



MINUTES

Tuesday 18 November 2025 Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

ORDER OF BUSINESS

Details	Page
ACKNOWLEDGEMENT OF COUNTRY	4
PUBLIC ATTENDANCE	4
AUDIO RECORDINGS OF COUNCIL MEETINGS	4
1 PRESENT	5
1.1 Present	5
1.2 In Attendance	5
1.3 Apologies and Leave of Absence	5
2 CONFIRMATION OF MINUTES	6
2.1 Confirmation of Minutes of Meeting held 21 October 2025	6
3 LATE ITEMS	7
3.1 Motions Passed at the Annual General Meeting	7
4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR	9
5 PUBLIC QUESTION TIME	10
5.1 Public Question Time	10
5.2 Public Questions on Notice	14
5.2.1 J Dorman, Swan Point	14
5.3 Responses to Questions from Previous Public Question Time	15
5.3.1 T Hemphill, Riverside	15
5.3.2 A Coomber, Riverside	16
5.3.3 T Kelly, Riverside	17
5.3.4 C Swan, Paper Beach	18
6 CHIEF EXECUTIVE OFFICER'S DECLARATION	19
7 PLANNING AUTHORITY	20
7.1 Plan 1 - PA2025177 Residential - Outbuilding - 171 Paper Beach Road, Swan Point	20
7.2 Plan 2 - PA2025275 - Boundary Adjustment and Residential - Single Dwelling & Outbuilding - 76 & 78 Reatta Road, Trevallyn	25
7.3 Plan 3 - PA2025260 Residential - Multiple Dwellings x 3 - 1 Wivell Street, Legana	35
8 OFFICE OF THE CHIEF EXECUTIVE OFFICER	43
8.1 CEO 1 - Council Workshops held in October and November	43
8.2 CEO 2 - Council Meeting Dates 2026	44
8.3 CEO 3 - Appointment of Acting Chief Executive Officer	46
8.4 CEO 4 - 1st Quarter Performance Report - July to September 2025	48

8.5 CEO 5 - Advocacy for TasWater for Legana	49
9 GOVERNANCE	50
9.1 Gov 1 - Council Meeting Engagement Policy	50
9.2 Gov 2 - Positive Ageing Committee (PAC) Terms of Reference	52
10 DEVELOPMENT	53
11 CORPORATE.....	54
11.1 Corp 1 - Capital Works Project Budget Variations	54
11.2 Corp 2 - Adjustment to Estimated Capital Works	55
12 COMMUNITY.....	56
12.1 Comm 1 - Youth Advisory Council Minutes - October	56
12.2 Comm 2 - Positive Ageing Committee Minutes - October	57
12.3 Comm 3 - Community Grant Application - Greens Beach Golf Club	58
13 COMMUNITY ASSETS	59
14 PEOPLE, CULTURE & SAFETY	60
15 PETITIONS.....	61
16 NOTICE OF MOTIONS	62
16.1 Motions on Notice	62
16.1.1 Motion - Cr Larner	62
16.1.2 Motion - Cr Sladden	65
16.1.3 AGM Motions	66
16.2 Motions without Notice.....	67
17 COUNCILLORS' QUESTIONS	68
17.1 Councillors' Questions on Notice	68
17.2 Councillors' Questions without Notice	70
17.3 Responses to Previous Questions on Notice	73
18 INTO CLOSED MEETING.....	75
19 OUT OF CLOSED MEETING.....	78
20 CLOSURE	79

ACKNOWLEDGEMENT OF COUNTRY

We start today's meeting by acknowledging and paying respects to the Ieterremairrener and pangerninghe Aboriginal people, the Traditional Custodians of the land on which we are gathered today.

Council pays its respects to their Elders past and present and acknowledges all Aboriginal and Torres Strait Islanders here today.

PUBLIC ATTENDANCE

Attendees are reminded that Council Meetings are a place of work for staff and Councillors. Council is committed to meeting its responsibilities as an employer and as host of this public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct. It is a condition of entry to this meeting 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 Chief Executive Officer is responsible for health, wellbeing and safety of all present. The Chairperson or Chief Executive Officer may require a person to leave Council premises following any behaviour that falls short of these expectations. It is an offence to hinder or disrupt a Council Meeting.

Public attendees are requested to register their attendance prior to entering the meeting.

AUDIO RECORDINGS OF COUNCIL MEETINGS

Council reminds attendees that this meeting will be audio recorded as provided for by Regulation 43 of the *Local Government (Meeting Procedures) Regulations 2025*.

Council also resolved in June 2025 to adopt a new Audio Recording and Minutes Policy which sets out Council's policy in relation to the recording of Council meetings.

A copy of the recording of the open session of the meeting will be placed on Council's website as soon as practicable but no later than 5 business days after the meeting. The recording does not replace the written Minutes and a transcript of the recording will not be prepared. The Minutes of a meeting, once confirmed, prevail over the audio recording of the meeting.

A copy of the recording of a Council meeting is to be retained by Council for at least a period of 2 years from the date of a meeting and may be deleted after that period has expired;

Unless expressly stated otherwise, West Tamar Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

The Recordings may not be uploaded, displayed, transcribed and/or reproduced without the written permission of the Chief Executive Officer for the express purpose proposed.

Council reserves the right to edit Recordings to remove any information that would, or is likely to, place the safety of a person at risk if the recording is published, is, or is likely to be defamatory, contains offensive material or is, or is likely to be, unlawful.

Any Recordings that have been edited to remove any part of the meeting in line with the above reasons will include a statement at the commencement of the recording to the effect that the recording of the meeting has been edited and the reason for that edit.

1 PRESENT

1.1 Present

Mayor Cr Christina Holmdahl
Deputy Mayor Cr Rick Shegog
Cr Joy Allen
Cr Lynden Ferguson
Cr Richard Ireland
Cr Caroline Larner
Cr Geoff Lyons
Cr Josh Manticas
Cr Julie Sladden

1.2 In Attendance

Chief Executive Officer
Director Corporate & Community
Director Community Assets
Director Planning & Development
Director People, Culture & Safety
Governance Officer
Manager Communications & Engagement
Team Leader - Planning

Kristen Desmond
David Gregory
Dino De Paoli
Michelle Riley
Richard Heyward
Tom Chalmers
Simon Tennant
Krstyna Ennis

1.3 Apologies and Leave of Absence

Nil

2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 21 October 2025

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 21 October 2025 numbered 25/128 to 25/145 as provided to Councillors be received and confirmed as a true record of proceedings.

Minute No. 25/150

DECISION

Moved: Cr Allen

Seconded: Cr Ferguson

That the Minutes of Council's Ordinary Meeting held on 21 October 2025 numbered 25/128 to 25/145 as provided to Councillors be received and confirmed as a true record of proceedings.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

3 LATE ITEMS

3.1 Motions Passed at the Annual General Meeting

The following motions were passed at the 2025 Annual General Meeting and are required under S72 of the *Local Government Act 1993* to be considered at the next Ordinary Council meeting. In order to meet that requirements, the below motions will need to be accepted as late items as the AGM occurred today, 18 November 2025, at 11.30am and, as such, could not be included in the printed agenda.

That Council by absolute majority accept the below motions as late items to be considered in today's agenda:

1. The West Tamar Council develops and adopts policy initiatives, including planning reform, that deliver available, affordable, accessible and sufficient housing for all who live or wish to live in the West Tamar.
2. That West Tamar Council executes its own investigation into the inflow and infiltration of stormwater into the Legana Sewage Treatment Plant Lagoons during the calendar year 2026.
3. West Tamar Council initiates a Council Award called the "Geoff Dickinson Best and Fairest Memorial Award".

Minute No. 25/151

MOTION

Moved: Cr Lyons

Seconded: Cr Sladden

That Council by absolute majority accept the below motions as late items to be considered in today's agenda:

1. The West Tamar Council develops and adopts policy initiatives, including planning reform, that deliver available, affordable, accessible and sufficient housing for all who live or wish to live in the West Tamar.
2. That West Tamar Council executes its own investigation into the inflow and infiltration of stormwater into the Legana Sewage Treatment Plant Lagoons during the calendar year 2026.
3. West Tamar Council initiates a Council Award called the "Geoff Dickinson Best and Fairest Memorial Award".

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

UNCONFIRMED

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

Cr Allen - Perceived pecuniary interest in Item 7.3 of Ordinary Meeting Agenda due to design firm company Director being a family member – Left the meeting for the item.

Cr Ferguson – Pecuniary interest in Item 7.3 of Ordinary Meeting Agenda due to being a Director of Telos Homes – Left the meeting for the item.

Cr Ferguson – Interest in Item 11.2 of Ordinary Meeting Agenda due to being a member of the Winkleigh Hall Committee who were seeking funding – Left the meeting for the item.

Cr Manticas - Interest in Item 12.3 of Ordinary Meeting Agenda due to being a member of the Golf Club – Left the meeting for the item.

Cr Larner – Interest in Item 7.3 due to considering making a similar planning application on an odd-shaped space constricted lot – Left the meeting for the decision.

Cr Shegog - Interest in Item 11.2 of Ordinary Meeting Agenda due to being a member of the Winkleigh Hall Committee who were seeking funding – Left the meeting for the item.

5 PUBLIC QUESTION TIME

5.1 Public Question Time

Commenced at: 1.36pm

Concluded at: 1.57pm

David Hill, Riverside

Question 1: I was reading with interest the West Tamar Growth Strategy, just wanting to acknowledge my support for the potential relaxing of possibly some low-density areas allowing for further housing. I look forward to the further development in the near future. Does the West Tamar Council see this as a priority?

Response: (From the CEO through the Chair) *Absolutely. We see the Growth Strategy as really important in terms of planning what it's going to look like for the West Tamar well into the future, and Council will be briefed on all of the feedback that have that has come through that, and part of that plan will be prioritising areas for potential rezoning, and that will be something discussed by Council, but it's certainly something that Council has said is a priority in terms of getting our growth strategy right.*

Tracey Kelly, Riverside

Statement: I'm here again today to continue seeking a resolution and clarity regarding the use of Council insurance funds by the mayor to cover legal expenses arising from a code of conduct complaint that I instigated. Despite submitting several questions, and those of another community member, both with and without notice over the last few months, I'm yet to receive a clear or satisfactory response. I wish to emphasise that my requests are not unreasonable. Rather, I am simply seeking transparency and accountability from the Council. In support of my position, I would like to reference several excerpts of previous statements made on this matter. A newspaper article in August, a published article indicated that the council had received legal advice saying she was entitled to utilise the policy. A response by Ms. Desmond to a question without notice in September, Ms. Desmond stated, "It was general understanding at that time, as I understand it, that code of conduct deductibles were covered by councils." "It was acted in good faith."

Response to question on notice from a community member in October. The response was, "Followed advice of the time by senior council officers in good faith." These statements offer a conflicting account concerning the application of council's insurance policy in relation to this issue. Obtaining straightforward answers to my questions has proven challenging. The repeated references to actions being "in good faith" are becoming increasingly draining. It is important to recognise that we all should be held to the principles of good faith in this. My objective throughout this has been to resolve this issue with integrity. However, it feels as though the council is simply trying to dismiss my concerns in the hope that I'll eventually give up.

With all due respect, Ms. Desmond, I found aspects of your question to my question without notice last month particularly troubling. Your comment regarding whether the

insurance company had been notified, along with your assertion that council now considers the matter to be closed, felt dismissive and offensive. Such statements undermine my genuine efforts to obtain a transparent and honest resolution in line with good faith. Given the inconsistent statements that have been made regarding the use of council's insurance policy, I respectfully request that evidence be provided to this Council to confirm which of these statements correctly reflects the truth. In the spirit of good faith and transparency, it is essential that the council presents documentation or other supporting material that clarifies which version of events is correct. This will help address ongoing concerns and ensure we are both acting with integrity and openness.

Question 1: Can you please advise if council is willing to provide this evidence to council?

Response: *Ms. Kelly, you've asked that question previously, and it's been answered, so I don't accept your question. Thank you.*

Question 2: While it has been repeatedly stated that the use of the council's insurance policy to cover legal expenses was valid, I believe that this decision warrants thorough scrutiny. There appears to be a contradiction in the fact that, despite the insurance policy being deemed valid for this purpose, the mayor was still required to pay the deductible out of her own pocket. This situation raises concerns about fairness and transparency and how this makes it valid. To provide an example, this situation is comparable to someone who gets a speeding ticket, asks someone to accept the demerit points while personally paying only the fine. Similarly, the mayor has benefited from substantial legal support financed by council's insurance with her personal financial responsibility limited to the \$5,500 deductible. This appears to have offered you, Mayor Holmdahl, a significant advantage, which was in direct conflict with Section 28 ZN of the Local Government Act 1993, which provides clear guidance on this matter and raises questions regarding consistency with the principles of good faith expected in council operations. Accordingly, may I respectfully ask you, Mayor Holmdahl, to specify which particular section or clause of the Local Government Act 1993 that authorises the submission of the claim and provides the basis for entitlement to have a portion of legal fees covered by council's insurance.

Response: *I'll take that note that question on notice, Ms. Kelly, and it will be responded to in the required statutory time period.*

Question 3: Thank you. As referenced in the CEO's declaration recorded in the Council minutes, Section 65 of the Local Government Act, qualified persons, clearly stipulates that the General Manager bears the responsibility to ensure that only individuals who are appropriately qualified provide advice to council. This requirement extends to both written and verbal advice with the act mandating that transcripts of records be maintained even when the advice is delivered verbally. To foster transparency and maintain the good faith principles expected of council operations, will you, Mayor Holmdahl, pursuant to Section 65(2b) of the Act, provide this council with a copy of the advice you received at the relevant time that authorised the use of council's insurance policy to obtain legal advice relating to the code of conduct matter? This request is particularly significant given that the advice to use the insurance policy was in direct conflict with the advice previously provided by the code of conduct panel. I respectfully ask that you submit it for the council's review to ensure clarity and uphold the standards of governance and integrity expected by the community. Will you commit to doing this?

Response: *I will take that question on notice, Ms. Kelly, and you will be replied to in the required statutory time period. Thank you.*

Emily Peterson, Legana

Statement: I have conducted a petition which I hope will be accepted by council today and discussed at the next meeting on fluoridation in our drinking water. My question to council is largely, we never know when something's safe or not. A week ago, the play sand was safe, and now we know it's not. Um, 10 years ago, which is what, if you look on TasWater's website, their water fluoridation um, communication to the community relies on evidence from 2016. When I first started teaching, there was a teacher who ended up having students in her class share needles, and the mistake that she made was using a textbook that was 15 years out of date, which is not very far.

Question 1: What I'm asking for council to do is to write to the Minister of Health and write to the Fluoridation Committee and ask them to review the evidence because there has been a lot of evidence since the 2016 research that TasWater's got up on their website, that has indicated the neurological dangers of fluorochemicals in our water supply. So that's what the petition is, is asking Council to, as a shareholder of TasWater, write to the Health Minister and write to the Fluoridation Committee.

Response: *The matter of fluoridation is not a Council matter, but I will get the CEO, Kristen Desmond, to answer you the reasons why. Thank you.*

Response: *(From the CEO through the Chair) We will have a look at your petition, we just need to make sure that it meets the requirements of the Local Government Act. So once we've done that, should it meet the requirements of the Local Government Act, it'll then come to Council at the next meeting with a Council report for discussion and or decision.*

Cheryl Swan, Paper Beach

Statement: I wish to speak about development application at Paper Beach today. I've found out when looking into this that for the last 6 months objectors' representations have not been included in the agendas of this Council for meetings. I confirmed that by looking up all the minutes for the last five meetings and the agenda for today and there are no written objections in there and I had a discussion with one of the Councillors at this desk about that and it was confirmed. I find that a lack of open transparency and due diligence on this Council. You've been signing off on agendas and minutes as a true and accurate representation when appropriate information hasn't been supplied to the general public through your deliberations. We're receiving reports in the agendas recommending, very occasionally not, for applications to go through but only the report writers' interpretations are being put into the agendas. So that's not giving a fair and equitable representation for those that wish to make objections. I don't even know if the people here that need to make those decisions today have even read my actual objection, as I wrote it. I do not know. And if I hadn't have raised it yesterday, would that have even happened? Or would just the report of the council staff member been rubber stamped?

The application I refer to is the one for 171 Paper Beach Road. It is a 7.735m high shed. That's higher than this building here, much higher. And yet it's being talked

about as a residential building. Non-residential building according to state planning, non-dwelling development is compatible with streetscape, compatible with form and scale of existing residential development, does not cause an unreasonable loss of amenity to adjoining properties. Height of a building that is not a dwelling must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties. Taking in regard the topography, the height of the buildings and the site and adjacent properties, the bulk and form of existing and proposed buildings, sunlight to habitable rooms of dwellings and private open space, and the overshadowing of adjoining properties. The siting of a building that is not a dwelling must be compatible with the streetscape and character of development existing on established properties in the area. Height, bulk and form of existing and proposed buildings, appearance when viewed from roads and public open space adjacent to the site and the safety of road users. As the siting of building that is not a dwelling must not cause unreasonable loss of amenity to adjoining properties, having regard to the topography, sides and shape, setbacks, height, bulk and form of existing proposed buildings, areas, sunlight to private open space, etc.

I've taken a couple of photographs this week. This is the view from public open space, Paper Beach Esplanade of the residence at this development site that's proposed. I've drawn on this, the lines there is an estimate of the how this proposed shed will dwarf the existing residence. It will be directly behind where the three shipping containers, just in front of the three shipping containers that have been on site without a development application. So, I've written other things on there if anyone's interested in seeing that.

Response: *Ms. Swan, your time is up. Thank you. But I will say that this is a planning matter that's going to be decided at this Council meeting. So, until the recommendation is moved and then debated, I can't make any further comments.*

Cr Larner moved an extension of time, seconded by Cr Allen

Statement: This photograph shows my garage. The power pole that's on the boundary next door delivering the power to my garage where my solar panels are. The height at the highest point in this garage is 3m. All this area that I've drawn here is where this new shed will be at 7.735m. It will shade my solar panels. This one's taken a few feet away. There's my garage, and this is my vegetable garden, plant growing area. That will also be shaded. I will lose private amenity from this area, my private open space, because what is proposed is a two-storey building with an upper level, windows, etc. overlooking, which will give those people ability to overlook my whole yard, not just gaps between trees on our boundary, and between the carport, etc. All non-dwelling development in low-density residential needs to be compatible with the streetscape, compatible with the form and scale of existing residential property and does not cause an unreasonable loss of amenity to adjoining properties.

5.2 Public Questions on Notice

All answers to questions on Notice have been prepared by the Chief Executive Officer, Kristen Desmond.

5.2.1 J Dorman, Swan Point

Question 1: There are four large (30-40m) radiata pines on the track between the car park at Paper Beach to where the track descends to the river level. Over the last couple of years, huge limbs have fallen from two of these trees - none during high winds. During our last gale (Oct. 2025), two macaranga pines on private property were blown out of the ground, causing extensive damage to the track, outbuildings and a fence.

Submissions regarding the radiata pines on Council land to the WTC in the past, resulted only in the fallen limbs being removed and an assurance that all radiatas were now "safe". Paper Beach is a very popular place for many people - school groups visit regularly, dog walkers every day, families with young children often, local residents take their daily exercise on the track and beach and tourists routinely camp here.

Radiata pines have an expected lifespan of 80-90 years; my calculations based on their girth indicate that they are all well into their 90's. Given the proximity of these pines to the Paper Beach car park, the barbeque area, toilet block, playground and residences, the risk to life and property and the concomitant liability the WTC carries is significant.

What plans do the WTC have to manage the risks associated with these pine trees that have passed their "use by" date that include taking all reasonable measures to ensure the safety of residents and visitors?

Response: *Council officers are currently awaiting the receipt of a report from an external contractor engaged to undertake an assessment of the trees in question. Irrespective of the findings of the report, Council officers have begun to schedule a program of works including quarterly ground-based inspections of the trees.*

Council officers will engage directly with yourself once the report has been received and reviewed.

5.3 Responses to Questions from Previous Public Question Time

5.3.1 T Hemphill, Riverside

Our Ref: GO.COU.181

Enquiries: Office of the Chief Executive Officer
Phone : (03) 6323 9300

31 October 2025

Mr Thomas Hemphill
[REDACTED]

Dear Mr Hemphill

Response to Question on Notice – Ordinary Council Meeting 21 October 2025

I refer to the question set out below taken on notice at the West Tamar Council meeting on 21 October 2025, and now provide the following response:

Question 1: *How much does it (Council) take into account the character of the areas and its natural values in considering applications of this type?*

As a Planning Authority, the Council's assessment of an application is bound by the requirements of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme. Multiple dwellings are a permitted use in the General Residential Zone. The application met all but four acceptable solutions, so the assessment of discretionary matters was bound to only those matters - being building height, pedestrian access, traffic generation and landslip. As detailed in the assessment included in the meeting agenda, impacts on amenity were considered in the assessment of the building height discretion.

The site has not been mapped as a Priority Vegetation Area or containing any specific natural values under the planning scheme and this did not form part of the assessment.

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER



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5.3.2 A Coomber, Riverside

Our Ref: GO.COU.181

Enquiries: Office of the Chief Executive Officer
Phone : (03) 6323 9300

31 October 2025

Mr Adrian Coomber

By email: [REDACTED]

Dear Mr Coomber

Response to Question on Notice – Ordinary Council Meeting 21 October 2025

I refer to the question set out below taken on notice at the West Tamar Council meeting on 21 October 2025, and now provide the following response:

Question 1: *How does Council, when they get their driveway application form, are they going to inform the developer that there there's no way they're going to get heavy vehicles up the driveway?*

The approved conditions for the development include the requirement to provide engineering plans for Council approval and specific requirements for the driveway including that it be designed with a twin-steer, side-lift garbage truck as the design vehicle. This will include the ability to turn the vehicle on site.

Orana Place is capable of allowing trucks to turn at the bend. Management of construction vehicles entering the site is a matter for the developer.

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER



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5.3.3 T Kelly, Riverside

Our Ref: GO..COU.181

Enquiries: Office of the Chief Executive Officer
Phone : (03) 6323 9300

31 October 2025

Ms Tracey Kelly



By email:



Dear Ms Kelly

Response to Question on Notice – Ordinary Council Meeting 21 October 2025

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 21 October 2025, and now provide the following responses:

Question 1: *For the community's benefit, Mayor Holmdahl, and in good faith, could you please clarify whether the request for repayment pertained to the full cost of all legal advice or only to the deductible?*

The request for repayment related only to the deductible. The use of Council's insurance policy was valid.

Question 2: *Has the Council notified the insurance company about the error with this claim and assured them that any money paid out will be repaid in good faith?*

The Insurance Claim was valid - it was the entity that was responsible for payment of the deductible that was investigated. The Mayor has now paid the deductible and the matter is considered closed.

Question 3: *Is Council willing to provide to me a copy of the correspondence that was sent to the legal firm asking if Council's insurance policy could be used for legal advice for Mayor Holmdahl in the Code of Conduct, in spite of the fact that the Code of Conduct fact sheet clearly stated that all parties are to bear their own costs?*

No.

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER



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5.3.4 C Swan, Paper Beach

Our Ref: GO.COU.181

Enquiries: Office of the Chief Executive Officer
Phone : (03) 6323 9300

31 October 2025

Ms Cheryl Swan
[REDACTED]

Dear Ms Swan

Response to Question on Notice – Ordinary Council Meeting 21 October 2025

I refer to the question set out below taken on notice at the West Tamar Council meeting on 21 October 2025, and now provide the following response:

Question 1: *Previously I've asked for an extension of time for people to be able to speak as 3 minutes is extremely short, especially when you hear how some of the, you know, talk goes around this table, and I would like to know if that is actually going to happen in the future.*

Council Officers have commenced reviewing Council's Public Question Time policy with recommendations for any changes they consider appropriate to be discussed at the November Interim Council workshop.

Yours sincerely


Kristen Desmond
CHIEF EXECUTIVE OFFICER



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6 CHIEF EXECUTIVE OFFICER'S DECLARATION

"I certify that with respect to all advice, information or recommendation provided to Council with this agenda:

1. the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation;
2. where any advice is given directly to council by a person who does not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person; and
3. a copy or written transcript of the advice received has been provided to council."



Kristen Desmond
CHIEF EXECUTIVE OFFICER

"Notes: Section 65(1) of the *Local Government Act 1993 (Tas)* requires the General Manager to ensure that any advice, information or recommendation given to the council (or a council committee) is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation. Section 65(2) forbids council from deciding any matter which requires the advice of a qualified person without considering that advice."

At West Tamar Council, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*. For the avoidance of doubt, Chief Executive Officer means General Manager for the purposes of the *Local Government Act 1993 (Tas)* and all other legislation administered by or concerning Council.

7 PLANNING AUTHORITY

Council is now sitting as a planning authority. Each council acts as the planning authority for their municipality. In this role, councillors consider development applications and make administrative decisions that are based on the council's planning scheme. While councillors are obliged to consider the community's views, this does not mean they can vote in favour of those views while fulfilling the role of a planning authority. Councillors must make planning decisions based on whether a planning application is consistent with the local planning scheme, even if members of the community object to the planning proposal.

7.1 Plan 1 - PA2025177 Residential - Outbuilding - 171 Paper Beach Road, Swan Point

REPORT AUTHOR: Statutory Planner - Patrick McMahon

REPORT DATE: 5 November 2025

ATTACHMENTS:

1. [7.1.1] Attachment 1 - Location Plan - 171 Paper Beach Road
2. [7.1.2] Attachment 2 - Proposal Plans - 171 Paper Beach Road

Team Leader – Planning entered the meeting at 1.58pm

RECOMMENDATION

That application PA2025177 for Residential – Outbuilding at 171 Paper Beach Road, Swan Point be determined as follows:

- (a) the requested variations comply with the relevant performance criteria and be supported;
- (b) matters raised by the representor have been considered but do not alter the assessment against the Scheme or the recommendation; and

That the application for Residential - Outbuilding by Plans to Build, for land at 171 Paper Beach Road Lot No. 1 on Plan No. 111341 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents:
 - (a) Endorsed plans by Plans to Build, dated 18/09/2025 Project number 24145 (13 Sheets)Any other proposed development and/or use, or substantial intensification of the use, will require a separate application to and assessment by the Council.

DRIVEWAY AND PARKING AREA CONSTRUCTION

2. Before the commencement of the use, parking bays and access ways as shown on the endorsed plans must:
 - (a) Be properly constructed to such levels that they can be used in accordance with the plans;
 - (b) Be adequately drained to prevent stormwater being discharged to neighbouring property; and

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

OUTBUILDINGS

- 3. The use of outbuildings is not permitted for human habitation and is limited to residential storage and related residential activities only.

SOIL, WATER AND DUST CONTROL

- 4. Soil, water and dust must be managed on the site during construction to:
 - (a) prevent the escape of soil and sediments beyond site boundaries; and
 - (b) direct water runoff to a lawful point of discharge without causing nuisance for neighbours.

COMMENCED DEVELOPMENT STOP

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must:

- (c) be installed and maintained on site to the satisfaction of the Director Infrastructure;
- (d) ensure that overland flows do not become a nuisance to adjoining properties or Councils infrastructure;
- (e) be maintained until work recommences on site; and
- (f) include a weekly inspection as well as before and after every rain event and a reporting schedule to Council.

Permit Notes

- A. This permit was issued based on the proposal documents submitted for PA2025177. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
 - (a) The 14 day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

- D. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Appeal Provisions

- E. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil and Administrative Tribunal website www.tascat.tas.gov.au.

Permit Commencement

- F. 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 the 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

Minute No. 25/152

DECISION

Moved: Cr Manticas

Seconded: Cr Ferguson

That application PA2025177 for Residential – Outbuilding at 171 Paper Beach Road, Swan Point be determined as follows:

- a. the requested variations comply with the relevant performance criteria and be supported;
- b. matters raised by the representor have been considered but do not alter the assessment against the Scheme or the recommendation; and

That the application for Residential - Outbuilding by Plans to Build, for land at 171 Paper Beach Road Lot No. 1 on Plan No. 111341 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents:
 - a. Endorsed plans by Plans to Build, dated 18/09/2025 Project number 24145 (13 Sheets)Any other proposed development and/or use, or substantial intensification of the use, will require a separate application to and assessment by the Council.

DRIVEWAY AND PARKING AREA CONSTRUCTION

2. Before the commencement of the use, parking bays and access ways as shown on the endorsed plans must:
 - a. Be properly constructed to such levels that they can be used in accordance with the plans;
 - b. Be adequately drained to prevent stormwater being discharged to neighbouring property; and
 - c. Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the use.

OUTBUILDINGS

3. The use of outbuildings is not permitted for human habitation and is limited to residential storage and related residential activities only.

SOIL, WATER AND DUST CONTROL

4. Soil, water and dust must be managed on the site during construction to:
 - a. prevent the escape of soil and sediments beyond site boundaries; and
 - b. direct water runoff to a lawful point of discharge without causing nuisance for neighbours.

COMMENCED DEVELOPMENT STOP

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must:

- c. be installed and maintained on site to the satisfaction of the Director Infrastructure;
- d. ensure that overland flows do not become a nuisance to adjoining properties or Councils infrastructure;
- e. be maintained until work recommences on site; and
- f. include a weekly inspection as well as before and after every rain event and a reporting schedule to Council.

Permit Notes

- A. This permit was issued based on the proposal documents submitted for PA2025177. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
 - a. The 14 day appeal period expires; or
 - b. Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - c. Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - d. Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to

the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

- D. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Appeal Provisions

- E. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil and Administrative Tribunal website www.tascat.tas.gov.au.

Permit Commencement

- F. 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 the 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

7.2 Plan 2 - PA2025275 - Boundary Adjustment and Residential - Single Dwelling & Outbuilding - 76 & 78 Reatta Road, Trevallyn

REPORT AUTHOR:	Statutory Planner - Purnima Shrestha
REPORT DATE:	5 November 2025
ATTACHMENTS:	1. [7.2.1] Plan 2 - Attachment 1 - Location Plan 2. [7.2.2] Plan 2 - Attachment 2 - Proposal Plans

RECOMMENDATION

That application PA2025275 be determined as follows:

- (a) the requested variations comply with the relevant performance criteria and be supported;
- (b) matters raised by the representor have been considered but do not alter the assessment against the Scheme or the recommendation; and

That the application for a Boundary Adjustment and Residential – Single Dwelling and Outbuilding by Cataract Designs, for land at 76 & 78 Reatta Road, Trevallyn, Lot No. 39 and 40 on Plan No. 54890 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

- 1. The use and development must be substantially in accordance with the following endorsed documents:
 - (a) Endorsed plans by Cataract Designs dated 25/09/2025, project no. 25019 (Rev DA2)
 - (b) Shed plans by Fair Dinkum Builds Launceston, quote number 100504 dated 7/08/2025.

Any other development and/or use, or substantial intensification of the approved use, may require separate assessment and a fresh application should be submitted to Council.

TASWATER

- 2. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2025/01076-WTC) attached.

DRIVEWAY AND PARKING AREA CONSTRUCTION

- 3. Before commencement of the use, parking bays and access ways as shown on the endorsed plans must:
 - (a) be line-marked or otherwise delineated to indicate each car space and access lane;
 - (b) be properly constructed to such levels that they can be used in accordance with the plans;
 - (c) be surfaced with an all-weather (impervious) surface; and
 - (d) be adequately drained to prevent stormwater being discharged to neighbouring property.Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the use.

OUTBUILDINGS

- 4. The use of outbuildings is not permitted for human habitation and is limited to residential storage and related activities only.

SUBMISSION AND APPROVAL OF PLANS

5. Prior to the commencement of any works on the site, detailed plans and specifications must be submitted to the Road and Stormwater Authority for approval. Such plans and specifications must:
 - (a) Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - (i) The proposed electricity connection;
 - (ii) Communications infrastructure;
 - (iii) Any upgrades to the site access; and
 - (iv) The new site stormwater connection;
 - (b) Be prepared strictly in accordance with the *Tasmanian Subdivision Guidelines* applicable at the date of approval of the plans. These Guidelines are available at www.lgat.tas.gov.au; and
 - (c) Be prepared by a suitably qualified person.

CONSTRUCTION OF WORKS

6. Prior to the sealing of the Final Plan of Subdivision, the private and public infrastructure works must be constructed in accordance with plans and specification approved by the Council. The required infrastructure works must be as shown in the application documents and endorsed plans or as modified by the approval of the detailed engineering drawings and specifications.

STORMWATER WORKS

7. Stormwater works must include the provision of a stormwater connection from the property into the existing Council stormwater main located in the verge. The stormwater connection is to be designed and constructed in accordance with the following criteria:
 - (a) A pipe diameter of at least 100mm;
 - (b) At least 600mm of cover over the pipe in the road reserve;
 - (c) Pipe material is to uPVC;
 - (d) Pipe stiffness is to be at least classification SN8;
 - (e) Be a gravity connection; and
 - (f) Terminate with a receiving pit at the upstream end inside the property
8. Works in the road reserve shall not commence until an *Application for Works in a Road Reserve Form* has been submitted to Council and approved by the Road Authority.

VEHICULAR CROSSING

9. A vehicular crossing must be provided to each lot, prior to the sealing of the Final Plan of Subdivision.
10. Unless the Road Authority provides written advice otherwise, any modification to an existing crossover or driveway apron must be constructed in accordance with TSD-R09. The nature strip is to be battered with a slope no steeper than 1V:4H.

11. Works in the road reserve shall not commence until a *Driveway Application Form* has been submitted to Council and approved by the Road Authority.

SEPARATION OF SERVICE CONNECTIONS

12. The person responsible must locate and identify the existing service connections (water supply, sewer and stormwater) and complete the following work:
 - (a) Where required, reroute internal stormwater within each lot to provide an independent system for each lot.

DEFECTS LIABILITY PERIOD

13. A defects liability period of 12 months applies to all infrastructure required under this permit.

CONSTRUCTION DOCUMENTATION

14. At the time of practical completion of the infrastructure, Council must be provided with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation must consist of:
 - (a) An "as constructed" plan in accordance with council's standard requirements for as constructed drawings;
 - (b) Completed "Asset Recording Forms" that show the construction cost of all new infrastructure to be maintained by Council.

SOIL AND WATER MANAGEMENT CONTROL PLAN

15. Prior to the commencement of any works on site (including vegetation removal), a site management plan must be submitted detailing how soil and water is to be managed on the site during the construction process to prevent the escape of soil and sediments beyond site boundaries. This plan must clearly set out the property owner's obligations for erection, inspection and maintenance of all control measures approved. The management plan must include the following:
 - (a) Date and author;
 - (b) Property boundaries, location of adjoining roads, impervious surfaces, underground services and existing drainage, contours, approximate grades of slope, directions of fall, north point and scale;
 - (c) General soil description;
 - (d) Location and types of all existing natural vegetation, location and amount of the proposed ground disturbance, the limit of clearing, grading and filling and the proposed location of soil, sand, topsoil and other material stockpiles.
 - (e) Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground;
 - (f) Location of vegetation to be retained and removed;
 - (g) Location of stabilised site access;
 - (h) Initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure;
 - (i) Stormwater discharge point, if proposed;

- (j) Location of all proposed temporary drainage control measures;
 - (k) Construction details - buildings or subdivision;
 - (l) Location and details of all proposed erosion control measures;
 - (m) Location and details of the measures to minimise dust escaping from the site;
 - (n) Location and details of all proposed sediment control measures;
 - (o) A statement of who is responsible for establishing and maintaining erosion and sediment control measures;
 - (p) Site rehabilitation or revegetation/landscaping program;
 - (q) The estimated dates for the start and finish of the works - including the installation sequence of the different erosion and sediment controls;
 - (r) Any information required to address soil, water and dust control measures required to accommodate staging of the proposal;
 - (s) Outline of the maintenance program for the erosion and sediment controls; this must include a weekly inspection as well as before and after every rain event and a reporting schedule to council.
16. Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Director of Community Assets. The approved Plan must be implemented with the commencement of works on site and maintained during construction to ensure that soil erosion and dust are appropriately managed to reasonably maintain amenity of adjoining and nearby properties. A copy of the approved Soil and Water Management Plan must be on the site at all times. All on ground workers must be aware of and understand the plan.

COMMENCED DEVELOPMENT STOP

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must:

- (a) be installed and maintained on site to the satisfaction of the Director of Community Assets;
- (b) Ensure that overland flows do not become a nuisance to adjoining properties or council's infrastructure;
- (c) be maintained until work recommences on site; and
- (d) include a weekly inspection as well as before and after every rain event and a reporting schedule to council.

Measures under this condition may require a revised Soil and Water Management Control Plan to be approved for the site.

Permit Notes

- A. This permit was issued based on the proposal documents submitted for PA2025275. You should contact Council with any other use or developments, as they may require the separate approval of Council.

- B. This permit take effect after:
- (a) The 14 day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

- D. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Appeal Provisions

- E. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil and Administrative Tribunal website www.tascat.tas.gov.au.

Permit Commencement

- F. 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 the 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

Minute No. 25/153

DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

That application PA2025275 be determined as follows:

- a. the requested variations comply with the relevant performance criteria and be supported;
- b. matters raised by the representor have been considered but do not alter the assessment against the Scheme or the recommendation; and

That the application for a Boundary Adjustment and Residential – Single Dwelling and Outbuilding by Cataract Designs, for land at 76 & 78 Reatta Road, Trevallyn, Lot No. 39 and 40 on Plan No. 54890 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents:
 - a. Endorsed plans by Cataract Designs dated 25/09/2025, project no. 25019 (Rev DA2)
 - b. Shed plans by Fair Dinkum Builds Launceston, quote number 100504 dated 7/08/2025.

Any other development and/or use, or substantial intensification of the approved use, may require separate assessment and a fresh application should be submitted to Council.

TASWATER

2. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2025/01076-WTC) attached.

DRIVEWAY AND PARKING AREA CONSTRUCTION

3. Before commencement of the use, parking bays and access ways as shown on the endorsed plans must:
 - a. be line-marked or otherwise delineated to indicate each car space and access lane;
 - b. be properly constructed to such levels that they can be used in accordance with the plans;
 - c. be surfaced with an all-weather (impervious) surface; and
 - d. be adequately drained to prevent stormwater being discharged to neighbouring property.Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the use.

OUTBUILDINGS

4. The use of outbuildings is not permitted for human habitation and is limited to residential storage and related activities only.

SUBMISSION AND APPROVAL OF PLANS

5. Prior to the commencement of any works on the site, detailed plans and specifications must be submitted to the Road and Stormwater Authority for approval. Such plans and specifications must:
 - a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i. The proposed electricity connection;
 - ii. Communications infrastructure;
 - iii. Any upgrades to the site access; and
 - iv. The new site stormwater connection;
 - a. Be prepared strictly in accordance with the *Tasmanian Subdivision Guidelines* applicable at the date of approval of the plans. These Guidelines are available at www.lgat.tas.gov.au; and
 - b. Be prepared by a suitably qualified person.

CONSTRUCTION OF WORKS

6. Prior to the sealing of the Final Plan of Subdivision, the private and public infrastructure works must be constructed in accordance with plans and specification approved by the Council. The required infrastructure works must be as shown in the application documents and endorsed plans or as modified by the approval of the detailed engineering drawings and specifications.

STORMWATER WORKS

7. Stormwater works must include the provision of a stormwater connection from the property into the existing Council stormwater main located in the verge. The stormwater connection is to be designed and constructed in accordance with the following criteria:
 - a. A pipe diameter of at least 100mm;
 - b. At least 600mm of cover over the pipe in the road reserve;
 - c. Pipe material is to uPVC;
 - d. Pipe stiffness is to be at least classification SN8;
 - e. Be a gravity connection; and
 - f. Terminate with a receiving pit at the upstream end inside the property
8. Works in the road reserve shall not commence until an *Application for Works in a Road Reserve Form* has been submitted to Council and approved by the Road Authority.

VEHICULAR CROSSING

9. A vehicular crossing must be provided to each lot, prior to the sealing of the Final Plan of Subdivision.
10. Unless the Road Authority provides written advice otherwise, any modification to an existing crossover or driveway apron must be constructed in accordance with TSD-R09. The nature strip is to be battered with a slope no steeper than 1V:4H.
11. Works in the road reserve shall not commence until a *Driveway Application Form* has been submitted to Council and approved by the Road Authority.

SEPARATION OF SERVICE CONNECTIONS

12. The person responsible must locate and identify the existing service connections (water supply, sewer and stormwater) and complete the following work:
 - a. Where required, reroute internal stormwater within each lot to provide an independent system for each lot.

DEFECTS LIABILITY PERIOD

13. A defects liability period of 12 months applies to all infrastructure required under this permit.

CONSTRUCTION DOCUMENTATION

14. At the time of practical completion of the infrastructure, Council must be provided with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation must consist of:

- (a) An "as constructed" plan in accordance with council's standard requirements for as constructed drawings;
- (b) Completed "Asset Recording Forms" that show the construction cost of all new infrastructure to be maintained by Council.

SOIL AND WATER MANAGEMENT CONTROL PLAN

15. Prior to the commencement of any works on site (including vegetation removal), a site management plan must be submitted detailing how soil and water is to be managed on the site during the construction process to prevent the escape of soil and sediments beyond site boundaries. This plan must clearly set out the property owner's obligations for erection, inspection and maintenance of all control measures approved. The management plan must include the following:
- (a) Date and author;
 - (b) Property boundaries, location of adjoining roads, impervious surfaces, underground services and existing drainage, contours, approximate grades of slope, directions of fall, north point and scale;
 - (c) General soil description;
 - (d) Location and types of all existing natural vegetation, location and amount of the proposed ground disturbance, the limit of clearing, grading and filling and the proposed location of soil, sand, topsoil and other material stockpiles.
 - (e) Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground;
 - (f) Location of vegetation to be retained and removed;
 - (g) Location of stabilised site access;
 - (h) Initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure;
 - (i) Stormwater discharge point, if proposed;
 - (j) Location of all proposed temporary drainage control measures;
 - (k) Construction details - buildings or subdivision;
 - (l) Location and details of all proposed erosion control measures;
 - (m) Location and details of the measures to minimise dust escaping from the site;
 - (n) Location and details of all proposed sediment control measures;
 - (o) A statement of who is responsible for establishing and maintaining erosion and sediment control measures;
 - (p) Site rehabilitation or revegetation/landscaping program;
 - (q) The estimated dates for the start and finish of the works - including the installation sequence of the different erosion and sediment controls;
 - (r) Any information required to address soil, water and dust control measures required to accommodate staging of the proposal;
 - (s) Outline of the maintenance program for the erosion and sediment controls; this must include a weekly inspection as well as before and after every rain event and a reporting schedule to council.

16. Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Director of Community Assets. The approved Plan must be implemented with the commencement of works on site and maintained during construction to ensure that soil erosion and dust are appropriately managed to reasonably maintain amenity of adjoining and nearby properties. A copy of the approved Soil and Water Management Plan must be on the site at all times. All on ground workers must be aware of and understand the plan.

COMMENCED DEVELOPMENT STOP

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must:

- (a) be installed and maintained on site to the satisfaction of the Director of Community Assets;
- (b) Ensure that overland flows do not become a nuisance to adjoining properties or council's infrastructure;
- (c) be maintained until work recommences on site; and
- (d) include a weekly inspection as well as before and after every rain event and a reporting schedule to council.

Measures under this condition may require a revised Soil and Water Management Control Plan to be approved for the site.

Permit Notes

- A. This permit was issued based on the proposal documents submitted for PA2025275. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
 - (a) The 14 day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

- D. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Appeal Provisions

- E. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil and Administrative Tribunal website www.tascat.tas.gov.au.

Permit Commencement

- F. 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 the 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

VOTING

For: Mayor Cr Holmdahl, Cr Allen, Cr Ferguson, Cr Ireland, Cr Lerner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Deputy Mayor Cr Shegog

CARRIED 8/1

7.3 Plan 3 - PA2025260 Residential - Multiple Dwellings x 3 - 1 Wivell Street, Legana

REPORT AUTHOR:	George Walker - Consultant Planner
REPORT DATE:	5 November 2024
ATTACHMENTS:	1. [7.3.1] Plan 3 - Attachment 1 - Location Plan - 1 Wivell Street 2. [7.3.2] Plan 3 - Attachment 2 - Proposal Plans - 1 Wivell Street

Cr Ferguson left the meeting at 2:21 pm.

Cr Allen left the meeting at 2:21 pm.

RECOMMENDATION

That application PA2025260 be determined as follows:

- (a) the requested variations comply with the relevant performance criteria and be supported;
- (b) matters raised by the representor have been considered but do not alter the assessment against the Scheme or the recommendation; and

That the application for Residential – Multiple Dwellings (3 dwellings) by Nova Land Consulting, for land at 1 Wivell Street, Legana Lot No. 77 on Plan No. 180377 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents, except where modified below:
 - (a) Endorsed plans by Wilkin Design, Dated 25/03/2025, Job No. 1421
 - (b) Traffic Impact Assessment by Midson Traffic Pty Ltd, Dated March 2025
 - (c) Landslide Risk Assessment by Geoslope, Dated 28/08/2025 Reference GEO200 Revision 5.

CONSTRUCTION OF WORKS

2. Prior to the commencement of the use, the private and public infrastructure works must be constructed in accordance with plans and specifications approved by the Council. The required infrastructure works must be as shown in the application documents and endorsed plans or as modified by the approvals of the Road & Stormwater Authorities.

SOIL AND WATER MANAGEMENT CONTROL PLAN

3. Prior to the commencement of any works on site (including vegetation removal), a site management plan must be submitted detailing how soil and water is to be managed on the site during the construction process to prevent the escape of soil and sediments beyond site boundaries. This plan must clearly set out the property owner's obligations for erection, inspection and maintenance of all control measures approved. The management plan must include the following:
 - (a) Date and author;

- (b) Property boundaries, location of adjoining roads, impervious surfaces, underground services and existing drainage, contours, approximate grades of slope, directions of fall, north point and scale;
- (c) General soil description;
- (d) Location and types of all existing natural vegetation, location and amount of the proposed ground disturbance, the limit of clearing, grading and filling and the proposed location of soil, sand, topsoil and other material stockpiles.
- (e) Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground;
- (f) Location of vegetation to be retained and removed;
- (g) Location of stabilised site access;
- (h) Initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure;
- (i) Stormwater discharge point, if proposed;
- (j) Location of all proposed temporary drainage control measures;
- (k) Construction details - buildings or subdivision;
- (l) Location and details of all proposed erosion control measures;
- (m) Location and details of the measures to minimise dust escaping from the site;
- (n) Location and details of all proposed sediment control measures;
- (o) A statement of who is responsible for establishing and maintaining erosion and sediment control measures;
- (p) Site rehabilitation or revegetation/landscaping program;
- (q) The estimated dates for the start and finish of the works - including the installation sequence of the different erosion and sediment controls;
- (r) Any information required to address soil, water and dust control measures required to accommodate staging of the proposal;
- (s) Outline of the maintenance program for the erosion and sediment controls; this must include a weekly inspection as well as before and after every rain event and a reporting schedule to council.

4. Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Director of Community Assets. The approved Plan must be implemented with the commencement of works on site and maintained during construction to ensure that soil erosion and dust are appropriately managed to reasonably maintain amenity of adjoining and nearby properties. A copy of the approved Soil and Water Management Plan must be on the site at all times. All on ground workers must be aware of and understand the plan.

COMMENCED DEVELOPMENT STOP

5. Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must:
 - (a) be installed and maintained on site to the satisfaction of the Director of Community Assets;
 - (b) Ensure that overland flows do not become a nuisance to adjoining properties or council's infrastructure;
 - (c) be maintained until work recommences on site; and
 - (d) include a weekly inspection as well as before and after every rain event and a reporting schedule to council. Measures under this condition may require a revised Soil and Water Management Control Plan to be approved for the site.

TASWATER

6. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater TWDA 2025/01012-WTC attached.

TASNETWORKS

7. The development must act in accordance with the instructions provided by TasNetworks regarding the removal and installation of electrical assets on the site.

VISITOR PARKING FOR MULTIPLE DWELLINGS

8. Prior to the commencement of the use, the visitor parking on common property must be constructed in accordance with the endorsed plans and clearly delineated for general use through signage or other physical means.

STAGED MULTIPLE DWELLINGS

9. Where development is to be staged, the following works must be completed prior to sealing of the strata plan:
 - (a) Common property – all common property proposed in the strata plan must be completed, including construction of driveway, parking and access areas, landscaping, mailboxes, bin storage areas and utilities connections;
 - (b) Each strata lot – for developed individual strata lots containing a building, all building works, landscaping, utilities connections, parking and driveways must be completed; and Each strata lot – for vacant individual strata lots or any balance lot for future strata division, access and utilities connections (including provision for future lots within a balance lot) must be completed prior to sealing of the staged strata plan.

Permit Notes

- A. This permit was issued based on the proposal documents submitted for PA2025260. You should contact Council with any other use or developments, as they may require the separate approval of Council.

- B. This permit take effect after:
- (a) The 14 day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

- D. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Appeal Provisions

- E. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil and Administrative Tribunal website www.tascat.tas.gov.au.

Permit Commencement

- F. 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 the 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

Cr Larner left the meeting at 2:26 pm.

Minute No. 25/154

DECISION

Moved: Cr Ireland

Seconded: Deputy Mayor Cr Shegog

That application PA2025260 be determined as follows:

- (a) the requested variations comply with the relevant performance criteria and be supported;
- (b) matters raised by the representor have been considered but do not alter the assessment against the Scheme or the recommendation; and

That the application for Residential – Multiple Dwellings (3 dwellings) by Nova Land Consulting, for land at 1 Wivell Street, Legana Lot No. 77 on Plan No. 180377 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

- 1. The use and development must be substantially in accordance with the following endorsed documents, except where modified below:
 - (a) Endorsed plans by Wilkin Design, Dated 25/03/2025, Job No. 1421
 - (b) Traffic Impact Assessment by Midson Traffic Pty Ltd, Dated March 2025
 - (c) Landslide Risk Assessment by Geoslope, Dated 28/08/2025 Reference GEO200 Revision 5.

CONSTRUCTION OF WORKS

- 2. Prior to the commencement of the use, the private and public infrastructure works must be constructed in accordance with plans and specifications approved by the Council. The required infrastructure works must be as shown in the application documents and endorsed plans or as modified by the approvals of the Road & Stormwater Authorities.

SOIL AND WATER MANAGEMENT CONTROL PLAN

- 3. Prior to the commencement of any works on site (including vegetation removal), a site management plan must be submitted detailing how soil and water is to be managed on the site during the construction process to prevent the escape of soil and sediments beyond site boundaries. This plan must clearly set out the property owner's obligations for erection, inspection and maintenance of all control measures approved. The management plan must include the following:
 - (a) Date and author;
 - (b) Property boundaries, location of adjoining roads, impervious surfaces, underground services and existing drainage , contours, approximate grades of slope, directions of fall, north point and scale;
 - (c) General soil description;
 - (d) Location and types of all existing natural vegetation, location and amount of the proposed ground disturbance, the limit of clearing, grading and filling and the proposed location of soil, sand, topsoil and other material stockpiles.
 - (e) Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground;
 - (f) Location of vegetation to be retained and removed;
 - (g) Location of stabilised site access;
 - (h) Initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure;

- (i) Stormwater discharge point, if proposed;
 - (j) Location of all proposed temporary drainage control measures;
 - (k) Construction details - buildings or subdivision;
 - (l) Location and details of all proposed erosion control measures;
 - (m) Location and details of the measures to minimise dust escaping from the site;
 - (n) Location and details of all proposed sediment control measures;
 - (o) A statement of who is responsible for establishing and maintaining erosion and sediment control measures;
 - (p) Site rehabilitation or revegetation/landscaping program;
 - (q) The estimated dates for the start and finish of the works - including the installation sequence of the different erosion and sediment controls;
 - (r) Any information required to address soil, water and dust control measures required to accommodate staging of the proposal;
 - (s) Outline of the maintenance program for the erosion and sediment controls; this must include a weekly inspection as well as before and after every rain event and a reporting schedule to council.
4. Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Director of Community Assets. The approved Plan must be implemented with the commencement of works on site and maintained during construction to ensure that soil erosion and dust are appropriately managed to reasonably maintain amenity of adjoining and nearby properties. A copy of the approved Soil and Water Management Plan must be on the site at all times. All on ground workers must be aware of and understand the plan.

COMMENCED DEVELOPMENT STOP

5. Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must:
- (a) be installed and maintained on site to the satisfaction of the Director of Community Assets;
 - (b) Ensure that overland flows do not become a nuisance to adjoining properties or council's infrastructure;
 - (c) be maintained until work recommences on site; and
 - (d) include a weekly inspection as well as before and after every rain event and a reporting schedule to council. Measures under this condition may require a revised Soil and Water Management Control Plan to be approved for the site.

TASWATER

6. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater TWDA 2025/01012-WTC attached.

TASNETWORKS

7. The development must act in accordance with the instructions provided by TasNetworks regarding the removal and installation of electrical assets on the site.

VISITOR PARKING FOR MULTIPLE DWELLINGS

8. Prior to the commencement of the use, the visitor parking on common property must be constructed in accordance with the endorsed plans and clearly delineated for general use through signage or other physical means.

STAGED MULTIPLE DWELLINGS

9. Where development is to be staged, the following works must be completed prior to sealing of the strata plan:
 - (a) Common property – all common property proposed in the strata plan must be completed, including construction of driveway, parking and access areas, landscaping, mailboxes, bin storage areas and utilities connections;
 - (b) Each strata lot – for developed individual strata lots containing a building, all building works, landscaping, utilities connections, parking and driveways must be completed; and Each strata lot – for vacant individual strata lots or any balance lot for future strata division, access and utilities connections (including provision for future lots within a balance lot) must be completed prior to sealing of the staged strata plan.

Permit Notes

- A. This permit was issued based on the proposal documents submitted for PA2025260. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
 - (a) The 14 day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.

- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

- D. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Appeal Provisions

- E. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil and Administrative Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil and Administrative Tribunal website www.tascat.tas.gov.au.

Permit Commencement

- F. 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 the 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Ireland, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 6/0

Team Leader – Planning left the meeting at 2.28pm

8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in October and November

REPORT AUTHOR:	Chief Executive Officer - Kristen Desmond
REPORT DATE:	6 November 2025
ATTACHMENTS:	Nil

Cr Allen entered the meeting at 2:28 pm.
Cr Larner entered the meeting at 2:28 pm.
Cr Ferguson entered the meeting at 2:28 pm.

RECOMMENDATION

That Council receives the report on Council Workshops held on 21 October 2025 and 4 November 2025.

Minute No. 25/155

DECISION

Moved: Cr Lyons

Seconded: Cr Sladden

That Council receives the report on Council Workshops held on 21 October 2025 and 4 November 2025.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

8.2 CEO 2 - Council Meeting Dates 2026

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 6 November 2025

ATTACHMENTS: Nil

RECOMMENDATION

That Council:

1. by absolute majority endorse West Tamar Council's Ordinary Council Meetings to commence at 1.30pm on the following dates:

Tuesday 20 January 2025
Tuesday 17 February 2025
Tuesday 17 March 2025
Tuesday 21 April 2025
Tuesday 19 May 2025
Tuesday 16 June 2025
Tuesday 21 July 2025
Tuesday 18 August 2025
Tuesday 15 September 2025
Tuesday 20 October 2025
Tuesday 17 November 2025
Tuesday 15 December 2025

2. authorises the Chief Executive Officer to advertise the agreed dates as required by the *Local Government (Meeting Procedure) Regulations 2025*; and
3. notes the proposed Council Workshop dates.

Minute No. 25/156

DECISION

Moved: Cr Lyons

Seconded: Cr Ferguson

That Council:

1. by absolute majority endorse West Tamar Council's Ordinary Council Meetings to commence at 1.30pm on the following dates:

Tuesday 20 January 2026
Tuesday 17 February 2026
Tuesday 17 March 2026
Tuesday 21 April 2026
Tuesday 19 May 2026

Tuesday 16 June 2026
Tuesday 21 July 2026
Tuesday 18 August 2026
Tuesday 15 September 2026
Tuesday 20 October 2026
Tuesday 17 November 2026
Tuesday 15 December 2026

2. authorises the Chief Executive Officer to advertise the agreed dates as required by the *Local Government (Meeting Procedure) Regulations 2025*; and
3. notes the proposed Council Workshop dates.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

8.3 CEO 3 - Appointment of Acting Chief Executive Officer

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 November 2025

ATTACHMENTS: Nil

RECOMMENDATION

That Council:

1. Appoint Dino De Paoli, Director Community Assets, as Acting Chief Executive Officer during the absence of the Chief Executive Officer in accordance with the requirements of Section 61B(4) of the *Local Government Act 1993* for the period 1 January 2026 and 31 December 2026 inclusive; and
2. Appoint Michelle Riley, Director Planning & Development, as Acting Chief Executive Officer in accordance with the requirements of Section 61B(2)(b) of the *Local Government Act 1993* for the period 1 January 2026 and 31 December 2026 inclusive, that is if the Chief Executive Officer is absent and Dino De Paoli, Director Community Assets, being the person appointed under Section 61B(4) of the *Local Government Act 1993* is absent from duty or otherwise unavailable or unable to act in the office of Chief Executive Officer.

Minute No. 25/157

DECISION

Moved: Cr Lyons

Seconded: Cr Sladden

That Council:

1. Appoint Dino De Paoli, Director Community Assets, as Acting Chief Executive Officer during the absence of the Chief Executive Officer in accordance with the requirements of Section 61B(4) of the *Local Government Act 1993* for the period 1 January 2026 and 31 December 2026 inclusive; and
2. Appoint Michelle Riley, Director Planning & Development, as Acting Chief Executive Officer in accordance with the requirements of Section 61B(2)(b) of the *Local Government Act 1993* for the period 1 January 2026 and 31 December 2026 inclusive, that is if the Chief Executive Officer is absent and Dino De Paoli, Director Community Assets, being the person appointed under Section 61B(4) of the *Local Government Act 1993* is absent from duty or otherwise unavailable or unable to act in the office of Chief Executive Officer.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

UNCONFIRMED

8.4 CEO 4 - 1st Quarter Performance Report - July to September 2025

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 12 November 2025

ATTACHMENTS: 1. [8.4.1] 1st Quarterly Report July - September 2025

Director Community Assets entered the meeting at 2.44pm

RECOMMENDATION

That Council:

1. Receives the West Tamar Council 1st Quarter Performance Report 1 July 2025 to 30 September 2025; and
2. Provides public access to the report as part of Council's commitment to ongoing good governance.

Minute No. 25/158

DECISION

Moved: Cr Allen

Seconded: Cr Manticas

That Council:

1. Receives the West Tamar Council 1st Quarter Performance Report 1 July 2025 to 30 September 2025; and
2. Provides public access to the report as part of Council's commitment to ongoing good governance.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

Director Community Assets left the meeting at 2.45pm

8.5 CEO 5 - Advocacy for TasWater for Legana

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 13 November 2025

ATTACHMENTS: 1. [8.5.1] Draft submission to Economic Regulator

RECOMMENDATION

That Council authorise the Chief Executive Officer to sign the proposed submission to the Economic Regulator advocating support for TasWater's infrastructure upgrade plans - specifically the commencement of the Ti-Tree Bend sewage treatment plant - proposed in its Price and Services Plan 5 for the regulatory period 2026–2030.

Minute No. 25/159

DECISION

Moved: Cr Ireland

Seconded: Cr Manticas

That Council authorise the Chief Executive Officer to sign the proposed submission to the Economic Regulator advocating support for TasWater's infrastructure upgrade plans - specifically the commencement of the Ti-Tree Bend sewage treatment plant - proposed in its Price and Services Plan 5 for the regulatory period 2026–2030.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

9 GOVERNANCE

9.1 Gov 1 - Council Meeting Engagement Policy

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 10 November 2025

ATTACHMENTS: 1. [9.1.1] W T- HR M 73.00 Council Meeting Engagement Policy - November 2025 - DRAFT

RECOMMENDATION

That Council:

1. Rescinds the existing WT-HRM51.00 Public Question Time Policy (minute 127/23);
2. Adopts the new Council Meeting Engagement Policy as presented, effective 18 November 2025;
3. Allocates a new policy number of 73.00;
4. Updates the version number to 1.00; and
5. Approves a review date of November 2026.

Minute No. 25/160

DECISION

Moved: Cr Lyons

Seconded: Cr Sladden

That Council:

1. Rescinds the existing WT-HRM51.00 Public Question Time Policy (minute 127/23);
2. Adopts the new Council Meeting Engagement Policy as presented, effective 18 November 2025;
3. Allocates a new policy number of 73.00;
4. Updates the version number to 1.00; and
5. Approves a review date of November 2026.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

UNCONFIRMED

9.2 Gov 2 - Positive Ageing Committee (PAC) Terms of Reference

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 10 November 2025

ATTACHMENTS: 1. [9.2.1] W T- TO R 01.00 - Positive Ageing Committee (PA C)
Terms of Reference - November 2025 - DRAFT

RECOMMENDATION

That Council, pursuant to Section 24 of the *Local Government Act 1993*:

1. Adopts the Terms of Reference for the West Tamar Council Positive Ageing Committee as presented, effective 18 November 2025;
2. Allocates a new Terms of Reference number of 1.00;
3. Updates the version number to 1.00; and
4. Approves a review date of November 2027.

Minute No. 25/161

DECISION

Moved: Cr Allen

Seconded: Cr Ferguson

That Council, pursuant to Section 24 of the *Local Government Act 1993*:

1. Adopts the Terms of Reference for the West Tamar Council Positive Ageing Committee as presented, effective 18 November 2025;
2. Allocates a new Terms of Reference number of 1.00;
3. Updates the version number to 1.00; and
4. Approves a review date of November 2027.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

10 DEVELOPMENT

Nil

UNCONFIRMED

11 CORPORATE

11.1 Corp 1 - Capital Works Project Budget Variations

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 10 November 2025

ATTACHMENTS: 1. [11.1.1] CEO Approved Project Budget Adjustments (1)

Director Corporate and Community entered the meeting at 3.04pm

RECOMMENDATION

That Council receives this report under the *Local Government Act 1993 section 82(7)* noting the capital works project budget adjustments approved under delegation by the Chief Executive Officer.

Minute No. 25/162

DECISION

Moved: Cr Manticas

Seconded: Deputy Mayor Cr Shegog

That Council receives this report under the *Local Government Act 1993 section 82(7)* noting the capital works project budget adjustments approved under delegation by the Chief Executive Officer.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

11.2 Corp 2 - Adjustment to Estimated Capital Works

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 10 November 2025

ATTACHMENTS: Nil

*Cr Ferguson left the meeting at 3:09 pm.
Deputy Mayor Cr Shegog left the meeting at 3:09 pm.*

RECOMMENDATION

That Council by absolute majority approves the following adjustments to the 2025-2026 Capital Works estimates:

1. the addition of a new project budget of \$7,000 for the installation of AV equipment at Winkleigh Hall; and
2. a reduction in the Clarence Point Hall heating upgrade budget (project 67300) from \$20,000 to \$13,000.

Minute No. 25/163

DECISION

Moved: Cr Lyons

Seconded: Cr Allen

That Council by absolute majority approves the following adjustments to the 2025-2026 Capital Works estimates:

1. the addition of a new project budget of \$7,000 for the installation of AV equipment at Winkleigh Hall; and
2. a reduction in the Clarence Point Hall heating upgrade budget (project 67300) from \$20,000 to \$13,000.

VOTING

For: Mayor Cr Holmdahl, Cr Allen, Cr Ireland, Cr Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 7/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

*Deputy Mayor Cr Shegog entered the meeting at 3:14 pm.
Cr Ferguson entered the meeting at 3:14 pm.*

12 COMMUNITY

12.1 Comm 1 - Youth Advisory Council Minutes - October

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 10 November 2025

ATTACHMENTS: 1. [12.1.1] YAC Minutes Oct

Cr Manticas left the meeting at 3:17 pm.

RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 16 October 2025.

Minute No. 25/164

DECISION

Moved: Cr Allen

Seconded: Cr Larner

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 16 October 2025.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, Cr Lyons and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 8/0

12.2 Comm 2 - Positive Ageing Committee Minutes - October

REPORT AUTHOR: Team Leader - Community - Elizabeth Nye

Community Development Officer - Todd Mitchell

REPORT DATE: 10 November 2025

ATTACHMENTS: 1. [12.2.1] Positive Ageing Committee Meeting Minutes October 2025

Cr Manticas entered the meeting at 3:19 pm.

RECOMMENDATION

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee held a meeting on 27 October 2025.

Minute No. 25/165

DECISION

Moved: Cr Sladden

Seconded: Cr Allen

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee held a meeting on 27 October 2025.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

12.3 Comm 3 - Community Grant Application - Greens Beach Golf Club

REPORT AUTHOR: Team Leader - Community - Elizabeth Nye

REPORT DATE: 12 November 2025

ATTACHMENTS:

1. [12.3.1] Greens Beach Golf Club. Fire Fighting Trailer - Application
2. [12.3.2] Greens Beach Golf Club Fire Fighting Trailer - Matrix Redacted

*Cr Ireland left the meeting at 3:23 pm.
Cr Manticas left the meeting at 3:23 pm.*

RECOMMENDATION

That Council approve the grant application submitted by the Greens Beach Golf Club to the value of \$3,906.00 to purchase a Fire Fighting Trailer as outlined in the application.

Cr Ireland entered the meeting at 3:25 pm.

Minute No. 25/166

DECISION

Moved: Cr Lyons

Seconded: Cr Allen

That Council approve the grant application submitted by the Greens Beach Golf Club to the value of \$3,906.00 to purchase a Fire Fighting Trailer as outlined in the application, and that signage is placed on the trailer indicating that the trailer is a firefighting unit and part funded by the West Tamar Council.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 8/0

Director Corporate and Community left the meeting at 3.31pm

Cr Manticas entered the meeting at 3.31pm

13 COMMUNITY ASSETS

Nil

UNCONFIRMED

14 PEOPLE, CULTURE & SAFETY

Nil

UNCONFIRMED

15 PETITIONS

Nil

UNCONFIRMED

16 NOTICE OF MOTIONS

16.1 Motions on Notice

16.1.1 Motion - Cr Larner

MOTION ON NOTICE

Moved: Cr Larner

That Council:

1. Engage a qualified engineer or drainage expert to prepare a stormwater drainage report and cost estimate for Little Swan Point Road where the culvert near Teggs Road is too high to allow a drainage channel for backlog of stormwater lying behind it.
2. Make costing and feasibility assessment of providing a covered stormwater drainage channel for 20m either side of the culvert (eastern end of Little Swan Point Road).
3. Requests that the report provide recommendations for improved stormwater drainage and safety measures given the assessment findings.
4. Receives the report at a future Council meeting, with the findings and recommended actions presented for Council's consideration.

MOTION

Moved: Cr Larner

Seconded: Cr Sladden

That Council:

1. Engage a qualified engineer or drainage expert to prepare a stormwater drainage report and cost estimate for Little Swan Point Road where the culvert near Teggs Road is too high to allow a drainage channel for backlog of stormwater lying behind it.
2. Make costing and feasibility assessment of providing a covered stormwater drainage channel for 20m either side of the culvert (eastern end of Little Swan Point Road) based on assessment findings.
3. Requests that the report provide recommendations for improved stormwater drainage and safety measures given the assessment findings.
4. Receives the report at a future Council meeting, with the findings and any possible recommendations presented for Council's consideration.

AMENDED MOTION

Moved: Cr Manticas

Seconded: Cr Ireland

That Council engage the Council Engineer to prepare a stormwater report for Teggs Road.

Cr Larner left the meeting at 3.45pm

Cr Sladden called a point of order at 3.46pm

The Chair adjourned the Meeting at 3.47pm

The Chair resumed the Meeting at 3.54pm

Cr Larner entered the meeting at 3.54pm

VOTING

For: Mayor Cr Holmdahl, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Deputy Mayor Cr Shegog

CARRIED 8/1

PROCEDURAL MOTION

Moved: Cr Manticas

Seconded: Cr Lyons

That the motion be put.

Minute No. 25/167

DECISION

Moved: Cr Manticas

Seconded: Cr Ireland

That Council engage the Council Engineer to prepare a stormwater report for Teggs Road.

VOTING

For: Mayor Cr Holmdahl, Cr Allen, Cr Ferguson, Cr Ireland, Cr Lyons, Cr Manticas and Cr Sladden

Against: Deputy Mayor Cr Shegog and Cr Larner

CARRIED 7/2

UNCONFIRMED

16.1.2 Motion - Cr Sladden

MOTION ON NOTICE

Moved: Cr Sladden

That Council:

Request the CEO to investigate and prepare a report, including design options and costings, for repurposing the vacant corner block on Eden Street into a small, fenced dog park, with a view to including the project in the 2026–27 budget if supported by Council.

Minute No. 25/168

DECISION

Moved: Cr Sladden

Seconded: Cr Lyons

That Council:

Request the CEO to investigate and prepare a report to workshop, including design options and costings, for repurposing the vacant corner block on Eden Street into a fenced, small dog park, with a view to including the project in the 2026–27 budget if supported by Council.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

16.1.3 AGM Motions

MOTION ON NOTICE FROM 2025 ANNUAL GENERAL MEETING – Peter Kearney OAM

That the West Tamar Council develops and adopts policy initiatives, including planning reform, that deliver available, affordable, accessible and sufficient housing for all who live or wish to live in the West Tamar.

MOTION ON NOTICE FROM 2025 ANNUAL GENERAL MEETING – James Walker

That West Tamar Council executes its own investigation into the inflow and infiltration of stormwater into the Legana Sewage Treatment Plant Lagoons during the calendar year 2026.

MOTION ON NOTICE FROM 2025 ANNUAL GENERAL MEETING – Peter Kearney OAM

West Tamar Council initiates a Council Award called the “Geoff Dickinson Best and Fairest Memorial Award”.

Minute No. 25/169

MOTION

Moved: Cr Lyons

Seconded: Cr Larner

That the motions be deferred until the 16 December 2025 Ordinary Council Meeting to allow for the preparation of a report to support appropriate consideration of the motions.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

16.2 Motions without Notice

MOTION WITHOUT NOTICE

Moved: Deputy Mayor Cr Shegog

That West Tamar Council formally recognises the contribution of the late Mr Geoff Dickinson to the West Tamar Community and his invaluable presentations to Council Meetings.

Minute No. 25/170

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Manticas

That West Tamar Council formally recognises the contribution of the late Mr Geoff Dickinson to the West Tamar Community and his invaluable presentations to Council Meetings.

VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

17 COUNCILLORS' QUESTIONS

17.1 Councillors' Questions on Notice

Cr Manticas

Question 1: How much did it cost council for tables and chairs and covered pergola including any site preparation costs such as concrete slabs at the dog exercise area in Beauty Point?

Response: *The cost of construction of a table, seating, shelter and site preparation costs including a concrete slab is estimated at \$15,000, noting that there is not currently a table at the dog exercise area in Beauty Point.*

Question 2: Is there any money left in the budget under the Beauty Point foreshore upgrade capital item?

Response: *\$33,000 of the funds in the current year's budget allocation for the Beauty Point foreshore upgrade remain unspent.*

Question 3: Could you provide an update to the Storm Water Management plan for the Greens Beach community and where this project is currently at?

Response: *Council has received a preliminary SSMP (Stormwater Systems Management Plan) for the Greens Beach catchments from its consultant and the Plan is under review by officers in the Community Assets team. The Plan models 1% AEP and greater storm events and considers the overland flow path issues. There will be a second phase of work for data from this modelling to be incorporated into piped system design software to assess performance of the underground network. Once work is completed, high risk issues will be identified and Council can consider what actions need to be prioritised, and the cost and timeframes associated.*

Question 4: In the Long Term Financial Plan for the year 2026/2027 there is \$5,000,000 dollars budgeted to spend on Legana Recreational Developments – Can the council update the community on that capital item and confirm if that project is still on schedule for delivery in that financial Year?

Response: *The \$5 million figure in the Long Term Financial Plan caters for future recreational development in Legana – the monies and extent of Legana recreational developments will alter upon more conceptual planning. The Legana Community Sport and Recreation Precinct Masterplan has not yet been finalised and, upon finalisation, the Long Term Financial Plan will be revised in line with this.*

Question 5: Can the council advise if there are any funding shortages associated with that capital item?

Response: *The \$5 million outlined across 2025-26 and 2026-27 financial years for Legana recreational developments in the current Long Term Financial Plan is funded from Council operations and working capital. Until the finalisation of the Legana Community Sport and Recreation Precinct Masterplan and the Legana Structure Plan and the extent of the works is known, the estimated capital requirements and any potential funding shortage cannot be better assessed.*

Question 6: In the Long Term Financial Plan for the year across the 2030/2031 and 2031/2032 financial years there is \$17,000,000 dollars budgeted for Riverside Aquatic Centre but

slated as grant dependent, Can the council provide an update as to whether any successful grants have been obtained for this capital item?

Response: *Council's adopted Aquatic Centre Strategy is currently being reviewed by Council's Riverside Swimming Centre Redevelopment Advisory Committee. Until that work is complete no applications for grant funding will be made. Further, it should be noted that Council continues to allocate capital funding to ensure that the Riverside Pool is fit for purpose for use by West Tamar and greater Launceston residents.*

Question 7: Can the council provide an update as to whether the council is on track for delivering this capital item in the FY years stated in the Long Term Financial Plan along with what progress has been made to date on this capital item?

Response: *Capital maintenance works have been completed or are underway to ensure the pool remains operational until its planned renewal.*

17.2 Councillors' Questions without Notice

Cr Allen

Question 1: I've got a letter here from the West Tamar Rotary Club. Now, this has been discussed previously but quite a long time ago. The rubbish from the Rotary shop at Beauty Point is accumulating, people are dumping all their rubbish at the front. What they're asking, is it possible for them to get free of charge or some vouchers to use the tip? Because what they're doing is asking their members to provide tickets, and everyone's running out of tickets. All the money they raise goes back into the West Tamar community. So what they're asking for is free use of the tip or some tickets.

Response: (From the CEO through the Chair) *I'll take that one on notice and have a look at what our policies are in place to be able to facilitate something.*

Question 2: Council was going to clean out the drains along Gardners Road, but only got about halfway across and along the northern end they haven't been cleaned out. So, wondered if that could be followed up.

Question 3: And I'd just like to put in my concern about the late pruning of the plane trees in Beaconsfield, I just don't understand why they were so late. Normally they're a lot earlier when they're pruned.

Response: (From the CEO through the Chair) *In terms of Gardners Road, we'll take that one on notice and come back to you. In terms of the trees, that is not done by Council, that is done by or contracted through TasNetworks. I believe Council officers have actually asked why it was later this year, so we're trying to get some information on that. But just for absolute clarity, I know there was a whole lot of community asking why Council were doing that. It is really important to understand that it is not Council who is doing that work, it is TasNetworks, and it is about safety and how far below those power lines those trees are. We certainly take their feedback on and we have been providing some feedback to TasNetworks' contractors.*

Cr Shegog

Question 1: Does the West Tamar Council provide volunteer training to our volunteers across our centers?

Response: (From the CEO through the Chair) *I guess it depends on what the volunteer is doing. Certainly, if they're working at our Visitor Information Centre or our museum, they certainly are provided with training. One of the Annual Plan activities is to review all the training that we provide to our volunteers, including how we recruit them, so that we can ensure it's fit for purpose, but we certainly do provide them with training.*

Cr Lyons

Question 1: I think it's great that Tas Petroleum are opening up on Thursday? I think that's fantastic. I did ask about the demography of the West Tamar. I was told that they only have 200 kids (at Exeter Primary School), you know, it's about 600 less than when I think I was working there as bursar. They had nearly 800 or over 700 and I just wonder if there's has been any progress on that?

Question 2: I was extremely disappointed that the Minister for Parks knocked back our application to do some work in the river to cover what in my opinion is an unsightly and imported weed, rice grass, in the Gravelly Beach area. Very disappointed, we got some money to do some work and we're unable to do it because the Parks Department Minister wrote back and told us we couldn't.

Response: (From the CEO through the Chair) *I have a meeting with Parks on Friday to discuss the outcome of that and to see whether there's any further way through.*

Cr Holmdahl

Question 1: With regards to the question about the children at the Exeter Primary School, I think it must be nearly 10 years since we've had a demographer come to Council and do an overview of our municipality and where we're going in the future. And I just wonder whether we couldn't invite a very accredited demographer?

Response: (From the CEO through the Chair) *Council has got your strategic plan, which will occur. The strategic growth plan and a number of other plans are currently working their way through the system. Once those plans have been approved, then it would be anticipated that in next year's Annual Plan we would look at putting in a budget to engage a demographer to start having a look at what levers are available to Council then to attract the type of demographic that will fit with the future vision of the municipality. It is coming, but it's likely to happen in the next financial year once we've got some more clarity with the other strategic work ~~um~~ that everyone has been doing.*

Cr Ferguson

Question 1: There's ongoing issues in Cleghorn Avenue in terms of traffic management on school pickups. I've seen a very hazardous situation unfolding on most days where there seems to be queuing in Cleghorn. Obviously it needs some sort of assessment, can we please engage with Riverside Primary and Tas Police before the end of this school term to observe the issues and start determining what process might be required to improve the safety around those times? Because it effectively seems there's a queuing line in a traffic lane that should be flowing and drivers are basically navigating, doing all sorts of unusual manoeuvres to get through.

Response: (From the CEO through the Chair) *Councillor Ferguson, what I can tell you is our inspectors have absolutely had a look at that, we were having difficulty finding the right person at Tas Police. We've now found the right person to liaise with us, so we're certainly taking a proactive approach to that at the moment.*

Cr Sladden

Question 1: Regarding Orana Place which is quite a narrow road with no footpath, and I believe the local residents like to walk along there, and I have actually raised this a couple of years ago. I've just been made aware that that it's quite overgrown there. I actually haven't been up in the last week so that may well have been slashed in the meantime, but there's some stumps along there as well, so if we can at least get the slashers to come and cut that down to mitigate the trip hazard

Response: (From the CEO through the Chair) *We received a request from the residents in and around around Orana Place around that, so Council officers are working through actioning that now.*

Question 2: A ratepayer sent me an email regarding the development on Cormiston Road and had a complaint about the dust, and I think that's been an issue before too.

Response: (From the CEO through the Chair) *It's been it's progressing through our processes, we've received that and are acting on it.*

UNCONFIRMED

17.3 Responses to Previous Questions on Notice

Cr Sladden

Question 1: It's just regarding the augmentation of our waste recycling. And I notice that the recycle rewards program has really taken off in West Tamar. I think in July we hit over 500,000 deposits just at the Windsor one down here which has raised \$50,000 to the community, either individuals or their selected charities and they've had to put in a second one in Beaconsfield, I believe, as well. So this is obviously something that our community wants to do. When I was interstate recently, I spotted alongside regular waste bins, and I did send a picture of this to councillors, a simple basket mechanism where people could put in aluminium cans or glass bottles for other members of the community to come and collect them. Now, there may be some certain occupational health and safety things that need to be addressed here, but I thought it was such a simple idea and a way of capitalising on what we're already doing well. My question is, would it be possible for Council to look into the pricing of such an idea in the municipality and where and how that might work, just that additional waste basket for recycling alongside, especially in our high use areas, maybe Greens Beach or Beaconsfield and in and around Windsor?

Response: *Council officers will research options that may be suitable for a community container drop off point. However, as noted in the question, this may present safety issues to the community and Council officers due to broken glass, and along with contamination, cleaning and inspection requirements, will add to Council's operational costs. This could offset the financial benefit for potentially only a few people that may be able to collect containers from these locations. An alternate solution may be for Council to continue to raise awareness of the container deposit facilities and encouraging the community to donate containers directly to community and sporting groups.*

Cr Allen

Question 1: If I could just have a follow up on the disabled parking bays in Grubb Street, Beaconsfield and Charles Street near the post office?

Response: *The installation of 10 minute parking signs for one parking space in Charles Street, Beauty Point, near the post office, will allow for people with a disability to park in that space for up to 30 minutes. The physical constraints with existing high kerb and channel in the location of the shops is not conducive to simple retrofitting of a compliant, disabled parking space. Officers have not been in a position to progress concept design or costing for a compliant space at this point in time. Officers have inspected the road reserve in Grubb Street adjacent the Neighbourhood House and are currently waiting for a supplier quote to install a pedestrian ramp on the northern side of the road. It is expected this would require capital funding. Similar to Charles Street, officers have not been in a position to progress design or costing of a compliant disability space in Grubb Street but are planning to do so to present to Council for consideration as part of upcoming capital works programs.*

18 INTO CLOSED MEETING

RECOMMENDATION

That by absolute majority, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at ...pm to discuss the following items:

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 21 October 2025

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 40(6). At the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

Office of the Mayor

6.1 Confidential 1 - Adoption of the Chief Executive Officer Performance Agreement 2025/26

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(a) personnel matters, including complaints against an employee of the council;

Corporate & Community

9.1 Confidential 2 - Youth Mayor Program Applications 2026

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(h) information that is of a personal and confidential nature or provided to the council on the condition that it be kept confidential;

Community Assets

10.1 Confidential 3 - Contract No. WTC 23/2025 The Orchards Estate Public Open Space Stage 1

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

10.1 Confidential 4 - Contract No. WTC 22/2025 Refurbish Bonnie Beach and Deviot Pontoons

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

Minute No. 25/171

DECISION

Moved: Cr Ferguson

Seconded: Cr Lyons

That by absolute majority, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at 4.31pm to discuss the following items:

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 21 October 2025

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 40(6). At the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

Office of the Mayor

6.1 Confidential 1 - Adoption of the Chief Executive Officer Performance Agreement 2025/26

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(a) personnel matters, including complaints against an employee of the council;

Corporate & Community

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VOTING

For: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

UNCONFIRMED

19 OUT OF CLOSED MEETING

Council moved out of Closed Meeting at 5.20pm.

UNCONFIRMED

20 CLOSURE

There being no further business, the meeting closed at 5.20pm.

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