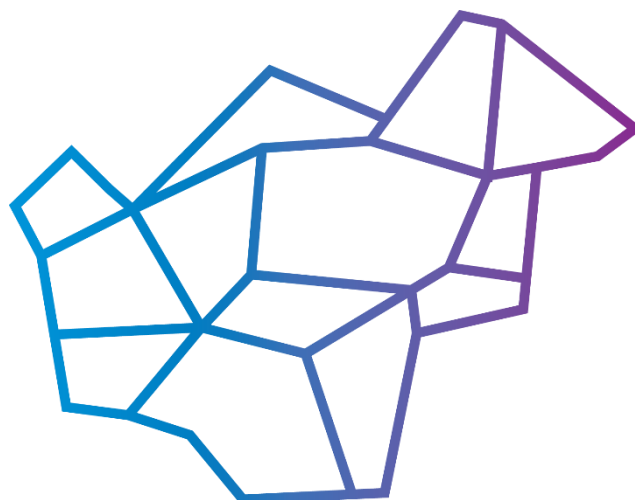




dorset
COUNCIL

Ordinary Agenda

Council Meeting

Monday, 21 September 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.

LAUREN TOLPUTT
Acting General Manager

Notification of Council Meeting

NOTICE¹ is given that the next Ordinary Meeting of the Dorset Council will be held on **Monday, 21 September 2026** at the **Council Chambers, 3 Ellenor Street, Scottsdale** commencing at 6:00 pm.

Prior to the open session of the Ordinary Meeting, Council will be holding a Closed Session meeting, commencing at 5:00 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.

LAUREN TOLPUTT
Acting General Manager

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

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Council Meeting - Agenda

Monday, 21 September 2026

Scheduled Meeting Time: 5:00 pm

Present:

Apologies:

CLOSED SESSION

Item 173/2026 'Closed Session': Council

Purpose

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

Recommendation

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

Time Meeting Closed:

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

² 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:

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 180/2026 Declaration of Interest

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

INTEREST DECLARED

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

Ref: DOC/26/11388

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

Recommendation

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

Item 182/2026 Confirmation of Agenda

Recommendation

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

Item 183/2026 Public Question Time

³Members 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.

³ In accordance with Regulations 33, 36 & 37 and Council Policy No. 41: Council Meeting Procedures

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

Lawrence Archer, Bridport

⁴ Does the Acting General Manager think that legal action against the Council for its past actions may be imminent or likely?

Response from Acting General Manager

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

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

Item 184/2026 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 may speak for a period up to 3 minutes but may be extended at the discretion of the Chairperson to a maximum of 5 minutes.

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

Item 185/2026 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 be accepted or treated as correspondence.

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

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

The following questions were received without notice from Councillors:

⁴ Question is in relation to the Dorset Board of Inquiry

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

Item 186/2026 Requests for Leave of Absence

Nil

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

Nil

Item 188/2026 Councillor Motions with Notice

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

Item 188.1/2026 Councillor Vincent Teichmann | Section 61B(4) Acting General Manager Appointment
 Ref: DOC/26/12993 | NoM: DOC/26/12984

Purpose

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

Recommendation

MOVED: Councillor Teichmann

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

Background

The following notice of motion and background information was received from Councillor Teichmann on 13 September 2026:

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

Reasons and Supporting information for Motion:

The purpose of this motion is threefold.

Firstly, it allows Council to show our full support for Jayne Miller's appointment, as made by the Mayor under 61B.(2). This vote and show of confidence in Jayne's abilities may help reassure the community and staff just how highly we value and appreciate Jayne and her work and consequently assist her in performing the role of general manager successfully.

Secondly, an appointment made under 61B(4) increases the stability and certainty of Jayne Miller's capacity to act in the office of general manager, compared to one made under 61B.(2), as the former can only be revoked by Council, while the latter could be revoked by just the Mayor.

Thirdly, the above motion would appoint Jayne Miller to act in the office of general manager on any future occasion that the general manager is absent (as per 61B.(1), ensuring that the business of Council is more likely to continue smoothly. Indeed, it might be prudent for Council to ensure that whenever possible a suitable person or officer is appointed under 61B.(4), so that an absence of the general manager can be more easily managed if it occurs unexpectedly.

The relevant section of the *Local Government Act 1993* reads:

61B. Acting general managers

- (1) For the purposes of this section, a general manager is absent if –
 - (a) he or she is absent from duty for any reason; or
 - (b) he or she is otherwise unavailable or unable to perform the functions of the office of general manager; or
 - (c) the position of general manager is vacant.
- (2) The mayor may appoint a person to act in the office of general manager if –
 - (a) the general manager is absent and no person holds an appointment under subsection (4) ; or
 - (b) the general manager is absent and the person appointed under subsection (4) is absent from duty or otherwise unavailable or unable to act in the office of general manager.
- (3) An appointment under subsection (2) ends when the first of the following occurs:
 - (a) the general manager returns to duty;
 - (b) the term of the appointment expires;
 - (c) the mayor or the council revokes the appointment;
 - (d) a person is appointed as general manager under section 61.
- (4) The council may appoint a person to act in the office of general manager during every absence of the general manager.
- (5) An appointment under subsection (4) is for the term, not exceeding 5 years, specified in the appointment and ends when the first of the following occurs:
 - (a) the term of the appointment expires;
 - (b) the council revokes the appointment;
 - (c) if the appointment is to the holder of an office, the person ceases to hold that office.
- (6) While a person appointed to act in the office of general manager is acting as general manager, that person is taken to be the general manager.

Planning, Environment and Statutory Requirements

- *Local Government Act 1993* (the Act)

Strategic and Annual Plan

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

Risk Management

The appointment of an Acting General Manager under either section 61B(2) or section 61B(4) of the Act supports Council's ability to maintain continuity of leadership and ensure statutory functions can continue to be performed during periods of absence or vacancy.

The key risks associated with the current proposal relate to governance, organisational capability and succession planning considerations. These matters are discussed in detail within the Officer Comments section and should be considered by Councillors when determining the most appropriate acting arrangement for Council's circumstances.

Financial and Asset Management Implications

Any financial implications arising from the appointment, including acting allowances or contractual arrangements, would be managed within Council's existing employment and budget frameworks or through a future budget variation.

Community Considerations

The community has an interest in Council maintaining effective leadership, continuity of decision making and organisational stability. Whilst the proposed appointment is primarily an internal governance matter, community confidence may be influenced by Council's approach to leadership succession, transparency and the recruitment of a substantive General Manager.

Consultation

Acting General Manager arrangements have been discussed and considered by Council at workshops held on 24 August and 7 September 2026. Following those discussions, the Mayor exercised their authority under section 61B(2) of the Act to appoint an Acting General Manager on an interim basis.

The approach subsequently adopted by the Mayor reflected the views expressed by the majority of Councillors during those discussions. The current motion has been submitted by a Councillor who has indicated a preference for a standing appointment under section 61B(4), allowing Council to formally consider the alternative approach.

Officer's Comments (Acting General Manager)

The motion proposes that Council make an appointment under section 61B(4) of the Act. Section 61B(4) allows Council to establish a standing arrangement for an individual to act in the office of General Manager during every absence of the General Manager, rather than relying on appointments made directly by the Mayor under section 61B(2) as circumstances arise.

A standing appointment under section 61B(4) may provide several benefits, including greater certainty regarding leadership continuity and assurance to staff, Councillors and the community regarding

leadership arrangements during periods of organisational transition. However, it also raises governance considerations relating to leadership development and succession planning and organisational resilience.

A section 61B(4) appointment effectively identifies a single executive leader as Council's standing nominee to assume the role of General Manager whenever the position is vacant, or the General Manager is absent. While this provides continuity, it reduces Council's flexibility to expose other executive leaders to the responsibilities of the role through temporary acting arrangements.

Acting opportunities provide valuable leadership experience and allow Council to observe how executive leaders perform in a higher duties' capacity. They assist in building leadership capability, strengthening succession planning and developing a broader pool of leaders capable of acting in the role when required. A standing appointment concentrates these opportunities in a single individual.

The impacts may also extend beyond the Executive Leadership Team. In a small organisation, acting arrangements often create higher duties opportunities for managers and emerging leaders. These experiences help build organisational capability and resilience. A standing appointment may result in these opportunities arising predominantly within one area of the organisation, rather than being shared more broadly across Council.

In this regard, the issue is not whether the nominated officer is capable of acting as General Manager. Rather, it is whether a standing appointment best supports Council's broader objective of building leadership capability, organisational resilience and succession depth across the organisation over time.

Whilst Council has the legislative authority to make the proposed appointment under section 61B(4), Councillors should weigh the benefits of certainty and administrative simplicity against the potential loss of flexibility in leadership development and succession planning.

On balance, it is recommended that Council continue utilising the provisions of section 61B(2), which enable the Mayor to make acting appointments as required.

Alternatively, should Council determine that an appointment under section 61B(4) is preferable, it is recommended that the appointment be limited to the period necessary to recruit and appoint a substantive General Manager. If Council were to adopt this alternative approach, it is recommended that the motion be amended to read:

That Council:

1. *Appoints Jayne Miller in accordance with section 61B(4) of the Local Government Act 1993 (Tas) as Acting General Manager to act in the office of General Manager during every absence of the General Manager commencing on 22 September 2026 and ending upon the first to occur of:*
 - a. *A person is appointed as General Manager under section 61 of the Local Government Act 1993 (Tas); or*
 - b. *OPTIONAL: 21 September 2027, being the date the term of the appointment expires; or*
 - c. *Council revokes the appointment.*
2. *Delegates to the Mayor and Deputy Mayor the negotiation of any terms of engagement of the Acting General Manager; and*
3. *Delegates to the Mayor and Deputy Mayor the execution of any contract containing the terms of engagement of the General Manager.*

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 189.

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

Reporting Officers: Town Planner, Kamala Roberts

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

Purpose

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

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 a change of use of an existing dwelling into visitor accommodation be approved subject to the following conditions:

1. Basis Of Approval

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

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

2. Use of Building

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

3. Driveway And Parking Area Construction

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

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

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

4. Site Management

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

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

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

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

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

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

ADVISORY NOTES

(i) Permission in Writing

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

(ii) Objections to Proposal

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

(iii) Appeal Provisions

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

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

(iv) Permit Commencement

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

(v) Period of Approval

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

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

(vi) *TasNetworks*

TasNetworks advised on 19 March 2026:

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

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

(vii) *Other Approvals*

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

- *Food business registration*
- *Any further signage*

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

Background

PLANNING APPLICATION ASSESSMENT OVERVIEW	
PLA NUMBER:	PLA/2026/69
DESCRIPTION:	Change of use of existing dwelling into Visitor Accommodation
PROPERTY ADDRESS:	Unit 1, 11 Richard Street Bridport
APPLICANT:	S Bessell
TITLE NO:	184106/0, 184106/1
PROPERTY ID:	9457919
PLANNING INSTRUMENT:	<i>Tasmanian Planning Scheme - Dorset</i>
ZONE:	General Residential
APPLICABLE CODE(S):	Signs Parking and Sustainable Transport Road and Railway Assets
SPECIFIC AREA PLAN:	Not Applicable
DEVELOPMENT CONTROL STATUS:	Discretionary
RECOMMENDATION:	Approval

The application PLA/2026/69 involves the change of use of an existing dwelling from residential use to visitor accommodation use as outlined in purple in Figure 1. The site is covered by a Strata Title, and the other dwelling on the site is not included in this proposed change of use. The dwelling that is Unit 1, 11 Richard Street has a private driveway, parking, and garden. No advertising signage is included in the application. Minimal signage associated with identifying the site is exempt from assessment. No development is proposed.

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



There were two Discretions in the application that did not meet the Acceptable Solution:

8.0 General Residential Zone | 8.3.2 – Visitor Accommodation

8.3.2 Visitor Accommodation			
A1	Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m² per lot.	The application is for a change of use to Visitor Accommodation use. The proposed change of use will apply to an existing dwelling. The existing dwelling has a gross floor area of 210.99m², including the garage, which has a floor area of 38.54m².	Complies 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 proposed change of use is for a strata lot that is part of a strata scheme where the other strata lot is used for residential use.	Does not Comply

The Performance Criteria assessment, as outlined in the attached report found that the proposal complies with the Performance Criteria.

Planning, Environment and Statutory Requirements

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

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
	25/07/2026	8/08/2026
Representations Received:	Yes	

During the public exhibition period two (2) 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:

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

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

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

The representations were made by two residents of Richard Street, Bridport ('representors'). The representations cited concern with the impact of visitor accommodation use in Bridport, and the effect of the tourist season on the otherwise quiet town. In this regard, the representation contains matters that have merit within the context of clause 6.10.1 of the Scheme.

Issue raised	Council response
<i>Disruption to the neighbourhood</i>	Both representations were concerned with the amount of noise associated with visitor accommodation use in the area, and the general disregard weekend and summer visitors have for the long-term residents of Bridport. It is noted that until recently Council generally did not apply many conditions to visitor accommodation permits. In the last 12 months, Council has been applying planning permit conditions regarding noise, consideration for neighbours, and parking within the site. It is also worth noting that not all properties that are only occupied on weekends, are occupied as visitor accommodation. There are numerous properties in Bridport that are used by owners, who come into Bridport on the weekends to use their 'shacks'. The applicant intends to spend time at CT 184106/1, between periods when CT 184106/1 will be available for visitor accommodation use. As such, it is anticipated that CT 184106/1 will not always be leased and the applicant will be able to ascertain how CT 184106/1 is used as visitor accommodation and adjust the use of CT 184106/1 if required. A condition is proposed requiring the applicant to manage the site to the best of their ability to ensure their guests do not cause an unreasonable nuisance.
<i>Parking outside of property boundaries and congestion of the roads</i>	One representor was concerned that people are parking on the footpath. They also commented that visitor accommodation use in the area is causing more cars to be parked on the street than what they consider to be safe for residential use. With regard to this application, the parking of vehicles on a road is not a planning consideration. The legality of the parking is a police matter. A condition is proposed requiring all guest parking to be within the site, specifically the parking spaces associated with CT 184106/1.
<i>Lack of privacy</i>	One representor was concerned about the lack of privacy that occurs when there are frequent comings and goings by unknown people staying at a neighbouring property. Visitor accommodation use is generally considered to be less intensive than residential use, especially when the use is in an existing habitable building.
<i>Would like consideration for the history of the site taken into account.</i>	A representor is concerned that the proposal would result in a lack of privacy and increase in disturbance as a result of the change of use. In 2020, a planning application was lodged for the construction of two visitor accommodation units on the site. The application was approved at a Council meeting. The decision was appealed through the Tasmanian Civil and Administrative Tribunal, and through mediation it was determined that the application be refused. In 2021, a planning application was lodged for two dwellings on the site. This was approved without appeal. The site now consists of two dwellings on the site, with a Strata scheme approved and in place. The scale of visitor accommodation use in the application is considered to be reduced from the 2020 application. And as the applicant intends use CT 184106/1 for short periods before permanently moving to CT 184106/1, the building will be occupied by the owner for periods in between use by guests. The impact of the visitor accommodation is therefore anticipated to be reduced from the 2020 application.

ITEMS FOR DECISION

Item 190/2026

Review: Policy No. 37 – Dog Management | Draft for Consultation

Reporting Officer: Acting General Manager, Lauren Tolputt

Ref: DOC/26/12716 | Draft Policy: DOC/26/12717 | Engagement Plan: DOC/26/12718

Purpose

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

Recommendation

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

Background

Dorset Council is responsible for managing dogs in our municipal area and operates within the [Dog Control Act 2000](#) (the Act). Council's Dog Management Policy (No.37) regulates the use of public areas and provides information on a variety of things, including:

- information on responsible dog ownership;
- the provision of declared areas such as off-lead, exercise, prohibited, and restricted areas;
- further information on fees, kennel licences and impounding dogs.

Section 7, requires Council to have a Dog Management Policy, review it every five (5) years and consult the community and stakeholders on the Policy and declared areas which it can also make under the Act. The current policy was last reviewed in 2021.

Planning, Environment and Statutory Requirements

- *Local Government Act 1993 (Tas)*
- *Dog Control Act 2000 (Tas)*
- *The Dog Control Regulations (Tas)*
- *Disability Discrimination Act 1992 (Cth)*
- *Animal Welfare Act 1993 (Tas)*
- *Customs Act 1901 (Cth)*

Section 7 of the Act requires a Council to develop and implement a policy relating to dog management in its municipal area. The policy is required to include the following:

- A code relating to responsible ownership of dogs;
- The provision of declared areas;
- A fee structure;
- Any other relevant matter.

Section 7(4) of the Act requires a Council to review its Dog Management Policy once every 5 years.

Sections 20-24 of the Act give the Council the power to declare areas where dogs may be exercised, where dogs may be exercised, where dogs are prohibited and where dogs are restricted from entering.

Section 26 of the Act requires any declaration to be reviewed every 5 years.

Strategic and Annual Plan

- Dorset Council Strategic Plan (2023–2032), Imperatives 10.1 and 12
- Dorset Council Annual Plan (2026/27), Activity 16

Risk Management

Risk is managed in accordance with the legislative requirements. There is additional resourcing in the 2026/27 budget to support enhanced service levels for the community, and support activity with high level risk in this service area. At the operational level, a new investigation process has been introduced as part of a continuous review and team-based approach to the compliance process. An August 2026 article in the North Eastern Advertiser was progressed to identify the risks, costs and the law regarding irresponsible dog ownership.

Financial and Asset Management Implications

The cost of the Policy review will be met from Council's operational budget. If adopted, the new Policy will require an update of some signage and \$5,000 is in the 2026/27 budget to deliver this. There is an increase in .5FTE to increase service levels for the animal management role as well as a new budget allocation for contractor support. Staff training to support increased capability, particularly with dangerous dogs, is included in the 2026/27 budget.

Community Considerations

A review of the current Policy and declared areas has been undertaken with key Council Officers, Council's Leadership Team and at a Council Workshop on 1 September 2026 and based on this feedback, amendments to the current Policy have been prepared. The draft Policy will be released for public engagement following Council endorsement.

An engagement plan has been developed to ensure any consultation or changes to the Policy are managed effectively. Use of public spaces by dogs can be a polarising issue within the community. It is recognised that there are members of the public who wish to restrict dogs from areas of the municipality while others wish to expand the areas available to dogs. Any recommendations for change will seek to achieve a balance and compatible relationship between dogs, dog owners, neighbours and other users of public areas. The review provides a structured opportunity for consultation with the community, to incorporate feedback, identify gaps and apply best practice. Any updates to the Policy will strive to recognise submissions or feedback made, where appropriate.

Consultation

An engagement plan is attached to this report. Under the Act, the new Policy and proposed declared areas must be publicly advertised for a period of not less than 15 days, and the engagement plan proposes a 4-week period. The new Policy will be recommended for adoption by the newly elected Council.

Officer Comments

Draft changes to current Policy

The draft Policy has a significant number of changes with the purpose of updating the policy template, enhancing community awareness and striking a balance for the community. A summary of key changes is outlined below.

Section	Described Change
Policy Headings	New headings inserted to align to Council policy templates
Legislation	Inclusion of broader legislation: <i>Local Government Act 1993 (Tas)</i> <i>Dog Control Act 2000 (Tas)</i> <i>The Dog Control Regulations (Tas)</i> <i>Disability Discrimination Act 1992 (Cth)</i> <i>Animal Welfare Act 1993 (Tas)</i> <i>Customs Act 1901 (Cth)</i> Schedule of Fees and Charges
Definitions	A new section to the Policy to link to legislation
Code of Dog Ownership	A new section to align to requirements in the Act
Community Education	Strengthened and clarified actions
Council Responsibility	Inclusion of maintenance and responsibility for the Scottsdale Dog Park
Complaints and Nuisance Mitigation	Common areas of complaints and nuisance outlined in separate sections
Municipal Dog Pound	Clarification regarding payment of fees and other expenses
Welfare of Dogs	A new section outlining the process for dog welfare concerns and complaints
Dangerous Dogs	A new section outlining the process of dangerous dogs
Restricted Breeds	A new section outlining declared restricted breeds in Tasmania
Declared Areas	A review and updates across the declared areas

The Council currently employs a .5 full time equivalent (FTE) Animal Management Officer. This work is primarily compliance-driven, with limited capacity to manage emerging issues. Resources are necessarily focused on areas with the highest number of reported incidents and are allocated based on a risk-based approach to ensure the most serious matters are addressed first. The reduction in FTE in this area over time without an aligned service review has had operational impacts such as leave coverage, ongoing skills and training, employee wellbeing considerations and service consistency. Previously, the Animal Management Compliance Officer was a 1.0 FTE role. Council has received consistent feedback regarding the impacts of the reduction in animal control service levels. In the 2026/27 budget there is an uplift of resourcing by .5FTE, to return to previous service levels as well as the inclusion of a modest \$3,000 contractor budget to provide expertise and support with difficult or highly complex circumstances.

Dog management is an issue people feel strongly about and is bound to generate a range of views. Dogs play an important role in families and homes and Council want to make sure there are great spaces for them, that our environment is protected, and everyone feels safe in shared spaces. The approach with this

Policy review has three intentions; to align with legalisation, to strengthen and improve the Policy through a community voice and to continue to build trust and transparency in Council's decision-making.

The track changed and clean copy versions of the draft Policy are available in the [attachments](#).

Item 191/2026 Amendment to 2026/27 Fees and Charges Schedule – Learn to Swim Fees

Reporting Officer: Acting General Manager, Lauren Tolputt
 Ref: DOC/26/12958

Purpose

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

Recommendation

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

Background

The 2026/27 Fees and Charges Schedule was endorsed by Council at its meeting of 22 June 2026.

As part of the annual review process, fees and charges across Council services were generally adjusted in line with Council's adopted indexation approach, including increases aligned to CPI, CCI or wage increases as relevant and rounding for consistency across fee categories.

Through this process, the Learn to Swim fee increased from \$20 to \$25 per session.

Following adoption of the 2026/27 Fees and Charges Schedule, a further review of the Learn to Swim fee was undertaken having regard to the community service nature of the program, affordability considerations and fees charged by comparable providers. As a result of that review, officers are recommending that the fee be returned to \$20 per session for the 2026/27 season.

Planning, Environment and Statutory Requirements

- Part 12, Division 7 - *Local Government Act 1993* (Fees and Charges)

Strategic and Annual Plan

- Dorset Council Strategic Plan (2023–2032), Imperative 4 and 6

Risk Management

The proposed variation is considered low risk. Retaining the Learn to Swim fee at \$20 per session supports affordability and accessibility for community members while aligning with fees charged by comparable providers. Based on historical program revenue and the adopted 2026/27 budget, the change is not expected to have a material impact on Council's financial position.

Financial and Asset Management Implications

Table 1: Scottsdale Aquatic Centre – Learn to Swim Income

2025/26 Budget	2025/26 Actual	2026/27 Budget
\$35,200	\$35,389	\$36,000

As shown in Table 1 above, actual Learn to Swim income for 2025/26 was \$35,389, which was slightly above budget. Based on historical program revenue and the adopted 2026/27 budget of \$36,000, the proposed fee variation is not expected to have a material impact on Council's budget position.

Community Considerations

The Scottsdale Aquatic Centre learn to swim program is an important community service that leads to significant community benefit in a range of areas such as social, health and child water safety. Learn to swim programs provide crucial, highly accessible pathways for community members of all ages to develop water competency, physical fitness and lifelong safety skills.

Consultation

Internal consultation has been undertaken with officers responsible for the operation and management of the Scottsdale Aquatic Centre.

Officer Comments

The Scottsdale Aquatic Centre's Learn to Swim program delivers significant community benefit through improved water safety, physical activity and lifelong swimming skills. In determining an appropriate fee for the program, Council must balance cost recovery considerations with the objective of maintaining broad community participation.

A review of Learn to Swim fees charged by other council operated and private aquatic facilities across Tasmania indicates that fees are commonly around \$20 per session. Retaining the Scottsdale Aquatic Centre fee at this level would ensure Dorset residents continue to have access to a program that is broadly consistent with comparable services elsewhere in the State.

Learn to Swim programs often involve ongoing participation and, for some families, multiple children attending lessons. Maintaining the fee at \$20 per session supports affordability and helps minimise barriers to participation.

Given the community benefits provided by the program, the comparable pricing of other providers and the limited financial impact to Council, officers consider that a fee of \$20 per session represents an appropriate balance between affordability, accessibility and financial sustainability.

It is therefore recommended that Council endorse the proposed variation to the 2026/27 Fees and Charges Schedule.

ITEMS FOR NOTING

Item 192/2026 Council Workshops Held Since Last Council Meeting

24 August 2026 | Special Briefing Workshop

- General Manager departure

1 September 2026 | Briefing Workshop

- External Presentation: Building Tasmania – DDA Bus Stop Upgrade Program
- Review: Policy No. 37 – Dog Management | Draft for Consultation
- Councillors Reports / Presentations
- Briefing Reports

7 September 2026 | Special Briefing Workshop

- Acting General Manager arrangements

Item 193/2026 Elected Member Communications

Mayor Calendar | 13 August to 16 September 2026

August 2026

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

September 2026

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

Item 194/2026 Executive Leadership Team Briefing Report

Purpose

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

Recommendation

That Council:

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

COUNCIL COMMITTEE: Dorset Council Audit Panel Committee Minutes

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

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

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

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

COMMUNITY COMMITTEE: Pioneer Lake Advocacy Group Meeting Notes

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

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

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

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

CUSTOMER SERVICE REQUESTS | August 2026

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

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

APPROVED APPLICATIONS | August 2026

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

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

WASTE MANAGEMENT REQUESTS | August 2026

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

MAJOR COUNCIL PROJECTS

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

2026/27 CAPITAL WORKS PROGRAM

Ref: DOC/26/9660

Completed in 2026/27

Completed in August 2026

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

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

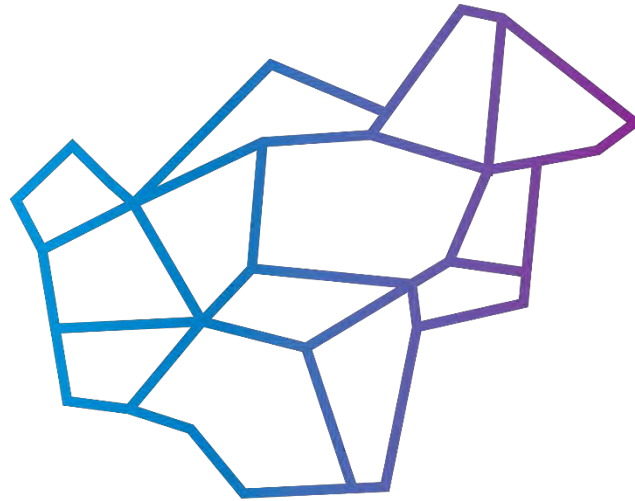
PROJECT	STATUS
CARRIED FORWARD - ROADS	
<u>Renewal</u>	
South Street, Bridport – kerb replacement	Complete
George Street, Scottsdale – highway access	
Spotswood Drive, Scottsdale – reseal	
Beattie Street, Scottsdale – reseal	
Arnold Place, Scottsdale – reseal	
Ringarooma Road, Scottsdale – highway access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

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

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

CLOSURE OF MEETING

Time Meeting Closed:



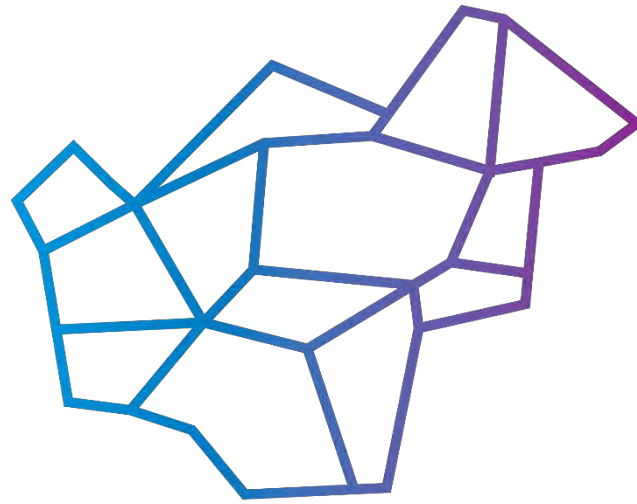
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C O U N C I L

Ordinary Council Meeting

Agenda Attachments

Monday, 21 September 2026

it's in the making



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C O U N C I L

Minutes

Council Meeting

Monday, 17 August 2026

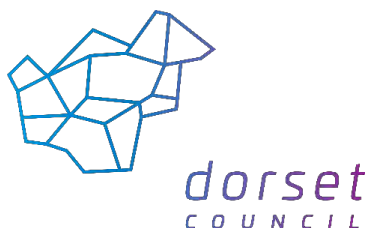
COUNCIL CHAMBERS

it's in the making

Ordinary Meeting of Council

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Council Meeting - Minutes

Monday, 17 August 2026

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

Apologies: General Manager: John Marik

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 148/2026 Declaration of Interest

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

INTEREST DECLARED

Nil

Item 149/2026 Confirmation of Ordinary Council Meeting Minutes – Monday, 20 July 2026

Ref: DOC/26/9882

The Chair reported that he had viewed the minutes of the Ordinary Meeting held on Monday, 20 July 2026 finds them to be a true record and recommends that they be taken as read and signed as a correct record.

DECISION

MOVED: Cr Chilcott | SECONDED: Cr Hughes

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on Monday, 20 July 2026 having been circulated to Councillors, be confirmed as a true record.

CARRIED UNANIMOUSLY

Item 150/2026 Confirmation of Agenda

DECISION

MOVED: Cr Powell | SECONDED: Cr Teichmann

That Council confirm the Agenda and order of business for the 17 August 2026 Council Meeting.

CARRIED UNANIMOUSLY

Item 151/2026 Public Question Time

¹Members 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.

¹ In accordance with Regulations 33, 36 & 37 and Council Policy No. 41: Council Meeting Procedures

The following question was taken on notice at 20 July Council Meeting:

Stuart Rainbow, Derby

Why increase rates by 6.5% when some valuations increased by 1333% e.g. from \$30,000 land value to \$700,000? Why not tax bike riding instead of pensioners?

Response from Director – Corporate Services:

Council's 6.5% rates increase and changes in individual property valuations are two different matters.

The 6.5% was adopted as part of the 2026/27 Budget and the increase reflects the level of revenue Council determined was needed to continue funding services, maintaining infrastructure and improving long term financial sustainability.

Property valuations are determined independently by the Valuer General, not Council. Significant increases in a property's valuation may affect that property's rates assessment, but they do not mean Council's overall rates revenue has increased by the same percentage.

Rates remain Council's main source of income. However, Council is currently reviewing its Financial Management Strategy, including opportunities to diversify revenue sources and apply stronger user pays principles where appropriate, to reduce reliance on rates over time.

The following questions have been received on notice:

Karl Willrath, Scottsdale | 30 July 2026

1. *Since the update of policy 41 (Council meeting procedures) in 2025 that was unanimously passed without amendment; how many questions by Councillors and the public, either on notice or without notice have been disallowed, and were all the disallowed questions read out or made public at meetings? (public and Cr questions listed separately please)*

Response from Mayor Rhys Beattie:

Since Policy No. 41 was reviewed in July 2025, two questions have been refused under Regulation 33(3) of the *Local Government (Meeting Procedures) Regulations 2025*. Both questions were submitted by members of the public; no Councillor questions have been refused during this period. Questions refused by the relevant entity must not be reproduced in the agenda or minutes. Regulation 33(5) provides: "If question on notice or public question on notice is refused under sub regulation (3), the question is not to be reproduced in the agenda for that meeting."

Lawrence Archer, Bridport | 6 August 2026

On June 9th Council held a training session for Audit panel members.

1. *Who conducted that training and was there a cost to Council?*
2. *Which Councillors attended that training?*

Response from Director – Corporate Services:

Council's Audit Panel Independent Members undertook an informal training session with the Audit Panel Councillor members, Councillor Jan Hughes and Councillor Kahlia Simmons, at no additional cost to Council.

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

Lawrence Archer, Bridport

In relation to Item 156.1/2026 Officers comments – the General Manager is recommending that an apology is not yet appropriate. Will the passage of time make it more appropriate or meaningful?

Response from Mayor:

At this time, an apology is not considered appropriate because there are still outstanding matters that need to be resolved. Once those matters have been addressed and the process has been completed, it will be possible to consider whether an apology is warranted and, if so, whether it would be meaningful and appropriate in the circumstances.

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

TAKEN ON NOTICE

If current Councillors and staff were not responsible for the past actions of Council which were identified by the Board of Inquiry, why the reluctance to apologise?

Response from Mayor:

The matter remains active and is still subject to ongoing processes. Until those processes have been concluded and all associated matters have been finalised, it would be premature to consider an apology.

Is resealing of the carpark area at the Bridport Hall in the current budget?

Response from Mayor:

Yes.

Item 152/2026 Public Address of Meeting

²Members of the public can make a statement at a Council Meeting; it is not question or discussion time with Councillors. Prior to making a statement, the person is asked to stand (if able), clearly state their name and suburb they live.

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

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

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

Nil

² In accordance with Regulations 46 and Council Policy No. 41: Council Meeting Procedures

³Councillors can ask a maximum of two question(s) without notice during Councillor question time. The Chairperson reserves the right to consider questions above this limit be accepted or treated as correspondence.

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

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

The following questions have been **received on notice**:

Councillor Teichmann | 9 August 2026

1. *How much rates revenue did Dorset Council collect in each of the following in 2015 and 2025 (please list each separately): Derby, Branhholm, Winnaleah, Herrick, Pioneer, South Mount Cameron, Ringarooma, Legerwood and finally Dorset as a whole? If detailed itemised figures are not available, please provide the best figures you can readily approximate.*

Response from Director – Corporate Services:

The information requested is not available in a simple, reportable format and would require analysis of historical rating data, property records and locality boundaries over time. While it may be possible to develop approximate figures, the results would require a range of assumptions and professional judgement to ensure they are meaningful and appropriately interpreted.

Councillors should also note that rates revenue by locality represents only one aspect of Council's overall financial position, service delivery and infrastructure investment. If Council wishes to pursue this work, consideration should first be given to the purpose of the analysis, how the information would be used, the resources required to undertake it, and whether the resulting information should be developed and published in a way that provides broader value to the community.

2. *How much have costs for services in Derby, NOT counting trail maintenance related costs, increased from 2015 to 2025?*

Response from Director – Corporate Services:

Council has previously considered the concept of undertaking a total cost of ownership analysis for Derby which would provide this information. At the time, Councillors noted that such an exercise would involve a substantial degree of analysis, assumptions and professional judgement and that in the absence of a specific purpose for undertaking the analysis, it would be difficult to justify committing staff resources to this work.

If Councillors wish to revisit the matter, it would be beneficial to first establish the intended purpose, scope and expected outcomes of the analysis so that the level of effort involved can be appropriately considered against the value of any information produced.

³ In accordance with Regulations 33, 34 & 35 and Council's Policy No. 41: Council Meeting Procedures

The following questions were received without notice from Councillors:

Councillor McLennan

I would like to see a report for Council on the progress of the railway precinct including the construction of an RV Van park. We have already had a workshop in February with an options paper, and a separate workshop relating to legal advice. With the arrival of the new Spirits of Tasmania and the push by Council under the tourism plan to lift visitation to Dorset, it is essential to move this project into the concept phase so that Scottsdale is ready for the summer season. When will we see a report on this project?

Response from Director – Community and Development Services:

Yes, we're waiting on some work with the Mayor and the General Manager to have discussions with community stakeholders in relation to the station. Once that step occurs, then we can move forward with report back to Council based on the options paper from February.

Councillor Bicanic

With Pioneer Lake reopened and the front boom gate now open, does Council know whether the rear boom gate will be removed, or will it remain permanently locked?

Response from Mayor

Council has a meeting on Monday with the Pioneer group formed in response to the closure and will raise the matter with Parks at that meeting.

Councillor Teichmann

Has Council sought and received legal advice in regard to the potential risks of an apology to those who were identified as having been wronged or harmed by actions or inactions of the Council in the past, and more specifically the Dorset Board of Inquiry, and, if so, what did that advice show?

Response from Director – Corporate Services:

Yes, Council has received legal advice to that effect with the contents of the advice confidential.

Councillor McLennan

Would Council report on moving to charging for the Scottsdale Aquatic Centre for this coming season. It should also be considered outside of the charging policy for all facilities in the municipality. This should not be part of the Scottsdale Master Plan and should be separated from the charging policy for other facilities. Can we move to having the charges for the Scottsdale Aquatic Centre for this coming season?

Response from Director – Corporate Services:

Council would need to resolve to request a report and allocate resources, as this work is not currently programmed. Charging for the Scottsdale Aquatic Centre is expected to be considered through the upcoming feasibility study and related work. Council would need to weigh the benefits of bringing that work forward against the resources required.

Councillor Teichmann

This is a question for all Councillors: How long would you like to see people in your community wait for an apology, given that the Board of Inquiry found that they had been wronged?

Response from Mayor:

This is not the appropriate forum to ask all Councillors to respond individually. However, the upcoming motion provides an appropriate opportunity for each Councillor to address the question during debate.

Councillor McLennan

Please provide an update on the Bridport Play Centre project to allow Councillors to study other options?

Response from Mayor:

At the last Council meeting, during discussion of priority projects, it was noted that an options paper is currently being prepared to inform the next steps. Project funding will be required before any planning, or construction work can proceed. Once drafted, the options paper will be presented to Council for consideration and to guide the next steps.

Item 154/2026 Requests for Leave of Absence

Nil

Item 155/2026 Notifications of Leave of Absence for Parental Leave

Nil

Item 156/2026 Councillor Motions with Notice

Councillor Teichmann submitted the following Motions with Notice on Sunday, 9 August 2026:

Item 156.1/2026 Councillor Vincent Teichmann | Public Apology Regarding Matters Identified in the Dorset Council Board of Inquiry Report
 Ref: DOC/26/11259 | NoM: DOC/26/11244

Purpose

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

RECOMMENDATION**MOVED: Cr Teichmann | SECONDED:**

That Dorset Council as an organisation apologise to anyone who was wronged as a result of any action or inaction of Dorset Council and its staff in the past, for example as identified in the Dorset Council Board of Inquiry Report, in order to help anyone who was affected to forgive, heal and/or move forwards, with a spirit of renewed trust, unity and friendship as part of a compassionate and accountable community.

MOTION LAPSED, NO SECONDER**Item 156.2/2026****Councillor Vincent Teichmann | Council Commitment to Good Governance**

Ref: DOC/26/11260 | NoM: DOC/26/11244

Purpose

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

RECOMMENDATION**MOVED: Cr Teichmann | SECONDED:**

That Dorset Council and its staff consistently adhere to the principles of good governance and both the letter and spirit of all relevant legislation, charters, codes, guidelines, plans and policies in performing council's functions, so as to fairly, consistently and professionally serve the best interests of our community, state and nation.

MOTION LAPSED, NO SECONDER**Item 156.3/2026****Councillor Vincent Teichmann | Equitable Support and Engagement for Communities across the Dorset Municipality**

Ref: DOC/26/11261 | NoM: DOC/26/11244

Purpose

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

RECOMMENDATION**MOVED: Cr Teichmann | SECONDED:**

That Dorset Council and its staff fairly and consistently serve the community of Dorset, by valuing, respecting, supporting and working in partnership with local communities and community groups in Branhholm, Derby, Gladstone, Herrick, Legerwood, Musselroe Bay, Nabowla, Pioneer, Ringarooma, Rushy Lagoon, South Mt Cameron, Tomahawk and Winnaleah equally to those around Bridport and Scottsdale, to assist all communities in Dorset to achieve their plans and aspirations for a better, more prosperous and sustainable future.

MOTION LAPSED, NO SECONDER

ITEMS FOR DECISION

Item 157/2026

Derby Masterplan 2026

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

Ref: DOC/26/9404

Purpose

The purpose of this agenda item is to update Council on next steps regarding the development of the Derby Masterplan.

DECISION

MOVED: Cr Teichmann | SECONDED: Cr Powell

That Council receive and note the report, Derby Masterplan 2026.

CARRIED UNANIMOUSLY

Item 158/2026

Dorset Netball Facilities Upgrade

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

Ref: DOC/26/9812

Purpose

The purpose of this agenda item is for Council to endorse the modified scope of works for the Dorset Netball Facilities Upgrade project.

DECISION

MOVED: Cr Simmons | SECONDED: Cr Powell

That Council endorse the proposed modified scope of works for the Dorset Netball Facilities Upgrade project.

- Construction of a new Court (3), Scottsdale
- Resurface Courts 1 and 2, Scottsdale
- Resurface Court 1, Bridport
- Repair Court edges, Derby

CARRIED UNANIMOUSLY

Item 159/2026

Community Projects Process

Reporting Officer: General Manager, John Marik
Ref: DOC/26/11275

Purpose

The purpose of this agenda item is to seek Council endorsement of an interim, consistent and transparent process for assessing community-led capital project proposals affecting Council-owned or managed land, facilities and assets, pending completion of the Council Owned Asset Review.

Cr Richards left the meeting during presentation / question time of the item (7:03pm)

Cr Richards returned to the meeting during presentation / question time of the item (7:05pm)

DECISION

MOVED: Cr McLennan | SECONDED: Cr Powell

That Council:

1. Suspend the current permit and letter of support application processes for new community led capital projects pending the outcomes of the Council Owned Asset Review.
2. Establish an interim annual intake period (February to March) for community led capital project proposals.
3. Require projects to be assessed and prioritised as part of Council's annual planning and budget development processes.
4. Develop community guidelines outlining the assessment pathway, expected information requirements, project timeframes and alternative engagement mechanisms available to community groups.
5. Requests officers to undertake education and engagement with community groups regarding the revised process.
6. Develop a minor works pathway for low risk, low cost and low impact works that can be assessed outside the annual intake process.
7. Following completion of the Council Owned Asset Review, officers review the community projects assessment and prioritisation approach to ensure that it incorporates service levels, asset hierarchies, investment principles and project assessment criteria.
8. Notes that community groups can also advocate for upgrades to Council facilities as part of town master planning and community action planning.

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

CARRIED

Item 160/2026 Delegations | *Land Use Planning and Approvals Act 1993*

Reporting Officer: General Manager, John Marik

Ref: DOC/26/11184 | Master Delegation: DOC/26/6918

Purpose

The purpose of this agenda item is to enable Council, acting as the Planning Authority, to delegate specified powers and functions under Section 6 of the *Land Use Planning and Approvals Act 1993* (LUPA Act) to the Manager – Community & Development Services.

DECISION**MOVED: Cr Hughes | SECONDED: Cr Teichmann**

That Council, acting as the Planning Authority and pursuant to Section 6 of the *Land Use Planning and Approvals Act 1993*, delegate to the Manager – Community & Development Services the powers and functions specified in the attached Instrument of Delegation, subject to any conditions and restrictions contained within that instrument.

CARRIED UNANIMOUSLY**Item 161/2026 Review: Policy No. 53 - Emergency Relief Grant**

Reporting Officer: General Manager, John Marik

Ref: DOC/26/11003 | Current Policy No. 53: DOC/21/12146

Purpose

The purpose of this agenda item is for Council to consider rescinding Policy No. 53 – Emergency Relief Grant (the Policy) due to limited utilisation of the program and to consider alternative mechanisms for providing emergency assistance through Council's broader community funding framework.

DECISION**MOVED: Cr Simmons | SECONDED: Cr Powell**

That Council:

1. rescind Policy No. 53 – Emergency Relief Grant originally adopted on 21 August 2017 noting that only one application has been received; and
2. request that Officers consider including provisions within the current Council Policy No. 47 – Community Grants, at the time of its next review, to enable Council to provide emergency or hardship related financial assistance should Council wish to retain such a funding mechanism in the future.

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

CARRIED

Item 162/2026 Council Workshops Held Since Last Council Meeting

4 August 2026 | Briefing Workshop

Item 163/2026 Elected Member Communications

Mayor Calendar | 16 July 2026 – 12 August 2026

July 2026

- 17 Rushy Lagoon Community Meeting with Tas Farmers, Mechanics Hall Scottsdale
- 20 July Council Meeting, Council Chambers
- 23 Presentation at the Lilydale District Progress Association Town Hall meeting on the North East Rail Trail Stage 3 project with the General Manager, Lilydale Town Hall
- 24 Local farmers and regional stakeholder community forum with Opposition Leader Angus Taylor, Scottsdale
- 24 Scottsdale Football Club annual auction event, Scottsdale
- 27 Weekly meeting with the General Manager, Council Chambers
- 27 Meeting with Resilience and Recovery Tasmania Regional Recovery Officer (North) Jen Kelloway, Council Chambers
- 27 Branxholm Progress Association meeting, Branxholm Hall
- 28 Community Meet and Greet Session with Councillors and Executive Leadership Team, Bridport Hall
- 31 Citizenship Ceremony with Councillors Powell and Richards, Council Chambers
- 31 Meeting with Professor George Razay MP, online
- 31 Tassie Scallop Fiesta sponsors dinner event, Bridport Village Green
- 31 Tomahawk Progress Association meeting, Tomahawk

August 2026

- 3 Meeting with North Eastern Advertiser Editor and Director – Community & Development Services, Council Chambers
- 3 Meeting with the Premier of Tasmania and General Manager, Council Chambers
- 3 Meeting with possible new business proponents, Council Chambers
- 3 Meeting with City of Launceston Mayor and CEO, with the General Manager, Launceston Town Hall
- 4 August Council Briefing Workshop, Council Chambers
- 4 Meeting with Deputy Mayor Edwina Powell, Council Chambers
- 7 Special Briefing Session with Councillors, online
- 10 Weekly meeting with the General Manager, Council Chambers
- 11 Dorset Local Enabling Group Meeting – Child and Family Learning Centre, Scottsdale Primary School

Item 164/2026 Executive Leadership Team Briefing Report

Purpose

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

DECISION

MOVED: Cr McLennan | SECONDED: Cr Simmons

That Council:

1. note the community updates on the Ringarooma Road Scheme Amendment, the status of the Scottsdale Aquatic Centre Indoor Pool Feasibility Study and Scottsdale Masterplan request for quotes, Round 1 of the 2026/27 Community Grants funding stream, and the upcoming Caretaker Period; and
2. receive and note the remaining Executive Leadership Team Briefing Report.

CARRIED UNANIMOUSLY

COMMUNITY UPDATE: Ringarooma Road Scheme Amendment

Further work has been undertaken internally to review the proposed residential subdivision as outlined in the Scottsdale Structure Plan to include concepts around open space, services, civil infrastructure, road access and block size. A report and further information will come to the new Council post 2026 election period. A draft Specific Area Plan is being developed.

COMMUNITY UPDATE: Scottsdale Aquatic Centre Indoor Pool Feasibility Study and Scottsdale Masterplan

Both items have been put out for public a Request for Quote, closing on 28 August 2026.

COMMUNITY UPDATE: Community Grants Program - Round 1 Open

Dorset Council is inviting community groups and organisations to apply for funding through its 2026/27 Community Grants Program.

The program provides financial assistance to projects that deliver positive outcomes for the Dorset community and support local participation, development and wellbeing.

Three funding streams are available:

- Small Grants – up to \$2,000
- Matching Grants – up to \$15,000
- Discretionary Grants – up to \$15,000

Groups wishing to apply under any funding stream are required to first discuss their proposal with Council's Community & Development Administration Officer, Elizabeth Hadley, to determine project eligibility and feasibility. Application close on Wednesday, 21 October 2026, with more information available on our website [here](#).

COMMUNITY UPDATE: Caretaker Period

The community is advised that Council will shortly enter a caretaker period ahead of the October 2026 Local Government elections. In accordance with Council Policy No. 70 – Local Government Election Caretaker Period, the period will commence from the notice of election, expected to be published on 5 September, and continue until polls close in late October 2026. The caretaker period is intended to:

- ensure Council does not make major policy decisions in the lead-up to an election that would bind an incoming Council;
- ensure Council resources are not used to advantage any candidate in a local government general election; and
- ensure the requirement to act impartially towards all election candidates is clearly understood.

WASTE MANAGEMENT REQUESTS | July 2026

	Requests Received July 2026	Comparison July 2025	FYTD Received 2026/27	Comparison FYTD Received 2025/26
Feedback and Queries	-	-	-	-
Repair Bin	1	-	1	-
Replace Bin	5	5	5	5
Request a New Service	4	4	4	4
Remove Additional Bin	-	4	-	4
Request an Additional Bin	3	2	3	2
Request an Upsize/Downsize	4	-	4	-
Request to Opt Out (of Service)	1	-	1	-
Total Requests	18	15	18	15

MAJOR COUNCIL PROJECTS

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

CUSTOMER SERVICE REQUESTS | July 2026

	Requests Received July 2026	Comparison Requests July 2025	Received 2026	Comparison 2025
Animal	2	7	28	22
Bike Trails	-	-	-	-
Bridges	-	-	1	-
Caravan Parks	-	2	5	6
Cemeteries	1	-	2	1
Community Awards	-	-	1	-
Community Development General	-	-	-	-
Corporate Services General	1	2	2	9
Council Elections	-	-	3	1
Customer Service	1	-	6	4
Emergency Services Enquiries	-	-	-	1
Environmental Management & Health	1	3	19	15
Footpath Enquiries	6	2	30	3
Government Relations	-	-	-	-
Licencing	-	-	-	1
Parks and Reserves	1	-	20	20
Planning & Building	-	1	1	1
Playground Maintenance	-	-	3	2
Public Health	-	-	-	2
Public Online Enquiries	-	-	-	2
Public Amenities	1	8	12	17
Public Halls Buildings	3	6	19	12
Recreation Grounds	2	1	21	10
Roads	18	17	125	125
Swimming Pools	-	-	-	6
Waste Management	2	-	7	7
Total Requests	39	49	305	267

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

APPROVED APPLICATIONS | July 2026

	Approved July 2026	Approved 2026 YTD	Approved 2025 YTD
Planning	10	58	50
Building	10	47	38
Plumbing	6	26	21

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

2026/27 CAPITAL WORKS PROGRAM

Ref: DOC/26/9660

Completed in 2026/27

Completed in July 2026

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

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

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

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

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

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 Chilcott

That Council:

1. resolve, by absolute majority, that the meeting be closed to the public to enable Council to consider agenda items 166 to 172 which are confidential matters as prescribed in Regulation 17 of the Local Government (Meeting Procedures) Regulations 2025; and
2. adjourn the Meeting for 15 minutes to allow for interaction with members of the public present.

Time Meeting Closed: 7:39pm

CARRIED UNANIMOUSLY

Meeting Adjourned: 7:39pm

Meeting Resumed: 7:58pm

CLOSED SESSION

Item	Purpose	Regulation Ref ⁴
166/2026 Declaration of Interest	Interests to be declared relating to items listed for discussion within Closed Session	-
167/2026 Confirmation of Closed Session Minutes – 20 July 2026	Confirm the minutes from the 20 July 2026 closed session Council Meeting	17(2)(h)
168/2026 Contract 2025/26-09: Netball Facilities Upgrade	Recommend the awarding of this contract to a preferred tenderer based on the assessment of the Tender Assessment Committee	17(2)(e)
169/2026 Contract 2026/27-02: 2026/27 Bituminous Sealing of Roads	Recommend the awarding of this contract to a preferred tenderer based on the assessment of the Tender Assessment Committee	17(2)(e)
170/2026 Contract 2026/27-05: Public Places Waste Collection Services	Recommend the awarding of this contract to a preferred tenderer based on the assessment of the Tender Assessment Committee	17(2)(e)
171/2026 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)
172/2026 Completion of Closed Session	Move to Open Council and adjourn the Meeting	-

⁴ 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

CLOSURE OF MEETING

Time Meeting Closed: 8:39pm

Minutes Confirmed: 21 September 2026

Minute No:

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Mayor

PLANNING APPLICATION ASSESSMENT OVERVIEW

PLA NUMBER:	PLA/2026/69
DESCRIPTION:	Change of use of existing dwelling into Visitor Accommodation
PROPERTY ADDRESS:	Unit 1, 11 Richard Street Bridport
APPLICANT:	S Bessell
TITLE NO:	184106/0, 184106/1
PROPERTY ID:	9457919
PLANNING INSTRUMENT:	<i>Tasmanian Planning Scheme - Dorset</i>
ZONE:	General Residential
APPLICABLE CODE(S):	Signs Parking and Sustainable Transport Road and Railway Assets
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 Unit 1, 11 Richard Street Bridport (**‘the site’**¹ – Figure 1). The proposal involves the change of use of an existing dwelling from residential use to visitor accommodation use. The site is covered by a Strata Title, and the other dwelling on the site is not included in this proposed change of use.

¹ In accordance with Table 3.1 of the Scheme, the term ‘site’ means the lot or lots on which a use or development is located or proposed to be located.

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



1.1 Site Description

Address:	Unit 1, 11 Richard Street Bridport		
Title No:	184106/0, 184106/1		
Dimensions:	Area	Average Width	Average Depth
	939.3m ² (468.8m ²)	20m	47.15m
Slope:	Grade	Elevation	Direction
	5.29%	40AHD	East
Existing Use or Development:	Two multiple dwellings on a Strata Title, both for residential use.		
Vegetation:	Private garden ²		
Services:	Water	Sewer	Stormwater
	Serviced Area	Serviced Area	Serviced Area

²In accordance with Table 3.1 of the Scheme, the term 'private garden' means land adjacent to a dwelling that has been modified with landscaping or vegetation, including ornamental or edible plants, or the like.

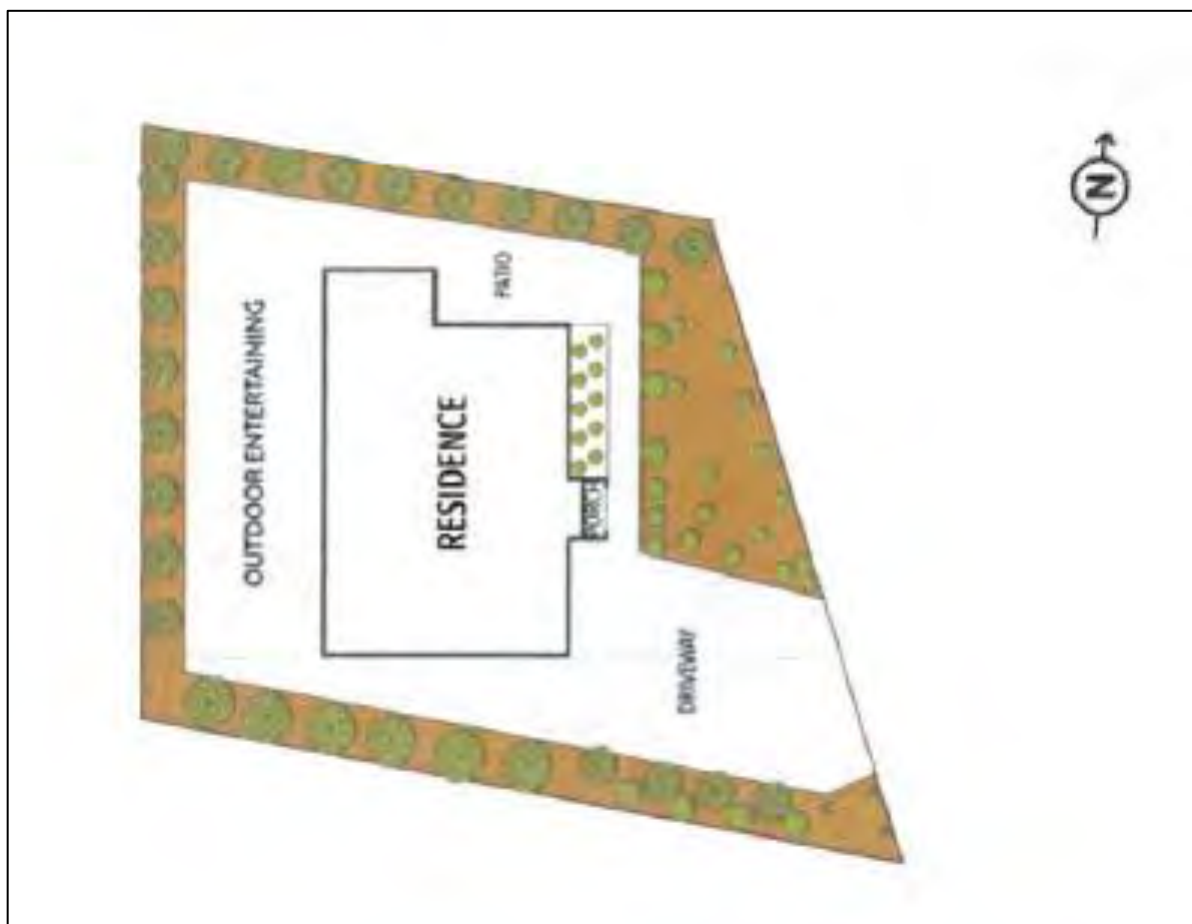
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	Connection	Connection	Connection
	Existing	Existing	Existing
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Richard Street and Joseph Street	Direct Frontage	Existing
Surrounding Use and Development	North	Single dwelling	
	South	Single dwelling	
	East	Richard Street	
	West	The other multiple dwelling on the site, and Joseph Street	

1.2 Description of Proposal

The proposal is for the change of use of an existing dwelling to visitor accommodation. The dwelling is on a lot that is part of a site covered by Strata Scheme, Strata Corporation Number 184106, (CT 184106/0) (Figure 1). The dwelling that is Unit 1, 11 Richard Street (CT 184106/1), has a private driveway, parking, and garden (Figure 2).

Figure 2 - Plan of existing dwelling (CT 184106/1) at Unit 1, 11 Richard Street.



The two-storey dwelling has ground floor consisting of porch, foyer, stairs to the first floor, hallway, two bedrooms, a bathroom, and garage with laundry facilities (Figure 3). The first floor consists of stairs to the ground floor, living and dining rooms, kitchen with butler's pantry, a bathroom, one bedroom, and a balcony (Figure 4).

PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993***Figure 3 - Floor plan of existing ground floor.**

PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993***Figure 4 - Floor plan of existing first floor.**

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

2 Consultation Process

2.1 Public Exhibition

Development Control Status:	Discretionary - s.57 LUPA Act	
Public Exhibition Required:	Yes	
Public Exhibition Period:	Commenced	Concluded
	25/07/2026	8/08/2026
Representations Received:	Yes	

2.2 Representation Assessment

During the public exhibition period two (2) representations were received from two signatories.

Clause 6.10.1 of the Scheme 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:

- (a) all applicable standards and requirements in this planning scheme; and

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(b) any representations received pursuant to and in conformity with section 57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

It is within this context that the key issues raised within the representations are considered.

The representations were made by two residents of Richard Street, Bridport ('representors'). The representations cited concern with the impact of visitor accommodation use in Bridport, and the effect of the tourist season on the otherwise quiet town. In this regard, the representation contains matters that have merit within the context of clause 6.10.1 of the Scheme.

Issue raised	Council response
Disruption to the neighbourhood	Both representations were concerned with the amount of noise associated with visitor accommodation use in the area, and the general disregard weekend and summer visitors have for the long-term residents of Bridport. It is noted that until recently Council generally did not apply many conditions to visitor accommodation permits. In the last 12 months, Council has been applying planning permit conditions regarding noise, consideration for neighbours, and parking within the site. It is also worth noting that not all properties that are only occupied on weekends, are occupied as visitor accommodation. There are numerous properties in Bridport that are used by owners, who come into Bridport on the weekends to use their 'shacks'. The applicant intends to spend time at CT 184106/1, between periods when CT 184106/1 will be available for visitor accommodation use. As such, it is anticipated that CT 184106/1 will not always be leased and the applicant will be able to ascertain how CT 184106/1 is used as visitor accommodation, and adjust the use of CT 184106/1 if required. A condition is proposed requiring the applicant to manage the site to the best of their ability to ensure their guests do not cause a unreasonable nuisance.
Parking outside of property boundaries and congestion of the roads	One representor was concerned that people are parking on the footpath. They also commented that visitor accommodation use in the area is causing more cars to be parked on the street than what they consider to be safe for residential use. With regard to this application, the parking of vehicles on a road is not a planning consideration. The legality of the parking is a police matter. A condition is proposed requiring all guest parking to be within the site, specifically the parking spaces associated with CT 184106/1.
Lack of privacy	One representor was concerned about the lack of privacy that occurs when there are frequent comings and goings by unknown people staying at a neighbouring property. Visitor accommodation use is generally considered to be less intensive than residential use, especially when the use in an existing habitable building.
Would like consideration for the history of the site taken into account.	A representor is concerned that the proposal would result in a lack of privacy and increase in disturbance as a result of the change of use.

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	In 2020, a planning application was lodged for the construction of two visitor accommodation units on the site. The application was approved at a Council meeting. The decision was appealed through TASCAT, and through mediation it was determined that the application be refused. In 2021, a planning application was lodged for two dwellings on the site. This was approved without appeal. The site now consists of two dwellings on the site, with a Strata scheme approved and in place. The scale of visitor accommodation use in the application is considered to be reduced from the 2020 application. And as the applicant intends use CT 184106/1 for short periods before permanently moving to CT 184106/1, the building will be occupied by the owner for periods in between use by guests. The impact of the visitor accommodation is therefore anticipated to be reduced from the 2020 application.
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2.3 Statutory Referrals

TasNetworks:	Referral pursuant to section 44L of the <i>Electricity Supply Industry Act 1995</i> .	
	Referral Required	No
	Referral Date	Date Response Received
	Click or tap to enter a date.	Click or tap to enter a date.
	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	No
	Referral Date	Date Response Received
	Click or tap to enter a date.	Click or tap to enter a date.
	SPAN Reference:	Not Applicable
	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	

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	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:	General Residential	
Use Categorisation:	Use Class	Sub-Use
	Visitor Accommodation	
Use Status:	Permitted	
General Provisions:	Not Applicable	
Applicable Codes:	Signs Code	
	Parking and Sustainable Transport	
	Road and Railway Assets	
Specific Area Plan:	Not Applicable	

3.1 General Provisions

There are no applicable General Provisions.

3.2 Zone Assessment

3.2.1 8.0 General Residential Zone

8.0 General Residential Zone			
8.3 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
8.3.1 Discretionary uses			
A1	Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.	The application does not involve a Discretionary use.	Not Applicable
A2	External lighting for a use listed as Discretionary:	The application does not involve a Discretionary use.	

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

8.0 General Residential Zone			
8.3 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
	(a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.		Not Applicable Not Applicable
A3	Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7.00am to 5.00pm Monday to Friday; (b) 9.00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	The application does not involve a Discretionary use.	Not Applicable Not Applicable Not Applicable
A4	No Acceptable Solution.	The application does not involve a Discretionary use.	Not Applicable
8.3.2 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 application is for a change of use to Visitor Accommodation use. The proposed change of use will apply to an existing dwelling. The existing dwelling has a gross floor area of 210.99m ² , including the garage, which has a floor area of 38.54m ² .	Complies 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 proposed change of use is for a strata lot that is part of a strata scheme where the other strata lot is used for residential use.	Does not Comply

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
8.4.1 Residential density for multiple dwellings			
A1	Multiple dwellings must have a site area per dwelling of not less than 325m ² .	The application does not involve development.	Not Applicable
8.4.2 Setbacks and building envelope for all dwellings			
A1	Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the	The application does not involve development.	

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

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.		Not Applicable Not Applicable Not Applicable Not Applicable
A2	A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	The application does not involve development.	Not Applicable Not Applicable Not Applicable
A3	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:	The application does not involve development.	Not Applicable

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

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or ii. does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).		Not Applicable Not Applicable Not Applicable Not Applicable
8.4.3 Site coverage and private open space for all dwellings			
A1	Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	The application does not involve development.	Not Applicable Not Applicable
A2	A dwelling must have private open space that: (a) is in one location and is not less than: i. 24m²; or ii. 12m², if the dwelling is a multiple dwelling with a	The application does not involve development.	Not Applicable Not Applicable

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8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: i. 4m; or ii. 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.		Not Applicable Not Applicable Not Applicable Complies
8.4.4 8.4.4 Sunlight to private open space of multiple dwellings			
A1	A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 8.4): i. at a distance of 3m from the northern edge of the private open space; and ii. vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and	The application does not involve development.	Not Applicable Not Applicable Not Applicable Not Applicable

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8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: i. an outbuilding with a building height not more than 2.4m; or ii. protrusions that extend not more than 0.9m horizontally from the multiple dwelling.		Not Applicable Not Applicable Not Applicable
8.4.5 Width of openings for garages and carports for all dwellings			
A1	A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	The application does not involve development.	Not Applicable
8.4.6 Privacy for all dwellings			
A1	A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: i. from a window or glazed door, to a habitable room of the other dwelling on the same site; or ii. from a balcony, deck, roof terrace or the private open	The application does not involve development.	Not Applicable Not Applicable Not Applicable Not Applicable

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8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	space of the other dwelling on the same site.		
A2	A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: i. is to have a setback of not less than 3m from a side boundary; ii. is to have a setback of not less than 4m from a rear boundary; iii. if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and iv. if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: i. is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; ii. is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or iii. is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	The application does not involve development.	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
A3	A shared driveway or parking space (excluding a parking space allocated to	The application does not involve development.	

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8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: i. it is separated by a screen of not less than 1.7m in height; or ii. the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.		Not Applicable Not Applicable Not Applicable Not Applicable
8.4.7 Frontage fences for all dwellings			
A1	No Acceptable Solution.	The application does not involve development.	Not Applicable
8.4.8 Waste storage for multiple dwellings			
A1	A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: i. has a setback of not less than 4.5m from a frontage; ii. is not less than 5.5m from any dwelling; and iii. is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	The application does not involve development.	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable

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8.0 General Residential Zone			
8.5 Development Standards for Non-dwellings			
Clause	Acceptable Solution	Assessment	Compliance
8.5.1 Site coverage			
A1	A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:	The application does not involve development. The proposed change of use does not involve any modifications to the existing dwelling. It is worth noting:	
	(a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;	The existing dwelling to be changed to visitor accommodation use has a setback from Richard Street of more than 4.5m.	Complies
	(b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage of any existing dwelling on the site; or	The existing dwelling to be changed to visitor accommodation use satisfies subclause 8.5.1 A1(a).	Not Applicable
	(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	The site is not a vacant site.	Not Applicable
A2	A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:	The application does not involve development. The proposed change of use does not involve any modifications to the existing dwelling. It is worth noting:	
	(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:		Complies
	i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and	The existing dwelling to be changed to visitor accommodation use is setback 4.5m from the primary frontage.	Complies
	ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than	The existing dwelling to be changed to visitor accommodation use is within the building envelope as described in Figure 8.1.	Complies

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8.0 General Residential Zone			
8.5 Development Standards for Non-dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	8.5m above existing ground level; and (b) only have a setback less than 1.5m from a side or rear boundary if the building: i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or ii. does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).	The existing dwelling to be changed to visitor accommodation use is setback 3m from the northern side boundary and 2.5m from the southern side boundary. The building is estimated to be 26m from Joseph Street – there is no rear boundary.	Not Applicable Not Applicable Not Applicable
A3	A building that is not a dwelling, must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces.	The application does not involve development. The proposed change of use does not involve any modifications to the existing dwelling. It is worth noting: The existing site coverage was found to comply with the Acceptable Solutions of the Dorset Interim Planning Scheme 2013 for multiple dwellings. There is no proposed change in site coverage. The existing impervious surfaces associated with CT 184106/1 cover 33% of the site.	Not Applicable Complies
A4	No Acceptable Solution.	The application does not involve development. The proposed change of use does not involve any modifications to the existing dwelling.	Not Applicable
A5	Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas.	The application does not involve development. The proposed change of use does not involve any modifications to the existing dwelling. It is worth noting: No outdoor storage areas are proposed as part of this application. No outdoor storage areas are proposed as part of this application.	Not Applicable Not Applicable
A6	Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a	Assessment is not considered necessary as the heat pump is established and visitor	Not Applicable

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8.0 General Residential Zone			
8.5 Development Standards for Non-dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	setback from the boundary of a property containing a sensitive use not less than 10m.	accommodation use is generally considered a less intensive use than residential use.	
8.5.2 Non-residential garages and carports			
A1	A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	The application does not involve development. The proposed change of use does not involve any modifications to the existing dwelling. It is worth noting: - The existing garage has a setback of at least 11m. - The existing garage is located entirely below the first floor of the dwelling. - The existing garage satisfies both subclause 8.5.2 A1(a) and 8.5.2 A1(b).	Complies Complies Not Applicable
A2	A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	The existing garage forms part of the dwelling.	Not Applicable

8.0 General Residential Zone			
8.6 Development Standards for Subdivision			
Clause	Acceptable Solution	Assessment	Compliance
8.6.1 Lot Design			
A1	Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m² and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or	The application does not involve subdivision of land.	Not Applicable Not Applicable Not Applicable Not Applicable

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8.0 General Residential Zone			
8.6 Development Standards for Subdivision			
Clause	Acceptable Solution	Assessment	Compliance
	restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.		Not Applicable Not Applicable Not Applicable Not Applicable
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	The application does not involve subdivision of land.	Not Applicable
A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	The application does not involve subdivision of land.	Not Applicable
A4	Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	The application does not involve subdivision of land.	Not Applicable
8.6.2 Roads			
A1	The subdivision includes no new roads.	The application does not involve subdivision of land.	Not Applicable
8.6.3 Services			
A1	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	The application does not involve subdivision of land.	Not Applicable
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	The application does not involve subdivision of land.	Not Applicable
A3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	The application does not involve subdivision of land.	Not Applicable

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

3.3 Code Assessment

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

1. Signs Code
2. Parking and Sustainable Transport Code
3. Road and Railway Assets Code

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

3.3.1 C1.0 Signs Code

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

3.3.2 C2.0 Parking and Sustainable Transport Code

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 dwelling to be used for visitor accommodation. In Table C2.1 the building will be required to provide one to three car parking spaces. Three car parking spaces are 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 (b) be no less than the number specified in Table C2.1.	There is no requirement for the Visitor Accommodation.	Not Applicable 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

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C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
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 application does not involve development. The proposed change of use does not involve any modifications to the existing parking and access ways. It is worth noting: - The existing accessway and parking areas are concrete. - The existing accessway and parking areas are drained to the public stormwater system. - The existing accessway and parking areas are concrete.	Complies Complies Complies
C2.6.2 Design and layout of parking numbers			
A1	Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (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;	The application does not involve development. The proposed change of use does not involve any modifications to the existing parking and access ways. It is worth noting: Proposed parking facilities are established and anticipated to satisfy subclause C2.6.2 A1(b).	Not Applicable Not Applicable

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C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
	(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>.		Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Complies
A1.2	Parking spaces provided for use by persons with a disability must satisfy the following: (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
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	There is one crossing to Richard Street and one crossing to Joseph	Complies

[illegible]

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C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
	not steeper than 1 in 14 is required from those spaces to the main entry point to the building.		
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: (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: (a) have dimensions not less than: (i) 1.7m in length; (ii) 1.2m in height; and	There is no requirement for Visitor Accommodation to provide bicycle parking.	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
	(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
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 proposed change of use in within a General Residential Zone.	Not Applicable
A2	Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: (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: (a) not be provided; or (b) not be increased above existing parking numbers.	The site is not within a Parking Precinct Plan.	Not Applicable Not Applicable

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3.3.3 C3.0 Road and Railway Assets Code

The proposal is not considered to increase traffic by more than permissible in Table C3.1. The proposal for Visitor Accommodation is considered a sensitive use, but there is no road attenuation buffer for Richard Street which is local road and has a speed limit at this point of 50km/hr.

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.³

4.1.1 8.3.2 Visitor Accommodation P1

8.3 Use Standards	
8.3.2 Visitor Accommodation	
Objective:	That Visitor Accommodation: (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: (a) the privacy of adjoining properties;	The proposal for Visitor Accommodation is anticipated to be compatible with the character and use of the area. This proposed change of use requires assessment against the following because the gross floor area of dwelling on CT 184106/1 is 210.99m², including the garage, which has a floor area of 38.54m². The proposed change of use is not anticipated to cause an unreasonable loss of residential amenity, having regard to: The adjoining property to the north has a single dwelling surrounded by a tall fence and has a substantial garden along the shared boundary. The adjoining property to the south is a single dwelling with its driveway along the shared boundary – the driveway for CT 184106/1 is along the same boundary. The dwelling on the site is separated by residential gardens and has separate parking areas and street frontage. It is anticipated that these properties will experience minimal impact on the privacy of the residents. Privacy will also be maintained by way of accommodating the visitor accommodation use within the existing dwelling building which includes enclosed rooms and walls. This is in comparison to other forms of visitor accommodation which are equally permissible including camping and caravan parks which have greater privacy impacts

³ 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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	on the basis that the use primarily occurs outdoors.
(b) any likely increase in noise to adjoining properties	Visitor Accommodation use is generally considered to cause less noise than residential use, given that the building is not anticipated to be occupied all year. Notwithstanding this, a condition regarding site management and consideration of the neighbourhood is recommended. Similarly, the proposed use will primarily occur within the existing building which will assist to minimise noise emissions from being received at surrounding sensitive use receptors.
(c) the scale of the use and its compatibility with the surrounding character and uses within the area;	The proposal provides more Visitor Accommodation in a town with a budding visitor economy. The use is appropriate in scale given the building is established and the gross floor area is 10m ² over 200m ² . The building has three bedrooms, which is anticipated to keep the number of guests low. Therefore, the proposed change of use is not anticipated to result in activity that is incompatible with the character and use within Bridport.
(d) retaining the primary residential function of an area;	The area is generally residential in function, and the use of CT 184106/1 for visitor accommodation is not anticipated to reduce the primary residential function. As the applicant intends to reside on site intermittently before taking up fulltime residence, the impact of the change of use is anticipated to be limited.
(e) the impact on the safety and efficiency of the local road network; and	The proposed change of use is anticipated to generate less traffic than residential use. It is anticipated that amount of traffic generated for a use that requires three 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
(f) any impact on the owners and users of rights of way.	There are no rights of way involved.
	The proposal complies with the Performance Criteria.

4.1.2 8.3.2 Visitor Accommodation P2

8.3 Use Standards	
8.3.2 Visitor Accommodation	
Objective:	That Visitor Accommodation: (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 P2	
Performance Criteria	Assessment

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

Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to: (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the strata lots; (e) the extent and nature of any other non-residential uses; and (f) any impact on shared access and common property.	The Strata Scheme that applies to the site contains two dwellings, one with frontage on Richard Street, and the other with frontage on Joseph Street, CT 184106/2. The dwelling on CT 184106/2 has long term residents, while the dwelling on CT 184106/1 has been recently purchased by the applicant. The impact of the proposed change of use is not anticipated to cause an unreasonable loss of residential amenity to the long term residents on the other strata lot, having regard to: The strata lots are separated by a fence and residential garden. Visitor Accommodation use is generally considered to cause less noise than residential use, given that the building is not anticipated to be occupied all year. Notwithstanding this, a condition regarding site management and consideration of the neighbourhood is recommended. The proposed change of use is intended to function for a limited number of years before the applicant relocates to Bridport, to occupy CT 184106/1. The residential function of the strata scheme is therefore anticipated to be retained in the long term. The two strata lots are shown in Figure 1, with each lot having separate frontages and street access, with a fence between the two lots. The lot subject to this proposal, CT 184106/1, has a frontage on Richard Street, with a paved space behind the dwelling. Plans for CT 184106/1 are shown in Figures 2 to 4. The other strata lot, CT 184106/2 is located towards Joseph Street. It is anticipated that the proposed change of use will have limited impact on the residential strata lot. Notwithstanding this, a condition regarding site management and consideration of the neighbourhood is recommended. There are no other non-residential uses within the site. The access is not shared, and the common property is between the two strata lots. The common property is small and not anticipated to be negatively impacted by the proposed change of use. Notwithstanding this, a condition regarding site management and consideration of the neighbourhood is recommended. The proposal complies with the Performance Criteria.
--	---

5 Internal Referrals

Infrastructure:	Referral Required	No
	Comments	NA

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

	Conditions	NA
	Notes	NA
	Planning Comments	NA
Environmental Health	Referral Required	No
	Comments	NA
	Conditions	NA
	Notes	NA
	Planning Comments	NA

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 **Change of use of existing dwelling into Visitor Accommodation** be approved subject to the following conditions:

1. Basis Of Approval

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

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

2. Use of Building

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

3. Driveway And Parking Area Construction

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

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

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

4. Site Management

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

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

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

PLANNING APPLICATION ASSESSMENT REPORT

Land Use Planning and Approvals Act 1993

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. *Food business registration*

PLANNING APPLICATION ASSESSMENT REPORT*Land Use Planning and Approvals Act 1993**b. Any further signage**Please note it is the permit holder's responsibility to consult an independent building and/or plumbing surveyor before commencing any works approved by this permit.***7 Review**

Report Controller	Author	Date	Authorisation
Prepared By:	Kamala Roberts	8/09/2026	
Reviewed By:	George Walker (Consultant)	10/09/2026	
Delegated Approval:	Lauren Tolputt (Acting General Manager)	Click or tap to enter a date.	

Application for change of use: Unit 1/11 Richard Street, Bridport

Sharon Bessell and Milan Koprek
 [REDACTED]
 [REDACTED]

The proposal seeks approval for the use of an existing dwelling for low-impact, short-term visitor accommodation.

We recently purchased the property at Unit 1/11 Richard Street. The property is one of two dwellings under strata title. Each residence is on a separately fenced parcel of land and dwellings are separate and free-standing.

Medium to long-term it is our intention to live in Unit 1/11 Richard Street. Short to medium-term, we plan to occupy the house periodically and offer it as short-term accommodation when we are not present. Our intention is that short-term accommodation prevents the house from being unoccupied for significant periods of time and contributes to the local economy.

Residential and Low Impact Short Stay Use

The use has been designed to maintain the residential character and amenity of the surrounding area. The dwelling will remain externally unchanged and will continue to present as a standard residential property. As stated, the owners will also occupy the dwelling periodically, and the use is not intended to operate as full-time commercial accommodation.

A maximum of six (6) guests at any one time will be permitted, with usual guest numbers anticipated to be two (2) to four (4) people.

Minimising Impact on Neighbours and Surrounding Area

To minimise potential impacts, the use will be managed in accordance with the following controls:

- No parties or events permitted;
- Quiet hours observed between 10:00pm and 7:00am;
- A local contact available to respond promptly to any issues.
- Guests will not be permitted to bring dogs or other pets.
- Off-street parking (see below)
- Privacy and noise buffering (see below)

Off-street Parking

Three (3) on-site car parking spaces are provided, ensuring all guest vehicles are accommodated within the property with no reliance on on-street parking. Existing access arrangements will be retained.

Privacy for Surrounding Homes and Noise Buffering

The property is fully fenced and bordered by established landscaping, providing effective visual and acoustic buffering and containing outdoor activity within the site. Hedging is established along the side and rear borders of the property. No external commercial activity is proposed, and guest behaviour will be managed to ensure compatibility with surrounding residential uses.

The proposal represents a low-intensity use that is consistent with the established coastal and holiday character of Bridport. The scale and nature of the use are comparable to typical residential occupation and are not expected to result in any unreasonable impact on neighbouring properties or local amenity.

Safety

Smoke alarms are fitted both upstairs and downstairs.

There is lighting in the indoor stairway, with switches at the top and bottom of the staircase.

There is lighting in all internal corridors and external lighting around the perimeter of the building. There are three exits from the house available to guests, one at the front and two at the back.

Attachments

- Planning permit application
- Floor plan (provided by real estate agent)
- Site plan (showing strata plan)

*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:	2026/69
PROPOSAL:	CHANGE OF USE OF EXISTING DWELLING INTO VISITOR ACCOMMODATION
APPLICANT:	Ms S BESSELL
LOCATION:	1/11 RICHARD STREET BRIDPORT

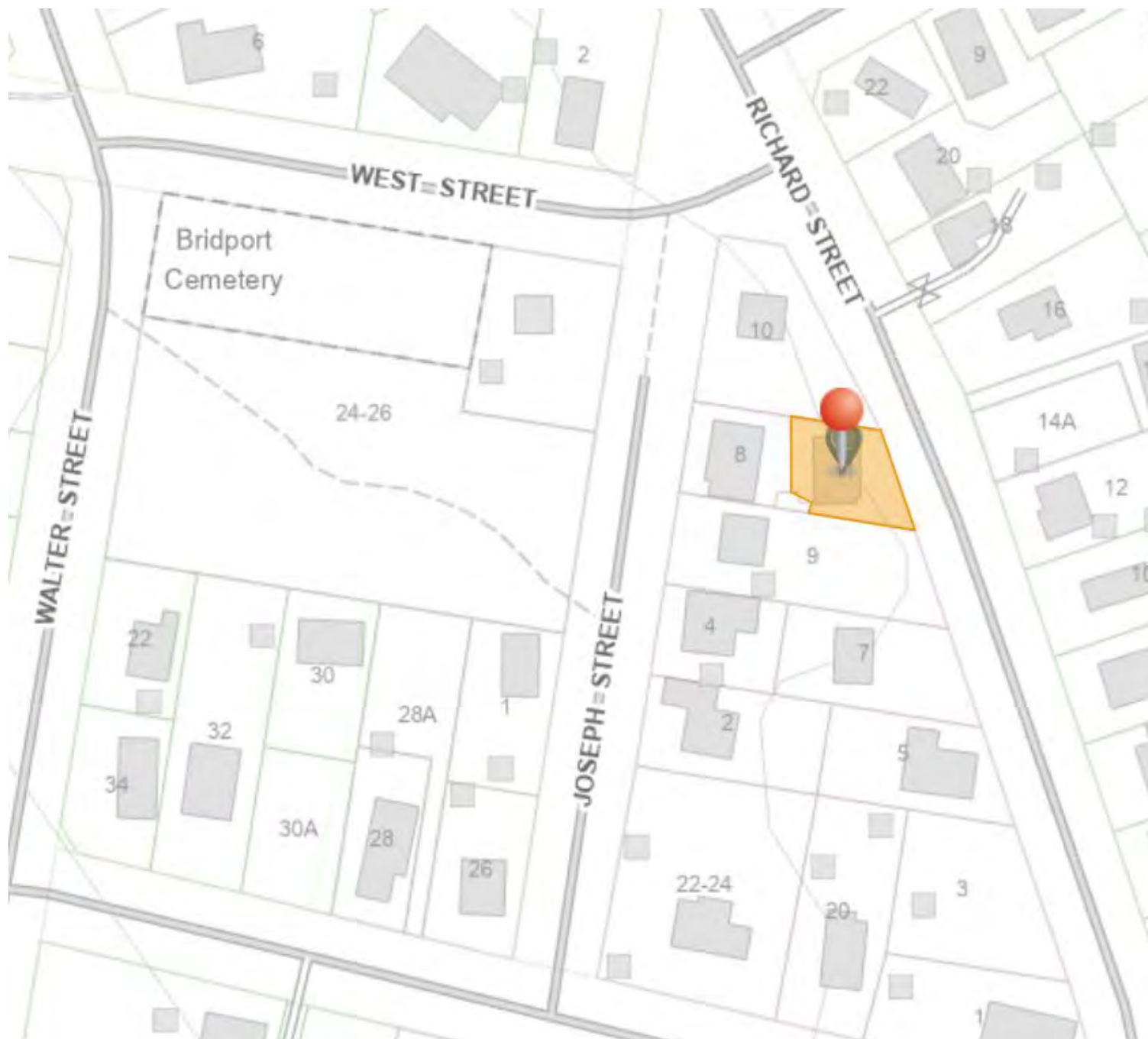
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 08/08/2026.

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 25/07/2026. 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

1/11 Richard Street BRIDPORT (2026/69)





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: The proposal seeks approval for the use of an existing dwelling for low-impact, short term visitor accommodation. The planned use is designed to maintain the residential character and amenity of the area. Care has been taken to minimise impact on neighbours, including off-street parking, privacy, and noise buffering. Safety issues have been considered. Details are provided in the attached document.	⇒ Provide a full description of the proposed use or development, including: • 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 1/11 Richard Street Bridport	Certificate of Title (include all applicable title references) Volume: 184106 Folio: 1, 0
Land Area (m² or hectares): 465m²	
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): Free-standing, 2-storey dwelling with attached garage. The property is fully fenced and has on-site parking for 3 vehicles.	⇒ 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: Sharon Bessell and Milan Koprek	
Address: 133 O'Connor Circuit, Calwell, ACT, 2905	Phone: 0437629197
	Fax:
	Mobile: 0437629197
Email: sharon.bessell@anu.edu.au	

THE OWNER

Owner's Name(s): Sharon Bessell and Milan Koprek	
Address: 133 O'Connor Circuit, Calwell, ACT, 2905	Phone: 0437629197
	Fax:
	Mobile: 0437629197
Email: sharon.bessell@anu.edu.au	

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:	⇒ 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).
Signature: _____ Date: _____	

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

Value of building work: \$ _____		⇒ Please tick applicable box: ☐ Estimate ☐ Contract Price
Type of work: _____ _____		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: _____ _____		⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop
Existing floor area: _____ m ²	New / additional floor area: _____ m ²	Proposed maximum building height above natural ground level: _____ m
Materials: structural floor: _____ external walls: _____ colour: _____ roof cladding: _____ colour: _____ structural frame: _____		

DETAILS OF OTHER WORKS

Vehicle Access: Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) <u>N/A</u> What would be the surfacing of the vehicle access? <u>N/A</u>
Car Parking: How many car parking spaces are currently provided? _____ How many additional car parking spaces would be provided? _____ What would be the surfacing of the car parking spaces? _____ Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses) _____ _____
Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development: <u>N/A</u> _____ _____ _____ _____

DETAILS OF OTHER MATTERS

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

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: 29/06/2026 Time: 10:00 Council Officer: Kamala Roberts

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.

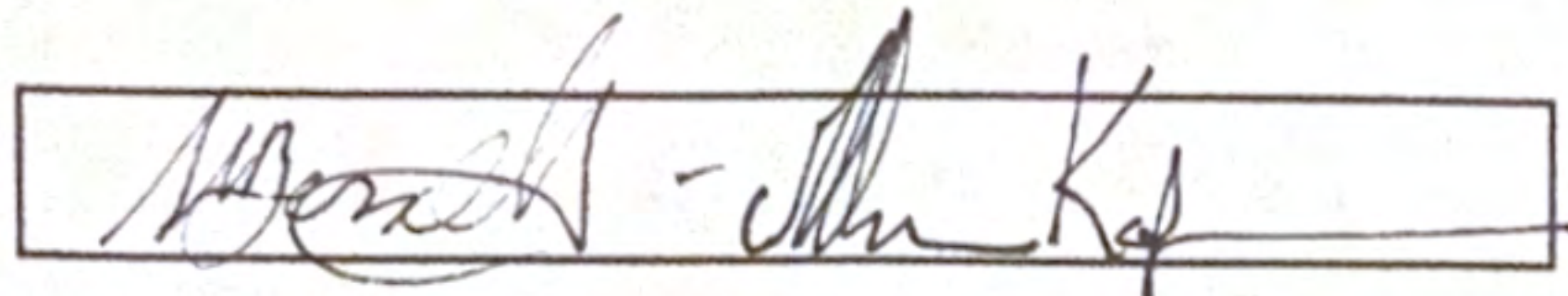
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

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:



Date:

2 July 2026

CITY/TOWN BRIDPORT	STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number
SUBURB/LOCALITY BRIDPORT			184106
FOLIO REFERENCE F.R.213208-2	NAME OF STRATA SCHEME		STRATA TITLES ACT 1998
SITE COMPRISES THE WHOLE OF	11 RICHARD STREET BRIDPORT		REGISTERED 24 OCT 2022
LOT 2 ON PLAN No. P213208	SCALE 1:250	LENGTHS IN METRES	Recorder of Titles

SITE PLAN

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	Council Delegate <i>[Signature]</i> Date 17/10/22	Registered Land Surveyor <i>[Signature]</i> Date 31/9/22
STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE) E316401 (SDS)	LODGED BY S.A. BEATTIE	

STRATA PLAN SHEET 2 OF 3 SHEETS	STRATA TITLES ACT 1998 _____ Council Delegate	Registered Number 184106
--	---	--

Lots 1 & 2 FLOOR PLAN(OVER TWO LEVELS) SCALE 1:250

The diagram shows two lots, Lot 1 and Lot 2, within a larger site boundary. Lot 1 is on the right, measuring 465m². Lot 2 is on the left, measuring 454m². A vertical line labeled 'CENTRELINE OF FENCE (16.46)' separates the two lots. The site boundary is shown as a thick line. Various points are labeled: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Measurements in brackets are provided for boundary fixation only.

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-

- SITE BOUNDARIES
- CENTRELINE OF FENCE
- FACE OF CONCRETE BLOCK WALL LABELLED BCD
- AB AND FG ARE PERPENDICULAR TO THE SITE BOUNDARY
- DE AND EF ARE PERPENDICULAR TO THE CENTRELINE OF FENCE
- MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

Registered Land Surveyor

21/9/22
Date

STRATA PLAN SHEET 3 OF 3 SHEETS		STRATA TITLES ACT 1998	Registered Number 184106
NAME OF BODY CORPORATE: STRATA CORPORATION No. 184106 - 11 Richard Street Bridport ADDRESS FOR THE SERVICE OF NOTICES: 11 Richard Street Bridport, Tas 7262			
SURVEYORS CERTIFICATE I, <u>Stuart Anderson Beattie</u> of <u>Scottsdale</u> a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and shown on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law. <u>[Signature]</u> <u>21/9/22</u> <u>941/22</u> Registered Land Surveyor Date Ref No.		COUNCIL CERTIFICATE I certify that the <u>PROJECT</u> Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998 <u>[Signature]</u> <u>21/9/22</u> <u>162</u> Council Delegate Date Ref No.	
GENERAL UNIT ENTITLEMENTS			
LOT	UNIT ENTITLEMENT		
1	10		
2	10		
TOTAL	20		

SEARCH OF TORRENS TITLE

VOLUME 184106	FOLIO 1
EDITION 1	DATE OF ISSUE 24-Oct-2022

SEARCH DATE : 08-July-2026

SEARCH TIME : 11.40 am

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 1 on Strata Plan [184106](#) and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/20 interestDerived from Strata Plan [184106](#)

Derivation : Whole of Lot 2 (Sec. M1) Gtd. to O.R. Hart

SCHEDULE 1

[M752708](#) TRANSFER to MICHAEL RAYMOND REID and DEBRA ANNE REID
Registered 04-July-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume [184106](#) folio 0

[E316401](#) APPLICATION for registration of a staged development
scheme Registered 24-Oct-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N254620 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Michael Raymond Reid and Debra Anne Reid to
Milan Robert Koprek and Sharon Louise Bessell
MORTGAGE Milan Robert Koprek and Sharon Louise
Bessell to Westpac Banking Corporation Lodged by
ZZIM CONVEYANCING on 10-June-2026 BP: N254620

N252572 APPLICATION for registration of stage of staged dev.
scheme Lodged by DOUGLAS & COLLINS on 18-June-2026
BP: N252572

N216789 TRANSFER to SHARON LOUISE BESSELL and MILAN ROBERT
KOPREK Lodged by DOBSON MITCHELL ALLPORT on
19-June-2026 BP: N216789

N258443 MORTGAGE to Westpac Banking Corporation Lodged by
DOBSON MITCHELL ALLPORT on 19-June-2026 BP: N216789

SEARCH OF TORRENS TITLE

VOLUME 184106	FOLIO 0
EDITION 1	DATE OF ISSUE 24-Oct-2022

SEARCH DATE : 08-July-2026

SEARCH TIME : 11.40 am

DESCRIPTION OF LAND

Town of BRIDPORT

The Common Property for Strata Scheme [184106](#)

Derivation : Whole of Lot 2 (Sec. M1) Gtd. to O.R. Hart

Prior CT [213208/2](#)SCHEDULE 1STRATA CORPORATION NUMBER [184106](#), 11 RICHARD STREET, BRIDPORTSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E316401](#) APPLICATION for registration of a staged development
scheme Registered 24-Oct-2022 at noonUNREGISTERED DEALINGS AND NOTATIONSN252572 APPLICATION for registration of stage of staged dev.
scheme Lodged by DOUGLAS & COLLINS on 18-June-2026
BP: N252572

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 08-July-2026

SEARCH TIME : 11:40 am

CT: 184106/1

N254620 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Michael Raymond Reid and Debra Anne Reid to
Milan Robert Koprek and Sharon Louise Bessell
MORTGAGE Milan Robert Koprek and Sharon Louise
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19-June-2026 BP: N216789

N258443 MORTGAGE to Westpac Banking Corporation Lodged by
DOBSON MITCHELL ALLPORT on 19-June-2026 BP: N216789

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

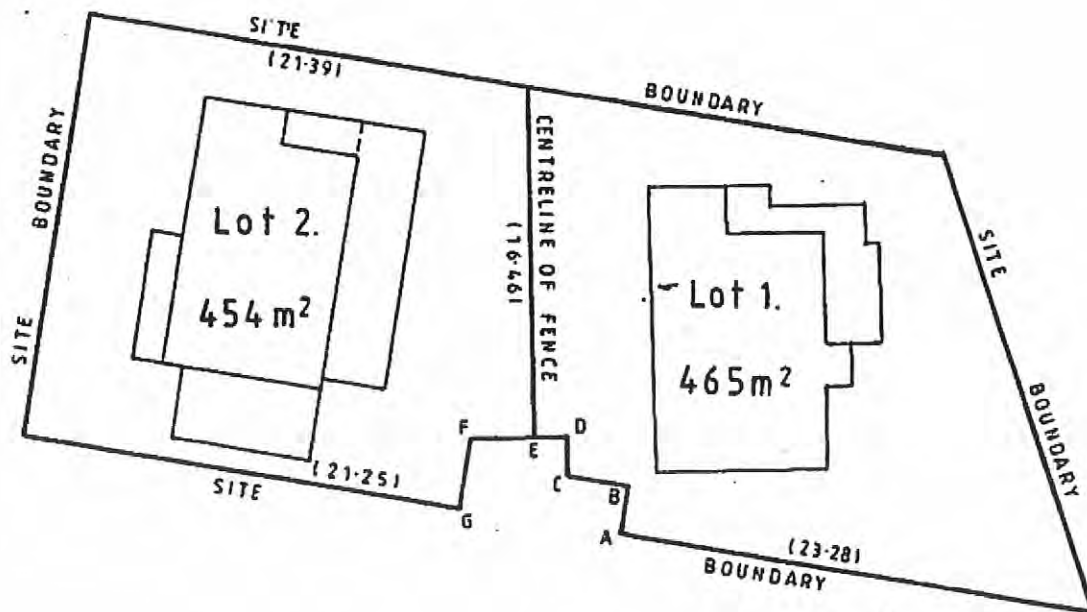
Page 107 of 155

184106

[Signature]
Council Delegate

1/6/26
Date

LOTS 1 & 2 FLOOR PLAN (OVER TWO LEVELS) SCALE 1:250



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-

SITE BOUNDARIES

CENTRELINE OF FENCE

FACE OF CONCRETE BLOCK WALL LABELLED BCD

AB AND FG ARE PERPENDICULAR TO THE SITE BOUNDARY

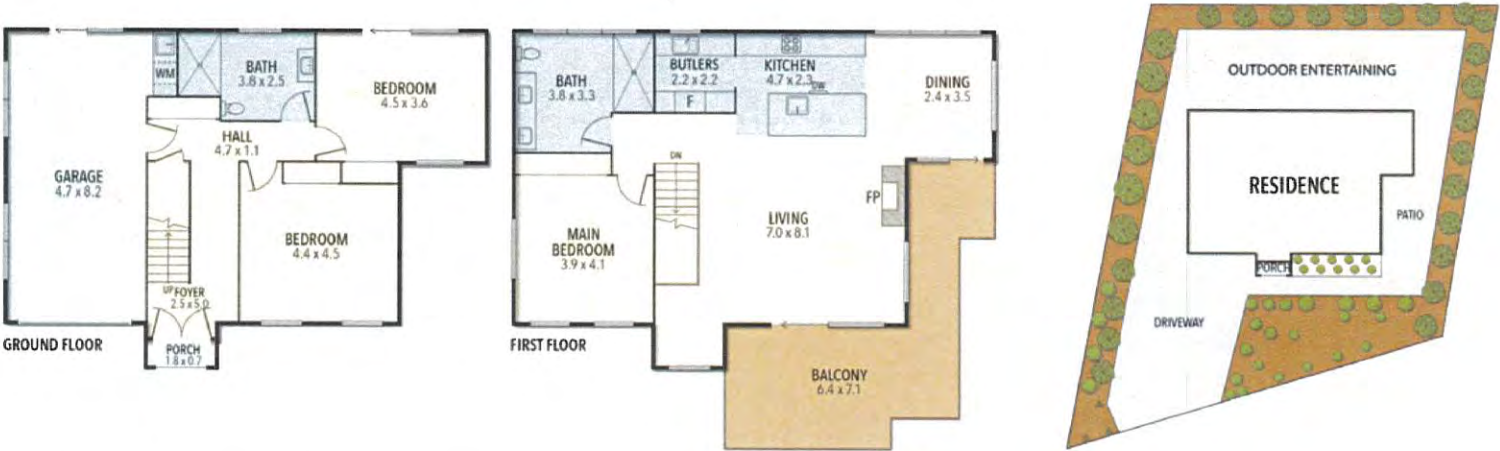
DE AND EF ARE PERPENDICULAR TO THE CENTRELINE OF FENCE

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

[Signature]
Registered Land Surveyor

29/4/26
Date



1/11 Richard Street, Bridport Floor Plan



Dorset Council Planning Objection Letter

To: General Manager / The Planning Department, Dorset Council

Email: development@dorset.tas.gov.au

Date: 28/07/2026

Subject: Formal Objection to Planning Application PLA/2026/69 – Proposed Visitor Accommodation at 1/11 Richard Street Bridport Tas 7262

Dear John Marik, General Manager,

I am writing to formally lodge my objection to the proposed use of the property at 1/11 Richard Street Bridport Tas as Visitor Accommodation (Holiday Stay). As an [REDACTED] I am deeply concerned that this specific proposal fails to meet the performance criteria outlined in the Tasmanian Planning Scheme – Dorset LPS regarding neighbourhood amenity, traffic generation, and parking infrastructure.

My objections are based on the following specific planning grounds:

Unacceptable Cumulative Impact of Visitor Accommodation in the Immediate Area

Our street has already reached its structural and environmental capacity for tourist accommodation. There is already a high density of short-term holiday rentals operating on this specific block. On peak days, the existing rentals already cause severe parking shortages, hazardous vehicle overflows, and near-miss safety incidents on our narrow roadway. Approving yet another holiday stay will push the street past a parking and a traffic overload. The cumulative effect of these commercial uses completely undermines the primary objective of the residential zone, which is to provide safe, low-impact housing for the local community.

Property and Vehicle Damage: Due to the tight constraints of the street, residents face constant risks of side-mirror clipping and minor collisions with parked cars. This was an issue for us last year, during a hit and run incident that damaged our car.

Noise and Air Pollution: The constant gridlock of caravans, boats engine idling, and honking have severely degraded the quiet enjoyment and air quality of our neighbourhood is already a concern for permanent residents. When the additional volume of holiday makers move it reduces the comfort level the enjoyed peace, the normal level privacy of residents, due to noise for additional engines idling. Pet noise and afterhours parties etc.

Adverse Impact on Residential Amenity:

The Dorset LPS Use Standards explicitly state that non-residential uses (including commercial visitor accommodation) must not adversely impact the occupiers of adjoining and nearby residential zones. Converting a residential dwelling into a high-turnover holiday stay introduces commercial-scale traffic movements, late-night arrivals, and noise pollution. This is entirely incompatible with the quiet life enjoyment and physical safety of our narrow street.

Creation of Hazardous Blind Spots and Pedestrian Safety Risks:

The overflow of tourist vehicles in our holiday season does create critical blind spots for residents exiting their driveways. Furthermore, our street experiences a high volume of pedestrians, including children, families and elderly residents and pet owners with only one footpath that is used by scooter users and pedestrians alike has an impacted. As oversized visitor vehicles and trailers try to manoeuvre through our street when creates a crowded situation on Richard Street with overflow parking drastically reduces visibility and reaction times, creating an unacceptable safety risk. Richard Street is used as a diversion street for those using the caravan park due to the entry of Bentley Street being difficult to manoeuvre large vehicles around the roundabout or the corner turn into Bentley Street is difficult for large towing vehicle and attached caravans or boats.

The Food Van Park / IGA and Bridport Bay Inn are highly congested with all types of traffic on the roadside in our peak season and again this traffic flows into Richards Street to divert from that built up congested area. This causes the high volume of additional traffic for residents in Richard Street where many homes are already experiencing high volume of holiday makers and their vehicles.

Exacerbation of the Local Housing Crisis:

Approving another holiday rental removes viable, long-term housing stock from the Dorset municipality during a severe statewide housing shortage. Converting permanent homes into short-stay commercial venues hollows out the local community and drives up rental costs for long-term residents and workers. I was hoping that the sale of the home at 1/11 Richard Street recently would have been occupied for a permanent resident via either home ownership or long-term rental.

Given the property's two vehicle parking and the position of the house on the street it results in blind spots street gridlock and safety hazards during the peak holiday season, if any additional vehicles park on the street, even when they park on the nature strips, especially if those using the holiday rental have boats or motor homes or large SUV's it will impact on our narrow width street.

We currently have multiple homes in our vicinity that are already holiday rentals/ visitor accommodation where the nature strips of front yards are packed with many large boats caravan, SUVs and recreation vehicles and the increase of traffic volume is critical during the holiday months from November long weekend to June long weekend.

I request that the Dorset Council refuse the permit for this application. Or at least consider restrictions for traffic diversion **Local Traffic Only**, parking on the nature strip or review speed limits on the Richard Street.

Thank you for considering this submission.

I look forward to being notified of the council's decision regarding this matter.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED].com

From: [REDACTED]
To: [Development Applications](#)
Cc: [Dorset Council](#)
Subject: PLA/2026/69
Date: Thursday, 6 August 2026 10:19:21 PM

You don't often get email from [REDACTED]@gmail.com. [Learn why this is important](#)

Dear Sir/Madam,

I am [REDACTED] to this development application for 1/11 Richard St. Bridport.

I wish to lodge objections to this application for visitor accommodation [REDACTED] on the grounds that:

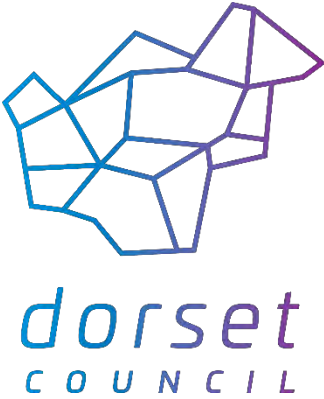
- 1) this is a quiet residential street without any commercial businesses disturbing the peace.
- 2) the changing occupancy of frequent visitors without supervision and in a holiday mood can be disturbing to the environment due to a lack of responsibility and respect towards the neighbours.
- 3) due to this previous development of the property, our privacy has been significantly compromised. As it was then to be used by known permanent occupants, we had confidence that we would not be disturbed. With Tourist Accommodation there are no effective controls over the behavior of transient holiday makers, except for the local policeman, who, if available, is restricted by Council regulations controlling the time permitted for noise disturbances.

As The Dorset Council has previously rejected plans for Airbnb as well as Tourist Accommodation both submitted by the previous developer, we respectfully request that the classification of a dwelling be upheld.

Yours faithfully,

[REDACTED]

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	DRAFT Policy No. 37 – Dog Management	
	CM Ref:	DOC/26/12717
	Adopted:	21 February 2011 Minute 24/11
	Version:	5 (Draft)
	Reviewed Date:	Last reviewed 20 September 2021 Minute 154/21
	Author:	Director Community & Development Services
	Responsible Officer	Director Community & Development Services

1. OBJECTIVE

The Dorset municipality is defined by a unique natural environment, and Council plays a key role in the management of many of these areas, including dog management.

This policy, ensures that Dorset Council complies with the *Dog Control Act 2000* (the Act) which requires Council to create a policy for dog management in the municipal area, be reviewed every five (5) years and include:

- A code relating to the responsible ownership of dogs
- The provision of declared areas
- A fee structure
- Any other relevant information

Dorset Council is committed to ensuring that this policy helps to ensure that dogs, their owners and other residents can live in a safe and cohesive community.

2. SCOPE

This Policy applies to all individuals responsible for a dog within the Dorset Council area, including both residents and visitors.

3. LEGISLATION AND REFERENCES

- *Local Government Act 1993 (Tas)*
- *Dog Control Act 2000 (Tas)*
- Dog Control Regulations (Tas)
- *Disability Discrimination Act 1992 (Cth)*
- *Animal Welfare Act 1993 (Tas)*
- *Customs Act 1901 (Cth)*
- Schedule of Fees and Charges

4. DEFINITIONS

As per *Dog Control Act 2000*.

Approved training – In Tasmania, Dog users and trainers' rights are under the Tasmanian Guide Dogs and Hearing Dogs Act 1967.

Assistance Dog - A dog which is an assistance animal as defined in section 9 of the *Disability Discrimination Act 1992 (Cth)*. Assistance dogs are not to be confused with therapy/emotional support/companion dogs. Such dogs are not considered an assistance dog, as the owner may not have a disability and/or the dog has not been trained to undertake

specific, identifiable tasks and behaviours to reduce the person's need for support. The dog is therefore not recognised under legislation.

Effective Control - A dog is considered to be under effective control if it is secured and restrained by a lead not more than 2 metres long, held by a person able to control the dog, or if it is tethered to a fixed object by a lead not more than 2 metres long for a period not more than 30 minutes. In areas where dogs are not required to be on a lead, a dog is under effective control if it is in close proximity to the person, in sight of the person, and the person is able to demonstrate to the satisfaction of an authorized person that the dog is immediately responsive to the person's commands.

5. CODE OF DOG OWNERSHIP

5.1 Council Responsibilities

Council seeks to promote responsible dog ownership and will:

- Promote and educate members of the community about responsible dog ownership
- Respond to complaints about dogs in the community
- Maintain and develop areas where dogs can exercise and socialise, including the Scottsdale Dog Park.
- Patrol the municipality

5.2 Dog Owner Responsibilities

Responsible dog owners will:

- ensure that their dog is kept under effective control at all times;
- ensure that their dog is registered and microchipped once it is six (6) months of age (and older);
- ensure that their dog is appropriately housed and contained within a secure yard;
- ensure that their dog wears its Council identification tag;
- ensure that their dog receives necessary care, exercise and attention in accordance with good veterinary practice, and is supplied with adequate food, water and shelter;
- ensure that the welfare of their dog is protected as required by the *Animal Welfare Act 1993*;
- take all reasonable steps to ensure that their dog does not cause a nuisance to any person, whether by persistent and barking/howling or by other means;
- take all reasonable steps to ensure that their dog does not injure, endanger, intimidate, or cause distress to any person;
- take all reasonable steps to ensure that their dog does not injure, endanger, or cause distress to any livestock, poultry, domestic animal(s) or protected wildlife;
- take all reasonable steps to ensure that their dog does not damage or endanger any property belonging to any other person; and
- clean up after their dog.

5.3 Community Education

Council will provide education to the community on responsible dog ownership as a preventative approach to common dog-related issues and education tools will include:

- signage in dog-exercise areas
- availability of guides and resources outlining the requirements of the *Dog Control Act 2000*;
- regular reminders and information through various media and communication channels such as social media, Council's website, community newsletter and the newspaper;
- provide public information session via various mechanisms on dog ownership issues and responsibilities.

Council Officers will undertake ongoing professional development to ensure they maintain a high level of aptitude in the undertaking and provision of dog management services.

5.4 Complaints and Nuisance Management/Mitigation

Council will consider each complaint objectively. Issues raised will be investigated in a manner that ensures all facts are considered to avoid vexatious and false complaints being supported.

5.4.1 *Nuisance Barking*

Barking dogs can be a difficult issue to deal with as every situation is different. The Act specifies a barking nuisance as a noise that consistently occurs or continues to such an extent that it unreasonably interferes with the peace, comfort or convenience of any person in any premises or public place.

Barking Complaints Will Follow a Structured Response:

1. In the first instance, residents should contact the owner of the dog directly to resolve the problem, as this is proven to be the most effective approach and assists in maintaining neighborhood harmony.
2. If unable to resolve the issue of a barking dog directly with the owner, then the Council should be notified. The Council may elect to contact the dog owner to discuss their dog's behavior and make suggestions as to how owners can remedy any problems.
3. A person may make a formal complaint to the Council; this must be lodged on the Council's official complaint form and the appropriate fee must be paid. Any fee paid will be refunded in the event that a complaint is substantiated.
4. In response to a formal complaint, the Council may require the person making the complaint to keep a record of instances for a period of not less than 14 days (or otherwise determined by the Council). In considering this action, the Council will have regard to any other collaborating evidence.
5. Where considered necessary, Council will institute proceedings against a dog owner, or person in charge of a dog, that creates a nuisance (e.g. via excessive and unreasonable barking activity, or behaves in a manner that is injurious or dangerous to the health of any person).

5.4.2 *Dog at Large*

Any dog that wanders off its own property without being under the effective control of a person, is contravening the *Dog Control Act 2000*. If a dog is found 'at large' and able to be contained or is causing a safety issue, a member of the public can call Council's Customer Service or After-Hours number.

5.4.3 *Managing other Nuisance Complaints*

Council will consider complaints received relating to an alleged nuisance/ alleged breach to the *Dog Control Act 2000*; however, it may not act upon anonymous or unsubstantiated complaints. Concerns should be submitted to Council in writing and issues raised by complainants will be investigated in a manner which ensures that all facts are considered. A Council Officer may make enquiries as to the validity of a complaint by speaking to the dog owner, the complainant and surrounding neighbors and/or witnesses. Where necessary, Council will institute proceedings against a dog owner for an offence relating to a nuisance or when dogs attack, threaten people or animals, or compromise community safety and health.

Enforcement actions Council may take include:

- issuing a warning, an abatement or infringement notice
- impounding roaming dogs; and/or
- prosecuting when an offence or the impact of an offence is significant.

Council will provide rubbish receptacles for deposit of dog faeces in appropriate public locations. Where considered necessary, Council will institute proceedings against a person in charge of a dog that fails to immediately remove and dispose of faeces left by the dog in a public place or a place not legally occupied by the person.

5.5 Municipal Dog Pound

Council will operate a municipal dog pound in accordance with the requirements of the *Dog Control Act 2000* and the *Local Government Act 1993*.

Every reasonable effort will be made to secure an alternative home for dogs admitted to the pound and not claimed.

A dog owner will be required to pay any fees and charges relating to the impoundment and daily maintenance of a dog. Any veterinarian fees incurred during impoundment are the responsibility of the owner.

Information will be provided to advise community members to contact the Council in the event of losing their dog; which will duly assist Council officers in seeking to reunite impounded dogs with their owners.

5.6 Welfare of Dogs

Council does not manage sick or injured dogs. If your dog is sick or injured, please take it to your local vet. If you believe a dog is suffering neglect or abuse, please contact the RSPCA Animal Cruelty Helpline on 1300 139 947 to report.

RSPCA Animal Welfare Inspectors are authorised, under the *Animal Welfare Act 1993*, to investigate acts of animal cruelty, then seize or request the surrender any vulnerable animals.

6. Kennel Licences

A licence is required for any person who wishes to keep on any premises (i) more than 2 dogs over the age of 6 months or (ii) more than 4 working dogs over the age of 6 months. An application for a licence to the General Manager must be on the prescribed form and accompanied by payment of the prescribed fee. All Kennel Licences are to be renewed at the beginning of each financial year in line with the Schedule of Fees and Charges as determined by Council.

If the applicant wishes to operate commercially from a premises a planning permit will be required in addition to the requirement for a licence. A kennel to house dogs for commercial purposes (such as a boarding kennel or breeding kennels) will be required to be constructed to the applicable standards.

7. Dangerous Dogs

Council prioritises public safety, and any incidents involving a dog will be quickly and thoroughly investigated. If a dog has been found to cause serious injury, or demonstrates that it is likely to do so, the General Manager may declare the dog to be a dangerous dog.

The General Manager has the power to declare a dog dangerous. If you disagree with this declaration, you can lodge an appeal of this decision in the Magistrates Court within 14 days of being informed of the General Manager's declaration.

If you own a dangerous dog, you must ensure your premises and dog meets the requirements of the Act. You cannot keep more than two (2) dangerous dogs on your property at any one time.

Under the Act dangerous dogs must:

- Be de-sexed and micro-chipped; and
- Wear an approved collar advising that it is a dangerous dog at all times; and
- Be muzzled when in a public area, and never be let off lead even in an off-lead area; and
- Be kept in an approved enclosure when on private property.

The Dog Control Regulations prescribe the minimum requirements for a dangerous dog enclosure.

If you own a dangerous dog or restricted breed, you cannot give or sell your dog to a new owner unless you have sought prior permission from Council by writing to the General Manager. The General Manager can refuse to give permission, and you can appeal this decision in the Magistrates Court.

8. Restricted Breeds

If a dog is registered, listed or recognised as one of the following breeds or types, it must be declared under the Act as a Restricted Breed dog. Restricted breed dogs do not include cross breeds.

- American Pit Bull Terrier (or Pit Bull Terrier)
- Dogo Argentino (or Argentinean Mastiff)
- Fila Brasileiro (or Brazilian Mastiff, Brazilian guard dog or Cao de Fila)
- Japanese Tosa (or tosa Inu, tosa fighting dog or Japanese fighting dog)
- Perro de Presa Canario (or Presa Canario)
- any other breed, kind or description of dog whose importation into Australia is prohibited by or under the [Customs Act 1901](#) of the Commonwealth

If your dog has been declared a restricted breed dog you may appeal against the declaration.

An appeal must be made within 28 days of the service of notice of the declaration.

9. Fees

Dog registration and other fees are set for each financial year as part of the adoption of fees as charges in accordance with section 205 of the *Local Government Act 1993*. Council will set its dog fees at an Ordinary Council Meeting. Fees will be advertised and standard renewal notices will be provided to all persons who have a dog registered under an annual registration.

Council endeavours to set dog registration fees that are affordable for dog owners whilst enabling recovery of costs associated with the delivery of dog management services. In developing registration fees each year, Council will apply the following principles:

- Registrations for de-sexed dogs will be discounted.
- Registrations for non-desexed dogs will attract a higher fee.
- Registrations for dogs owned by pensioners will be discounted to alleviate cost pressures.
- Owners with an I.D card from an approved Training Institute who keep guide dogs or hearing dogs will not be charged a registration fee.

Owners seeking concessional registration (e.g. pensioners, owners of sterilised dogs) may need to produce written evidence of eligibility as prescribed in the Act.

Lifetime registration for dogs involves a once off payment of the prescribed fee. In the event of the registered dog dying within the first three (3) years of lifetime registration, 50% of the registration fee paid at the time of registration commencement will be returned to the owner.

10. Declared Areas

To ensure residents have areas to walk their dogs without conflict with non-dog owners, some areas will be declared restricted to dogs (excluding guide dogs or hearing dogs) during certain hours and periods of the year, or will be prohibited to dogs (excluding guide dogs or hearing dogs accompanying their owner) entering altogether. Other areas will be open to exercise dogs year-round. Council will consider the provision of further exercise areas along with training areas, prohibited areas and restricted areas as needs are established. Importantly, dogs must be under the effective control of a person at all times in public places.

The municipal area will be actively patrolled by Council staff and infringement notices may be issued where a dog is observed being active in a declared area that is in contravention of this Policy. Special care must be taken to ensure that dogs are not at large in coastal areas during the breeding times of native birds and animals.

10.1 Exercise Areas:

The following areas are areas where dogs can be exercised:

- Adams Beach – BRIDPORT
Dogs permitted off-lead all year round.
- Foreshore Walking Track – BRIDPORT
Dogs only permitted on a lead all year round.
- Trent Water Beach Area – BRIDPORT
Dogs permitted:
 - (i) on a lead on the walking track and grassed area starting from the boat ramp heading southward to the Bridport Port and Marine Area. This includes the beach area east of the walking track; and
 - (ii) off-lead in the beach area only, east of the walking track, starting from the boat ramp and heading southward to the Bridport Port and Marine Area.
- Council Land – Legerwood Carved Memorial Trees, LEGERWOOD
Dogs only permitted on a lead all year round.
- Council Land – Scottsdale Dog Park, SCOTTSDALE
Dogs permitted off-lead all year round.

10.2 *Restricted Areas:*

The following areas are areas where the activities of dogs (other than guide dogs or hearing dogs) need to be restricted:

- ALL COUNCIL OWNED OR MAINTAINED CEMETERIES
Dogs are restricted from entering all year round.
- ALL COUNCIL HALLS, BUILDINGS AND AQUATICS
Dogs are restricted from entering all year round.
- Branxholm Recreation Ground – 4 Frederick Street, BRANXHOLM
Dogs must be on a lead at all times, but are not permitted to enter the premises on days where an event is occurring.
- Branxholm Recreation Reserve – 1-7 Scott Street, BRANXHOLM
Dogs only permitted on a lead within the designated campground area.
- Bridport Football Club – Henry Street, BRIDPORT
Dogs must be on a lead and are prohibited from accessing any playing surfaces (football ground and netball courts).
- Bridport Foreshore – BRIDPORT
Off Lead
Dogs permitted off-lead from 1 April to 1 November at the beach areas of Eastmans Beach and Goftons Beach.
On Lead Map
Dogs permitted on a lead from 1st April - 1st November in the area between the Bridport Walking Track and the nominated beach areas of Eastmans Beach and Goftons Beach.
Between 1 November and 1 April, dogs are not permitted (restricted) in these areas.
- Bridport Seaside Caravan Park – BRIDPORT
With approval from the Caravan Park Manager, dogs are only permitted on a lead from 1 April to 1 November at campsites south of Eastmans Beach.
- Derby Park – Main Street, DERBY
Dogs only permitted on a lead all year round.
- Ringarooma Recreation Ground – East Maurice Road, RINGAROOMA
Dogs must be on a lead at all times but are not permitted to enter the premises on days where an event is occurring.
- Children's Reserve and Memorial Park – SCOTTSDALE
Dogs are restricted from entering the site all year round.
- Northeast Park – Ringarooma Road, SCOTTSDALE
Dogs only permitted on a lead:
 - (i) within the designated campground area; or
 - (ii) on the Ring Road.
- Recreation Ground / Showgrounds area – SCOTTSDALE
Dogs must be on a lead and are prohibited from entering inside the trotting track and accessing any playing surfaces (football ground, hockey fields and netball courts).
- Winnaleah Sports Ground – 1 Winnaleah Road, WINNALEAH
Dogs must be on a lead at all times but are not permitted to enter the premises on days where an event is occurring.

10.3 *Prohibited Areas:*

The following areas are areas where dogs (other than a guide dog or a hearing dog that is accompanying the owner) are prohibited due to the presence of sensitive habitat for native wildlife:

- Bridport Foreshore - BRIDPORT

All areas below the walking track to the high tide mark, between the Old Pier to Eastmans Beach.

10.4 Prohibited Public Areas:

Under Section 28 of the *Dog Control Act 2000*, a person must not take a dog into the following:

- any grounds of a school, preschool, kindergarten, creche or other place for the reception of children without the permission of a person in charge of the place;
- any shopping centre or any shop;
- the grounds of a public swimming pool;
- any playing area of a sportsground on which sport is being played; or
- any area within 10 metres of a children's playground.

This requirement does not apply to:

- a guide dog that is accompanying a wholly or partially blind person or is in training for that purpose;
- a hearing dog that is accompanying a wholly or partially deaf person or is in training for that purpose; or
- a pet shop; or
- the premises of a veterinary surgeon; or
- a pet grooming shop; or
- any other premises related to the care and management of dogs.

IMPLEMENTATION AND REVIEW

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

DOCUMENT INFORMATION

Version	Doc Ref	Date Reviewed	Author	Comments
5	DOC/26/12717	September 2026	Jayne Miller	Tracked changes in Policy

	<u>DRAFT</u> Policy No. 37 – Dog Management	
	CM Ref:	DOC/26/12717
	Adopted:	21 February 2011 Minute 24/11
	Version:	<u>5</u> (Draft) 4
	<u>Reviewed Date:</u>	Last reviewed 20 September 2021 Minute 154/21
	<u>Reviewed Date: Author:</u>	<u>Director Community & Development Services</u> 20 September 2021
	<u>Responsible Officer</u>	<u>Director Community & Development Services</u>

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1. OBJECTIVE

The Dorset municipality is defined by a unique natural environment, and Council plays a key role in the management of many of these areas, including dog management.

This policy, ensures that Dorset Council complies with the *Dog Control Act 2000* (the Act) which requires Council to create a policy for dog management in the municipal area, be reviewed every five (5) years and include:

- A code relating to the responsible ownership of dogs
- The provision of declared areas
- A fee structure
- Any other relevant information

Dorset Council is committed to ensuring that this policy helps to ensure that dogs, their owners and other residents can live in a safe and cohesive community.

To promote responsible dog ownership and management.

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2. SCOPE

This Policy applies to all individuals responsible for a dog within the Dorset Council area, including both residents and visitors.

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3. LEGISLATION AND REFERENCES

- *Local Government Act 1993 (Tas)*
- *Dog Control Act 2000 (Tas)*
- Dog Control Regulations (Tas)
- *Disability Discrimination Act 1992 (Cth)*
- *Animal Welfare Act 1993 (Tas)*
- *Customs Act 1901 (Cth)*
- Schedule of Fees and Charges

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As per *Dog Control Act 2000*.

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Assistance Dog - A dog which is an assistance animal as defined in section 9 of the *Disability Discrimination Act 1992 (Cth)*. Assistance dogs are not to be confused with therapy/emotional support/companion dogs. Such dogs are not considered an assistance dog, as the owner may not have a disability and/or the dog has not been trained to undertake specific, identifiable tasks and behaviours to reduce the person's need for support. The dog is therefore not recognised under legislation.

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5. CODE OF DOG OWNERSHIP POLICY

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This Policy represents Council's position upon dog management service in its municipal area.

Terms provided in the Policy have the same meaning as the definition provided for the same term under the Dog Control Act 2000.

Responsible Dog Ownership 5.1

Council Responsibilities

Council seeks to promote responsible dog ownership and will:

- Promote and educate members of the community about responsible dog ownership
- Respond to complaints about dogs in the community
- Maintain and develop areas where dogs can exercise and socialise, including the Scottsdale Dog Park,
- Patrol the municipality

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5.2 Dog Owner Responsibilities

Council is committed to encouraging responsible dog ownership. Amongst other matters, responsible dog owners will:

- ensure that their dog is kept under effective control at all times;
- ensure that their dog is registered and microchipped once it is six (6) months of age (and older) in accordance with the Dog Control Act 2000;
- ensure that their dog is appropriately housed and contained within a secure yard;
- ensure that their dog wears its Council identification tag;
- ensure that their dog receives necessary care, exercise and attention in accordance with good veterinary practice, and is supplied with adequate food, water and shelter;
- ensure that the welfare of their dog is protected as required by the *Animal Welfare Act 1993*;
- take all reasonable steps to ensure that their dog does not cause a nuisance to any person, whether by persistent and barking/howling or by other means;
- take all reasonable steps to ensure that their dog does not injure, endanger, intimidate, or cause distress to any person;
- take all reasonable steps to ensure that their dog does not injure, endanger, or cause distress to any livestock, poultry, domestic animal(s) or protected wildlife;
- take all reasonable steps to ensure that their dog does not damage or endanger any property belonging to any other person; and
- clean up after their dog.

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comply with all relevant requirements under the Dog Control Act 2000, including the requirement for the person in charge of a dog to immediately remove and dispose of faeces left by the dog in a public place or in a place not owned by the person.

5.3 Community Education

Council will provide education to the community on responsible dog ownership as a preventative approach to common dog-related issues and education tools will include: regarding the following:

- ▲
- signage in dog-exercise areas
- availability of guides and resources outlining the requirements of the *Dog Control Act 2000*;
- regular reminders and information through various media and communication channels such as social media, Council's website, community newsletter and the newspaper;
- provide public information session via various mechanisms on dog ownership issues and responsibilities;
- matters relating to responsible dog ownership, including services available to assist community members to be responsible dog owners; and
- the role and function of Council and its responsibilities to the community regarding dog management.

Council Officers will undertake ongoing professional development to ensure they maintain a high level of aptitude in the undertaking and provision of dog management services.

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Council officers will, upon request, visit local schools to make presentations to students on dog ownership issues and responsibilities.

5.4 Complaints and Nuisance Management/Mitigation

Council will consider each complaint objectively. Issues raised will be investigated in a manner that ensures all facts are considered to avoid vexatious and false complaints being supported.

5.4.1 Nuisance Barking

Barking dogs can be a difficult issue to deal with as every situation is different. The Act specifies a barking nuisance as a noise that consistently occurs or continues to such an extent that it unreasonably interferes with the peace, comfort or convenience of any person in any premises or public place.

Barking Complaints Will Follow a Structured Response:

1. In the first instance, residents should contact the owner of the dog directly to resolve the problem, as this is proven to be the most effective approach and assists in maintaining neighborhood harmony.
2. If unable to resolve the issue of a barking dog directly with the owner, then the Council should be notified. The Council may elect to contact the dog owner to discuss their dog's behavior and make suggestions as to how owners can remedy any problems.
3. A person may make a formal complaint to the Council; this must be lodged on the Council's official complaint form and the appropriate fee must be paid. Any fee paid will be refunded in the event that a complaint is substantiated.
4. In response to a formal complaint, the Council may require the person making the complaint to keep a record of instances for a period of not less than 14 days (or otherwise determined by the Council). In considering this action, the Council will have regard to any other collaborating evidence.
5. Where considered necessary, Council will institute proceedings against a dog owner, or person in charge of a dog, that creates a nuisance (e.g. via excessive and unreasonable barking activity, or behaves in a manner that is injurious or dangerous to the health of any person).

5.4.2 Dog at Large

Any dog that wanders off its own property without being under the effective control of a person, is contravening the *Dog Control Act 2000*. If a dog is found 'at large' and able to be contained or is causing a safety issue, a member of the public can call Council's Customer Service or After-Hours number.

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5.4.3 Managing other Nuisance Complaints

Council will consider complaints received relating to an alleged nuisance/ alleged breach to the *Dog Control Act 2000*; however, it may not act upon anonymous or unsubstantiated complaints. Concerns should be submitted to Council in writing and issues raised by complainants will be investigated in a

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manner which ensures that all facts are considered. A Council Officer may make enquiries as to the validity of a complaint by speaking to the dog owner, the complainant and surrounding neighbors and/or witnesses. Where necessary, Council will institute proceedings against a dog owner for an offence relating to a nuisance or when dogs attack, threaten people or animals, or compromise community safety and health.

Enforcement actions Council may take include:

- issuing a warning, an abatement or infringement notice
- impounding roaming dogs; and/or
- prosecuting when an offence or the impact of an offence is significant.

Council will provide rubbish receptacles for deposit of dog faeces in appropriate public locations. Where considered necessary, Council will institute proceedings against a person in charge of a dog that fails to immediately remove and dispose of faeces left by the dog in a public place or a place not legally occupied by the person.

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~~Council will make available for hire anti-barking collars. The collars will be available to dog owners at an appropriate cost and are to be used where barking/howling difficulties are being experienced.~~

5.5 Municipal Dog Pound

Council will operate a municipal dog pound in accordance with the requirements of the *Dog Control Act 2000* and the *Local Government Act 1993*.

Every reasonable effort will be made to secure an alternative home for dogs admitted to the pound and not claimed.

A dog owner will be required to pay any fees and charges relating to the impoundment and daily maintenance of a dog. Any veterinarian fees incurred during impoundment are the responsibility of the owner.

Information will be provided to advise community members to contact the Council in the event of losing their dog; which will duly assist Council officers in seeking to reunite impounded dogs with their owners.

5.6 Welfare of Dogs

Council does not manage sick or injured dogs. If your dog is sick or injured, please take it to your local vet. If you believe a dog is suffering neglect or abuse, please contact the RSPCA Animal Cruelty Helpline on 1300 139 947 to report.

RSPCA Animal Welfare Inspectors are authorised, under the *Animal Welfare Act 1993*, to investigate acts of animal cruelty, then seize or request the surrender any vulnerable animals.

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6. Kennel Licences

A licence is required for any person who wishes to keep on any premises (i) more than 2 dogs over the age of 6 months or (ii) more than 4 working dogs over the age of 6 months. An application for a licence to the General Manager must be on the prescribed form and accompanied by payment of the prescribed fee. All Kennel Licences are to be renewed at the beginning of each financial year in line with the Schedule of Fees and Charges as determined by Council.

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If the applicant wishes to operate commercially from a premises a planning permit will be required in addition to the requirement for a licence. A kennel to house dogs for commercial purposes (such as a boarding kennel or breeding kennels) will be required to be constructed to the applicable standards.

7. Dangerous Dogs

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Council prioritises public safety, and any incidents involving a dog will be quickly and thoroughly investigated. If a dog has been found to cause serious injury, or demonstrates that it is likely to do so, the General Manager may declare the dog to be a dangerous dog.

The General Manager has the power to declare a dog dangerous. If you disagree with this declaration, you can lodge an appeal of this decision in the Magistrates Court within 14 days of being informed of the General Manager's declaration.

If you own a dangerous dog, you must ensure your premises and dog meets the requirements of the Act. You cannot keep more than two (2) dangerous dogs on your property at any one time.

Under the Act dangerous dogs must:

- Be de-sexed and micro-chipped; and
- Wear an approved collar advising that it is a dangerous dog at all times; and
- Be muzzled when in a public area, and never be let off lead even in an off-lead area; and
- Be kept in an approved enclosure when on private property.

The Dog Control Regulations prescribe the minimum requirements for a dangerous dog enclosure.

If you own a dangerous dog or restricted breed, you cannot give or sell your dog to a new owner unless you have sought prior permission from Council by writing to the General Manager. The General Manager can refuse to give permission, and you can appeal this decision in the Magistrates Court.

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8. Restricted Breeds

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If a dog is registered, listed or recognised as one of the following breeds or types, it must be declared under the Act as a Restricted Breed dog. Restricted breed dogs do not include cross breeds.

- American Pit Bull Terrier (or Pit Bull Terrier)
- Dogo Argentino (or Argentinean Mastiff)
- Fila Brasileiro (or Brazilian Mastiff, Brazilian guard dog or Cao de Fila)
- Japanese Tosa (or tosa Inu, tosa fighting dog or Japanese fighting dog)
- Perro de Presa Canario (or Presa Canario)
- any other breed, kind or description of dog whose importation into Australia is prohibited by or under the Customs Act 1901 of the Commonwealth

If your dog has been declared a restricted breed dog you may appeal against the declaration.

An appeal must be made within 28 days of the service of notice of the declaration.

9. Fees

Dog registration and other fees are set for each financial year as part of the adoption of fees as charges in accordance with section 205 of the Local Government Act 1993. Council will set its dog fees at an Ordinary Council Meeting. Fees will be advertised and standard renewal notices will be provided to all persons who have a dog registered under an annual registration.

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Council endeavours to set dog registration fees that are affordable for dog owners whilst enabling recovery of costs associated with the delivery of dog management services. In developing registration fees each year, Council will apply the following principles:

- Registrations for de-sexed dogs will be discounted.
- Registrations for non-desexed dogs will attract a higher fee.
- Registrations for dogs owned by pensioners will be discounted to alleviate cost pressures.
- Owners with an I.D card from an approved Training Institute who keep guide dogs or hearing dogs will not be charged a registration fee.

Owners seeking concessional registration (e.g. pensioners, owners of sterilised dogs) may need to produce written evidence of eligibility as prescribed in the Act.

Lifetime registration for dogs involves a once off payment of the prescribed fee. In the event of the registered dog dying within the first three (3) years of lifetime registration, 50% of the registration fee paid at the time of registration commencement will be returned to the owner.

Council will set its dog fees at an Ordinary Council Meeting. Fees will be advertised and standard renewal notices will be provided to all persons who have a dog registered under an annual registration.

10. Declared Areas

To ensure residents have areas to walk their dogs without conflict with non-dog owners, some areas will be declared restricted to dogs (excluding guide dogs or hearing dogs) during certain hours and periods of the year,

or will be prohibited to dogs (excluding guide dogs or hearing dogs accompanying their owner) entering altogether. Other areas will be open to exercise dogs year-round. Council will consider the provision of further exercise areas along with training areas, prohibited areas and restricted areas as needs are established. Importantly, dogs must be under the effective control of a person at all times in public places.

The municipal area will be actively patrolled by Council staff and infringement notices may be issued where a dog is observed being active in a declared area that is in contravention of this Policy. Special care must be taken to ensure that dogs are not at large in coastal areas during the breeding times of native birds and animals.

10.1 Exercise Areas:

The following areas are areas where dogs can be exercised:

- Adams Beach – BRIDPORT
Dogs permitted off-lead all year round.
- Foreshore Walking Track – BRIDPORT
Dogs only permitted on a lead all year round.
- Trent Water Beach Area – BRIDPORT
Dogs permitted:
 - (i) on a lead on the walking track and grassed area starting from the boat ramp heading southward to the Bridport Port and Marine Area. This includes the beach area east of the walking track; and
 - (ii) off-lead in the beach area only, east of the walking track, starting from the boat ramp and heading southward to the Bridport Port and Marine Area.
- Council Land – ~~Lot 1 Main Street~~Legerwood Carved Memorial Trees, LEGERWOOD
Dogs only permitted on a lead all year round.
- Council Land – ~~18 Christopher Street~~, Scottsdale Dog Park, SCOTTSDALE
Dogs permitted off-lead all year round.

10.2 Restricted Areas:

The following areas are areas where the activities of dogs (other than guide dogs or hearing dogs) need to be restricted:

- ALL COUNCIL OWNED OR MAINTAINED CEMETERIES
Dogs are restricted from entering all year round.
- ALL COUNCIL HALLS, BUILDINGS AND AQUATICS
Dogs are restricted from entering all year round.
- Branxholm Recreation Ground – 4 Frederick Street, BRANXHOLM
Dogs must be on a lead at all times, but and are not permitted to enter the premises on days where Aan event is occurring. sport is being played upon the oval until at least two (2) hours after the sport has ceased.
- Branxholm Recreation Reserve – 1-7 Scott Street, BRANXHOLM
Dogs only permitted on a lead within the designated campground area.
- ~~Bridport Hall – BRIDPORT~~
Dogs are restricted from entering the hall building all year round.
- Bridport Football Club – Henry Street, BRIDPORT
Dogs must be on a lead and are prohibited from accessing any playing surfaces (football ground and netball courts). Dogs must be on a lead and are not permitted to enter the premises on days where a sport is being played upon the oval until at least two (2) hours after the sport has ceased.
- Bridport Foreshore – BRIDPORT
Off Lead

Dogs permitted off-lead from 1 April to 1 November at the beach areas of Eastmans Beach and Goftons Beach.

- On Lead Map

~~Dogs permitted off-lead from 1st April to 1st November at the beach areas of Eastmans Beach and Goftons Beach.~~ Dogs only permitted on a lead from ~~1st April to 1st April~~ - 1st November in the area between the Bridport Walking Track and the nominated beach areas of Eastmans Beach and Goftons Beach.

Between 1 November and 1 April, dogs are not permitted (restricted) in these areas.

~~in the area situated between the Bridport Foreshore Walking Track and the beach areas of Eastmans Beach and Goftons Beach, inclusive. Dogs are restricted from entering the above areas outside of designated times.~~

- Bridport Seaside Caravan Park – BRIDPORT

With approval from the Caravan Park Manager, dogs are only permitted on a lead from 1st April to 1st November at campsites south of Eastmans Beach.

- ~~Wildflower Reserve (Granite Point Conservation Area) – BRIDPORT~~

~~Dogs only permitted on a lead between 6:00 am to 7:00 pm within:~~

- ~~(i) the Wildflower Reserve Walk, including all area to the east of the formed walking track; and~~
- ~~(ii) the track leading to Adams Beach from the formed walking track near the northern end of Bentley Street.~~

~~Dogs are restricted from entering the area outside of this time.~~

- Derby Park – Main Street, DERBY

Dogs only permitted on a lead all year round.

- ~~Gladstone Hall – 1 Carr Street, GLADSTONE~~

~~Dogs are restricted from entering the site all year round.~~

- Ringarooma Recreation Ground – East Maurice Road, RINGAROOMA

~~Dogs must be on a lead at all times but are not permitted to enter the premises on days where an event is occurring. Dogs must be on a lead and are not permitted to enter the premises on days where a sport is being played upon the oval until at least two (2) hours after the sport has ceased.~~

- Children's Reserve and Memorial Park – SCOTTSDALE

Dogs are restricted from entering the site all year round.

- Northeast Park – Ringarooma Road, SCOTTSDALE

Dogs only permitted on a lead:

- (i) within the designated campground area; or
- (ii) on the Ring Road.

- Recreation Ground / Showgrounds area – SCOTTSDALE

~~Dogs must be on a lead and are not permitted prohibited from entering inside the trotting track and accessing any playing surfaces (football ground, hockey fields and netball courts). to enter the premises on days where a sport is being played upon the oval/field until at least two (2) hours after the sport has ceased.~~

- Winnaleah Sports Ground – 1 Winnaleah Road, WINNALEAH

~~Dogs must be on a lead at all times but are not permitted to enter the premises on days where an event is occurring. Dogs must be on a lead and are not permitted to enter the premises on days where a sport is being played upon the oval until at least two (2) hours after the sport has ceased.~~

10.3 Prohibited Areas:

The following areas are areas where dogs (other than a guide dog or a hearing dog that is accompanying the owner) are prohibited due to the presence of sensitive habitat for native wildlife:

- Bridport Foreshore - BRIDPORT
 - All areas below the walking track to the high tide mark, between the Old Pier to Eastmans Beach.

All area eastward of the Bridport Foreshore Walking Track, from Granite Point (at the turnaround area at the northern end of Bentley Street) to the Trent Water inlet to Anderson Bay (excluding the area eastward of the Bridport Foreshore Walking Track from Eastmans Beach to Goftons Beach, inclusive).

10.4 Prohibited Public Areas:

Under Section 28 of the *Dog Control Act 2000*, a person must not take a dog into the following:

- (a) any grounds of a school, preschool, kindergarten, creche or other place for the reception of children without the permission of a person in charge of the place;
- (b) any shopping centre or any shop;
- (c) the grounds of a public swimming pool;
- (d) any playing area of a sportsground on which sport is being played; or
- (e) any area within 10 metres of a children's playground.

This requirement does not apply to:

- (a) a guide dog that is accompanying a wholly or partially blind person or is in training for that purpose;
- (b) a hearing dog that is accompanying a wholly or partially deaf person or is in training for that purpose; or
- (c) a pet shop; or
- (d) the premises of a veterinary surgeon; or
- (e) a pet grooming shop; or
- (f) any other premises related to the care and management of dogs.

IMPLEMENTATION AND REVIEW

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

DOCUMENT INFORMATION

<u>Version</u>	<u>Doc Ref</u>	<u>Date Reviewed</u>	<u>Author</u>	<u>Comments</u>
<u>5</u>	<u>DOC/26/12717</u>	<u>September 2026</u>	<u>Jayne Miller</u>	<u>Tracked changes in Policy</u>

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ENGAGEMENT PLAN

Policy No. 37 - Dog Management | Dorset Council

Background Information

Policy No. 37 - Dog Management (the Policy) was first adopted by Council in February 2011 and last reviewed in May 2021. It is scheduled on the 2026/27 Annual Plan for review in the September 2026 quarter.

Council invites the community to participate in this review by providing feedback on the Policy over a four-week timeframe.

The intent is to **CONSULT** with key stakeholders and the community.

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 survey, hardcopy survey, Council reports, email, newsletters.

Consultation Plan

Timeline	Medium	Action
July 2026	Key Council Officers	Internal meeting to review draft Policy, Briefing Paper, and Engagement Plan for feedback
August 2026	Executive Leadership Team	Present draft Policy, Briefing Paper, and Engagement Plan for feedback
September 2026	Council Workshop	Present draft Policy, Briefing Paper, and Engagement Plan
September 2026	Council Meeting	Draft Policy and Engagement Plan endorsed for consultation
September 2026	Major Projects/Your Say Page	Establish a project page
Feedback Period Opens Wednesday 23 September 2026		
September 2026	Media Release	Media Statement outlining the draft Policy and how the community can provide feedback
September 2026	Council Newsletter	Update as a newsletter item
September 2026	Face to Face/Email	Agenda item at next Bridport Coastal Working Group Meeting or via correspondence (TBC)
September 2026	Face to Face	Management Team Bridport Seaside Caravan Park
September 2026	Face to Face	Bridport Surf Life Saving Club
September 2026	Face to Face	RSPCA
September 2026	Hard Copy Survey	Available at front counter in Council Office
September 2026	Online Survey	Council Website
September 2026	Social Media	Outlining the key changes to the revised Policy and how the community can provide feedback
September 2026	Email	Email local community organisations encouraging feedback

September 2026	Email	Email inviting feedback from key state government stakeholders
September 2026	Email	Internal email seeking feedback from Council Officers and work units
Feedback Period Closes Wednesday 21 October 2026		
November 2026	Council Workshop	Present outcomes from community feedback via a “what we heard report” as well as any proposed updates to the Policy
November 2026	Council Report	Final Policy is presented to Council for endorsement
November 2026	Media Release	Media statement announcing adoption of the Policy and thanking all contributors
November 2026	Social Media	Announce adoption of the Policy
November 2026	Website	Policy uploaded to Council Website

Stakeholder Mapping

Stakeholder	Level of Interest	Nature of Interest	Stakeholder Expectations	Method
Bridport Coastal Working Group	High	Community Group who progress open space projects across Bridport	That they will have a meaningful opportunity to provide feedback on the Policy	BCWG Meeting/Email
Media	High	General information on Council's Policy position	Media release	Media Release
Parks and Wildlife (State)	High	General information on Council's Policy position	Communication and an opportunity to participate	Face to Face/Email
Dorset Councillors	High	Policy decision maker	Are engaged and updated throughout the process	Workshops Reports Councillor Updates
Key community stakeholders and groups	High	Impacted by any policy changes	Awareness of the opportunity to participate	Social Media Council Newsletter Website Email
Local Community	High	Impacted by any policy changes	Awareness of the opportunity to participate	Social Media Council Newsletter Website Council Newsletter
RSPCA	High	Supports Council in Animal Welfare Matters	Awareness of the opportunity to participate	Face to Face/Email

Bridport Seaside Caravan Park	High	Council Service Delivery	That they will have a meaningful opportunity to provide feedback on the Policy	Face to Face/Email
Bridport Surf Life Saving Club	High	Likely to be Impacted by any policy changes	That they will have a meaningful opportunity to provide feedback on the Policy	Face to Face/Email
Dorset Council Employees	High	Council Service Delivery	That they will have a meaningful opportunity to provide feedback on the Policy	Face to Face/Email
Key government stakeholders	Medium	General information on Council's Policy position	Awareness of the opportunity to participate	Email



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C O U N C I L

Audit Panel Minutes

Tuesday, 25 August 2026

2:00 pm

Council Chambers
3 Ellenor Street SCOTTSDALE

CONFIDENTIAL

AGENDA

Item	Title	Officer/Presenter
1	Declaration of Conflict of Interest	Group
2	Confirmation of Audit Panel Minutes 9 June 2026	Group
3	Outstanding matters from previous Audit Panel meetings	Acting Finance Manager
4	WHS Reports – Q4	Director – Corporate Services
5	Financial Results for the year ended 30 June 2026	Acting Finance Manager
6	Annual Report Update – 2025/26 Financial Year	Director – Corporate Services
Other Business / Update on Significant Events		
7	1. May Shaw Update	Group
	2. Financial Management Strategy and Asset Management Strategy update	
	3. Performance Audit Update	
	4. Council Resourcing Update	
	5. Urban Stormwater Asset Revaluation 2026/27	
	6. Irrigation Scheme Update	
	7. Term Deposit Register	
	8. Other Business	
	9. Next Meeting Date – 13 October 2026	

DOC/26/11640

PRESENT

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

Invited Officers: Lauren Tolputt (Director – Corporate Services), Allison Saunders (Finance Manager) Malcolm Beattie (Acting Finance Manger)

Apologies: Ian Wright (Independent Member)

Absent:

Minute Taker: Allison Saunders (Finance Manager)/Malcolm Beattie (Acting Finance Manager)

Meeting Commenced: 2:03pm

GENERAL MANAGER CERTIFICATION

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

[REDACTED]

- | [REDACTED]
- | [REDACTED]
- | [REDACTED]
- | [REDACTED]
- | [REDACTED]

Item 1

SUBJECT: Declaration of Conflict of Interest

PRESENTER: Group

Purpose

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

- No conflicts declared. Jan declared conflict as recently joined [REDACTED] and [REDACTED] Audit panels.

Item 2

SUBJECT: Confirmation of Audit Panel Minutes | 9 June 2026

PRESENTER: Group

Purpose

That the Minutes of Proceedings of the Audit Panel Meeting held on 9 June 2026, having been circulated to all Members, be confirmed as a true record.

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

Item 3

SUBJECT: Outstanding Matters from Previous Audit Panel Meetings

PRESENTER: Acting Finance Manager: Malcolm Beattie

Purpose

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

Item	Action	Responsible	Outcome
1	Unwinding of discounts for provisions	Finance Manager	Accounting standards require provisions for future obligations to be recorded at their present value. This means the estimated future cost is adjusted to reflect what that amount is worth in today's dollars (discounting). The unwinding of the discount is the annual increase in the provision as the expected payment date gets closer. It reflects the passage of time rather than a change in the underlying obligation or an additional cash cost in the current year.
2	Interest payments of finance leases	Finance Manager	Under a finance lease, the organisation is effectively paying for the use of an asset over time, rather than paying the full cost upfront. Accounting standards treat this similarly to a loan. Each lease payment has two parts: one part reduces the outstanding lease liability, and the other part represents the cost of financing the asset over time. This financing cost is recorded as interest expense. The interest does not mean there is an additional separate payment beyond the lease instalments. Rather, it is the accounting treatment that separates each lease payment into a repayment of the liability and a finance cost.

Item	Action	Responsible	Outcome
3	Investment strategy and Term Deposits	Finance Manager	Council's current investment strategy is fully focused on term deposits, which is consistent with Council's Cash Management Policy. This approach provides a low-risk investment option while supporting Council's cash flow requirements. Funds are invested with approved financial institutions based on the most favourable rate of return available at the time of investment. The current portfolio is held across Westpac Bank, Bendigo Bank and MyState Bank, with the term deposit that matured on 19 June 2026 reinvested with Bendigo Bank

Item 4

SUBJECT: WHS Reports – Q4

PRESENTER: Director – Corporate Services: Lauren Tolputt

Purpose

To table the WHS Reports for Q4 for discussion with the Panel.

- Chair noted that the report looks promising for the quarter reported
- Director – Corporate Services provided an overview of the role and reiterated the importance of a WHS Officer and the benefits they will bring to the organisation. Noting that a report with low incidence can create a false sense of security around organisational safety.
- Q: Councillor Hughes – The example on the tidying up the room upstairs did the staff take that positively? A: Director - Corporate Services – Framed as a team building activity, and it was well received by their team as part of the onboarding process for a new employee to create a nice environment.
- Q – Chair – where are we at with recruitment of this position? A – Director – Corporate Service – will include in update in other business.

Item 5

SUBJECT: Financial Results for the year ending 30 June 2026

PRESENTER: Acting Finance Manager: Malcolm Beattie

Purpose

To present the financial results for the year ending 30 June 2026

- Acting Finance Manager gave a brief overview of financial results for the year ending 30 June 2026.
- Q: Chair – Can you please explain Bridge Depreciation useful lives referenced in note 3.3? Including the comparative year.
- A: Acting Finance Manger - This matter was raised in the audit of the bridge revaluation work. Some bridge sub structures are over 100 years old. It was decided to leave the useful lives of these structures to match their actual expected useful life rather than adjust them to match pre-defined theoretical useful lives.
- Q: Chair – Have the auditors already audited the revaluation A: Finance Manager – Yes they have tested the methodology during the hard close audit
- Q: CR Hughes - Is depreciation legislated or standardised across council? A: Finance Manager – not standardised across Councils
- A: Chair – The ATO provide good guidance as well and networking/benchmarking with other Councils also helps to improve estimates.
- Director – Corporate Services discussed the provision for doubtful debts balance.
- Q: Cr Hughes – What is the differentiation between user fees at a point in time and over time.
- A: Chair – Based on accounting standards
- Chair final comment – attended audit information session by TAO. Some discission around AASB136 (Impairment of Assets) and ASSB 137 (Provisions, Contingent Liabilities and Contingent Assets) and changes around transparency. A: Finance Manager: Will review and updated notes to FS if we need to prior to final submission.
- Q: Cr Hughes – Question re: loss on sale of assets
- A: Finance Manager: explain concept that there are no proceeds of sale when we dispose of infrastructure assets such as roads so any value remaining is written off and recognised as a loss.
- Q. Cr Hughes – heading in financial statements in Note 6.1 around amortisation and depreciation heading.
- A: Finance Manger - Based on the model financial statements provided.
- Q. Chair – Recommend follow up financial statement completion letter from TAO if not received soon.

Item 6

SUBJECT: Annual Report Update – 2025/26 Financial Year

PRESENTER: Director – Corporate Services: Lauren Tolputt

Purpose

To table the annual report update for the 2025/26 financial year.

Director Corporate Services provided a brief overview of the 2025/26 financial year annual report update.

The Chair recognised the efforts of the General Manager and leadership team for the annual plan achievements and the positive impact this has on the community.

Item 7

SUBJECT: Other Business / Update on Significant Events

PRESENTER: Group

Standing

- May Shaw Update

No discussion

- Irrigation Scheme Update

No discussion

- Term Deposit Register – **Attachment** (DOC/26/11655)

Noted that due to recent TB re-investments the Westpac holding is now 50% of total holdings which corresponds to Council's Cash Management Policy.

- Financial Management Strategy and Asset Management Strategy update

Director - Corporate Services provided an update. In light of recent staff movements it is possible that an external consultant will be engaged to complete the FMS.

- Performance Audit Update

Director - Corporate Services will aim to bring scope of performance audit to the next audit panel meeting.

- Council Resourcing Update

Director - Corporate Services provided an update on staff movements:

- [REDACTED]

- [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

– Urban Stormwater Asset Revaluation 2026/27

Acting Finance Manager provided an update. The Urban Stormwater revaluation project has commenced with an external consultant (Shepherd Services) selected to conduct the work. On site meetings with Council officers will take place in September and the bulk of the project will be completed by October ready for review by officers.

– Other Business

Financial Assistance Grants

The Acting Finance Manager advised that the FA Grants for 2026/27 have been announced with Council's allocation being \$150k below the budgeted amount of \$4.39 million. The allocation increased by 0.28% from the 2025/26 FY allocation.

TAO – Audit Annual Outcomes Report

This report was circulated to members prior to the meeting. The Acting Finance Manager provided an overview. One new audit finding was identified in the report. The matter related to the lack of a formal service level agreement with an external IT service provider. The matter was rated as low risk. Management have accepted the recommendation and agreed to establish a formal service level agreement with the external IT service provider. This service level agreement is expected to be finalised in the near future.

Composition of Audit Panel

The Chair suggested that the panel review the composition and size of the Audit Panel. From her experience she said the norm for audit panels is to have 3 independent members and 2 council appointed members. The Chair believes this would provide greater oversight and collaboration especially in relation to technical matters. She also said that an additional independent member would provide an opportunity for succession planning.

The panel agreed any recommendation to increase the number of independent members would be best left until a new Council is elected and a new Audit Panel is formed. The budget implications were also noted.

– Next Meeting Date: 13 October 2026 (Director CS to confirm Panel can still meet when Council is in caretaker mode)

Meeting Closed: 3:40pm

Meeting Notes

Pioneer Lake Advocacy Group Meeting

Monday, 14 September 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) Oskar Bucirde (online)
Anglers Alliance / Inland Fishery Advisory Group	Howard Jones
Break O'Day Sports Angling Club	Howard Jones
Mineral Resources Tasmania	<i>No representative present</i>
Scottsdale High School	<i>No representative present</i>
Mt Cameron Field Study Centre Advisory Committee	<i>No representative present</i>
Tasmania Police	<i>No representative present</i>
Sanbar	<i>No representative present</i>
Pioneer Recreational Users' representative	<i>No representative present</i>
Pioneer Residents' representatives	Jenny Bellinger Linette Simpson - <i>apology</i>
Pioneer Progress Association	Alana Keygan - <i>apology</i>
Inland Fisheries	<i>No representative present</i>
Marine & Safety Tasmania (MAST)	<i>No representative present</i>
Dorset Council	Mayor Rhys Beattie (Chair) Councillor Nick Bicanic – <i>not present</i> Acting General Manager: Lauren Tolputt Director – Infrastructure / Dorset Municipal Emergency Management Coordinator: Kerry Sacilotto (online) Executive Assistant: Sarah Forsyth (note taker) (online)

3. Previous Meeting – 30 March 2026 (Acting General Manager)

a. Confirm attached previous meeting notes:

i. All present confirmed

b. Update on Actions from previous meeting:

i. Noted – all completed

ACTIONS

Who	Action
PWS	Provide general advice on lease / licence options available which include infrastructure.
Response: Advice received from PWS on options – see <u>attached</u> email from Julian Gill. COMPLETE	
PWS	Provide update on finalised schedule of works with contractors to Advisory Group.
Response: Confirmed schedule of works received from PWS 15 May 2026 – circulated to Advisory Group and updated on Council's website for public information, along with an update in Council's 18 May Council Meeting papers. COMPLETE	
Council	Schedule next meeting once notification is received from PWS on schedule of works.
Response: Meeting scheduled and notification send to Advisory Group via email on 15 May 2026. COMPLETE	

4. Status update Pioneer Dam wall works (PWS)

- Works are complete and were delivered ahead of schedule. The site reopened to the public on 31 July 2026, with a media release issued by Minister Duigan.
- The contractor advised that all works proceeded as planned, with no issues identified.
- A question was raised about erosion and whether future remediation or rehabilitation is planned, or whether the area will be left to recover naturally. PWS advised that monitoring will continue until December 2026 and will identify any remediation or rehabilitation required. The first post-completion report is expected next week.

5. PWS Lease / Licence (Group)

- Noted the general information provided by PWS that was circulated to the Group.
- Noted the current Council decision on a moratorium on new assets that was circulated to the Group.

6. Discussion – disband Group (Acting General Manager)

- Discussed whether the Advocacy Group is still required now that the Lake has reopened to the public.
- The Mayor and Acting General Manager advised that future suggestions for the area, including leasing opportunities, can be considered through the upcoming Pioneer Community Plan. Consultation is scheduled for 2027.
- Those present agreed to disband the Group. Communication will be included in the next Council Meeting agenda and made available on Council's website for a period of time.

7. Question Time / General Discussion (Group)

Inland Fishery Advisory Group / Anglers Alliance representative:

With the future Community Plan proposed, does this mean PWS will not make any further investment in the area and responsibility will sit solely with Council?

Council: The area is Crown Land and is not owned or maintained by Council. Any future suggestions for infrastructure, leases or similar uses would need to be identified through the relevant Community Plan and assessed against other Council-owned infrastructure priorities and the Council decisions in place at the time.

PWS: PWS has discussed the area with Council over the past 12 months. As previously advised, the Pioneer area is intended for day use only and is not a designated overnight camping area.

How will the scheduled Pioneer Community Plan consultation be communicated? Can the Group be included on a future mailing list?

Council: Consultation will be promoted through Council's usual channels, including local media, social media, the website and direct notification to local community members.

Pioneer Residents' representatives:

I have heard that revegetation in the area may affect fish in the Lake. Is that correct?

PWS: An environmental assessment was completed as part of the works. Parks is not aware of any adverse impacts on fish stocks in the Lake.

Will the access gate at the top of the Lake be opened or removed?

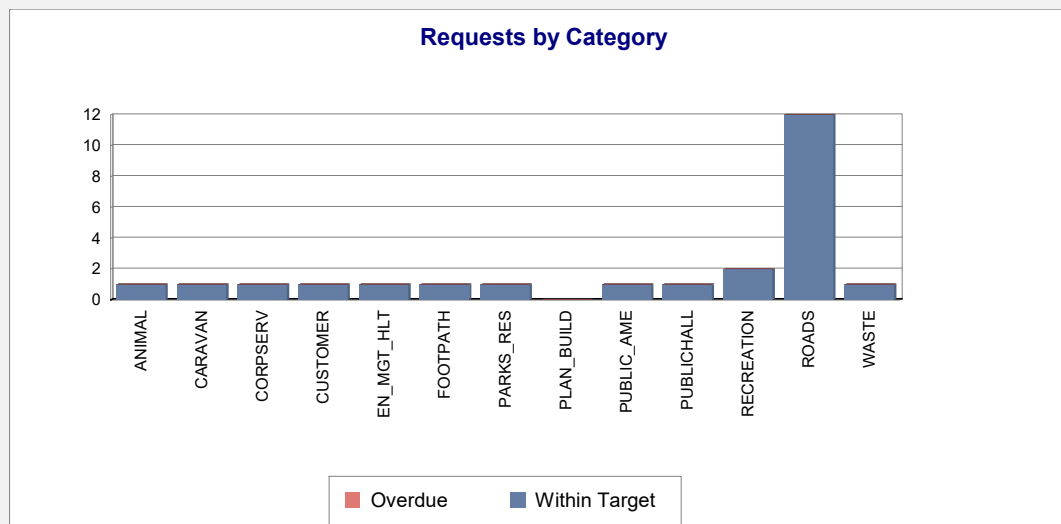
PWS: There are no plans to remove the gate, as the access road does not continue through. Signage is in place, or will be installed, to identify it as a no-through road.

8. Close

The Mayor thanked representatives for their involvement since the initial Motion was received in November 2024, with acknowledgement of PWS for its work. As the risks to the area have now been mitigated and day use has resumed, the Group will be disbanded.

ACTIONS

Who	Action
Council	To include communications in upcoming September Council Meeting agenda (along with these meeting notes) advising the community that the Advocacy Group has disbanded, and on the Council website.



Customer Request Summary by Category

For period 01/08/2026 to 31/08/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 04/09/2026 3:04:20PM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Animals	3	1	1	33%	0	0%
Animal Enquiry	1	0	0	0%	0	0%
Dog Attack	1	0	0	0%	0	0%
Animal Welfare	1	1	1	100%	0	0%
Caravan Parks	1	1	1	100%	0	0%
Northeast Caravan Park Maintenance	1	1	1	100%	0	0%
Corporate Services General	1	1	1	100%	0	0%
Rates Enquiries	1	1	1	100%	0	0%
Customer Service	1	1	1	100%	0	0%
Customer Service General Enquiries	1	1	1	100%	0	0%

Dorset A7 *live*

Customer Request Summary by Category

For period 01/08/2026 to 31/08/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 04/09/2026 3:04:20PM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Environmental Management and Health	4	1	1	25%	0	0%
Fire Hazards	3	1	1	33%	0	0%
Environmental Management & Health General Enquiries	1	0	0	0%	0	0%
Footpath Enquiries	2	1	1	50%	0	0%
Bridport Footpath Maintenance	1	0	0	0%	0	0%
Urban Footpath Maintenance	1	1	1	100%	0	0%
Parks & Reserves	2	1	1	50%	0	0%
Bridport Parks and Reserves Maintenance	1	0	0	0%	0	0%
Scottsdale Parks and Reserves Maintenance	1	1	1	100%	0	0%
Planning & Building Services	1	0	0	0%	0	0%
Environmental Management Enquiries	1	0	0	0%	0	0%
Public Amenities	1	1	1	100%	0	0%
Scottsdale Public Amenities Maintenance	1	1	1	100%	0	0%
Public Halls Buildings	3	1	1	33%	0	0%
Council Office Maintenance	2	0	0	0%	0	0%
Urban Public Hall Maintenance	1	1	1	100%	0	0%
Recreation Grounds	3	2	2	67%	0	0%
Bridport Recreation Ground Maintenance	2	1	1	50%	0	0%
Scottsdale Recreation Ground Maintenance	1	1	1	100%	0	0%
Roads	14	12	12	86%	0	0%
Rural Roads - Maintenance	11	9	9	82%	0	0%
Rural Roads - Signage & Guide Post Maintenance	2	2	2	100%	0	0%
Urban Roads - Maintenance	1	1	1	100%	0	0%

Customer Request Summary by Category

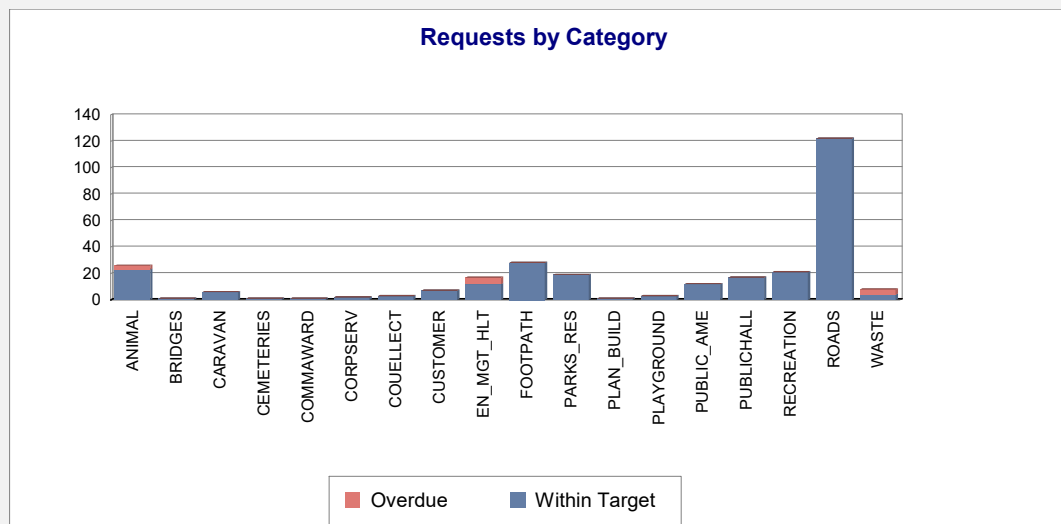
For period 01/08/2026 to 31/08/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 04/09/2026 3:04:20PM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Waste Management	1	1	1	100%	0	0%
Wheelie Bin Changes	1	1	1	100%	0	0%
GRAND TOTAL	37	24	24	65%	0	0%



Customer Request Summary by Category

For period 01/01/2026 to 31/08/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 04/09/2026 3:06:26PM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Animals	31	26	23	74%	3	10%
Animal Enquiry	12	11	10	83%	1	8%
Dog Attack	3	2	1	33%	1	33%
Barking Dog	11	9	9	82%	0	0%
Dog Enquiry	3	2	1	33%	1	33%
Animal Welfare	2	2	2	100%	0	0%
Bridges	1	1	1	100%	0	0%
Bridge Enquiries	1	1	1	100%	0	0%
Caravan Parks	7	6	6	86%	0	0%
Bransholm Caravan Park Maintenance	1	1	1	100%	0	0%

Dorset A7 *live*

Customer Request Summary by Category

For period 01/01/2026 to 31/08/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 04/09/2026 3:06:26PM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Caravan Parks	7	6	6	86%	0	0%
Bridport Caravan Park Maintenance	3	2	2	67%	0	0%
Northeast Caravan Park Maintenance	3	3	3	100%	0	0%
Cemeteries	2	1	1	50%	0	0%
Ellesmere Cemetery Maintenance	1	1	1	100%	0	0%
Springfield Cemetery Maintenance	1	0	0	0%	0	0%
Community Awards	1	1	1	100%	0	0%
Communtiy Awards - Enquiries	1	1	1	100%	0	0%
Corporate Services General	2	2	2	100%	0	0%
Rates Enquiries	2	2	2	100%	0	0%
Council Elections	3	3	3	100%	0	0%
Council Elections Enquiries	3	3	3	100%	0	0%
Customer Service	7	7	7	100%	0	0%
Customer Service General Enquiries	7	7	7	100%	0	0%
Environmental Management and Health	23	17	12	52%	5	22%
Fire Hazards	12	8	6	50%	2	17%
Environmental Management & Health General Enquiries	4	3	2	50%	1	25%
Noise Pollution	7	6	4	57%	2	29%
Footpath Enquiries	32	28	28	88%	0	0%
Bridport Footpath Maintenance	11	8	8	73%	0	0%
Scottsdale Footpath Maintenance	10	10	10	100%	0	0%
Urban Footpath Maintenance	11	10	10	91%	0	0%
Parks & Reserves	22	19	19	86%	0	0%

Customer Request Summary by Category

For period 01/01/2026 to 31/08/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 04/09/2026 3:06:26PM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Parks & Reserves	22	19	19	86%	0	0%
Bridport Parks and Reserves Maintenance	8	7	7	88%	0	0%
Scottsdale Parks and Reserves Maintenance	8	6	6	75%	0	0%
Urban Parks and Reserves Maintenance	6	6	6	100%	0	0%
Planning & Building Services	2	1	1	50%	0	0%
Environmental Management Enquiries	1	0	0	0%	0	0%
Planning Enquiries	1	1	1	100%	0	0%
Playground Maintenance	3	3	3	100%	0	0%
Bridport Playground Maintenance	1	1	1	100%	0	0%
Scottsdale Playground Maintenance	2	2	2	100%	0	0%
Public Amenities	13	12	12	92%	0	0%
Bridport Public Amenities Maintenance	4	4	4	100%	0	0%
Scottsdale Public Amenities Maintenance	9	8	8	89%	0	0%
Public Halls Buildings	22	17	17	77%	0	0%
Bridport Public Hall Maintenance	3	3	3	100%	0	0%
Council Office Maintenance	11	7	7	64%	0	0%
Nugget Sellars Hall Maintenance	2	1	1	50%	0	0%
Urban Public Hall Maintenance	6	6	6	100%	0	0%
Recreation Grounds	24	21	21	88%	0	0%
Bridport Recreation Ground Maintenance	6	5	5	83%	0	0%
Scottsdale Recreation Ground Maintenance	15	13	13	87%	0	0%
Urban Recreation Ground Maintenance	3	3	3	100%	0	0%
Roads	139	122	122	88%	0	0%
Bridport Roads - Mowing and Slashing	1	1	1	100%	0	0%

Customer Request Summary by Category

For period 01/01/2026 to 31/08/2026

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 04/09/2026 3:06:26PM

Major / Minor Category	New	Closed	Within Tgt	%	Overdue	%
Roads	139	122	122	88%	0	0%
Bridport Roads - Maintenance	5	5	5	100%	0	0%
Bridport Roads - Spray and Pest Control	2	2	2	100%	0	0%
Bridport Roads - Stormwater Maintenance	3	2	2	67%	0	0%
Bridport Roads - Tree and Vegetation Maintenance	6	5	5	83%	0	0%
Rural Roads - Maintenance	57	52	52	91%	0	0%
Rural Roads - Signage & Guide Post Maintenance	8	7	7	88%	0	0%
Rural Roads - Spraying and Pest Control	3	3	3	100%	0	0%
Rural Roads - Tree and Vegetation Maintenance	9	8	8	89%	0	0%
Rural Roads - Mowing and Slashing	13	12	12	92%	0	0%
Scottsdale Roads - Mowing and Slashing	1	1	1	100%	0	0%
Scottsdale Roads - Maintenance	9	6	6	67%	0	0%
Scottsdale Roads - Stormwater Maintenance	7	4	4	57%	0	0%
Scottsdale Roads - Tree and Vegetation Maintenance	6	6	6	100%	0	0%
Urban Roads - Maintenance	5	4	4	80%	0	0%
Urban Roads - Speed Limit Enquiries	3	3	3	100%	0	0%
Urban Roads - Tree and Vegetation Maintenance	1	1	1	100%	0	0%
Waste Management	8	8	4	50%	4	50%
Waste Collection Issues	1	1	1	100%	0	0%
Waste Management Enquiries	6	6	2	33%	4	67%
Wheelie Bin Changes	1	1	1	100%	0	0%
GRAND TOTAL	342	295	283	83%	12	4%

DORSET COUNCIL – PLANNING APPROVALS

August 2026

DEV-2026/53	Cataract Designs 2 Richard ST BRIDPORT	Lodged 02/06/2026 Value of Works - \$500,000	Additions and alterations to existing dwelling Determined APPD on 20/08/2026
DEV-2026/56	Mr R Clark 12B Henry ST BRIDPORT	Lodged 10/06/2026 Value of Works - \$200,000	Additions and alterations to existing dwelling Determined APPD on 24/08/2026
DEV-2026/57	Mr M K Chilcott 46 Ellenor ST SCOTTSDALE	Lodged 10/06/2026 Value of Works - \$8,000	Determined APPD on 14/08/2026
DEV-2026/61	Planning Ahead Tasmania 37 Chaffey ST GLADSTONE	Lodged 18/06/2026 Visitor Accommodation (six worker accommodation units, RV parking) Value of Works - \$420,000	Determined APPD on 05/08/2026
DEV-2026/68	Mr I Aziz 7 King ST SCOTTSDALE	Lodged 07/07/2026	Food Services - 2 x food trucks on private land Determined APPD on 03/08/2026
DEV-2026/71	Mr B van Zetten 27 Marilyn DR BRIDPORT	Lodged 15/07/2026 Value of Works - \$500,000	Residential Dwelling Determined APPD on 31/08/2026

DORSET COUNCIL – BUILDING APPROVALS

August 2026

OTH-2026/51	Ms R Irwin	Lodged 11/08/2026	New Shed
	13 Coplestone ST SCOTTSDALE	Value of Works - \$23,000	Determined APPR on 11/08/2026
OTH-2026/55	Prime Design	Lodged 11/08/2026	Dwelling Addition
	60 Tomahawk DR TOMAHAWK	Value of Works - \$30,000	Determined APPR on 11/08/2026
OTH-2026/60	Mr C T Bissett	Lodged 11/08/2026	Dwelling Alterations & Additions
	2 Scott ST SCOTTSDALE	Value of Works - \$150,000	Determined APPR on 11/08/2026
OTH-2026/59	Tasmanian Safer Solar	Lodged 26/08/2026	Solar Panel Installation
	975 Bridport RD JETSONVILLE	Value of Works - \$15,000	Determined APPR on 26/08/2026

DORSET COUNCIL – PLUMBING APPROVALS

August 2026

OTH-2026/60	Mr C T Bissett 2 Scott ST SCOTTSDALE	Lodged 11/08/2026	Dwelling Alterations & Additions Value of Works - \$150,000 Determined APPR on 11/08/2026
OTH-2026/54	Engineering Plus (Tas) Pty Ltd 9 Thomas ST BRIDPORT	Lodged 26/08/2026	Transportable Home (Plumbing Only) Determined APPR on 26/08/2026