



dorset
C O U N C I L

Ordinary Agenda

Council Meeting

Monday, 20 April 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.



JOHN MARIK
General Manager

Notification of Council Meeting

NOTICE¹ is given that the next Ordinary Meeting of the Dorset Council will be held on **Monday, 20 April 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.



JOHN MARIK
General Manager

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

Ordinary Meeting of Council

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Council Meeting - Agenda

Monday, 20 April 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 70/2026 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 71/2026 Confirmation of Ordinary Council Meeting Minutes – 23 March 2026

Ref: DOC/26/3983

The Chair reported that he had viewed the minutes of the Ordinary Meeting held on Monday, 23 March 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, 23 March 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 72/2026 Confirmation of Council Meeting Closed Session Minutes – 23 March 2026

Ref: DOC/26/3982

The Chair reported that he had viewed the minutes of the Ordinary Meeting Closed Session held on Monday, 23 March 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, 23 March 2026 having been circulated to Councillors, be confirmed as a true record.

Item 73/2026 Confirmation of Agenda

Recommendation

That Council confirm the Agenda and order of business for the 20 April 2026 Council Meeting.

Item 74/2026 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 23 March Council Meeting:

Karl Willrath, Scottsdale

In the Dorset 2024 / 2025 annual report, page 29, it states there were two applications for assessed disclosure of information under the RTI Act. It does not state if these were successful, blocked or even if the same information was applied for. As the Mayor is aware, I am in the process of an RTI in an attempt to find out how much Dorset council spends on catering which apparently includes the amount councillors spend on themselves. As the RTI process is some what of a rigmarole, will Dorset consider running a proper disclosure log, and actually publicly disclose the information which has been disclosed via the RTI process as many, if not all are in the public interest.

Response from Director – Corporate Services:

The *Right to Information Act 2009* establishes four pathways through which information may be made available to the public: required disclosure, routine disclosure, active disclosure, and assessed disclosure.

Council already makes information publicly available through required, routine and active disclosure mechanisms where it is appropriate to do so and in the public interest. The assessed disclosure pathway (i.e. an RTI application) is intended to provide access to specific existing records on application and is subject to a structured assessment process under the Act.

Information released through assessed disclosure is often provided in response to a particular request and may be contextual, partial, or fragmented. It is also not required to be provided in a format suitable for publication (for example, access may be granted through inspection rather than provision of a publishable document). For these reasons, information released under this pathway is not always appropriate for broader public release.

The Act does not require councils to maintain a public disclosure log, and this is not a common practice across the local government sector. Broader reporting on the operation of the Act is undertaken at a State level, with an annual report provided to the Minister for Justice, Corrections

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

and Rehabilitation, and the Tasmanian Ombudsman required to publish an annual report to Parliament on the operation of the Act.

The inclusion of the number of RTI applications in Council's Annual Report is provided as a general transparency measure. There is no legislative requirement for Council to report on the outcomes of individual applications or regarding the RTI process generally.

Having regard to the above, Council is not considering establishing a public disclosure log at this time.

Scott Timmins, Branxholm (representing Branxholm Events Committee)

Given the Branxholm Events Committee delivers community connection events like the Biggest Morning Tea, Christmas in July, The Barn Dance and The Devils Cardigan, all of which generate a high volume of dishes, will the Council reconsider its decision and allow at no cost to Council, a commercial under-bench dishwasher similar to that installed in the Ringarooma Hub, to ensure proper hygiene standards and reduce the workload and safety risks for volunteers?

Response from Director – Corporate Services:

Council acknowledges the important role that the Branxholm Events Committee plays in delivering community events.

The proposed works were assessed through Council's Works on Council Land process. Council is pleased to be supporting a range of proposed works at the facility including an oven upgrade, installation of new benches, installation of walls, installation of floor lining, wall sealing and interior painting.

Council's position is that facilities of this nature are intended to support general community use rather than commercial-scale kitchen operations. In addition, consideration was given to the facilities existing services and capacity to support commercial grade equipment, consistency across Council facilities, and the ongoing maintenance, servicing and whole of life costs associated with commercial appliances.

Accordingly, approval was granted for the installation of a domestic dishwasher, with the request for a commercial unit not supported on this occasion.

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

Item 75/2026 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.

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

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-amble, 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 **taken on notice** at the 23 March Council Meeting:

Councillor Teichmann:

1. *What is Council doing to control European wasps (*Vespula Germanica*), an invasive pest species, in Dorset generally and Derby, specifically, as they seem to be quite a problem at present?*

Response from Director – Community and Development Services:

Registered pest controllers are recommended to locate and destroy wasp nests.

In instances where European wasp nests cannot be located or reached, the following updated chemical control permit conditions are now in place:

- APVMA Permit Number – PER89402 ('Permit to allow minor use of an unregistered AgVet chemical product for control of European Wasp').

Permit Holder: Department of Natural Resources and Environment Tasmania (NRE Tas)
165 Westbury Road, Prospect, TAS, 7250

NRE Tas continues as the permit holder, however NRE Tas is not the supplier and distributor of wasp baits in Tasmania. This permit allows the following groups to undertake the baiting:

- licensed Pest Control Operators,
- State and Local Government employees, and
- primary producers who are suitably qualified and are experienced in the application of agricultural chemicals.

Licensed pest controllers are automatically deemed suitably qualified and experienced in the application of agricultural chemicals to use the product under the permit.

State and Local Government employees and primary producers will need to have successfully completed training in the use of agricultural chemicals.

There are no Dorset Council employees who are appropriately qualified to undertake this specific activity.

Council is responsible for pest management across a range of natural environments, maintained public open spaces, roadsides and buildings. Moving forward, Council could consider progressing policy to practice pest management for the buildings and grounds Council owns and manages. Integrated Pest Management is the best approach for the management of pests based on long-term prevention and suppression by use of a wide range of methods which are considered in the context of both risk and cost effectiveness for the whole of Council operations and the community.

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

2. Does Council have responsibility for ensuring the old Briseis Mine Office is being maintained, under any contract Council has with Crown Lands?

Response from General Manager:

Council has responsibilities in relation to the management of the old Briseis Mine Office under its arrangements with Crown.

As stated in response to the previous question relating to this asset, Council will be commencing Derby Master Planning through the Dorset – Future Ready project on receipt of promised election funding from the State Government. This is the ideal mechanism to consider new or upgraded infrastructure for the town to ensure future investment is coordinated, strategic and aligned with long term priorities, visitor demand and service requirements.

Consistent with this approach, any proposals for new or upgraded infrastructure would be considered through that planning process and, where appropriate, progressed through future Annual Plan and budget deliberations.

The following questions were received **without notice** from Councillors:

Item 77/2026 Requests for Leave of Absence

Nil

Item 78/2026 Notifications of Leave of Absence for Parental Leave

Nil

Item 79/2026 Councillor Motions with Notice

Withdrawn | Motion with Notice: Item 57.1/2026

Councillor Wendy McLennan | 23 March 2026 Council Meeting

Ref: DOC/26/4872

On 8 April 2026, the General Manager received formal notification from Councillor Wendy McLennan advising of her decision to withdraw the Motion with Notice considered at the 23 March 2026 Council Meeting regarding the North East Rail Trail: Stage 3 Project. The matter was subsequently discussed at the Council Briefing Workshop held on 8 April 2026, where Officers provided detailed information. Following discussion, Councillors reviewed the Priority Projects Plan 2025+. The revised Plan is now presented for Council's consideration at this meeting, with further detail provided in Item 81/2026.

PLANNING AUTHORITY MATTERS FOR DECISION

The Chair will now announce that Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* (LUPA Act) when considering Item 80/2026.

Council is required by Regulation 10(4) of the *Local Government (Meeting Procedures) Regulations 2025* to deal with items as a Planning Authority under the LUPA Act in a sequential manner.

The following item is to be dealt with at the meeting of Council in its capacity as a Planning Authority.

Item 80/2026 **Planning Application | Visitor Accommodation (4 Units) – 45 Main Street DERBY**
 Reporting Officers: Town Planner, Kamala Roberts and Director – Community & Development Services, Jayne Miller
 Ref: DOC/26/5072 | Assessment Report: DOC/26/5072 | PLA/2025/120

Purpose

The purpose of this report is for Council to assess and determine an application for Visitor Accommodation – 4 units (change of use from a single dwelling to two holiday units and two new cabins) at 45 Main Street, Derby.

Recommendation

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 the Visitor Accommodation – 4 units (change of use from a single dwelling to two holiday units and two new cabins) be approved subject to the following conditions:

1. Basis Of Approval

The use and development for Visitor Accommodation – 4 units (change of use from a single dwelling to two holiday units and two new cabins) is approved and must be undertaken generally in accordance with the following endorsed plans:

- a) Proposed Visitor Accommodation 45 Main Street Derby, M.H. McCoid, Ref 241001, prepared by Pettit Designs dated December 2025 (16 sheets).

2. TasWater SPAN

The proposal must be carried out in accordance with TasWater SPAN TWDA2026/00057-DC.

3. Vehicular Crossings

The new crossing must be constructed in accordance with the Local Government Association of Tasmania Standard Drawings unless otherwise specified. Works in the road reserve must not commence until a Driveway Application Form has been submitted to Council and approved by the Road Authority.

Any services within the road reserve that require relocation must be approved by the relevant service authority and any such relocation is made at the developer's cost.

4. Driveway And Parking Area Construction

Before commencement of the use, parking bays and access ways as shown on the endorsed plans must:

- a) be line-marked or otherwise delineated to indicate each car space and access lane;
- b) be properly constructed to such levels that they can be used in accordance with the plans;
- c) be surfaced with an all-weather impervious surface; and
- d) be adequately drained to prevent stormwater being discharged to neighbouring property.

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

5. Construction Management

Soil, water and dust must be managed on the site during construction to:

- a) prevent the escape of soil and sediments beyond site boundaries; and
- b) direct water runoff to a lawful point of discharge without causing nuisance for neighbours.

6. Commenced Development Stop

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must be installed and maintained on site until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Infrastructure or their delegate.

7. Onsite Wastewater Management

Prior to commencement of the use, the existing septic tank must be pumped out and the contents disposed of to an approved facility.

The land application area for onsite wastewater disposal must be separate from parking and access ways.

8. 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:
 - Monday to Thursday: 7am to 10pm;
 - Friday or a work day before a public holiday 7am to midnight;

- Saturday 9am to midnight; and
 - 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:

- a. Building approval*
- b. Plumbing approval*
- c. Food business registration*
- d. Any further signage*
- e. Any further changes to the façade*

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.

Summary

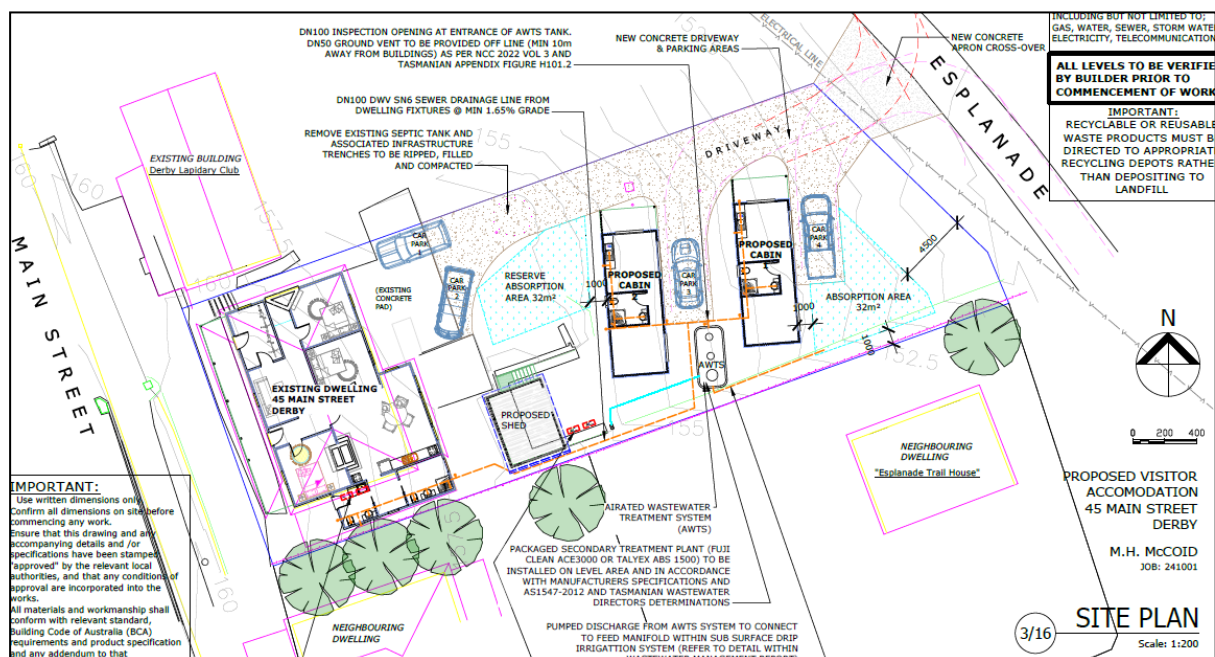
PLANNING APPLICATION ASSESSMENT OVERVIEW	
PLA NUMBER:	PLA/2025/120
DESCRIPTION:	Visitor Accommodation – 4 units (change of use from a single dwelling to two holiday units and two new cabins)
PROPERTY ADDRESS:	45 Main Street, Derby
APPLICANT:	M Pettit
TITLE NO:	107500/9
PROPERTY ID:	6820472
PLANNING INSTRUMENT:	<i>Tasmanian Planning Scheme - Dorset</i>
ZONE:	Village
APPLICABLE CODE(S):	Signs Parking and Sustainable Transport Road and Railway Assets Natural Assets Bushfire-Prone Areas
SPECIFIC AREA PLAN:	Not Applicable
DEVELOPMENT CONTROL STATUS:	Discretionary
RECOMMENDATION:	Approval
AUTHOR:	Eric Smith (West Tamar Council - Senior Town Planner)

The application PLA/2025/120 is for the conversion of a single dwelling into two visitor accommodation units and the construction of two visitor accommodation cabins at 45 Main Street, Derby:



The proposed visitor accommodation will consist of the first floor and ground floor of the existing dwelling, and two (2) standalone cabins. The site will be developed to include a sealed driveway, parking spaces, and absorption areas for wastewater management (Figure 1).

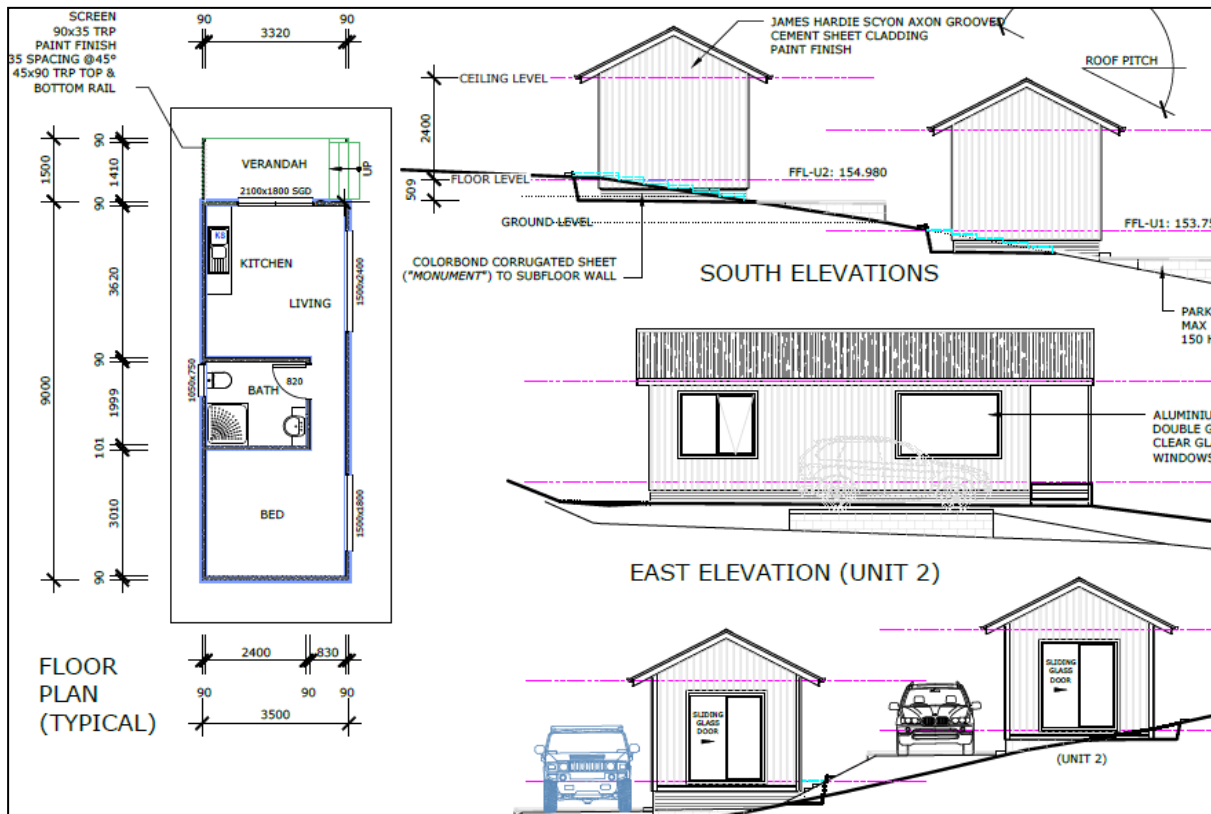
Figure 1 Site plan showing driveway, parking, cabins, first floor of dwelling, external storage, and absorption areas.



The ground floor will comprise one bedroom, bathroom, kitchen, and combined lounge and dining area (Figure 2). There is a void space, and no internal access to the first floor (refer to Figure 2).

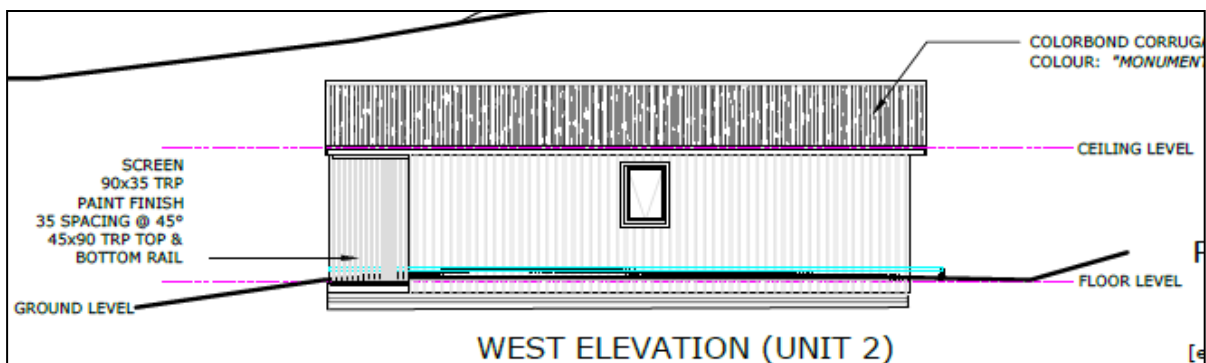
The proposed cabins will each consist of one (1) bedroom, combined kitchen and living area, and a bathroom (Figure 4).

Figure 4 excerpt of cabin floor plans, and elevations from the south, east, and north (label not shown).



The proposed cabins will have relative privacy with windows of the cabins facing away from the main buildings and only a small window facing either the other cabin or the main house (Figure 5).

Figure 5 excerpt of plans showing west elevation.



Planning, Environment and Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning and Approval Act 1993* (LUPA Act) and the *Tasmanian Planning Scheme – Dorset*. The application is made in accordance with Section 57 of the LUPA Act.

Strategic and Annual Plan

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

Risk Management

Management of key risk(s) is inherent in the conditioning of the permit.

Financial and Asset Management Implications

N/A

Community Considerations

N/A

Consultation

The application was advertised for the required statutory period.

Development Control Status:	Discretionary- s.57 LUPA Act	
Public Exhibition Required:	Yes	
Public Exhibition Period:	Commenced	Concluded
	21/02/2026	08/03/2026
Representations Received:	Yes	

During the public exhibition period three (3) representations were received.

Clause 6.10.1 of the *Tasmanian Planning Scheme – Dorset* states that in determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the LUPA Act, take into consideration:

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

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

It is within this context that the following responses were provided to the key issues raised within the representations.

Concern	Response
<p>Excessive development: one representation directly objects to the scale of development on the site, specifically that there will be four (4) cabins on a site of 790m².</p>	<ul style="list-style-type: none"> - The density of proposed cabins will result in six (6) bedrooms to host up to 12 people total for 790m² or 1 guest per 65.8 m². Nearby visitor accommodation has the following densities: <ul style="list-style-type: none"> 1) Tin Mountain, site size 1,480m², has three (3) cabins designed to host eight (8) people per cabin, 24 people total, 1 guest per 61.7 m². 2) Dales of Derby, site size 1,750m², also hosts 24 people total, 1 guest per 72.9 m². - The car parking provision is considered suitable. - The ribbon of development along Main Road makes traffic relatively simple to manage as once arrived, most of the services visitors need are within walking distance of their accommodation, reducing vehicle movements. - It is consistent with the Planning Scheme to have visitor accommodation location within the Village Zone.
<p>Insufficient parking: two representations are concerned there is not sufficient parking on the site.</p>	<ul style="list-style-type: none"> - As per the <i>Tasmanian Planning Scheme – Dorset</i> Table C2.1 requires one (1) car parking space per self-contained accommodation unit, or one space per four (4) beds, whichever is greater. The site has six (6) beds. Using the first metric four (4) spaces area required, using the second metric only two (2) spaces are required. - As the Acceptable Solution is four (4) car parking spaces and four (4) parking spaces are proposed, therefore the Acceptable Solution is met. The Council has no Discretion to refuse the application on these grounds nor impose a Condition to require additional car parking on the site.
<p>Illegal street parking on Main Street, including damage caused: all representors expressed these concerns.</p>	<ul style="list-style-type: none"> - The Road Authority for Main Street is the Department of State Growth; the Council manages the footpath on their behalf. - No Parking and No Standing signs exist on the carriageway at the front of the site. Obstructions of the footpath is regulated in accordance with the Australian Road Rules and are a matter to discuss with State Growth. - Damage caused by vehicles and illegal parking are police matters and are not assessed under the <i>Tasmanian Planning Scheme – Dorset</i>.
<p>Construction or general traffic taking a shortcut over 43 Main Street: one representor is concerned about property damage due to increased traffic through property, when there is a legal access along Esplanade.</p>	<ul style="list-style-type: none"> - It is considered that formalisation of access to the lot will discourage informal access. - It would not be appropriate to condition a fence be constructed as part of the approval as the issue is clearly existing and not reasonably related to the proposal. - The occupants of the site may consider erecting a fence under the normal conditions of the <i>Boundary Fences Act 1908</i>. There is an exemption for suitable fencing in the Planning Scheme. - Trespassing and dumping are not addressed in the <i>Tasmanian Planning Scheme – Dorset</i>. These are police matters.

ITEMS FOR DECISION

Item 81/2026

Priority Projects Plan 2025+ | North East Rail Trail – Stage 3 Project Update

Reporting Officer: General Manager, John Marik

Ref: DOC/26/4940 | Priority Projects Plan – April 2026: DOC/26/4939

Purpose

The purpose of this agenda item is for Council to consider the future direction of the North East Rail Trail and its role within a broader regional “City to the Sea” trail network, and to determine the next steps to progress this vision.

Recommendation

That Council:

1. endorses the preparation of a North East Trail Network Master Plan (City to the Sea) which will:
 - Define the long-term vision, scope and alignment of a regional multi-use trail network connecting City of Launceston, Dorset and Break O’Day
 - Identify preferred trail alignments including the North East Rail Trail Stage 3 and broader connections predominantly via existing infrastructure (rail corridors, forest roads and trail networks)
 - Establish concepts, staging, priorities, cost estimates and funding pathways
 - Include community and stakeholder consultation to inform design, alignment and feasibility
2. endorses the inclusion of the City to the Sea trail network project within Council’s Priority Projects Plan, including:
 - Amending the Priority Projects Plan to include the Scottsdale Railway Station as a priority project
 - Amending the Priority Projects Plan to include the project scoping and preliminary planning of a connecting trail linking Tulendeena to Legerwood, and on to Branxholm
 - Reframing the North East Rail Trail Stage 3 as a key enabling project within a broader regional trail network
 - Identifying additional enabling projects (infrastructure, trail connections, precincts and visitor services) required to deliver the network vision
 - Updating project descriptions, scope and advocacy positioning to reflect a regional, multi-day trail experience
3. authorises the General Manager to engage with key regional and State partners to progress the City to the Sea vision, including:
 - City of Launceston, Break O’Day Council and Northern Tasmania Development Corporation
 - Tasmanian Government agencies (including tourism, infrastructure and land managers)
 - Industry stakeholders and community groups
 with the intent to:
 - Establish a coordinated regional approach to planning, delivery and advocacy
 - Identify partnership opportunities, governance models and funding pathways
 - Position the project as a regionally significant and State-supported initiative

Background

A Notice of Motion was received from Councillor McLennan at the 23 March 2026 Council Meeting:

“That Dorset Council remove the North East Rail Trail stage 3 from the Strategic Plan as a priority project and, as a consequence, remove it from the Annual Plan and Operational Plan.”

The debate at the meeting ended with a procedural motion to defer to a workshop for further discussion. The motion was discussed in the 8 April 2026 Council Workshop and a bold and visionary position was discussed by Councillors as reflected in this agenda. Councillor McLennan formally withdrew the Notice of Motion in writing on 8 April 2026.

The North East Rail Trail Stage 3 is a long-standing project supported by Dorset Council that has progressed steadily from early planning through to virtually shovel ready over the 12-year period since 2014 when it was first mooted⁵. The project to date has largely been viewed as a singular product offering and standalone project. The project has the potential to develop more broadly as a foundational element within a regional multi use trail network that connects forest roads, rail trails, mountain bike networks and unsealed roads and tracks across the North East.

The vision is to have a truly world-class offering connecting Launceston to Break O’Day, a seamless “City to the Sea” experience.

Stage 3 of the North East Rail Trail represents a once-in-a-generation opportunity to realise this broader vision. By connecting Dorset with Lilydale, and one day Launceston, and extending links towards Break O’Day, a seamless *City to the Sea* trail experience can be created that positions the North East as a world-class destination for cycling, walking and multi-day adventures. This networked approach enables multiple “trail towns” across the region, allowing visitors to step on and off the experience at different points, stay longer, travel further, and distribute spending more widely across our local communities.

The project creates opportunities for storytelling along the routes, local artwork and interpretation, pop-up and permanent businesses, shuttle services, guided experiences, and diverse accommodation offerings. Importantly, it allows Dorset to leverage its existing strengths and industries, its landscapes, towns and established world class trails reputation, while future proofing the region through diversification and collaboration. This approach, while not new, has been successfully applied across regional Australia. In northern New South Wales, the Northern Rivers Rail Trail has been delivered in stages, with the Tweed section acting as a significant catalyst for local economic growth⁶. Similar outcomes have been achieved in Victoria through the Murray to the Mountains Rail Trail⁷, which has delivered lasting benefits to surrounding communities. More recently the Snowy Monaro Regional Council has developed the Snowy Monaro Regional Trails Masterplan⁸, a region-wide framework that coordinates recreational trail development across Council-managed assets, supporting walking, trail running, mountain biking, road cycling, and horse riding. Internationally, the Trans Canada trail interconnects 29,000km of hiking, cycling, paddling, horse-riding, cross-country skiing, and snowmobiling trails into the longest multi-use trail system in the world. Together, these examples demonstrate what can be achieved through a coordinated regional approach and provide a model that could be adapted and applied within our own region.

⁵ [The full project history can be found outlined in the North East Rail Trail agenda item \(142/24\) - 22 July 2024 Ordinary Council Meeting – download the agenda here.](#)

⁶ [Northern Rivers Rail Trail: Tweed Section – Economic Impact Assessment Report April 2024](#)

⁷ [Regional Communities and Cycling: The Case of the Murray to the Mountains Rail Trail, Victoria Australia](#)

⁸ [Snowy Monaro Regional Trails Masterplan](#)

With in principle support already provided by City of Launceston for Stage 3 of the North East Rail Trail⁹, and Break O’Day Council expressing willingness to explore connections via forest roads and existing trail networks, the foundation for a truly regional approach is already in place.

Planning, Environment and Statutory Requirements

All necessary planning approvals for Stage 3 have been obtained, with remaining approvals required under the Strategic Infrastructure Corridors Act prior to construction.

Land Use Planning and Approvals Act 1993

- Planning permits for the Rail Trail and ancillary components (car park construction, crossover upgrade, etc.) have been approved by Dorset Council and City of Launceston, each pursuant to Section 57 of the Act.

Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016

- Dorset Council has been appointed the Corridor Manager for the North East Corridor from Tonganah to Lilydale Falls Reserve pursuant to Section 29 of the Act.
- Planning approval for the trail length from Scottsdale to Lilydale Falls Reserve has been obtained in accord with those provisions provided at Part 6 of the Act.
- Further ministerial approval pursuant to relevant provisions provided under (i) Part 14 of the Act, for removal of the former rail infrastructure and (ii) Part 5, Division 3 of the Act for use of substantial fixed infrastructure (e.g. bridges, the tunnel), are still respectively required to be obtained prior development and use of the Rail Trail.

Strategic and Annual Plan

- Dorset Council Strategic Plan (2023 - 2032), Imperative 8.2.

Council’s vision of “An inclusive, thriving and connected community” aligns well with the North East Rail Trail and “connecting” the community town-by-town.

Regional alignment to the “City to the Sea” vision:

- The North East Marketing Strategy: Alignment with new brand and vision focused on storytelling (to be launched this year).
- UNESCO Creative Cities (via Launceston & Hobart): Council should lean into Launceston being the UNESCO City of Gastronomy and Hobart the City of Literature. Dorset have a rich and vivid history, heritage, agriculture, and natural wonders that are already depicted through our story telling and marketing. Dorset can build on this storytelling and marketing further as part of the North East Rail Trail and a regional trail network.
- Dorset – Future Ready: This is the mechanism to unlocking and developing our town visions and storytelling.
- Break O’Day Strategic Plan and Recreational Trail Strategy: Break O’Day have stated they are willing to explore opportunities, note their Trail Strategy aims include:
 - A connected regional trail network (linking towns and landscapes)

⁹ [December 12, 2024 City of Launceston Minutes \(pages 58-59\) - Provision of in-principle support to the North East Rail Trail Stage 3 project concept](#)

- A strong focus on gravel and adventure riding
- Multi-day and dispersed visitor experiences
- Nature based and low impact tourism
- Targeting complementary markets; gravel riders, leisure, adventure and touring
- [City of Launceston Strategic Plan alignment](#): Objective 2.2(c) develop a safe, pleasant, and connected walking and active transportation network that is integrated with the transport system across Launceston’s urban footprint -> action; invest in seamless active transportation network including associated infrastructure such as bike parking and shade trees that links open spaces and waterways, other transport systems, key attractions and activity centres.
- [2030 Visitor Economy Strategy](#): Prioritises high-yield, low volume tourism experiences, dispersing visitors into regional Tasmania, place-based experiences and storytelling, leveraging existing strengths and infrastructure, alignment with active and sustainable transport and supporting regional economies and small business.

Risk Management

The primary risks relate to project delivery timing, funding availability and community acceptance of future extensions.

The North East Rail Trail project, to date, has endured delays associated with multiple elements including government assessment and inquiry processes, planning assessment and appeal proceedings, and the need to undertake a contemporary and comprehensive review of the project’s business case and costings. This has understandably caused significant adjustments to the project schedule with acquisition of funding currently hindering progress.

The Scottsdale Railway Station building is in an extreme state of disrepair with no surface untouched by deterioration and / or vandalism. The building is heritage listed with the anticipated cost of a redevelopment expected to be substantial with heritage construction projects typically costing 20-50% more than equivalent non-heritage construction projects due to conservation requirements. The Rotary Club of Scottsdale is currently the project lead on the redevelopment of the Railway Station project to lock up stage.

Previous discussions regarding extending of the trail from Tulendeena to Legerwood have been met with community concerns. Extensive community and stakeholder consultation will be required to determine project scope and feasibility as well as potential alignment, design mitigation strategies and construction methodology to alleviate concerns as required.

Financial and Asset Management Implications

While Stage 3 of the North East Rail Trail, and potential connectors between Tulendeena – Legerwood - Branxholm requires capital investment, much of the broader trail network leverages existing infrastructure and does not create additional long-term financial burden beyond current asset management commitments.

Council budgetary impacts:

- North East Rail Trail Stage 3 \$6.54 million up-front capital cost¹⁰

¹⁰ [Business Case 2024 – October Update](#)

- North East Rail Trail Stage 3 \$140,000 annual operational cost estimate¹¹
- \$300,000 North East Rail Trail stage 3 vegetation clearance program 2026/27 budget estimates
- Existing roads – already funded
- Scottsdale Station Building \$100,000 committed to Rotary

It is important to recognise that while there are current gaps preventing a fully interconnected trail network, many of the core elements are already in place. These include established trail and pathway sections such as Valley Ponds linking Branxholm and Derby, as well as an extensive network of gravel roads that already connect towns across Dorset and Break O'Day, with further potential connections from Lilydale through to Launceston. These existing assets do not represent additional financial burden within the Long-Term Financial Plan. The ongoing renewal and maintenance of gravel roads and local road infrastructure within the Dorset municipality is already budgeted for, regardless of trail development. As a result, incorporating these routes into the wider trail network does not require additional capital or recurrent expenditure beyond current commitments other than to be packaged up and marketed appropriately.

The Rotary Club of Scottsdale is project lead on the redevelopment of the Scottsdale Station building to lock up stage with their estimated proposed budget sitting around \$280,000 with \$250,000 currently available to them via a state government funded grant (\$150,000) and Council budget allocation (\$100,000). Quotes are currently being garnered to ascertain accurate costings and inform future works.

The Scottsdale Railway Precinct initial stage of development is largely complete, however further works have been highlighted in relation to sealing of the access road and further development of the area. These works are yet to be fully costed.

Community Considerations

The project supports economic development, community wellbeing and regional connectivity by increasing visitation, supporting local business and providing accessible recreation opportunities

The Dorset Council Strategic Plan (2023-2032) identifies four strategic areas for focus (pillars). These pillars encapsulate projects that strive to achieve the outcomes and deliver on the overarching strategic focus of Council. The Rail Trail proposal is identified under, and will deliver upon, Pillar 2 (Economic Development) as the economic benefits of the project is both compelling and significant. The project will create a diversification of economic opportunities through increased visitation to the region and associated expenditure, through job creation, and through stimulating the local economy and supporting private sector investment opportunities.

Extensive community and stakeholder consultation will be required as part of the preliminary planning stages of the proposed extension of the North East Rail Trail from Tulendeena to Legerwood and on to Branxholm.

Officer's Comments

The North East Rail Trail Stage 3 represents more than the continuation of an existing project — it is the critical link that enables a broader regional vision: a continuous “City to the Sea” trail experience connecting Launceston through Dorset to the East Coast.

¹¹ [Business Case 2024 – October Update](#)

This shift reframes the project from a standalone North East Rail Trail destination to an opportunity to position the trail as a subset to an overall network of trails and interconnected adventures. Through a staged, strategic approach Council can capitalise on planning already in place and underway, assets in place and planned and existing lifestyles and experiences to deliver on this regional vision.

Importantly, this approach is not new. It has been successfully delivered in comparable regions:

- The Northern Rivers Rail Trail (NSW) has demonstrated strong economic uplift in surrounding communities, with visitation significantly exceeding initial forecasts following staged delivery
- The Murray to Mountains Rail Trail (VIC) continues to generate millions of dollars annually for surrounding townships through cycling tourism and repeat visitation
- The Snowy Monaro Regional Trails Masterplan (NSW) provides a coordinated, region-wide framework linking trail experiences across multiple user groups and communities
- Internationally, the Trans Canada Trail connects over 29,000km of trails, forming the longest multi-use trail network in the world

Further evidence highlights the scale of opportunity:

- In Western Australia, the Munda Biddi Trail (over 1,000km) generates approximately \$5.8 million annually, largely in regional communities
- In New Zealand, the Great Rides network contributes approximately NZ\$1.28 billion in visitor spending annually, with over 2.5 million trips recorded each year
- Tasmania's own Three Capes Walk (48km) attracts approximately 11,000–11,500 walkers per year, supporting more than 60 local businesses and contractors annually

These examples demonstrate that the greatest economic and social benefits are realised when trails operate as connected regional networks, rather than isolated assets.

Dorset is uniquely positioned to play a central role in such a network. With existing assets including the North East Rail Trail Stages 1 and 2, the Blue Derby mountain bike network, and extensive gravel road connections into Break O' Day, many of the core building blocks are already in place. Stage 3 is the missing link that unlocks this broader opportunity.

The evidence supporting this direction locally is compelling. Derby alone contributes approximately \$50 million annually to the regional economy (\$77 million to the State) and supports around 274 jobs, representing approximately 9% of Dorset's workforce. More broadly, cycling and walking participation continues to grow, with 4.11 million Australians riding weekly and 22.2 million Australians walking regularly.

The North East Rail Trail business case further supports the project, with a Benefit Cost Ratio of 5.6, meaning that for every \$1 invested, \$5.60 in benefit is returned to the community over a 10-year period. Importantly, the full economic potential is unlikely to be realised through a standalone trail, but rather through integration into a broader regional network.

See figures for Rail Trails around the country:



Emerging visitor trends also align strongly with this opportunity, including:

- Growth in e-bike and gravel riding, now the fastest growing cycling segments
- Increasing demand for multi-day, self-guided and immersive experiences
- Strong uptake of bikepacking and adventure touring, with Tasmania already attracting national attention through routes such as the 955km “Tassie Traverse”

The “City to the Sea” concept builds on these foundations by linking towns, landscapes and experiences across the North East. It enables the development of “trail towns”, encourages new business opportunities such as accommodation, guiding and transport services, and supports storytelling, interpretation and local identity along the route.

This vision aligns strongly with Council’s Strategic Plan, Dorset – Future Ready, the draft North East Marketing Strategy, and the strategic directions of neighbouring councils and the State Government, all of which emphasise regional collaboration, nature-based tourism and dispersed visitor experiences.

A staged and coordinated approach will allow this vision to be delivered progressively, leveraging existing infrastructure and planned investment, while positioning the North East as a leading destination for cycling, walking and adventure tourism.

Ultimately, this project presents a genuine opportunity to transform the North East — strengthening the local economy, supporting community wellbeing, and creating a connected region where people can live, visit and thrive.

Item 82/2026

2025/26 Annual Plan | March Quarterly Report

Reporting Officer: General Manager, John Marik

Ref: DOC/26/4879 | March Quarterly Report: DOC/26/442

Purpose

The purpose of this agenda item is to update Council and the community on progress of the 2025/26 Annual Plan as of 31 March 2026.

Recommendation**That Council:**

1. receive and note the attached 2025/26 Annual Plan - March Quarterly Report.
2. defer activity 12, New Framework – Conduct of Elected Members, to align with Local Government reforms proposed to result in new serious Councillor misconduct provisions.
3. defer activity 25, Asset Management Strategy, to 2026/27 to align with the Financial Management Strategy.
4. defer activity 26, Council owned asset review, to progress alongside the Asset Management Strategy.

Background

On 23 June 2025, Council adopted the Annual Plan for 2025/26. The March 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, 32 of the 43 actions (28 activities) from the 2025/26 Annual Plan. The table below shows compliance with the Annual Plan to date:

	Progress as of 31 March 2026
Achieved	18
In Progress	14
Not Achieved	
Total Actions	43
Deferred	4 ¹²

Consultation

Council's Annual Plan activities are clearly 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 Strategic Plan was reviewed in June 2025 by Council Officers and Councillors to ensure that it still meets the needs of the community.

The 2025/26 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 March quarter included:

- **Activity 2 | Scottsdale Future Ready:** The Ringarooma Road, Scottsdale residential and industrial scheme amendment the scope has been reviewed and the contract awarded with work to commence before end of financial year 2025/26. A Request for Quote is being prepared on the Scottsdale Aquatic Centre indoor feasibility. Work has been undertaken internally during 2025, via

¹² 3 activities recommended for deferral in this report, with 1 approved in January 2026.

a desktop review to assess other aquatics projects statewide. Professional advice is required to determine the feasibility of an indoor facility in Scottsdale. The Scottsdale Recreation Ground / Railway Precinct Master Plan will be incorporated into Scottsdale – Future Ready (Scottsdale Master Plan). An options paper for the Railway Station Building was presented to a Council workshop in February 2026, and discussions are underway with Rotary regarding next steps with grant funding.

- **Activity 3 | Key Operational Deliverables:** Quarterly financials for 1 October – 31 December 2025 presented on 16 February 2026 Council Meeting.
- **Activity 4 | Municipal Tourism Marketing Strategy:** Visit Northern Tasmania and Council have a draft rationalised and prioritised action plan. These will be taken back to the original tourism working group for feedback, along with feedback on the NE Strategy and Plan in the June 2026 quarter, depending on working group availability.
- **Activity 5 | Priority Projects Plan:** The new simplified priority Projects Plan that was adopted at the October Council Meeting has been heavily utilised by the Mayor and General Manager in meetings with Federal and State elected members, and agencies advocating for funding of these initiatives.
- **Activity 15 | Bridport New Port / River Entrance and Marina:** MAST recently engaged a consultant to undertake some geophysical site assessments to determine the extent of the rock in the lower reaches of the river. This information will help to assess the potential to upgrade the existing river, rather than a new entrance. Some other recent work has been some engineering advice on the methodology of building a new entrance and a revised cost estimate.
- **Activity 16 | Derby Future Ready:** The State Liberal Party have announced the \$250,000 for Derby Master Planning is secured and will be announced as part of the 2026/27 State Budget.
- **Activity 19 | Policy 17 – Corporate Credit Card:** The revised Council Credit Card Policy was presented to Councillors and approved at the 16 February 2026 Council Meeting.
- **Activity 21 | Policy 50 – Gifts and Benefits:** The revised Gifts and Benefits Policy was presented to Councillors and approved at the 23 March 2026 Council Meeting.
- **Activity 22 | Policy 52 – Related Party Disclosure:** The revised Related Party Disclosure Policy was presented to Councillors and approved at the 16 February 2026 Council Meeting
- **Activity 24 | Audit Panel:** An Audit Panel Chairperson and new Independent Member appointed at 23 March 2026 Council Meeting.

Recommended Changes to the 2026/27 Annual Plan:

- **Activity 12 | New Framework – Conduct of Elected Members:** Item recommended to be deferred considering Local Government reforms proposed to result in new serious councillor misconduct provisions, learning and development obligations and the introduction of a contemporary role statement and a charter for local government.
- **Activity 20 | Policy 39 – Community Consultation:** The deferral of this activity was approved at 19 January 2026 Council Meeting with Local Government reforms due for implementation in the next 12 months requiring specific community consultation requirements.
- **Activity 25 | Asset Management Strategy:** Item recommended to be deferred to 2026/27 to align with the Financial Management Strategy which is a proposed activity in the 2026/27 Annual Plan review.
- **Activity 26 | Council Owned Asset Review:** Item recommended to be deferred to 2026/27 to be progressed alongside the Asset Management Strategy review.

Note the Financial Management Strategy review will consider user-pays principles, fees and charges reform and the role of borrowings to re-establish a sustainable income base to get Council into an operational underlying surplus. Council's Asset Management Strategy, along with a review of Council owned assets must be considered at the same time as the Financial Management Strategy to ensure Council considers what Council public assets are maintained, upgraded or potentially divested as this key decision in particular will determine Council's on-going service level obligations and the corresponding impact on Council's finances.

In addition to the Annual Plan activities, Council has made a positive start in relation to the 2025/26 capital and operational program. This includes maintaining high standards in the delivery of a suite of core services that the community relies upon – roads and footpaths, stormwater, Council buildings and facilities, parks and gardens, swimming pool operations, mountain bike trail maintenance, kerbside waste and recycling collection, facility management and maintenance including cleansing crews, community development, customer services and regulatory services in building, environmental health, animal management, and Council administration and finance.

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

Item 83/2026

Review Update | Policy No. 27 - Youth

Reporting Officer: Director – Community and Development Services, Jayne Miller

Ref: DOC/26/4925 | Reviewed Policy: DOC/25/15472 | Consultation Report: DOC/26/4036

Purpose

The purpose of this agenda item is to present to Council the final version of Policy 27 - Youth for adoption.

Recommendation

That Council adopt the attached reviewed Policy No. 27 – Youth.

Background

As outlined in the Annual Plan 2025-2026, Policy 27 Youth Policy is scheduled for review by May 2026.

At the November 2025 Council Workshop, the draft policy was presented, along with a community engagement plan to support the policy review.

The draft policy and engagement plan was endorsed by Council at the 19 January 2026 Council meeting.

Consultation was undertaken as per the endorsed engagement plan and was open from Monday 16 February – Friday 7 March 2026. A ‘What We Heard’ report as an outcome of this consultation is attached.

For the purposes of this Youth Policy review and in line with IAP2, Council determined to undertake a *consultative* process, meaning people are invited to contribute their ideas and opinions via a facilitated mechanism.

Consult	
Goal	Obtain feedback from the community.
Promise	Council will gather feedback and make any changes to the Policy as required. Council will provide outcomes of the feedback to the Community.
Techniques	Website, social media, media releases, online form, hardcopy form, Council reports, email, newsletters.

Based on feedback from the January 2026 Council Meeting the following edits were made to the Policy:

Councillor	Summary of Comments	Edit
Cr Hughes	Not everyone is academic and providing tertiary support is not the only thing we can do. I would like it to read that we provide possibility for skill development in other than academic pursuits.	Wording updated to reflect: <i>Tertiary scholarships and other development opportunities that promote academic and/or skill development.</i>
Cr McLennan	Incorporate into the Policy creating opportunities within our surrounding councils. George Town is a very big employment area and growing and there are probably a lot more job opportunities and traineeships there. Could we cross promote opportunities that are happening in other in other areas.	Wording updated to reflect: <i>Promote new opportunities for young people in the north-east Tasmania region with a targeted focus on surrounding Council municipalities</i>

Face to Face consultation was undertaken with the Bright Dorset Young Leaders in February 2026, using a dialogue technique. Dialogue technique is an engagement method where participants are asked to both

reflectively speak and listen, and themes are identified through guided conversation. Major thoughts and ideas from the group have been recorded as qualitative feedback in the 'What We Heard' report. Outlined in the table below, is a summary of the themes and a Council response in reflection of the draft Policy:

Themes	Policy Response
Interest in learning about traineeships and employment opportunities at Council.	Deliver: Apprenticeship, traineeship or work experience opportunities with Council.
Installation of a 'mural wall' in Scottsdale.	Deliver: Young people the opportunity to participate in artistic and cultural opportunities led by Council.
Limited engagement between Council and Youth.	Deliver: Practices within Council support the inclusion and engagement of young people in strategy development or planning for future assets.
Idea of a 'Youth Hub' in Scottsdale.	Partner: Participate with local organisations, local schools, service providers and employers to support youth benefitting initiatives and opportunities.
Drop-in and Study Lab previously not well supported.	Provide: Tertiary scholarships and other development opportunities that promote academic and/or skill development.
Recreational activities aimed at young people up to 18 years old- indoor video games, colour run, art and cultural activities, puppy therapy, youth spaces.	Partner: Aligned with Council's plans and strategies, seek external funding opportunities to diversify and enhance the provision of recreational facilities and assets for young people to increase engagement in recreational activity.
Safety and belonging are important to young people.	Provide: On a case-by-case basis, targeted funding opportunities to support youth activity programs and events that allow young people to celebrate and enjoy being part of the Dorset community.
Obtaining 'Ls' can be difficult due to driving hours, need for a supervising driver and costs.	Promote: Advocate for stakeholder funding in the provision of Youth Services.
Bus service restricted on weekends.	Promote: Advocate for young people at relevant forums and providing advice to other levels of government.

The reviewed Policy and consultation Report were discussed with Councillors at the 8 April 2026 Briefing Workshop.

Planning, Environment and Statutory Requirements

- *Local Government Act 1993 (TAS)*
- Policy 61 - Safeguarding Children and Young People
- Policy 39 – Community Consultation and Communications

Strategic and Annual Plan

- Dorset Council Strategic Plan (2023-2032), Imperatives 2.1, 2.2, 5.1, 5.2, 6.1, 10.1.
- Dorset Council Annual Plan (2025/26), Activity 17.

Risk Management

The draft Policy strengthens compliance regarding state legislation - *Child and Youth Safe Organisations Act 2023 (Tas)* and the National Principles for Child Safe Organisations, which set out a nationally consistent approach to promoting a culture of child safety and wellbeing within organisations. The National Principles give effect to the child safe standards recommended by the Royal Commission into Institutional Responses to Child Sexual Abuse.

Financial and Asset Management Implications

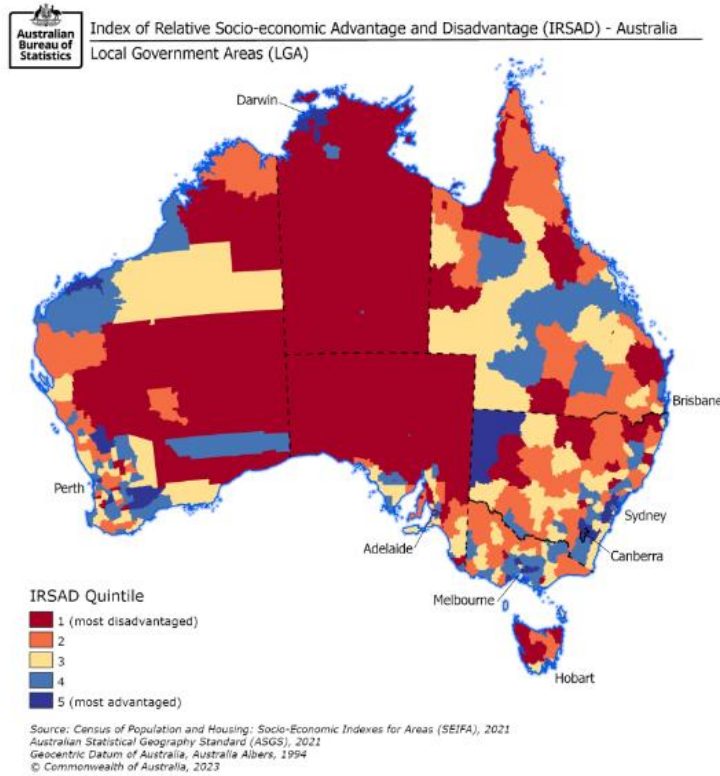
The annual budget process considers funding allocations for any activities listed within Council Policies.

Council has partnered with Dorset Community House to deliver a four-year project called Bright Dorset, funded by the Tasmanian Community Fund and due to be completed by June 2027. Council contributes \$20,000 in funding annually towards overall project management costs through to June 2026.

Community Considerations

One of the key pillars of understanding young people in the Dorset Council area can be drawn from the 2021 Census data:

- 1,105 (10-24 years) or 16% of the total population of Dorset (6,829)
- For people aged 15 years and over 10% have completed Year 12 and 17.1% have completed a Certificate III
- There are 587 couple family households with children
- 272 (3.9%) people identify as Aboriginal or Torres Strait Islander
- Dorset is one of the most disadvantaged regions in Australia. This indicates a high proportion of households with low income or a high proportion of households with low education levels. (IRSAD - Index of Relative Socio-economic Advantage and Disadvantage).



Consultation

Consultation was undertaken in line with the approved Engagement Plan, 19 January 2026.

Internally, the draft Youth Policy was reviewed by Council’s Leadership Team the Child and Youth Safe Organisations Working Group and presented at a Council Workshop in November 2025 and April 2026.

Officers Comments

The engagement plan for this policy review was developed in line with the IAP2 Foundations in Public Participation:

IAP2 Spectrum of Public Participation



IAP2’s Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public’s role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

		INCREASING IMPACT ON THE DECISION				
		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL		To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC		We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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It is always best practice to evaluate any process as part of a robust continuous improvement program.

Evaluation Question	Indicator	Comments
People had confidence in the engagement process.	Council Report – January 2026. Engagement Plan. Stakeholder Matrix. IAP2 Principles adopted.	Internal Council consultation. Council Workshops. Council Meeting.
Engagement reached those identified in the stakeholder matrix.	Consistency with the endorsed Engagement Plan.	Face to Face with young people was limited because of capacity restrictions within Council administration. Area recommended for future improvement.
Engagement contributed to the substance of the final policy.	Dialogue Technique.	No feedback forms were received. Face-to-face engagement with the Young Leaders group became a primary engagement technique.
Engagement included the provision of feedback to community about outcomes of their participation.	'What We Heard' Report.	No feedback forms were received therefore direct emails to individual respondents and / or groups are not required. A copy of the 'What We Heard' Report and a notification of the upcoming Council Agenda Item (April 2026) will be shared as a courtesy with the Young Leaders Group.

As outlined in the January 2026 Council Report, as Council is maturing in its approach to public participation and while the local government sector waits for legislative reform (which will involve formalising engagement and consultation practices) it is still recommended Council implement manageable engagement activities, reflective of the current capacity of the Council administration. As no feedback forms were received and the qualitative data from the Young Leaders group has been well considered, with no further changes to the Policy recommended based on this feedback.

ITEMS FOR NOTING

Item 84/2026 Council Workshops Held Since Last Council Meeting

8 April 2026 | Briefing Workshop

- External Presentation: Circular North
- External Presentation: Bell Bay Advanced Manufacturing Zone
- Draft 2026/27 Budget Estimates
- Review Update: Policy No. 27 – Youth
- Local Government Association of Tasmania – General Meeting 10 April 2026 Papers
- Councillor Motion with Notice: Rail Trail – Stage 3 Project
- Councillor Reports / Presentations
- Briefing Reports

Item 85/2026 Elected Member Communications

Calendar | 19 March – 15 April 2026

March

- 19 Weekly meeting with the General Manager, Council Chambers
- 19 Meeting with ratepayer with General Manager regarding Child and Family Learning centre project, Council Chambers
- 19 Northern Mayors croquet challenge event, St Leonards
- 23 March Council Meeting, Council Chambers
- 27 Dorset People and Business Awards, Mechanics Hall (other Councillors in attendance)
- 28 Nabowla Centenary event, Nabowla Hall
- 28 Deputy Mayor attended the CWA Ladies celebration, Northbourne Community Centre, Scottsdale
- 30 Pioneer Lake Advocacy Group meeting with Councillor Bicanic and General Manager, Council Chambers
- 31 Onsite meeting with ratepayers with General Manager, Bridport

April

- 1 Northern Tasmania Development Corporation Management Representative Group Meeting, Launceston
- 2 Weekly meeting with the General Manager, Council Chambers
- 8 April Briefing Workshop, Council Chambers
- 9 Local Government Association of Tasmania Mayor and Deputy Mayor Workshop with Deputy Mayor Powell, Devonport
- 10 Local Government Association of Tasmania General Meeting with General Manager, Devonport
- 13 Meeting with Federal Member for Bass Jess Teesdale MP with the General Manager, Launceston
- 13 Roundtable with nbn Co with General Manager and other invited councils, Launceston

Item 86/2026 Management 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 Management Team.

Recommendation

That Council:

1. note the Pioneer Lake Advocacy Group meeting notes, dated 30 March 2026;
2. receive community updates on the West Maurice Road bridge replacement, commencement of the Ferny Hill Road realignment works, and the opening of the application period for the 2026 Barry Jarvis Education Scholarships; and
3. receive and note the remaining Management Team Briefing Report.

COMMUNITY COMMITTEE: Pioneer Lake Advocacy Group Meeting Notes

On 30 March 2026, the Pioneer Lake Advocacy Group held their fifth meeting. The following items were included on the agenda for discussion:

1. Previous Meeting – 1 December 2025 confirmation of meeting notes and update on actions
2. Status update Pioneer Dam Wall / Procurement
3. Scope of Use | Pre / Post Closure and Access to Site
4. Question Time / General Discussion
5. Next Meeting

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

COMMUNITY UPDATE: West Maurice Road Bridge Replacement Complete

Works at Bridge 1541 West Maurice Road are now complete, with the road officially reopened to traffic.

The previous timber bridge, which had been reduced to a 10 tonne load limit due to defects, has been replaced with a new precast concrete structure designed for an 80 year lifespan.



The new bridge increases load capacity to approximately 160 tonnes, restoring full access for residents and permitted heavy vehicles.

The project was delivered safely, on time, and within budget by Council's Civil Construction team and contract partner BridgePro.

Thanks to the community for their patience during the works.

COMMUNITY UPDATE: Ferny Hill Road Realignment

Dorset Council has awarded the contract for the realignment of Ferny Hill Road at Golconda following significant damage caused by a landslide resulting from a major rain event in September 2024. The works contract has been awarded to AWC Pty Ltd, who will undertake the reconstruction and realignment of the affected section of road to provide a permanent and resilient solution.

The September 2024 rain event caused a landslide that resulted in substantial damage to the existing road alignment, requiring a more robust engineering response to ensure the long-term stability and safety of the road. The project will involve relocating the road alignment to more stable ground and reconstructing the roadway to modern standards.

The project is being supported through the Tasmanian Government's Tasmanian Relief and Recovery Arrangements, which provides funding assistance of up to 75 per cent for the reconstruction of essential public assets damaged by eligible natural disaster events.

The public were advised that Ferny Hill Road will be closed from 7:00am Monday, 13 April 2026 until 5:00pm Friday, 12 June 2026 to allow for landslide repair works. This closure will be from the Golconda Road / Ferny Hill Road intersection through to the northern boundary of the works, 4km north of the intersection (see image).

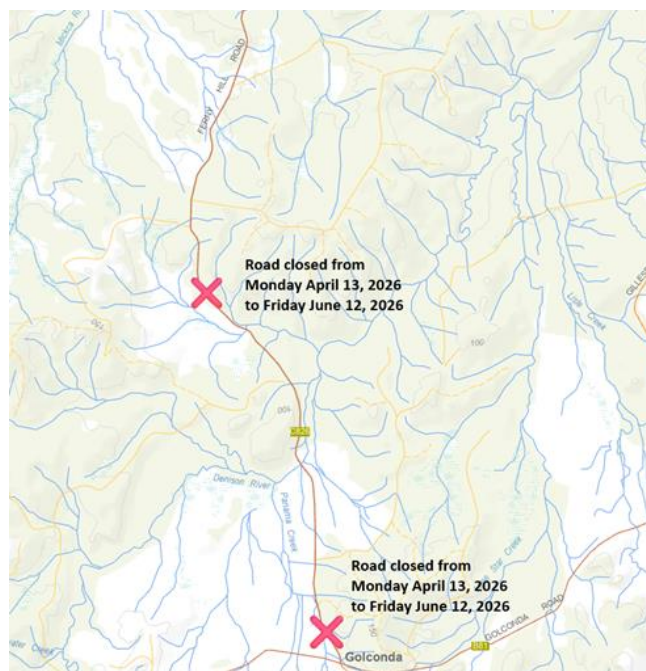
Dorset Council provided advance notice of the closure through its print and social media channels, as well as on-site signage, to ensure road users were informed ahead of the works.

Mayor Rhys Beattie said the project represents an important step in restoring and strengthening local road infrastructure following the landslide event.

"This project will deliver a long-term solution for the damaged section of Ferny Hill Road and ensure the route remains safe and reliable for the community well into the future," Mayor Beattie said.

Council appreciates the community's patience during the construction period and encourages motorists to plan ahead and observe all signage in the area.

The realignment works will improve long-term road safety and network reliability for residents, agricultural operators, and other road users.



COMMUNITY UPDATE: 2026 Barry Jarvis Education Scholarships

Dorset Council is inviting applications for the Barry Jarvis Education Scholarships 2026, which provide financial support to residents to further their education and training.

The scholarships honour the late Mayor Barry Jarvis, a passionate advocate for education and lifelong learning within the Dorset community. In 2026, eight scholarships are available across secondary education, vocational training and tertiary study.

The 2026 scholarship program includes:

- Scottsdale High School Scholarships – Five scholarships of \$500 each for local students continuing their studies in Year 11 or 12 at Scottsdale High School.

- Apprenticeship / Traineeship Scholarship – One \$1,000 scholarship to support a local community member undertaking an apprenticeship or traineeship.
- University Scholarship – One scholarship providing \$3,000 per year for three years to assist a local student studying at any Australian university.
- Agribusiness Scholarship – One scholarship providing \$2,500 per year for two years for a student enrolled in the University of Tasmania’s Associate Degree in Agribusiness.



(pictured: Mayor with 2025 recipients)

Dorset Mayor Rhys Beattie said the scholarship program continues to reflect the values and legacy of Barry Jarvis. “These scholarships are about giving local people the opportunity to pursue their goals through education, while honouring Barry Jarvis’s strong belief in supporting our community’s future,” Mayor Beattie said.

Application forms are available from Dorset Council Reception, 3 Ellenor Street, Scottsdale, or online [here](#).

Applications close at 5:00pm on Monday, 25 May 2026.

WASTE MANAGEMENT REQUESTS | March 2026

	Requests Received March 2026	Comparison March 2025	FYTD Received 2025/26	Comparison FYTD Received 2024/25
Feedback and Queries	-	-	3	20
Repair Bin	2	2	32	47
Replace Bin	3	3	44	36
Request a New Service	-	2	21	35
Remove Additional Bin	-	2	14	10
Request an Additional Bin	6	-	18	34
Request an Upsize/Downsize	2	-	29	40
Request to Opt Out (of Service)	-	1	3	2
Total Requests	13	10	164	224

CUSTOMER SERVICE REQUESTS | March 2026

A detailed copy of the 2025 Customer Service Requests is included in the [attachments](#).

	Requests Received March 2026	Comparison Requests March 2025	Received 2026	Comparison 2025
Animal	4	1	16	5
Bike Trails	-	-	-	-
Bridges	1	-	1	-
Caravan Parks	2	2	4	3
Cemeteries	-	-	1	1
Community Awards	-	-	1	-
Community Development General	-	-	-	-
Corporate Services General	-	1	1	3
Council Elections	3	-	3	1
Customer Service	-	1	4	4
Emergency Services Enquiries	-	-	-	1
Environmental Management & Health	4	2	13	5
Footpath Enquiries	6	-	15	-
Government Relations	-	-	-	-
Licencing	-	1	-	1
Parks and Reserves	3	4	7	8
Planning & Building	-	-	1	-
Playground Maintenance	-	-	3	-
Public Health	-	-	-	1
Public Online Enquiries	-	1	-	-
Public Amenities	2	2	8	3
Public Halls Buildings	2	1	5	1
Recreation Grounds	3	1	13	2
Roads	26	24	73	65
Swimming Pools	-	-	-	5
Waste Management	1	2	3	3
Total Requests	57	43	172	113

APPROVED APPLICATIONS | March 2026

	Approved March 2026	Approved 2026 YTD	Approved 2025 YTD
Planning	13	27	21
Building	7	18	15
Plumbing	5	8	7

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

2025/26 CAPITAL WORKS PROGRAM

Ref: DOC/25/9165

	Complete 2025/26
	Completed in March 2026
	Carried Forward Projects – 2026/27
	Projects Withdrawn

PROJECT	STATUS
BRIDGES	
Bridge 1508 Garibaldi Road, Pioneer – repairs to piers (addition allocation, storm recovery)	Completed
Bridge 1604 Panama Forest Road, Golconda – timber deck renewal	Completed
Bridge 1589 Sledge Track, West Scottsdale – timber superstructure renewal (beams & deck)	Completed
Bridge 1556 New River Road, Ringarooma – timber deck renewal	Completed
Bridge 1594 Greeta Road, Nabowla – timber superstructure renewal (beams and deck)	Timber ordered
Bridge 1508 Garibaldi Road, Pioneer – slab repairs	
Bridge 1569 Jensens Road, North Scottsdale – upgrade superstructure (timber to concrete)	Tender Received
Bridge 1572 Haas Road, Legerwood – upgrade superstructure (timber to concrete, additional allocation)	Tender Received
STORMWATER	
61 King Street, Scottsdale – upgrade stormwater pits	
3 Murphy Place, Scottsdale – undertake network survey and hydrology assessment	Investigation complete
Main Road, Pioneer – pipe open drain	Completed
9 Willow Court, Winnaleah – design and install new network	Commenced
21 Thomas Street, Scottsdale – design and install new network	Completed
52 Scott Street, Branxholm – design and install new network	Commenced
3 Thomas Street, Scottsdale – design and install new network	Commenced
ROADS – RESHEETING	
Old Waterhouse Road, Waterhouse	Completed
Cape Portland Road, Gladstone	Completed
Bridport Back Road, Nabowla	Completed
Nourses Road, Bridport	Completed
Unwins Road, Springfield	Completed
McDonalds Avenue, Ringarooma	Completed
Dead Horse Hill Road, Ringarooma	Completed
Pera Flats Road, Ringarooma	Completed
Swanee Road, Winnaleah	Completed
Ferny Hill Road, Bridport	Completed
Bridport – urban resheeting (various locations)	Completed

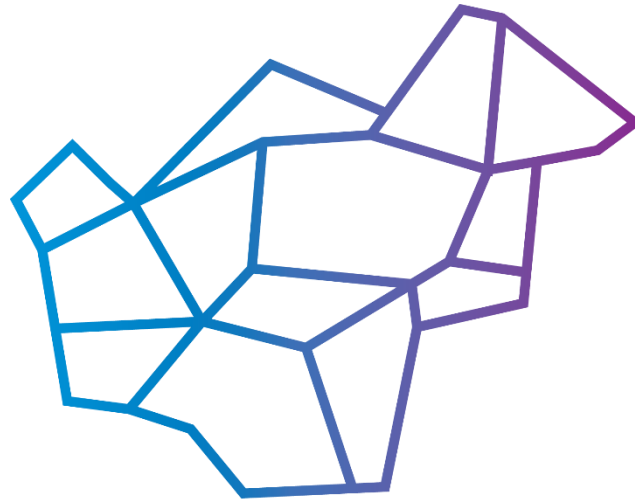
PROJECT	STATUS
ROADS – RESEALS	
George Street, Scottsdale – highway access	Prep work completed
Maurice Street, Legerwood	Prep work completed
Spotswood Drive, Scottsdale	Prep work completed
Beattie Street, Scottsdale	Prep work completed
Ringarooma Road, Scottsdale – highway access	Prep work completed
Christopher Street, Scottsdale	Prep work completed
Mary Street, Scottsdale	Prep work completed
Alice Street, Scottsdale	Prep work completed
East Maurice Road, Ringarooma	Completed
Oakdene Road, Jetsonville	Prep work completed
Barnbogle Road, Bridport	Prep work completed
Barnett Road, Ringarooma	Completed
Ruby Flats Road, Branxholm	Completed
Derby Back Road, Derby	Completed
Sykes Road, Springfield	Completed
Arnold Place, Scottsdale	Completed
Charles Street, Pioneer – additional reseal	Completed
ROADS – OTHER PROJECTS	
Willis Road, Lietinna – hotmix overlay intersection with Golconda Road	Completed
Koomeela Road, West Scottsdale – culvert repairs	Completed
Banca Road, Winnaleah – pavement repair and hotmix surface	Completed
Golconda Road, Nabowla – 3.4km safety upgrades and pavement renewal	Commenced
Ferny Hill Road, Bridport – landslip repair (storm damage)	Commenced
Golconda Road, Golconda – pavement design	Design
Bentley Street, Bridport – footpath renewal	Commenced
Ellenor Street, Scottsdale – design pavement renewal	Design
Austins Road and Tasman Highway, Scottsdale – junction upgrade	Commenced
Northeast Lane, Scottsdale – design	Completed
Union Street, Scottsdale – kerb and stormwater upgrade (stage 1)	Completed
Pioneer township – footpath	Completed
Golconda Road, Golconda – freight and safety improvement strategy	Commenced
Buckney's Road, Scottsdale – road survey	Commenced

PROJECT	STATUS
BUILDINGS	
Bridport Seaside Caravan Park – camp kitchen renewal (replace beams)	Completed
Bridport Seaside Caravan Park – electrical switchboard renewal and underground cables (stage 1)	Scheduled – April
Northeast Park, Scottsdale – electrical upgrades and shower payment machine upgrades	Completed
Winnaleah Old Scout Hall – replace old louvre windows	Completed
Derby, Branxholm, Ringarooma, Winnaleah & Legerwood – switchboard upgrades	Commenced
Pioneer Hall – toilet renewal	Planning
Northeast Park, Scottsdale – BBQ replacement	Completed
Scottsdale – switchboard upgrades (various sites)	Planning
Scottsdale Aquatic Centre – toilet and shower renewal	Completed
Branxholm Hall – kitchen renewal (Pines Committee donation)	Completed
Bridport Seaside Caravan Park – amenities upgrade (shower cubicle storage / shelving)	
Bridport Seaside Caravan Park – cabin upgrades / outdoor area improvements	
Scottsdale Waste Transfer Station – Reuse Centre shop extension	Planning
Scottsdale Waste Transfer Station – heat pump	Completed
Derby Depot – alarm system and cameras	Planning
Scottsdale Depot – relocation of storage sheds (additional allocation)	Completed
Nugget Sellars Pavilion (Scottsdale Recreation Ground) – heat pump	Completed
Scottsdale Aquatic Centre – remote access through Council network	Scheduled - April
LAND IMPROVEMENTS	
Blue Derby – network signage	Commenced
Bridport Seaside Caravan Park and Bridport Foreshore – BBQ replacement	Completed
Scottsdale Aquatic Centre – flow meter and motor protection on leisure pool pumps	Planning
Scottsdale Aquatic Centre – chlorinator pump critical spare parts	Commenced
Scottsdale Aquatic Centre – balance tank temporary shut off valve	Ordered
Scottsdale Aquatic Centre – leisure pool filter sand replacement	Planning
Scottsdale Aquatic Centre – replace umbrella covers	Completed
Derby Park – Ringarooma Road erosion repairs	Completed
Pine Plantation, Ringarooma Road, Scottsdale – replanting (additional allocation)	Completed
Blue Derby – Black Stump car turning area redevelopment	Planning
Blue Derby – Top Creek drop off area completion	Planning
Netball court upgrades – Scottsdale, Bridport and Derby (Stage 1)	Planning
Scottsdale Railway Station precinct redevelopment	Commenced
Blue Derby – memorial lookout	Commenced
Ellesmere Cemetery, Scottsdale – new memorial wall	Planning
Scottsdale sports precinct – master planning	
Scottsdale Aquatic Centre – covered pool feasibility study	

PROJECT	STATUS
CARRY FORWARD PROJECTS	
<u>Bridges</u>	
Bridge 1508 Garibaldi Road, Pioneer – scour protection piers (storm recovery)	Tender Awarded
Bridge 1572 Haas Road / Frenches Creek, Legerwood – upgrade to concrete	Funding received
<u>Roads</u>	
South Street, Bridport – replace kerb	
King Street, Scottsdale – pedestrian crossing	Withdrawn
George Street, Scottsdale – pedestrian crossing	Withdrawn
Coplestone Street, Scottsdale – new footpath	
<u>Buildings</u>	
Building Renovations (Blue Derby Foundation) - 57 Main Street, Derby	
Scottsdale Railway Station Building – restoration	
Derby Depot – new trail crew storage shed	Commenced
Bridport Seaside Caravan Park – planning for new camp kitchen at Goftons Beach	Planning
Branxholm Waste Transfer Station – Oil Bunded Shed	Planning
Branxholm Waste Transfer Station – Recycling Shed	Planning
Gladstone Waste Transfer Station – Oil Bunded Shed	Planning
Gladstone Waste Transfer Station – Recycling Shed	Planning
Scottsdale Waste Transfer Station – Oil Bunded Shed	Planning
<u>Land Improvements</u>	
Croquet Lawn Beach, Bridport – access improvements	Investigations
Blue Derby Mountain Bike Trails – Tunnel stairs	Planning
Bridport Lions Club Adventure Playground upgrade (election grant)	Planning
Scottsdale Childrens Reserve Playground upgrade (election grant)	Planning
Scottsdale community bike track	
Gladstone community park	
Waste Transfer Station signage	Commenced
CWA Carpark, Bridport – solar light	Completed

CLOSURE OF MEETING

Time Meeting Closed:



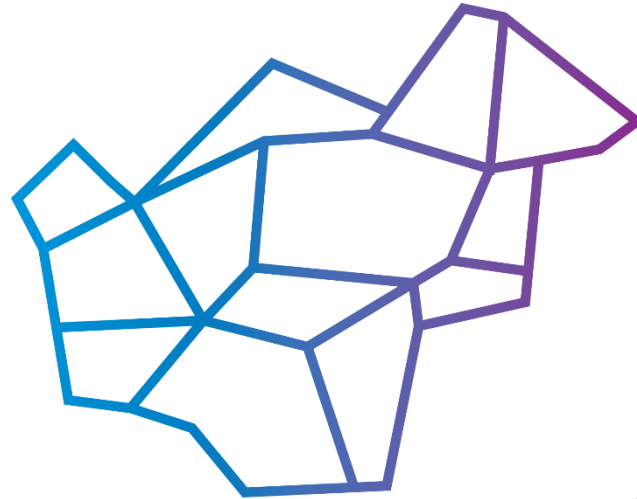
dorset
C O U N C I L

Ordinary Council Meeting

Agenda Attachments

Monday, 20 April 2026

it's in the making



dorset
C O U N C I L

Ordinary Minutes

Council Meeting

Monday, 23 March 2026

COUNCIL CHAMBERS

it's in the making

Ordinary Meeting of Council

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CLOSURE OF MEETING _____		30
Time Meeting Closed:	8:22pm _____	30



Council Meeting - Minutes

Monday, 23 March 2026

Meeting Time: 5:01pm

Present: Councillors Rhys Beattie (Mayor), Edwina Powell (Deputy Mayor)¹, Wendy McLennan, Kahlia Simmons, Nick Bicanic, Jan Hughes, Mervyn Chilcott, Vincent Teichmann, Anthony Richards

General Manager: John Marik, Director – Corporate Services: Lauren Tolputt, Director – Infrastructure: Kerry Sacilotto, Director – Community & Development Services: Jayne Miller

Apologies: Nil

CLOSED SESSION

Item 42/2026 'Closed Session': Council

Purpose

The General Manager advised that in his 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 Hughes | **SECONDED:** Cr Simmons

That Council resolve, by absolute majority, that the meeting be closed to the public to enable Council to consider agenda items 43 to 48 which are confidential matters as prescribed in Regulation 17 of the Local Government (Meeting Procedures) Regulations 2025.

Time Meeting Closed: 5:02 pm

CARRIED²

¹ Councillor Powell arrived at 5:19pm for the Closed Session Meeting

² Councillor Powell absent for vote

Item	Purpose	Regulation Ref ³
43/2026 Declaration of Interests	Interests to be declared relating to items listed for discussion within Closed Session	-
44/2026 Confirmation of Closed Session Minutes – 16 February 2026	Confirm the minutes from the 16 February 2026 closed session Council Meeting	17(2)(h)
45/2026 Dorset Board of Inquiry: Submission on Costs	Consider a proposed submission to the Minister for Local Government on costs associated with the Dorset Board of Inquiry	17(2)(k)
46/2026 Contract 2025/26-08: Ferny Hill Road Realignment	Recommend the award of this contract to a preferred tendered based on the assessment of the Tender Assessment Committee	17(2)(e)
47/2026 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)
48/2026 Completion of Closed Session	Move to Open Council and adjourn the Meeting	-

³ 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

Scheduled Meeting Time: 6:00 pm

Meeting Opened: 6:01pm

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

Apologies: Nil

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 49/2026 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

Cr Hughes ITEM 59 (immaterial conflict of interest)

Item 50/2026 Confirmation of Ordinary Council Meeting Minutes – Monday, 16 February 2026

Ref: DOC/26/2152

The Chair reported that he had viewed the minutes of the Ordinary Meeting held on Monday, 16 February 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 Hughes | SECONDED: Cr Powell

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on Monday, 16 February 2026 having been circulated to Councillors, be confirmed as a true record.

CARRIED UNANIMOUSLY

Item 51/2026 Confirmation of Agenda

DECISION

MOVED: Cr Chilcott | SECONDED: Cr Richards

That Council confirm the Agenda and order of business for the Monday, 23 March 2026 Council Meeting.

CARRIED UNANIMOUSLY

⁴Members 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 will 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 16 February 2026 Meeting:

Andrew Gall, Bridport and Launceston

Has, or will, Council consider the development of Specific Area Plans for Bridport's residential zones as part of Dorset's Local Provisions Schedule within the Tasmanian Planning Scheme, so that it is able to have increased local influence over Bridport's future development than what the current State-wide Planning Scheme allows, and to reduce the risk of deterioration or restriction to the comparatively unique coastal amenity that is able to be enjoyed by its residents?

It is noted that a range of Special Area Plans already exist that cover other areas of the town and municipality.

Response from Director – Community and Development Services:

A Specific Area Plan (SAP) is covered in the Tasmanian Planning Scheme (TPS) as part of the Local Provisions Schedules (LPS).

LPSs are prepared by Councils and assessed by the Tasmanian Planning Commission (the Commission).

The Dorset LPS became effective 18 January 2023, with only minor grammatical and formatting amendments undertaken on 9 July 2025.

Dorset Council has five (5) SAPs which are summarised below:

1. Port Hills SAP - To provide for [development](#) that is compatible with the residential area at Port Hills, Bridport
2. Barnbogle Dunes and Lost Farm SAP – To provide for tourist facilities and complementary uses that are appropriate for the location and to provide for [subdivision of land](#) that does not compromise the function of the surrounding area or primary industry operations.
3. Branxholm and Ledgerwood Industry SAP – To facilitate the establishment and continuation of manufacturing and processing that does not cause unreasonable loss of amenity to adjacent sensitive uses.
4. Town Centre Parking SAP – To maximise land use efficiency and reduce costs to business and developers by not requiring new or intensified use or development to provide on-site car parking spaces, bicycle spaces and motor car parking spaces on land within the town centres of Bridport, Scottsdale and Derby.
5. Bridport Main Street Centre SAP – To provide for development compatible with its existing build form, encouraging community services and commercial activities, residential and visitor accommodation use.

⁴ In accordance with Regulations 33, 36 & 37 and Council Policy No. 41: Council Meeting Procedures

When assessing a draft amendment to a LPS that proposes a new SAP, the Commission must be satisfied that the draft amendment meets the LPS criteria as required under section 34 of the *Land Use Planning and Approvals Act 1993* (the Act). Of note within the criteria outlined in s34 of the Act, the amendment should be:

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

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

Regarding the Regional Land Use Strategy, Dorset Council is currently undertaking a process in collaboration with other Northern Tasmanian Councils to deliver a Northern Tasmania Regional Land Use Strategy (NTRLUS). This is a strategic planning tool that guides how land is used, developed, and protected across the region. It will implement the Tasmanian Planning Policies at a regional level and shape planning decisions in each Northern council area. This project is due to be delivered mid-late 2026.

Regarding the Strategic Plan, Dorset Council's Strategic Imperative 7 is to deliver the Future Ready suite. This is a holistic planning project whereby Council will consult and engage with the community on a vision for each township. For Bridport, a Structure Plan has been identified as a strategic priority. In 2025, Council made an application to the Federal Government for funding to support the development of the Bridport Structure Plan and are yet to receive notice of the outcome of that application.

SAPs is a planning control that is used to modify or add to the underlying zone standards of the State Planning Provisions (SPPs) for a specific spatial area or site. They are implemented to deliver a unique planning outcome that is specific to the specific spatial area or site. Section 32(4) specifies that for an SAP to be adopted in relation to an area of land, it must be demonstrated that:

- a. use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- b. the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

Given the context outlined, it is recommended that Council completes the identified strategic documents before any further amendments are made to the Dorset LPS.

Helen Cafe, North Scottsdale

Can I please rent some of the empty buildings in Derby because there's nothing there to house support services such as the cleaning services I manage in Derby and surrounds?

Response from Director – Corporate Services:

Council owns four buildings in Derby being:

1. 80-82 Main Street: Derby Town Hall which remains accessible for community use.
2. 53 Main Street: Currently leased and operated as the Derby Schoolhouse Museum.
3. 57 Main Street: The former Department of Main Roads building which is currently partially used as a public amenities block and bike wash area. This building and associated land are also currently subject to a live decision of Council supporting it to be leased to the Blue

Derby Foundation for the purpose of communal accommodation associated with Derby businesses or other initiatives related to the trails.

4. 31834 Tasman Highway: Currently leased by Council from Crown Land Services for the purposes of an operational works depot.

Ms Cafe is welcome to submit a proposal that would be considered on its merits, however on face value no Council owned buildings in Derby are currently vacant or fit for the proposed purpose. Council has no influence or authority over the use of any other buildings that Ms Cafe may be observing to be vacant in Derby, and she would need to progress any proposals to occupy those buildings with the relevant owners.

Tim Kemsley, Derby

The Blue Derby infrastructure has now existed for over 10 years since 2025. Can Council quantify the increase in Council's income due to the increase in rateable value of all properties in Derby and the immediate vicinity over the last 10 years and compare this increase in revenue with the expenditure directly related to the maintenance of the Blue Derby infrastructure?

Similarly, can Council quantify the increase in land tax that the State government has benefitted from over the same period and compare this with the expenditure directly related to the maintenance of the Blue Derby infrastructure.

Can Council please make these figures available to the public?

Response from Director – Corporate Services:

Council has not undertaken this type of analysis. While Council can identify historic and current rates revenue relating to Derby, isolating any increase attributable directly to the Blue Derby infrastructure would require detailed scoping and analysis and would involve a significant level of estimation.

In itself, this type of analysis would not provide a complete picture of the total cost of ownership of Derby. Any increase in rates revenue associated with growth in Derby must also be considered alongside the increased demand on Council's infrastructure and services, and the capital investment required to support Derby as a visitor destination. Council's expenditure in Derby extends beyond the Blue Derby mountain bike trail network and includes roads, stormwater infrastructure, waste services, public facilities and other town infrastructure.

Council has, however, recently commissioned an independent economic impact assessment, *The Value of Blue Derby to the Tasmanian Economy (August 2025)*, which provides a broader measure of the value generated by the Blue Derby trail network. The report found that Blue Derby generates approximately \$50.9 million in direct annual visitor expenditure, contributes \$26.6 million to Gross State Product, supports 274 full-time equivalent jobs, and attracts more than 45,000 mountain bike visitors each year. This work was undertaken to better understand and demonstrate the broader economic contribution of Blue Derby to the region and the State.

The concept of preparing a broader total cost of ownership analysis for Derby has been explored; however, developing a reliable model would require significant estimation and staff resources. This work has not been progressed at this time, noting the existing economic impact study, the complexity of a potential analysis and the need to consider whether a consistent approach would be applied across other townships.

Council is also not in a position to quantify land tax collected by the State Government from properties in the Derby area, as Council is not the custodian of this information.

The following questions have been received on notice:

Karl Willrath, Scottsdale | 7 March 2026

1. *As the overall health and attitude towards health of our Councillors can have a profound impact on their constituents with the decisions they make and/or do not make. Can the Mayor write to the minister for Health, the Hon Bridget Archer, and seek assistance in formulating a foodstuff policy that is to be followed when making decisions on councillor dietary choices at workshops, meetings etc that are funded by the ratepayer? As the Mayor may be aware, in Australia we have an eminent professor in the emerging field of nutritional psychiatry, Felice Jacka OAM, that I am sure the minister and her department would take into consideration before offering any much-needed assistance to Dorset Council. <https://foodandmoodcentre.com.au/team/felice-jacka/>*

Response from Mayor Beattie:

No.

2. *As Right to information requests have revealed, gaining access to how much Dorset Council spend on catering may be obtainable (which would include workshops, meetings etc) but an itemised list is not, apparently. As the Mayor is reluctant to alter his position on keeping itemised councillor foodstuff records, can the Mayor write to the minister of local govt, the Hon Kerry Vincent, so he can look into making it mandatory that all councils in Tasmania keep these records and make them freely available to the public. Then at least, the next time constituents hear a councillor spruiking “health health health” for a given project, it may have a different context?*

Response from Mayor Beattie:

No.

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

Karl Willrath, Scottsdale

In the Dorset 2024 / 2025 annual report, page 29, it states there were two applications for assessed disclosure of information under the RTI Act. It does not state if these were successful, blocked or even if the same information was applied for. As the Mayor is aware, I am in the process of an RTI in an attempt to find out how much Dorset council spends on catering which apparently includes the amount councillors spend on themselves. As the RTI process is some what of a rigmarole, will Dorset consider running a proper disclosure log, and actually publicly disclose the information which has been disclosed via the RTI process as many, if not all are in the public interest.

TAKEN ON NOTICE

Scott Timmins, Branxholm (representing Branxholm Events Committee)

Given the Branxholm Events Committee delivers community connection events like the Biggest Morning Tea, Christmas in July, The Barn Dance and The Devils Cardigan, all of which general a high volume of dishes, will the Council reconsider its decision and allow at no cost to Council, a commercial under-bench dishwasher similar to that installed in the Ringarooma Hub, to ensure proper hygiene standards and reduce the workload and safety risks for volunteers?

TAKEN ON NOTICE

Item 53/2026 Public Address of Meeting

⁵Members 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 to 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.

North East Tasmania Chamber of Commerce Chair, Fiona Auton (DOC/26/4133)

- Relating to Councillor Motion with Notice – Rail Trail Project – Stage 3 (see attached)

Item 54/2026 Councillor Question Time

⁶Councillors 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 will be accepted or treated as correspondence.

Question(s) must be clear and concise, not be a statement, have minimal pre-amble, 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 Councillor questions were **taken on notice** at the 16 February 2026 Meeting:

Councillor Hughes:

There was a Dorset Digital Strategy Workshop on the 29 August 2024.

1. *What has been the outcome of this?*

Response from General Manager:

There were four projects that the key project partners, namely Council, NBN, Telstra and Northern Tasmanian Development Corporation devised from a working group with key stakeholders in late 2024. These were:

- a. Connectivity issues project
- b. Derby free Wi-Fi project
- c. Scottsdale Community Wi-Fi project
- d. Digital literacy project

There has been a huge amount of work conducted for all four projects by the project partners. The key partners are currently assimilating all of the work conducted to date and communications will be forthcoming in due course on what has occurred for all four projects.

2. *How has Council advocated for better connectivity for Dorset?*

Response from General Manager:

Council has advocated for better connectivity issues through project 1.a. as highlighted above.

⁵ In accordance with Regulations 46 and Council Policy No. 41: Council Meeting Procedures

⁶ In accordance with Regulations 33, 34 & 35 and Council's Policy No. 41: Council Meeting Procedures

Councillor Teichmann:

1. *Given the questions from the gallery this evening, could Derby as a MTB destination benefit from keeping some of its most popular trails, such as Air-Ya-Garn and Hazy Days, in better riding condition over the hot summers by installing a micro trail irrigation system, which would only need to be run a little bit at night, to keep the trails in optimum condition, thereby improving the ride quality and the visitor experience and safety, and hopefully reducing the risk of accidents and trail maintenance requirements and costs?*

Response from Director – Infrastructure:

While irrigation systems are used in major bike parks, the installation cost, lack of an accessible water source, maintenance and ongoing pumping or cartage requirements mean it is not considered viable for Blue Derby at this time.

2. *I'm just wondering in terms of the visitor experience in Derby more generally, and also the amenity for locals, what is Council planning to do with the Old Mine Office that's down at the trailhead, which is in a rather derelict condition with broken windows and so forth, and would it be possible for Council to use the Old Derby swimming pool as a temporary Dog Park until a more permanent solution can be found?*

Response from General Manager:

Council do not have plans for the Old Mine Office or the Old Derby swimming pool at this stage. Council will be commencing Derby Master Planning through the Derby - Future Ready project, on receipt of promised election funding from the State Government. This is the ideal mechanism for the community to provide feedback as to the future direction of Derby and surrounds.

The following questions were received **without notice** from Councillors:

Councillor Hughes:

1. *What role is Council playing in the current situation with the building of the Child and Family Learning Centre?*

Response from Director – Community and Development Services:

Council has sent a letter to the Minister for Education, The Hon. Jo Palmer advocating for the community benefit and need for an early years education and care facility in Scottsdale. It is understood that contact back to Council will be made from the Ministers office.

2. *Can we have an update on the cost of vandalism to rate-payers? Has there been a recent increase?*

Response from Director – Infrastructure:

Yes there has been an increase in incidents and intensity of vandalism particularly around public amenities in Scottsdale and Bridport. There is a considerable cost to rate payers, involved in additional cleaning and repairs due to vandalism, which is currently being reconciled.

Councillor Chilcott:

Does the Council have a policy on defibrillators and is there a list of where there are defibs in Dorset?

Response from Director – Infrastructure:

Council is currently developing an Automated External Defibrillators (AED) operational policy. Locations of AED's can be sourced on the open layer of the list map [here](#).

Councillor Teichmann:

1. *What is Council doing to control European wasps (Vespula Germanica), an invasive pest species, in Dorset generally and Derby, specifically, as they seem to be quite a problem at present?*

TAKEN ON NOTICE

2. *Does Council have responsibility for ensuring the old Briseis Mine Office is being maintained, under any contract Council has with Crown Lands?*

TAKEN ON NOTICE

Item 55/2026 Requests for Leave of Absence

Nil

Item 56/2026 Notifications of Leave of Absence for Parental Leave

Nil

Item 57/2026 Councillor Motions with Notice

Item 57.1/2026 Councillor Wendy McLennan | Rail Trail Stage 3 Project
 Ref: DOC/26/3522 | NoM: DOC/26/3520
Purpose

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

Background

The following notice of motion and background information was received from Councillor McLennan on 11 March 2026:

That Dorset Council remove the North East Rail Trail stage 3 from the Strategic Plan as a priority project and, as a consequence, remove it from the Annual Plan and Operational Plan.

Reasons:

1. The project was conceived in 2014 and has, for 12 years, been subject to ongoing revisions, reviews and unspent grants.
2. There remains ongoing uncertainty regarding the project's viability and net benefits to Dorset.

3. The project has been divisive within the community and does not have clear, broad community support.
4. Other priority projects have emerged, including the development of the Scottsdale Railway precinct, which was not included in the Stage 3 Project approvals.
5. Expenditure to date for Dorset ratepayers is over \$300,000 on legal fees, consultancies and other contingencies.
6. The current estimated project cost of \$6.54 million is difficult to justify in the context of the current national and state financial situation and ratepayer cost-of-living pressures.
7. The railway has not been maintained under the relevant agreement(s) of the *Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016* and bringing it to a suitable standard would involve additional cost.
8. None of the milestones outlined in the June 2025 Ordinary Council Meeting have been achieved.

Given the risks, uncertainty, and competing priorities, the motion seeks to refocus Council effort and investment on projects with clearer deliverability and community benefit, and to act with fiscal responsibility in challenging financial conditions.

Recommendation

MOVED: Cr McLennan | SECONDED: Cr Bicanic

That Dorset Council remove the North East Rail Trail stage 3 from the Strategic Plan as a priority project and, as a consequence, remove it from the Annual Plan and Operational Plan.

DECISION - PROCEDURAL MOTION

MOVED: Cr Powell | SECONDED: Cr Richards

To defer to a Workshop for further discussion.

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

CARRIED

ITEMS FOR DECISION

Item 58/2026

Blue Derby Foundation | Memorandum of Understanding Half-Yearly Update

Reporting Officer: General Manager, John Marik

Ref: DOC/26/1722

Purpose

The purpose of this agenda item is to provide a half-yearly governance update on the operation of the Memorandum of Understanding (MoU) between Council and the Blue Derby Foundation (Foundation), in accordance with Activity 6 in Council's 2025/26 Annual Plan.

DECISION

MOVED: Cr Hughes | SECONDED: Cr Powell

That Council receives and notes the half-yearly governance update relating to the Memorandum of Understanding between Council and the Blue Derby Foundation.

CARRIED UNANIMOUSLY

Councillor Hughes declared an immaterial perceived conflict of interest in Item 59 and remained in the Meeting.

Item 59/2026

Retrospective Reimbursement Request

Reporting Officer: Director – Infrastructure, Kerry Sacilotto

Ref: DOC/26/3341

Purpose

The purpose of this agenda item is to determine a request received from Dorset Renewable Industries Pty Ltd (DRI) in relation to retrospective reimbursement for works undertaken adjacent to the North East Rail Trail corridor at Ling Siding.

DECISION

MOVED: Cr Simmons | SECONDED: Cr Chilcott

That Council:

1. declines the request from Dorset Renewable Industries Pty Ltd for reimbursement of invoices totalling \$29,058.98; and
2. notes that:
 - a. the works were undertaken without Council authorisation or procurement approval;
 - b. Council did not enter into any agreement or commitment to fund the works;
 - c. one invoice submitted does not relate to rail trail works; and
 - d. under Section 69 of the *Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016*, responsibility for preventing drainage entering a corridor rest with the adjoining landowner unless consent has been granted by the corridor manager.

CARRIED UNANIMOUSLY

Purpose

The purpose of this agenda item is to determine a request received by the General Manager to consider purchasing 75 Main Street, Derby, for use as a public and staff car park.



Image 1: Location of 75 Main Street, Derby

DECISION

MOVED: Cr Powell | SECONDED: Cr Hughes

That Council:

1. notes the correspondence received regarding request to purchase land at 75 Main Street, Derby for car parking purposes;
2. does not undertake further investigation, negotiation or assessment in relation to this request at this time, and that any future consideration of additional land acquisition in Derby be addressed through an adopted Master Planning process or where identified as a priority within Council’s Strategic Plan 2023–2032, Long-Term Financial Plan, Asset Management Plans or other formally adopted Council strategy.

FOR	AGAINST
Councillor Powell Councillor Richards Councillor McLennan Councillor Teichmann Councillor Bicanic Councillor Simmons Councillor Chilcott Councillor Hughes	Councillor Teichmann (abstained)

CARRIED

Item 61/2026

Purchase of Land Request | Bridport and Proposed 12 Month Moratorium on Land Acquisitions

Reporting Officer: Director – Infrastructure, Kerry Sacilotto

Ref: DOC/26/3342

Purpose

The purpose of this agenda item is to determine a request received by the General Manager to consider purchasing Crown land at Emma Street, Bridport (PID 6845522) and for Council to decide whether to adopt a 12-month moratorium on land acquisitions.



Image 1: Aerial view of Emma Street parcel of Crown Land

Councillor Simmons left the Meeting during the presentation of the Item (7:40pm) and returned to the Meeting (7:41pm)

DECISION

MOVED: Cr Chilcott | SECONDED: Cr Powell

That Council:

1. does not pursue acquisition of the Crown Land parcel known as PID 6845522 Emma Street, Bridport; and
2. notes that this determination has been made following consideration of the financial, operational, strategic, risk and governance implications outlined within this report; and
3. adopts a 12-month moratorium on the investigation, negotiation or acquisition of land not identified within Council's adopted Strategic Plan, Asset Plans or endorsed master planning documents, unless otherwise resolved by Council.

CARRIED UNANIMOUSLY

Item 62/2026

New Policy No. 70 – Local Government Election Caretaker Period

Reporting Officer: General Manager, John Marik

Ref: DOC/26/3363 | New Policy: DOC/26/1707

Purpose

The purpose of this item is to discuss the introduction of a new Council Policy relating to election caretaker periods prior to Local Government elections.

DECISION

MOVED: Cr McLennan | SECONDED: Cr Hughes

That Council adopt the attached new Policy No. 70 – Local Government Election Caretaker Period.

CARRIED UNANIMOUSLY

Item 63/2026

Round 2 | 2025/26 Small Grants Application Assessments

Reporting Officer: Director – Community & Development Services, Jayne Miller

Ref: DOC/26/3604

Purpose

The purpose of this agenda item is to present the recommendations of the Community Grants Selection Panel - Small Grants Fund 2025-2026 Round 2 for endorsement.

2025/26 Small Grants - Round 2 | Summary of Applications

*Rounded up to the nearest dollar

Organisation	Total Cost of Project* (Incl. GST)	Amount Requested from Council* (Excl. GST)	Group/In-kind Contribution/ Other Grants*	Grant Details	Community Grants Selection Panel Recommendation (all Excl. GST)
Bridport Community Men's Shed	\$769	\$699	\$0	Hand Pallet Truck Purchase - The Bridport Community Men's Shed currently has 8 active members and the addition of this piece of updated equipment will ensure safety of the members when moving heavy items.	Full Recommendation - \$699
Total Requested		\$699	Total Recommended		\$699

DECISION

MOVED: Cr Chilcott | SECONDED: Cr Powell

That the distribution of \$699 to the following community group via the Small Grants Fund for 2025/26 Round 2 is endorsed:

- \$699 - Bridport Community Men's Shed

CARRIED UNANIMOUSLY

Item 64/2026

Round 2 | 2025/26 Matching Grants Application Assessments

Reporting Officer: Director – Community & Development Services, Jayne Miller

Ref: DOC/26/3603

Purpose

The purpose of this agenda item is to present the recommendations of the Community Grants Selection Panel - Matching Grants Fund 2025/26 Round 2 for endorsement.

2025/26 Matching Funds Grants - Round 2 Summary of Applications					
*Rounded up to the nearest dollar					
Organisation	Total Cost of Project* (Incl. GST)	Amount Requested from Council* (Excl. GST)	Group/In-kind Contribution/ Other Grants*	Grant Details	Community Grants Selection Panel Recommendation (all Excl. GST)
Ringarooma Golf Club	\$29,819	\$13,700	\$13,700	New Machinery Shed - The replacement of the old dilapidated unsafe shed with a new lockable shed is required to ensure the longevity of the mowers and equipment that the golf club own. They are a volunteer group who have worked hard to be able to match this grant with additional funds and volunteer labour.	Full Recommendation - \$13,700 - Conditional upon all Regulatory Approvals being obtained within a period of 6 months
Total Requested		\$13,700	Total Recommended		\$13,700

DECISION

MOVED: Cr Simmons | SECONDED: Cr Chilcott

That the distribution of \$13,700 to the following community group via the Matching Grants Fund for 2025/26 Round 2 is endorsed:

- \$13,700 - Ringarooma Golf Club

CARRIED UNANIMOUSLY

Item 65/2026

Review of Policy No. 50 – Gifts and Benefits

Reporting Officer: Director – Corporate Services, Lauren Tolputt

Ref: DOC/26/3695 | Draft Policy: DOC/25/15272 | Guidelines: DOC/25/15273

Purpose

The purpose of this agenda item is to present the revised Council Policy - No. 50 Gifts and Benefits.

Recommendation

That Council adopts the attached revised Policy No. 50 – Gifts and Benefits.

PROCEDURAL MOTION

MOVED: Cr Teichmann | SECONDED:

To defer the item to a Workshop.

LAPSED, NO SECONDER

AMENDMENT

MOVED: Cr Teichmann | SECONDED:

That travel, accommodation and meals proffered or accepted in attending an educational conference be exempted from section 4 of this Policy.

LAPSED, NO SECONDER

DECISION

MOVED: Cr Chilcott | SECONDED: Cr Simmons

That Council adopts the attached revised Policy No. 50 – Gifts and Benefits.

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

CARRIED

Item 66/2026 **Selection of Audit Panel Members**
 Reporting Officer: Director – Corporate Services, Lauren Tolputt
 Ref: DOC/26/3775

Purpose

The purpose of this agenda item is to appoint a Chairperson and Independent Member to Council's Audit Panel in accordance with section 5(4) of the Local Government (Audit Panels) Order 2014.

Councillor Richards left the Meeting during the presentation / debate of the Item (8:12pm) and returned to the Meeting (8:14pm)

DECISION

MOVED: Cr Hughes | SECONDED: Cr McLennan

That Council:

1. **appoints Ms Jan Lynch as Chairperson of the Audit Panel for a term of two years commencing 23 March 2026 and expiring on 22 March 2028; and**
2. **appoints Mr Ian Wright as Independent Member of the Audit Panel for a term of two years commencing 23 March 2026 and expiring on 22 March 2028.**

CARRIED UNANIMOUSLY

ITEMS FOR NOTING

Item 67/2026 **Council Workshops Held Since Last Council Meeting**

3 March 2026 | Briefing Workshop

11 March 2026 | Councillor Community Meet and Greet Session @ Ringarooma

17 March 2026 | External Presentations Workshop

Item 68/2026 **Elected Member Communications**

Mayor Calendar | 12 February to 18 March 2026

February 2026

- 12 Meeting with Tasmania Police new Northern Inspector with General Manager, Council Chambers
- 12 Online meeting with Department of Health Deputy Secretary with the General Manager, discussing the vacant James Scott Wing
- 12 Weekly meeting with the General Manager, Council Chambers
- 13 Councillor Planning Session | February Council Meeting with Councillors Powell, Hughes, Bicanic, Teichmann, Richards and Chilcott, Council Chambers
- 13 Councillor Session | Capital Budget Variation discussion, with Councillors Powell, Hughes, Bicanic, Teichmann, Richards and Chilcott, Council Chambers

- 15 Bridport Innovations Annual General Meeting, Bridport
- 16 Interview with ABC news
- 16 February Council Meeting, Council Chambers
- 17 Better Health 4 Dorset Health Hub Open Day with General Manager, Scottsdale
- 17 Meeting with Minister for Health, Hon. Bridget Archer MP with General Manager, Council Chambers
- 19 Weekly meeting with General Manager, Council Chambers
- 19 Meeting with Legislative Member for McIntyre, Hon. Tania Rattray MLC with General Manager, Scottsdale
- 19 Meeting with Blue Derby Foundation representatives with General Manager, Council Chambers
- 24 Dorset Wellbeing Network Meeting, Dorset Community House
- 26 Weekly meeting with General Manager, Council Chambers
- 26 Online meeting with Minister for Local Government, Hon. Kerry Vincent MLC with General Manager
- 26 Online meeting with Senator Tammy Tyrrell with General Manager
- 27 Citizenship Ceremony with Councillors Powell and Richards, Council Chambers

March 2026

- 2 Online State Grants Commission Hearing with General Manager and Director – Corporate Services
- 3 March Briefing Workshop, Council Chambers
- 5 Weekly meeting with General Manager, Council Chambers
- 5 Onsite tour of James Scott Wing with General Manager, NESM Hospital Scottsdale
- 11 Councillor Community Meet & Greet Session with Councillors Powell, McLennan, Hughes and Chilcott, Ringarooma Memorial Hall
- 11 Future Links Gladstone meeting, Gladstone Hall
- 17 Councillor External Presentations Session, Nugget Sellars Pavilion, Scottsdale
- 18 Rotary Club of Scottsdale meeting, Scottsdale

Item 69/2026 Management 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 Management Team.

DECISION

MOVED: Cr Simmons | SECONDED: Cr Chilcott

That Council

1. note the watching brief on the Iran conflict relating to fuel supply and cost implications; and
2. receive and note the remaining Management Team Briefing Report.

CARRIED UNANIMOUSLY

Watching Brief: Iran Conflict – Fuel Supply and Cost Implications

Purpose

To inform Council of emerging global risks associated with the escalating Iran conflict, particularly in relation to fuel supply disruptions and potential cost impacts on Council operations, the local economy and community.

Background

The ongoing conflict involving Iran, the United States and Israel has significantly disrupted global energy markets. Of particular concern is instability in the Strait of Hormuz, a critical global shipping route through which approximately 20% of the world's oil supply typically flows.

Recent military activity has included strikes on oil and gas infrastructure and shipping routes, resulting in reduced production, disrupted exports and heightened uncertainty across energy markets.

Current Situation

- Global oil prices have risen sharply, with Brent crude exceeding USD \$100 per barrel and increasing by up to 50% since the conflict began.
- In some markets, physical oil supply shortages have driven prices significantly higher, with certain crude grades exceeding USD \$150 per barrel.
- Disruptions to shipping routes and infrastructure have curtailed supply and increased freight costs, compounding price pressures.
- Fuel prices in Australia have already responded, with notable increases in petrol and diesel prices, particularly in regional areas where supply lag can exacerbate price spikes.

Implications for Local Government

Operational Impacts

- Increased fuel costs for Council fleet, plant and contractor services
- Potential escalation in construction and maintenance costs (roads, waste, infrastructure)
- Supply chain delays or cost increases for materials linked to petroleum products

Financial Impacts

- Upward pressure on Council operating budgets and capital works programs
- Potential need for budget adjustments or reprioritisation if sustained

Community and Economic Impacts

- Increased cost of living for residents and employees (fuel, food, goods and services)
- Flow-on impacts to local businesses, particularly transport, agriculture and tourism sectors
- Heightened economic uncertainty across the region

Risk Considerations

- Duration of the conflict remains uncertain; prolonged disruption could entrench higher fuel costs
- Global energy shocks historically contribute to inflationary pressure and reduced economic activity

- Regional areas such as Dorset may experience delayed supply and higher relative price impacts

Council Position / Monitoring Approach

At this stage, there is no immediate risk to fuel availability locally, however price volatility is expected. Council will continue to monitor developments, including:

- Fuel price trends and supplier advice
- Impacts on Council contracts and procurement
- Broader economic indicators affecting the Dorset community
- Business Continuity Planning to prioritise core service including waste collection

Next Steps

- Maintain a watching brief and provide updates to Council as required
- Consider incorporating fuel cost contingencies into budget planning if volatility persists
- Engage with suppliers and regional stakeholders to understand emerging impact

WASTE MANAGEMENT REQUESTS | February 2026

	Requests Received February 2026	Comparison February 2025	FYTD Received 2025/26	Comparison FYTD Received 2024/25
Feedback and Queries	-	-	3	4
Repair Bin	-	6	30	12
Replace Bin	7	9	41	24
Request a New Service	3	9	21	8
Remove Additional Bin	-	9	14	21
Request an Additional Bin	1	2	12	9
Request an Upsize/Downsize	5	-	27	-
Request to Opt Out (of Service)	-	-	3	-
Total Requests	16	35	151	78

CUSTOMER SERVICE REQUESTS | February 2026

	Requests Received February 2026	Comparison Requests February 2025	Received 2026	Comparison 2025
Animal	7	3	12	4
Bike Trails	-	-	-	-
Bridges	-	-	-	-
Caravan Parks	-	-	2	1
Cemeteries	1	1	1	1
Community Awards	-	-	1	-
Community Development General	-	-	-	-
Corporate Services General	1	-	1	2
Council Elections	-	1	-	1
Customer Service	1	2	4	3
Emergency Services Enquiries	-	1	-	1
Environmental Management & Health	5	2	9	3
Footpath Enquiries	3	-	9	3
Government Relations	-	-	-	-
Licencing	-	-	-	-
Parks and Reserves	2	2	4	4
Planning & Building	1	-	1	-
Playground Maintenance	-	-	3	-
Public Health	-	-	-	1
Public Online Enquiries	-	-	-	-
Public Amenities	3	1	6	1
Public Halls Buildings	1	-	3	-
Recreation Grounds	3	1	10	1
Roads	18	16	47	41
Swimming Pools	-	-	-	5
Waste Management	2	1	2	1
Total Requests	48	31	115	70

See attachments for detailed request received in February 2026 and year to date.

APPROVED APPLICATIONS | February 2026

	Approved February	Approved 2026 YTD	Approved 2025 YTD
Planning	9	14	13
Building	7	11	7
Plumbing	2	3	4

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

2025/26 CAPITAL WORKS PROGRAM

Ref: DOC/25/9165

	Complete 2025/26
	Completed in February 2026
	Carried Forward Projects – 2026/27
	Projects Withdrawn

PROJECT	STATUS
BRIDGES	
Bridge 1508 Garibaldi Road, Pioneer – repairs to piers (additional allocation, storm recovery)	Commenced
Bridge 1604 Panama Forest Road, Golconda – timber deck renewal	Completed
Bridge 1589 Sledge Track, West Scottsdale – timber superstructure renewal (beams & deck)	Completed
Bridge 1556 New River Road, Ringarooma – timber deck renewal	Completed
Bridge 1594 Greeta Road, Nabowla – timber superstructure renewal (beams and deck)	Timber ordered
Bridge 1508 Garibaldi Road, Pioneer – slab repairs	
Bridge 1569 Jensens Road, North Scottsdale – upgrade superstructure (timber to concrete)	Tender issued
Bridge 1572 Haas Road, Legerwood – upgrade superstructure (timber to concrete, additional allocation)	Tender issued
STORMWATER	
61 King Street, Scottsdale – upgrade stormwater pits	
3 Murphy Place, Scottsdale – undertake network survey and hydrology assessment	Investigation
Main Road, Pioneer – pipe open drain	Completed
9 Willow Court, Winnaleah – design and install new network	Quotes received
21 Thomas Street, Scottsdale – design and install new network	Completed
52 Scott Street, Branxholm – design and install new network	Quotes received
3 Thomas Street, Scottsdale – design and install new network	Quotes received
ROADS – RESHEETING	
Old Waterhouse Road, Waterhouse	Completed
Cape Portland Road, Gladstone	Completed
Bridport Back Road, Nabowla	Completed
Nourses Road, Bridport	Completed
Unwins Road, Springfield	Completed
McDonalds Avenue, Ringarooma	Completed
Dead Horse Hill Road, Ringarooma	Completed
Pera Flats Road, Ringarooma	Completed
Swanee Road, Winnaleah	Completed
Ferny Hill Road, Bridport	Completed
Bridport – urban resheeting (various locations)	Completed

PROJECT	STATUS
ROADS – RESEALS	
George Street, Scottsdale – highway access	Prep work completed
Maurice Street, Legerwood	Prep work completed
Spotswood Drive, Scottsdale	Prep work completed
Beattie Street, Scottsdale	Prep work completed
Ringarooma Road, Scottsdale – highway access	Prep work completed
Christopher Street, Scottsdale	Prep work completed
Mary Street, Scottsdale	Prep work completed
Alice Street, Scottsdale	Prep work completed
East Maurice Road, Ringarooma	Completed
Oakdene Road, Jetsonville	Prep work completed
Barnbogle Road, Bridport	Prep work completed
Barnett Road, Ringarooma	Completed
Ruby Flats Road, Branxholm	Completed
Derby Back Road, Derby	Completed
Sykes Road, Springfield	Completed
Arnold Place, Scottsdale	Completed
Charles Street, Pioneer – additional reseal	Completed
ROADS – OTHER PROJECTS	
Willis Road, Lietinna – hotmix overlay intersection with Golconda Road	Completed
Koomeela Road, West Scottsdale – culvert repairs	Completed
Banca Road, Winnaleah – pavement repair and hotmix surface	Completed
Golconda Road, Nabowla – 3.4km safety upgrades and pavement renewal	Commenced
Ferny Hill Road, Bridport – landslip repair (storm damage)	Tenders received
Golconda Road, Golconda – pavement design	Design
Bentley Street, Bridport – footpath renewal	
Ellenor Street, Scottsdale – design pavement renewal	Design
Austins Road and Tasman Highway, Scottsdale – junction upgrade	Commenced
Northeast Lane, Scottsdale – design	Completed
Union Street, Scottsdale – kerb and stormwater upgrade (stage 1)	Completed
Pioneer township – footpath	Completed
Golconda Road, Golconda – freight and safety improvement strategy	Commenced
Buckney's Road, Scottsdale – road survey	Commenced

PROJECT	STATUS
BUILDINGS	
Bridport Seaside Caravan Park – camp kitchen renewal (replace beams)	Completed
Bridport Seaside Caravan Park – electrical switchboard renewal and underground cables (stage 1)	Scheduled – April
Northeast Park, Scottsdale – electrical upgrades and shower payment machine upgrades	Completed
Winnaleah Old Scout Hall – replace old louvre windows	Completed
Derby, Branxholm, Ringarooma, Winnaleah & Legerwood – switchboard upgrades	Commenced
Pioneer Hall – toilet renewal	Planning
Northeast Park, Scottsdale – BBQ replacement	Completed
Scottsdale – switchboard upgrades (various sites)	Planning
Scottsdale Aquatic Centre – toilet and shower renewal	Completed
Branxholm Hall – kitchen renewal (Pines Committee donation)	Commenced
Bridport Seaside Caravan Park – amenities upgrade (shower cubicle storage / shelving)	
Bridport Seaside Caravan Park – cabin upgrades / outdoor area improvements	
Scottsdale Waste Transfer Station – Reuse Centre shop extension	Planning
Scottsdale Waste Transfer Station – heat pump	Completed
Derby Depot – alarm system and cameras	Planning
Scottsdale Depot – relocation of storage sheds (additional allocation)	Completed
Nugget Sellars Pavilion (Scottsdale Recreation Ground) – heat pump	Completed
Scottsdale Aquatic Centre – remote access through Council network	Scheduled - April
LAND IMPROVEMENTS	
Blue Derby – network signage	Commenced
Bridport Seaside Caravan Park and Bridport Foreshore – BBQ replacement	Completed
Scottsdale Aquatic Centre – flow meter and motor protection on leisure pool pumps	Planning
Scottsdale Aquatic Centre – chlorinator pump critical spare parts	Commenced
Scottsdale Aquatic Centre – balance tank temporary shut off valve	Ordered
Scottsdale Aquatic Centre – leisure pool filter sand replacement	Planning
Scottsdale Aquatic Centre – replace umbrella covers	Completed
Derby Park – Ringarooma Road erosion repairs	Completed
Pine Plantation, Ringarooma Road, Scottsdale – replanting (additional allocation)	Completed
Blue Derby – Black Stump car turning area redevelopment	Planning
Blue Derby – Top Creek drop off area completion	Planning
Netball court upgrades – Scottsdale, Bridport and Derby (Stage 1)	Planning
Scottsdale Railway Station precinct redevelopment	Commenced
Blue Derby – memorial lookout	Planning
Ellesmere Cemetery, Scottsdale – new memorial wall	Planning
Scottsdale sports precinct – master planning	
Scottsdale Aquatic Centre – covered pool feasibility study	

PROJECT	STATUS
CARRY FORWARD PROJECTS	
<u>Bridges</u>	
Bridge 1508 Garibaldi Road, Pioneer – scour protection piers (storm recovery)	Tender Awarded
Bridge 1572 Haas Road / Frenches Creek, Legerwood – upgrade to concrete	Funding received
<u>Roads</u>	
South Street, Bridport – replace kerb	
King Street, Scottsdale – pedestrian crossing	Withdrawn
George Street, Scottsdale – pedestrian crossing	Withdrawn
Coplestone Street, Scottsdale – new footpath	
<u>Buildings</u>	
Building Renovations (Blue Derby Foundation) - 57 Main Street, Derby	
Scottsdale Railway Station Building – restoration	
Derby Depot – new trail crew storage shed	Planning
Bridport Seaside Caravan Park – planning for new camp kitchen at Goftons Beach	Planning
Branxholm Waste Transfer Station – Oil Bunded Shed	Planning
Branxholm Waste Transfer Station – Recycling Shed	Planning
Gladstone Waste Transfer Station – Oil Bunded Shed	Planning
Gladstone Waste Transfer Station – Recycling Shed	Planning
Scottsdale Waste Transfer Station – Oil Bunded Shed	Planning
<u>Land Improvements</u>	
Croquet Lawn Beach, Bridport – access improvements	Investigations
Blue Derby Mountain Bike Trails – Tunnel stairs	
Bridport Lions Club Adventure Playground upgrade (election grant)	Planning
Scottsdale Childrens Reserve Playground upgrade (election grant)	Planning
Scottsdale community bike track	
Gladstone community park	
Waste Transfer Station signage	Commenced
CWA Carpark, Bridport – solar light	Completed

CLOSURE OF MEETING

Time Meeting Closed: 8:22pm

Minutes Confirmed: 20 April 2026

Minute No:

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Mayor

Public Address of Council Meeting | 23 March 2026**Item 52/2026****Fiona Auton – Chair, North East Tasmania Chamber of Commerce**

I stand before you today as Chair of the North East Tasmania Chamber of Commerce, representing a diverse and resilient community of businesses, entrepreneurs and professionals across the Dorset Municipality.

Our purpose is simple: to grow our economy, strengthen our community, and create opportunity for the future.

And that is exactly what we are deciding here today. Whether the Dorset community will have the opportunity to grow our economy, strengthen our community and create opportunity for the future.

The Rail Trail Project is not just another idea. It is not speculative, and it is not untested. It is a fully researched, strategically aligned, and shovel-ready project that this Chamber has supported from the very beginning—and we continue to support it without hesitation.

Projects like this do not happen by chance. They are built over years—through collaboration, leadership, and persistence. This project reflects the work of councillors past and present, regional leaders, and expert organisations like the Northern Tasmanian Development Commission.

It has been shaped by data, informed by experts, and strengthened through partnership.

That partnership includes Launceston City Council—our closest regional ally—who formally provided in-principle their support for Stage 3 in December 2024. Councillors before you and those of you who have the deciding vote here today, have already supported progressing this project to the point where you voted for Launceston City Council to begin exploring their own costings towards this project.

That decision mattered.

It signalled intent. It built trust.

To now step back is not a neutral decision—it is a step backwards.

Because the business case for this project is not theoretical—it is proven.

Rail trail developments across Australia consistently deliver strong economic returns. Comparable projects demonstrate benefit-to-cost ratios between **2.5 and 4 dollars returned for every dollar invested**. The benefit-to-cost ratio for The Rail Trail project has been estimated at 5.6 over 10 years. So, for every dollar spent, the area will receive the benefit of \$5.60c. Interestingly, the recently approved Mac Point Stadium has a benefit-to-cost ratio of \$1 to 46-65c over 30 years. The economic case for this project is one of the highest you will find.

But, beyond the numbers, there is sentiment.

The business community supports this project—because they understand what it means: more people through the door, more nights stayed, more money spent locally.

But there is one more critical point—

This is the only major, shovel-ready economic development project currently available to Dorset.

And timing matters.

With State and Federal elections always on the horizon, funding follows readiness. If a project isn't ready, it doesn't get funded. This project is ready—and our region deserves its fair share.

Ratepayer funds have already brought the Rail Trail to this point. The groundwork is done, and Council is now positioned to secure state and federal funding. Walking away now would waste that investment.

Claims that funding should go elsewhere misunderstand how government funding works. It isn't one pool we can redirect to areas like childcare—budgets are allocated to specific sectors such as health, education, and tourism. This project will draw from Tourism and Regional Development funding, and we have every right to compete for it.

If we let this opportunity pass, we don't just lose a project—we lose our position. Financially and strategically, it no longer makes sense to stand in the way of the Rail Trail. That time has passed.

Over the past fifteen years, our region has taken repeated hits. The loss of major employers—Frenchpine, Auspine, Simplot, the Tonganah Clay Mine, and the UMT butter factory—has reshaped our economy, reduced our population, and eroded services.

And it hasn't stopped. We now face further setbacks—loss of key institutions, reduced funding to essential services, and rising cost-of-living pressures

At no point in recent history have we needed economic stimulus more.

At no point have we needed tourism more.

PLANNING APPLICATION ASSESSMENT OVERVIEW

PLA NUMBER:	PLA/2025/120
DESCRIPTION:	Visitor Accommodation – 4 units (change of use from a single dwelling to two holiday units and two new cabins)
PROPERTY ADDRESS:	45 Main Street, Derby
APPLICANT:	M Pettit
TITLE NO:	107500/9
PROPERTY ID:	6820472
PLANNING INSTRUMENT:	<i>Tasmanian Planning Scheme - Dorset</i>
ZONE:	Village
APPLICABLE CODE(S):	Signs Code Parking and Sustainable Transport Road and Railway Assets Natural Assets Code Bushfire-Prone Areas Code
SPECIFIC AREA PLAN:	Not Applicable
DEVELOPMENT CONTROL STATUS:	Discretionary
RECOMMENDATION:	Approval

1 Introduction

The purpose of this report is for Council to assess and determine an application for Visitor Accommodation at 45 Main Street, Derby (the site) (Figure1). The proposal includes change of use of a single dwelling (currently used as a holiday home) to two self-contained holiday units. The proposal also includes construction of two new holiday cabins and a storage shed to serve the site. The proposed Visitor Accommodation units consist of 1 x 3-bedroom unit and 3 x 1-bedroom units.

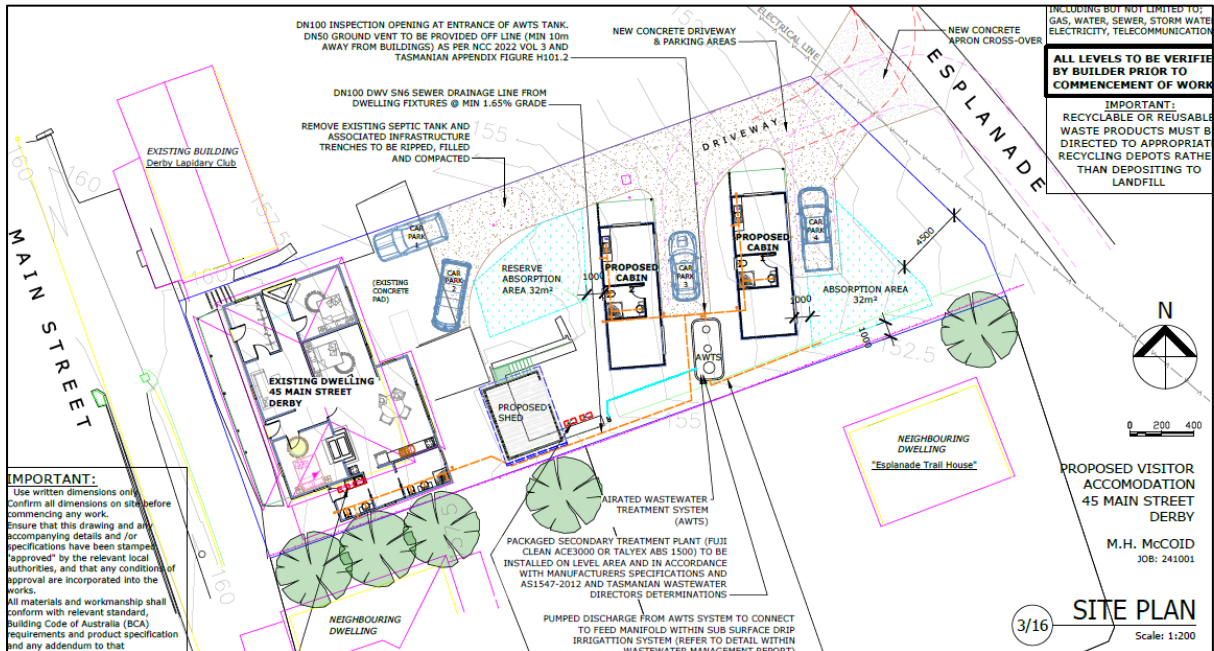
PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993***Figure 1 - aerial image identifying the location and spatial extent of the site.****1.1 Site Description**

Address:	45 Main Street, Derby		
Title No:	107500/9		
Dimensions:	Area	Average Width	Average Depth
	792m ²	17.1m	45m
Slope:	Grade	Elevation	Direction
	Steep fall from the road then gentle slope east towards the river	160m AHD	Western orientation
Existing Use or Development:	Single dwelling used as a holiday shack (in need of repair)		
Vegetation:	Lawn		
Services:	Water	Sewer	Stormwater
	Serviced Area	Unserviced Area	Serviced Area
	Connection	Connection	Connection
	Existing	Not Applicable	Existing
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Esplanade	Direct Frontage	Proposed
Surrounding Use and Development	North	Derby Lapidary Club, other visitor accommodation/dwellings	
	South	Derby centre including other visitor accommodation, dwellings and services such as food and drink venues and the MTB shuttle	
	East	The Ringarooma River and beyond that, Briseis Mine Hole	
	West	Other visitor accommodation/dwellings	

1.2 Description of Proposal

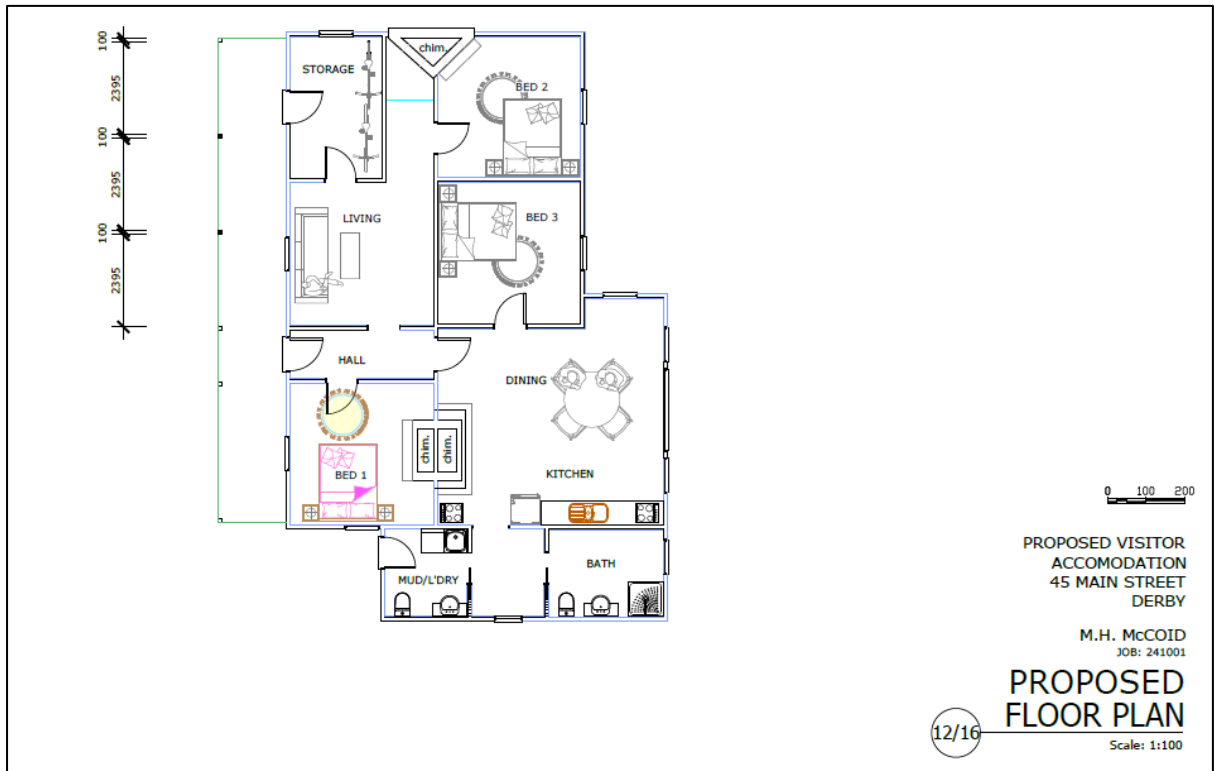
The proposal is for internal works associated with restoring the existing building (which is dilapidated) and conversion of the single dwelling into two holiday units (Figure 2).

Figure 2 - Site plan showing existing dwelling, proposed cabins and driveway.



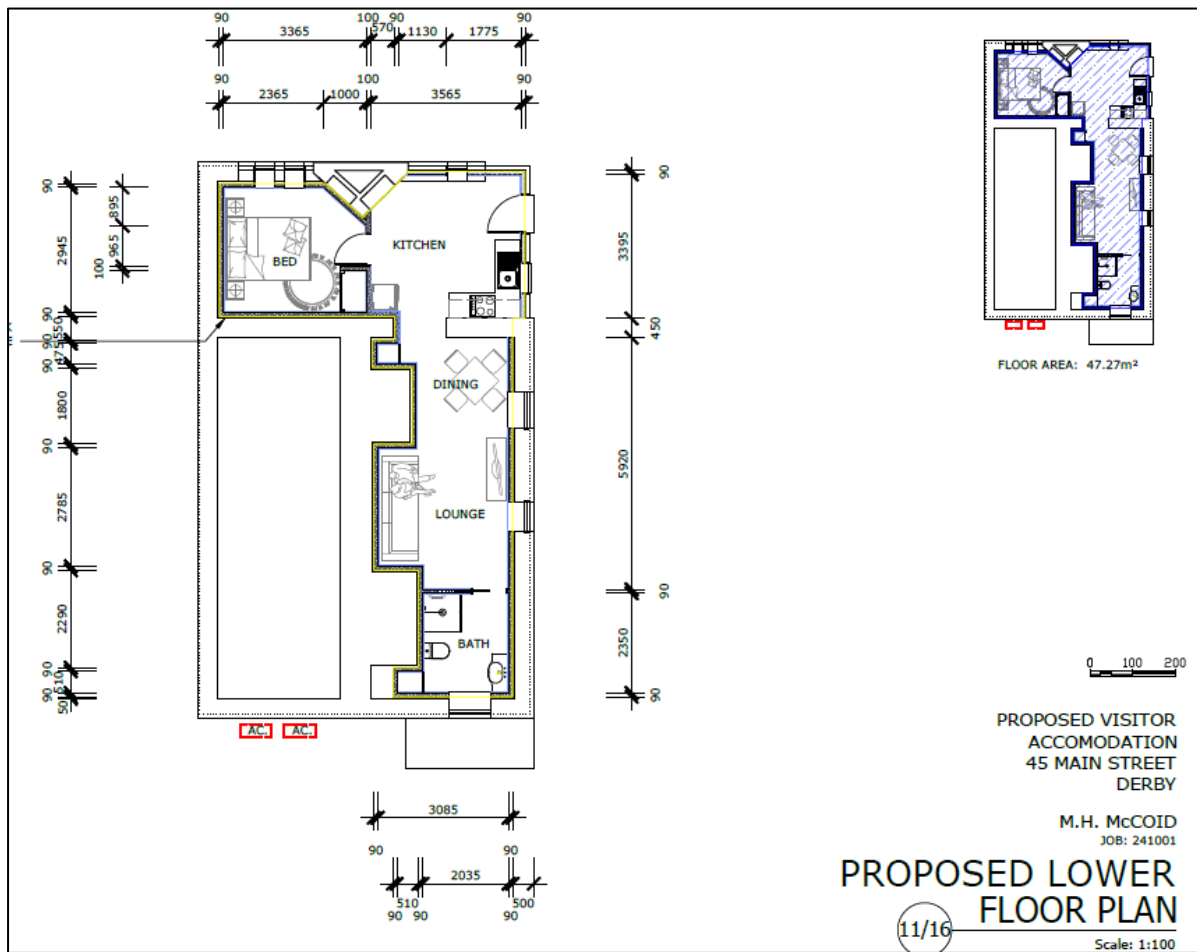
The upstairs area has direct pedestrian access to the street and the onsite parking, three bedrooms, kitchen/dining, separate lounge, 1.5 bathrooms, and laundry (Figure 3).

Figure 3 - Proposed floor plan for first floor of existing dwelling.



The downstairs area would be turned into a one bedroom unit with separate kitchen and lounge (Figure 4).

Figure 4 - Proposed floor plan for ground floor.

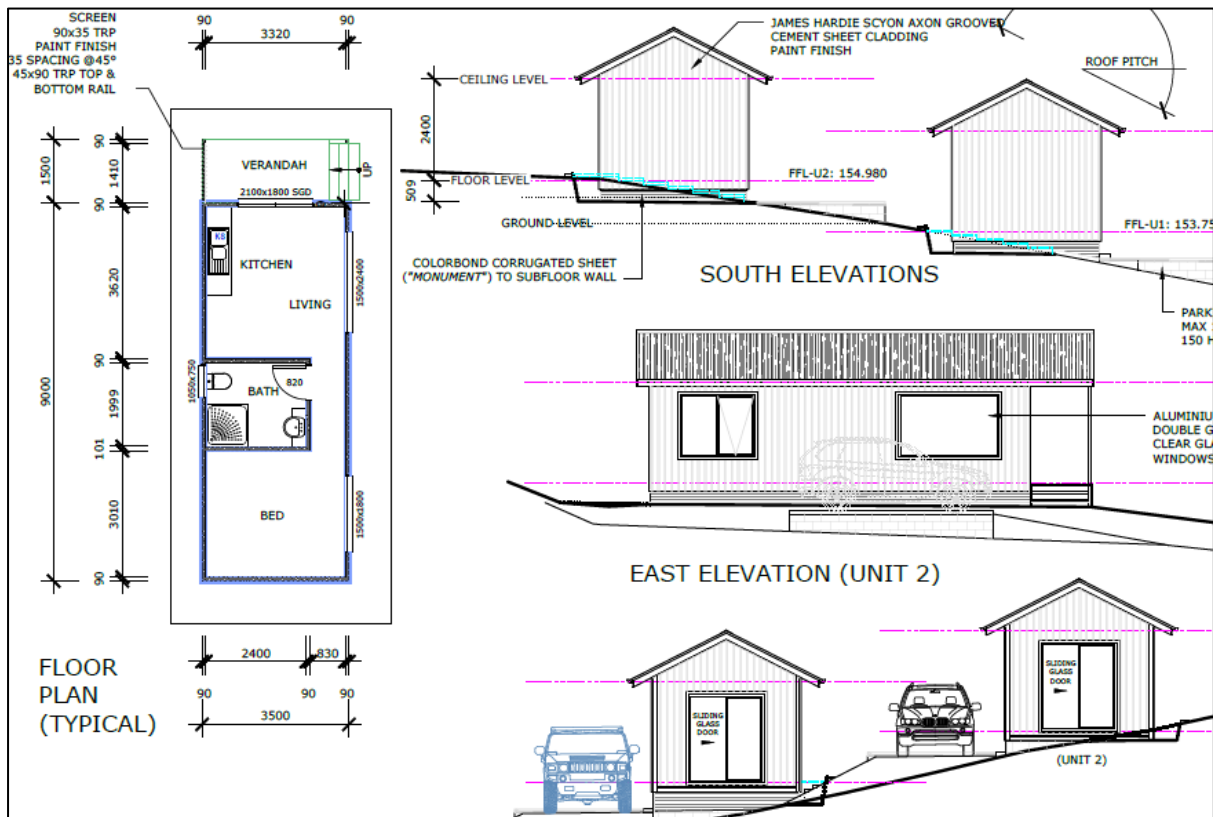


In addition to restoring the existing building, two new cabins with one bedroom each would be constructed (Figure 5). A storage shed would be constructed to serve the site (Figure 2).

PLANNING APPLICATION ASSESSMENT REPORT

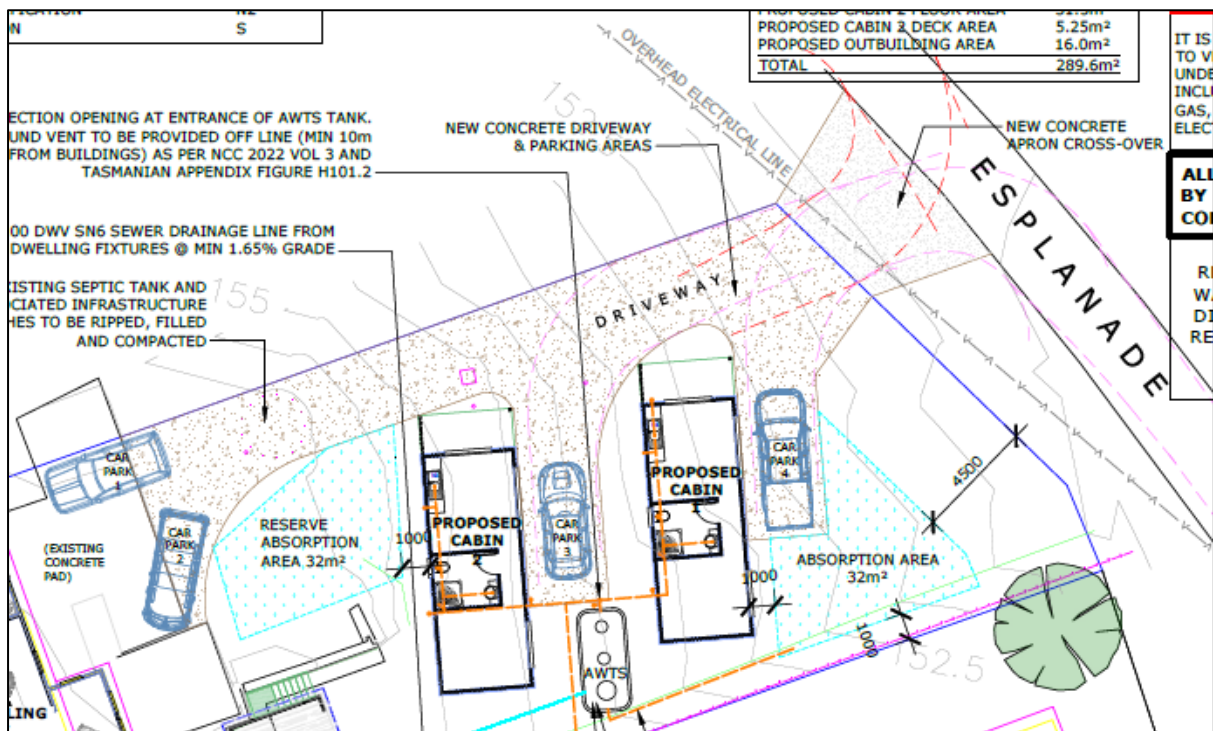
Land Use Planning and Approvals Act 1993

Figure 5 - Floor plan of proposed cabins, parking, and elevations.



No advertising signage is included in the application. Minimal signage associated with identifying the site is exempt from assessment.

The application includes the construction of a new crossing to the eastern rear frontage (Esplanade) (Figure 6). Each unit (four) would have one on-site car park each (Figure 6). The crossing, driveway and parking areas would be sealed.



PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993*

Four holiday units is not considered to generate traffic that requires Discretionary assessment. The proposal relies on a new crossing approved by the Road Authority (Council is the Road Authority for Esplanade). There would be no vehicular access via Main Street, for which the Road Authority is Department of State Growth.

A very small part of the northern corner of the site, where the new crossing would be, is within the waterway protection buffer for the Ringarooma River. The site is not connected to reticulated sewerage. Accordingly, an on-site wastewater system is proposed with indicative details shown on the site plan. This will be subject to separate plumbing approval.

The site is within the bushfire prone areas overlay but as the proposal is not for a hazardous or vulnerable use, nor subdivision, the Code does not apply.

2 Consultation Process

2.1 Public Exhibition

Development Control Status:	Discretionary - s.57 LUPA Act	
Public Exhibition Required:	Yes	
Public Exhibition Period:	Commenced	Concluded
	21/02/2026	8/03/2026
Representations Received:	Yes	

2.2 Representation Assessment

The proposal attracted three representations: one from a couple, one on behalf of a local community group, and one from an individual.

Issue raised	Council response
Excessive development	<p>One representation directly objects to the scale of development on the site.</p> <p>The objection specifically notes that there would be four cabins on a site of 790m². The nearby Tin Mountain development contains three cabins on a site 1,480m². However, the proposal is for six bedrooms sleeping twelve people while Tin Mountain's three cabins each sleep eight – making the density roughly similar. The nearby Dales of Derby also hosts up to 24 on a site of 1,750m². At its peak, the population of Derby was 3,000. In this context, the proposal is not considered out of scale or context for the town.</p> <p>The car parking provision is considered suitable. A condition is recommended to protect the onsite wastewater disposal area but at peak times informal additional parking may be appropriate on the site.</p> <p>The proposal is expected to be capable of complying with applicable bushfire standards, which are accessible at the building permit stage.</p> <p>The ribbon of development along Main Road makes traffic relatively simple to manage as once arrived, most of the services visitors need are within walking distance of their accommodation, reducing vehicle movements. It is consistent with the Planning Scheme to have visitor accommodation location within the Village Zone, rather than the Rural, Agriculture and Environmental Management Zones where they may be less compatible.</p>

PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993*

Insufficient parking	<p>Two representations are concerned that the parking provided on site is not sufficient.</p> <p>The proposal is for four self-contained holiday units. Table C2.1 requires one car parking space per self-contained accommodation unit, or one space per four beds, whichever is greater. The site has six beds. Using the first metric 4 spaces are required, using the second metric only 2 spaces are required. Therefore, the Acceptable Solution is 4 car parking spaces which is met. The Council has no Discretion to refuse the application on these grounds nor impose a Condition to require additional car parking on the site.</p> <p>Issues related to additional vehicles parked near the site are addressed below.</p>
Illegal street parking on Main Street, including damage caused.	<p>All representors were concerned about increased illegal parking as a result of the development. There are existing No Parking and No Standing signs on the carriageway at the frontage of the property, and obstructions of the footpath is regulated in accordance with the Australian Road Rules.</p> <p>Damage caused by any vehicle, let alone an illegally parked one, would be a police matter and is not an assessment matter under the Planning Scheme.</p> <p>The Road Authority for Main Street is the Department of State Growth; however, the Council manages the footpath on their behalf.</p>
Construction or general traffic taking a shortcut over 43 Main Street	<p>A representor is concerned that the proposal would exacerbate an existing issue where users of the site take informal access over adjoining land to the north. There have also been issues of dumping (or at least storage) of construction materials on this land.</p> <p>It is considered that formalisation of access to the lot will discourage informal access. It would not be appropriate to condition a fence be constructed as part of the approval as the issue is clearly existing and not reasonably related to the proposal.</p> <p>The occupants of the site may consider erecting a fence under the normal conditions of the <i>Boundary Fences Act 1908</i>. There is an exemption for suitable fencing in the Planning Scheme.</p> <p>For matters of trespass or dumping, it may be appropriate to notify the police.</p>

2.3 Statutory Referrals

TasNetworks:	Referral pursuant to section 44L of the <i>Electricity Supply Industry Act 1995</i> .	
	Referral Required	Yes
	Referral Date	Date Response Received

PLANNING APPLICATION ASSESSMENT REPORT

Land Use Planning and Approvals Act 1993

	17/03/2026	19/03/2026
	Summary of Response	The development is not likely to adversely affect TasNetworks' operations. It is recommended that the owner or their electrician apply through TasNetworks' website to establish an electricity supply connection.
TasWater:	Referral pursuant to section 56O of the <i>Water and Sewerage Industry Act 2008</i> .	
	Referral Required	Yes
	Referral Date	Date Response Received
	23/12/2025	7/01/2026
	SPAN Reference:	Choose an item. TWDA 2025/01576-DC
	Pursuant to section 56Q (2) of the <i>Water and Sewerage industry Act 2008</i> , Council must include any condition that TasWater requires and must not attach a condition to a permit which conflicts with any condition required and imposed by TasWater.	
	Recommendation	Include a condition to the permit requiring the proposal to be undertaken with TasWater SPAN TWDA 2023/00000-DC. TWDA 2025/01576-DC
EPA:	Referral pursuant to section 25(1)(b) of the <i>Environmental Management and Pollution Control Act 1994</i> .	
	Referral Required	No
	Referral Date	Date Response Received
	N/A	N/A
	Pursuant to section 25(8) of the <i>Environmental Management and Pollution Control Act 1994</i> , Council must include any condition that Board of the EPA requires and must not attach a condition to a permit which conflicts with any condition required and imposed by the Board of the EPA.	
	Recommendation	No Action Required
Heritage Tasmania:	Referral pursuant to section 36(1) of the <i>Historic Cultural Heritage Act 1995</i> .	
	Referral Required	No
	Referral Date	Date Response Received
	N/A	N/A
	Pursuant to section 39(9) of the <i>Historic Cultural Heritage Act 1995</i> , Council must include any condition that the Heritage Council requires and must not attach a condition to a permit which conflicts with any condition required and imposed by the Heritage Council.	
	Recommendation	No Action Required

3 Statutory Assessment Process

Applicable Zone:	Village	
Use Categorisation:	Use Class	Sub-Use
	Visitor Accommodation	Four (4) holiday units
Use Status:	Permitted	

PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993*

General Provisions:	Not Applicable
Applicable Codes:	Signs Code Parking and Sustainable Transport Road and Railway Assets Bushfire-Prone Areas
Specific Area Plan:	Not Applicable

3.1 General Provisions

Not applicable.

3.2 Specific Area Plans

Not applicable.

3.3 Zone Assessment**3.3.1 12.0 Village Zone**

12.0 Village Zone			
12.3 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
12.3.1 All non-residential uses			
A1	Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of: (a) 7.00am to 9.00pm Monday to Friday; (b) 8.00am to 6.00pm Saturday; and (c) 9.00am to 5.00pm Sunday and public holidays.	Proposal is for Visitor Accommodation.	Not Applicable Not Applicable Not Applicable
A2	External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must: (a) be baffled so that it does not cause emission of light onto adjoining residential properties; and (b) not include permanent fixed floodlighting if the site adjoins a General Residential Zone, Low Density Residential Zone or Rural Living Zone.	Proposal is for Visitor Accommodation.	Not Applicable Not Applicable

PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993*

12.0 Village Zone			
12.3 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
A3	Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of: (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 6.00pm Saturday, Sunday and public holidays	Proposal is for Visitor Accommodation.	Not Applicable Not Applicable
A4	The gross floor area of a non-residential use, excluding Visitor Accommodation, must be not more than 250m ² .	Proposal is for Visitor Accommodation.	Not Applicable
12.3.2 Visitor Accommodation			
A1	Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m ² per lot.	The proposal includes construction of new habitable buildings. The total floor area of Visitor Accommodation would be: Unit 1 (existing upstairs): 131m ² Unit 2 (existing downstairs): 47m ² Unit 3 (new cabin): 32m ² Unit 4 (new cabin): 32m ² Storage shed: 15m ² Total: 257m²	Does not Comply Does not Comply
A2	Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.	The site is not a strata scheme.	Complies

12.0 Village Zone			
12.4 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
12.4.1 Residential density and servicing for multiple dwellings			
A1	Multiple dwellings must: (a) have a site area per dwelling of not less than 600m ² ; and (b) have a connection to a reticulated sewerage, stormwater and full water supply service.	The proposal is not for multiple dwellings.	Not Applicable Not Applicable

PLANNING APPLICATION ASSESSMENT REPORT

Land Use Planning and Approvals Act 1993

12.0 Village Zone			
12.4 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
12.4.2 Building height, setback and siting			
A1	Building height must be not more than 8.5m.	The proposal includes renovation to the existing dwelling which would not change the existing building height of less than 7.8m, and construction of two new cabins with a maximum roof height of around 4m. The new storage shed would have a height of around 3.4m.	Complies
12.4.3 Setback			
A1	Buildings must have a setback from a frontage of: <ul style="list-style-type: none"> (a) not less than 4.5m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties. 	<p>The nearest cabin to Esplanade has a setback of 5.3m.</p> <p>The existing frontage setback to Main Street is not changing.</p> <p>The proposed development satisfies subclauses 12.4.3 A1(a) and 12.4.3 A1(b).</p>	<p>Complies</p> <p>Complies</p> <p>Not Applicable</p>
A2	Buildings must have a setback from side and rear boundaries of not less than: <ul style="list-style-type: none"> (a) 3m; or (b) half the wall height of the building; whichever is the greater.	<p>Unit 4 (the rear new cabin) has a setback of 2.1m from the southern side boundary.</p> <p>The new storage shed would have a setback of 0.9m.</p> <p>No new building is more than 6m high.</p>	<p>Does not Comply</p> <p>Not Applicable</p>
A3	Air extraction, pumping, refrigeration systems, compressors or generators, excluding Residential, Visitor Accommodation, Natural and Cultural Values Management, Passive Recreation and Utilities, must have a setback from a property containing a sensitive use of not less than 10m.	The proposal is for Visitor Accommodation.	Not Applicable
12.4.4 Site coverage			
A1	Site coverage must be not more than 50%.	Site coverage would include: 131m ² existing building, plus two 32m ² cabins, plus 15.3m ² shed, which is 210m ² on a site of 792m ² , or 27% site coverage.	Complies
12.4.5 Fencing			
A1	No Acceptable Solution.	There is no new fence proposed.	Not Applicable

PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993*

12.0 Village Zone			
12.4 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
12.4.6 Outdoor storage areas			
A1	Outdoor storage areas for non-residential uses, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	The proposal includes a new storage shed to service the site and contains no external storage areas.	Not Applicable

The proposal is not for subdivision. Clause 12.5 does not apply.

3.4 Code Assessment

The following Code has been assessed as being applicable to the application:

1. C1.0 Signs Code
2. C2.0 Parking and Sustainable Transport Code
3. Road and Railway Assets Code
4. Natural Assets Code
5. Bushfire-Prone Area Code

The following sections provide an assessment of the applicable standards of each code.

3.4.1 C1.0 Signs Code

No advertising signage is proposed. Signage intended to identify the site would be exempt from assessment. A note has been added reminding the applicant that any additional signage would require approval.

3.4.2 C2.0 Parking and Sustainable Transport Code

The following section provides an assessment of the applicable standards of the code, which applies to all use and development.

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space.	The proposal is for one three-bed and three one-bed holiday units. In Table C2.1 each unit would be required to provide one car park. Four car parks would be available.	Complies
C2.5.2 Bicycle parking numbers			
A1	Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and	There is no requirement for the Visitor Accommodation.	Not Applicable

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C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
	(b) be no less than the number specified in Table C2.1.		Not Applicable
C2.5.3 Motorcycle parking numbers			
A1	The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	Per Clause C2.2.3, the Clause does not apply to the Visitor Accommodation.	Not Applicable Not Applicable
C2.5.4 Loading bays			
A1	A loading bay must be provided for uses with a floor area of more than 1000m ² in a single occupancy.	Per Clause C2.2.4, the Clause does not apply to the Visitor Accommodation.	Not Applicable

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.6.1 Construction of parking areas			
A1	All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all-weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	The proposed accessway and parking areas would be sealed. The proposal would drain to the public stormwater system in Esplanade. The proposal would be sealed.	Complies Complies Complies
C2.6.2 Design and layout of parking numbers			
A1	Parking, access ways, manoeuvring and circulation spaces must either:		

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C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
	(a) comply with the following: <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i> .	The gradient of the proposed driveway is not significant. The proposal provides four car parking spaces. The width of the crossing and driveway meets the standards in Table C2.2. The parking space dimensions meet the standards in Table C2.3. The access and manoeuvring widths meet the standards in Table C2.3. The proposed parking area would be uncovered. Each parking space is physically related to the relevant holiday unit.	Complies Not Applicable Complies Complies Complies Not Applicable Complies Not Applicable
A1.2	Parking spaces provided for use by persons with a disability must satisfy the following: <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>. 	Dedicated accessible parking is not required or provided.	Not Applicable Not Applicable Not Applicable

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C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.6.3 Number of accesses for vehicles			
A1	The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	One crossing to Esplanade is proposed. There is no crossing at Main Street.	Complies Not Applicable
A2	Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	The site is not within the Central Business Zone or a pedestrian priority street.	Not Applicable
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone			
A1	In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i> .	The site is not assigned to the General Business or Central Business zones.	Not Applicable
C2.6.5 Pedestrian access			
A1.1	Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.	The proposal would require four parking spaces only.	Not Applicable Not Applicable Not Applicable Not Applicable

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C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
A1.2	In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	The proposal does not include accessible parking.	Not Applicable
C2.6.6 Loading bays			
A1	The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site	No loading bay is provided.	Not Applicable
A2	The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities</i> .	No loading bay is provided.	Not Applicable
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone			
A1.1	Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements</i>. 	The site is not assigned to the General Business or Central Business zones.	Not Applicable Not Applicable Not Applicable Not Applicable
A2	Bicycle parking spaces must:	There is no requirement for Visitor Accommodation to provide bicycle parking. Nevertheless, the proposal provides some storage space for bicycles in line with the likely attractions in Derby and what visitors to the site would typically require.	

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C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
	(a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i> .		Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
C2.6.8 Siting of parking and turning areas			
A1	Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	The proposal includes a vehicle parking space between Unit 4 (a new cabin) and the frontage to Esplanade.	Does not Comply
A2	Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: <ul style="list-style-type: none"> (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads. 	The Central Business zone is not used in the Scheme.	Not Applicable Not Applicable Not Applicable

C2.0 Parking and Sustainable Transport Code			
C2.7 Parking Precinct Plan			
Clause	Acceptable Solution	Assessment	Compliance
C2.7.1 Parking precinct plan			
A1	Within a parking precinct plan, on-site car parking must:	The site is not within a Parking Precinct Plan.	

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C2.0 Parking and Sustainable Transport Code			
C2.7 Parking Precinct Plan			
Clause	Acceptable Solution	Assessment	Compliance
	(a) not be provided; or (b) not be increased above existing parking numbers.		Not Applicable

3.4.3 C3.0 Road and Railway Assets Code

The proposal is not considered to increase traffic by more than permissible in Table C3.1. Although there is an applicable standard for the new crossing to Esplanade, this is exempt from assessment in line with Clause 4.2.5 (a) (ii).

The proposal for Visitor Accommodation is considered a sensitive use, but there is no road attenuation buffer for Main Street which is only a category 4 road and has a speed limit at this point of 50km/hr.

The Code does not apply.

3.4.4 C7.0 Natural Assets Code

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.			
A1	Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	The proposal includes works within the waterway buffer that do not fall into any of the categories below.	Does not Comply
A2	Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	The proposal is well clear of any future coastal refugia area.	Not Applicable
A3	Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	Stormwater from the site would be directed to a legal point of discharge into the existing public system.	Complies

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C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
A4	Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	The proposal is not for dredging or reclamation.	Not Applicable
A5	Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	The proposal is not for coastal protection works or watercourse erosion or inundation protection works.	Not Applicable

The proposal is not for a site with Priority Vegetation overlay. Clause C7.6.2 does not apply.

The proposal is not for subdivision. Clause C7.8 does not apply.

3.4.5 C13 Bushfire Prone Areas Code

The Code applies to the site, but the proposal is not for a hazardous or vulnerable use nor subdivision.

The Code does not apply.

4 Performance Criteria Assessment

For context, most of the performance criteria require regard to be had to the factors listed in their respective subclauses. The process of having regard to these factors requires that they must be considered and given due weight in the assessment of compliance. It does not necessitate strict compliance with each criterion.¹

4.1.1 12.3.2 Visitor Accommodation

12.3 Use Standards	
12.3.2 Visitor Accommodation	
Objective:	That Visitor Accommodation: <ul style="list-style-type: none"> (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.
Performance Criteria P1	
Performance Criteria	Assessment
Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: <ul style="list-style-type: none"> (a) the privacy of adjoining properties; 	The proposal for Visitor Accommodation would be compatible with the character and use of the area, and not cause an unreasonable loss of residential amenity, having regard to: <p>The adjoining property to the north is a public building owned by the Crown and leased by the Lapidary Club. This is not likely to have a significant expectation of privacy. The adjoining land to the south is a single dwelling which has already been converted to Visitor Accommodation.</p>

¹ See, e.g., *B Paterson & Ors v Hobart City Council and Tasmania Wild Experience Pty Ltd* [2020] TASRMPAT 24 at [45] & [72].

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(b) any likely increase in noise to adjoining properties	<p>On balance this would have similar expectations of privacy to the proposed use;</p> <p>The three 1-bedroom units have limited potential for significant increase in noise to adjoining properties, even when considered together. Groups looking for larger sites may book out several of the units at once. However, this is unlikely to occur frequently. While there is some potential for a more substantial increase in noise, relative to a single dwelling, when considering the three-bedroom unit, even in isolation, it is not considered unreasonable given the location in the middle of the town and adjacent to the main road. Even with a low-speed limit, the volume of traffic is likely to create a base level of amenity appropriate for the use;</p>
(c) the scale of the use and its compatibility with the surrounding character and uses within the area;	<p>The proposal provides more Visitor Accommodation units in a town with a thriving visitor economy. The use is appropriate in scale given the attractions surrounding the town and the character of the town which has become world renowned mountain biking destination over the last ten years;</p>
(d) retaining the primary residential function of an area;	<p>The area is in the Village Zone and at the centre of a town does not have a primarily residential function, but rather a mix of compatible uses;</p>
(e) the impact on the safety and efficiency of the local road network; and	<p>This proposal would formalise parking by providing a compliant access at the rear off Esplanade and thus improve the safety and efficiency of the local road network. The proposal for four car parking spaces is not considered to generate traffic in excess of what is permissible in Table C3.1 and thus is not considered to have an unreasonable impact on traffic; and</p>
(f) any impact on the owners and users of rights of way.	<p>There are no rights of way involved.</p> <p>The proposal complies with the Performance Criteria.</p>

4.1.2 12.4.3 Setbacks

12.4 Development Standards for Buildings and Works	
12.4.3 Setback	
Objective:	That building setback is compatible with the streetscape and does not result in an unreasonable impact on amenity of adjoining properties.
Performance Criteria P2	
Performance Criteria	Assessment
Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:	The proposed cabin and storage shed with setbacks less than 3m are considered to be sited such that there is no unreasonable loss of amenity to the adjoining property to the south, having regard to:

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(a) the topography of the site;	The site slopes steeply from the road, but levels off rapidly. The adjoining land to the south is roughly the same contour and thus topography does not increase the impact on amenity;
(b) the size, shape and orientation of the site;	The site is a standard suburban size with a generally rectangular shape except where Esplanade follows the curve of the Ringarooma River. It faces generally west so that the side boundary most affected is essentially north of the adjoining property;
(c) the setbacks of surrounding buildings;	Existing buildings on the site and buildings on the adjoining properties north and south are often built with a setback less than 3m in accordance with the historic development pattern;
(d) the height, bulk and form of existing and proposed buildings;	The proposed side boundary encroachment is for a small cabin on a slight angle so that the blank wall 3.3m long and with a gable height of 4m setback 2.1m from the boundary would not significantly overshadow the generous rear garden of the adjoining land at 7 Esplanade. The storage shed is recessed behind an existing retaining wall and given the level difference at this part of the site (much closer to the west) barely exceeds the fence height and would have limited overshadowing of 47 Main Road;
(e) the existing buildings and private open space areas on the site;	The proposal makes reasonable use of the existing building and locates the new buildings to provide safe, convenient vehicular access and maintain onsite wastewater disposal areas to accommodate the use;
(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and	There would be hardly any overshadowing as a result of the development as discussed above; and
(g) the character of development existing on established properties in the area.	The proposal would be compatible with the character of development in the area which does not have a clearly distinct pattern for side setbacks, with many outbuildings or dwellings built to the boundary. The proposal complies with the Performance Criteria.

4.1.3 C2.6.8 Siting of parking and turning areas

C2.6 Development Standards	
C2.6.8 Siting of parking and turning areas	
Objective:	That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.
Performance Criteria P1	
Performance Criteria	Assessment
Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or	The proposal involves parking between the westernmost cabin and the frontage to Esplanade.

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<p>General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p>	<p>Although not a primary frontage, the standard does not differentiate. It would also be the main vehicular access for all units and likely be the only access used for the three smaller units. On balance, this is the only practical solution and does not cause an unreasonable loss of amenity to the adjoining properties, having regard to:</p>
<p>(a) topographical and other site constraints</p>	<p>There is no vehicle access from Main Street. Therefore, access and parking must be at the rear from Esplanade. The requirement for onsite wastewater disposal and other Zone setback requirements means that placing the car park for Unit 4 between the cabin and the road is the most suitable arrangement;</p>
<p>(b) availability of space behind the building line;</p>	<p>Due to the site constraints mentioned above, there is limited space behind the building line. In any case the building is aligned to the topography rather than the frontage and so the "building line" has less visual impact here than on a regular street;</p>
<p>(c) availability of space for vehicle access to the side or rear of the property;</p>	<p>The proposal has two frontages which makes parking exclusively behind buildings difficult;</p>
<p>(d) the gradient between the front and the rear of existing or proposed buildings;</p>	<p>The site has an appropriate gradient where the driveway and parking is proposed to be located;</p>
<p>(e) the length of the access or shared access required to service the car parking;</p>	<p>Each holiday unit would expect a dedicated parking space and consolidation into a single location would affect landscaping, onsite wastewater disposal, and privacy of users of each cabin;</p>
<p>(f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling;</p>	<p>The proposal does not create a driveway within 2.5m of a window of a habitable room in a dwelling;</p>
<p>(g) the visual impact of the vehicle parking and access on the site</p>	<p>The parking and access is a minor visual impact when viewed from the street by walkers on the Riverside Track Esplanade has no formal pedestrian footpath and effectively serves as a rear service road;</p>
<p>(h) the streetscape character and amenity;</p>	<p>The character of Esplanade appears to be changing with more development addressing the street and a more active use as the town's tourist economy increases. However, the proposal contributes to this rather than detracting from it. The adjoining property at 7 Esplanade already has parking in front of the building;</p>
<p>(i) the nature of the zone in which the site is located and its preferred uses; and</p>	<p>The Village Zone is one of the most versatile zones for a mix of uses. Esplanade is considered the secondary frontage to the site such that the parking is not an unreasonable impost on the visual amenity of the Main Street; and</p>
<p>(j) opportunities for passive surveillance of the road.</p>	<p>The site has good passive surveillance from the walking track as well as from rear windows on buildings facing Main Street.</p>
	<p>The proposal complies with the Performance Criteria.</p>

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4.1.4 C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

C7.0 Natural Assets Code	
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	
Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.
Performance Criteria P1	
Performance Criteria	Assessment
<p>P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; 	<p>P1.1 The proposal includes works on the driveway. This avoids or minimises adverse impacts on the Ringarooma River, having regard to:</p> <ul style="list-style-type: none"> the site is on the opposite side of the road (Esplanade) from the river. The road is a council-maintained road that provides separation, minimising the potential for erosion, siltation, sedimentation or runoff into the river, particularly during construction; a small area of grass is lost but this is not considered significant in the context of the site or the Ringarooma River; the proposal is on the far side of a public road in an urban area and not considered a natural streambank condition; there would be no impact on in-stream habitat on the far side of Esplanade; the proposal would be minor in its impacts on natural flow and drainage in the area; there is no fish passage on the site or directly adjoining the site; no wetlands would be filled; the proposal is for new facilities grouped within the existing urban area of Derby; limited cut or fill would be required within the waterway buffer area; the proposal does not include buildings within the waterway buffer area; the site is well clear of coastal processes at 160m AHD; the proposal is for a standard driveway with standard maintenance requirements;

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	Planning Comments	Could condition physical barrier between parking and disposal areas.
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6 Recommendation

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 the **Visitor Accommodation – 4 units (change of use from a single dwelling to two holiday units and two new cabins)** be approved subject to the following conditions:

1. Basis Of Approval

The use and development for **Visitor Accommodation – 4 units (change of use from a single dwelling to two holiday units and two new cabins)** is approved and must be undertaken generally in accordance with the following endorsed plans:

- (a) Proposed Visitor Accommodation 45 Main Street Derby, M.H. McCoid, Ref 241001, prepared by Pettit Designs dated December 2025 (16 sheets).

2. TasWater SPAN

The proposal must be carried out in accordance with TasWater SPAN TWDA2026/00057-DC.

3. Vehicular Crossings

The new crossing must be constructed in accordance with the Local Government Association of Tasmania Standard Drawings unless otherwise specified. Works in the road reserve must not commence until a Driveway Application Form has been submitted to Council and approved by the Road Authority.

Any services within the road reserve that require relocation must be approved by the relevant service authority and any such relocation is made at the developer's cost.

4. Driveway And Parking Area Construction

Before commencement of the use, parking bays and access ways as shown on the endorsed plans must:

- (a) be line-marked or otherwise delineated to indicate each car space and access lane;
- (b) be properly constructed to such levels that they can be used in accordance with the plans;
- (c) be surfaced with an all-weather impervious surface; and
- (d) be adequately drained to prevent stormwater being discharged to neighbouring property.

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

5. Construction Management

Soil, water and dust must be managed on the site during construction to:

- (a) prevent the escape of soil and sediments beyond site boundaries; and
- (b) direct water runoff to a lawful point of discharge without causing nuisance for neighbours.

6. Commenced Development Stop

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must be installed and maintained on site until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Infrastructure or their delegate.

7. Onsite Wastewater Management

Prior to commencement of the use, the existing septic tank must be pumped out and the contents disposed of to an approved facility.

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The land application area for onsite wastewater disposal must be separate from parking and access ways.

8. 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:
 - Monday to Thursday: 7am to 10pm;
 - Friday or a work day before a public holiday 7am to midnight;
 - Saturday 9am to midnight; and
 - 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.

PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993***(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

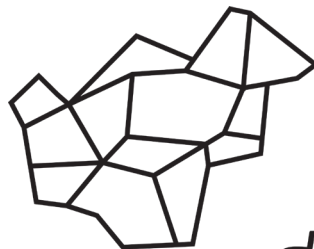
This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

- a. Building approval*
- b. Plumbing approval*
- c. Food business registration*
- d. Any further signage*
- e. Any further changes to the façade*

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.

7 Review

Report Controller	Author	Date	Authorisation
Prepared By:	Eric Smith (WTC)	23/03/2026	
Reviewed By:	Krstyna Ennis (WTC)	24/03/2026	
Dorset Review:	Kamala Roberts	24/03/2026	
Delegated Approval:	Jayne Miller	14/04/2026	



dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500
E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No: 2025/120
PROPOSAL: CONSTRUCTION OF 2 NEW VISITOR ACCOMMODATION UNITS AND RESTORATION OF EXISTING DWELLING
APPLICANT: MR M PETTIT
LOCATION: 45 MAIN STREET DERBY

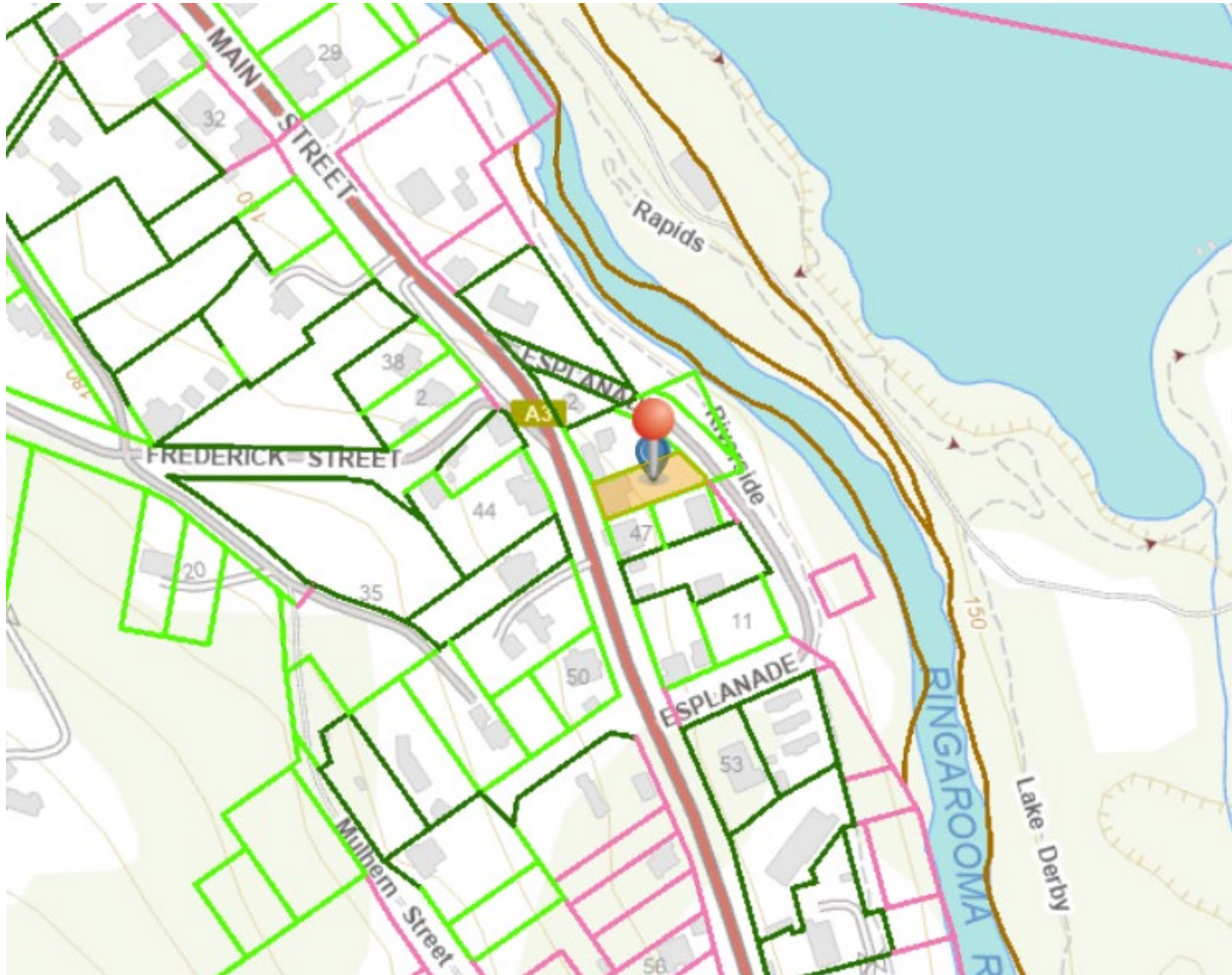
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 08/03/2026.

Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 21/02/2026. Representations must be made in writing and addressed to the General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries, please contact the Dorset Council on **03 6352 6500** during normal office hours.

John Marik
GENERAL MANAGER

45 Main Street DERBY (2025/120)





Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: BUILDING WORK - Construction of 2x new visitor accommodation cabins, restoration of existing dwelling (ground floor) for visitor accommodation, development of lower ground (sub-floor) area for visitor accommodation. PLUMBING WORK - installation of AWTS and associated irrigation field, roof plumbing to be discharged to council designated location. CIVIL WORK - new driveway access from Esplanade, retaining walls BUILDING WORK - new storage shed	⇒ Provide a full description of the proposed use or development, including: <ul style="list-style-type: none"> • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
--	--

THE LAND

Address 45 MAIN STREET, DERBY, TAS, 7264	Certificate of Title (include all applicable title references) Volume: 107500 Folio: 9
Land Area (m ² or hectares): 790.9m ²	
Present use of land: RESIDENTIAL	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): DWELLING - private holiday home.	⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: MATTHEW PETTIT	
Address: 1 JACKSON STREET GLENORCHY	Phone: Fax: Mobile: 0406481283
Email: matthew.pettit@bigpond.com	

THE OWNER

Owner's Name(s): MARK HUGH MCCOID	
Address: 9 FITZROY PLACE, SANDY BAY, TAS, 7005	Phone: Fax: Mobile: 0422272100
Email: mhmccoid@gmail.com	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s): 	
Person signing the Application: 	⇒ <i>to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993.</i>
Signature: _____ Date: _____	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ <u>500000</u>	⇒ Please tick applicable box: <input checked="" type="checkbox"/> Estimate <input type="checkbox"/> Contract Price
Type of work: <u>New building (x2 - 1b), New building (1x10a)</u> <u>Alterations & additions to existing dwelling + change of use (1a to 1b)</u>	⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: <u>Visitor accommodation (2x cabins, 1x flat, 1x house)</u> <u>Storage shed</u>	⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>
Existing floor area: <u>152.8</u> m ²	New / additional floor area: <u>136.8</u> m ²
Proposed maximum building height above natural ground level: <u>4.35</u> m	
Materials: structural floor: <u>timber</u> external walls: <u>cement sheet</u> colour: <u>grey</u> roof cladding: <u>corrugated sheet steel</u> colour: <u>dark grey</u> structural frame: <u>timber</u>	

DETAILS OF OTHER WORKS

<p>Vehicle Access:</p> <p>Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) <u>Yes</u></p> <p>What would be the surfacing of the vehicle access? <u>Concrete</u></p>
<p>Car Parking:</p> <p>How many car parking spaces are currently provided? <u>2</u></p> <p>How many additional car parking spaces would be provided? <u>4</u></p> <p>What would be the surfacing of the car parking spaces? <u>Concrete</u></p> <p>Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)</p> <p><u>No</u></p>
<p>Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:</p> <p><u>Cut and leveling at location of two new cabins with retaining walls to support cut.</u></p> <p><u>Ground shaping to construct driveway.</u></p>

DETAILS OF OTHER MATTERS

<p>Proposed hours of operation:</p> <p>Monday to Friday: _____ am to _____ pm</p> <p>Saturday: _____ am to _____ pm</p> <p>Sunday: _____ am to _____ pm</p>
<p>Provide details of any goods that would be stored outside:</p>

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:

Matthew Pettit Digitally signed by Matthew Pettit Date: 2025.12.08 14:53:04 +11'00'

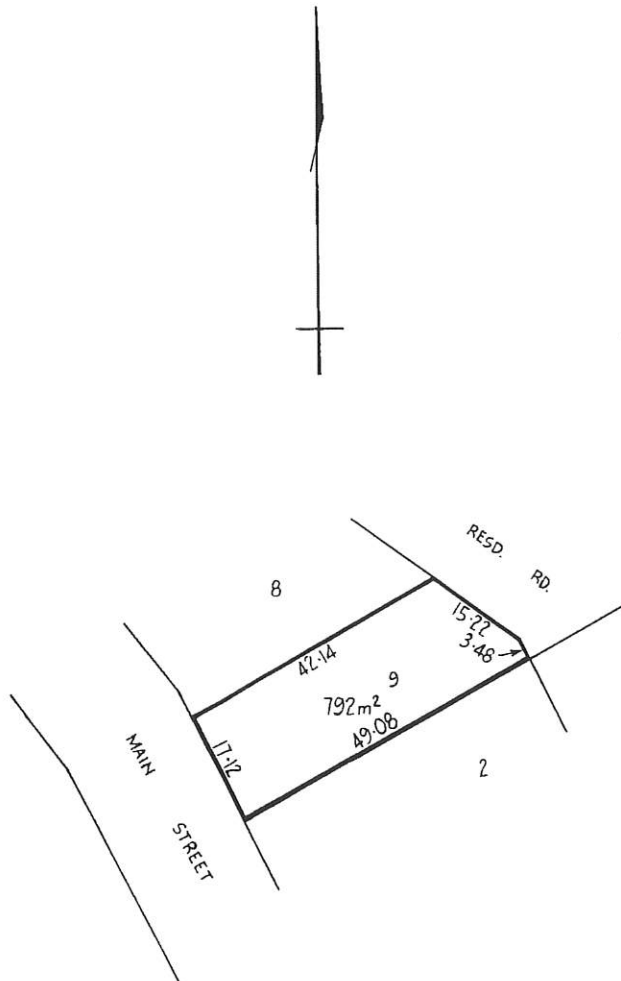
Date:

8/12/2025

Owner:	<p>PLAN OF TITLE of land situated in the TOWN OF DERBY (SEC. M)</p> <p>COMPILED FROM P. 1956 COMPILED BY _____ SCALE 1: 750 MEASUREMENTS IN METRES</p>	<p>REGISTERED NUMBER D. 107500</p> <p>Approved 1 SEP 1993 <i>M. J. ...</i> Recorder of Titles</p>
Title Reference: 3590 - 88		
Grantee:		

TASMAP CODE NO. 59	LAST TASMAP UPI NO.	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

BALANCE PLAN



SEARCH OF TORRENS TITLE

VOLUME 107500	FOLIO 9
EDITION 5	DATE OF ISSUE 28-Sept-2022

SEARCH DATE : 08-Dec-2025

SEARCH TIME : 03.27 pm

DESCRIPTION OF LAND

Town of DERBY

Lot 9 on Diagram 107500

Derivation : Whole of Lot 9 Sec M Gtd to G V Allen

Prior CT 3590/88

SCHEDULE 1

M982925 TRANSFER to MARK HUGH MCCOID Registered
 28-Sept-2022 at 12.03 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E313812 MORTGAGE to Westpac Banking Corporation Registered
 28-Sept-2022 at 12.04 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Proposed Visiror Accomodation for M.H. McCoid at 45 Main Street Derby

CONTENTS

PAGE	DRAWING	SCALE
0.	Cover	
1.	Location plan	1:7500
2.	Bush fire hazard plan	1:1000
3.	Site plan	1:200
4.	Site plan - Layout	1:200
5.	Existing elevations - existing dwelling	1:100
6.	Existing elevations - existing dwelling	1:100
7.	Existing lower floor plan - existing dwelling	1:100
8.	Existing floor plan - existing dwelling	1:100
9.	Proposed elevations - existing dwelling	1:100
10.	Proposed elevations - existing dwelling	1:100
11.	Proposed lower floor plan - existing dwelling	1:100
12.	Proposed floor plan - existing dwelling	1:100
13.	Proposed elevations - UNIT 1	1:100
14.	Proposed elevations & floor plan - UNITS	1:100
15.	Section A	1:50
16.	Floor plan & elevations - Proposed shed	1:100

Job No. 241001

TITLE REFERENCE: volume - 107500
folio - 9
PROPERTY ID: 6820472
COUNCIL: DORSET
PLANNING ZONE: 12. VILLAGE
AFFECTED OVERLAYS: BUSHFIRE PRONE AREA
SITE AREA 790.9m²
SITE COVER 242.3m² = 30.6%
PRIVATE OPEN SPACE 107m²
CAR PARKING 3

EXISTING DWELLING FLOOR AREA	130.9m ²
EXISTING VERANDAH AREA	21.9m ²
PROPOSED LOWER FLOOR FLAT	47.3m ²
PROPOSED CABIN 1 FLOOR AREA	31.5m ²
PROPOSED CABIN 1 DECK AREA	5.25m ²
PROPOSED CABIN 2 FLOOR AREA	31.5m ²
PROPOSED CABIN 2 DECK AREA	5.25m ²
PROPOSED OUTBUILDING AREA	16.0m ²
TOTAL	289.6m²
BUSHFIRE ATTACK LEVEL (BAL)	BAL-(TBC)
ALPINE ZONE CLASSIFICATION	N/A
CLIMATE ZONE	7
CORROSION CLASSIFICATION (STRUCTURAL)	LOW
CORROSION CLASSIFICATION (ROOFING)	LOW
WIND SPEED CLASSIFICATION	N2
SOIL CLASSIFICATION	S

0/16 **COVER**

PETTIT DESIGNS
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DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: December 2025

PETTIT DESIGNS

A.B.N. 87 667 918 807

Phone: (03) 62730986
Mobile: 0406 481283
Email: matthew.pettit@bigpond.com

Matthew Pettit
Accredited Building
Practitioner

Licence No. CC5092U
(Building Designer - Domestic)

NOTES TO PLANS: To be read in conjunction with plans and specifications

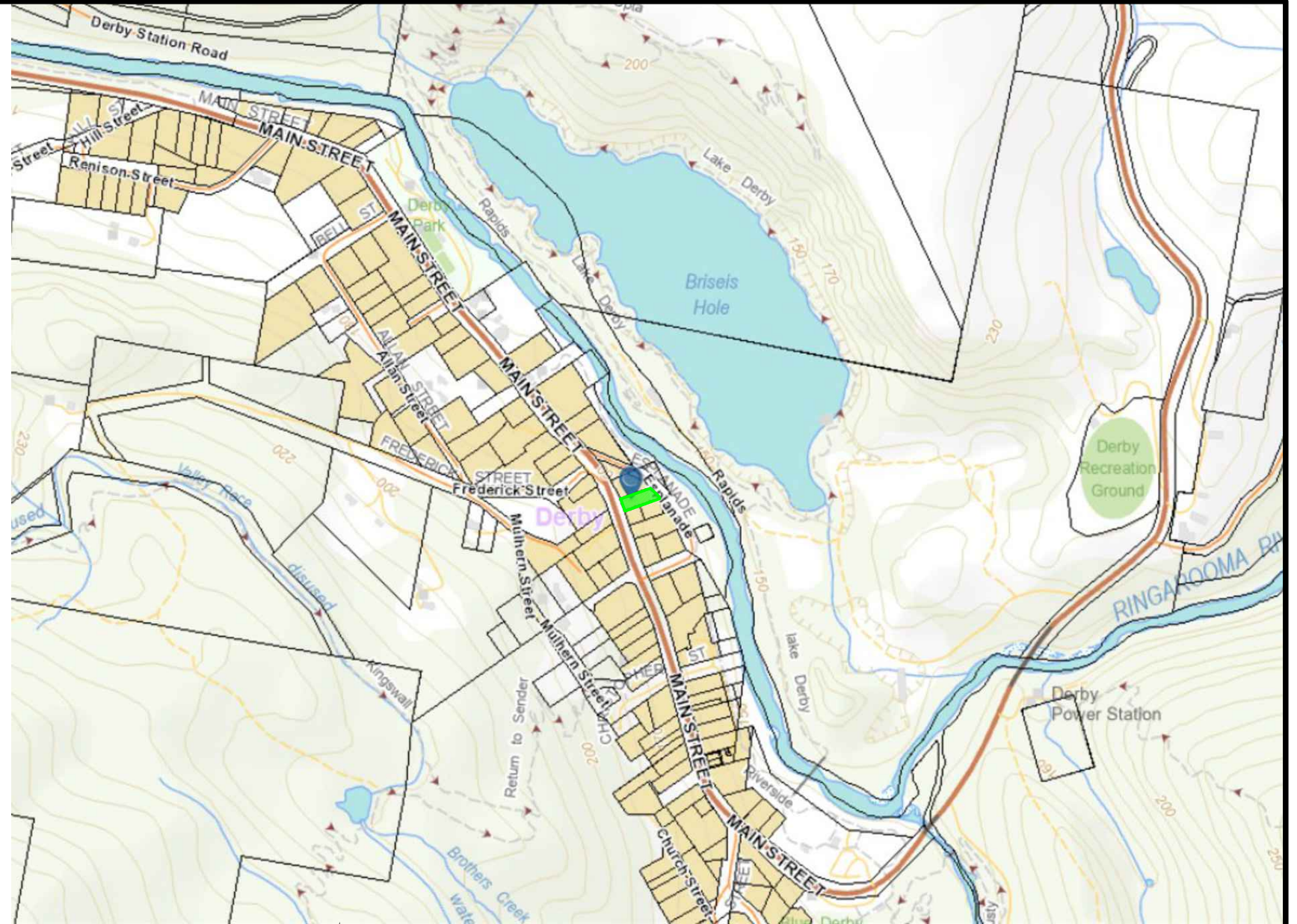
1. Figured dimensions to be used. Do not scale drawings.
2. It is recommended that all levels, set outs and dimensions be verified by a registered Surveyor.
3. All materials to be in accordance with the relevant SAA Code, NCC and/or Manufacturers specifications.
4. All work to be carried out in accordance with relevant SAA Code, Manufacturers specifications and NCC
5. Pettit Designs hereby guarantee that the plans and specifications will meet requirements of the Permit Authority.
Although every care is taken no responsibility is accepted for misinterpretation error or omission. It is the Contractors responsibility at all times to verify dimensions and levels etc. prior to and during constructions.
6. These drawings to be read in conjunction with Engineers reports and associated details thereof.
7. All plumbing and drainage to Local Authority specifications and NCC where applicable.



Scale 1:5000km



Scale 1:75000



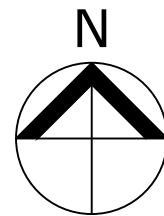
Scale 1:7500

0 7500 15000

PROPOSED VISITOR ACCOMODATION
45 MAIN STREET
DERBY

M.H. McCOID
JOB: 241001

1/16 LOCATION PLAN
Scale: 1:7500



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ACCREDITATION No. : CC5092U
DATE: December 2025

BUSH FIRE ATTACK LEVEL DETERMINATION:
 THREAT PERCEIVED AS BAL-(TBC) AS THE
 PROPERTY IS WITHIN 100m OF UNMANAGED
 BUSH OR GRASSLAND
 PROPERTY AT 45 MAIN STREET, DERBY IS
 WITHIN A DESIGNATED BUSHFIRE PRONE
 AREA AS PRESCRIBED BY THE TASMANIAN
 PLANNING SCHEME - DORSET LOCAL
 PROVISIONS SCHEDULE

NOTE: DEPICTED CIRCLE IS NOT A MANAGEMENT PLAN
 BOUNDARY BUT AN INDICATION OF THE DISTANCE 100m
 FROM THE BUILDING TO WHICH A BAL ASSESSMENT MAY
 RELATE.



PROPOSED VISITOR
 ACCOMODATION
 45 MAIN STREET
 DERBY

M.H. McCOID
 JOB: 241001



2/16

BUSH FIRE HAZARD PLAN

Scale 1:1000

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TITLE REFERENCE: volume - 107500
 folio - 9
 PROPERTY ID: 6820472
 COUNCIL: DORSET
 PLANNING ZONE: 12. VILLAGE
 AFFECTED OVERLAYS: BUSHFIRE PRONE AREA

BUSHFIRE ATTACK LEVEL (BAL) BAL-(TBC)
 ALPINE ZONE CLASSIFICATION N/A
 CLIMATE ZONE 7
 CORROSION CLASSIFICATION (STRUCTURAL) LOW
 CORROSION CLASSIFICATION (ROOFING) LOW
 WIND SPEED CLASSIFICATION N2
 SOIL CLASSIFICATION S

SITE AREA 790.9m²
 SITE COVER 242.3m² = 30.6%
 PRIVATE OPEN SPACE 107m²
 CAR PARKING 3

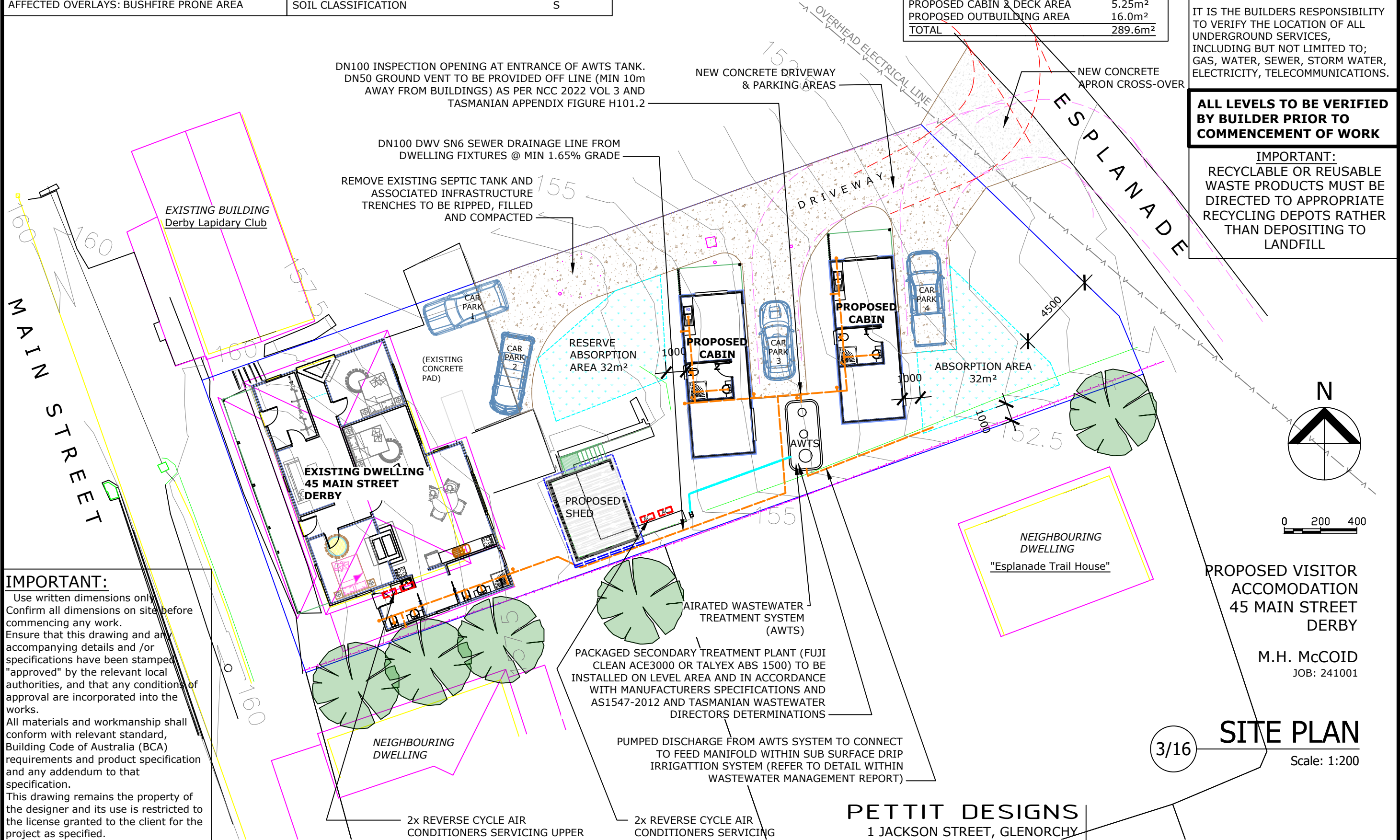
EXISTING DWELLING FLOOR AREA	130.9m ²
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PROPOSED CABIN 2 DECK AREA	5.25m ²
PROPOSED OUTBUILDING AREA	16.0m ²
TOTAL	289.6m²

OH&S HAZARD
 Type: public safety
 Solution: provision of safety fencing around construction area

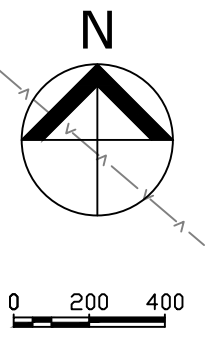
IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

IMPORTANT:
 RECYCLABLE OR REUSABLE WASTE PRODUCTS MUST BE DIRECTED TO APPROPRIATE RECYCLING DEPOTS RATHER THAN DEPOSITING TO LANDFILL



IMPORTANT:
 Use written dimensions only.
 Confirm all dimensions on site before commencing any work.
 Ensure that this drawing and any accompanying details and /or specifications have been stamped "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works.
 All materials and workmanship shall conform with relevant standard, Building Code of Australia (BCA) requirements and product specification and any addendum to that specification.
 This drawing remains the property of the designer and its use is restricted to the license granted to the client for the project as specified.



PROPOSED VISITOR ACCOMODATION
 45 MAIN STREET
 DERBY

M.H. McCOID
 JOB: 241001

SITE PLAN

Scale: 1:200

3/16

PETTIT DESIGNS
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DRAFTED BY: MATTHEW RICHARD PETTIT
 ACCREDITATION No. : CC5092U
 DATE: December 2025

NOTES

Date of Survey: 26/11/2024

Bearing datum is GDA2020 per SP 142807.

Horizontal datum is plane with MGA2020 coordinate adopted at SPM10501, with coordinates of E 567058.355 N 5444915.754 per the LIST.

Vertical datum is AHD per SPM 10501 with reputed RL 153.207m.

Contour Interval 0.5m

While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.

Only those features/points specifically requested have been located and subsequently shown on this plan.

Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate all above and below ground service infrastructure.

All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.015m of the stated coordinate (horizontally and vertically).

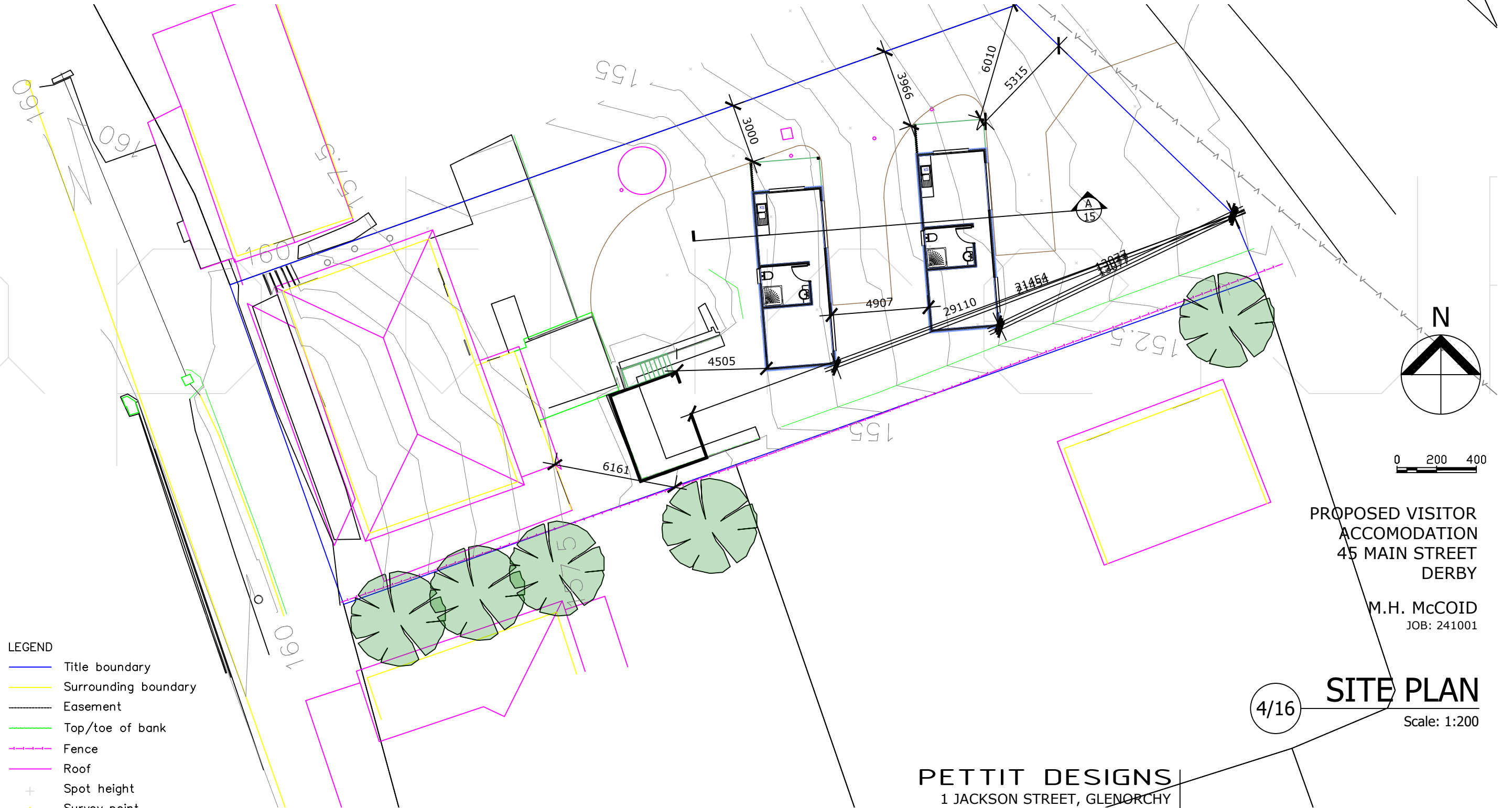
The boundaries shown on this plan are compiled from SP107500/9 and, as such, are approximate only.

If any works are to be conducted on or near the boundary a re-establishment survey will be required.

Any DTM modeling that is to be done from the accompanying 3D digital file must be done using only the layer 'TRIANGLE' to ensure that surface matches that verified by PDA Surveyors,

Engineers & Planners. No responsibility is taken for the use or interpretation of this data in any other format.

Some feature levels are not shown on this plan for clarity. These can be found turned on in model space or on the OFF Levels layer.



- LEGEND
- Title boundary
 - Surrounding boundary
 - - - - Easement
 - Top/toe of bank
 - - - - Fence
 - Roof
 - + Spot height
 - ▲ Survey point
 - Tree

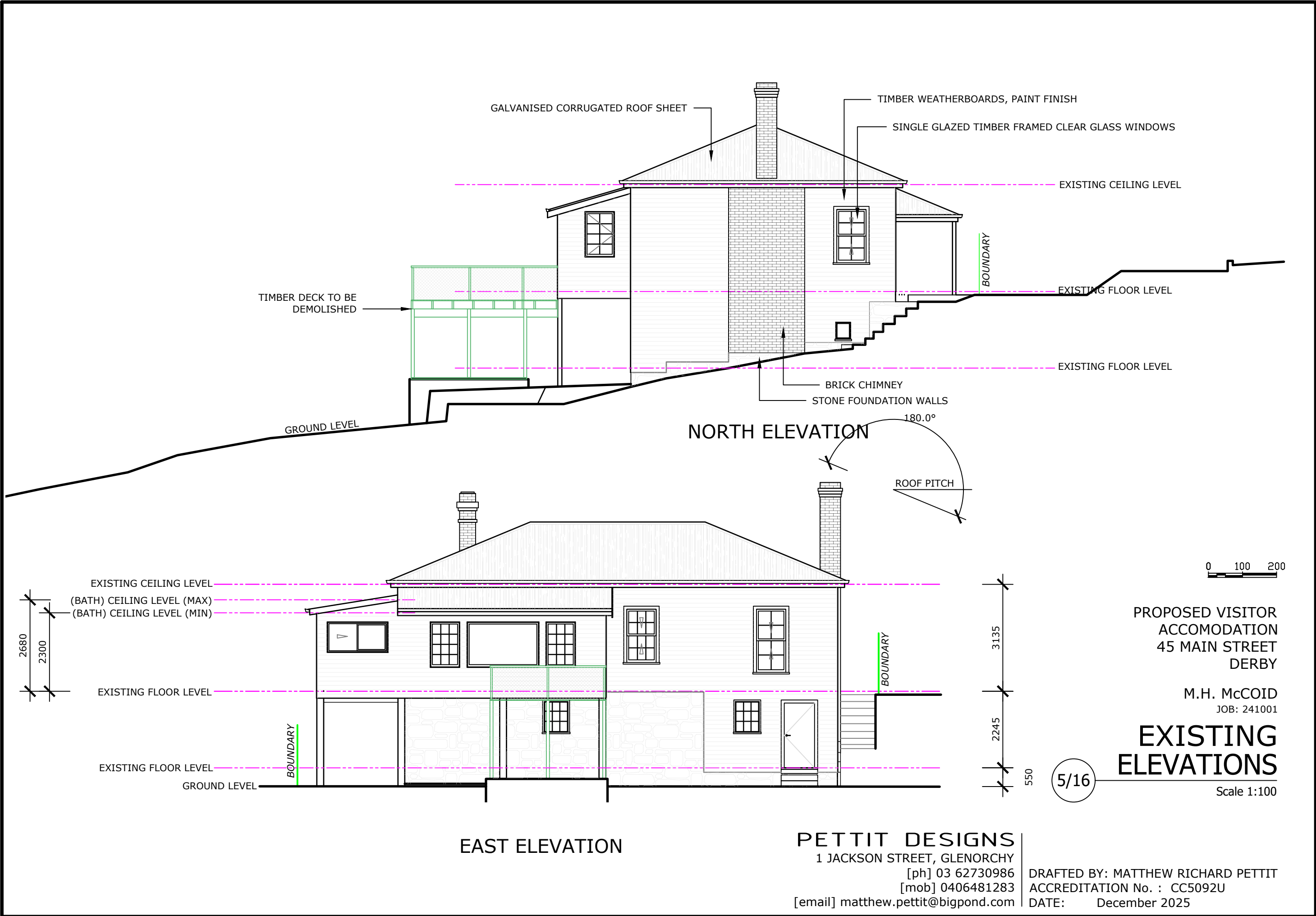
PROPOSED VISITOR ACCOMODATION
45 MAIN STREET
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M.H. McCOID
JOB: 241001

4/16 **SITE PLAN**
Scale: 1:200

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GALVANISED CORRUGATED ROOF SHEET

TIMBER WEATHERBOARDS, PAINT FINISH

SINGLE GLAZED TIMBER FRAMED CLEAR GLASS WINDOWS

EXISTING CEILING LEVEL

TIMBER DECK TO BE DEMOLISHED

EXISTING FLOOR LEVEL

EXISTING FLOOR LEVEL

GROUND LEVEL

NORTH ELEVATION

BRICK CHIMNEY

STONE FOUNDATION WALLS

180.0°

ROOF PITCH

0 100 200

PROPOSED VISITOR ACCOMODATION
45 MAIN STREET
DERBY

M.H. McCOID
JOB: 241001

EXISTING ELEVATIONS

Scale 1:100

EXISTING CEILING LEVEL
(BATH) CEILING LEVEL (MAX)
(BATH) CEILING LEVEL (MIN)

2680
2300

EXISTING FLOOR LEVEL

EXISTING FLOOR LEVEL

GROUND LEVEL

BOUNDARY

BOUNDARY

3135
2245
550

5/16

EAST ELEVATION

PETTIT DESIGNS

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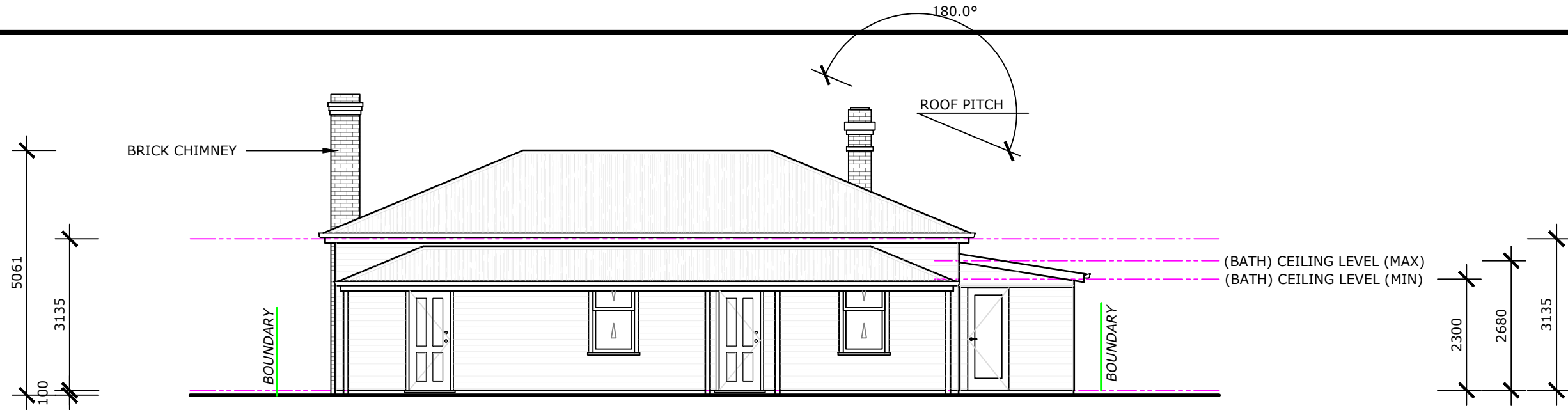
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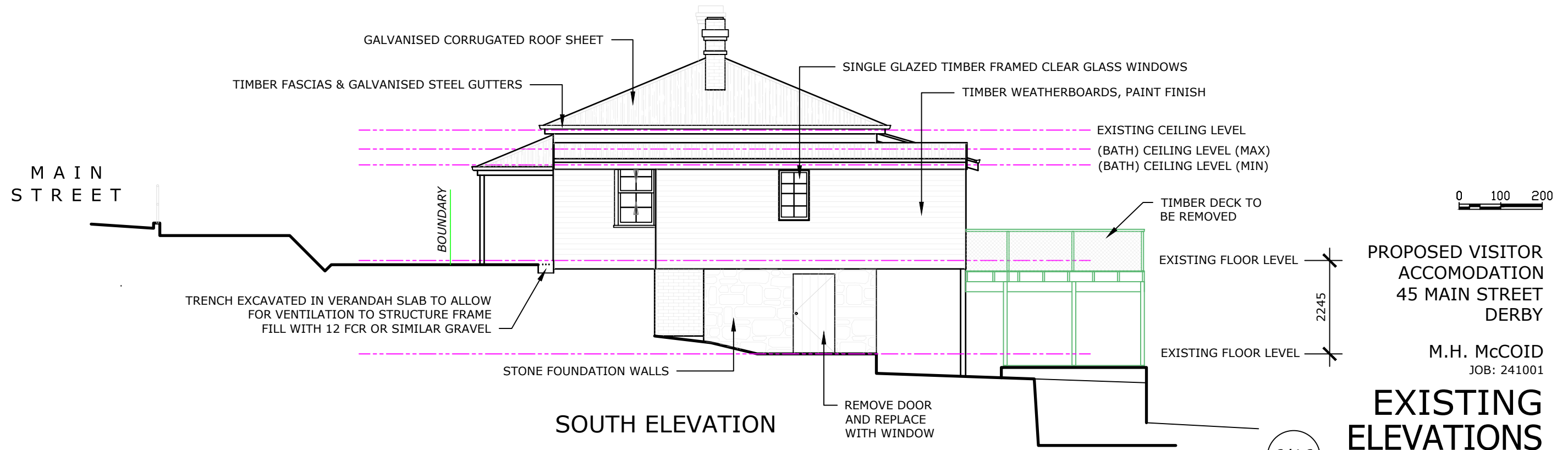
DRAFTED BY: MATTHEW RICHARD PETTIT

ACCREDITATION No. : CC5092U

DATE: December 2025



WEST ELEVATION



SOUTH ELEVATION

6/16

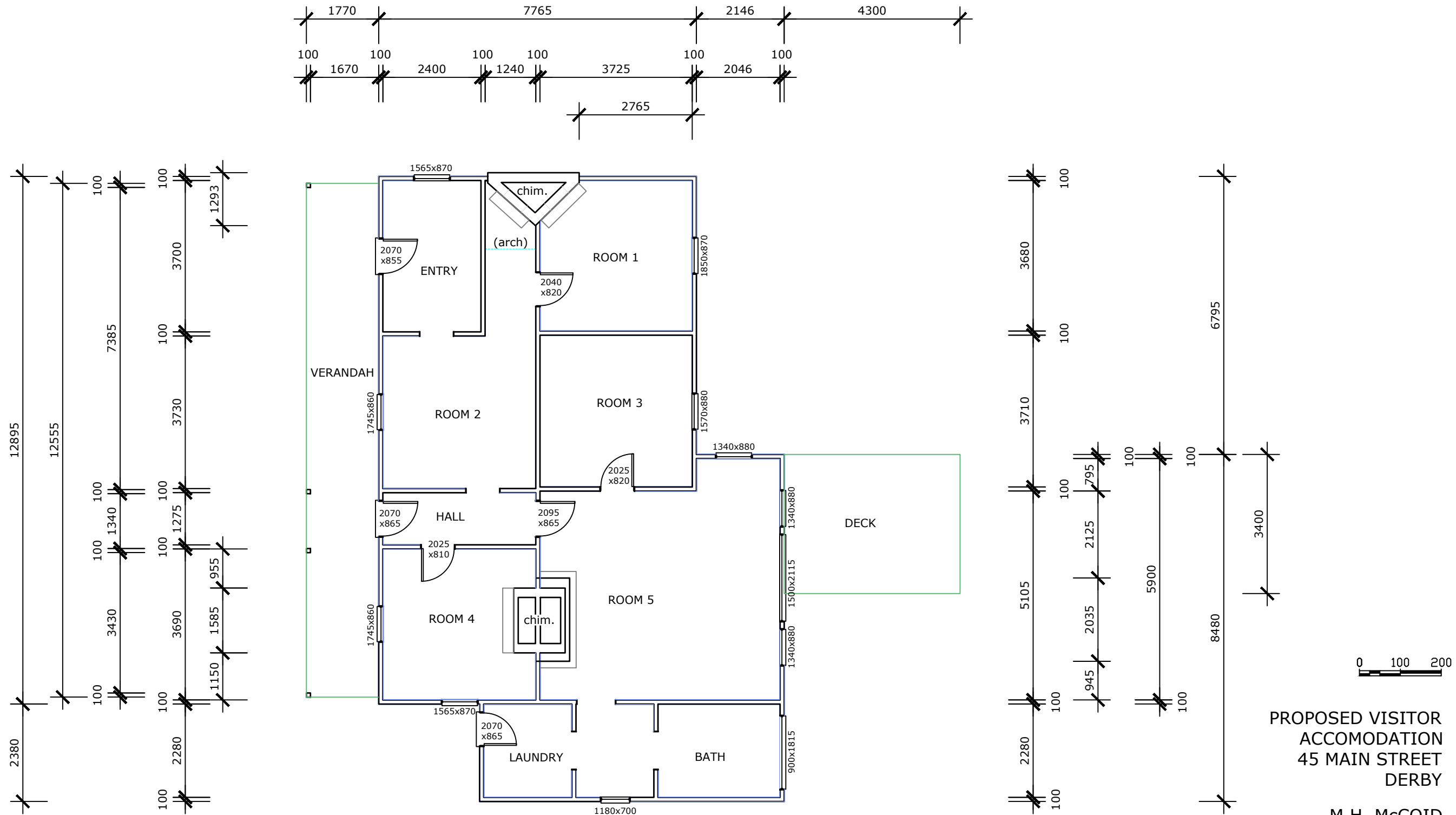
EXISTING ELEVATIONS

Scale: 1:100

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PROPOSED VISITOR
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M.H. McCOID
JOB: 241001

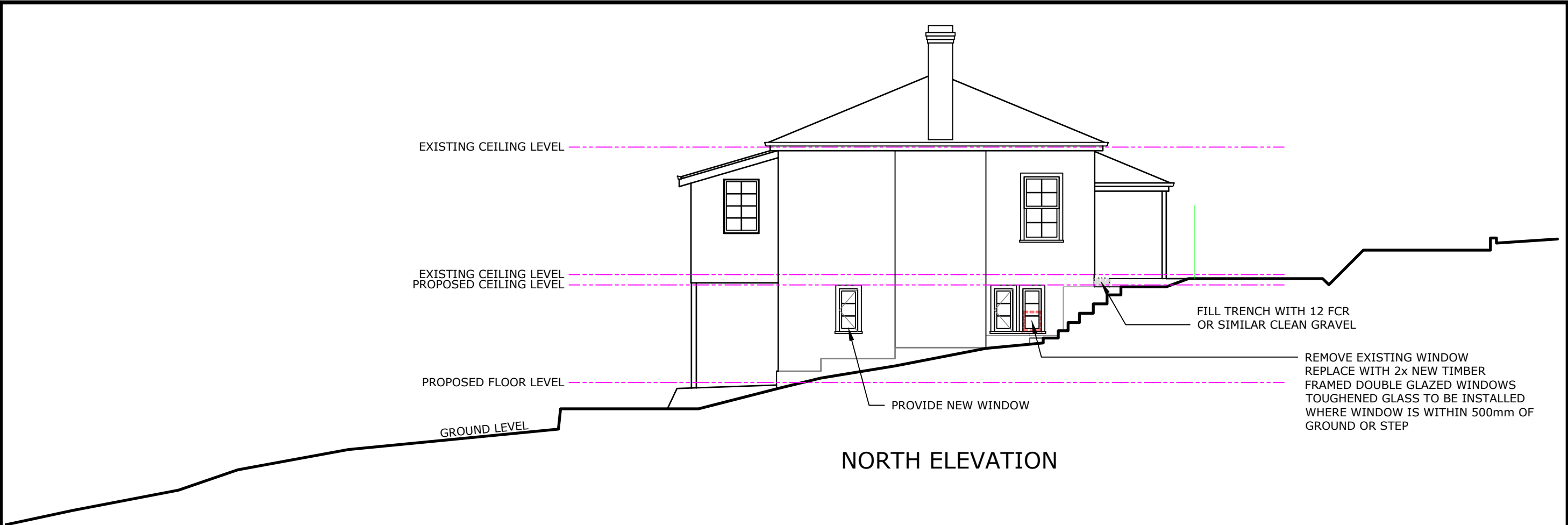
8/16

EXISTING FLOOR PLAN

Scale: 1:100

PETTIT DESIGNS
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[ph] 03 62730986
[mob] 0406481283
[email] matthew.pettit@bigpond.com

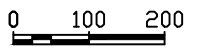
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DATE: December 2025



NORTH ELEVATION



EAST ELEVATION



PROPOSED VISITOR
 ACCOMODATION
 45 MAIN STREET
 DERBY

M.H. McCOID
 JOB: 241001

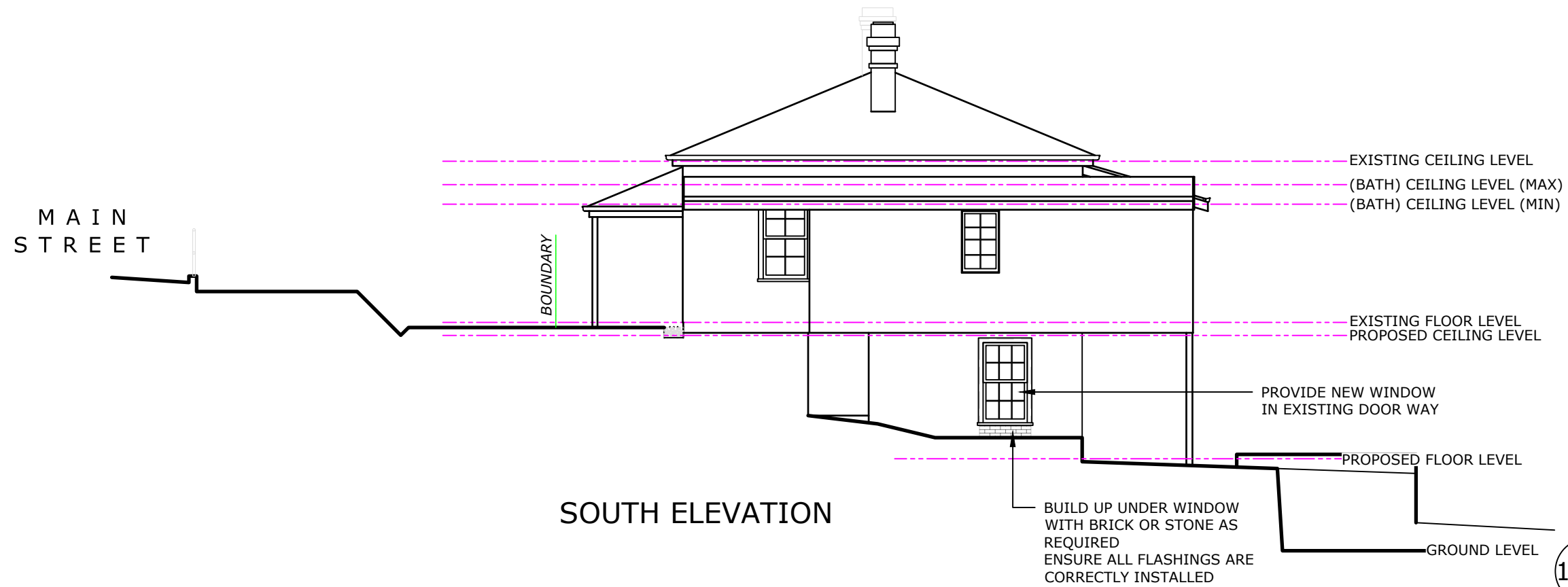
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 ELEVATIONS**

Scale 1:100

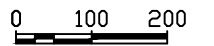
9/16

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MAIN STREET



PROPOSED VISITOR
ACCOMODATION
45 MAIN STREET
DERBY

M.H. McCOID
JOB: 241001

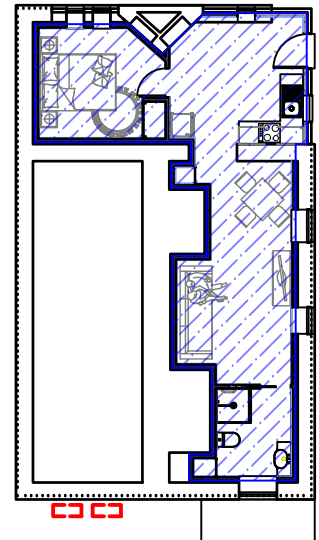
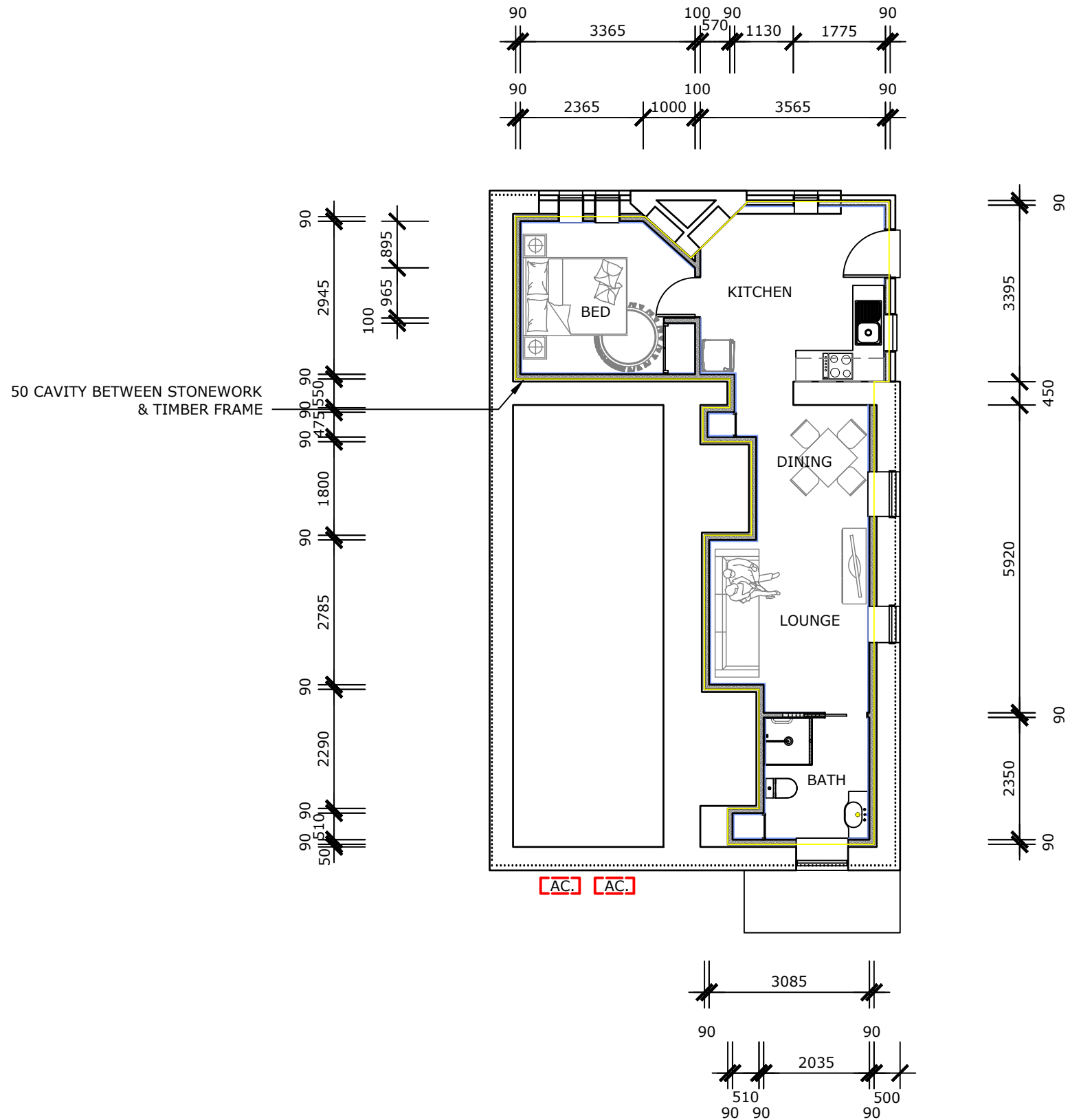
**PROPOSED
ELEVATIONS**

Scale: 1:100

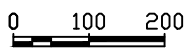
10/16

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FLOOR AREA: 47.27m²



PROPOSED VISITOR
 ACCOMODATION
 45 MAIN STREET
 DERBY

M.H. McCOID
 JOB: 241001

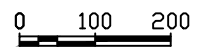
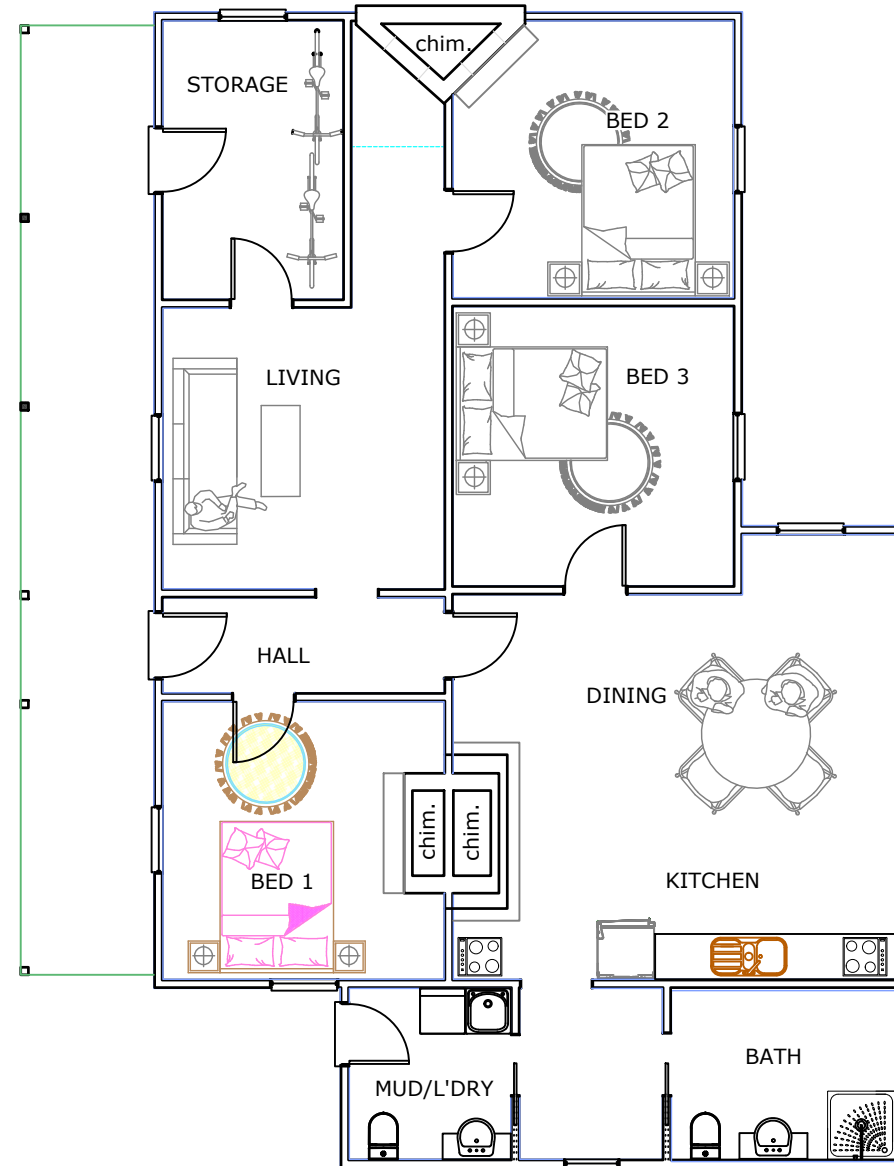
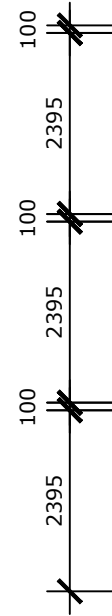
PROPOSED LOWER FLOOR PLAN

11/16

Scale: 1:100

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 1 JACKSON STREET, GLENORCHY
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PROPOSED VISITOR
ACCOMODATION
45 MAIN STREET
DERBY

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12/16

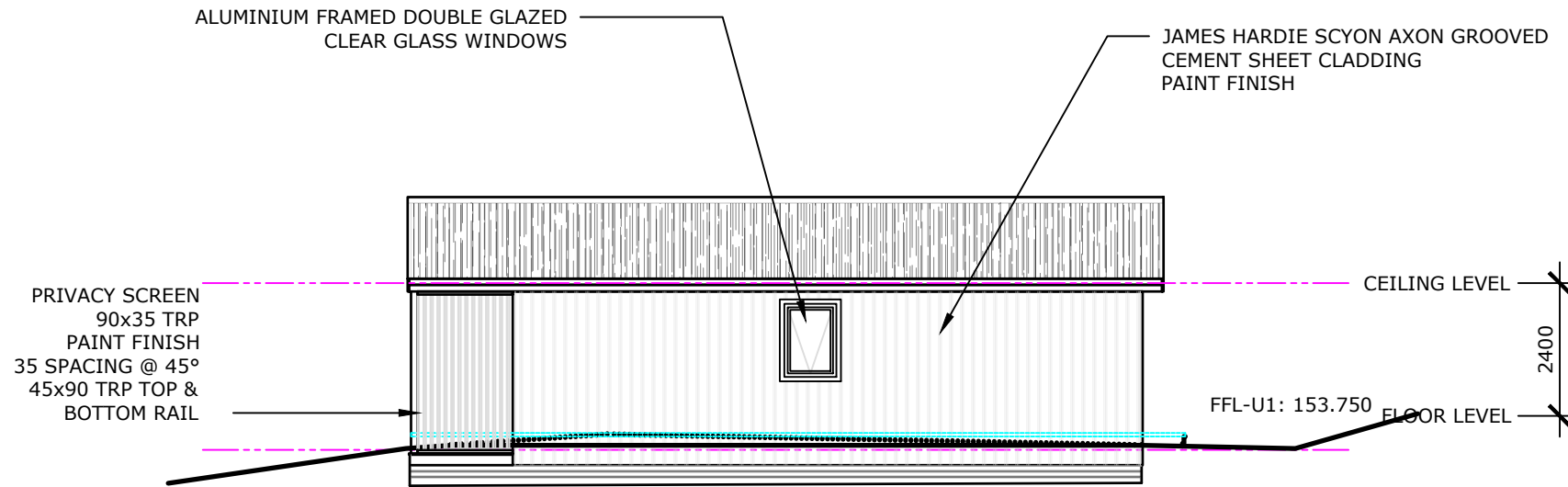
PROPOSED FLOOR PLAN

Scale: 1:100

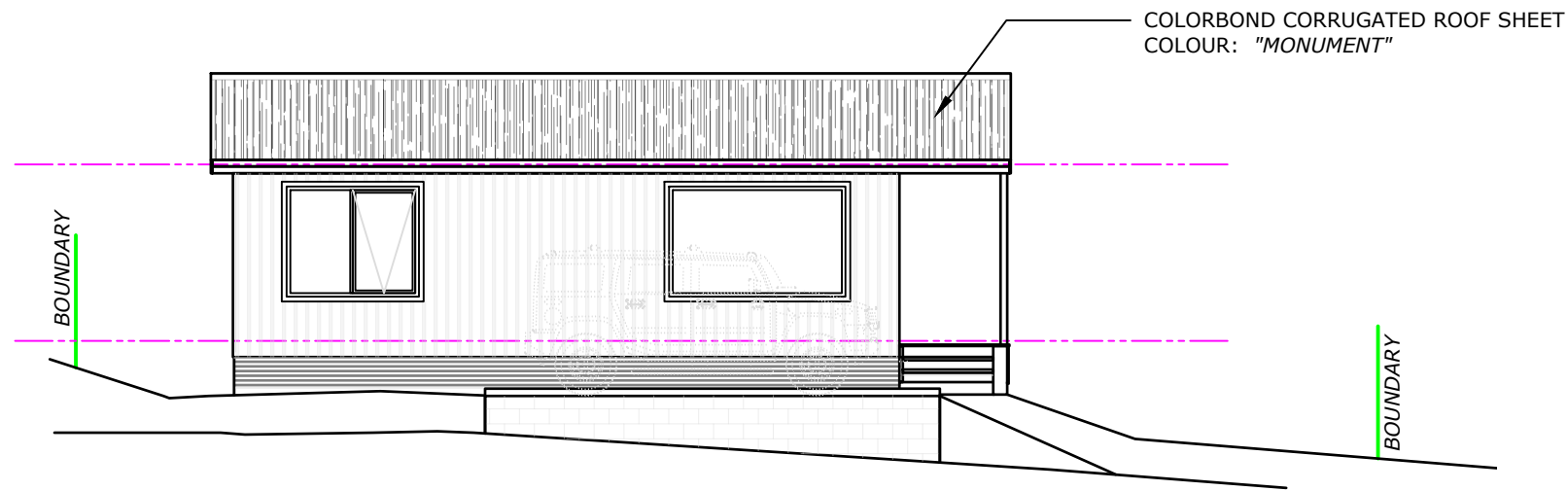
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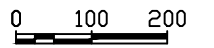
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WEST ELEVATION (UNIT 1)



EAST ELEVATION (UNIT 1)



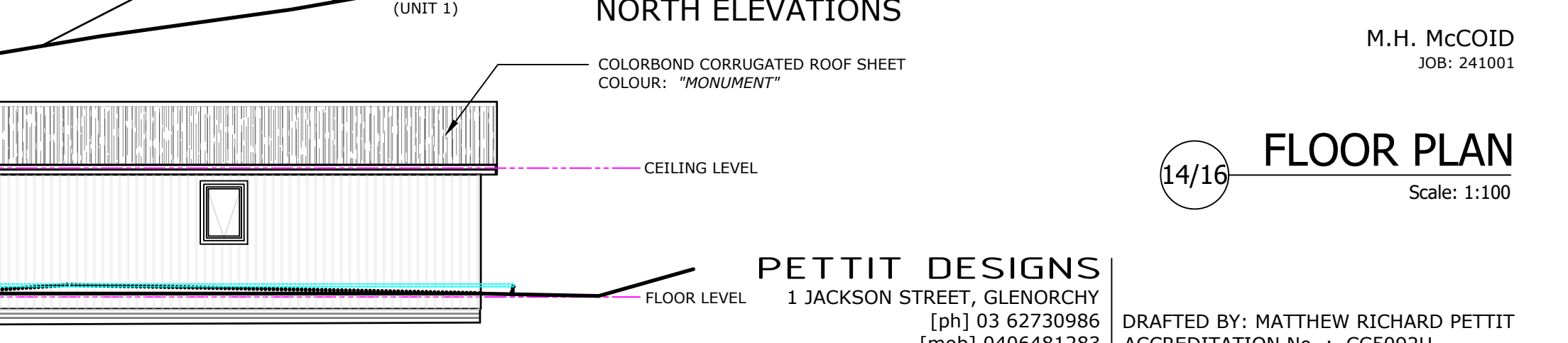
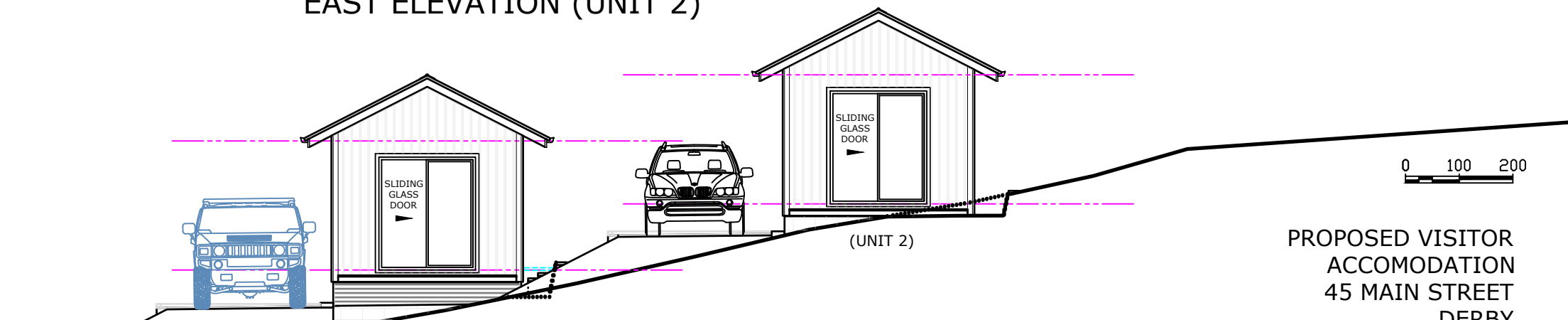
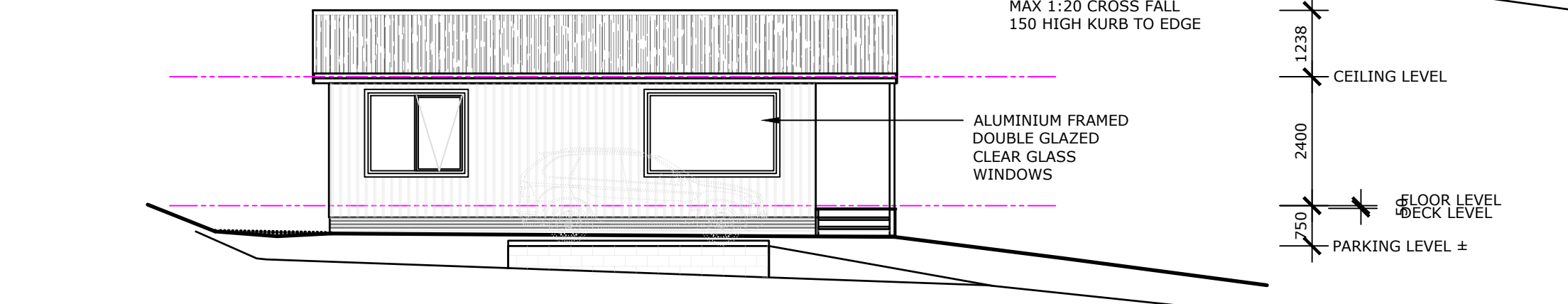
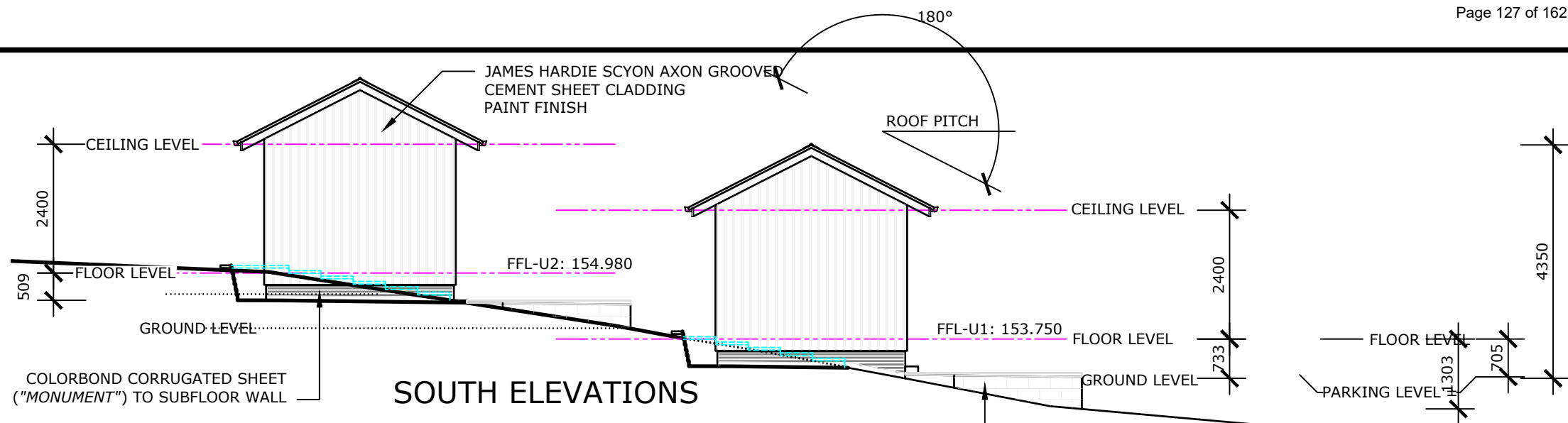
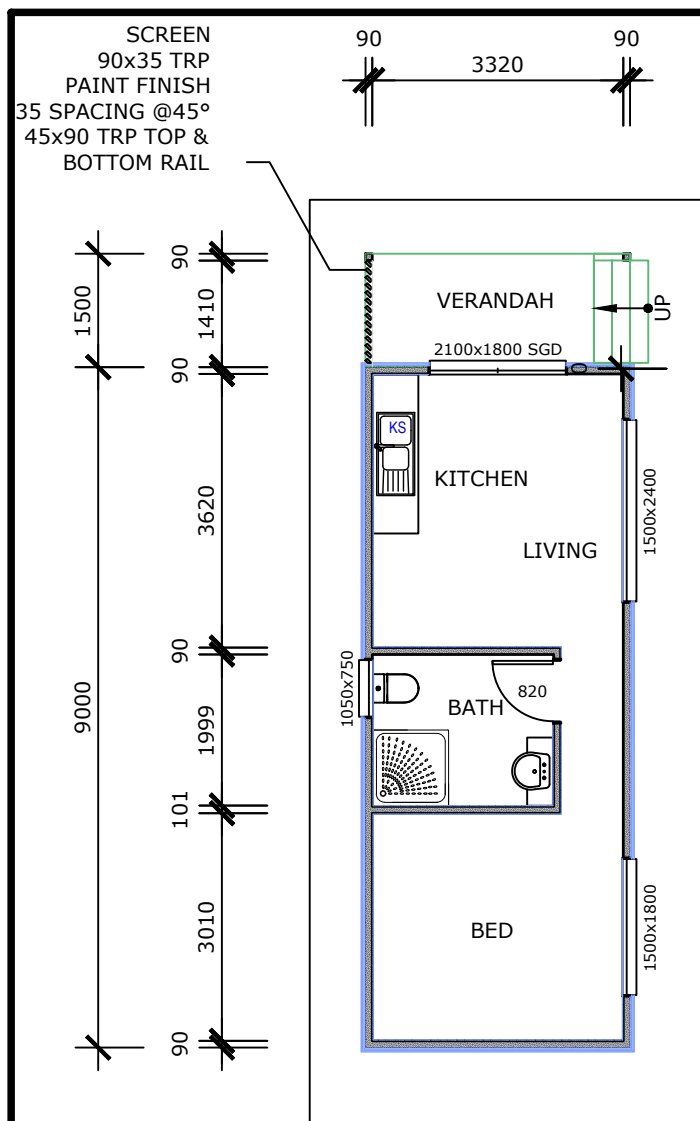
PROPOSED VISITOR ACCOMODATION
45 MAIN STREET
DERBY

M.H. McCOID
JOB: 241001

13/16 **ELEVATIONS**
Scale: 1:100

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PROPOSED VISITOR
ACCOMODATION
45 MAIN STREET
DERBY

M.H. McCOID
JOB: 241001

14/16 FLOOR PLAN
Scale: 1:100

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STRUCTURAL STEEL - LOW CORROSIVE ENVIRONMENT

Corrosion protection to be provided as per Table 6.3.9a of NCC - HOUSING PROVISIONS -MINIMUM PROTECTIVE COATINGS FOR STRUCTURAL STEEL MEMBERS
LOW CORROSIVE ENVIRONMENT (MILD STEEL CORROSION RATE 1.3 TO 25µm/YEAR) > 1km FROM SHELTERED BAYS
 ALL STRUCTURAL STEEL TO BE HOT DIP GALVANISED (HDG75) OR COATED AS PER PAINT SPECIFICATION BELOW.
 ALL CUT SURFACES OR WELDED JOINTS TO BE TREATED AS PER PAINT SPECIFICATION BELOW.

MINIMUM PROTECTIVE PAINTED COATING FOR EXTERNAL STRUCTURAL STEEL IN LOW CORROSION ENVIRONMENT


System as specified by AS2312.1
 Surface Prep as per ISO 8501-1. Sa 2.5 VERY THOROUGH BLAST-CLEANING
 (DFT refers to dry film thickness measured in µm)

SYSTEM	SURFACE PREP	1st COAT	2nd COAT	3rd COAT	TOTAL
ACL2	Sa 2.5	Zinc rich primer (75DFT)	Acrylic latex (40DFT)	Acrylic latex (40DFT)	155DFT
ACC2	Sa 2.5	Epoxy primer (75DFT)	Acrylic 2 pack (50DFT)	N/A	125DFT
IZS1	Sa 2.5	Inorganic zinc silicate (75DFT)	N/A	N/A	75DFT
PUR2A	Sa 2.5	Zinc rich primer (75DFT)	High build polyurethane (75DFT)	N/A	150DFT

GLAZING

ALL GLAZING TO AS1288, AS2047 AND NCC - HOUSING PROVISION: PART 8
 CERTIFICATION OF COMPLIANCE WITH ABOVE AND TO RELEVANT BUSHFIRE ATTACK LEVEL (BAL) (IF REQUIRED) TO BE PROVIDED TO BUILDING SURVEYOR
 GLASS PANES WITHIN 500mm OF FLOOR LEVEL MUST BE OF GRADE A SAFETY GLASS OR MONOLITHIC ANNEALED GLASS >5mm NOMINAL THICKNESS WITH AN AREA <1.2m²

FIRE SAFETY

 Denotes position of wired-in smoke detectors (refer floor plan).
 All detectors to be interconnected on same circuit.

INTERNAL WALL & CEILING LININGS

10mm plasterboard on furring channel to ceilings except where otherwise noted.
 10mm plasterboard to wall areas except where otherwise noted.

WET AREA FINISHES TO AS3740

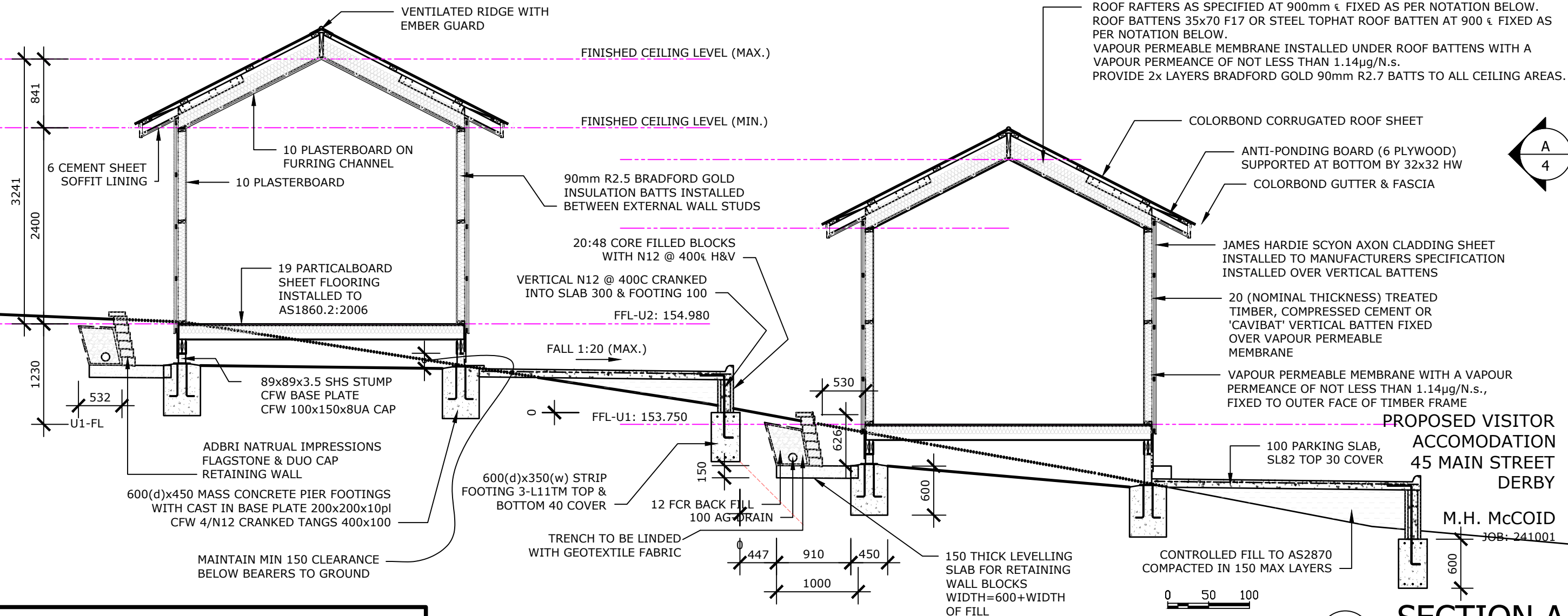
VILLABOARD OR SIMILAR TO ALL WALLS AND CEILINGS.
 CERAMIC TILES OR SIMILAR TO 1800mm ABOVE SHOWER BASE. CERAMIC TILES OR SIMILAR TO 150mm MIN ABOVE VANITY BASIN. CERAMIC TILES OR SIMILAR TO ALL FLOORS WITH FLEXIBLE ADHESIVE OVER SEALER.
 WATERPROOFING AS REQUIRED IN STRICT ACCORDANCE WITH AS3740 AND NCC (BCA-HOUSING PROVISIONS) PART 10.2.1

EXTERNAL WALL CLADDINGS

All external claddings to be fixed to vertical 35mm thick battens (see Energy Efficiency notes adjacent) to manufacturers specifications.
 Wall cladding: JAMES HARDIE LINEA WEATHERBOARD, PAINT FINISH TO CLIENTS SELECTION
 Roof cladding: COLORBOND CORRUGATED TO MATCH EXISTING

FRAMING MGP10 (2400mm high)

Studs	90x35 at 450mm crs.
Jamb studs (sheet roof)	2/90x35 to max 2400mm opening
Jamb studs (tile roof)	3/30x35 to max 3600mm opening
Bottom plate	90x35 to max 1500mm opening
	2/90x45 to max 2400mm opening
	3/90x45 to max 3600mm opening
Top plate	90x35 - concrete slab
	90x35 - timber floor where studs positioned over or within 50mm of floor joists. Refer AS1684.4 for other than above.
Nogging	2/90x35 where trusses/rafters over or within 100mm of same. Refer AS1684.4 for other than above.
	90x35 at 1350 crs. max



TIE DOWNS (uplift forces)

Rafters/trusses to top plate - 30x0.8 looped strap with 6/30x2.8 nails each end or 2 framing anchors.
 Roof battens to rafters/trusses 2/75xNo14 Type 17 Batten Screws.
 Studs to top/bottom plate refer to structural details sheet.
 Bottom plate to slab/floor joists refer to structural details sheet.
 Floor joist to bearer refer to structural details sheet.
 Bearer to column refer to structural details sheet.

PETTIT DESIGNS

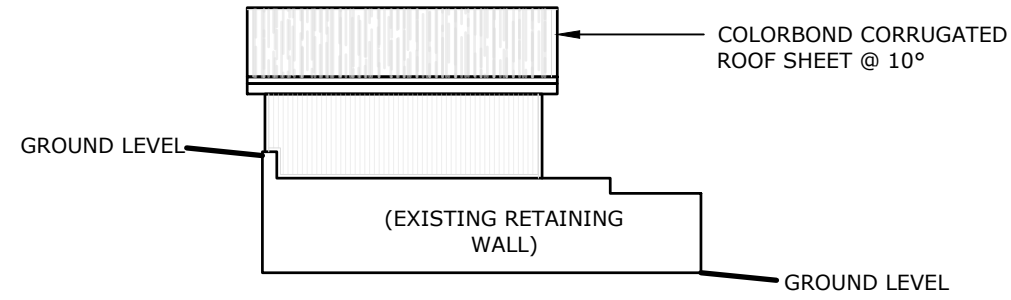
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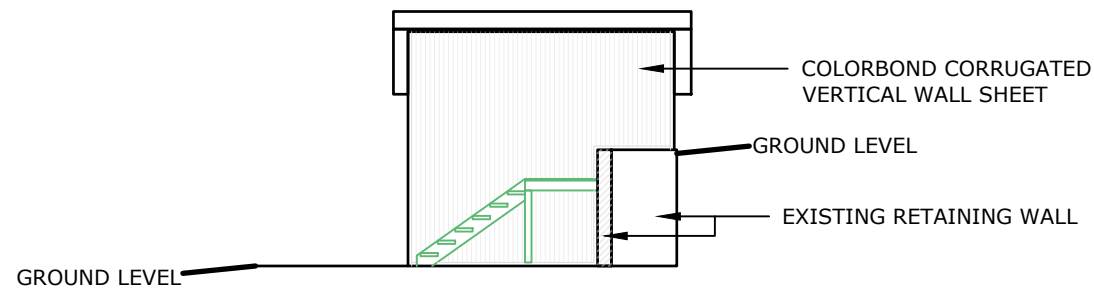
15/16

SECTION A

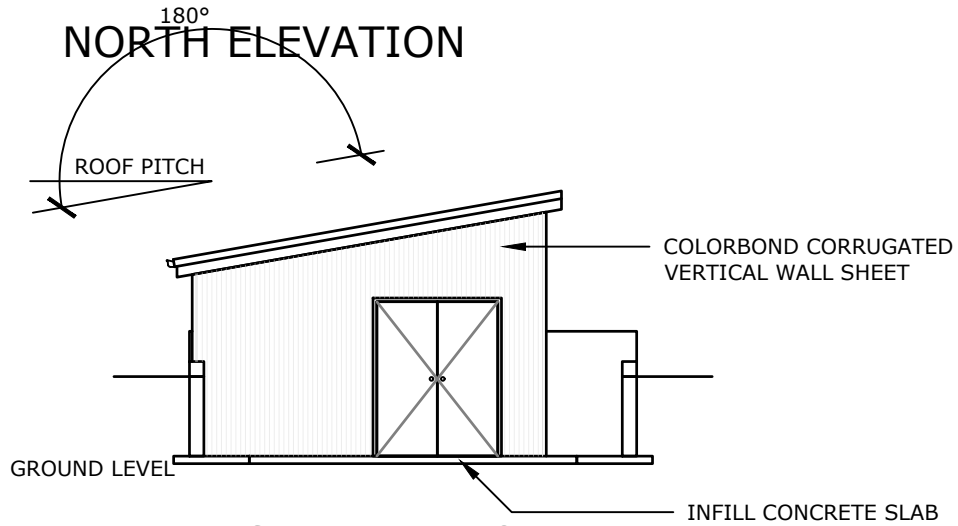
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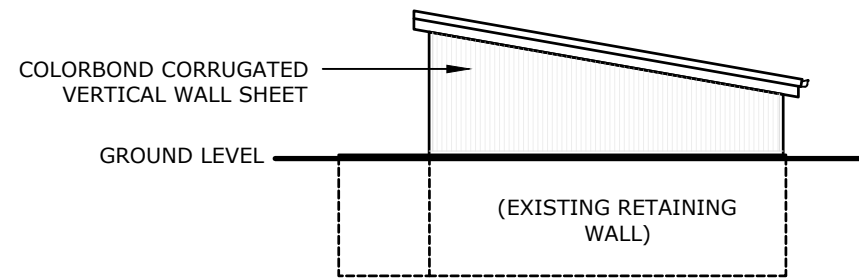
SOUTH ELEVATION



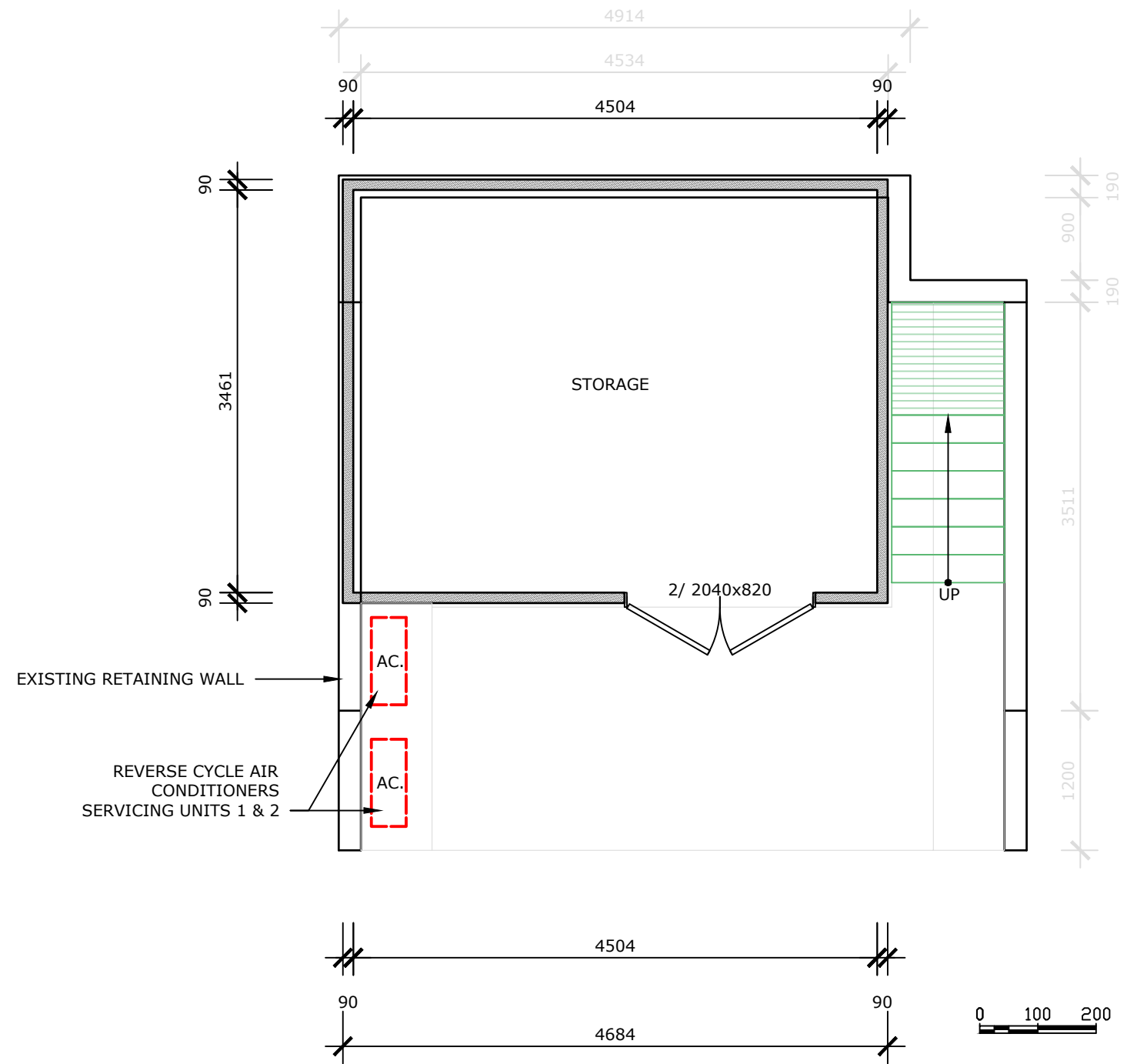
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



PROPOSED VISITOR ACCOMODATION
45 MAIN STREET
DERBY

M.H. McCOID
JOB: 241001

16/16

SHED FLOOR PLAN & ELEVATIONS

Scale: 1:100, 1:50

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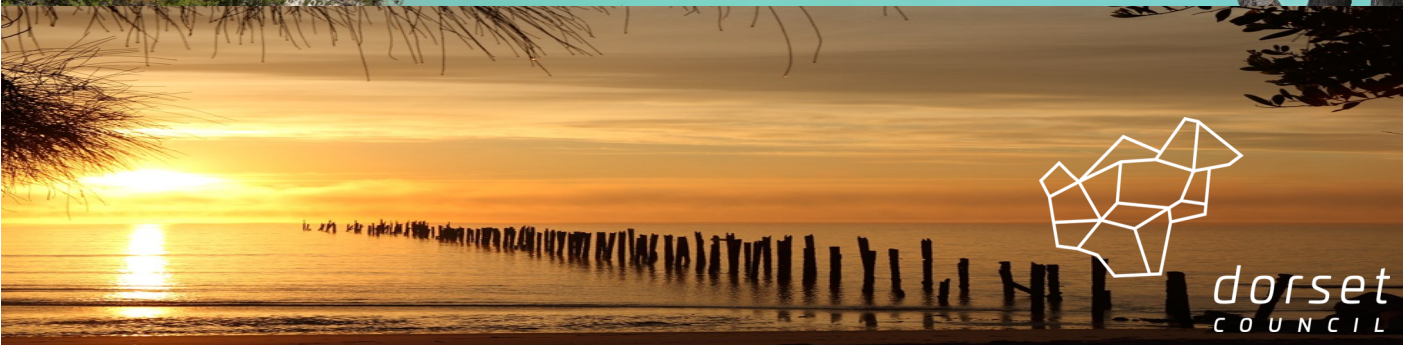
Endorsed by Council

20 October 2025

Minute 194/2025

PRIORITY PROJECTS

Dorset



PRIORITY PROJECTS



Dorset Council is seeking investment partners to deliver on key infrastructure and community development projects that will deliver transformational changes to the economic, social and physical climate of north eastern Tasmania.

Investment in these projects will ensure that the north east of Tasmania continues to experience sustainable growth and development and will ensure a thriving future for the region.

The Dorset Council Priority Projects plan has been developed with a coordinated approach to align with local, regional, state and federal plans. The plan takes a Council-wide view of needs and opportunities while aligning closely with the four identified 2023-2032 Strategic Plan focus areas (pillars). The plan will be reviewed every 6 months . The Priority Projects plan will be used to apply for funding, leverage support and provide a starting point for regional collaborations.

STRATEGIC FOCUS AREAS:



LIVEABLE COMMUNITIES



ECONOMIC DEVELOPMENT



LEADERSHIP AND GOVERNANCE



ENVIRONMENTAL FOOTPRINT

PRIORITY PROJECTS



CURRENT ADVOCACY AREAS:

Dorset Council advocates on behalf of residents and ratepayers on numerous issues and opportunities that support the strategic focus areas of the municipality. This advocacy is generally for areas that fall outside of local government responsibility but that impact significantly on the community.

Advocacy may involve the promotion of a project to gain support from decision makers, informing policymakers on local community issues and ensuring local voices are heard, and/or assisting with the securing of resources.

#1: COMMUNITY HEALTH AND WELLBEING

Support Health Consumers Tasmania via advocacy for:

- *Community Health Needs – Gap Analysis*
- *Continued funding to ensure a stable and sustainable Health Hub*

#2: SIDELING/EASTERN BYPASS

Continue to support and advocate for the upgrade of the Tasman Highway from Minstone Road through Corkery's Road to be upgraded to B Double Standard and lobby the Federal and State Government for further funding to upgrade the current Tasman Highway 'Sideling' to B Double Standard if the Corkery's Road option is deemed unfeasible.

Lobby the State Government to investigate alternative project delivery options to ensure value is attained.

Work with City of Launceston to advocate in partnership for an eastern bypass to divert Tasman Highway heavy vehicle traffic away from the city.

Advocate for further funding for the project.



PRIORITY PROJECTS—Snapshot

GAMECHANGERS:

Funding Sought



#1: NORTHERN ROADS INITIATIVE (Golconda Road)

Regional priority project: Key transportation link for Dorset.

\$24M

Partnerships: City of Launceston, George Town Council, Agriculture and Forestry Industries



#2: CITY TO THE SEA (North East Rail Trail Stage 3)

Regional priority project: Encourage active lifestyles, connect communities, promotion of our natural environment and development of world class recreational facility.

\$6.54M

Partnerships: City of Launceston, Break O'Day Council, Tourism Industry

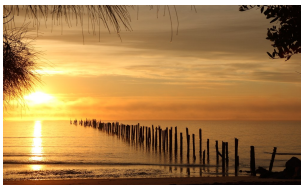


#3: DORSET: FUTURE READY

Regional priority project (Derby) Master planning of key services and infrastructure across Dorset

\$1.17M

Partnerships: North East Tasmania Chamber of Commerce, Service Clubs, Community Organisations



#4: BRIDPORT PLAY CENTRE

Redevelopment of the Bridport Play Centre (child and youth focused facility)

\$500K

Partnerships: Bridport Girl Guides, Bridport Playgroup



#5: BRIDPORT NEW RIVER ENTRANCE

Design and construction work on the new port/river entrance.

\$TBA

Partnerships: Internal



#6: VICTORIA STREET PUBLIC TOILET

Public toilet planning and construction at the Victoria Street end of Scottsdale

\$TBC

Partnerships: North East Tasmania Chamber of Commerce

PRIORITY PROJECTS

The Priority Projects plan includes key regional ‘Gamechangers’. These are projects which have the potential to have a significant positive impact across the municipality, and, in some instances, across the region. These projects are once in a lifetime opportunities to impart transformational change and drive investment across the region.



PRIORITY PROJECT #1

Northern Roads Initiative

\$24M

Golconda Rd

KEY STRATEGIC INFRASTRUCTURE CORRIDOR FOR DORSET

Golconda Road is a key strategic transport link for freight and the agriculture and forestry industries. It provides a vital connection for logistics, workforce mobility, and supply chains between Scottsdale, Bell Bay and Launceston.

Golconda Road has the highest traffic volumes of all Council rural roads. It is the main access for tourists visiting Bridestowe Lavender Farm (55,000 visitors/year) plus increasing usage

from heavy vehicles.

Current focus areas:

1. *Pavement Rehabilitation—1km east of Denison River to Little Forester River—8km—\$6.4M*
2. *Pavement Rehabilitation, Widening and Safety Upgrade—North Blumont Road —8.2km—\$13.12M*
3. *Replacement of the Brid River Bridge— \$850k*

FUNDING SOUGHT

Total cost of a holistic treatment on the road in its entirety is estimated at \$24M.

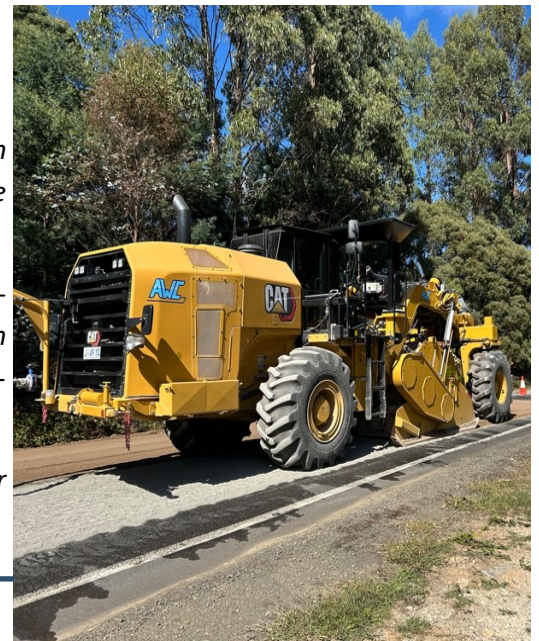


Image: Roadworks

REGIONAL GAMECHANGER

Partnerships: City of Launceston, George Town Council, Agriculture and Forestry Industries

PRIORITY PROJECT #2

City to the Sea

TBA

North East Rail Trail—Stage 3

INVESTING IN THE COMMUNITY

City to the Sea will develop a regional multi use trail network connecting forest roads, rail trails, mountain bike networks and unsealed roads and tracks across the North East from the city (Launceston) to the sea (St Helens).

The project will include Stage 3 of the North East Rail Trail (NERT) with the redevelopment of 40km of disused rail corridor connecting Lilydale Falls to Scottsdale, adaptive reuse of the former Scottsdale Railway Station, development of the Scottsdale Railway Precinct and the scoping and preliminary planning

associated with proposed connecting trails linking the North East Rail Trail at Tulendeena with Legerwood and Branxholm.

The Northern Tasmania Development Corporation has listed the NERT as a project of regional significance and Dorset Council is actively working with neighbouring councils to progress the project.

Current focus areas:

1. NERT Stage 3—\$5.14M
2. NERT Additional components (interpretive signage, art installs, rest shelters etc) - \$1.4M
3. Scottsdale Railway Station and Precinct - \$TBA
4. Connecting trails (Legerwood and Branxholm)

Partnerships: City of Launceston, Break O'Day Council, Tourism Industry



Image: View from the rail corridor at Blumont

FUNDING SOUGHT

The NERT is estimated at \$6.54M

REGIONAL GAMECHANGER

PRIORITY PROJECT #3

Dorset: Future Ready

\$1.17M

INVESTING IN THE COMMUNITY

A holistic strategic planning project incorporating a key focus on live, work and play elements across Dorset. The overarching project will focus on enhancing community liveability, driving economic growth, and reinvigorating the north east region and will be delivered through development and implementation of a series of key interconnected plans.

Initial focus will be on the key growth areas of Scottsdale, Bridport and Derby with other towns included as the project progresses.

Current focus areas:

1. Scottsdale and Bridport master planning—\$620k
2. Derby master planning—\$552K

FUNDING SOUGHT

Scottsdale and Bridport—\$620k
Derby—\$552k

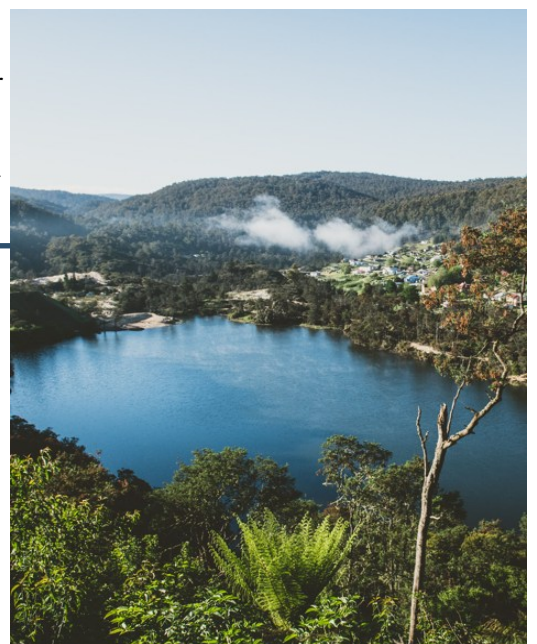


Image: Briseis Hole, Derby

REGIONAL GAMECHANGER

Partnerships: North East Tasmania Chamber of Commerce, Service Clubs, Community Organisations

Version 2.0 | April 2026

PRIORITY PROJECT #4

Bridport Play Centre

\$500K

INVESTING IN YOUNG PEOPLE AND FAMILIES

The Bridport Play Centre is one of the only facilities in Dorset dedicated to children, young people and their families. The building was originally an old railway house from Derby that was transported to site in 1974. Today the timber/fibro split level building is home to the Bridport Girl Guides and the Bridport Playgroup as well as a local tutoring service.

Due to its age, lack of accessibility, and layout the building is in need of

major redevelopment in order to ensure it continues to meet the needs of the community now and into the future. It is anticipated that due to the significant works required that the most value for money option will be to remove or demolish the existing building and construct new.

FUNDING SOUGHT

The cost is estimated at \$500,000

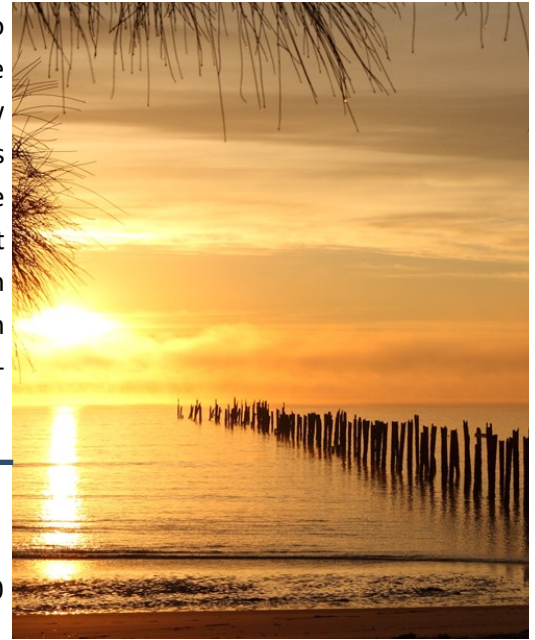


Image: Old Pier, Bridport

Partnerships: Bridport Girl Guides, Bridport Playgroup

PRIORITY PROJECT #5

Bridport New River Entrance

\$TBA

SUPPORTING INDUSTRY

A state government election commitment of \$600,000 will assist Council in conducting design and construction work on the proposed new port entrance

Further funding will be required for construction.

FUNDING SOUGHT

The cost is to be determined.



Image: Bridport wharf

Partnerships: MAST, State Government, industry

PRIORITY PROJECT #6

Victoria Street Public Toilet

\$TBA

COMMUNITY AMENITY

Site assessment and planning and development for a public toilet at the Victoria Street end of Scottsdale

FUNDING SOUGHT

The cost is estimated at \$TBA.

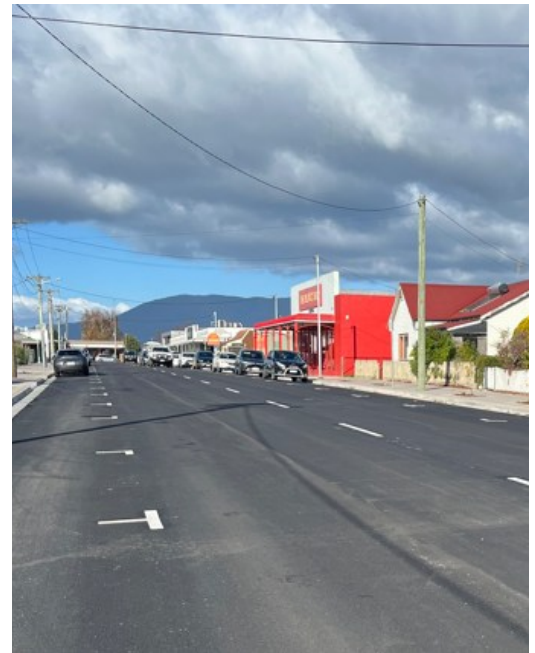


Image: Victoria Street

Partnerships: North East Tasmania Chamber of Commerce



PRIORITY PROJECTS: Dorset

DOCUMENT CONTROL: DOC/25/11999		
VERSION	NOTES	DATE
1.0	Document Creation	October 2025

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dorset
COUNCIL



dorset
C O U N C I L

2025/26

Annual Plan

March Quarter Update

Introduction

Councils are required each financial year, under Section 71 of the *Local Government Act 1993*, to prepare an 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.

The Annual Plan Quarterly Update provides Council and the community with an update on progress with the Annual Plan. Where actions (43 in total) have been identified for a quarter, a status of Achieved, In Progress or Not Achieved are assigned.

As of 31 March 2026, the following results were achieved:

	Progress as of 30 September 2025	Progress as of 31 December 2025	Progress as of 31 March 2026
Achieved	4	9	18
In Progress	18	22	14
Not Achieved			
Total Activities	43	43	43
Carried Forward			
Deferred			4 ¹

¹ 3 activities recommended for deferral in this report, with 1 approved in January 2026.

2025/26 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	Responsible Team	Indicative Quarter	Progress and Status ²
1	Dorset Strategic Plan 2023-2032	13.1	<ul style="list-style-type: none"> ▪ Review Plan ▪ Strategic Plan progress report and status update 	Governance	June 2026	
2	Scottsdale: Future Ready	8.2	<ul style="list-style-type: none"> ▪ Township Plan ▪ Austins Road scheme amendment ▪ Light Industrial precinct scheme amendment ▪ Conduct feasibility study in relation to enclosure options for the Scottsdale Aquatic Centre ▪ Recreation Ground / Railway Precinct Master Plan ▪ Rail Trail progress report to Council 	Community and Development	December 2025	5%
					June 2026	25%
					June 2026	25%
					June 2026	5%
					December 2025	25%
					Quarterly	25%

² ● 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	Responsible Team	Indicative Quarter	Progress and Status ²
	<p>Mar ¼ Update: <u>Ringarooma Road:</u> (residential and industrial scheme amendment) Scope review and contract awarded with work to commence before EOFY 2025/26.</p> <p><u>Scottsdale Aquatic Centre Indoor feasibility:</u> A Request for Quote being prepared. Work has been undertaken internally during 2025, via a desktop review to assess other aquatics projects statewide. Professional advice is required to determine the feasibility of an indoor facility in Scottsdale.</p> <p><u>Scottsdale Recreations Ground / Railway Precinct Master Plan:</u> This will be incorporated into Scottsdale – Future Ready (Scottsdale Master Plan). An options paper for the Railway Station Building was presented to a Council workshop in February 2026, and discussions are underway with Rotary regarding next steps with grant funding.</p> <p><u>Rail Trail:</u> Operational plan developed to start stage 3 Rail Trail maintenance in 2026/27.</p> <p><u>Township Plan:</u> No further updates.</p> <p>Dec ¼ Update: - Delay in awarding the scheme amendment contract.</p> <p><u>Scottsdale Aquatic Centre Indoor feasibility:</u> Council officers have started reviewing Indoor Aquatic Centre feasibility studies conducted by other Tasmanian councils.</p> <p><u>Scottsdale Recreations Ground / Railway Precinct Master Plan:</u> An update was presented to Councillors at the 8 July 2025 Briefing Workshop. The Railway precinct stage 1 redevelopment will commence on 20 October 2025. The Scottsdale Recreation Ground / Railway Precinct Master Plan is part of Council’s Scottsdale – Future Ready project.</p> <p><u>Rail Trail:</u> An update presented to Councillors on 8 July 2025 Briefing Workshop.</p> <p>Sep ¼ Update: <u>Township Plan:</u> Council have applied for stream 1 of the Regional Precincts and Partnerships Federal funding program. The intent of the program is to fund precinct scoping, planning, design, and consultation in partnership with key organisations. Council have applied for the funding of the Scottsdale and Bridport Future Ready projects. These projects will establish a vision for those towns. If Council were to start the project before the Federal Government announce the successful grant recipients, Council’s chance of attaining funding may be jeopardised. It is likely Council will find out the status of this funding request in early 2026.</p> <p><u>Austins Road & Light Industrial Scheme Amendment:</u> Request for Quote has been completed with the successful tenderer to be announced in the October – December quarter.</p>					
3	Key Operational Deliverables	10.1	<ul style="list-style-type: none"> ▪ Annual Report 2024/25 ▪ Long Term Financial Plan ▪ Annual Plan 2026/27 ▪ Budget Estimates 2026/27 ▪ Rates Resolution 2026/27 ▪ Fees and Charges 2026/27 ▪ Council Quarterly Financials 	Corporate Services and Governance	December 2025 June 2026 June 2026 June 2026 June 2026 June 2026 Quarterly	100% 50%
	<p>Mar ¼ Update: <u>Council Quarterly Financials:</u> Quarterly financials for 1 October – 31 December 2025 presented on 16 February 2026 Council Meeting.</p> <p>Dec ¼ Update: <u>Council Quarterly Financials:</u> Quarterly financials for 1 July – 30 September 2025 presented on 17 November 2025 Council Meeting. Council’s Annual Report was presented at the 8 December 2025 Annual General Meeting.</p> <p>Sep ¼ Update: <u>Annual Report 2024/25:</u> Draft completed and awaiting approved 2024/25 financials from the Auditors prior to finalising.</p>					
4	Municipal Tourism Marketing Strategy	8.1	<ul style="list-style-type: none"> ▪ Finalisation of Strategy and Plan ▪ Defining responsibilities and actions 	Governance	September 2025 December 2025	75% 50%

Activity	Focus Area	Strategic Reference	Actions / Initiatives / Deliverables	Responsible Team	Indicative Quarter	Progress and Status ²
	<p>Mar ¼ Update: Visit Northern Tasmania and Council have a draft rationalised and prioritised action plan. These will be taken back to the original tourism working group for feedback, along with feedback on the NE Strategy and Plan in the June 2026 quarter depending on working group availability.</p> <p>Dec ¼ Update: The Draft Plan was presented to Councillors in the 2 December 2025 workshop. Next steps include Visit Northern Tasmania and Council rationalising and prioritising action items before going back to the original tourism working group for feedback.</p> <p>Sep ¼ Update: Plan is completed in draft and will be presented to Council in the December workshop.</p>					
5	Priority Projects Plan	9.3	<ul style="list-style-type: none"> Establish new plan Half-yearly reporting including project status 	Governance	December 2025 December 2025 June 2026	100%
	<p>Mar ¼ Update: The Mayor and General Manager have been meeting with and advocating for priority projects with State and Federal elected members and relevant agencies for funding. In addition to the priority projects, advocacy has taken place to the Minister for Education regarding change in scope for the Child and Family Learning Centre in Scottsdale.</p> <p>Dec ¼ Update: Priority Projects Plan adopted at the October Council Meeting.</p> <p>Sep ¼ Update: Draft Plan has been prepared and will be presented to Councillors at the 7 October Briefing Workshop for comment.</p>					
6	Blue Derby Foundation Memorandum of Understanding (MoU) reporting	9.4	Half-yearly reporting	Governance	December 2025 June 2026	100%
	<p>Mar ¼ Update: Report for period 1 July 2025 to 31 December 2025 received and noted at the 23 March 2026 Council Meeting.</p>					
7	Future of Local Government Review	12.2	Submission for draft Local Government Amendment Bill	Governance	September 2025	100%
	<p>Mar ¼ Update: Planning underway for implications of the new Local Government Amendment Bill.</p> <p>Dec ¼ Update: No submission was made by Council.</p> <p>Sep ¼ Update: Minister for Local Government released the draft Bill for comments on 6 October with submissions due 17 November 2025.</p>					
8	Board of Inquiry requirements	13.2	Reporting to the Minister for Local Government per Direction 10	Governance	July 2025 October 2025 January 2026	100%
	<p>Mar ¼ Update: Quarterly Update for December quarter was received and noted in the 19 January 2026 Council meeting.</p> <p>Dec ¼ Update: Quarterly Update for September quarter was received and noted in the 20 October 2025 Council meeting.</p> <p>Sep ¼ Update: Report 2 for the period 1 Apr to 30 June 2025 was presented to Council on 21 July 2025 Council Meeting and submitted to Minister on 22 July 2025. Report 3 for the period 1 Jul to 30 Sep 2025 will be presented to Council on 20 October 2025 Council Meeting and submitted to Minister by 22 October 2025.</p>					
9	Councillor Learning and Development Plan	13.2	Establish and implement a training matrix and budget for Councillor learning and development	Governance	September 2025	100%

Activity	Focus Area	Strategic Reference	Actions / Initiatives / Deliverables	Responsible Team	Indicative Quarter	Progress and Status ²
	<p>Dec ¼ Update: The majority of Councillors have undertaken the Office of Local Government / LGAT Learn to Lead modules, Council officer internal training and sessions with LGAT CEO, Dion Lester on 13 November 2025 and 26 November 2025.</p> <p>Sep ¼ Update: Discussed with Councillors on 5 August Briefing Workshop, with initial sessions confirmed with LGAT for November 2025.</p>					
10	Policy 41 – Council Meeting Procedures	10.1	Review, adopt and implement	Governance	September 2025	100%
	Sep ¼ Update: Reviewed Policy No. 41 adopted on 21 July 2025 Council Meeting.					
11	New Policy - Dispute Resolution	10.1	Establish, adopt, and implement	Governance / Corporate Services	September 2025	100%
	Sep ¼ Update: New Policy No. 67 adopted on 21 July 2025 Council Meeting.					
12	New Framework – Conduct of Elected Members	10.1	Establish, adopt, and implement	Governance / Corporate Services	September 2025	Deferral recommended
	<p>Mar ¼ Update: Item recommended to be deferred considering Local Government reforms proposed to result in new serious councillor misconduct provisions, learning and development obligations and the introduction of a contemporary role statement and a charter for local government.</p> <p>Dec ¼ Update: Briefing Workshops at capacity in December quarter, item not time-critical and deferred to March quarter.</p> <p>Sep ¼ Update: Drafting has commenced, first draft anticipated to be presented to Councillors in December quarter.</p>					
13	Waste Strategy	14.2	<ul style="list-style-type: none"> ▪ FOGO Review ▪ Review of cartage operations 	Infrastructure	September 2025 September 2025	25% 5%
	<p>Mar ¼ Update: <u>FOGO</u>: Council are working with Circular North and other northern councils to explore a regional approach to Food Organics and Garden Organics (FOGO), with a strong focus on balancing cost and community benefit. One of the key drivers is to reduce landfill, improve recycling outcomes and deliver more cost-effective services for our ratepayers. This work reflects Dorset’s north-east regional location and will consider factors such as distance and transport to ensure any future service delivers practical solutions that are efficient and suited to our community. The <u>review of cartage operations</u> has commenced.</p> <p>Sep ¼ Update: Preliminary review undertaken by Council officers. Presented on 2 September Briefing Workshop and decision of Council to prepare a comprehensive business case and rollout strategy made on 15 September 2025 Council Meeting.</p>					
14	Bridport: Future Ready	7.2	Pre work and scoping of draft Structure Plan	Community & Development	March 2026	
	Sep ¼ Update: Council have applied for stream 1 of the Regional Precincts and Partnerships Federal funding program. This project cannot be started until Council find out status of this funding request (expected in early 2026) so as not to jeopardise Council’s chances of attaining funding.					
15	Bridport New Port / River Entrance and Marina	9.2, 9.3	Liaise with MAST and consultants in development of feasibility assessment	Community & Development	March 2026	25%

Activity	Focus Area	Strategic Reference	Actions / Initiatives / Deliverables	Responsible Team	Indicative Quarter	Progress and Status ²
	<p>Mar ¼ Update: In regard to the \$600k funding that was allocated for further channel feasibility, MAST recently engaged a consultant to undertake some geophysical site assessments to determine the extent of the rock in the lower reaches of the river. This information will help to assess the potential to upgrade the existing river, rather than a new entrance. Some other recent work has been some engineering advice on the methodology of building a new entrance and a revised cost estimate.</p> <p>Dec ¼ Update: DSG and MAST are working with port users to assess options to improve access to Bridport, including a potential alternative channel entrance.</p>					
16	Derby: Future Ready	7.2	Prepare scope and attain funding for master plan	Community & Development and Governance	December 2025	
	Sep ¼ Update: The State Liberal Party made an election commitment of \$250,000 for Derby Master Planning at the last election – funding status is unknown.					
17	Policy 27 - Youth	10.1	Review, adopt and implement	Community & Development	June 2026	50%
	<p>Mar ¼ Update: Draft policy and engagement plan endorsed at 19 January Council Meeting. Public consultation undertaken in February / March 2026, with revised Policy being presented for adoption to the 20 April Council Meeting.</p> <p>Dec ¼ Update: Draft policy and engagement plan presented to November Council Workshop.</p> <p>Sep ¼ Update: Policy under review.</p>					
18	Policy 2 – Payment of Councillor Expenses and Provision of Facilities	10.1	Review, adopt and implement	Corporate Services	December 2025	100%
	<p>Dec ¼ Update: Revised policy presented to Councillors at the 17 November 2025 Council Meeting. Policy deferred back to 2 December 2025 Briefing Workshop for further discussion. Revised policy adopted on 15 December 2025 Council Meeting.</p> <p>Sep ¼ Update: Revised policy presented to Councillors at the 7 October Briefing Workshop. Final draft anticipated to be presented at the 17 November 2025 Council Meeting.</p>					
19	Policy 17 – Corporate Credit Card	10.1	Review, adopt and implement	Corporate Services	March 2026	100%
	<p>Mar ¼ Update: Revised Council Credit Card Policy was presented to Councillors and approved at the 16 February 2026 Council Meeting.</p> <p>Dec ¼ Update: An initial draft was presented to the Audit Panel at the 11 November 2025 meeting, and the next revision is due to be presented to Councillors at the 3 February 2026 briefing workshop.</p>					
20	Policy 39 – Community Consultation and Communications	10.1, 13.4	Review, adopt and implement	Community & Development	December 2025	Deferred Approved
	<p>Mar ¼ Update: Deferral of Activity 20 approved at 19 January 2026 Council Meeting with Local Government reforms due for implementation in the next 12 months requiring specific community consultation requirements.</p> <p>Dec ¼ Update: The draft Local Government Amendment (Targeted Reform) Bill 2025 refers to the establishment of a community engagement strategy (section 70DA). Given this expected change in legislation, Council officers recommend work on the Policy should be deferred until the reform is in place and any model templates and other supporting documentation are provided to Councils to guide the process. The development of a Community Engagement Strategy will involve significant consultation, align with legislation, and consider the strategic alignment with policies, strategies, and plans. It is currently anticipated that the reform will be in place and the review will be able to commence in 2026/27.</p>					
21	Policy 50 – Gifts and Benefits	10.1	Review, adopt and implement	Corporate Services	December 2025	100%

Activity	Focus Area	Strategic Reference	Actions / Initiatives / Deliverables	Responsible Team	Indicative Quarter	Progress and Status ²
	<p>Mar ¼ Update: Revised Policy was presented to Councillors and approved at the 23 March 2026 Council Meeting.</p> <p>Dec ¼ Update: An initial draft was presented to the Audit Panel at the 11 November 2025 meeting, and the next revision is due to be presented to Councillors at the 3 February 2026 briefing workshop.</p>					
22	Policy 52 – Related Party Disclosure	10.1	Review, adopt and implement	Corporate Services	December 2025	100%
	<p>Mar ¼ Update: Revised Policy was presented to Councillors and approved at the 16 February 2026 Council Meeting.</p> <p>Dec ¼ Update: An initial draft was presented to the Audit Panel at the 11 November 2025 meeting, and the next revision is due to be presented to Councillors at the 3 February 2026 briefing workshop.</p>					
23	Policy 56 - Bridport Seaside Caravan Park	10.1	Review, adopt and implement	Corporate Services	September 2025	25%
	<p>Mar ¼ Update: Consultation has been rescheduled to the June quarter.</p> <p>Dec ¼ Update: Consultation on the policy review has been rescheduled to the March quarter to ensure supporting materials are prepared and to avoid consultation occurring over Christmas.</p> <p>Sep ¼ Update: Drafting of revised policy has commenced, consultation plan currently being prepared. Consultation due to occur in Dec quarter with first revision anticipated to be presented at February 2026 Briefing Workshop.</p>					
24	Audit Panel	10.2, 13.2	Review tenure and composition of Panel	Corporate Services	December 2025	100%
	<p>Mar ¼ Update: Audit Panel Chairperson and new Independent Member appointed at 23 March 2026 Council Meeting.</p> <p>Dec ¼ Update: Revised Audit Panel Charter and new Audit Panel Code of Conduct adopted on 20 October 2025 Council Meeting. Recruitment for new Audit Panel Chair and second Independent Member to commence in January 2026.</p> <p>Sep ¼ Update: Revised Audit Panel Charter reflecting proposed composition of Audit Panel due to be presented on 20 October 2025 Council Meeting. New Audit Panel Code of Conduct also developed.</p>					
25	Asset Management Strategy	10.3	Review, adopt and implement	Corporate Services	June 2026	Deferral recommended
	<p>Mar ¼ Update: Item recommended to be deferred to 2026/27 to align with the Financial Management Strategy review.</p> <p>Dec ¼ Update: Preliminary work on Asset Management Strategy review has commenced. Internal consultation to occur during March quarter.</p>					
26	Council Owned Asset Review	4.1, 4.2	Commence review of service levels and program for asset acquisitions and disposals	Corporate Services and Infrastructure	June 2026	Deferral recommended
	<p>Mar ¼ Update: Item recommended to be deferred to 2026/27 to be progressed alongside the Asset Management Strategy review.</p> <p>Dec ¼ Update: Focus for December Quarter has been on progressing Buildings and Land Improvement Asset Management Plans. Draft scoping document prepared and internal consultation with other departments to occur in March quarter to finalise scope.</p> <p>Sep ¼ Update: Scoping commenced.</p>					

Activity	Focus Area	Strategic Reference	Actions / Initiatives / Deliverables	Responsible Team	Indicative Quarter	Progress and Status ²
27	Land Improvement Asset Management Plan	10.3	Develop, adopt, and implement	Corporate Services	December 2025	100%
	<p>Dec ¼ Update: Reviewed internally, including by Audit Panel on 11 November 2025 meeting and Councillors on 2 December 2025 Briefing Workshop. Adopted on 15 December 2025 Council Meeting.</p> <p>Sep ¼ Update: First draft out for internal feedback, anticipated to be presented to Councillors on 2 December 2025 Briefing Workshop.</p>					
28	Building Asset Management Plan	10.3	Review, adopt and implement	Corporate Services	December 2025	100%
	<p>Dec ¼ Update: Reviewed internally, including by Audit Panel at the 11 November 2025 meeting and Councillors at the 2 December 2025 Briefing Workshop. Adopted on 15 December 2025 Council Meeting.</p> <p>Sep ¼ Update: First draft out for internal feedback, anticipated to be presented to Councillors on 2 December 2025 Briefing Workshop.</p>					

Approved Variations to 2025/26 Plan

19 January 2026 Council Meeting | Item 11/2026

Defer activity 20, Policy 39 – Community Consultation and Communications, until the enactment of the *Local Government Amendment (Targeted Reform) Bill 2025* and to align with Local Government sector reform which may include guidance, model templates and support.



DRAFT Policy No. 27- Youth

CM Ref:	DOC/25/15472
Adopted:	20 December 2004 Minute 204/04
Version:	4
Reviewed Date:	March 2026
Author	Jayne Miller, Director Community & Development Services
Responsible Officer	Jayne Miller, Director Community & Development Services

OBJECTIVE

Dorset Vision 2032 - An inclusive, thriving and connected community.

The purpose of the Policy is to acknowledge the importance of young people in our community by creating an environment where young people can further develop their skills and contribute to their community by:

- Outlining Councils commitment to young people
- Creating opportunities for young people through meaningful engagement
- Clarifying the role of Council in regard to youth focussed activities.

SCOPE

This policy applies to all Council services utilised by young people.

LEGISLATION AND REFERENCES

Local Government Act 1993 (Tas)

Child and Youth Safe Organisations Act 2023 (Tas)

OECD Youth Policy Toolkit 2024 - [OECD Youth Policy Toolkit](#) | [OECD](#)

Office for Youth: Engage! strategy 2024 - [Engage! strategy](#) - [Office for Youth, Australian Government](#)

Tasmanian Child and Youth Wellbeing Strategy - [It Takes a Tasmanian Village](#) | [Have Your Say](#) - [Wellbeing Tasmania](#)

The Nest Wellbeing Framework 2024 - [The Nest Wellbeing Framework](#) - [ARACY](#)

DEFINITIONS

Term	Definition
Advocate	To champion or protect the interest of individuals or groups
Apprenticeships or Traineeships	Formal training arrangements that combine work with study for a qualification in a trade or occupation
Child Safe Organisation	An organisation that prioritises the best interests of children and young people
Council	Dorset Council
Council Facilities/Assets	Properties, buildings, and facilities including parks and sporting facilities owned and managed by Council including those used by the public or available for hire
Evidence Based	The process of making decisions based on best available evidence and research
The Nest	An evidence-based framework to enhance the wellbeing of all children and young people

Youth/Young People	The age period between 12 to 25 years of age
Work Experience	Work experience is unpaid on the job training

POLICY CONTEXT

The Tasmanian State Government's 2021 *Child and Youth Wellbeing Strategy – It takes a Tasmanian Village* contains six domains to guide its development and implementation. These domains are derived from *The Nest Wellbeing Framework*, an evidence-based framework for national child and youth wellbeing. This Policy recognises the six domains of *The Nest* and will consider these domains when making decisions that impact young people in our community:

- Healthy – promoting good physical and mental health
- Valued, Loved and Safe – valued in loving secure environments
- Material Basics – access to essentials like food, housing, transport and other essentials
- Learning – effective learning and development opportunities from early childhood through to adult life
- Participating – engaging young people in decision making processes that affect them
- Positive Sense of Identity and Culture – a strong sense of self and belonging including cultural identity and values

Policy 61 - Safeguarding Children and Young People outlines Council's commitment to creating and maintaining a Child Safe Organisation as well as Council's responsibilities toward the safeguarding of children and young people in our physical and online environments.

POLICY ACTIONS

PROVIDE	PARTNER	PROMOTE
<ul style="list-style-type: none"> • On a case-by-case basis, targeted funding opportunities to support youth activity programs and events that allow young people to celebrate and enjoy being part of the Dorset community • Apprenticeship, traineeship or work experience opportunities with Council • Tertiary scholarships and other development opportunities that promote academic and/or skill development. • Practices within Council support the inclusion and engagement of young people in strategy development or planning for future assets • Young people the opportunity to participate in 	<ul style="list-style-type: none"> • Foster relationships and partnerships with community stakeholders and different tiers of government to create new opportunities for young people in the Council area • Participate with local organisations, local schools, service providers and employers to support youth benefitting initiatives and opportunities. • Aligned with Council's plans and strategies, seek external funding opportunities to diversify and enhance the provision of recreational facilities and assets for young people to increase engagement in recreational activity 	<ul style="list-style-type: none"> • Advocate for young people at relevant forums and providing advice to other levels of government • Volunteering opportunities that engage younger people to assist them to be actively involved in our community • Celebrate or acknowledge days of significance for young people • Advocate for stakeholder funding in the provision of Youth Services • Promote new opportunities for young people in the north-east Tasmania region with a targeted focus on surrounding Council municipalities

artistic and cultural opportunities led by Council <ul style="list-style-type: none"> An effective response to the changing needs of young people in our community 		
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RISK ASSESSMENT

This Policy will provide guidance to Council when allocating resources to youth engagement activities, and when seeking to partner with other organisations. This policy will also provide the Dorset Councils young people, wider community, and potential funding partners with a clear statement on the role of Council in supporting youth engagement and participation.

RELATED DOCUMENTS

- Dorset Council Strategic Plan 2023 – 2032
- Dorset Council Priority Projects Plan 2023-2025
- Policy 39 – Community Consultation and Communications
- Policy 61 - Safeguarding Children and Young People
- Policy 63 – Event Funding
- Tasmanian Government Child and Youth Wellbeing Strategy – It takes a Tasmanian Village 2021
- The Nest Wellbeing Framework “What’s in The Nest?” 2024

IMPLEMENTATION AND REVIEW

This policy will be reviewed every four years from the date of adoption.

DOCUMENT INFORMATION

Version	Doc Ref	Date Reviewed	Author	Comments
4	DOC/25/15472	N/A	Jayne Miller	New Policy Template Used
4	DOC/25/15472	16 March 2026	Jayne Miller	Policy reviewed post community consultation phase

YOUTH POLICY 'WHAT WE HEARD' REPORT

Engagement Overview

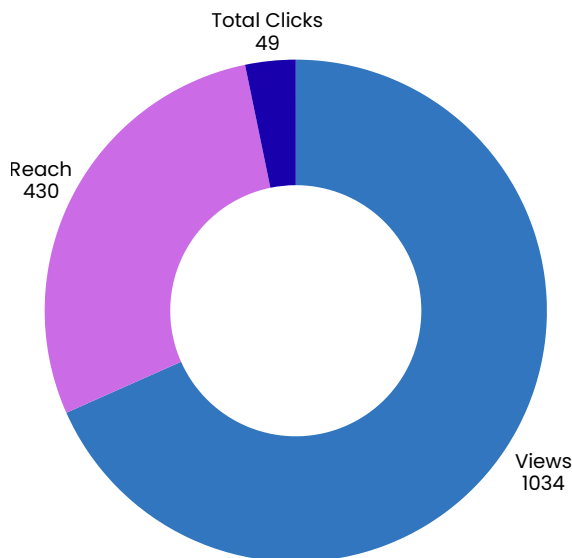





Email Reach	
19	Community Groups
2	Schools
48	Dorset Council Staff

Face to Face Feedback

- Interest in learning about traineeships and employment opportunities at Council
- Idea of a 'mural wall' in Scottsdale
- Historically, limited engagement between Council and young people
- Idea of a 'Youth Hub' in Scottsdale
- Drop-in Study Lab previously not well supported
- Looking for different recreational activities aimed at young people up to 18 years old - indoor video games, colour run, art and cultural activities, puppy therapy, youth spaces
- Safety and belonging are important to young people
- Getting Ls can be difficult due to driving hours, costs and an available driver
- Bus service restricted on weekends affecting work and social connection

Facebook Analytics



-  **Total Clicks - Number of interactions**
-  **Reach - Number of users who see post content**
-  **Views - Number of times content has appeared on users' screens**

Meeting Notes

Pioneer Lake Advocacy Group Meeting

Monday, 30 March 2026 | Council Chambers – 2 pm

1. Acknowledgement of Country (Chair)

2. Introductions (Chair)

Invited Stakeholders:

Organisation	Representative Name
Tasmania Parks and Wildlife	Julian Gill (online) Fiona Steel (online)
Anglers Alliance / Inland Fishery Advisory Group	Howard Jones (online)
Break O'Day Sports Angling Club	<i>No representative present</i>
Mineral Resources Tasmania	<i>No representative present</i>
Scottsdale High School	John LeFevre - <i>apology</i>
Mt Cameron Field Study Centre Advisory Committee	David Waldron Craig Searle - <i>apology</i>
Tasmania Police	<i>No representative present</i>
Sanbar	Nick Palmer (online)
Pioneer Recreational Users' representative	<i>No representative present</i>
Pioneer Residents' representatives	Jenny Bellinger Linette Simpson
Pioneer Progress Association	Alana Keygan (online)
Inland Fisheries	Paul Middleton (online)
Marine & Safety Tasmania (MAST)	Daniel Woods (online)
Dorset Council	Mayor Rhys Beattie (Chair) Councillor Nick Bicanic General Manager: John Marik Director – Infrastructure / Dorset Municipal Emergency Management Coordinator: Kerry Sacilotto (online) Executive Assistant: Sarah Forsyth (note taker)

3. Previous Meeting – 1 December 2025 (General Manager)

- a. Confirm attached previous meeting notes:
 - i. All present confirmed
- b. Update on Actions from previous meeting:
 - i. Noted – all listed for discussion at Meeting

ACTIONS

Who	Action
Council	Terms of Reference to be updated, circulated to stakeholders and updated on Council's website.
Response: Terms of Reference updated, circulated on 10 December and placed on Council's website. COMPLETE	
PWS	Provide general advice on lease / licence options available which include infrastructure.
Response: No update available, carried over to next meeting. IN PROGRESS	

4. Status update Pioneer Dam wall / Procurement (PWS)

- Advised that final contractor documentation is underway, with a meeting this week to confirm schedule of works.

- Monitoring last completed in mid-March – risk has not changed, with monitoring continuing until risk is mitigated.

5. Scope of Use | Pre / Post Closure and Access to Site (Group)

- PWS advised that the area remains closed until risks are mitigated, with group in agreeance to defer this discussion until risk mitigation works are underway / completed.

6. Question Time / General Discussion (Group)

Inland Fishery Advisory Group representative:

Will the Lake (once risk mitigated) be opened back up for fishing?

PWS: Yes.

Pioneer Residents' representatives:

General idea put forward that in the future, Pioneer Lake is not used as a ski lake, with day users moved to Big Blue Lake. Discussion around the table regarding this suggestion, with many believing that Blue Lake would not be large enough.

What will be the management post risk mitigation and access for the public?

PWS: Access will revert to pre-risk status, being no formal management and not designated as a camping area.

Inland Fisheries representative:

Once final documentation with contractors is completed, is there any ballpark date for reopening for anglers?

PWS: Post meeting this week regarding the schedule of works, will know more. Happy to discuss specific logistics outside of the meeting.

Dorset Council and Mt Cameron Field Study Centre Advisory Committee representatives:

Would be great if the schedule of works / proposed completed date would be circulated to all stakeholders, if possible? Currently, the Mt Cameron Field Study Centre Advisory Committee is scheduling in forward school groups bookings at different locations due to the closure, so would be great to know?

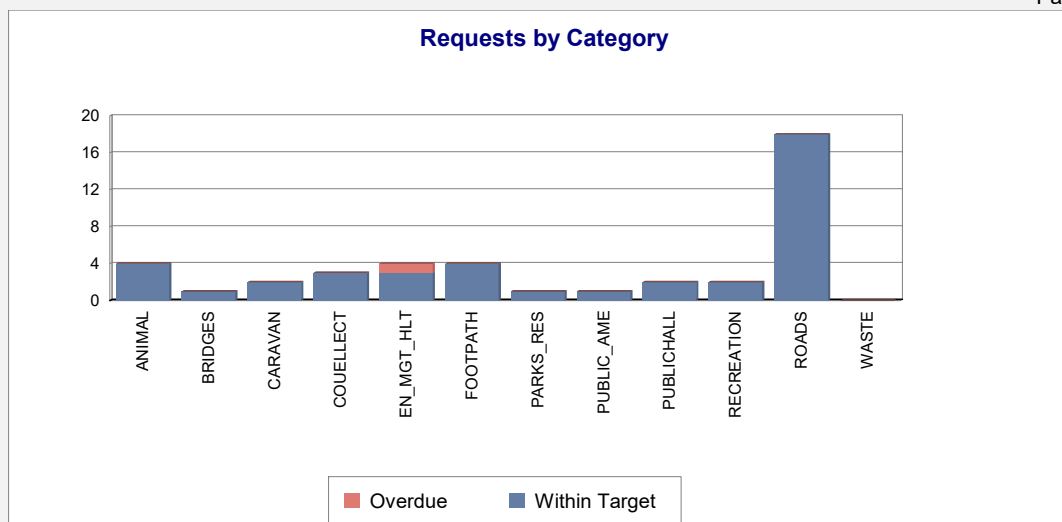
PWS: Can provide update back to the Group for distribution to all stakeholders on confirmed work schedule with contractors.

7. Next Meeting

Discussed that there is no point scheduling another meeting until the schedule of works is confirmed. Agreed that a date will be arranged post hearing from PWS on schedule of works.

ACTIONS

Who	Action
PWS	Provide general advice on lease / licence options available which include infrastructure.
PWS	Provide update on finalised schedule of works with contractors to Advisory Group.
Council	Schedule next meeting once notification is received from PWS on schedule of works.



Customer Request Summary by Category

For period 1/03/2026 to 31/03/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 14/04/2026 7:25:38AM

Major / Minor Category	New Requests Received	Total requests closed this period	Closed Within Target	%	Closed, but Over Target	%	Open Within Target	Open, but Over Target
Animals	4	4	4	100%	0	0%	0	0
Animal Enquiry	2	2	2	100%	0	0%	0	0
Dog Attack	1	1	1	100%	0	0%	0	0
Barking Dog	1	1	1	100%	0	0%	0	0
Bridges	1	1	1	100%	0	0%	0	0
Bridge Enquiries	1	1	1	100%	0	0%	0	0
Caravan Parks	2	2	2	100%	0	0%	0	0
Branhholm Caravan Park Maintenance	1	1	1	100%	0	0%	0	0
Northeast Caravan Park Maintenance	1	1	1	100%	0	0%	0	0
Council Elections	3	3	3	100%	0	0%	0	0
Council Elections Enquiries	3	3	3	100%	0	0%	0	0
Environmental Management and Health	4	4	3	75%	1	25%	0	0
Fire Hazards	2	2	2	100%	0	0%	0	0
Noise Pollution	2	2	1	50%	1	50%	0	0
Footpath Enquiries	6	4	4	100%	0	0%	2	0
Bridport Footpath Maintenance	2	0	0	0%	0	0%	2	0
Scottsdale Footpath Maintenance	1	1	1	100%	0	0%	0	0
Urban Footpath Maintenance	3	3	3	100%	0	0%	0	0
Parks & Reserves	3	1	1	100%	0	0%	2	0

Dorset A7 *live*

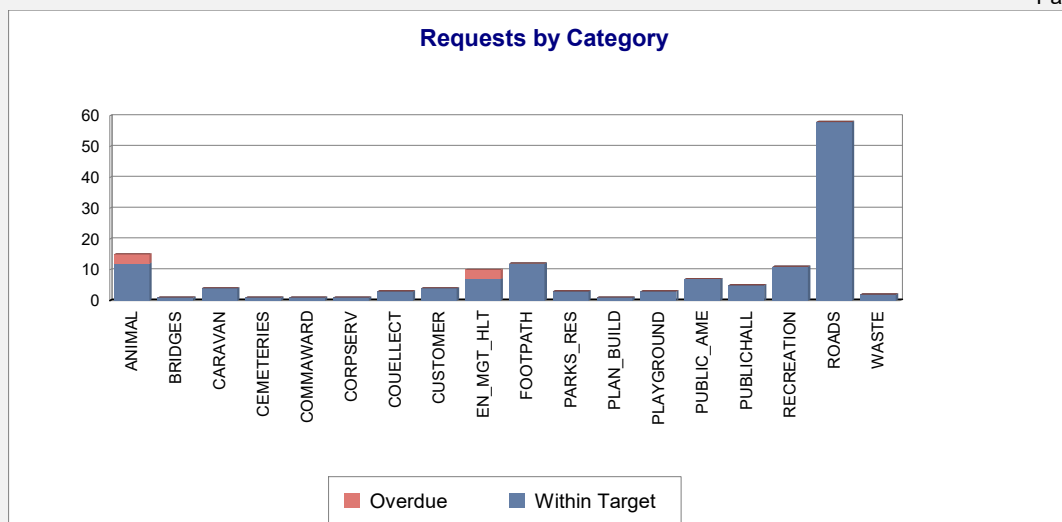
For period 1/03/2026 to 31/03/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 14/04/2026 7:25:38AM

Major / Minor Category	New Requests Received	Total requests closed this period	Closed Within Target	%	Closed, but Over Target	%	Open Within Target	Open, but Over Target
Parks & Reserves	3	1	1	100%	0	0%	2	0
Bridport Parks and Reserves Maintenance	1	0	0	0%	0	0%	1	0
Scottsdale Parks and Reserves Maintenance	1	1	1	100%	0	0%	0	0
Urban Parks and Reserves Maintenance	1	0	0	0%	0	0%	1	0
Public Amenities	2	1	1	100%	0	0%	1	0
Bridport Public Amenities Maintenance	1	1	1	100%	0	0%	0	0
Scottsdale Public Amenities Maintenance	1	0	0	0%	0	0%	1	0
Public Halls Buildings	2	2	2	100%	0	0%	0	0
Council Office Maintenance	2	2	2	100%	0	0%	0	0
Recreation Grounds	3	2	2	100%	0	0%	1	0
Scottsdale Recreation Ground Maintenance	3	2	2	100%	0	0%	1	0
Roads	26	18	18	100%	0	0%	8	0
Bridport Roads - Spray and Pest Control	1	1	1	100%	0	0%	0	0
Rural Roads - Maintenance	14	10	10	100%	0	0%	4	0
Rural Roads - Signage & Guide Post Maintenance	1	1	1	100%	0	0%	0	0
Rural Roads - Tree and Vegetation Maintenance	2	2	2	100%	0	0%	0	0
Rural Roads - Mowing and Slashing	2	0	0	0%	0	0%	2	0
Scottsdale Roads - Maintenance	1	0	0	0%	0	0%	1	0
Scottsdale Roads - Stormwater Maintenance	2	2	2	100%	0	0%	0	0
Scottsdale Roads - Tree and Vegetation Maintenance	2	1	1	100%	0	0%	1	0
Urban Roads - Speed Limit Enquiries	1	1	1	100%	0	0%	0	0
Waste Management	1	0	0	0%	0	0%	1	1
Waste Management Enquiries	1	0	0	0%	0	0%	1	1
GRAND TOTAL	57	42	41	98%	1	2%	15	1



Customer Request Summary by Category

For period 1/01/2026 to 31/03/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 14/04/2026 7:29:40AM

Major / Minor Category	New Requests Received	Total requests closed this period	Closed Within Target	%	Closed, but Over Target	%	Open Within Target	Open, but Over Target
Animals	16	15	12	80%	3	20%	1	1
Animal Enquiry	4	4	3	75%	1	25%	0	0
Dog Attack	2	2	1	50%	1	50%	0	0
Barking Dog	8	7	7	100%	0	0%	1	1
Dog Enquiry	2	2	1	50%	1	50%	0	0
Bridges	1	1	1	100%	0	0%	0	0
Bridge Enquiries	1	1	1	100%	0	0%	0	0
Caravan Parks	4	4	4	100%	0	0%	0	0
Branxholm Caravan Park Maintenance	1	1	1	100%	0	0%	0	0
Bridport Caravan Park Maintenance	1	1	1	100%	0	0%	0	0
Northeast Caravan Park Maintenance	2	2	2	100%	0	0%	0	0
Cemeteries	1	1	1	100%	0	0%	0	0
Ellesmere Cemetery Maintenance	1	1	1	100%	0	0%	0	0
Community Awards	1	1	1	100%	0	0%	0	0
Communtiy Awards - Enquiries	1	1	1	100%	0	0%	0	0
Corporate Services General	1	1	1	100%	0	0%	0	0
Rates Enquiries	1	1	1	100%	0	0%	0	0
Council Elections	3	3	3	100%	0	0%	0	0
Council Elections Enquiries	3	3	3	100%	0	0%	0	0

For period 1/01/2026 to 31/03/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 14/04/2026 7:29:40AM

Major / Minor Category	New Requests Received	Total requests closed this period	Closed Within Target	%	Closed, but Over Target	%	Open Within Target	Open, but Over Target
Customer Service	4	4	4	100%	0	0%	0	0
Customer Service General Enquiries	4	4	4	100%	0	0%	0	0
Environmental Management and Health	13	10	7	70%	3	30%	2	2
Fire Hazards	8	6	5	83%	1	17%	2	2
Environmental Management & Health General Enquiries	1	1	0	0%	1	100%	0	0
Noise Pollution	4	3	2	67%	1	33%	0	0
Footpath Enquiries	15	12	12	100%	0	0%	3	0
Bridport Footpath Maintenance	3	1	1	100%	0	0%	2	0
Scottsdale Footpath Maintenance	5	4	4	100%	0	0%	1	0
Urban Footpath Maintenance	7	7	7	100%	0	0%	0	0
Parks & Reserves	7	3	3	100%	0	0%	4	0
Bridport Parks and Reserves Maintenance	2	1	1	100%	0	0%	1	0
Scottsdale Parks and Reserves Maintenance	2	1	1	100%	0	0%	1	0
Urban Parks and Reserves Maintenance	3	1	1	100%	0	0%	2	0
Planning & Building Services	1	1	1	100%	0	0%	0	0
Planning Enquiries	1	1	1	100%	0	0%	0	0
Playground Maintenance	3	3	3	100%	0	0%	0	0
Bridport Playground Maintenance	1	1	1	100%	0	0%	0	0
Scottsdale Playground Maintenance	2	2	2	100%	0	0%	0	0
Public Amenities	8	7	7	100%	0	0%	1	0
Bridport Public Amenities Maintenance	3	3	3	100%	0	0%	0	0
Scottsdale Public Amenities Maintenance	5	4	4	100%	0	0%	1	0
Public Halls Buildings	5	5	5	100%	0	0%	0	0
Council Office Maintenance	5	5	5	100%	0	0%	0	0
Recreation Grounds	13	11	11	100%	0	0%	2	0
Bridport Recreation Ground Maintenance	4	4	4	100%	0	0%	0	0
Scottsdale Recreation Ground Maintenance	7	5	5	100%	0	0%	2	0
Urban Recreation Ground Maintenance	2	2	2	100%	0	0%	0	0
Roads	73	58	58	100%	0	0%	15	0
Bridport Roads - Maintenance	2	1	1	100%	0	0%	1	0
Bridport Roads - Spray and Pest Control	2	2	2	100%	0	0%	0	0
Bridport Roads - Stormwater Maintenance	1	0	0	0%	0	0%	1	0

For period 1/01/2026 to 31/03/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 14/04/2026 7:29:40AM

Major / Minor Category	New Requests Received	Total requests closed this period	Closed Within Target	%	Closed, but Over Target	%	Open Within Target	Open, but Over Target
Roads	73	58	58	100%	0	0%	15	0
Bridport Roads - Tree and Vegetation Maintenance	3	3	3	100%	0	0%	0	0
Rural Roads - Maintenance	29	24	24	100%	0	0%	5	0
Rural Roads - Signage & Guide Post Maintenance	2	1	1	100%	0	0%	1	0
Rural Roads - Spraying and Pest Control	1	0	0	0%	0	0%	1	0
Rural Roads - Tree and Vegetation Maintenance	5	4	4	100%	0	0%	1	0
Rural Roads - Mowing and Slashing	12	10	10	100%	0	0%	2	0
Scottsdale Roads - Mowing and Slashing	1	1	1	100%	0	0%	0	0
Scottsdale Roads - Maintenance	3	2	2	100%	0	0%	1	0
Scottsdale Roads - Stormwater Maintenance	2	2	2	100%	0	0%	0	0
Scottsdale Roads - Tree and Vegetation Maintenance	5	4	4	100%	0	0%	1	0
Urban Roads - Maintenance	2	1	1	100%	0	0%	1	0
Urban Roads - Speed Limit Enquiries	2	2	2	100%	0	0%	0	0
Urban Roads - Tree and Vegetation Maintenance	1	1	1	100%	0	0%	0	0
Waste Management	3	2	2	100%	0	0%	1	1
Waste Collection Issues	1	1	1	100%	0	0%	0	0
Waste Management Enquiries	2	1	1	100%	0	0%	1	1
GRAND TOTAL	172	142	136	96%	6	4%	29	4

DORSET COUNCIL – Planning Approvals

March 2026

DEV-2025/84	Engineering Plus 13 Cranstoun ST BRANXHOLM	Lodged 02/09/2025 Extension and alterations to existing building for use as a second dwelling Value of Works - \$115,000	Determined APPD on 23/03/2026
DEV-2025/98	Mr A E McLarty 6 North ST DERBY	Lodged 20/10/2025 Change of Use - Visitor Accommodation	Determined APPD on 19/03/2026
DEV-2025/121	Mr R B Mountney 27 Walter ST BRIDPORT	Lodged 11/12/2025 Outbuilding for garage & home-based business Value of Works - \$50,000	Determined APPD on 02/03/2026
DEV-2026/3	Mr G Kerrison 6 West Minstone RD SCOTTSDALE	Lodged 10/01/2026 Residential - Single dwelling and outbuilding Value of Works - \$180,000	Determined APPD on 07/03/2026
DEV-2026/5	Mrs F L Auton 42 King ST SCOTTSDALE	Lodged 15/01/2026 Change of Use to Shop (Retrospective) Value of Works - \$50,000	Determined APPD on 13/03/2026
DEV-2026/9	Mr C Makitae 5/85 Main ST BRIDPORT	Lodged 22/01/2026 Change of use To Food Services	Determined APPD on 13/03/2026
DEV-2026/8	Ms S M Rainbow 50 Walter ST BRIDPORT	Lodged 29/01/2026 Change of Use to Visitor Accommodation	Determined APPD on 16/03/2026

DEV-2026/11	Mr B R Buchanan 39 Walter ST BRIDPORT	Lodged 29/01/2026 Value of Works - \$15,000	Residential - Shed Extension Determined APPD on 13/03/2026
DEV-2026/12	Dynamic Osteopathy 28 Ellenor ST SCOTTSDALE	Lodged 04/02/2026 Value of Works - \$100,000	Additions and Alterations – Covered Deck and Internal Works Determined APPD on 13/03/2026
DEV-2026/13	CISCO (NSW) PTY LTD 54 Richard ST BRIDPORT	Lodged 04/02/2026	Change of Use - Visitor Accommodation Determined APPD on 19/03/2026
DEV-2026/15	MDC Design and Drafting 47 George ST SCOTTSDALE	Lodged 10/02/2026 Value of Works - \$410,000	Construction of Dwelling Determined APPD on 13/03/2026
DEV-2026/23	SO Services Tas 8 Westwood ST BRIDPORT	Lodged 13/03/2026 Value of Works - \$80,000	Residential - Additions & Alterations Determined APPD on 13/03/2026
DEV-2026/29	Ms T L Hoffman 51 Richard ST BRIDPORT	Lodged 26/03/2026 Value of Works - \$350,000	Additions and Alterations Determined APPD on 26/03/2026

DORSET COUNCIL – Building Approvals

March 2026

OTH-2026/5	Dorset Council 986 Ruby Flats RD BRANXHOLM	Lodged 06/03/2026 Value of Works - \$15,000	New Storage Shed (Recycling) Determined APPR on 06/03/2026
OTH-2026/17	Forme Studio Tasmania 51 West Minstone RD SCOTTSDALE	Lodged 06/03/2026 Value of Works - \$200,000	Dwelling Alterations & Additions Determined APPR on 06/03/2026
OTH-2026/16	Mr G W Freeman 1 Short ST BRANXHOLM	Lodged 10/03/2026 Value of Works - \$35,000	New Shed Determined APPR on 10/03/2026
OTH-2026/18	Northern Tas Pest Control Pty Ltd 18 William ST BRIDPORT	Lodged 10/03/2026 Value of Works - \$250,000	Demolition/ New Dwelling, Alterations/Additions & New Shed Determined APPR on 10/03/2026
BLD-2026/19	Mr C M Jago 30A Main ST BRIDPORT	Lodged 18/03/2026 Value of Works - \$340,000	New Dwelling Determined APPR on 18/03/2026
BLD-2026/20	Ms K Thomas 1 Groves ST GLADSTONE	Lodged 18/03/2026 Value of Works - \$100,000	New Dwelling & Outbuildings (Retrospective) Determined APPR on 18/03/2026
OTH-2026/22	Mr P J O'Grady Ms D E Thompson 3 Walter ST BRIDPORT	Lodged 25/03/2026 Value of Works - \$72,000	New Shed Determined APPR on 25/03/2026

DORSET COUNCIL – Plumbing Approvals March 2026

OTH-2026/18	Northern Tas Pest Control Pty Ltd 18 William ST BRIDPORT	Lodged 10/03/2026 Demolition/ New Dwelling, Alterations/Additions & New Shed Value of Works - \$250,000	Determined APPR on 10/03/2026
SP-2026/9	Mr M Stevenson 28 Emily ST BRIDPORT	Lodged 18/03/2026	New Fire Station (Plumbing & OSWM Only) Determined APPR on 18/03/2026
SP-2026/20	Ms K Thomas 1 Groves ST GLADSTONE	Lodged 18/03/2026 Value of Works - \$100,000	New Dwelling & Outbuildings (Retrospective) Determined APPR on 18/03/2026
OTH-2026/19	Mr C M Jago 30A Main ST BRIDPORT	Lodged 18/03/2026 Value of Works - \$340,000	New Dwelling Determined APPR on 18/03/2026
SP-2026/7	Room 11 Architects 154 Westwood ST BRIDPORT	Lodged 25/03/2026	New Dwelling (PLUMBING ONLY) Determined APPR on 25/03/2026