
4. governance, the next phase of work and ongoing assurance;
5. the financial impact and recovery of Board of Inquiry costs;
6. the impact of the Inquiry;
7. lessons learned; and
8. closure and transition to business as usual.

The Closure Report does not seek to revisit or reassess the Board's findings. It recognises the Inquiry as part of Council's history, records the work completed in response and provides a clear point of transition from a separate Inquiry response framework into Council's ordinary business.

Formal closure does not mean that the relevant controls, risks or lessons fall away. They will continue through policy ownership, leadership oversight, legislative compliance monitoring, risk management, Councillor induction and development, records management, internal and external audit, and Audit Panel assurance.

Planning, Environment and Statutory Requirements

Relevant statutory considerations include:

- *Local Government Act 1993*, Part 13, Division 1, Boards of Inquiry;
- section 225(2), concerning Ministerial Directions; and
- section 229, concerning recovery of the costs of a Board of Inquiry.

Strategic and Annual Plan

- Dorset Council Strategic Plan (2023–2032), Imperative 13.2

Financial and Asset Management Implications

Council is required to pay \$356,442.66 towards the cost of the Inquiry through three annual instalments of \$118,814.22.

Council accepted this arrangement and approved the related 2026/27 budget variation on 21 September 2026. The remaining instalments will be incorporated into future budget estimates and long term financial planning.

The repayment arrangement can be accommodated within Council's existing long term financial planning and has no direct asset management implications. Further detail on Council's recorded and payable costs is included in the Closure Report.

Risk Management

Formal closure carries a risk that the Inquiry's lessons could be perceived as complete or no longer relevant. Conversely, continuing a separate Inquiry response framework after the required actions have been completed risks duplicating Council's ordinary governance and assurance arrangements.

The proposed approach manages both risks. It formally closes the separate response process while retaining the relevant controls, risks and lessons within Council's established governance, management and assurance arrangements.

Responsibility for ongoing oversight and implementation will sit through the ordinary roles of Council, the General Manager, the Executive Leadership Team and the Audit Panel.

Community Considerations

The Board of Inquiry had significant organisational, financial and community impacts. Formal closure does not minimise those impacts or the different experiences and perspectives associated with the process.

The Closure Report provides a transparent public record of Council's response, the actions completed, the costs incurred and the lessons to be carried forward. It also provides a clear point from which Council can focus its attention on organisational improvement, service delivery and the needs of the Dorset community.

Consultation

The Mayor, Councillors, General Manager and relevant officers have been consulted at different stages throughout the Inquiry response, implementation of the Ministerial Directions and consideration of the cost recovery arrangements.

A draft Closure Report was provided to Councillors before its presentation in open session to allow discussion and feedback on its content and approach.

Officer's Comments

The Board of Inquiry and the work arising from it have required sustained attention from Council, Councillors, the Executive Leadership Team and employees over an extended period.

Council has now reached a materially different point. The Inquiry has concluded. Elected members have resumed their duties. Council has implemented all Ministerial Directions requiring action. The Minister has confirmed that Council satisfied the Directions and that no further progress reporting is required. Council has also accepted the final cost repayment arrangement.

There are therefore no remaining actions that require management through a separate Board of Inquiry response framework.

The attached Closure Report has been prepared to consolidate the public record of Council's response. It documents the Inquiry's background, the Ministerial Directions and their implementation, the financial and organisational impacts, the lessons arising from the process and the arrangements through which relevant safeguards and improvements will continue.

The report is not intended to revisit the Board's findings or reconcile the different views that may continue to be held about the Inquiry. Its purpose is to transparently record Council's response and establish a clear point of transition.

That transition is from a separate Board of Inquiry response process to ordinary Council business, not from responding to the Inquiry to no further action.

The controls introduced through the Ministerial Directions will remain in place. Relevant governance, compliance, conduct and decision making risks will continue to be managed. Organisational improvement will continue through Council's planning, management, risk, compliance and assurance arrangements.

Formal closure will place responsibility where it now belongs:

- Council will retain oversight of strategy, policy, statutory responsibilities and significant risks;
- the General Manager and Executive Leadership Team will be responsible for implementation, leadership assurance and escalation; and
- the Audit Panel will provide independent oversight of governance, risk, compliance and internal controls.

This avoids creating a permanent parallel framework linked to the Inquiry after the formal response has been completed. It also ensures that the relevant lessons are embedded in Council's normal systems rather than treated as separate or temporary obligations.

The Closure Report acknowledges the significance and impacts of the Inquiry without using it as the primary frame through which Council considers its future work. The Inquiry will remain part of Council's history, and its lessons will continue to inform Council's governance and administrative practice.

Council has completed the actions reasonably required to formally conclude its response. Endorsing the Closure Report as the formal conclusion of Council's response to the Board of Inquiry will provide a clear and transparent end to that separate process and allow Council to direct its current focus towards the organisation, its people, service delivery and the Dorset community.

Purpose

The purpose of this agenda item is to update Council and the community on progress of the 2026/27 Annual Plan as of 30 September 2026.

Recommendation

That Council:

1. receive and note the attached 2026/27 Annual Plan - September Quarterly Report, with the recommended amendments.
2. update the indicative quarters for the following activities:
 - a. Activity 2 | City to the Sea to March 2027
 - b. Activity 3 | Municipal Tourism Marketing Strategy to March 2027
 - c. Activity 5 | Program of Work for Local Government Reform to June 2027
 - d. Activity 16 | Review Policy No. 59 – Stock Underpasses – Council Roads to March 2027
3. note the following activities are in progress but completion will be deferred to the 2027/28 Annual Plan:
 - a. Activity 2 | Derby Future Ready, Derby Masterplan to December 2027
 - b. Activity 2 | Community Action Plan Pioneer to December 2027
4. remove Activity 2 | Rail Trail Progress Reports action and encompass this project into the City to Sea activity and cease quarterly reporting.
5. note the recommendation that current activities 7 to 12 be listed as actions under a new Focus Area named 'Transformational Plan' to reflect the 2026/27 Annual Budget.

Background

On 22 June 2026, Council adopted the Annual Plan for 2026/27. The September Quarterly Report provides an update of progress against the Plan.

Planning, Environment and Statutory Requirements

Under Section 71 of the *Local Government Act 1993*, Council is required to prepare an Annual Plan. The Plan is to be consistent with Council's Strategic Plan and list the major activities to be completed within the year.

Strategic and Annual Plan

Council's Annual Plan activities are clearly linked to the Dorset Council Strategic Plan (2023 – 2032) which was adopted by Council in the June 2023 Council Meeting.

Risk Management

Council's Risk Management Framework both informs, and is informed by Council's Strategy, the Financial Management Strategy and the Long Term Financial Plan. Council's Annual Plan aligns with and contributes to, the implementation of Council's Strategic Plan.

Financial and Asset Management implications

See officer comments.

Community Considerations

Council have completed, or have progressed, 22 of the 38 from the 2026/27 Annual Plan. The table below shows compliance with the Annual Plan to date:

	Progress as of 30 September 2026
Achieved	1
In Progress	21
Not Achieved	1
Total Actions	38

Consultation

Council's Annual Plan activities are linked to the Dorset Council 2023 – 2032 Strategic Plan, which was adopted in June 2023. The Strategic Plan received twenty-two (22) submissions and feedback was incorporated into the Strategic Plan where Councillors felt that feedback represented broader community sentiment. The Strategic Plan is also a representation of countless discussions that Councillors and Council Officers have had with the community including business organisations, not-for-profit organisations, sporting groups and individual discussions.

The Dorset Council Strategic Plan was reviewed, presented and adopted by Council in June 2026.

The 2026/27 Annual Plan activities will be assessed on a case-by-case basis whether additional consultation is required per each project.

Officers Comments

Council's Annual Plan is reported on a red, amber, green basis, whereby:

- the project is on target for delivery by the end of the financial year
- the project likely to be partially delivered (75% or more delivered) by the end of the financial year, or is forecast to be 10% over budget, or both
- less than 75% of the project will be delivered, or the project is forecast to be 20% over budget, or both

Key highlights for the September quarter included:

- **Activity 2 | Scottsdale Future Ready| Scottsdale Masterplan.** The Request for Quote (RfQ) process has concluded. Council Officers are assessing submissions against criteria listed in the RfQ process alongside Council Policy to award a contract.
- **Activity 2 | Austins Road Residential and Light Industrial Scheme Amendment:** Draft Special Area Plan (SAP) Performance Criteria and Acceptable Solutions have been drafted. A review of civil works (roads and stormwater) has been undertaken. Progress continues in readiness for a presentation to the newly elected Council.
- **Activity 2 | Derby Future Ready | Scottsdale Aquatic Centre Feasibility Study:** The Request for Quote (RfQ) process has concluded. Council Officers are assessing submissions against criteria listed in the RfQ process alongside Council Policy in order to award a contract.
- **Activity 5 | 2026 Local Government Election:** Governance process supported by Council Officers.
- **Activity 5 | Councillor Induction:** An induction program is being developed to adequately prepare Councillors for their first Council Meeting in November 2026.
- **Activity 7 | Council Owned Asset Review:** An RfQ is being prepared for a consultant to support Council in the development of a phased implementation plan to mature Council's asset management approach. This will include a review of Council's assets, the development of a strategic asset management plan and consideration of an Asset Management software solution.
- **Activity 10 | Human Resources (HR) | HR Strategy and Roadmap:** Council's HR Project Lead has been recruited, and an initial draft of a HR strategy and roadmap is underway.
- **Activity 11 | Information Technology (IT) | IT Strategy and Roadmap:** Recruitment is underway for Council's ICT Strategy & Transformation Lead, who will lead the development of the IT Strategy and Roadmap.
- **Activity 12 | Work Health and Safety (WHS) | Improved WHS Management System:** An assessment is underway of Council's delivery approach to support the implementation of an improved WHS management system.
- **Activity 13 | Bridge Asset Management Plan:** Council's Bridge Asset Management Plan has been reviewed and is in draft ready for internal consultation, with a target delivery date in December 2026.
- **Activity 14 | Stormwater Asset Management Plan:** A stormwater revaluation project is underway which will inform the Stormwater Asset Management Plan review scheduled for delivery in 2027/28.
- **Activity 15 | Scheme Amendment to update the Port Hill Specific Area Plan:** Initial work has commenced.
- **Activity 16 | Dog Management Policy:** Public consultation commenced September 2026 and will conclude in October 2026.
- **Activity 16 | Emergency Relief Grant Policy:** Reviewed and rescinded by Council at the August 2026 Council Meeting.

During the September quarter, Activity 4 | Quarterly Project Update was not achieved. Due to the unexpected change in leadership and organisational capacity constraints, there was no quarterly update provided and recommend an update in December 2026.

Recommended Changes to the 2026/27 Annual Plan:

- **DEFER – Activity 2 | Derby Future Ready | Derby Masterplan:** Funding deed signed with delivery of the project in December 2027, so delivery date needs to be deferred in the Annual Plan. RfT process has been undertaken. Project Management Plan (Milestone 1) presented at the October Council Workshop.
- **UPDATE - Activity 2 | City to the Sea:** Recommendation is to defer to March 2027, to allow for review as part of the induction process with new Council. City to Sea ideally should encompass other aspects and projects within the Rail Corridor, such as the Railway Station Precinct and the Stage 3 Rail Trail and consequently each project should be considered within Council's Project Lifecycle.
- **REMOVE – Activity 2 | Rail Trail Progress Reports:** Recommend encompassing Rail Trail as an activity into City to the Sea as part of Council's Project Lifecycle. Cease quarterly reporting.
- **DEFER – Activity 2 | Community Action Plan Pioneer:** Defer final delivery until December 2027.
- **UPDATE - Activity 3 | Municipal Tourism Marketing Strategy:** This is a project that was led by the previous General Manager. Feedback from the Tourism Working Group on the first draft in mid-2026 was that further work was required on the Strategy and Action Plan. Visit Northern Tasmania (VNT) and Council will review this feedback. Given the departure of the previous General Manager and this being a key deliverable for this role, it is recommended this item is deferred until March 2027 to enable the current leadership and newly elected Council to review this project.
- **UPDATE - Activity 5 | Program of Works for Local Government Reform:** Formal public consultation on the draft Charter expected to be undertaken by the Office of Local Government in early 2027 so recommend delivery June 2027.
- **UPDATE - Activity 16 | Policy Review No. 59 – Stock Underpasses – Council Roads:** Defer review until March 2027.
- **NEW FOCUS AREA | Transformational Plan:** There is a significant amount of work to be undertaken internally to build a strong foundation of systems, compliance and capacity, particularly in the areas of Work Health and Safety, Human Resources, Information Technology. A gap analysis was presented at the September Council Workshop outlining 12 organisational risks – 8 high risk, 3 developing and 1 on track. Initial resourcing for some of the identified key functions has been included in the 2026/27 adopted budget and activities aligned are listed 7-12 in the Annual Plan. Inclusion of the Transformational Plan in the Annual Plan makes clear strategic intent, and nesting existing actions 7-12 within, highlights the significance and complexity of this work, helps to rationalise a sustainable work program for the financial year (in the absence of a substantive General Manager) and positions the Council in a stronger position pending the recruitment of a new General Manager.

A review of actions within the Annual Plan is important following the resignation of the General Manager to ensure that Council's priorities remain realistic, achievable and aligned with available leadership capacity.

By reassessing planned activities, Council can concentrate resources on its highest priorities, reduce the risk of overcommitting the organisation, and ensure that key projects are delivered to an appropriate standard. A streamlined Annual Plan also provides the Acting General Manager and leadership team with the capacity to address organisational improvement initiatives (Transformational Plan) manage emerging risks and maintains service delivery while recruitment of a substantive General Manager is undertaken.

This approach demonstrates responsible governance, supports sustainable workloads, and positions the organisation for long term success during a period of transition.

Furthermore, highlighting the required transformational work is critical during the tenure of an Acting General Manager because it ensures the organisation continues to improve and progress rather than simply maintaining day to day operations, or remaining in neutral. While operational leadership focuses on keeping services running, transformational work addresses underlying organisational challenges, builds capability, strengthens governance, improves systems and processes, and reduces strategic risks.

As a custodian of the General Manager role while recruitment is undertaken, consolidating and leading transformational work demonstrates strategic leadership, creates a stronger foundation for the incoming permanent General Manager, and helps ensure the organisation is better equipped to meet future community, workforce and service delivery needs.

A copy of the quarterly report is included as an attachment to the agenda.

Purpose

To seek Council approval for a \$75,000 variation to the 2026/27 Capital Works Program and Capital Expenditure Budget Estimates to refurbish and reactivate the currently underutilised Corporate Services area at 3 Ellenor Street, Scottsdale as an operational workspace

Recommendation

That, by absolute majority, Council:

1. approves the addition of the Corporate Services Area Refurbishment project to the 2026/27 Capital Works Program; and
2. approves a \$75,000 increase to the 2026/27 Capital Expenditure Budget Estimates to fund the project.

Background

Council's administration building at 3 Ellenor Street contains an area previously occupied by Corporate Services which has not been used as a permanent operational workspace for some time.

Changes to the Corporate Services structure, including the introduction and reinstatement of resources across the function, mean additional suitable workspace is now required.

The area requires refurbishment before it can reasonably return to day-to-day office use. While the proposed works are relatively modest, they will address the current condition, safety and functionality of the workspace and enable the area to return to regular operational use.

The area has also been used by the Dorset History Society while it has not been required for Council operations.

Planning, Environment and Statutory Requirements

Section 82(4) and (5) of the *Local Government Act 1993*.

Strategic and Annual Plan

- Strategic Plan (2023-2032) – Imperatives 4 and 11

Financial and Asset Management Implications

An additional \$75,000 will be added to the 2026/27 Capital Expenditure Budget Estimates. The project allowance has been developed based on preliminary estimates for the anticipated works, including contingency.

Opportunities have been identified to offset some or all of the additional expenditure through savings or higher than anticipated income during the financial year. These offsets will be confirmed as the year progresses and reflected through Council's normal budget monitoring and reporting processes.

The proposed refurbishment represents a relatively modest investment in an existing Council asset and will enable currently underutilised floor space to be returned to productive operational use.

Risk Management

The project involves relatively minor refurbishment works within an existing Council building. Key project risks relate to cost escalation, procurement, unforeseen building or compliance issues, workplace safety and disruption to adjoining work areas during the works.

The location and ongoing use of the area also requires consideration of interactions between Council's administrative operations and other users of the building. Appropriate access, security and operational arrangements will be considered as part of the refurbishment and ongoing use of the area.

These risks will be managed through Council's existing controls and project planning processes.

Community Considerations

The refurbishment relates primarily to Council's internal administrative operations. By improving the functionality of Council's existing workspace, the project will support the effective delivery of administrative and corporate services.

Returning the space to operational use will affect the current arrangement with the Dorset History Society, and Council is liaising with the Society regarding alternative premises.

Consultation

Relevant staff and Council officers will be consulted during the planning and delivery of the refurbishment to ensure the space is functional.

Officer's Comments

Council's current organisational requirements mean that additional permanent workspace is required within the Corporate Services area. A previously underutilised section of the administration building at 3 Ellenor Street provides the most practical opportunity to accommodate this requirement within Council's existing building footprint.

The area has not operated as a permanent workspace for some time and requires refurbishment before being returned to ongoing operational use. The proposed works are deliberately limited in scope and are intended to address the current condition and functionality of the area rather than undertake a significant redevelopment.

The refurbishment will enable staff who work closely together to operate from a functional shared work area, improving opportunities for day to day collaboration and reducing some of the practical inefficiencies associated with unsuitable or dispersed workspaces. It will also address aspects of the existing environment such as lighting, floor coverings, electrical fittings and general workspace condition, providing a safer and more suitable environment for ongoing use.

Providing a reasonable working environment is also relevant to Council's ability to attract and retain employees. The proposed works will improve the useability of an existing Council asset while addressing maintenance and condition issues that would otherwise remain and require attention in future.

Works are expected to include replacement floor coverings, improved lighting, window furnishings, painting, kitchenette improvements and necessary electrical fittings. An existing room will also be configured as a combined training and meeting room with video conferencing capability. This will provide an additional shared space for meetings, staff development and online participation.

There has been limited investment in the internal working areas of the building over time, despite the building's ongoing use as Council's primary employee workplace. As a result, a level of maintenance and renewal is now necessary to maintain reasonable working conditions and support the building's continued operational use.

The refurbishment should also be considered in the context of Council's broader assessment of the administration building. An office accommodation review is currently being undertaken to better understand the contemporary needs of the users of the building and assess whether the building can accommodate those needs. This review will be used to inform future asset planning and investment. The proposed \$75,000 refurbishment does not seek to pre-empt that broader work. Rather, it represents a targeted investment in an area that is required for operational use now, with the works deliberately limited to those that are required in the short term to return the space to operational use.

ITEMS FOR NOTING

Item 211/2026 Council Workshops Held Since Last Council Meeting

6 October | Briefing Workshop

- Board of Inquiry Closure Report
- 2026/27 Annual Plan: September Quarterly Report Update
- Derby Master Plan: Project Update
- Briefing Reports

Item 212/2026 Elected Member Communications

Mayor Calendar | 17 September to 14 October 2026

September 2026

- 17 Meeting with ratepayer, Council Chambers
- 18 Councillor Planning Session, Council Chambers
- 18 Rail Trail Run & Ride 2026 Festival Opening Event, Scottsdale
- 19 Rail Trail Run & Ride 2026 2km Run Presentation, Scottsdale
- 21 Weekly meeting with the Acting General Manager, Council Chambers
- 21 Monthly meeting with Northern Tasmania Development Corporation CEO, Michael Bailey, online
- 21 September Council Meeting, Council Chambers
- 22 Dorset Local Enabling Group Meeting, Scottsdale Library
- 23 ABC radio interview
- 23 NRM North 2026 Annual General Meeting, Launceston
- 25 HPAI (avian bird flu) Briefing with local Mayors and Department of Natural Resources and Environment Tasmania, online
- 28 Weekly meeting with the Acting General Manager, Council Chambers
- 28 Tasmanian Labor Business and Community Forum, Bell Bay
- 30 Northern Tasmania Development Corporation Annual General Meeting with the Acting General Manager, Launceston

October 2026

- 4 Bridport Bowls Club season opener, Bridport
- 5 Meeting with ratepayer with Acting General Manager, Council Chambers
- 5 Weekly meeting with Deputy Mayor and Acting General Manager, Council Chambers
- 5 Meeting with Tas City Building, Scottsdale
- 6 Event Funding Panel meeting with Councillors Simmons and Bicanic, Council Chambers
- 6 Special Meeting of Council, Council Chambers
- 6 October Council Briefing Workshop, Council Chambers
- 10 Back to Winnaleah football reunion day, Winnaleah
- 12 Weekly meeting with Deputy Mayor and Acting General Manager, Council Chambers

Item 213/2026 Executive Leadership Team Briefing Report

Purpose

The purpose of this agenda item is to provide Councillors and the community with a briefing on matters of interest dealt with during the past month by Council's Executive Leadership Team.

Recommendation

That Council:

1. receive and note the unconfirmed Dorset Council Audit Panel Committee minutes, dated 13 October 2026;
2. note the update from the Event Funding Program Panel and allocation of funding; and
3. note the remaining Executive Leadership Team Briefing Report.

COUNCIL COMMITTEE: Dorset Council Audit Panel Committee Minutes

On 13 October 2026, the Audit Panel held their meeting for the September quarter. The following items were discussed:

1. Declaration of Conflict of Interest
2. Confirmation of Audit Panel Minutes – 25 August 2026
3. Outstanding matters from previous Audit Panel meetings
4. WHS Reports – Q1 2026/27
5. 2026/27 Performance Audit update
6. 2026/27 Annual Plan: September Quarter update
7. Tasmanian Audit Office update
8. Board of Inquiry: Costs and Closure Report
9. Other Business / Significant Events

The unconfirmed Audit Panel minutes for this meeting are included in the attachments for information.

2026/27 Event Funding Program – Discretionary Funding Allocations

Since the closure of Council's 2026/27 Event Funding Program on 24 April 2026, Council has received five applications for discretionary event funding to date, with a combined funding request of \$20,000.

In accordance with Council's Event Funding Policy and Guidelines, the applications were referred to the Event Funding Panel for consideration for funding under the available discretionary budget of \$11,450. Applications were assessed having regard to their alignment with the funding criteria, demonstrated community, tourism and economic benefits, financial need, previous event performance and the availability of funding.

The Event Funding Panel met on 6 October 2026 and, following assessment, the Panel recommended financial support for four events, totalling \$9,500, with one application recommended for in-kind support. In relation to this application, the Panel considered that the event's current scale, demonstrated visitation and evidence of economic impact did not support classification as a Signature Event at this time. The financial information provided by the applicant also indicated that anticipated event income was sufficient

to meet all anticipated event expenditure. On balance, the Panel considered in-kind support to be an appropriate level of Council support for the event in the 2026/27 funding round.

The recommended allocations support a range of community, sporting and cultural events that contribute to community participation, regional visitation and economic activity within the Dorset municipality. Subject to approval of the recommended allocations, a balance of \$1,950 will remain available within the 2026/27 discretionary Event Funding budget.

Council acknowledges the efforts of event organisers and volunteers in delivering events that contribute to the vibrancy of the Dorset community. Council extends its best wishes to all event organisers for the successful delivery of their upcoming events and looks forward to the positive contributions these events will make to the municipality.

Event	Cash Funding	In-Kind Support
Gig on the Ground	\$0	Yes
Ringarooma School and District Show	\$1,000	N/A
Tasmanian Equine Endurance Riders Association Tasmanian State Championships	\$1,000	N/A
Bridport ART Prize	\$5,000	N/A
Surf Lifesaving Tasmanian Junior and Senior Carnival	\$2,500	Yes
Total	\$9,500	

WASTE MANAGEMENT REQUESTS | September 2026

	Requests Received September 2026	Comparison September 2025	FYTD Received 2026/27	Comparison FYTD Received 2025/26
Feedback and Queries	-	-	1	-
Repair Bin	1	2	4	2
Replace Bin	5	3	7	8
Request a New Service	4	2	6	7
Remove Additional Bin	-	6	-	13
Request an Additional Bin	3	1	3	3
Request an Upsize/Downsize	4	2	12	2
Request to Opt Out (of Service)	1	2	2	2
Total Requests	18	18	53	37

MAJOR COUNCIL PROJECTS

Up to date information on major projects including upgrades to parks, facilities and recreation, transport and drainage, water and sewerage infrastructure across the Dorset municipality can be found [here](#) on our website.

CUSTOMER SERVICE REQUESTS | September 2026

	Requests Received September 2026	Comparison Requests September 2025	Received 2026	Comparison 2025
Animal	1	-	32	26
Bike Trails	-	-	-	-
Bridges	-	-	1	-
Caravan Parks	-	2	7	9
Cemeteries	-	-	2	1
Community Awards	-	-	1	-
Community Development General	-	-	-	-
Corporate Services General	-	1	2	11
Council Elections	-	-	3	1
Customer Service	1	-	8	4
Emergency Services Enquiries	-	-	-	1
Environmental Management & Health	-	-	23	15
Footpath Enquiries	3	-	35	3
Government Relations	-	-	-	-
Licencing	-	-	-	1
Parks and Reserves	4	4	26	26
Planning & Building	-	2	2	5
Playground Maintenance	-	-	3	4
Public Health	-	-	-	4
Public Online Enquiries	-	-	-	2
Public Amenities	1	2	14	21
Public Halls Buildings	2	5	24	17
Recreation Grounds	-	1	24	12
Roads	14	36	153	176
Swimming Pools	-	-	-	6
Waste Management	-	-	8	8
Total Requests	26	53	368	353

A detailed copy of the 2026 Customer Service Requests is included in the [attachments](#).

APPROVED APPLICATIONS | September 2026

	Approved September	Approved 2026 YTD	Approved 2025 YTD
Planning	3	67	73
Building	10	61	49
Plumbing	3	31	27

See attachments for detailed information about applications approved in September 2026.

2026/27 CAPITAL WORKS PROGRAM

Ref: DOC/26/9660

Completed in 2026/27

Completed in September 2026

PROJECT	STATUS
BRIDGES	
<u>Renewal</u>	
Bridge 1587 Brid River / Golconda Road – capital works on reflection cracks on road approaches	
<u>Upgrade</u>	
Bridge 1550 Tuckers Creek / Barnbougale Road – upgrade super structure to concrete	Completed
Bridge 1570 Tuckers Creek / Burrows Road – upgrade super structure to concrete	
CARRIED FORWARD - BRIDGES	
<u>Renewal</u>	
Bridge 1508 Garibaldi Road – scour protection piers	Completed
Bridge 1508 Garibaldi Road – run on slab repairs	
Bridge 1594 Greeta Road – timber super structure renewal	Completed
<u>Upgrade</u>	
Bridge 1569 Jensens Road – super structure upgrade	Completed
Bridge 1572 Haas Road – upgrade super structure to concrete	Completed
STORMWATER	
<u>Renewal</u>	
Pioneer – outfall drain remediation	
Murray / Mary Street, Bridport – pit renewal	
<u>Upgrade</u>	
Copelstone / William Street, Scottsdale – stormwater upgrade (stage 1)	Commenced
Union Street, Scottsdale – stormwater and kerb replacement	
Henry Street / Heath Court, Bridport – catchment capacity modelling	
CARRIED FORWARD - STORMWATER	
<u>New</u>	
52 Scott Street, Branxholm – design and install new network	Commenced
ROADS – RESHEETING	
<u>Renewal</u>	
Old Waterhouse Road	Commenced
Sledge Track, West Scottsdale	
Bridport Back Road, Nabowla	
Panama Forest Road, Golconda	
Sandy Points Road, Bridport	
Maxwell Street, Bridport	
Mathinna Plains Road, Ringarooma (end of seal to Ben Ridge Road)	
McDougalls Road, Legerwood	
New River Road, Ringarooma	
Bridport – urban roads	

PROJECT	STATUS
ROADS – RESEALS	
<u>Renewal</u>	
Chaffey Street, Gladstone	Tender Awarded
Campbell Street, Gladstone	Tender Awarded
Gladstone Road, Pioneer (from Garibaldi Road to ABC Creek)	Tender Awarded
Garibaldi Road, Pioneer	Tender Awarded
Valley Ponds Road, Derby	Tender Awarded
Cranstoun Street, Branhholm	Tender Awarded
Nourses Road, Bridport	Tender Awarded
Frances Street, Bridport	Tender Awarded
Neville Drive, Bridport	Tender Awarded
Port Hills Road, Bridport	Tender Awarded
Louisa Street, Bridport	Tender Awarded
Thomas Street, Bridport	Tender Awarded
Old Waterhouse Road (Surveyors Creek)	Tender Awarded
Jensens Road, North Scottsdale (junction)	Tender Awarded
Old Waterhouse Road	Tender Awarded
McKerrows Road, North Scottsdale	Tender Awarded
Aikman Court, Scottsdale	Tender Awarded
Barclay Drive, Scottsdale	Tender Awarded
Salier Place, Scottsdale	Tender Awarded
Virginia Road, Golconda	Tender Awarded
Lisle Road, Golconda	Tender Awarded
Nook Road, Nabowla	Tender Awarded
Donald Street, Branhholm – carpark	Tender Awarded
Esplanade, Tomahawk	Completed
Golconda Road / West Minstone Road junction	Tender Awarded
Arthur Street, Scottsdale – Indoor Action carpark	Tender Awarded
ROADS – OTHER PROJECTS	
<u>Renewal</u>	
Banca Road – culvert upgrade and pavement replacement	Materials Ordered
South Springfield Road – culvert upgrade and pavement replacement	
Golconda Road (Ferny Hill Road west) – pavement rehabilitation	Design
Main Street, Bridport (RSL) – kerb and pavement renewal	Design
Ringarooma Road (King to Arthur Streets) – footpath renewal	
Copelstone Street (High School to Aquatic Centre) – footpath renewal	
Carr to Swan Street, Gladstone – footpath renewal	
Frances Street, Bridport – kerb renewal	Procurement underway
Ferny Hill Road – landslide repair	Complete

PROJECT	STATUS
CARRIED FORWARD - ROADS	
<u>Renewal</u>	
South Street, Bridport – kerb replacement	Complete
George Street, Scottsdale – highway access	
Spotswood Drive, Scottsdale – reseal	
Beattie Street, Scottsdale – reseal	
Arnold Place, Scottsdale – reseal	
Ringarooma Road, Scottsdale – highway access reseal	
Christopher Street, Scottsdale – reseal	
Mary Street, Scottsdale – reseal	
Alice Street, Scottsdale – reseal	
Oakdene Road, Jetsonville – reseal	
Barnbogle Road, North Scottsdale – reseal	
Golconda Road – safety upgrade and pavement renewal	
Golconda Road, pavement design	Design
Bentley Street, Bridport – footpath renewal	
<u>Upgrade</u>	
Golconda Road – safety improvements	Completed
<u>New</u>	
Coplestone Street, Scottsdale – new footpath	
Buckneys Road, Scottsdale – survey	Commenced
BUILDINGS	
<u>Renewal</u>	
Scottsdale Aquatic Centre – toilet floor renewal	Commenced
Bridport Seaside Caravan Park (residence) – renew carpet and painting	
Branhholm Hall – men’s toilet renewal (design only)	
Council Chambers Offices – lower-level roof repairs and upper-level roof renewal	
Heat pump replacement program	As needed
Tomahawk toilets – water tank renewal	Commenced
Scottsdale Works Depot – toilets renewal	
Gladstone Waste Transfer Station – toilet and kitchen renewal	Commenced
Bridport Seaside Caravan Park (cabin) – kitchen electrical works	
Ellesmere Cemetery, Scottsdale – toilet renewal	
Bridport Hall – water heater replacement	Planning
Council Offices – upper-level renovations (planning and design)	Commenced
Scottsdale Sports Stadium – side pole padding replacement	Ordered
Bridport Football Clubrooms – hot water cylinder replacement	Planning
<u>Upgrade</u>	
Council Chambers Offices – upper-level offices and toilet upgrade	
Master key system upgrade	Commenced
CCTV camera upgrades	
Security fob upgrades	Planning

PROJECT	STATUS
BUILDINGS (cont.)	
Northeast Park toilets – lighting upgrade	Commenced
Blue Derby – safety upgrade electrical charging station for e-bikes	Planning
<u>New</u>	
Gladstone Hall – new heat pump	Planning
Scottsdale Works Depot – shelving for storage shed	Commenced
Derby Works Depot – new security system	
Branxholm Waste Transfer Station – new power connection for Tip Shop	Completed
CARRIED FORWARD - BUILDINGS	
<u>New</u>	
Scottsdale Railway Station – restoration	
57 Main Street, Derby – building renovations (Blue Derby Foundation)	
Bridport Seaside Caravan Park – electrical upgrade (stage 1)	Planning
Scottsdale Waste Transfer Station – Tip Shop extension	Commenced
Scottsdale Waste Transfer Station – Oil Bunded Shed	Commenced
Scottsdale Aquatic Centre – remote access to Council network	
Bridport Seaside Caravan Park – amenities fixtures and fittings	
Bridport Seaside Caravan Park (cabin) – outdoor improvements	
Derby Works Depot – mountain bike trail crew shed	Commenced
Switchboard upgrades – various locations (Scottsdale)	
Council Office – upper-level renovation planning	
LAND IMPROVEMENTS	
<u>Renewal</u>	
North Scottsdale Hall – replace power poles with underground power	Planning
Bridport Foreshore – boat ramp access reseal	Planning
Bridport Foreshore – Pavilion Tennis Court flexi-pave renewal	
Tomahawk Reserve & BBQ area – playground equipment replacement	Planning
Bridport Hall – hotmix carpark, line marking and remove entrance pavers (design only)	Planning
Bridport Hall – hotmix carpark, line marking and remove entrance pavers	Planning
Bridport Play Centre (Joseph Street) – replace fencing	
Scottsdale Works Depot – resurface carpark	Planning
Bridport Seaside Caravan Park – electrical upgrade	
Scottsdale Works Depot – fencing and gate renewal	
Pine Plantation, Scottsdale – boundary fence replacement and other clearing works	
Scottsdale Aquatic Centre and Branxholm Pool – new palintesters	Commenced
Scottsdale Aquatic Centre – filter valves replacement	Commenced
Scottsdale Aquatic Centre – learn to swim and leisure pool covers and marine carpet	
Scottsdale Aquatic Centre – sand filters	Commenced
Branxholm Pool – replace sand in filters	Commenced
Scottsdale Aquatic Centre – pool heat pump renewal	Planning
Ringarooma Park – BBQ replacement	Commenced
Scottsdale Waste Transfer Station – safety works to former tip site	Commenced

PROJECT	STATUS
LAND IMPROVEMENTS (cont.)	
Bridport Foreshore – solar lights battery replacement	Planning
Blue Derby – renewal of map boards	
Scottsdale Sports Stadium – carpark hotmix upgrade	Commenced
Scottsdale Works Depot – water connection upgrade	
Scottsdale Aquatic Centre – CO ² extra storage	Commenced
Blue Derby – drainage at bottom of pump track hill safety upgrade	Planning
Branxholm Waste Transfer Station – safety rail extension	Planning
Scottsdale Waste Transfer Station – hotmix extension	
Scottsdale Waste Transfer Station – green waste area extension	Commenced
Netball Court Upgrades – Scottsdale (stage 2)	
Dog control signage	
<u>New</u>	
Scottsdale Childrens Reserve – carpark planning	
Scottsdale Works Depot – concrete blocks for material containment	
Blue Derby – climbing trail next to Cascade Dam Road survey, design, etc. (stage 1)	Planning
Scottsdale Waste Transfer Station – fencing for tip shop parking / green waste access	Commenced
Promotional banners for Scottsdale entrance flag poles	
CARRIED FORWARD – LAND IMPROVEMENTS	
<u>Renewal</u>	
Croquet Lawn Beach, Bridport – erosion study	Planning
Blue Derby mountain bike trails – Tunnel stairs	Planning
Scottsdale Aquatic Centre – flow meter and motor protection on leisure pool pumps	
Scottsdale Aquatic Centre – replace filter sand (leisure pool)	Commenced
Scottsdale Aquatic Centre – chlorinator pump critical spares	
<u>Upgrade</u>	
Netball Court Upgrades – Scottsdale, Bridport and Derby (stage 1)	Commenced
<u>New</u>	
Gladstone Community Park	
Bridport Lions Adventure Playground upgrade – CCTV on Skate Park	Commenced
Bridport Lions Adventure Playground upgrade – walking track realignment	Commenced
Scottsdale Childrens Reserve – playground toilet upgrade	Completed
Scottsdale Railway Precinct Redevelopment	

Acting General Manager: Jayne Miller

On behalf of the community, I want to thank all the Councillors for your hard work, dedication, and service to our community since your return to office in 2025. You have given your time, energy, and care to guide local projects and support our residents, particularly after a difficult time for the Council.

Personally, I also thank you all for the support I have received during my acting tenure.

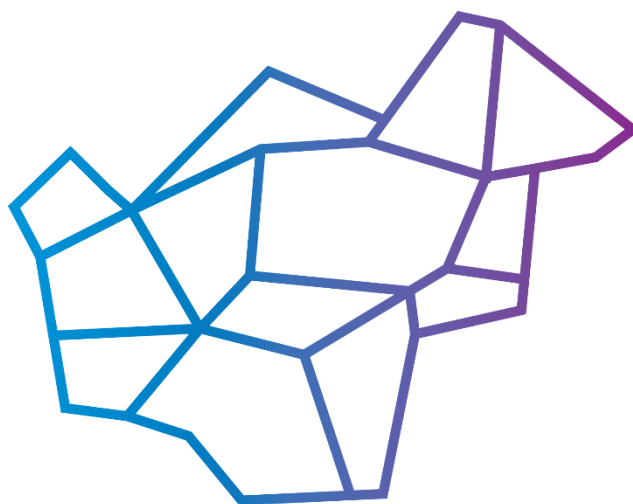
As a team we are grateful for the foundations of new beginnings that you leave behind and wish you all the best in your next chapter.

Councillors not contesting the 2026 election may address the meeting if they wish.⁶

CLOSURE OF MEETING

Time Meeting Closed:

⁶ Councillors Powell, McLennan and Bicanic may each address the meeting for a maximum of five minutes.



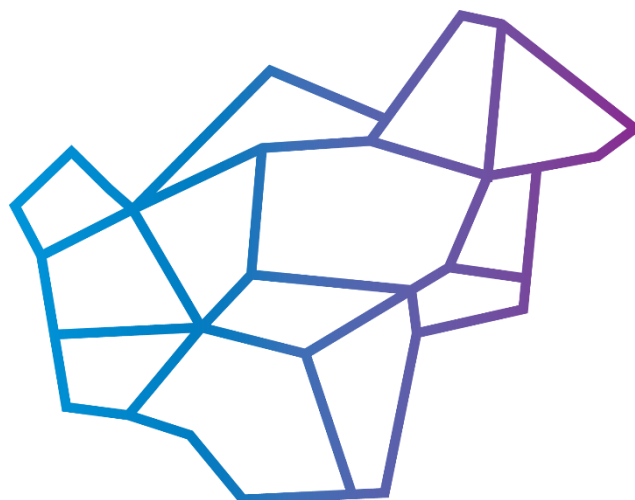
dorset
C O U N C I L

Ordinary Council Meeting

Agenda Attachments

Monday, 19 October 2026

it's in the making



dorset
C O U N C I L

UNCONFIRMED

Minutes

Council Meeting

Monday, 21 September 2026

COUNCIL CHAMBERS

it's in the making

Ordinary Meeting of Council

CLOSED SESSION	4
Item 173/2026 'Closed Session': Council	4
DECISION	4
174/2026 Declaration of Interests	5
175/2026 Confirmation of Closed Session Minutes – 17 August 2026	5
176/2026 Dorset Board of Inquiry Ministerial Correspondence and Costs	5
177/2026 Contract 2026/27-01: Side Loader Garbage Truck	5
178/2026 Release of Public Information	5
179/2026 Completion of Closed Session	5
RESUMPTION OPEN SESSION	6
PROCEDURAL ITEMS	7
Item 180/2026 Declaration of Interest	7
Item 181/2026 Confirmation of Ordinary Council Meeting Minutes – 17 August 2026	7
DECISION	7
Item 182/2026 Confirmation of Agenda	7
DECISION	7
Item 183/2026 Public Question Time	7
Item 184/2026 Public Address of Meeting	9
Item 185/2026 Councillor Question Time	9
Item 186/2026 Requests for Leave of Absence	10
Item 187/2026 Notifications of Leave of Absence for Parental Leave	10
Item 188/2026 Councillor Motions with Notice	11
Item 188.1/2026 Councillor Vincent Teichmann Section 61B(4) Acting General Manager Appointment	11
Recommendation	11
PLANNING AUTHORITY MATTERS FOR DECISION	12
Item 189/2026 Planning Application – Change of Use Existing Dwelling to Visitor Accommodation Unit 1/11 Richard Street BRIDPORT	12
PROCEDURAL MOTION	14
AMENDMENT TO ORIGINAL MOTION	15
DECISION	15
ITEMS FOR DECISION	18
Item 190/2026 Review: Policy No. 37 – Dog Management Draft for Consultation	18
DECISION	18
Item 191/2026 Amendment to 2026/27 Fees and Charges Schedule – Learn to Swim Fees	18
DECISION	18
ITEMS FOR NOTING	18
Item 192/2026 Council Workshops Held Since Last Council Meeting	18
Item 193/2026 Elected Member Communications	19

Mayor Calendar 13 August to 16 September 2026	19
Item 194/2026 Executive Leadership Team Briefing Report	19
DECISION	19
MAJOR COUNCIL PROJECTS	19
COUNCIL COMMITTEE: Dorset Council Audit Panel Committee Minutes	20
COMMUNITY COMMITTEE: Pioneer Lake Advocacy Group Meeting Notes	20
WASTE MANAGEMENT REQUESTS August 2026	20
APPROVED APPLICATIONS August 2026	21
CUSTOMER SERVICE REQUESTS August 2026	21
2026/27 CAPITAL WORKS PROGRAM	22
CLOSURE OF MEETING	26
Time Meeting Closed: 7:35pm	26



Council Meeting - Minutes

Monday, 21 September 2026

Scheduled Meeting Time: 5:00 pm

Present: Councillors Rhys Beattie (Mayor), Edwina Powell (Deputy Mayor), Wendy McLennan, Kahlia Simmons, Nick Bicanic, Mervyn Chilcott, Vincent Teichmann, Anthony Richards, Jan Hughes (arrived at 5:06pm)

Acting General Manager: Lauren Tolputt, Director – Infrastructure: Kerry Sacilotto, Executive Assistant: Sarah Forsyth

Apologies: Director – Community & Development Services: Jayne Miller

CLOSED SESSION

Item 173/2026 'Closed Session': Council

Purpose

The General Manager advised that in their opinion, the agenda items listed below are prescribed items in accordance with Regulation 17(2) of the *Local Government (Meeting Procedures) Regulations 2025* (e.g. confidential matters), and therefore Council may by absolute majority determine to close the meeting to the general public.

DECISION

MOVED: Cr Chilcott | **SECONDED:** Cr Powell

That Council resolve, by absolute majority, that the meeting be closed to the public to enable Council to consider agenda items 174 to 179 which are confidential matters as prescribed in Regulation 17 of the Local Government (Meeting Procedures) Regulations 2025.

Time Meeting Closed: 5:01pm.

CARRIED UNANIMOUSLY

Item	Purpose	Regulation Ref ¹
174/2026 Declaration of Interests	Interests to be declared relating to items listed for discussion within Closed Session	-
175/2026 Confirmation of Closed Session Minutes – 17 August 2026	Confirm the minutes from the 17 August 2026 closed session Council Meeting	17(2)(h)
176/2026 Dorset Board of Inquiry Ministerial Correspondence and Costs	Note and consider correspondence received from the Minister for Local Government relating to Council's submission on costs associated with the Dorset Board of Inquiry	17(2)(k)
177/2026 Contract 2026/27-01: Side Loader Garbage Truck	Recommend the awarding of this contract to a preferred tenderer based on the assessment of the Tender Assessment Committee	17(2)(e)
178/2026 Release of Public Information	Consider whether any discussion, decision, report or document relating to any Closed Session items should be released to the public	17((7) & (8)
179/2026 Completion of Closed Session	Move to Open Council and adjourn the Meeting	-

¹ Regulation 17:

Reg.	Confidential Reason
17(2)(a)	personnel matters, including complaints against an employee of the council
17(2)(b)	industrial relations matters
17(2)(c)	information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business
17(2)(d)	commercial information of a confidential nature that, if disclosed, is likely to (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret
17(2)(e)	contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal
17(2)(f)	the security of (i) the council, councillors and council staff; or (ii) the property of the council
17(2)(g)	proposals for the council to acquire land or an interest in land or for the disposal of land
17(2)(h)	information that is (i) of a personal and confidential nature; or (ii) provided to the council on the condition that it be kept confidential
17(2)(i)	requests by councillors for leave of absence
17(2)(j)	notifications by councillors of leave of absence for parental leave
17(2)(k)	matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council
17(2)(l)	the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area

RESUMPTION | OPEN SESSION

Meeting Opened: 6:00pm

Council Meetings Procedures

In accordance with Policy No. 41: Council Meeting Procedures, this Meeting is being recorded. By attending the Meeting in person, you are consenting to personal information being recorded and published. No unauthorised filming or recording of the Meeting is permitted.

Visitors are reminded that Council Meetings are a place of work for Council Officers and Councillors.

The Council is committed to meeting its responsibilities as an employer and as host of this important public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct. It is a condition of entry to the Council Chambers that you cooperate with any directions or requests from the Chairperson or Council Officers.

The Chairperson is responsible for maintaining order at Council Meetings. The General Manager is responsible for health, wellbeing and safety of all present. The Chairperson or General Manager may require a person to leave the Council's premises following any behaviour that falls short of these expectations.

Language and conduct at a Meeting that could be perceived as offensive, defamatory or threatening to a person in attendance or listening to the recording, is not acceptable. It is an offence to hinder or disrupt a Council Meeting.

Present: Councillors Rhys Beattie (Mayor), Edwina Powell (Deputy Mayor), Wendy McLennan, Kahlia Simmons, Nick Bicanic, Jan Hughes, Mervyn Chilcott, Vincent Teichmann, Anthony Richards
Acting General Manager: Lauren Tolputt, Director – Infrastructure: Kerry Sacilotto, Town Planner: Kamala Roberts, Consultant Town Planner: George Walker, Executive Assistant: Sarah Forsyth

Apologies: Director – Community & Development Services: Jayne Miller

Acknowledgement of Country

Dorset Council acknowledges the deep history and culture of the First People who were the traditional owners of the lands and waterways where we live and work. We acknowledge the clans-people who lived here for over a thousand generations on the Country where Scottsdale is built and throughout the area we know as the north east region.

Dorset Council acknowledge the present-day Aboriginal custodians and the inclusive contribution they make to the social, cultural and economic essence of the municipality.

Deputy Mayor Powell read the Acknowledgement of Country and, on behalf of Council, paid tribute to Aunty Patsy Cameron AO and extended condolences to the Cameron family following her recent passing.

PROCEDURAL ITEMS

Item 180/2026 Declaration of Interest

In accordance with Section 48 of the *Local Government Act 1993*, Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025* and the Tasmanian Local Government Code of Conduct, Councillors are requested to indicate whether any have, or are likely to have, an interest in any item on the agenda.

INTEREST DECLARED

Nil

Item 181/2026 Confirmation of Ordinary Council Meeting Minutes – 17 August 2026

Ref: DOC/26/11388

The Chair reported that they had viewed the minutes of the Ordinary Meeting held on Monday, 17 August 2026 finds them to be a true record and recommends that they be taken as read and signed as a correct record.

DECISION

MOVED: Cr Chilcott | SECONDED: Cr Bicanic

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on Monday, 17 August 2026 having been circulated to Councillors, be confirmed as a true record.

CARRIED UNANIMOUSLY

Item 182/2026 Confirmation of Agenda

DECISION

MOVED: Cr Hughes | SECONDED: Cr Powell

That Council confirm the Agenda and order of business for the 21 September 2026 Council Meeting.

CARRIED UNANIMOUSLY

Item 183/2026 Public Question Time

²Members of the Public can ask a maximum of two question(s) without notice during Public Question Time. The Chairperson reserves the right to consider questions above this limit be accepted or treated as correspondence.

Any person asking a question is asked to stand (if able), clearly state their name and suburb they live.

Question(s) must be clear and concise, not be a statement and have minimal pre-amble. Any answer given is not to be debated.

Members of the public must provide any question(s) without notice in writing to the Executive Assistant either before the commencement of the Meeting or within 24 hours.

² In accordance with Regulations 33, 36 & 37 and Council Policy No. 41: Council Meeting Procedures

The following question was taken on notice at the 17 August Council Meeting:

Lawrence Archer, Bridport

³ *Does the Acting General Manager think that legal action against the Council for its past actions may be imminent or likely?*

Response from Acting General Manager

It would not be appropriate to speculate on whether legal action against Council is imminent or likely. If any legal claim, dispute or proceeding were to arise, it would be managed in accordance with Council's legal obligations and with appropriate sensitivity and regard for confidentiality and procedural fairness to avoid prejudicing any process.

The following questions were received without notice from members of the public:

Maggie Krushka, Bridport

I live at 9 Richard Street and have concerns about the proposed visitor accommodation at Unit 1/11 Richard Street.

1. *Could the permitted noise hours be limited to 10.00 pm rather than midnight?*
2. *I am also concerned that guests using the deck would overlook my backyard and bedroom. Could privacy screens be required to protect neighbouring properties?*
3. *While I am not opposed to the property being used for visitor accommodation, I am concerned about increased traffic, vehicles and noise in the area. How will these impacts be managed?*

QUESTIONS TAKEN ON NOTICE⁴

Peter Krushka, Bridport

1. *Is the only way to challenge the planner's recommendations to appeal to the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal?*
2. *What relevance do the planner's recommendations have to the planning permit?*

QUESTIONS TAKEN ON NOTICE⁵

Lawrence Archer, Bridport

Item 176 on tonight's agenda was listed for the closed session under Section 17(2)(k) of the meeting regulations. Section 17(2)(k) reads – matters relating to actual or possible litigation taken, or to be taken, by, or involving the Council or an employee of Council. Litigate means the use of the courts. How can a letter from the minister re costs of the Board of Inquiry possibly lead to litigation?

TAKEN ON NOTICE

³ Question is in relation to the Dorset Board of Inquiry

⁴ In accordance with Section 2.5(e) – Council Policy No. 41: Council Meeting Procedures

⁵ In accordance with Section 2.5(e) – Council Policy No. 41: Council Meeting Procedures

What was the decision made by Council in relation to Item 178?

Response from Acting General Manager

During Item 178, Council requested that officers present a closure report on the Board of Inquiry at the October open Council Meeting.

Item 184/2026 Public Address of Meeting

⁶Members of the public can make a statement at a Council Meeting; it is not question or discussion time with Councillors. Prior to making a statement, the person is asked to stand (if able), clearly state their name and suburb they live.

Members of the public wishing to address Council at a Meeting shall indicate their intent and subject matter in writing by 10am on the Friday prior to the Meeting.

A person seeking to make a statement may speak for a period up to 3 minutes but may be extended at the discretion of the Chairperson to a maximum of 5 minutes.

All proposed statements are to be provided in writing prior to the Meeting to allow for circulation and inclusion in the minutes of the Meeting.

Nil

Item 185/2026 Councillor Question Time

⁷Councillors can ask a maximum of two question(s) without notice during Councillor question time. The Chairperson reserves the right to consider questions above this limit be accepted or treated as correspondence.

Question(s) must be clear and concise, not be a statement, have minimal pre-ample, not offer an argument or opinion, draw conclusions, or make any accusations. Any answer given is not to be debated.

Councillors must provide question(s) without notice in writing to the Executive Assistant either before the commencement of the Meeting or within 24 hours.

The following questions were received without notice from Councillors:

Councillor Chilcott

There is a disused men's toilet at the Winnaleah Recreation Ground that is currently being used to store timber in it for the Winnaleah Men's Shed. Is it possible to delay or stop the planned demolition of the building? This would save considerable cost and the building is very suitable for storage.

Response from Director – Infrastructure

The toilet block has not been used for approximately 10 years and is in very poor condition. Recent antisocial behaviour at the site has also reinforced Council's view that demolition is the most appropriate course of action.

⁶ In accordance with Regulations 46 and Council Policy No. 41: Council Meeting Procedures

⁷ In accordance with Regulations 33, 34 & 35 and Council's Policy No. 41: Council Meeting Procedures

Councillor Hughes

If not already done so can a public statement be made about the process involved in appointing a new General Manager. From the interactions I have had with community members they want to know when the process will be and how long it will take? The general feeling I get is that time is of the essence.

Response from Acting General Manager:

Council has publicly advised that the acting appointment will continue until the end of March 2027, with recruitment for a new General Manager to commence under the new Council. Council will consider the matter further and publish additional information or updates where appropriate.

Councillor Teichmann

Just a question arising in my mind, just in relation to Mr. Archer's question. I wonder if we should revisit the manner in which Council makes the decision as to what to release at the end of a closed session of Council, given that a decision made by Council necessarily involves moving of a motion, seconding and a vote on the motion to my knowledge, and having previously corresponded with Sarah Forsyth on the matter it seems that it's something that not all Council's in Tasmania do currently, but some do and some don't, but formerly when Mr. Archer asked about decisions that were made it makes me once again wonder whether we should perhaps have a policy or process that matches that decision making process that we're applying for other Council resolutions?

Response from Mayor Beattie

Councillors would need to move a motion to make this a formal agenda item rather than a discussion point.

I'm just wondering what's actually stopping us and why we're not doing it that way already? It's not actually a decision that we're making by discussing it informally; it's not a Council resolution or not a decision per se, would you agree?

TAKEN ON NOTICE

Item 186/2026 Requests for Leave of Absence

Nil

Item 187/2026 Notifications of Leave of Absence for Parental Leave

Nil

Item 188/2026 Councillor Motions with Notice

Councillor Teichmann submitted the following Motion with Notice on Sunday, 13 September 2026:

Item 188.1/2026 Councillor Vincent Teichmann | Section 61B(4) Acting General Manager Appointment

Ref: DOC/26/12993 | NoM: DOC/26/12984

Purpose

The purpose of this agenda item is to consider a notice of motion proposed by Councillor Vincent Teichmann.

Original Motion received:

That Dorset Council formally appoint Jayne Miller to act in the office of General Manager during every absence of the General Manager, John Marik, under Section 61B.(4) of the *Local Government Act 1993*, commencing on the 22nd of September 2026 for a period of five (5) years, continuing after the General Manager's resignation takes effect and a new General Manager can be recruited by Council and commence work in 2027, until an event listed under 61B.(5) occurs, or Jayne Miller's appointment is renewed by Council.

Amendment by Councillor Teichmann to the original Motion, as presented, with the suggested appointment period reduced from 5 years to 1 year as highlighted in red below.

Recommendation

MOVED: Councillor Teichmann | SECONDED:

That Dorset Council formally appoint Jayne Miller to act in the office of General Manager during every absence of the General Manager, John Marik, under Section 61B.(4) of the *Local Government Act 1993*, commencing on the 22nd of September 2026 for a **period of one (1) year**, continuing after the General Manager's resignation takes effect and a new General Manager can be recruited by Council and commence work in 2027, until an event listed under 61B.(5) occurs, or Jayne Miller's appointment is renewed by Council.

MOTION LAPSED, NO SECONDER

PLANNING AUTHORITY MATTERS FOR DECISION

The Chair announced that Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* (LUPA Act) when considering Item 189.

Item 189/2026 Planning Application – Change of Use Existing Dwelling to Visitor Accommodation | Unit 1/11 Richard Street BRIDPORT

Reporting Officers: Town Planner, Kamala Roberts

Ref: DOC/26/13015 | Assessment Report: DOC/26/13019 | PLA/2026/69

Purpose

The purpose of this agenda item is for Council - as the Planning Authority - to assess and determine an application for a change of use of an existing dwelling into visitor accommodation at unit 1/11 Richard Street, Bridport.

Figure 1- aerial image identifying the location and spatial extent of the site.



Original Recommendation

MOVED: Cr Simmons | SECONDED: Cr Hughes

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and clause 6.8.1 of the Tasmanian Planning Scheme - Dorset, it is recommended that a change of use of an existing dwelling into visitor accommodation be approved subject to the following conditions:

1. Basis of Approval

The use and development for Change of use of existing dwelling into Visitor Accommodation is approved and must be undertaken generally in accordance with the following endorsed plans:

- a) Proposed Visitor Accommodation Unit 1, 11 Richard Street Bridport, submitted by the applicant, July 2026.

2. Use of Building

The building may be used for either Visitor Accommodation, as approved by this permit, or for residential purposes as a Multiple Dwelling, and may transition between those uses without further planning approval.

3. Driveway And Parking Area Construction

Before commencement of the use, parking bays and access ways must:

- a) be line-marked or otherwise delineated to indicate each car space and access lane;

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the use.

4. Site Management

The use must be operated in such a way that it does not cause an unreasonable nuisance to others.

Prior to the commencement of the use, a House Rules document must be prepared to the satisfaction of Council, which outlines how potential nuisances will be minimised and must include at least the following matters:

- a) guests and their visitors must park all vehicles within the property boundary;
- b) musical instruments and sound amplifying equipment are only permitted within the following hours:
 - i. Monday to Thursday: 7am to 10pm;
 - ii. Friday or a work day before a public holiday 7am to midnight;
 - iii. Saturday 9am to midnight; and
 - iv. Sundays or a public holiday before a work day 10am to 10pm.
- c) noise must be kept within acceptable residential tolerances especially using outdoor spaces between 10pm and 7am.

The House Rules document must be displayed in a prominent location within the premises where it is easily noticed by guests and their visitors.

NOTE: For the purpose of this permit “**the person responsible**”, depending on the context, means:

- a) The person who has and takes the benefit of this permit for the undertaking of the use or development authorised pursuant to it;
- b) The person or persons who undertake development or use pursuant to this permit; and
- c) Servants, agents and contractors, in each case of such persons.

ADVISORY NOTES

(i) *Permission in Writing*

Any reference to the need for Council approval of a matter or thing prescribed under the conditions pertinent to this permit requires such approval to be given in writing.

(ii) *Objections to Proposal*

This permit has no effect until the expiry of the period for the lodgement of an appeal against the granting of the permit or, if an appeal is lodged, until ten days after the appeal has been determined by the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).

(iii) *Appeal Provisions*

Attention is directed to sections 61 and 62 of the Land Use Planning and Approvals Act 1993 (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:

- A planning appeal may be instituted by lodging a notice of appeal with the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).
- A planning appeal may be instituted within 14 days of the date the planning authority serves notice of the decision on the applicant.

(iv) Permit Commencement

This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT) is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14-day period, the Council must be so notified in writing.

(v) Period of Approval

Pursuant to Section 53(5) the Land Use Planning and Approvals Act 1993, this approval will lapse after a period of two (2) years from:

- a. the date on which the permit is granted; or
- b. if an appeal has been instituted against the planning authority's decision to grant the permit, the date of the determination or abandonment of the appeal,
if the use or development is not substantially commenced within that period.

(vi) TasNetworks

TasNetworks advised on 19 March 2026:

"Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding an upgrade they may require to their electricity supply due to this development".

(vii) Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

- Food business registration
- Any further signage

Please note it is the permit holder's responsibility to consult an independent building and/or plumbing surveyor before commencing any works approved by this permit.

PROCEDURAL MOTION

MOVED: Cr McLennan | SECONDED: Cr Teichmann

That the Meeting be adjourned until 7:05pm.

Reason: to allow drafting of a proposed new condition to be put forward as an Amendment to Item 189.

FOR	AGAINST
Councillor Powell	Councillor Beattie
Councillor McLennan	
Councillor Simmons	
Councillor Hughes	
Councillor Chilcott	
Councillor Bicanic	
Councillor Teichmann	
Councillor Richards	

CARRIED

Meeting resumed post adjournment at 7:06pm.

AMENDMENT TO ORIGINAL MOTION

MOVED: Cr McLennan | SECONDED: Cr Chilcott

That the recommendation, as presented, proceed with the addition of the following condition:

5. Privacy Screen

Before commencement of the use a privacy screen to a height of 1.7m with a uniform transparency of not more than 25% must be installed along the entire southern length of the existing first floor balcony. The privacy screen must be maintained in perpetuity for the duration of the visitor accommodation use.

FOR	AGAINST
Councillor Powell	Councillor Beattie
Councillor McLennan	Councillor Simmons
Councillor Hughes	
Councillor Chilcott	
Councillor Bicanic	
Councillor Teichmann	
Councillor Richards	

CARRIED

The Amendment was added to the original Motion and put.

DECISION

MOVED: Cr Simmons | SECONDED: Cr Hughes

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and clause 6.8.1 of the Tasmanian Planning Scheme - Dorset, it is recommended that a change of use of an existing dwelling into visitor accommodation be approved subject to the following conditions:

1. Basis of Approval

The use and development for Change of use of existing dwelling into Visitor Accommodation is approved and must be undertaken generally in accordance with the following endorsed plans:

- a) Proposed Visitor Accommodation Unit 1, 11 Richard Street Bridport, submitted by the applicant, July 2026.

2. Use of Building

The building may be used for either Visitor Accommodation, as approved by this permit, or for residential purposes as a Multiple Dwelling, and may transition between those uses without further planning approval.

3. Driveway And Parking Area Construction

Before commencement of the use, parking bays and access ways must:

- a) be line-marked or otherwise delineated to indicate each car space and access lane;

Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the use.

4. Site Management

The use must be operated in such a way that it does not cause an unreasonable nuisance to others.

Prior to the commencement of the use, a House Rules document must be prepared to the satisfaction of Council, which outlines how potential nuisances will be minimised and must include at least the following matters:

- a) Guests and their visitors must park all vehicles within the property boundary;
- b) musical instruments and sound amplifying equipment are only permitted within the following hours:
 - i. Monday to Thursday: 7am to 10pm;
 - ii. Friday or a work day before a public holiday 7am to midnight;
 - iii. Saturday 9am to midnight; and
 - iv. Sundays or a public holiday before a work day 10am to 10pm.
- c) noise must be kept within acceptable residential tolerances especially using outdoor spaces between 10pm and 7am.

The House Rules document must be displayed in a prominent location within the premises where it is easily noticed by guests and their visitors.

5. Privacy Screen

Before commencement of the use a privacy screen to a height of 1.7m with a uniform transparency of not more than 25% must be installed along the entire southern length of the existing first floor balcony. The privacy screen must be maintained in perpetuity for the duration of the visitor accommodation use.

NOTE: For the purpose of this permit “**the person responsible**”, depending on the context, means:

- a) The person who has and takes the benefit of this permit for the undertaking of the use or development authorised pursuant to it;
- b) The person or persons who undertake development or use pursuant to this permit; and
- c) Servants, agents and contractors, in each case of such persons.

ADVISORY NOTES

(i) Permission in Writing

Any reference to the need for Council approval of a matter or thing prescribed under the conditions pertinent to this permit requires such approval to be given in writing.

(ii) Objections to Proposal

This permit has no effect until the expiry of the period for the lodgement of an appeal against the granting of the permit or, if an appeal is lodged, until ten days after the appeal has been determined by the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).

(iii) Appeal Provisions

Attention is directed to sections 61 and 62 of the Land Use Planning and Approvals Act 1993 (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:

- *A planning appeal may be instituted by lodging a notice of appeal with the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).*
- *A planning appeal may be instituted within 14 days of the date the planning authority serves notice of the decision on the applicant.*

(iv) Permit Commencement

This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT) is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14-day period, the Council must be so notified in writing.

(v) Period of Approval

Pursuant to Section 53(5) the Land Use Planning and Approvals Act 1993, this approval will lapse after a period of two (2) years from:

- a. the date on which the permit is granted; or*
- b. if an appeal has been instituted against the planning authority's decision to grant the permit, the date of the determination or abandonment of the appeal,*
if the use or development is not substantially commenced within that period.

(vi) TasNetworks

TasNetworks advised on 19 March 2026:

"Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding an upgrade they may require to their electricity supply due to this development".

(vii) Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

- Food business registration*
- Any further signage*

Please note it is the permit holder's responsibility to consult an independent building and/or plumbing surveyor before commencing any works approved by this permit.

FOR	AGAINST
Councillor Powell	Councillor Beattie
Councillor McLennan	Councillor Simmons
Councillor Hughes	
Councillor Chilcott	
Councillor Bicanic	
Councillor Teichmann	
Councillor Richards	

CARRIED

ITEMS FOR DECISION

Item 190/2026 **Review: Policy No. 37 – Dog Management | Draft for Consultation**
 Reporting Officer: Acting General Manager, Lauren Tolputt
 Ref: DOC/26/12716 | Draft Policy: DOC/26/12717 | Engagement Plan: DOC/26/12718

Purpose

The purpose of this report is for Council to endorse the draft Policy No. 37 - Dog Management for community engagement.

DECISION

MOVED: Cr Simmons | SECONDED: Cr Richards

That Council endorse the attached draft Policy No. 37 - Dog Management for community engagement.

CARRIED UNANIMOUSLY

Item 191/2026 **Amendment to 2026/27 Fees and Charges Schedule – Learn to Swim Fees**
 Reporting Officer: Acting General Manager, Lauren Tolputt
 Ref: DOC/26/12958

Purpose

The purpose of this agenda item is for Council to endorse a variation in the 2026/27 Fees and Charges Schedule in relation to learn to swim fees.

DECISION

MOVED: Cr Chilcott | SECONDED: Cr Hughes

That Council endorse an amendment to the 2026/27 Fees and Charges Schedule to reduce the Scottsdale Aquatic Centre Learn to Swim fee from \$25 per session to \$20 per session.

CARRIED UNANIMOUSLY

ITEMS FOR NOTING

Item 192/2026 **Council Workshops Held Since Last Council Meeting**

24 August 2026 | Special Briefing Workshop

1 September 2026 | Briefing Workshop

7 September 2026 | Special Briefing Workshop

Item 193/2026 Elected Member Communications

Mayor Calendar | 13 August to 16 September 2026

August 2026

- 17 August Council Meeting, Council Chambers
- 19-21 Local Government Association of Tasmania Meetings and Annual Conference with Councillors Powell and Richards and the General Manager, Hobart
- 24 Special Council Workshop, Council Chambers
- 27 Monthly meeting with Northern Tasmania Development Corporation CEO, Michael Bailey, online
- 29 North Eastern Netball Association Grand Final day presentations, Scottsdale Netball Courts
- 31 Weekly meeting with Acting General Manager, Council Chambers

September 2026

- 1 September Briefing Workshop, Council Chambers
- 3 Meeting with Telstra representatives with Acting General Manager and North East Tasmania Chamber of Commerce President, online
- 7 Weekly meeting with Acting General Manager, Council Chambers
- 7 Community Meet and Greet Session, Branxholm Hall
- 7 Special Council Workshop, Branxholm Hall
- 14 Meeting with ratepayer, Scottsdale
- 14 Pioneer Lake Advocacy Group Meeting with Acting General Manager, Council Chambers

Item 194/2026 Executive Leadership Team Briefing Report

Purpose

The purpose of this agenda item is to provide Councillors and the community with a briefing on matters of interest dealt with during the past month by Council's Executive Leadership Team.

DECISION

MOVED: Cr Hughes | SECONDED: Cr Simmons

That Council:

1. receive and note the unconfirmed Dorset Council Audit Panel Committee minutes, dated 25 August 2026;
2. note the Pioneer Lake Advocacy meeting notes, dated 14 September 2026 and note the disbandment of the Group; and
3. receive and note the remaining Executive Leadership Team Briefing Report.

CARRIED UNANIMOUSLY

MAJOR COUNCIL PROJECTS

Up to date information on major projects including upgrades to parks, facilities and recreation, transport and drainage, water and sewerage infrastructure across the Dorset municipality can be found [here](#) on our website.

COUNCIL COMMITTEE: Dorset Council Audit Panel Committee Minutes

On 25 August 2026, the Audit Panel held their meeting for the June quarter. The following items were discussed:

1. Declaration of Conflict of Interest
2. Confirmation of Audit Panel Minutes – 9 June 2026
3. Outstanding matters from previous Audit Panel meetings
4. Work Health & Safety Reports – Q4
5. Financial Results for the year ended 30 June 2026
6. Annual Report Update – 2025/26 Financial Year
7. Other Business / Significant Events Update

Sections of the minutes that contain sensitive or confidential information have been redacted.

The unconfirmed Audit Panel minutes for this meeting are included in the [attachments](#) for information.

COMMUNITY COMMITTEE: Pioneer Lake Advocacy Group Meeting Notes

On 14 September 2026, the Pioneer Lake Advocacy Group held their sixth meeting. The following items were included on the agenda for discussion:

1. Previous Meeting – 30 March 2026 confirmation of meeting notes and update on actions
2. Status update Pioneer Dam Wall works
3. Parks and Wildlife Service Lease / Licence information
4. Discussion – disband Group
5. Question Time / General Discussion

The Group agreed that, with the risk now mitigated and the area reopened for public day use, the Advocacy Group is no longer required. Future discussion and suggestions about the area will be considered through Council's upcoming Community Plan for Pioneer, scheduled for completion in 2027.

The notes from this meeting are included in the [attachments](#) for information and available on Council's website.

WASTE MANAGEMENT REQUESTS | August 2026

	Requests Received August 2026	Comparison August 2025	FYTD Received 2026/27	Comparison FYTD Received 2025/26
Feedback and Queries	1	-	1	-
Repair Bin	3	-	4	-
Replace Bin	2	-	7	5
Request a New Service	2	1	6	5
Remove Additional Bin	-	3	-	7
Request an Additional Bin	-	-	3	2
Request an Upsize/Downsize	8	-	12	-
Request to Opt Out (of Service)	1	-	2	-
Total Requests	17	4	35	19

APPROVED APPLICATIONS | August 2026

	Approved August	Approved 2026 YTD	Approved 2025 YTD
Planning	6	64	60
Building	4	51	43
Plumbing	2	28	23

See attachments for detailed information about applications approved in August 2026.

CUSTOMER SERVICE REQUESTS | August 2026

	Requests Received August 2026	Comparison Requests August 2025	Received 2026	Comparison 2025
Animal	3	4	31	26
Bike Trails	-	-	-	-
Bridges	-	-	1	-
Caravan Parks	1	1	7	7
Cemeteries	-	-	2	1
Community Awards	-	-	1	-
Community Development General	-	-	-	-
Corporate Services General	1	1	2	10
Council Elections	-	-	3	1
Customer Service	1	-	7	4
Emergency Services Enquiries	-	-	-	1
Environmental Management & Health	4	-	23	15
Footpath Enquiries	2	-	32	3
Government Relations	-	-	-	-
Licencing	-	-	-	1
Parks and Reserves	2	2	22	22
Planning & Building	-	2	2	3
Playground Maintenance	1	2	3	4
Public Health	-	2	-	4
Public Online Enquiries	-	-	-	2
Public Amenities	1	2	13	19
Public Halls Buildings	3	-	22	12
Recreation Grounds	3	1	24	11
Roads	14	15	139	140
Swimming Pools	-	-	-	6
Waste Management	1	1	8	8
Total Requests	37	33	342	300

A detailed copy of the 2026 Customer Service Requests is included in the attachments.

2026/27 CAPITAL WORKS PROGRAM

Ref: DOC/26/9660

Completed in 2026/27

Completed in August 2026

PROJECT	STATUS
BRIDGES	
<u>Renewal</u>	
Bridge 1587 Brid River / Golconda Road – capital works on reflection cracks on road approaches	
<u>Upgrade</u>	
Bridge 1550 Tuckers Creek / Barnbougale Road – upgrade super structure to concrete	Tender Awarded
Bridge 1570 Tuckers Creek / Burrows Road – upgrade super structure to concrete	
CARRIED FORWARD - BRIDGES	
<u>Renewal</u>	
Bridge 1508 Garibaldi Road – scour protection piers	Complete
Bridge 1508 Garibaldi Road – run on slab repairs	
Bridge 1594 Greeta Road – timber super structure renewal	Commenced
<u>Upgrade</u>	
Bridge 1569 Jensens Road – super structure upgrade	Completed
Bridge 1572 Haas Road – upgrade super structure to concrete	Completed
STORMWATER	
<u>Renewal</u>	
Pioneer – outfall drain remediation	
Murray / Mary Street, Bridport – pit renewal	
<u>Upgrade</u>	
Copelstone / William Street, Scottsdale – stormwater upgrade (stage 1)	
Union Street, Scottsdale – stormwater and kerb replacement	
Henry Street / Heath Court, Bridport – catchment capacity modelling	
CARRIED FORWARD - STORMWATER	
<u>New</u>	
52 Scott Street, Branxholm – design and install new network	Commenced
ROADS – RESHEETING	
<u>Renewal</u>	
Old Waterhouse Road	Commenced
Sledge Track, West Scottsdale	
Bridport Back Road, Nabowla	
Panama Forest Road, Golconda	
Sandy Points Road, Bridport	
Maxwell Street, Bridport	
Mathinna Plains Road, Ringarooma (end of seal to Ben Ridge Road)	
McDougalls Road, Legerwood	
New River Road, Ringarooma	
Bridport – urban roads	

PROJECT	STATUS
ROADS – RESEALS	
<u>Renewal</u>	
Chaffey Street, Gladstone	Tender Awarded
Campbell Street, Gladstone	Tender Awarded
Gladstone Road, Pioneer (from Garibaldi Road to ABC Creek)	Tender Awarded
Garibaldi Road, Pioneer	Tender Awarded
Valley Ponds Road, Derby	Tender Awarded
Cranstoun Street, Branhholm	Tender Awarded
Nourses Road, Bridport	Tender Awarded
Frances Street, Bridport	Tender Awarded
Neville Drive, Bridport	Tender Awarded
Port Hills Road, Bridport	Tender Awarded
Louisa Street, Bridport	Tender Awarded
Thomas Street, Bridport	Tender Awarded
Old Waterhouse Road (Surveyors Creek)	Tender Awarded
Jensens Road, North Scottsdale (junction)	Tender Awarded
Old Waterhouse Road	Tender Awarded
McKerrows Road, North Scottsdale	Tender Awarded
Aikman Court, Scottsdale	Tender Awarded
Barclay Drive, Scottsdale	Tender Awarded
Salier Place, Scottsdale	Tender Awarded
Virginia Road, Golconda	Tender Awarded
Lisle Road, Golconda	Tender Awarded
Nook Road, Nabowla	Tender Awarded
Donald Street, Branhholm – carpark	Tender Awarded
Esplanade, Tomahawk	Tender Awarded
Golconda Road / West Minstone Road junction	Tender Awarded
Arthur Street, Scottsdale – Indoor Action carpark	Tender Awarded
ROADS – OTHER PROJECTS	
<u>Renewal</u>	
Banca Road – culvert upgrade and pavement replacement	Materials Ordered
South Springfield Road – culvert upgrade and pavement replacement	
Golconda Road (Ferny Hill Road west) – pavement rehabilitation	Design
Main Street, Bridport (RSL) – kerb and pavement renewal	Design
Ringarooma Road (King to Arthur Streets) – footpath renewal	
Copelstone Street (High School to Aquatic Centre) – footpath renewal	
Carr to Swan Street, Gladstone – footpath renewal	
Frances Street, Bridport – kerb renewal	Procurement underway
Ferny Hill Road – landslide repair	Complete

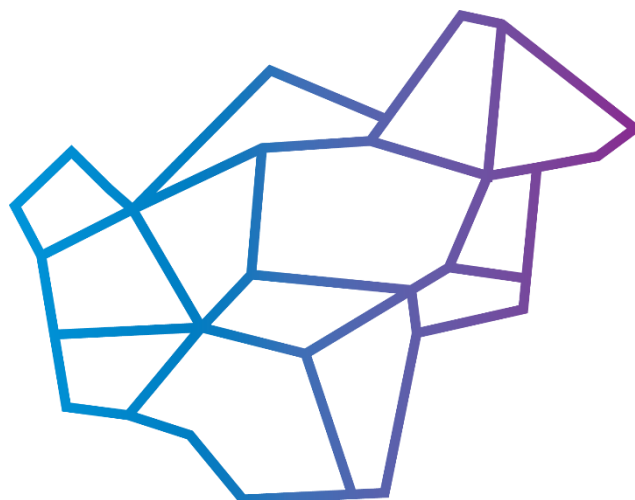
PROJECT	STATUS
CARRIED FORWARD - ROADS	
<u>Renewal</u>	
South Street, Bridport – kerb replacement	Complete
George Street, Scottsdale – highway access	
Spotswood Drive, Scottsdale – reseal	
Beattie Street, Scottsdale – reseal	
Arnold Place, Scottsdale – reseal	
Ringarooma Road, Scottsdale – highway access reseal	
Christopher Street, Scottsdale – reseal	
Mary Street, Scottsdale – reseal	
Alice Street, Scottsdale – reseal	
Oakdene Road, Jetsonville – reseal	
Barnbogle Road, North Scottsdale – reseal	
Golconda Road – safety upgrade and pavement renewal	
Golconda Road, pavement design	Design
Bentley Street, Bridport – footpath renewal	
<u>Upgrade</u>	
Golconda Road – safety improvements	Commenced
<u>New</u>	
Coplestone Street, Scottsdale – new footpath	
Buckneys Road, Scottsdale – survey	Commenced
BUILDINGS	
<u>Renewal</u>	
Scottsdale Aquatic Centre – toilet floor renewal	Planning
Bridport Seaside Caravan Park (residence) – renew carpet and painting	
Branhholm Hall – men’s toilet renewal (design only)	
Council Chambers Offices – lower-level roof repairs and upper-level roof renewal	
Heat pump replacement program	As needed
Tomahawk toilets – water tank renewal	Planning
Scottsdale Works Depot – toilets renewal	
Gladstone Waste Transfer Station – toilet and kitchen renewal	Commenced
Bridport Seaside Caravan Park (cabin) – kitchen electrical works	
Ellesmere Cemetery, Scottsdale – toilet renewal	
Bridport Hall – water heater replacement	Planning
Council Offices – upper-level renovations (planning and design)	Commenced
Scottsdale Sports Stadium – side pole padding replacement	Ordered
Bridport Football Clubrooms – hot water cylinder replacement	Planning
<u>Upgrade</u>	
Council Chambers Offices – upper-level offices and toilet upgrade	
Master key system upgrade	
CCTV camera upgrades	
Security fob upgrades	Planning

PROJECT	STATUS
BUILDINGS (cont.)	
Northeast Park toilets – lighting upgrade	Commenced
Blue Derby – safety upgrade electrical charging station for e-bikes	Planning
<u>New</u>	
Gladstone Hall – new heat pump	Planning
Scottsdale Works Depot – shelving for storage shed	Commenced
Derby Works Depot – new security system	
Branxholm Waste Transfer Station – new power connection for Tip Shop	Completed
CARRIED FORWARD - BUILDINGS	
<u>New</u>	
Scottsdale Railway Station – restoration	
57 Main Street, Derby – building renovations (Blue Derby Foundation)	
Bridport Seaside Caravan Park – electrical upgrade (stage 1)	
Scottsdale Waste Transfer Station – Tip Shop extension	Commenced
Scottsdale Waste Transfer Station – Oil Bunded Shed	Commenced
Scottsdale Aquatic Centre – remote access to Council network	
Bridport Seaside Caravan Park – amenities fixtures and fittings	
Bridport Seaside Caravan Park (cabin) – outdoor improvements	
Derby Works Depot – mountain bike trail crew shed	Commenced
Switchboard upgrades – various locations (Scottsdale)	
Council Office – upper-level renovation planning	
LAND IMPROVEMENTS	
<u>Renewal</u>	
North Scottsdale Hall – replace power poles with underground power	Planning
Bridport Foreshore – boat ramp access reseal	Planning
Bridport Foreshore – Pavilion Tennis Court flexi-pave renewal	
Tomahawk Reserve & BBQ area – playground equipment replacement	Planning
Bridport Hall – hotmix carpark, line marking and remove entrance pavers (design only)	Planning
Bridport Hall – hotmix carpark, line marking and remove entrance pavers	Planning
Bridport Play Centre (Joseph Street) – replace fencing	
Scottsdale Works Depot – resurface carpark	Planning
Bridport Seaside Caravan Park – electrical upgrade	
Scottsdale Works Depot – fencing and gate renewal	
Pine Plantation, Scottsdale – boundary fence replacement and other clearing works	
Scottsdale Aquatic Centre and Branxholm Pool – new palintesters	Commenced
Scottsdale Aquatic Centre – filter valves replacement	Commenced
Scottsdale Aquatic Centre – learn to swim and leisure pool covers and marine carpet	
Scottsdale Aquatic Centre – sand filters	Commenced
Branxholm Pool – replace sand in filters	Commenced
Scottsdale Aquatic Centre – pool heat pump renewal	
Ringarooma Park – BBQ replacement	Commenced
Scottsdale Waste Transfer Station – safety works to former tip site	Commenced

PROJECT	STATUS
LAND IMPROVEMENTS (cont.)	
Bridport Foreshore – solar lights battery replacement	Planning
Blue Derby – renewal of map boards	
Scottsdale Sports Stadium – carpark hotmix upgrade	Planning
Scottsdale Works Depot – water connection upgrade	
Scottsdale Aquatic Centre – CO ² extra storage	Commenced
Blue Derby – drainage at bottom of pump track hill safety upgrade	Planning
Branxholm Waste Transfer Station – safety rail extension	Planning
Scottsdale Waste Transfer Station – hotmix extension	
Scottsdale Waste Transfer Station – green waste area extension	Commenced
Netball Court Upgrades – Scottsdale (stage 2)	
Dog control signage	
<u>New</u>	
Scottsdale Childrens Reserve – carpark planning	
Scottsdale Works Depot – concrete blocks for material containment	
Blue Derby – climbing trail next to Cascade Dam Road survey, design, etc. (stage 1)	Planning
Scottsdale Waste Transfer Station – fencing for tip shop parking / green waste access	Commenced
Promotional banners for Scottsdale entrance flag poles	
CARRIED FORWARD – LAND IMPROVEMENTS	
<u>Renewal</u>	
Croquet Lawn Beach, Bridport – erosion study	Planning
Blue Derby mountain bike trails – Tunnel stairs	Planning
Scottsdale Aquatic Centre – flow meter and motor protection on leisure pool pumps	
Scottsdale Aquatic Centre – replace filter sand (leisure pool)	Commenced
Scottsdale Aquatic Centre – chlorinator pump critical spares	
<u>Upgrade</u>	
Netball Court Upgrades – Scottsdale, Bridport and Derby (stage 1)	Commenced
<u>New</u>	
Gladstone Community Park	
Bridport Lions Adventure Playground upgrade – CCTV on Skate Park	Commenced
Bridport Lions Adventure Playground upgrade – walking track realignment	Commenced
Scottsdale Childrens Reserve – playground toilet upgrade	Completed
Scottsdale Railway Precinct Redevelopment	

CLOSURE OF MEETING

Time Meeting Closed: 7:35pm



dorset
C O U N C I L

Minutes

Special Meeting of Council

Tuesday, 6 October 2026 – 9:30am

COUNCIL CHAMBERS

it's in the making

Ordinary Meeting of Council

PROCEDURAL ITEMS	4
Item 195/2026 Declaration of Interest	4
ITEM FOR DECISION	4
Item 196/2026 Endorsement of Council Submission: House of Assembly Select Committee – Commonwealth Decisions on Agricultural Land	4
DECISION	4
CLOSURE OF MEETING	5
Time Meeting Closed: 9:39am	5



Special Meeting of Council - Minutes

Tuesday, 6 October 2026

Scheduled Meeting Time: 9:30am

Meeting Opened: 9:30am

Council Meetings Procedures

In accordance with Policy No. 41: Council Meeting Procedures, this Meeting is being recorded. By attending the Meeting in person, you are consenting to personal information being recorded and published. No unauthorised filming or recording of the Meeting is permitted.

Visitors are reminded that Council Meetings are a place of work for Council Officers and Councillors.

The Council is committed to meeting its responsibilities as an employer and as host of this important public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct. It is a condition of entry to the Council Chambers that you cooperate with any directions or requests from the Chairperson or Council Officers.

The Chairperson is responsible for maintaining order at Council Meetings. The General Manager is responsible for health, wellbeing and safety of all present. The Chairperson or General Manager may require a person to leave the Council's premises following any behaviour that falls short of these expectations.

Language and conduct at a Meeting that could be perceived as offensive, defamatory or threatening to a person in attendance or listening to the recording, is not acceptable. It is an offence to hinder or disrupt a Council Meeting.

Present: Councillors Rhys Beattie (Mayor), Edwina Powell (Deputy Mayor), Wendy McLennan, Kahlia Simmons, Nick Bicanic, Jan Hughes, Mervyn Chilcott, Vincent Teichmann

Acting General Manager: Jayne Miller, Director – Corporate Services: Lauren Tolputt, Director – Infrastructure: Kerry Sacilotto, Acting Director – Community & Development Services: Skyy Anderson, Executive Assistant: Sarah Forsyth

Apologies: Councillor Anthony Richards

Acknowledgement of Country

Dorset Council acknowledges the deep history and culture of the First People who were the traditional owners of the lands and waterways where we live and work. We acknowledge the clans-people who lived here for over a thousand generations on the Country where Scottsdale is built and throughout the area we know as the north east region.

Dorset Council acknowledge the present-day Aboriginal custodians and the inclusive contribution they make to the social, cultural and economic essence of the municipality.

PROCEDURAL ITEMS

Item 195/2026 Declaration of Interest

In accordance with Section 48 of the *Local Government Act 1993*, Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025* and the Tasmanian Local Government Code of Conduct, Councillors are requested to indicate whether any have, or are likely to have, an interest in any item on the agenda.

INTEREST DECLARED

Nil

ITEM FOR DECISION

Item 196/2026 Endorsement of Council Submission: House of Assembly Select Committee – Commonwealth Decisions on Agricultural Land

Reporting Officer: Acting General Manager, Jayne Miller
Ref: DOC/26/13031 | Council Submission: DOC/26/14132

Purpose

The purpose of this agenda item is to present Dorset Council's proposed submission to the House of Assembly Select Committee on Commonwealth Decisions on Agricultural Land and seek Council approval to lodge the submission with the Committee.

DECISION

MOVED: Cr Powell | SECONDED: Cr Teichmann

That Council:

1. endorse the attached submission to the House of Assembly Select Committee on Commonwealth Decisions on Agricultural Land;
2. authorises the Mayor and Acting General Manager to make minor administrative or editorial amendments – if required – that do not materially alter the endorsed position before lodgement; and
3. lodge the endorsed submission with the Committee by 9 October 2026.

CARRIED UNANIMOUSLY

CLOSURE OF MEETING

Time Meeting Closed: 9:39am

Minutes Confirmed: 19 October 2026

Minute No:

.....

Mayor

DORSET COUNCIL

Board of Inquiry Closure Report

Collective closure of Council's administrative response

Report to	Council
Meeting date	19 October 2026
Prepared By	Director – Corporate Services
Document reference	DOC/26/14154

Purpose

The purpose of this report is to bring together the record of Dorset Council's response to the Board of Inquiry and to seek Council's formal closure of that response.

The report does not revisit or reassess the Board's findings. It recognises the Inquiry as part of Council's history, while also recognising that the formal response required of Council has now been completed and should no longer sit outside ordinary Council business.

Executive Summary

The Board of Inquiry was one of the most significant governance events in Dorset Council's recent history. It followed complaints concerning Council, Councillors and senior Council employees, and led to the suspension of elected members, the appointment of a Commissioner, a formal Inquiry process, Ministerial Directions and a substantial body of implementation work by Council.

The Inquiry examined matters relating to statutory compliance, conflicts of interest, governance and decision making, use of legislative authority, and conduct and communications. The Board's final report was publicly released on 22 January 2025. It contained 70 findings and 22 recommendations. The Board did not recommend dismissal of the suspended Council, and elected members resumed their duties from 23 January 2025 under Ministerial Directions issued by the Minister.

The process required sustained organisational attention over a long period, while Council continued to deliver ordinary services and later worked through the required implementation, reporting and cost recovery matters.

After the report was released, Council's role shifted from participating in the Inquiry process to completing the actions required of it. Council completed all Directions requiring action by 31 December 2025. On 2 February 2026, the Minister confirmed that Council had satisfied the Ministerial Directions and that no further progress reporting was required.

The financial consequences of the Inquiry have also now been settled. The State Government has determined that Council is to pay \$356,442.66 toward the cost of the Inquiry over three annual instalments. This sits alongside Council's own recorded response costs, including employee time, legal advice, insurance excess and other costs associated with responding to the Inquiry and implementing the Directions.

This report brings the record together in one place. It acknowledges the Inquiry as part of Council's history, records the actions taken in response, identifies the financial and organisational impacts, and sets out how the relevant lessons and safeguards will continue through Council's normal governance and assurance work.

The matter now before Council is narrower than the matters considered through the Inquiry. The Directions have been completed, progress reporting has ceased, and the cost recovery position has been settled. Council is now being asked to formally close the separate response process while carrying the lessons learned from the Inquiry forward, enabling it to direct its current focus to the organisation, its people, service delivery and the Dorset community.

1. Background

1.1 Establishment and scope

On 26 July 2023, the former Minister for Local Government, the Hon Nic Street MP, established a Board of Inquiry into Dorset Council under section 215(1)(b) of the *Local Government Act 1993*. The Board members were Andrew Paul and Andrew Walker, with secretariat support from the Office of Local Government.

The Inquiry followed an investigation by the Director of Local Government into complaints concerning Council, Councillors and senior Council employees. Its Terms of Reference addressed matters including alleged improper use of legislative authority, statutory non-compliance, conflicts of interest, governance and decision making, alleged retributive action and inappropriate communications.

On 2 August 2023, the Minister suspended all elected members for the duration of the Inquiry. Mr Andrew Wardlaw was appointed Commissioner from 3 August 2023 to administer Council during the suspension period.

While the Inquiry was conducted by the Board, Council was the subject of the process and was required to respond to its requirements while continuing to deliver ordinary Council services. Council was notified of the Director's investigation on 21 February 2023, engaged legal support, responded to document and information requests, supported access to employees and records, and later responded to the Board's report and Ministerial Directions.

Council's response included 13 document requests, the supply of more than 1,500 documents, and the appearance of three then-current Council employees before the Board.

The Board's final report records that, as part of its Inquiry process, the Board received 63 public submissions, summoned 46 people to targeted appearances, considered thousands of pages of documents and heard oral evidence from more than 40 witnesses. Those matters are included here as context for the scale of the Inquiry. Council's own response is addressed separately in this report, including document production, employee involvement, legal support, implementation work and financial impacts.

The Board's initial report was provided to the Minister on 30 April 2024. On 16 August 2024, the Minister directed the Board to reconsider aspects of its report. A revised report was provided to the Minister on 18 October 2024, and the final report and Ministerial Directions were publicly released on 22 January 2025. Elected members resumed their duties from 23 January 2025 under the Ministerial Directions.

Council then moved into implementation and reporting. It completed all Ministerial Directions requiring action by 31 December 2025, and on 2 February 2026 the Minister confirmed that Council had satisfied the Directions and that no further progress reporting was required. The chronology below summarises the key milestones from Council's perspective.

1.2 Key chronology

Date	Event
December 2022	Director of Local Government commenced investigation.
21 February 2023	Council was notified of the investigation, received a copy of the “ <i>Draft Investigation Report</i> ” from the Director of Local Government and engaged legal support.
12 May 2023	Council endorse response to the Director of Local Government’s “ <i>Draft Investigation Report</i> ”.
26 July 2023	Board of Inquiry into Dorset Council established.
2 August 2023	All elected members suspended.
3 August 2023	Mr Andrew Wardlaw commenced as Commissioner.
30 April 2024	Board’s initial report provided to the Minister.
4 July 2024	Board’s initial report dated 30 April 2024 provided to Council by Minister with opportunity for submission.
25 July 2024	Council endorse submission to the Minister in response to the Board’s report.
16 August 2024	Minister directs Board to reconsider aspects of its 30 April 2024 report.
21 August 2024	Board provides Council with opportunity to make submission on its draft findings and recommendations report
19 September 2024	Council endorse submission to the Board on its draft findings and recommendation report.
18 October 2024	Board provides revised report to the Minister.
20 November 2024	Council endorse submission to the Minister in response to the Board’s revised report dated 18 October 2024.
22 January 2025	Board’s final report dated 18 October 2024, and Ministerial Directions publicly released. Commissioner’s tenure concluded at midnight.
23 January 2025	Elected members resumed their duties from 12.01 am.
24 October 2025	Minister invites Council to make a submission on costs associated with the Inquiry.
31 December 2025	Council completed all Ministerial Directions requiring action.
2 February 2026	Minister confirmed Council had satisfied the Directions, and no further progress reporting was required.
23 March 2026	Council endorse submission to the Minister in response to costs associated with the Inquiry.
28 August 2026	Minister advises Council on decision on costs associated with the Inquiry.
21 September 2026	Council accepted the final three year cost repayment arrangement.

2. Final Report, findings and recommendations

The Board’s final report became the formal record of the Inquiry’s findings and the basis for the Ministerial response that followed.

The revised report contained 70 findings and 22 recommendations. Its Executive Summary recognised that Dorset Council was in a sound financial position, had delivered operating surpluses and capital

works, and had generally well maintained public spaces and infrastructure. At the same time, the Inquiry focused on how Council performed statutory roles and functions, made decisions, managed conflicts and engaged with internal and external stakeholders.

Of the 22 recommendations, 12 were directed to the broader Tasmanian local government sector or State Government, rather than to Dorset Council alone. While Dorset Council was the council subject to the Inquiry, more than half of the recommendations sought changes beyond Dorset, including broader sector guidance, oversight, training and support. This context was relevant to Council's later submission on the proposed recovery of Inquiry costs.

The Board considered matters including statutory compliance, conflicts of interest, governance and decision making, alleged bias or improper use of legislative authority, and inappropriate behaviour and communications. The Board found that many issues reflected failures to have, or give effect to, policies and procedures supporting statutory obligations.

The Board was not satisfied that Councillor conduct had seriously affected Council operations and did not recommend dismissal of the suspended Council. The Board considered that a lack of understanding of roles, law and decision making procedures should be addressed through compulsory ongoing training and development.

From Council's perspective, the final report marked a shift from responding to the Inquiry process to responding to the outcomes of that process. The findings and recommendations informed the Ministerial Directions, which became the formal mechanism through which Council was required to address the matters identified.

This closure report does not reproduce or reassess each finding. The final Board report, Ministerial statement and Council's formal submissions remain the authoritative historical record.

3. Ministerial directions and Council's response

Following release of the Board's final report, the Minister issued Directions to Council, former Councillors and the former Mayor under section 225(2) of the *Local Government Act 1993*. The Directions became the formal framework for responding to the findings and recommendations that required action by Council.

Council reported quarterly on implementation and completed all Directions requiring specific action by 31 December 2025. Directions 2 and 7 continued to operate for the term of the Council and were incorporated into Council's adopted policy, procedure and procurement controls.

No.	Requirement	Council response and completion	Status
1	Conflict policy and procedure for Council-related planning applications.	Policy No. 69 and operational procedure adopted 21 July 2025 following legal review.	Implemented
2	External assessment of specified discretionary applications valued at \$500,000 or more where Council is applicant/developer.	Incorporated into Policy No. 69 and the related procedure adopted on 21 July 2025. Continued for the Council term.	Implemented, term-based

3	Review 2024/25 service rates and charges and table a report.	Workshopped 2 September 2025 and received and noted at 15 September 2025 Council Meeting.	Completed
4	NRE Tas training for relevant employees.	Training delivered 4 and 11 August 2025 and completion reported on 20 October 2025.	Completed
5	Procedure for planning permit conditions and section 63A obligations.	Received and noted 21 July 2025 following legal review.	Implemented
6	Procedure for functions under Division 5 of Part 3 of the Local Government (Building and Miscellaneous Provisions) Act 1993.	Received and noted 19 May 2025 following legal review.	Implemented
7	No additional work under the identified World Trail contract and compliant procurement of future trail works.	Operational teams instructed and compliance addressed through four quarterly reports. Continued for the Council term.	Implemented, term-based
8	Procedure to ensure lawful action under Part 18 of the Building Act 2016.	Received and noted 19 May 2025 following legal review.	Implemented
9	Procedure for Building Act infringement notices.	Received and noted 19 May 2025 following legal review.	Implemented
10	Quarterly then six-monthly reporting until Directions completed.	Reports presented 14 April, 21 July and 20 October 2025 and 19 January 2026. Minister discontinued further reporting ahead of schedule on 2 February 2026.	Completed

On 2 February 2026, the Minister confirmed that Council had fulfilled its obligations under the Directions and that no further progress reporting was required. The Minister also thanked Council for its cooperation and confirmed that Directions 2 and 7 continued for the term of the Council, notwithstanding the cessation of progress reporting.

4. Governance, the next phase of work and ongoing assurance

4.1 Governance and next phase of work

Implementation of the Ministerial Directions produced practical changes to Council's governance, compliance and administrative practice. These included:

- a formal policy and procedure for Council related planning applications and associated conflicts of interest;
- external assessment of specified high value discretionary planning applications;
- a documented review of Council's service rates and charges;

- training for staff relating to Crown land, Aboriginal heritage and nature conservation obligations;
- procedures for monitoring planning permit conditions and restrictions; and
- procedures governing statutory building and plumbing functions.

These actions addressed the formal requirements of the Ministerial Directions. They also reinforced a broader lesson for Council: good governance cannot rely on individual judgement alone. It depends on everyday systems that help people understand their responsibilities, feel safe and supported to raise issues early, monitor compliance and test whether controls are working in practice.

The purpose of Council's next phase of work is practical, but it also responds to broader themes that can be drawn from the Inquiry: trust and confidence, respectful conduct and relationships, integrity and impartiality, role clarity and boundaries, statutory compliance and procedural discipline, early intervention and accountability.

This is why Council's investment in and work on key internal services and systems is not separate from the lessons of the Inquiry. These are the systems through which those lessons become day to day practice. Clearer systems support trust because employees, Councillors and community members can better understand Council processes and the reasons for decisions. They support respectful relationships because people are less likely to be left navigating unclear or inconsistent pathways. They support integrity, role clarity and accountability because responsibilities, conflicts, advice, decisions and assurance are more visible and better documented.

Examples of current or emerging work include strengthening Council's HR capability, improving WHS systems and reporting, clarifying ICT service delivery and transformation priorities, reviewing records and corporate administration practices, and strengthening governance, risk and compliance oversight through management and Audit Panel reporting.

The controls introduced through the Directions will be maintained and developed through ordinary policy ownership, management oversight, legislative compliance monitoring, risk management, Councillor induction and development, and Audit Panel assurance. The next phase of work is supported by additional resourcing in the 2026/27 Budget Estimates, with initial actions reflected in Council's 2026/27 Annual Plan.

4.2 Carrying the lessons into ordinary assurance

Formal closure does not mean the controls, lessons or risks identified through the Inquiry fall away. It means they are carried into Council's ordinary governance and assurance arrangements, where responsibility sits with Council, the Executive Leadership Team and the Audit Panel rather than through a separate Board of Inquiry response framework.

Mechanism	Role following closure
Council	Maintain oversight of strategy, policy, significant risks, statutory responsibilities and community facing decisions.
General Manager and Executive Leadership Team	Own implementation, assign responsibility, monitor progress, escalate risk and provide management assurance.
Audit Panel	Provide independent review of governance, risk, compliance and internal control arrangements, including whether controls are operating

	in practice.
Legislative compliance monitoring	Identify statutory obligations, allocate ownership, monitor completion and report breaches or emerging compliance risks.
Policy and procedure review	Maintain scheduled review of controls introduced through the Directions and ensure they remain current, owned and used.
Risk management	Identify and treat governance, compliance, conduct, conflict-of-interest and decision making risks.
Internal and external audit	Test priority controls and systems through the annual audit program and risk based assurance activities.
Councillor induction and development	Support role clarity, conduct, conflicts, statutory responsibilities, meeting preparation and lawful decision making.
Records management	Preserve decisions, reasons, advice, evidence and the official record so Council can demonstrate accountability over time.

This approach avoids creating a parallel ongoing assurance structure after the formal response has been completed. It places accountability where it now belongs, with Council for oversight and decision making, with the General Manager and the Executive Leadership Team for implementation and escalation, and with the Audit Panel for independent assurance. It also ensures the lessons of the Inquiry are tested through ordinary systems rather than held separately from Council's day to day work.

5. Financial impact and recovery of Board of Inquiry costs

5.1 Summary of financial impact

The financial consequences of the Board of Inquiry include both Council's own response costs and the State Government's final cost recovery decision. The table below brings together the financial impact identifiable from Council's available records and the agreed State Government repayment arrangement.

Cost	Amount	Comment
Inquiry Costs	\$356,443	Payable in 3 annual instalments
Recorded employee time	\$41,261	Recorded for identified employee time directly attributed to the Board of Inquiry. This does not capture all indirect officer time, work that was delayed or displaced, or broader organisational impact.
Legal costs not covered by insurance	\$26,000	Incurred to support implementation of the Ministerial Directions and Council's response to the Minister's proposed and final recovery of Inquiry costs.
Insurance excess	\$5,000	Policy excess paid by Council in relation to covered Board of Inquiry response costs.
Response costs covered by insurance	Unknown	Amount not disclosed by Council's insurer. The insurer met all covered costs above the policy excess.
Total	\$428,704	

This figure does not capture all indirect officer time, work that was delayed or displaced, the full response and legal costs met by Council's insurer, or the broader organisational and community impact of the

process. It should therefore be understood as the recorded and payable financial impact identified by Council, not the full cost of the Inquiry to Council or the Dorset community.

5.2 Proposed recovery and Council's submission

The financial consequences of the Board of Inquiry were not fully resolved when Council completed the Ministerial Directions. Cost recovery remained a separate matter requiring Council consideration, a formal submission to the Minister and a final Council decision on repayment.

On 24 October 2025, the Minister advised Council that the total calculated cost of the Inquiry was \$364,127.80. The Minister proposed recovery of \$356,442.66 under section 229 of the *Local Government Act 1993*. The proposed recovery was less than the total calculated cost because the Minister excluded \$7,685.14 associated with Board remuneration incurred after the Board's initial report had been provided to the Minister. This followed Council raising procedural fairness concerns that the initial report had been provided directly to the Minister without Council first being given an opportunity to respond, and the Minister subsequently directing the Board to reconsider aspects of its report.

Council obtained external legal advice and endorsed a submission in closed session on 23 March 2026. It was submitted on 30 March 2026. Council sought no recovery of costs or, alternatively, recovery of a smaller proportion.

At a high level, Council's adopted position addressed the exercise of the Minister's statutory discretion, whether more proportionate regulatory options were available to address the issues raised through the Board of Inquiry, historical matters already addressed being retested, procedural fairness concerns, the fact that more than half of the Board's recommendations were directed at the broader sector or supporting State level changes, Council's full cooperation during the process, and the effect of transferring costs to Dorset ratepayers. The submission expressly stated that it was not a rejection of the Inquiry or its lessons.

5.3 Final decision and Council resolution

By letter dated 28 August 2026, the Minister advised that the State Government would proceed with recovering the full proposed amount of \$356,442.66 and accepted Council's request for a payment arrangement over three annual instalments of \$118,814.22.

On 21 September 2026, Council noted the correspondence, accepted the three-year payment arrangement, authorised the General Manager to implement it, approved a 2026/27 budget variation and requested this closure report.

Financial year	Instalment	Budget treatment
2026/27	\$118,814.22	The adopted budget included \$178,000 based on an anticipated two-year arrangement. Council reduced other expenses by \$59,000 to \$2,563,000.
2027/28	\$118,814.22	To be incorporated into future budget estimates and long-term financial planning.
2028/29	\$118,814.22	To be incorporated into future budget estimates and long-term financial planning.
Total	\$356,442.66	Settled amount.

The repayment arrangement can be accommodated within Council's existing long term financial planning and has no direct asset management implications. That accounting position should not be read as meaning the recovery was insignificant or uncontested. Council's submission raised matters of proportionality, the effect of transferring Inquiry costs to Dorset ratepayers, and the broader context that more than half of the Board's recommendations were directed to sector or State level changes rather than Dorset Council alone.

While the remaining instalments will continue through future budgets, the cost recovery position is now settled as a financial obligation rather than an unresolved Board of Inquiry governance matter.

6. Impact

The Board of Inquiry had impacts beyond the specific costs and actions recorded earlier in this report. Over an extended period, it required significant time, attention and judgement from Council's executives and employees while ordinary statutory responsibilities, service delivery, budget management, Council reporting and internal support functions continued.

Council continued to operate and deliver services during this period, but the Inquiry and its aftermath required substantial leadership and officer attention. Responding to the Inquiry, implementing the Directions, meeting legal and reporting requirements and resolving cost recovery added to broader organisational pressures and reduced the capacity available for internal improvement. Important systems supporting employees, risk, governance and community facing processes now require Council's focused attention. Formal closure will help Council redirect its capacity to those priorities.

Councillors were also directly affected. Elected members were suspended at the commencement of the Inquiry and, for much of the process, had limited information and support to navigate its personal and public impact. When they resumed their duties, the Inquiry's findings, public scrutiny and community expectations were still immediate. Several Councillors resigned during or after the process. The current Councillors have each shown courage in putting themselves forward to serve during a difficult period. They have taken responsibility for Council's response, implementation and recovery, alongside the important work of rebuilding trust and confidence with the community.

The community impact is more difficult to measure, but it should not be ignored. The Inquiry concerned matters of public interest that affected confidence in Council, community relationships and perceptions of the organisation. People may hold different views about the need for the Inquiry and its consequences, including the organisational disruption, cost, delay and personal impact associated with the process.

It is also appropriate to acknowledge that some people may have felt let down by Council's past conduct, processes or communications, and that the Inquiry process itself placed strain on individuals, relationships and confidence in Council. Those impacts cannot be fully measured through the matters considered in this report. They are part of the reason the lessons of the Inquiry need to be carried into the way Council now works, communicates, supports its people and serves the community.

Formal closure does not dismiss individual experiences or minimise the Board's findings. It recognises that Council has now completed the formal response required of it, that the financial aspects have been settled, and that the relevant lessons and safeguards are being carried into ordinary governance and assurance arrangements.

Council's next phase is to rebuild confidence through visible progress in its people, systems, services and engagement with the community. This means supporting employees and Councillors, strengthening the organisation's capability and giving the community clearer, easier and more respectful ways to engage with Council. Formal closure provides a clear point from which Council can focus on that work.

7. Lessons learned

The Inquiry and Council's response identified lessons at two levels. The first are lessons for Dorset Council about its own governance, systems, conduct, records and assurance. The second are lessons from the Inquiry process itself, including the practical support needed when a council is subject to an intervention of this scale.

7.1 Lessons for Council

The lessons for Council are not limited to the individual Ministerial Directions. They relate to the systems and behaviours that support lawful, transparent and respectful local government decision making. They include:

- governance responsibilities and decision rights must be clear, understood and consistently applied;
- actual, potential and perceived conflicts of interest must be identified early, recorded and managed transparently;
- significant decisions require clear records of evidence, reasons, advice, authority and follow up action;
- statutory compliance requires documented procedures, accountable owners, review cycles and active monitoring;
- Councillors and employees need credible, safe and practical avenues to raise and escalate concerns;
- policy and procedure controls must be embedded in day to day practice, not only adopted by Council;
- independent assurance should test whether important controls are operating in practice;
- Councillor induction and ongoing development must address roles, law, decision making, conduct, conflicts and meeting preparation; and
- internal systems such as HR, ICT, WHS, governance, records, compliance and risk management are core governance supports, not simply administrative functions.

7.2 Lessons from the Inquiry process

Council's experience identified lessons about the practical impact of a Board of Inquiry on the council subject to the process. An intervention of this scale requires a council to sustain ordinary services while also managing significant demands in responding to the Inquiry.

It also demonstrated the importance of planned transition and organisational recovery support at the end of an Inquiry. In this case, the final report and Ministerial Directions were released publicly on 22 January 2025, the Commissioner's tenure concluded at midnight that evening, and elected members resumed their duties from 12.01 am the following day. Council was required to move immediately from leadership

by a Commissioner back to elected Council governance, while the findings were public, expectations were high and the organisation was still digesting the implications of the report.

Council's experience identified several practical gaps in the transition arrangements. Earlier notice of the report's release, transition planning with the General Manager and Commissioner, temporary flexibility around meeting requirements while elected members were briefed, and clear guidance from the Office of Local Government would have supported a more orderly return to elected governance. Instead, Council relied on its own legal advice and internal resources to interpret the Directions and manage communications, Councillor re-entry, employee impacts and community expectations.

The conclusion of an Inquiry is a high-risk transition point, not simply an administrative handover. Elected members return to public decision making while employees support renewed governance arrangements and the organisation begins implementing the required response. If that transition is not planned and supported, the council may face additional governance, workforce and communication risks at the point stability is needed the most.

Future Board of Inquiry processes should treat organisational recovery as part of the formal process. This requires a planned transition from the Commissioner to elected governance, timely implementation guidance and practical support for Council, affected Councillors and leadership. The formal end of an Inquiry should mark the beginning of a supported recovery and implementation phase, rather than an immediate withdrawal of external support.

8. Closure and transition to business as usual

With the Ministerial Directions implemented, special reporting requirements concluded and the cost recovery position settled, there are no further actions that need to be managed through a separate Board of Inquiry response framework. The remaining matters are now ordinary Council responsibilities: administering the agreed payment arrangement, maintaining the controls introduced through the Directions, carrying the lessons into governance and assurance systems, and focusing on the broader organisational improvement work identified in this report.

Formal closure does not diminish the significance of the Inquiry, the Board's findings or the different experiences people may have had through the process. The Inquiry remains part of Dorset Council's history. It has and will continue to shape Council's governance, administrative practice, internal systems and understanding of the support needed for Councillors, employees and the community.

The purpose of closure is to draw a clear line under the separate response process, not to draw a line under the lessons. Those lessons will continue through policy ownership, management oversight, legislative compliance monitoring, risk management, Councillor development, records management and Audit Panel assurance.

Continuing to frame current organisational decisions through the Board of Inquiry after the required response has been completed risks keeping Council anchored in an exceptional governance process beyond its useful purpose. Council now needs to retain the record, safeguards and lessons of the Inquiry while directing current effort to its people, services, systems and community priorities.



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COUNCIL

2026/27 Annual Plan September Quarter Report

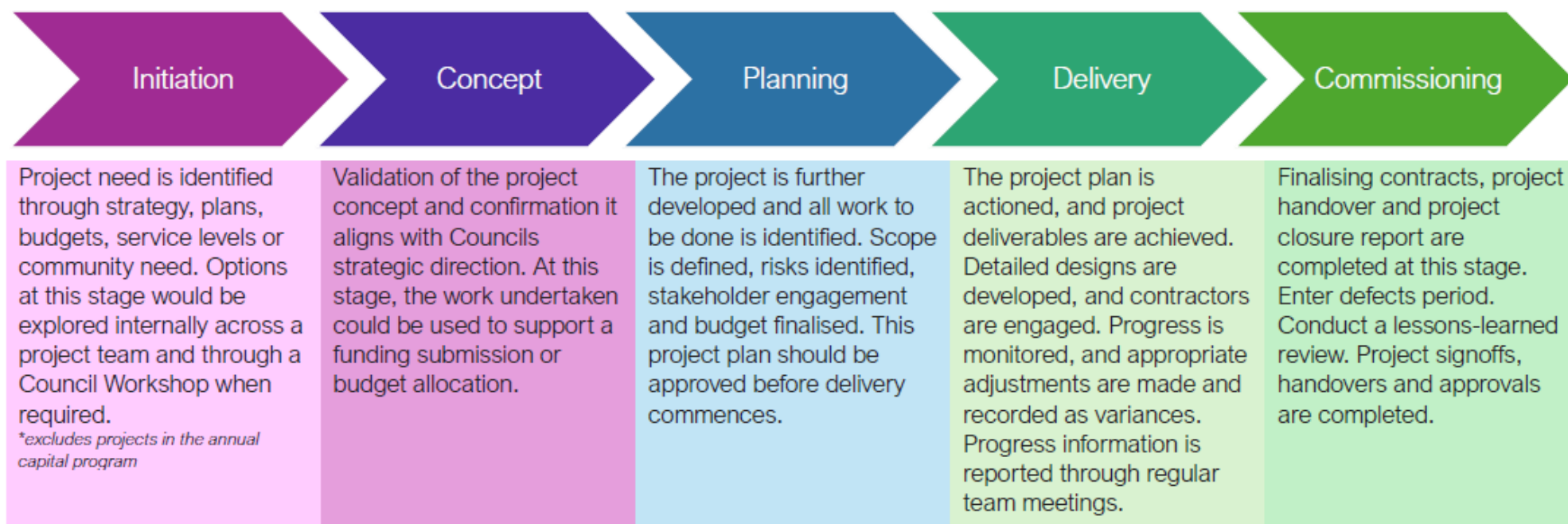
How to Read the Annual Plan

The Annual Plan outlines Council's high-level actions for the year and is directly linked to Department Plans that identify tasks associated with meeting the Actions outlined in the Annual Plan and strategies identified in the Strategic Plan.

One of the measures of a successful project is project alignment, meaning a project that is planned and executed fits with the larger strategic goals of an organisation.

Dorset Council is committed to effective project management for the benefit of the community and to support this has introduced the five stages of the project lifecycle - initiation, concept, planning, delivery and commissioning - to enhance project delivery at Dorset Council.

Project Management Lifecycle



2026/27 Action Plan

The following pages of the Annual Plan provide details on additional goals, outcomes and objectives that the Council is seeking to undertake and complete as activities in addition to its annual business.

Activity	Focus Area	Strategic Reference	Actions / Initiatives / Deliverables	Phase	Responsible Team	Indicative Quarter	Progress and Status ¹
1	Dorset Strategic Plan 2023-2032	13.1	Review 10-Year Strategic Plan and initiate four-year Term Plan development	Initiation	Governance	March 2027	0%
			Strategic Plan progress report and status update	Delivery			0%
2	Dorset: Future Ready	8.2	<u>Scottsdale Future Ready</u> : Scottsdale Masterplan including Scottsdale Recreation Ground	Initiation	Community & Development Services (C&DS)	December 2026	10%
			<u>City to Sea</u> <ul style="list-style-type: none"> Concept plans for the Railway Station and Precinct Initiate discussion with the Northern Tasmania Development Corporation to undertake concept master planning <u>Rail Trail progress report to Council</u> 	Concept		December 2026 <u>March 2027</u>	0%
			Austins Road Residential and Light Industrial Scheme Amendment	Delivery		June 2027	20%
			Feasibility study for Indoor Pool at the Scottsdale Aquatic Centre	Concept		December 2026	10%
			<u>Rail Trail progress report to Council</u>	Delivery		<u>Quarterly</u>	
			<u>Bridport Future Ready</u> : Bridport Structure Plan	Initiation		June 2027	5%
			<u>Derby Future Ready</u> : Derby Masterplan	Delivery		June <u>December</u> 2027	5%
			<u>Community Action Plan</u> for Pioneer: prepare scope for Request for Quote	Delivery		June <u>December</u> 2027	0%

¹ ● the project is on target for delivery by the end of the financial year

● the project likely to be partially delivered (75% or more delivered) by the end of the financial year, or is forecast to be 10% over budget, or both

● less than 75% of the project will be delivered, or the project is forecast to be 20% over budget, or both

Activity	Focus Area	Strategic Reference	Actions / Initiatives / Deliverables	Phase	Responsible Team	Indicative Quarter	Progress and Status ¹
3	Municipal Tourism Marketing Strategy	8.1	Finalisation of Strategy and Action Plan	Delivery	Governance	September 2026 <u>March 2027</u>	50%
4	Project Update	9.3	Quarterly project update	Delivery	C&DS	Quarterly	0%
			Half-Yearly Priority Projects Plan review and update	Delivery		June 2027	0%
5	Local Government Elections & Reform	12.2	2026 Local Government election	Delivery	Governance	December 2026	50%
			Councillor induction / learning and development (due within 12 months of election)	Delivery	Governance	June 2027	50%
			<u>Program of works for Local Government Reform: Local Government Charter</u> (due by end of 2026)	Delivery	Governance	December 2026 <u>June 2027</u>	0%
			Health & Wellbeing in Council Strategic Plans (due within 12 months of election / align with Activity 1)	Planning	C&DS	March 2027	0%
			Internal Audit Planning phase (activates Nov 2027)	Planning	Corporate Services	June 2027	0%
6	Food Organics and Garden Organics (FOGO) Project	14.2	FOGO northern Tasmanian councils feasibility review lead by Circular North	Concept	Infrastructure	June 2027	0%
<u>Recommended that current Activities 7 to 12 below be removed as separate activities and be listed as actions under a new Focus Area named 'Transformational Plan':</u>							
7	Council Owned Asset Review	4.1, 4.2	Comprehensive review of service levels, future demand, lifecycle management plan and risk management plan for Council's assets	Planning	Corporate Services and Infrastructure	June 2027	5%
8	Financial Management Strategy	10.1, 10.4	Review and update Council's Financial Management Strategy	Delivery	Corporate Services	March 2027	5%
9	Asset Management Strategy	10.3	Review and update Council's Asset Management Strategy	Delivery	Corporate Services	June 2027	10%
10	Human Resources (HR)	11	Develop an organisational HR Strategy & Roadmap	Planning	Corporate Services	June 2027	10%

Activity	Focus Area	Strategic Reference	Actions / Initiatives / Deliverables	Phase	Responsible Team	Indicative Quarter	Progress and Status ¹
11	Information Technology (IT)	13.1	Develop an organisational IT Strategy & Roadmap	Planning	Corporate Services	June 2027	5%
12	Work Health and Safety (WHS)	11.1	Implement an improved organisation-wide WHS management system	Planning	Corporate Services	June 2027	5%
13	Bridge Asset Management Plan	10.3	Review and update Council's Bridge Asset Management Plan	Delivery	Corporate Services / Infrastructure	December 2026	80%
14	Stormwater Asset Management Plan	10.3	Review and update Council's Stormwater Asset Management Plan	Planning	Corporate Services / Infrastructure	June 2027	25%
15	Port Hills Scheme Amendment	8.2	Scheme Amendment to update the Port Hill Specific Area Plan	Initiation	C&DS	June 2027	25%
16	Policy Reviews ²	10.1	Policy No. 37 – Dog Management	Delivery	C&DS	September 2026	50%
		10.1	Policy No. 59 – Stock Underpasses – Council Roads	Planning	Infrastructure		
		10.1	Policy No. 53 – Emergency Relief	Delivery	Governance		100%
		10.1	NEW Policy - Project Framework	Delivery	C&DS	December 2026	50%
		5.1, 10.1, 13.4	Policy No. 18 – Customer Service Charter	Delivery	Corporate Services	March 2027	0%
		10.1	Policy No. 69 – Managing Conflicts of Interests – Council Related Planning Applications	Delivery	C&DS		0%
		10.1	Policy No. 59 – Stock Underpasses – Council Roads	Planning	Infrastructure		0%
		10.1	Policy No. 40 – Road	Planning	Infrastructure	June 2027	0%
		10.1	Policy No. 47 – Community Grants	Delivery	C&DS		30%
		10.1	Policy No. 62 – CCTV and Remote Cameras	Planning	Infrastructure		15%
		10.1	Policy. No 9 – Risk Management	Delivery	Corporate Services		0%
17 ³	LGAT Coastal Hazards Resilience Planning Project	16.4	Participation in project	Initiation	Governance	June 2027	0%

² Note: Policy No. 70 – Local Government Election Caretaker Period will likely be from 1 September to 30 October 2026, with no major policy decisions able to be made.

³ New activity included at the 20 July 2026 Council Meeting – Item 144/2026

Variations to 2026/27 Annual Plan

20 July 2026 Council Meeting

Item 144/2026 – LGAT Coastal Hazards Resilience Planning Project: *Include participation in the project in Council's 2026/27 Annual Plan as Activity 17 with a delivery phase of 'initiate' by June 2027 with Governance as the responsible team*



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o C O U N C I L

Audit Panel Minutes

Tuesday, 13 October 2026

2:00 pm

Council Chambers
3 Ellenor Street SCOTTSDALE

AGENDA

Item	Title	Officer/Presenter
1	Declaration of Conflict of Interest	Group
2	Confirmation of Audit Panel Minutes 25 August 2026	Group
3	Outstanding matters from previous Audit Panel meetings	Acting Finance Manager
4	WHS Reports – Q1 2026/27	Director – Corporate Services
5	2026/27 Performance Audit Update	Director – Corporate Services
6	2026/27 Annual Plan September Quarter Update	Acting General Manager
7	Board of Inquiry – Costs and Closure Report	Director – Corporate Services
	Other Business / Update on Significant Events	
	1. May Shaw Update	
	2. Irrigation Scheme Update	
	3. Term Deposit Register	
	4. Financial Management Strategy / Asset Management	
8	Strategy / Asset Review update	Group
	5. Resourcing update	
	6. 2026/27 Urban Stormwater Asset Revaluation	
	7. Bridge Asset Management Plan	
	8. Other Business	
	9. Next Meeting Date	

DOC/26/14850

PRESENT

Audit Panel: Jan Lynch (Chair – Independent Member), Ian Wright (Independent Member), Cr Kahlia Simmons (Member), Cr Jan Hughes (Member)

Invited Officers: Lauren Tolputt (Director – Corporate Services), Malcolm Beattie (Acting Finance Manager), Jayne Miller (Acting General Manager)
Dylan Xing (Tasmanian Audit Office) via Microsoft Teams

Apologies: Chloe Bellchambers (Tasmanian Audit Office)

Absent: Nil

Minute Taker: Sarah Forsyth (Executive Assistant)

Meeting Commenced: 2:00pm

GENERAL MANAGER CERTIFICATION

The General Manager Certification will be provided at the Audit Panel Meeting.

- To be circulated post the meeting, with the Director – Corporate Services reviewing with the Acting General Manager **(ACTION)**.

Item 1

SUBJECT: Declaration of Conflict of Interest

PRESENTER: Group

Purpose

The purpose of this agenda item is to provide an opportunity for panel members to declare any conflicts of interest for items to be discuss during this meeting.

- Nil

Item 2

SUBJECT: Confirmation of Audit Panel Minutes | 25 August 2026

PRESENTER: Group

Purpose

That the Minutes of Proceedings of the Audit Panel Meeting held on 25 August 2026, having been circulated to all Members, be confirmed as a true record.

- Minutes confirmed as true and correct by all members present.

Item 3

SUBJECT: Outstanding Matters from Previous Audit Panel Meetings

PRESENTER: Acting Finance Manager: Malcolm Beattie

Purpose

The purpose of this agenda item is to advise the Audit Panel as to the outcomes of any outstanding matters from previous Audit Panel Meetings.

Item	Action	Responsible	Outcome
1	Follow up Financial Statement acceptance letter with Tasmanian Audit Office.	Finance Manager	Acting Finance Manager followed up this matter with the Tasmanian Audit Office. It was advised that no formal acceptance letter is sent unless the financials are not accepted or they are late. No letter was received by Council which is a good outcome.
2	Audit Annual Outcomes Report	Director – Corporate Services	ALA service level agreement to be established for provision of IT services. Status: ongoing, provider is currently having agreement pro-forma legally reviewed.
<ul style="list-style-type: none"> Discussed the outcomes as provided by Officers, with Director – Corporate Services to follow up with ALA regarding service level agreement (ACTION). 			

Item 4

SUBJECT: WHS Incident and Statistics Report – Quarter 1 2026/27

PRESENTER: Director – Corporate Services: Lauren Tolputt

Purpose

The WHS Incident and Statistics Report for quarter 1 2026/27 will be tabled at the next meeting as it is still being finalised after end of quarter.

- Committee discussed timing of Report, with this meeting being held earlier than usual due to Chair availability and Local Government elections.

Item 5

SUBJECT: Performance Audit Update

PRESENTER: Director - Corporate Services: Lauren Tolputt

Purpose

To discuss redirecting the scope for the 2026/27 Performance Audit from Information Technology (IT) to Work Health and Safety (WHS).

- Director – Corporate Services gave an overview of the update, as provided, including updates on internal recruitment in IT and WHS areas.

- Panel discussed that both IT and WHS are important, it is just a matter of sequencing in terms of which one would commence in 2026/27 financial year, with the other to commence post completion.
- Panel discussed the timing and scope of the WHS internal audit. Officers advised that the preparation of the audit scope could commence immediately, with supporting information to be provided to Panel members out of session. The Chair and Panel agreed that the WHS internal audit would proceed first, followed by the IT internal audit once the WHS audit is complete.

Item 6

SUBJECT: Annual Plan September Quarter Update

PRESENTER: Acting General Manager: Jayne Miller

Purpose

The purpose of this agenda item is to update Council and the community on progress of the 2026/27 Annual Plan as of 30 September 2026.

- Overview of the quarterly report from the Acting General Manager with detailed explanation to the Panel on the internal transformational plan.

Paused the Annual Plan item for an update from the Tasmanian Audit Office on the 2025/26 Audit (2:44pm)

Dylan Xing from the Tasmanian Audit Office (TAO) joined the Meeting via Teams (2:45pm)

- Overview of status of Audit, aiming to be completed by Monday next week, with audit opinion due to be received at the same time, subject to Officer availability at TAO.
- No key concerns with any items identified discussed with the Acting Finance Manager, with minor updates to be made to the 2025/26 financials prior to finalisation.
- The Panel requested that its feedback be provided to the signing officer regarding that, for future audits, clients should receive formal confirmation when their financial statements have been accepted.

Dylan left the Meeting (2:52pm)

- Panel discussed comments from TAO and audit process this year.

Resumed the Annual plan item post TAO presentation (2:57pm)

- Discussed the remaining update with several recommended changes to the 2026/27 Annual Plan.
- The Panel provided feedback on the presentation of future reports and status updates, which Officers will take into consideration for future reporting **(ACTION)**.

Item 7

SUBJECT: Board of Inquiry – Costs and Closure Report

PRESENTER: Director - Corporate Services: Lauren Tolputt

Purpose

To consider the Dorset Council Board of Inquiry Closure Report and formally conclude Council's separate administrative response to the Board of Inquiry, noting that the Ministerial Directions have been satisfied, progress reporting has ceased and the cost recovery arrangements have been settled.

- Chair thanked the Director – Corporate Services for preparing the Closure Report, with discussion about future media release and discussions with the Minister / Acting Director of Local Government on the matter prior to the public release of the Report **(ACTION)**.

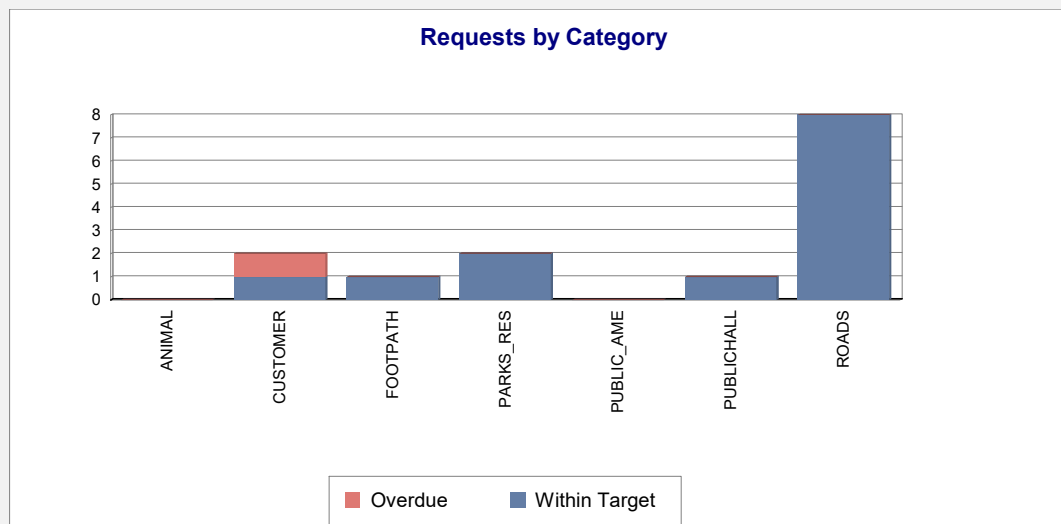
Item 8

SUBJECT: Other Business / Update on Significant Events

PRESENTER: Group

1. **May Shaw Update:** Nil
2. **Irrigation Scheme Update:** No change. 377 ML unsold at 30 June 2026.
3. **Term Deposit Register:** Nil with register circulated to Panel.
4. **Financial Management Strategy / Asset Management Strategy / Asset Review Update:** Director – Corporate Services provided verbal update earlier in meeting.
5. **Resourcing Update:** Director – Corporate Services provided verbal update earlier in meeting.
6. **2026/27 Urban Stormwater Asset Revaluation:** engaged contractor with draft report prepared and provided for comment internally.
7. **Bridge Asset Management Plan:** status is at internal review stage and consultation with Infrastructure team.
8. **Other Business:**
 - Discussed induction of new Council, with Acting General Manager advising Panel of external consultants planned to provide induction overview with 2026 elected Councillors primarily during November. The Chair requested that any finance related induction / training be discussed with the Panel prior to engagement **(ACTION)**.
 - Discussed when risk profile would be reviewed again. Officers noted that the Policy is listed in the current Annual Plan for review.
 - Discussed the status of considering an additional independent member, with consensus to discuss at the first meeting post election **(ACTION)**.
 - September quarter financials to be circulated to Panel members out of session once available due to timing of meeting, with Officers presenting them to the November Council Meeting **(ACTION)**.
9. **Next Meeting Dates:** Tuesday, 23 February 2027 at 2pm and Tuesday, 18 May 2027 at 2pm

Meeting Closed: 3:39pm



Customer Request Summary by Category

For period 1/09/2026 to 30/09/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 9/10/2026 10:58:54AM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Animals	1	0	0	0%	0	0%
Animal Enquiry	1	0	0	0%	0	0%
Customer Service	1	1	1	100%	1	100%
Customer Service General Enquiries	1	1	1	100%	1	100%
Footpath Enquiries	3	1	1	33%	0	0%
Bridport Footpath Maintenance	1	1	1	100%	0	0%
Scottsdale Footpath Maintenance	2	0	0	0%	0	0%
Parks & Reserves	4	2	2	50%	0	0%
Bridport Parks and Reserves Maintenance	1	0	0	0%	0	0%
Scottsdale Parks and Reserves Maintenance	1	0	0	0%	0	0%

Dorset A7 *live*

Customer Request Summary by Category

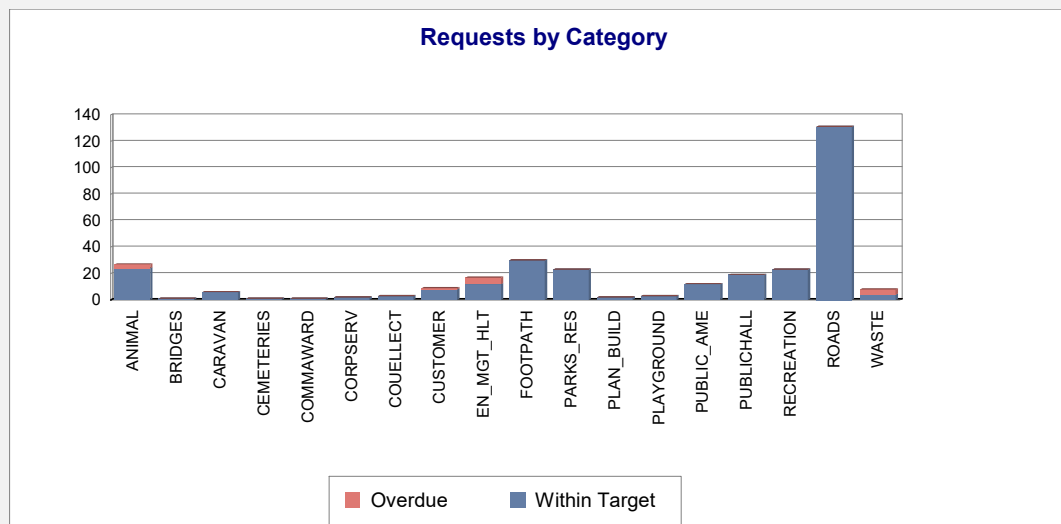
For period 1/09/2026 to 30/09/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 9/10/2026 10:58:54AM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Parks & Reserves	4	2	2	50%	0	0%
Urban Parks and Reserves Maintenance	2	2	2	100%	0	0%
Public Amenities	1	0	0	0%	0	0%
Scottsdale Public Amenities Maintenance	1	0	0	0%	0	0%
Public Halls Buildings	2	1	1	50%	0	0%
Bridport Public Hall Maintenance	2	1	1	50%	0	0%
Roads	14	8	8	57%	0	0%
Bridport Roads - Stormwater Maintenance	1	1	1	100%	0	0%
Rural Roads - Maintenance	3	2	2	67%	0	0%
Rural Roads - Mowing and Slashing	1	1	1	100%	0	0%
Scottsdale Roads - Maintenance	4	1	1	25%	0	0%
Scottsdale Roads - Stormwater Maintenance	2	1	1	50%	0	0%
Scottsdale Roads - Tree and Vegetation Maintenance	1	0	0	0%	0	0%
Urban Roads - Maintenance	1	1	1	100%	0	0%
Urban Roads - Spray and Pest Control	1	1	1	100%	0	0%
GRAND TOTAL	26	13	13	50%	1	4%



Customer Request Summary by Category

For period 1/01/2026 to 30/09/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 9/10/2026 10:48:37AM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Animals	32	27	24	75%	3	9%
Animal Enquiry	13	12	11	85%	1	8%
Dog Attack	3	2	1	33%	1	33%
Barking Dog	11	9	9	82%	0	0%
Dog Enquiry	3	2	1	33%	1	33%
Animal Welfare	2	2	2	100%	0	0%
Bridges	1	1	1	100%	0	0%
Bridge Enquiries	1	1	1	100%	0	0%
Caravan Parks	7	6	6	86%	0	0%
Bransholm Caravan Park Maintenance	1	1	1	100%	0	0%

Dorset A7 *live*

Customer Request Summary by Category

For period 1/01/2026 to 30/09/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 9/10/2026 10:48:37AM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Caravan Parks	7	6	6	86%	0	0%
Bridport Caravan Park Maintenance	3	2	2	67%	0	0%
Northeast Caravan Park Maintenance	3	3	3	100%	0	0%
Cemeteries	2	1	1	50%	0	0%
Ellesmere Cemetery Maintenance	1	1	1	100%	0	0%
Springfield Cemetery Maintenance	1	0	0	0%	0	0%
Community Awards	1	1	1	100%	0	0%
Communtiy Awards - Enquiries	1	1	1	100%	0	0%
Corporate Services General	2	2	2	100%	0	0%
Rates Enquiries	2	2	2	100%	0	0%
Council Elections	3	3	3	100%	0	0%
Council Elections Enquiries	3	3	3	100%	0	0%
Customer Service	8	8	8	100%	1	13%
Customer Service General Enquiries	8	8	8	100%	1	13%
Environmental Management and Health	23	17	12	52%	5	22%
Fire Hazards	12	8	6	50%	2	17%
Environmental Management & Health General Enquiries	4	3	2	50%	1	25%
Noise Pollution	7	6	4	57%	2	29%
Footpath Enquiries	35	30	30	86%	0	0%
Bridport Footpath Maintenance	12	10	10	83%	0	0%
Scottsdale Footpath Maintenance	12	10	10	83%	0	0%
Urban Footpath Maintenance	11	10	10	91%	0	0%
Parks & Reserves	26	23	23	88%	0	0%

Customer Request Summary by Category

For period 1/01/2026 to 30/09/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 9/10/2026 10:48:37AM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Parks & Reserves	26	23	23	88%	0	0%
Bridport Parks and Reserves Maintenance	9	8	8	89%	0	0%
Scottsdale Parks and Reserves Maintenance	9	7	7	78%	0	0%
Urban Parks and Reserves Maintenance	8	8	8	100%	0	0%
Planning & Building Services	2	2	2	100%	0	0%
Environmental Management Enquiries	1	1	1	100%	0	0%
Planning Enquiries	1	1	1	100%	0	0%
Playground Maintenance	3	3	3	100%	0	0%
Bridport Playground Maintenance	1	1	1	100%	0	0%
Scottsdale Playground Maintenance	2	2	2	100%	0	0%
Public Amenities	14	12	12	86%	0	0%
Bridport Public Amenities Maintenance	4	4	4	100%	0	0%
Scottsdale Public Amenities Maintenance	10	8	8	80%	0	0%
Public Halls Buildings	24	19	19	79%	0	0%
Bridport Public Hall Maintenance	5	4	4	80%	0	0%
Council Office Maintenance	11	7	7	64%	0	0%
Nugget Sellars Hall Maintenance	2	2	2	100%	0	0%
Urban Public Hall Maintenance	6	6	6	100%	0	0%
Recreation Grounds	24	23	23	96%	0	0%
Bridport Recreation Ground Maintenance	6	6	6	100%	0	0%
Scottsdale Recreation Ground Maintenance	15	14	14	93%	0	0%
Urban Recreation Ground Maintenance	3	3	3	100%	0	0%
Roads	153	131	131	86%	0	0%
Bridport Roads - Mowing and Slashing	1	1	1	100%	0	0%

Customer Request Summary by Category

For period 1/01/2026 to 30/09/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 9/10/2026 10:48:37AM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Roads	153	131	131	86%	0	0%
Bridport Roads - Maintenance	5	5	5	100%	0	0%
Bridport Roads - Spray and Pest Control	2	2	2	100%	0	0%
Bridport Roads - Stormwater Maintenance	4	3	3	75%	0	0%
Bridport Roads - Tree and Vegetation Maintenance	6	5	5	83%	0	0%
Rural Roads - Maintenance	60	55	55	92%	0	0%
Rural Roads - Signage & Guide Post Maintenance	8	7	7	88%	0	0%
Rural Roads - Spraying and Pest Control	3	3	3	100%	0	0%
Rural Roads - Tree and Vegetation Maintenance	9	8	8	89%	0	0%
Rural Roads - Mowing and Slashing	14	13	13	93%	0	0%
Scottsdale Roads - Mowing and Slashing	1	1	1	100%	0	0%
Scottsdale Roads - Maintenance	13	7	7	54%	0	0%
Scottsdale Roads - Stormwater Maintenance	9	5	5	56%	0	0%
Scottsdale Roads - Tree and Vegetation Maintenance	7	6	6	86%	0	0%
Urban Roads - Maintenance	6	5	5	83%	0	0%
Urban Roads - Speed Limit Enquiries	3	3	3	100%	0	0%
Urban Roads - Spray and Pest Control	1	1	1	100%	0	0%
Urban Roads - Tree and Vegetation Maintenance	1	1	1	100%	0	0%
Waste Management	8	8	4	50%	4	50%
Waste Collection Issues	1	1	1	100%	0	0%
Waste Management Enquiries	6	6	2	33%	4	67%
Wheelie Bin Changes	1	1	1	100%	0	0%
GRAND TOTAL	368	317	305	83%	13	4%

DORSET COUNCIL – Planning Approvals September 2026

DEV-2026/66	Mr B W Blackberry 334 East Minstone RD SCOTTSDALE	Lodged 01/07/2026 Value of Works - \$10,000	Construction of a farm shed for grazing Determined APPD on 09/09/2026
DEV-2026/67	Mr C T Barrett 15 South ST BRIDPORT	Lodged 06/07/2026 Value of Works - \$100,000	Additions and alterations to existing dwelling Determined APPD on 08/09/2026
DEV-2026/78	Ms H A Truscott 9 Renison ST DERBY	Lodged 25/08/2026	Change of use to existing dwelling into visitor accommodation Determined APPD on 23/09/2026

DORSET COUNCIL – Building Approvals September 2026

OTH-2026/58	Mr R Clark 12B Henry ST BRIDPORT	Lodged 01/09/2026 Value of Works - \$200,000	Dwelling Alterations & Additions Determined APPR on 01/09/2026
OTH-2026/61	Engineering Plus 3 Alfred ST BRIDPORT	Lodged 03/09/2026 Value of Works - \$50,000	Demolition & New Shed Determined APPR on 03/09/2026
OTH-2026/63	Mrs S R Hall 113 Westwood ST BRIDPORT	Lodged 01/09/2026 Value of Works - \$50,000	New Dwelling (Stage 1 Lower Slab & Retaining Walls) Determined APPR on 01/09/2026
OTH-2026/64	Mr N J Whelan 328 Cuckoo RD CUCKOO	Lodged 04/09/2026 Value of Works - \$400,000	New Dwelling Determined APPR on 04/09/2026
OTH-2026/66	Degree C Pty Ltd 2 Coffey RD TALAWA	Lodged 03/09/2026 Value of Works - \$2,100	Solar Panel Installation Determined APPR on 03/09/2026
OTH-2026/67	Mr R A Shedden Mrs L V Shedden 30 William ST SCOTTSDALE	Lodged 04/09/2026 Value of Works - \$60,000	Dwelling Addition Determined APPR on 04/09/2026
OTH-2026/68	DB Electrical Tasmania 400 Red Hill RD BRANXHOLM	Lodged 08/09/2026 Value of Works - \$50,000	Solar Panel Installation Determined APPR on 08/09/2026

OTH-2026/62	The Retail Group 13 Victoria ST SCOTTSDALE	Lodged 22/09/2026 Value of Works - \$165,000	Alterations to Existing Shop Determined APPR on 22/09/2026
OTH-2026/69	Mode Electrical 2 Scott ST BRANXHOLM	Lodged 30/09/2026 Value of Works - \$6,500	Solar Panel Installation Determined APPR on 30/09/2026
OTH-2026/71	DB Electrical Tasmania 758 Banca RD BANCA	Lodged 30/09/2026 Value of Works - \$18,563	Solar Panel Installation Determined APPR on 30/09/2026

DORSET COUNCIL – Plumbing Approvals

September 2026

SP-2026/64	Mr N J Whelan 328 Cuckoo RD CUCKOO	Lodged 04/09/2026 Value of Works - \$400,000	New Dwelling Determined APPR on 04/09/2026
OTH-2026/58	Mr R Clark 12B Henry ST BRIDPORT	Lodged 01/09/2026 Value of Works - \$200,000	Dwelling Alterations & Additions Determined APPR on 01/09/2026
OTH-2026/65	Wilson Homes Pty Ltd 13 Marilyn DR BRIDPORT	Lodged 01/09/2026	New Dwelling (Plumbing ONLY) Determined APPR on 01/09/2026