



AGENDA

Tuesday 16 December 2025
Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

WEST TAMAR COUNCIL

PO Box 16
RIVERSIDE TAS 7250

Council Chambers
BEACONSFIELD TAS 7270

11 December 2025

To ALL COUNCILLORS

Dear Councillor

I wish to advise that an Ordinary meeting of the West Tamar Council will be held at the Windsor Community Precinct, 1 Windsor Drive, Riverside on Tuesday 16 December 2025 at 1:30 pm.



Kristen Desmond
Chief Executive Officer

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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").

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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

1.2 In Attendance

1.3 Apologies and Leave of Absence

2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 18 November 2025

ATTACHMENTS: 1. [2.1.1] 2025-11 Ordinary Council Meeting Minutes - Unconfirmed

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 18 November 2025 numbered 25/150 to 25/171 as provided to Councillors be received and confirmed as a true record of proceedings.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



MINUTES

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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 Lerner
Cr Geoff Lyons
Cr Josh Manticas
Cr Julie Sladden

1.2 In Attendance

Chief Executive Officer	Kristen Desmond
Director Corporate & Community	David Gregory
Director Community Assets	Dino De Paoli
Director Planning & Development	Michelle Riley
Director People, Culture & Safety	Richard Heyward
Governance Officer	Tom Chalmers
Manager Communications & Engagement	Simon Tennant
Team Leader - Planning	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".

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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

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 Larnar – 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

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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?

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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 fluoroene 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 Lerner 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 macracarpa 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.

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5.3 Responses to Questions from Previous Public Question Time

5.3.1 T Hemphill, Riverside

Our Ref: GO.COJ.181

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

31 October 2025

Mr Thomas Hemphill

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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ORDINARY COUNCIL MEETING
Tuesday 18 November 2025



5.3.2 A Coomber, Riverside

Our Ref: GO.CO.U.181

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

31 October 2025

Mr Adrian Coomber

By email:

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



Eden Street, Riverside TAS 7250
PO Box 16, Riverside TAS 7250
e. wtc@wtc.tas.gov.au
p. 03 6323 9300

wtc.tas.gov.au



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5.3.3 T Kelly, Riverside

Our Ref: GO.CO.U.181

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

31 October 2025

Ms Tracey Kelly
[REDACTED]

By email: [REDACTED]

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]



3-11 Edin Street, Rylands TAS
PO Box 18, Rylands TAS 7250
e: info@wtc.tas.gov.au
t: (03) 6323 9300
w: wtcc.tas.gov.au

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



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.

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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

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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

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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.

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- 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

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- 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

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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.

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- 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 Lerner 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.

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- 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

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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

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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

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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 Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

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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.

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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

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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

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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.

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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

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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 Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

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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

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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 Larnier, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

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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 Larner, 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.

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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.

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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

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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 Larner, Cr Lyons, Cr Manticas and Cr Sladden

Against: Nil

CARRIED UNANIMOUSLY 9/0

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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

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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

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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.*

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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?

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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

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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.*

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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.

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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

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

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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

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.

UNCONFIRMED

3 LATE ITEMS

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

5 PUBLIC QUESTION TIME

General rules for public question time and questions without notice:

- 30 minutes maximum for public question time and public questions.
- Any one speaker is allowed a maximum of five (5) minutes to make one (1) statement and/or up to three (3) questions. For clarity, a member of the public has a maximum of five (5) minutes total irrespective of making a statement, asking questions, or a combination thereof.
- A question will be answered if the information is known, otherwise it will be taken on notice and responded to in writing.
- If a member of the public –
 - a) hinders or disrupts a meeting; or
 - b) tries to hinder or disrupt a meeting; or
 - c) refuses to leave a closed meeting; or
 - d) uses obscene or offensive language

the chairperson may take reasonable steps to remove the person from the ordinary or closed meeting, including requesting the assistance of a police officer if required.

To assist with the compilation of minutes, it would be appreciated if community members with prepared questions and statements could please provide a copy to Council via email at wtc@wtc.tas.gov.au or leave a copy with us.

When addressing Council please state your name and address.

To be clear to any members of the public in attendance, we will not allow statements or questions relating to the personal affairs or actions of a Councillor or Council staff or which questions the competency of Council staff or Councillors.

If someone chooses to ignore this directive, in the first instance the statement of question will be rejected and you will be asked to sit down. Should anyone choose to ignore that advice or enter into a debate, or disrupt the meeting, you will be asked to leave.

5.1 Public Question Time

Commenced at:

Concluded at:

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 P Hodges, Beauty Point

Question 1: Does the Council acknowledge that Park residents might claim that they have established rights through long-term occupation, especially if they have lived for many years at the Beauty Point Tourist Park and the Council did not intervene?

Response: *It is not appropriate for Council Officers to respond to hypothetical questions.*

Question 2: In reviewing the decision and evidence in the Supreme Court case John Robert Lowe vs Beauty Point (Tas) P/L. (Transcript below). When did the Council determine the Beauty Point Tourist Park was acting illegally?

What are the implications for the Council in light of the Supreme court case?

Excerpt from the Transcript (at page 33) *:

“...Mr. McTaggart SC: One residential, yes. So, we know the use at the time the property was acquired by the defendant was one residential building and that, in 2017, only as permitted under the State Planning Scheme. So, the prima facie position is that the – the occupation for residential purposes is illegal. We say it’s incumbent on the plaintiff in this application, in demonstrating a serious question to be tried, and ultimately, on the trial, although we don’t have a reply which pleads any existing use, to demonstrate what existing use is said to have been in place which survived the 2013 West Tamar Planning Scheme restriction from residential occupation and then the Tasmanian planning scheme provisions of 2017.”

*IN THE SUPREME COURT OF TASMANIA BEFORE ACTING JUSTICE MARSHALL JOHN ROBERT LOWE v BEAUTY POINT (TAS) PTY LTD
TRANSCRIPT OF PROCEEDINGS FOR 28TH NOVEMBER 2024
APPEARANCES: MS BEST FOR THE PLAINTIFF MR McTAGGART SC AND MR O’RAFFERTY FOR THE DEFENDANT

Response: *Following receipt by Council in 2024 of a complaint of alleged unlawful residential use at the Tourist park, Council conducted an investigation which resulted in the issuance of an Enforcement Notice to the Beauty Point Tourist Park operators. That Enforcement Notice addresses and manages the residential use occurring on parts of the Beauty Point Tourist Park and, importantly, does not require any of the permanent residents’ to vacate their dwellings.*

In relation to any implications for Council – this matter is currently the subject of an appeal and as such this question cannot be answered.

Question 3: In the proceedings of the Supreme Court case mentioned above, a West Tamar Council file was submitted in evidence. It appears that the West Tamar Council in its court submission Supreme Court (28TH NOVEMBER 2024), entered by Ms. K. Desmond CEO, investigated compliance issues in the Park as early as 1995 in and continuing to date in accordance with relevant Acts and the local Planning Scheme. What are the implications of this for the current owners and residents of Beauty Point Tourist Park?

Response: *See response to question 2.*

5.3 Responses to Questions from Previous Public Question Time

5.3.1 T Kelly, Riverside

Our Ref: GO,COU,182

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

25 November 2025

Ms Tracey Kelly
[REDACTED]

By email: [REDACTED]

Dear Ms Kelly

Response to Questions on Notice – Ordinary Council Meeting 24 November 2025

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 18 November 2025, and now provide the following responses:

Question 1: *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 Homedale, 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.*

The Local Government Act 1993 states that a Councillor must cover their own costs in defence of a code of conduct claim. It does not state that insurance policies cannot be used. The Mayor has now repaid the relevant deductible and therefore has met her own costs for the defence of the Code of Conduct complaint.

Question 2: *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?*

As this matter was operational in nature, it was dealt with by the CEO. Once the CEO's investigation was completed, Council and the Mayor were informed of its outcome. Council was given a full briefing (without the Mayor present), including the provision of copies of all relevant documentation. This included the correspondence from the CEO to the Mayor informing her of the outcome. Council's Audit Panel was kept informed on all steps undertaken by the CEO throughout her investigation. With that in mind, any imputation that there was a lack of transparency of the CEO's investigation of this matter is categorically rejected.

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER

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 - PA2025084 - Multiple Dwellings x 4 - 7-9 Summit Road, Trevallyn

REPORT AUTHOR: Senior Statutory Planner - Eric Smith

REPORT DATE: 4 December 2025

ATTACHMENTS:

1. [7.1.1] Attachment 1 - Plan 1 - PA2025084 - Location Plan
2. [7.1.2] Attachment 2 - Plan 1 - PA2025084 - Proposal Plans

INTRODUCTION

Council acts as a Planning Authority for the assessment of this application under the *Land Use Planning and Approvals Act 1993 (the Act)*. Council as the Planning Authority must determine the application for a permit pursuant to Section 51(2) of the Act and 6.10 of the *Tasmanian Planning Scheme – West Tamar (the Scheme)*.

In determining an application, the Planning Authority must take into consideration:

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

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

Compliance with the applicable standards (a) consists of complying with the Acceptable Solution or satisfying the Performance Criteria. The use of “or” is to be read plainly in that if an application satisfies the Acceptable Solution, no consideration of the Performance Criteria is required.

The purpose of this report is for Council to consider a proposal for Residential – Multiple dwellings x 4 at 7-9 Summit Road, Trevallyn. The proposal includes construction of four detached three-bedroom, two-storey dwellings. Demolition of the existing dwelling is also proposed to accommodate the new dwellings.

Multiple dwellings are a Permitted land use within the General residential zone. However, the proposal requires a discretion of the following development standards:

	Acceptable Solution	Proposed
8.4.2 P1 Front Setbacks	4.5m setback	New driveway retaining wall within front setback.
8.4.2 P3 Building Envelope	Building envelope and side/rear setbacks	Minor encroachment of Unit 1 roof and Unit 3 roof height, outside the building envelope.

8.4.3 P2 Private Open Space (POS)	24m ² in one location, flat and behind the dwelling	Units 1 & 2 POS located in front of the dwelling, rather than behind.
8.4.6 P3 Windows	Windows to habitable rooms setback 2.5m from shared driveway or 1m if screened	Windows setback 1m from internal shared driveway. High windowsill heights at ground level, but no screening to upper level.
C2.6.2 Driveway crossing	Driveway crossing 4.5m wide for 7m from the carriageway	Double width crossing from carriageway to front boundary, narrowing to 3.0m width.

STATUTORY REQUIREMENTS AND TIMEFRAMES

The application was made pursuant to Section 57 of the Act. Determination of the application is a statutory obligation.

Receipt Date	31/03/2025
Request for further information	15/04/2025
Information satisfied	22/10/2025
Advertised	24/10/2025
Closing date for representations	11/11/2025
Day 42	18/11/2025
Extension of time granted	13/11/2025
Decision due	17/12/2025

THE APPLICATION

Application Details:

Development Application	PA2025084
Location	7-9 Summit Road, Trevallyn
Applicant	A Friend Designs
Planning Instrument	Tasmanian Planning Scheme – West Tamar (the Scheme)
Zone	8.0 General Residential
Use	Residential – Multiple dwellings (Permitted)
Codes	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C16.0 Safeguarding of Airports Code
Specific Area Plans	NA

Site Details:

Site Area	1,539m ²
Slope	Gentle slope up from the southeastern access towards the northwestern rear corner.

Existing Use/Development	The site is a fully-serviced square block with a sealed crossing to the sealed road. It faces generally south with a significant step up from the carriageway to the site boundary but a generally gentle rise from the southeastern corner towards a high point in the northwestern rear corner. There is an existing dwelling in the southeastern corner.
Surrounding Use/Development	The site is in a part of Trevallyn developed in the 1950's, near the top of Bald Hill. Many services and facilities such as Trevallyn shops, Trevallyn primary school, recreation grounds and public transport are all within walking distance of the site.

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

Objective: Development is in keeping with the character of the area and natural values.

Council will:

- Be an active participant in planning reform and embrace Council's planning role.

STATE POLICIES

The proposal is consistent with the intent of all State Policies.

LAND USE PLANNING AND APPROVALS ACT 1993

The proposal is consistent with the objectives of the Act.

GOVERNMENT CONSULTATION

The application did not require State Government referral.

FINANCIAL IMPACT

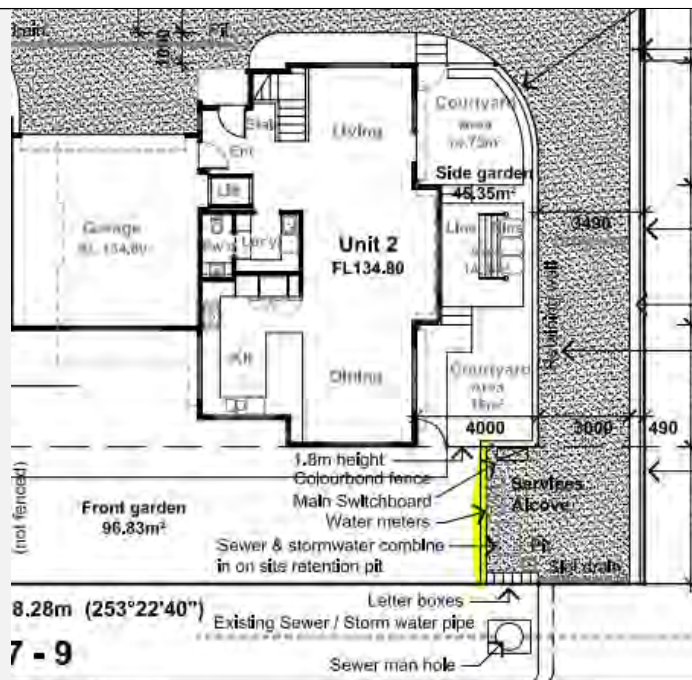
Financial impacts are normally limited to the application process and any appeal that may be lodged against the Planning Authority's decision, provided statutory obligations are met.

STANDARDS REQUIRING COUNCIL DISCRETION

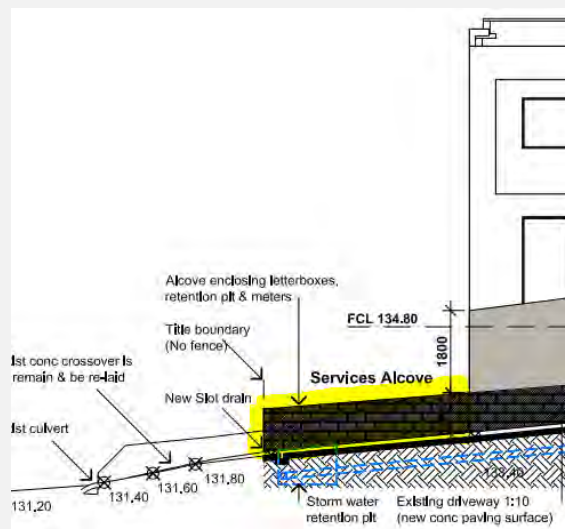
The application was assessed against the relevant zone and code standards. The proposal complied with the relevant standards, except for the identified discretions that follow. When a proposal relies on a discretion, it must be assessed against the relevant performance criteria for compliance.

CLAUSE 8.4.2 Setbacks and building envelope for all dwellings

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.
PERFORMANCE CRITERIA	<p>P1</p> <p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>
ASSESSING OFFICER'S COMMENTS	<p>All buildings comply with the front setback requirement of 4.5m. Only the new retaining wall along the eastern side of the driveway encroaches within the front setback. Therefore, the retaining wall must be assessed against the Performance Criteria.</p> <p>The below image highlights the length of new retaining wall within the front setback:</p>



The below image highlights the 890mm height of retaining wall within the front setback:



The portion of new retaining wall within the front setback is located on the western side of the driveway and limited to a height of 890mm. The location and height of the retaining wall is a feature of the driveway alignment and site topography and will not be visually prominent.

The proposal complies with the Performance Criteria.

CLAUSE 8.4.2 Setbacks and building envelope for all dwellings

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).
PERFORMANCE CRITERIA	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site.
ASSESSING OFFICER'S COMMENTS	<p>The rooflines of Units 1, 2 and 3 slightly encroach outside of the building envelope. The minor encroachments are highlighted in the images below:</p>



It is noted that the proposed dwellings comply with all side and rear setbacks to adjoining properties. The encroachment relates to the variable height limit, which is calculated based on separation distance from boundaries.

The proposed dwellings would not cause an unreasonable loss of amenity to the adjoining properties, as follows:

- (i) The encroachments are relatively minor, such that any additional overshadowing of adjoining dwellings would be minimal, compared to strict conformity to the building envelope. Notwithstanding, the submitted shadow diagrams show that the eastern adjoining dwelling receives full morning sun and the western adjoining dwelling receives full afternoon sun, through the winter months.
- (ii) Similarly, the proposal maintains adequate sunlight to the private open space located at the rear of the adjoining dwellings to the east and west. Additional overshadowing from the minor encroachments would be minimal.
- (iii) The property does not adjoin any vacant land.
- (iv) The minor encroachments of the roofline are a feature of the architectural design and the varied topography of the site. The

	<p>projections outside the building envelope do not significantly increase the bulk of the buildings and would not be visually notable when viewed from the adjoining properties, compared to strict adherence to the building envelope.</p> <p>The separation between the proposed dwellings and adjoining properties is consistent with the surrounding area, which varies considerably, rather than having a distinct pattern. As noted above, the proposed dwellings comply with all setbacks, thereby being consistent with the intended separation between dwellings in the General residential zone.</p> <p>There are no known solar installations on the adjoining sites that would be overshadowed by the proposed dwellings.</p> <p>The proposal complies with the Performance Criteria.</p>
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CLAUSE 8.4.3 Site coverage and private open space for all dwellings

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.
PERFORMANCE CRITERIA	<p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
ASSESSING OFFICER'S COMMENTS	<p>Units 3 and 4 have a private open space (POS) area of 25m² in a flat 5m x 5m arrangement which is behind the building when viewed from the street. This complies with the Acceptable Solution.</p> <p>Units 1 and 2 have POS areas of 113m² and 96m² respectively, with a minimum dimension of 4m, as per the Acceptable Solution. However,</p>

	<p>the area is located between the dwelling and front boundary, rather than at the rear of the dwelling. As such, the location of the POS requires assessment against the Performance Criteria.</p> <p>Despite the main POS area being located at the front, Unit 1 and 2 also have smaller private courtyards at the side which are directly adjacent to the main living areas of the dwellings. These private courtyards are capable of serving as an extension to the living areas of the dwelling and providing secure and private areas for outdoor relaxation and recreation.</p> <p>During winter months, sunlight to the POS of Unit 1 and 2, is limited to the courtyards, which receive variable levels of solar access between 11am to 2pm, based on the shadow diagrams provided. Separation between buildings allows ample diffuse light to POS areas when direct sunlight is not available.</p> <p>The proposal complies with the Performance Criteria.</p>
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CLAUSE 8.4.6 Privacy for all dwellings

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.
PERFORMANCE CRITERIA	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
ASSESSING OFFICER'S COMMENTS	<p>The arrangement of the dwellings with internal shared access results in living rooms having a window facing the shared driveway. The building facades, and thereby the windows, are setback 1m from the shared driveway which requires screening or glazing of any window below 1.7m height above floor level.</p> <p>The windows located at ground level have a windowsill height of 1.7m where facing the shared driveway, thus achieving the Acceptable Solution.</p>

	<p>However, the Acceptable Solution does not differentiate between ground level and upper-level windows. The windows on the upper level are setback 1m from the shared driveway, although their vertical separation from the driveway is significantly greater. As the upper-level windows are not raised, screened or glazed, assessment of the Performance Criteria is required.</p> <p>The lack of screening or high windowsills on the upper level of each dwelling, does not result in unreasonable impacts on privacy or from vehicle noise or light intrusion from vehicles using the shared driveway. Further screening or changes to the upper-level windows is not required to minimise vehicle impacts.</p> <p>The proposal complies with the Performance Criteria.</p>
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CLAUSE C2.6.2 Design and layout of parking areas

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1.1</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.</p> <p>A1.2</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.
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<p>PERFORMANCE CRITERIA</p>	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 -2002 Parking facilities, Part 2: Off -street commercial vehicle facilities</i>.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The property shares an existing double crossover with adjacent No. 11 Summit Road. The total width of the crossover at the carriageway exceeds the required 4.5m width for multiple dwellings. However, as the shared driveway splits in half at the front boundary, the width of the driveway narrows to 3 metres. This requires assessment against the Performance Criteria.</p> <p>Whilst this does not allow for two vehicles to pass on this section of driveway, the proposed design is able to provide convenient, safe and efficient access, as follows:</p> <ul style="list-style-type: none"> (a) the site has a unique topography with the existing crossing and sewer infrastructure, which dictates the most suitable driveway location; (b) A passing bay in front of Unit 4 was added at the request of the road authority. This provides a stopping area for any exiting vehicle to wait until an incoming vehicle has passed. The design and orientation of the accessway means entering vehicles are visible from the passing bay. Given the small number of dwellings sharing the access, this arrangement is appropriate; (c) the existing crossing and proposed new internal driveway is sealed and useable in all weather conditions; (d) Internal speeds on the driveway are expected to be slow and safety for all users of the space maintained; (e) the proposal is for four dwellings which, at this scale, is not a high traffic generating use. (f) the road authority has provided advice that the estimated increase in vehicle movements on the existing crossover is 15, with 2 of these movements in the peak hour. This complies with the acceptable solution. Bins will be collected from Summit Road by Council's waste contractor, so access for service vehicles is expected to be infrequent; (g) For a residential development of this scale, provision of accessible parking spaces and access ways is not a mandatory requirement;

	<p>(h) the site is located towards the end of a cul-de-sac which does not have significant traffic volumes. The road has capacity to absorb the additional vehicle trips generated by three additional dwellings;</p> <p>(i) parking would be within private garages with Visitor Parking spaces marked in the common property and controlled by the Body Corporate; and</p> <p>(j) the road authority has provided advice that the proposal is suitable with regard to the relevant Australian standards. For context, the requirement for a 4.5m wide crossover and driveway for the first 7m from the carriageway, to access any site with six or more parking spaces is much more conservative than the Australian Standard.</p> <p>AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking requires the width of driveways to be determined based on the intended use, as well as the type of road along the frontage. For a domestic driveway, the minimum width is 3.0m. The Australian Standard outlines that a 3.0m wide crossover is suitable to provide access to a residential parking facility with up to 100 parking spaces, when accessed from a local road. Summit Road is considered a local road.</p> <p>The proposal complies with the Performance Criteria.</p>
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ROAD AUTHORITY COMMENTS

The Road Authority under consideration of the *Local Government Act (Highways) 1982* provided the following advice:

The existing crossover is shared with the neighbouring 11 Summit Road. It has a width of approximately 6.5m, of which approximately 3.6m is along the site frontage.

While the existing crossover is an older style which is not in accordance with current Local Government Standards, it is considered appropriate since it is similar to existing crossovers in the area and provides for efficient entry to the site.

As part of this assessment, a site inspection was undertaken to review the site access and surrounding roadside environment. The existing crossover was used to turn around in, rather than the turning area further to the east of the site.

A dual-cab ute was able to perform a left-turn manoeuvre into the driveway and reverse out to turn around. A car was parked on the opposite side of the street during the manoeuvre, in front of 32 Summit Road. A dual-cab ute was used to conservatively assess the site access, as it has a longer wheelbase and length than the B85 and B99 vehicles described in Australian Standard AS2890.1:2004 – Parking Facilities, Part: Off-street car parking.

There is a sewerage maintenance hole approximately 700mm away from the edge of the driveway apron, with the lid at a higher level than the driveway apron. The nature strip is battered down to the driveway level and is covered with grass. The slope of the batter is considered steep.

TasWater's public asset information suggests the sewerage pipe out of the maintenance hole above the driveway has a depth of 950mm to invert. Since the driveway apron is at

a lower level than the adjacent lid, it is estimated that the sewerage pipe under the driveway has less than the recommended 600mm of cover over the pipe.

The relatively shallow pipe makes it challenging to modify the driveway apron. Widening of the crossover is also challenging due to the presence of the adjacent sewerage lid. If the crossover were to be widened, the sewerage lid would need to either be lowered, or the nature strip battered steeper to suit the new levels.

Lowering the lid is not considered a good solution or acceptable, as it reduces the level of service of the sewerage system. Increasing the batter of the nature strip is also not preferred as it makes access and maintenance of the verge more challenging. The existing crossover is considered adequate to provide access to the site and does not need to be upgraded to support the proposed development.

It is noted the design plans propose to widen the crossover. While it is not required to support the development, conditions have been included on the permit with design criteria, if the developer wishes to modify or replace the crossover. Any change to the crossover is subject to approval from the Road Authority. Any modification to the sewerage maintenance hole is subject to the approval of TasWater.

The nature strip was also assessed, considering space for fortnightly waste collection. The nature strip along the site frontage is relatively flat but is elevated above the carriageway, with a steep batter above the kerb. There is approximately 35m of nature strip available along the site frontage to place the eight bins from the proposed development on collection day.

A site inspection was undertaken on bin collection day to understand bin placement on Summit Road. Bins were observed on the nature strip of the neighbouring 5 Summit Road frontage, which is also elevated in a similar manner to the subject site. Council's waste contractor has confirmed that the elevated nature strip along the subject site frontage is suitable for their trucks to empty bins from a development in this location. It is therefore concluded that Council can provide waste collection for the proposed development as part of its fortnightly service, rather than require private collection within the site.

Trip generation from the proposed development was estimated to assess the impact of additional traffic at the existing crossover and surrounding road network. Demolishing the existing dwelling and constructing four new multiple dwellings, is estimated to generate 15 additional vehicle movements per day at the existing crossover, two of those additional movements being in the peak hour. Since the increase in vehicular traffic at the existing vehicle crossing will be fewer than 40 vehicle movements per day, the acceptable solution of C3.5.1 is met.

The surrounding road network can absorb the additional traffic created by the proposed development. The predicted traffic movements at the existing crossover are not expected to create issues at the crossover, which is adequate without any upgrade or modification. External waste collection through Council's fortnightly collection service is considered the most appropriate solution for a development on this site.

STORMWATER AUTHORITY COMMENTS

The Stormwater Authority under consideration of the *Urban Drainage Act 2013* provided the following advice:

The site does not have a connection to Council's underground drainage network, or a known stormwater connection. The nearest underground drainage system is a side entry pit located approximately 18m to the east of the site, which collects stormwater from the

road pavement and conveys it through the overland flow path in the unformed section of Summit Road, towards Veulalee Avenue.

While there may be unknown or unintentional cross connections of private stormwater drainage connected to TasWater's reticulated sewerage system, West Tamar Council's reticulated stormwater system is separate and independent to TasWater's sewerage system.

It is understood that where stormwater from this catchment drains into the underground drainage network in Bald Hill Road and Gorge Road, City of Launceston's reticulated stormwater is also separate and independent to TasWater's sewerage system.

A desktop review of TasWater and City of Launceston's public GIS confirms this. The only mapped and intentional combined drainage area is a central Launceston catchment which extends into parts of West Launceston, Newstead and Invermay.

A new stormwater connection into the kerb at the crossover will be constructed as part of the development works, which will drain the new impervious areas in the site.

A condition requiring on-site stormwater detention has been included in the recommended permit conditions, to limit the peak rate of piped stormwater from the development site into the Summit Road carriageway.

Detailed designs and specifications of the on-site detention system will be submitted to the Stormwater Authority for approval during the Building Application process.

The on-site detention system will be located in the common property and will remain a private stormwater system after the use has commenced. The Body Corporate will be responsible for the ownership and ongoing maintenance. A maintenance schedule will be provided, as required by the Building Act 2016, to outline the frequency of routine maintenance procedures for the system.

Stormwater from the proposed development is not expected to create issues or impacts to the surrounding area or Council's drainage network, provided that the new kerb connection and on-site detention system is designed and constructed appropriately. Conditions have been included in the permit to provide design criteria.

NOTIFICATION

The application was notified for the required 14-day period in accordance with the Act. Full copies of the representations received during the public exhibition period were provided to the Councillors with this report. Consideration of any representation is a requirement under both the Scheme and the Act.

The number of representations received during this time was eleven (11), including two from the same person.

ISSUE 1	Effect on existing residents and pets (8.3)
ASSESSING OFFICER'S COMMENTS	<p>Some representors are concerned that development and additional traffic from the site combined with use of outdoor spaces near site boundaries would be damaging to the health of existing nearby residents or set off existing pet dogs, in turn causing a loss of amenity for the entire neighbourhood. The potential for the units to be rented to adults or families was raised as an issue.</p> <p>The units may be occupied by owners or rented as investment properties to adults or families with children. Residential use of this sort is permitted and intended in</p>

	Residential zones. Health concerns of existing residents, or animal control, are not matters that can be assessed under the planning scheme.
ISSUE 2	Potential for noisy vehicles (8.3)
ASSESSING OFFICER'S COMMENTS	<p>A representor is concerned future occupants of the dwellings may own noisy vehicles, e.g., motorbikes.</p> <p>It is possible that a future occupant may have a noisy vehicle, although not more likely than any existing residential property. Unreasonable noise within residential areas, such as idling vehicles, is regulated under the <i>Environmental Management and Pollution Control Act 1994</i>, particularly if it occurs outside of reasonable hours. Noise nuisance may also be a police matter where it occurs on the public road. Noise nuisance from residential activities or private vehicles using the road is not regulated under the planning scheme.</p>
ISSUE 3	Density too high (8.4.1)
ASSESSING OFFICER'S COMMENTS	<p>One representor expressed concern that the density of dwellings is too high for the location.</p> <p>The property is located within the General Residential Zone which allows for a density of 325m² per dwelling, under the Acceptable Solution. The proposed multiple dwellings achieve a density of 384m² per dwelling. As the Acceptable Solution is complied with, no further assessment of density is required.</p>
ISSUE 4	Dwellings are located too close to the frontage boundary (8.4.2 A1/P1)
ASSESSING OFFICER'S COMMENTS	<p>One representor expressed that the proposed buildings are located too close to the front boundary.</p> <p>The proposed dwellings are setback 4.5m from the front boundary in accordance with the Acceptable Solution. The front setback discretion only relates to part of the new retaining wall adjacent to the driveway. An assessment of the discretion is provided above under 8.4.2.</p>
ISSUE 5	Overshadowing and increase financial expense to heat adjoining dwellings (8.4.2 A3/P3)
ASSESSING OFFICER'S COMMENTS	<p>Various representors raised concerns that the height of the buildings would unreasonably overshadow adjoining residences or private open spaces (for example vegetable gardens), and in at least one case this may lead to additional heating expense for adjacent dwelling/s.</p> <p>Council's ability to assess overshadowing is limited to the minor encroachments outside the building envelope. It is important to distinguish between the extent of overshadowing which would already occur, and be permitted, for four new two-storey dwellings within the building envelope, and the additional impact attributable to the building envelope discretion, which is assessed above as minimal due to the minor extent of the encroachments.</p> <p>Given the compliant setbacks and the minor areas of the protrusion outside the building envelope, the proposal does not result in unreasonable overshadowing compared to a proposal contained wholly within the building envelope.</p>

	Any potential additional cost to heat the adjoining dwelling is not assessable under the planning scheme.
ISSUE 6	Potential for echo from the wall of Unit 2 (8.4.2 A3/P3)
ASSESSING OFFICER'S COMMENTS	<p>A number of representors raised concerns about sound (for example of vehicles driving into garages) bouncing off the new walls.</p> <p>Unit 2 is within the building envelope, at least as far as the eastern façade is concerned, noise reflecting off this wall is not an assessable matter under the planning scheme.</p>
ISSUE 7	Visual impact of height of Unit 4 (8.4.2 A3/P3)
ASSESSING OFFICER'S COMMENTS	<p>A number of objections are concerned about the visual impact of Unit 4 in particular, considering its height. One representor calculates the building height from the kerb height of the road, which is not the definition provided for building height in the planning scheme.</p> <p>The proposed dwellings only slightly exceed the Acceptable Solution of 8.5 metres in height. Due to the minor extent, and topography of the site, the additional height at specific points is not expected to be easily discernable from adjoining properties. This satisfies 8.4.2 A3/P3 as discussed above.</p>
ISSUE 8	Height of boundary fencing (8.4.2 A3/P3)
ASSESSING OFFICER'S COMMENTS	<p>A reference is made to the height of the boundary fence (shown as 1.8m) on top of the existing retaining wall, between the site and the adjoining land to the east, making the overall height significant when viewed from the eastern side.</p> <p>In order to protect the adjoining land (east) from overlooking it is reasonable to have a fence height measured at the finished ground level on the higher side.</p>
ISSUE 9	Development to close to both sides and the rear boundary (8.4.2 A3/3)
ASSESSING OFFICER'S COMMENTS	<p>One representor is concerned the development would be too close to both sides and the rear boundary.</p> <p>The proposal complies with the side and rear setbacks required in the Acceptable Solution.</p>
ISSUE 10	Separation between dwellings is inappropriate (8.4.2 A3/P3)
ASSESSING OFFICER'S COMMENTS	<p>A representor notes that the proposed private open space between Unit 1 and the side fence does not comply with Clause 8.4.2 P3 (b), which requires that <i>"the siting and scale of a dwelling must... provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area"</i>.</p> <p>The buildings are not unreasonably close to a boundary, taking into account the pattern in the street, and compliance with the required side and rear setbacks.</p>
ISSUE 11	Impact on solar panels on another property (8.4.2 A3/P3)

ASSESSING OFFICER'S COMMENTS	<p>One representor is concerned about the impact of the proposal on solar installations on existing properties, for example at the rear of #13.</p> <p>Impacts on solar installations are only assessable on directly adjacent properties, to the extent over-shadowing is caused by a discretion.</p> <p>The shadow diagrams show only relatively minor impact on even #11 at 3pm on the winter solstice, it is not expected that the proposal would have an unreasonable impact on any solar installation of #13. In addition, it should be noted that the majority of the shadow caste is from parts of the buildings within the building envelope.</p>
ISSUE 12	Incompatible character (8.4.2 A3/P3)
ASSESSING OFFICER'S COMMENTS	<p>Two representors raised an objection on the basis that the proposed dwellings are not in character with the area, including architecturally. Legana or Pomona Road is proposed as an alternative for this type of development.</p> <p>The proposal complies with the Planning Scheme, which does not include assessment requirements for architectural style.</p>
ISSUE 13	Misleading shadowing (8.4.2 A3/P3)
ASSESSING OFFICER'S COMMENTS	<p>Several representors are worried that the shadows submitted are misrepresented deliberately.</p> <p>There is no substantiated evidence that the shadow diagrams are inaccurate.</p>
ISSUE 14	Site coverage (8.4.3 A1/P1)
ASSESSING OFFICER'S COMMENTS	<p>One representor is worried that the site coverage is too significant.</p> <p>The proposal complies with the Acceptable Solution with a site coverage less than 50% and each dwelling has at least 60m² of private open space.</p>
ISSUE 16	Possible use of the front courtyard for Unit 4 as parking. (8.4.6 A3/P3)
ASSESSING OFFICER'S COMMENTS	<p>A representor is concerned that the proposed vehicular gate and slot drain imply use of the front courtyard as a parking space. The representor is concerned about amenity impact on the adjoining land to the east.</p> <p>Given the dwelling has a double garage, the additional uncovered space may be used for long-term storage of a boat or caravan, access to the rear of the property or daily use for a third car. There is not relevant standard to restrict the use of this area for informal uncovered parking within the property boundaries.</p>
ISSUE 17	Privacy from private open spaces in Unit 4 (8.4.6 A1/P1)
ASSESSING OFFICER'S COMMENTS	<p>A representor is concerned about the loss of privacy from the intensified use of the two courtyards for Unit 4 along the eastern side boundary.</p> <p>These spaces are not habitable rooms. To the extent that the front courtyard of Unit 4 could be used for parking, at no point is it more than 1m higher than existing</p>

	natural ground level so Clause 8.4.6 A1/P1 cannot apply. A suitable boundary fence will ensure a reasonable expectation of privacy is maintained.
ISSUE 18	Privacy from windows upstairs in all units (8.4.6 A2/P2)
ASSESSING OFFICER'S COMMENTS	<p>Several representors are concerned about the loss of privacy due to windows on the upper floors of the proposal.</p> <p>All windows meet the Acceptable Solution in Clause 8.4.6 A2/P2 either through suitable separation or the design/location of the window to prevent casual looking through sill height, frosting or screening.</p>
ISSUE 19	Waste collection location (8.4.8)
ASSESSING OFFICER'S COMMENTS	<p>One representor is concerned that bins would block street parking/present a road hazard due to the number and layout of the road reserve.</p> <p>The road authority has provided advice that bin storage on the elevated grassed verge is suitable and would not require bins to be placed on the carriageway.</p>
ISSUE 20	Development and fill may cause drainage issues (8.4)
ASSESSING OFFICER'S COMMENTS	<p>Concerns were raised about the potential for stormwater from the new filled driveway seeping through the existing concrete wall on the eastern side boundary. A representor also expressed a concern that the existing garage on the site may be draining into a pit at the rear of the existing garage at #11, and if the proposed development were approved, the pipe would not be able to take the stormwater. Another representor suggested the proposal is in the Launceston Combined Drainage area and several suggested the proposal would worsen flooding at the Trevallyn shops.</p> <p>The proposal would be constructed to ensure all stormwater discharges to the public system without causing a nuisance to adjoining land. On-site detention has also been conditioned to ensure management of flow rate into the public system.</p> <p>The site is in Trevallyn. The Combined Drainage Area is on the other side of Kanamaluka / Tamar Estuary and South Esk River.</p>
ISSUE 21	Combined stormwater/sewage retention pit (8.4)
ASSESSING OFFICER'S COMMENTS	<p>A representor raises concerns about the proposed service connections. Another suggested there are illegal connections of stormwater to the sewage system elsewhere. One also expressed a preference for public detention on the basis that private detention is often not maintained.</p> <p>There would be no sewage retention on-site, only stormwater detention is proposed. The design details would be provided as part of a future plumbing application.</p> <p>The stormwater authority has addressed stormwater management for the site, in the Stormwater Authority section of this report.</p> <p>The assessment of this proposal cannot consider alleged off-site illegal sewage connections to the public stormwater system.</p>

ISSUE 22	Location of the driveway (C2)
ASSESSING OFFICER'S COMMENTS	<p>A representor is concerned that the location of the shared driveway on the eastern boundary would cause an unreasonable loss of amenity from noise, both direct and via ground vibration.</p> <p>Clause 8.4.6 A3/P3 refers only to the impacts of shared driveway/visitor parking spaces on dwellings on the site. Any existing vibration may be resolved through the demolition/reconstruction process but cannot be further assessed as a planning matter.</p>
ISSUE 23	Parking (C2)
ASSESSING OFFICER'S COMMENTS	<p>Almost all representors raised concerns about inadequate parking at the site, leading to an increase in on-street parking. Some cite the development at 10-12 Summit Road as precedent, and existing use of 16 Veulalee Road as justification to prohibit on-street parking.</p> <p>The proposal more than complies with the requirements of Table C2.1, providing two spaces per dwelling in the General Residential Zone and two visitor parking spaces, when one visitor space would have been sufficient. A standard condition is recommended requiring parking spaces be kept available at all times. If an occupant is regularly using a visitor space for their own purposes this could be managed by the strata manager.</p>
ISSUE 24	Traffic generation (C3)
ASSESSING OFFICER'S COMMENTS	<p>Many representors are concerned the proposal would generate an unreasonable amount of additional traffic in a quiet cul-de-sac where the traffic often uses the head to turn around.</p> <p>The proposal meets the density requirements for Clause 8.4.1 and is not estimated to cause additional traffic beyond that permissible in Table C3.1. The traffic generation meets the Acceptable Solution.</p>
ISSUE 25	Construction noise and traffic (C3)
ASSESSING OFFICER'S COMMENTS	<p>A number of representations raised the matter of noise or traffic congestion during the construction phase.</p> <p>Works must be undertaken in accordance with a Construction Management Plan to ensure that controls are implemented to minimise nuisance to surrounding properties.</p>
ISSUE 26	Existing house is beautiful and should not be removed (C6)
ASSESSING OFFICER'S COMMENTS	<p>One representator calls the existing dwelling to be demolished "the most beautiful house in Trevallyn" and asserts that it is known as such by many. Another mentions the uncommon style of the dwelling.</p> <p>There are no protections for the existing house as having either heritage or character significance. As such, the retention of the existing dwelling is not a requirement of the planning scheme.</p>

ISSUE 27	Loss of vegetation (C7)
ASSESSING OFFICER'S COMMENTS	<p>Several representors are concerned about the loss of the only remaining tree (noting several others have already been removed) and the lack of landscaping on the proposal plans.</p> <p>The proposal is in the General Residential Zone. There are no planning controls to prohibit or even assess the removal of existing trees. There is no requirement in the planning scheme to have large trees on private residential land, despite the amenity and other benefits it would bring to residential areas.</p>
ISSUE 28	Unsuitable screening vegetation on the eastern side boundary (C7)
ASSESSING OFFICER'S COMMENTS	<p>There are concerns that the proposed creeping vine would not succeed over the agricultural drain, its maintenance may not be provided for, and in any case a shrub would provide better screening including from noise.</p> <p>Denser screening would require additional space and there is no requirement in the planning scheme for more mature or alternative species selection. It is the responsibility of the strata body corporate to maintain landscaping within common property areas.</p>
ISSUE 29	Proposed development will be visible on the skyline (C8)
ASSESSING OFFICER'S COMMENTS	<p>More than one representor is concerned that the site is visible on the skyline around Trevallyn and the proposal would be visually unsuitable in this location.</p> <p>The site is not covered by the Scenic Protection Code and its appearance on the skyline, or impact on viewlines, cannot be assessed under the Planning Scheme.</p>
ISSUE 30	Firefighting access (C13)
ASSESSING OFFICER'S COMMENTS	<p>The site is not within the Bushfire Prone area; however, several representors raised concerns regarding firefighting access, suggesting an additional hydrant is required within the common driveway.</p> <p>The proposal must comply with building standards related to fire safety including escape, access, and water supply. Tasmania Fire Service is capable of operating in urban environments, and the shared driveway does not generate additional requirements.</p>
ISSUE 31	Impact on infrastructure
ASSESSING OFFICER'S COMMENTS	<p>One representation asked what the impact would be on reticulated and municipal services in the street.</p> <p>TasWater has provided a SPAN outlining their requirements for water and sewage, which will be attached as a condition on the permit. The stormwater authority has provided advice that it is satisfied with the proposed stormwater management, subject to the recommended conditions.</p> <p>TasNetworks referral is not required at the planning stage for residential developments of this scale. However, the proposed development must adhere to their relevant requirements for electricity connection.</p>

	The road authority has provided advice that municipal waste collection is possible from Summit Road, by placing the bins on the elevated verge.
ISSUE 32	Inconsistent numbering of units (unassigned)
ASSESSING OFFICER'S COMMENTS	A representor points out that one sheet shows two buildings marked as "Unit 3". Whilst acknowledged as an error, the minor mis-labelling of the plans does not affect Council's understanding of the intent or the development outcome.
ISSUE 33	Financial arrangements
ASSESSING OFFICER'S COMMENTS	<p>One representor raised a concern that the planning approval would be used to sell the land without the intention of undertaking the development.</p> <p>It is not a requirement that the current owners undertake the development themselves. Any planning approval is attached to the land, not the applicant or owner. Should a future owner wish to change the proposal, a Minor amendment application or a fresh planning application would be required depending on the extent of the change.</p> <p>Private financial arrangements, or the change in land value as a result of development, is not a relevant planning matter under the planning scheme.</p>
ISSUE 34	Inappropriate interactions by the applicant
ASSESSING OFFICER'S COMMENTS	<p>More than one representor has raised concern regarding interactions with the applicant and having been pressured to provide their support or to withdraw their representations.</p> <p>The assessment has been independently prepared with no prejudice to the applicant or the representors. Complaints of harassment are not within the jurisdiction of Council.</p>

OPTIONS

The Planning Authority may approve (with or without conditions) or refuse the application, based on its assessment against the Scheme and any representations that were received.

A recommendation for approval is provided with conditions. Any alternative recommendation/s requires justification with relevant planning reasons.

PROFESSIONAL COMMENTS OF THE ASSESSING OFFICER

The assessing officer has evaluated the proposal and is satisfied the proposal meets the relevant acceptable solutions and demonstrates compliance with the performance criteria for the requested discretions.

The matters raised by the representors have been considered but do not impact the assessment of the application and the officer's recommendation.

RECOMMENDATION

That application PA2025084 be determined as follows:

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

That the application for Residential – Multiple Dwellings x 4 and demolition of the existing dwelling and outbuilding, by A. Friend Designs, for land at 7-9 Summit Road, Trevallyn, CT182254/1 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 Alex Friend, Ref: 2407, Dated 14/10/2025 (23 sheets);

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 (TWDA2025/00322/WTC) attached.

CONSTRUCTION MANAGEMENT

3. Prior to the commencement of works (including vegetation removal), a construction management plan must be submitted detailing how soil and water is to be managed 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 and other public land if any, 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 vegetation, location and amount of proposed ground disturbance, 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;
 - (l) location and details of all proposed erosion control measures;
 - (m) location and details of all proposed measures to minimize dust generation and emission beyond the site boundaries;
 - (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 landscaping/revegetation program;
 - (q) estimated dates for start and finish of the works including installation sequence of different erosion and sediment controls;

- (r) any information required to address soil, water and dust control measures required to accommodate staging of the proposal; and
- (s) outline of the maintenance program for erosion and sediment controls. This must include weekly inspection as well as before and after every rain event and a reporting schedule to Council.

Works must not commence prior to the approval of the Construction Management Plan by the Director of Community Assets or their delegate. The approved plan must be implemented with the commencement of works on site and maintained during construction to ensure soil erosion and dust are appropriately managed to reasonably maintain the amenity of adjoining and nearby properties and public land. A copy of the approved Construction 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 be installed and maintained on site to ensure overland flows do not become a nuisance to adjoining properties or Council's infrastructure until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Community Assets or their delegate. This may require a revision of the approved Construction Management Plan – any changes must be approved by the Director of Infrastructure and Assets or their delegate.

VISITOR PARKING FOR MULTIPLE DWELLINGS

- 4. 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

- 5. 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
 - (c) 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.

VEHICULAR CROSSING

- 6. If the site crossover is widened or modified, then the existing arch crossing must be removed and replaced with a wedge type (open or grated) in accordance with Council's current Standard Drawings. If the driveway apron is changed, then it must be reinstated to smoothly transition to the level of the neighbouring driveway apron used to access number 11 Summit Road.
- 7. Any modification to the crossing or driveway apron must have regard to the existing sewerage manhole and pipeline in the verge. Any modification to the sewerage maintenance hole must be undertaken with consent from TasWater.
- 8. Works in the road reserve shall not commence until a Driveway Application Form has been submitted to Council and approved by the Road Authority.

STORMWATER WORKS

9. Prior to the construction of additional impervious areas within the site, a stormwater connection must be provided from the site into the kerb, in accordance with LGAT Standard Drawing TSD-SW29.
10. 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.
11. On-site stormwater detention is required to limit the peak rate of piped stormwater from the site into the kerb connection, with the following design requirements:
 - (a) The detention system must: be in accordance with AS3500.3; designed by a suitably qualified person under the Occupational Licensing Act 2005; and have a maintenance schedule in accordance with the Building Act 2016;
 - (b) The maximum permissible site discharge is to be no more than the equivalent flow from the undeveloped site during the 20% AEP storm. The detention system must be sized to store flows from the developed site up to the 1% AEP storm. Note: the undeveloped site can include existing impervious areas in the site such as rooves and concrete driveways;
 - (c) The plans, calculations, and engineering drawings are to be submitted to the Stormwater Authority for approval prior to submitting the plumbing permit application.
 - (d) On completion, an “as constructed” plan with levels is to be submitted, complete with a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design.

Permit Notes

Notations

- A. This permit was issued based on the proposal documents submitted for PA2025084. 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.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025

Plan 1 – Attachment 1 – Location Plan
PA2025084
7-9 Summit Road, Trevallyn



ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



**Proposed 4-Unit Development
& Demolition of Existing Dwelling**
Documentation for Town Planning Permit

Architectural - A3 Drawings Schedule

TP01	Cover Page & Location
TP02	Existing Site Aerial Photos
TP03	Proposed Site Roof Plan
TP04	Existing Site Contours
TP05	Existing Site Elevations
TP06	Proposed Street Elevation Site Cut & Fill
TP07	Site Plan Ground Floor
TP08	Site Plan First Floor
TP09	Site Roof Plan
TP10	Stormwater Drainage Plan
TP11	Unit 1 & 2 Ground Floor Plan
TP12	Unit 3 & 4 Ground Floor Plan
TP13	Unit 1 & 2 First Floor Plan
TP14	Unit 3 & 4 First Floor Plan
TP15	Unit 1 & 2 Elevations 1
TP16	Unit 1 & 3 Elevations 2
TP17	Unit 3 & 4 Elevations 3
TP18	Unit 2 & 4 Elevations 4
TP19	Site Section A & B
TP20	Driveway Sections C & D
TP21	Site Section E
TP22	Shadow Diagrams
TP23	Shadow Diagrams

Site Information

Land Title Reference No:	Volume No.	182254
(Property ID No. 6053234)	Plan of Survey	SP182254
	Revision No:	1
	Lot No:	1
	Area:	1539m ²
Wind Classification:	N2	To AS 4055 - 2021
Soil Classification:	Class A	To AS 2870 - 2011
Subsidiary Classification:	NII	
Climate Zone:	7	
BAL Level:	N/A	
Alpine Area:	N/A	BCA Figure 3.7.5.2
Corrosion Environment:	N/A	

Areas

• Total site area	=	1539m ²
• Covered area Unit 1 & 2	=	285.93m ²
• Covered area Unit 3 & 4	=	282.23m ²
• Total Covered Area	=	568.16m ²
Total Site Coverage	=	36.92%

 **Site Location & Views - ListMap Aerial Photo**
Not to scale

Building Designers Details

Designer:	Alex Friend
Licence Number:	110598562
Mobile Number:	0412 844 920
Email Address:	friendalexander0@gmail.com
Postal Address:	2 Salsbury Crescent, West Launceston TAS 7250



Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**

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Drawing Title:	
Cover Page & Location	
Drawn By: A.R.F.	Print Date: 14/10/25
Scale: @ A3	Drawing No:
N/A	TP01
Town Planning Set	

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A FRIEND DESIGNS - Alex Friend

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



Existing Site - L1stMap Aerial Photo
Scale 1:500 @ A3



Existing Site - Prior to tree removal In 2001
Not to scale



NORTH

Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**
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Drawing Title:
**Existing Site
Aerial Photos**
Drawn By: A.R.F.
Scale: @ A3
1:500
Print Date: 14/10/25
Drawing No:
TP02
Town Planning Set

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ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



 **Proposed Site/Roof Plan - Over ListMap Aerial Photo**
Scale 1:500 @ A3



Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**
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Drawing Title:
**Proposed Site
Roof Plan**
Drawn By: A.J.R.F. Print Date: 14/10/25
Scale: @ A3 Drawing No:
1:500 TP03
Town Planning Set

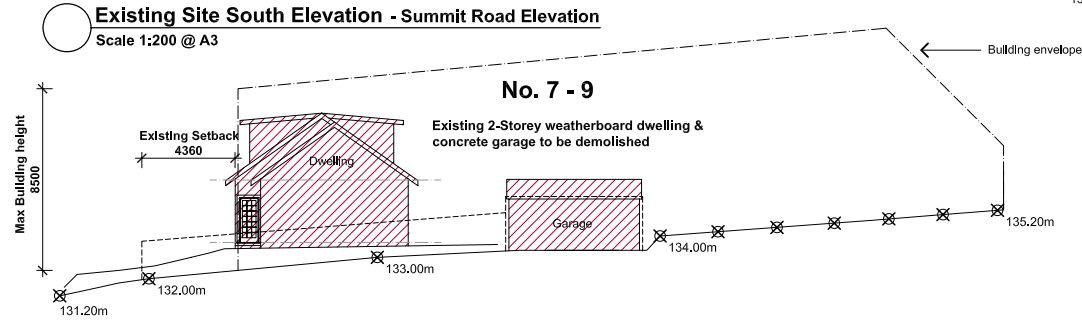
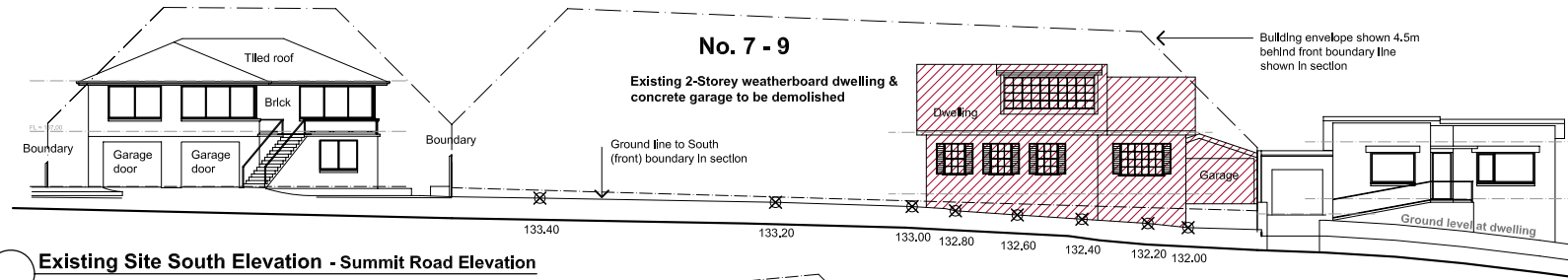
A FRIEND DESIGNS - Alex Friend BA, Env. Des. B, Arch Hons Licensed Building Services Provider No. 110598562 Mob: 0412 844 920 Email: friendalexander@gmail.com

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Tuesday 16 December 2025



Symbols:

House & garage to be demolished

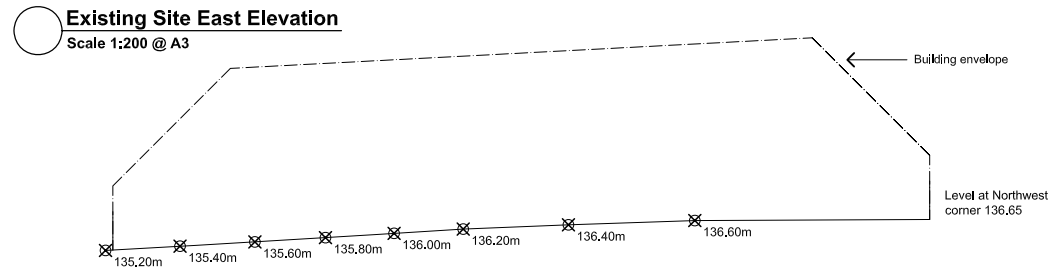
Page Specific Notes:

Site Elevations / Site Sections

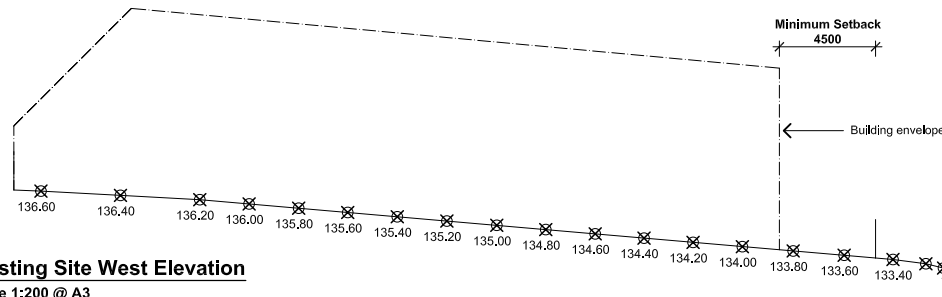
- These Site Elevations are also Site Sections. The ground line is shown in section at the title boundary / fence line on North, East & West Elevation
- On the South (front) Elevation, the Building Envelope is shown 4.5m from the front boundary. 4.5m is the minimum setback as determined by the Planning Scheme

Building Envelope

- The building envelope (determined by the Planning Scheme), has been shown (dashed) in these elevations as a guide



Existing Site North Elevation
Scale 1:200 @ A3



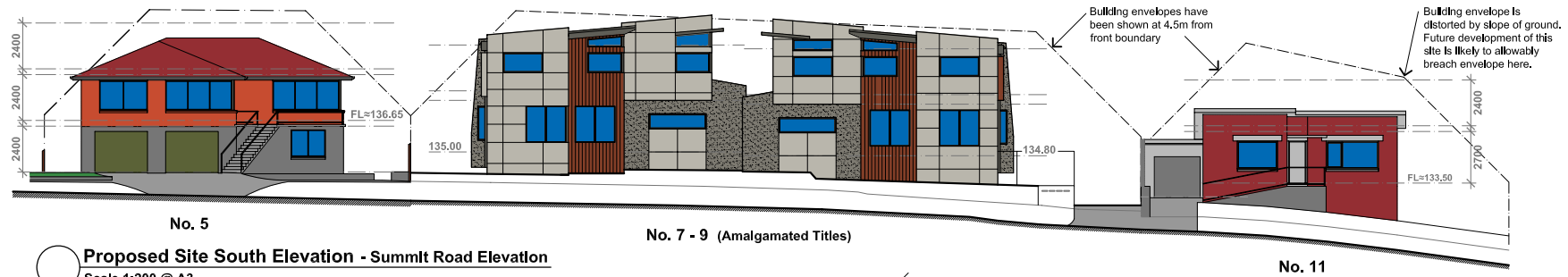
Existing Site West Elevation
Scale 1:200 @ A3

Project: Job No. 2407
7-9 Summit Rd - 4 Units & Demolition of Exist Dwelling
Client:
My Lien Tran
Address:
7-9 Summit Road
Trevallyn 7250

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Drawing Title:
Existing Site Elevations
Drawn By: A.R.F.
Scale: @ A3
Print Date: 14/10/25
Drawing No:
1:200 TP05
Town Planning Set

ORDINARY COUNCIL MEETING Tuesday 16 December 2025



Cladding / Colours:

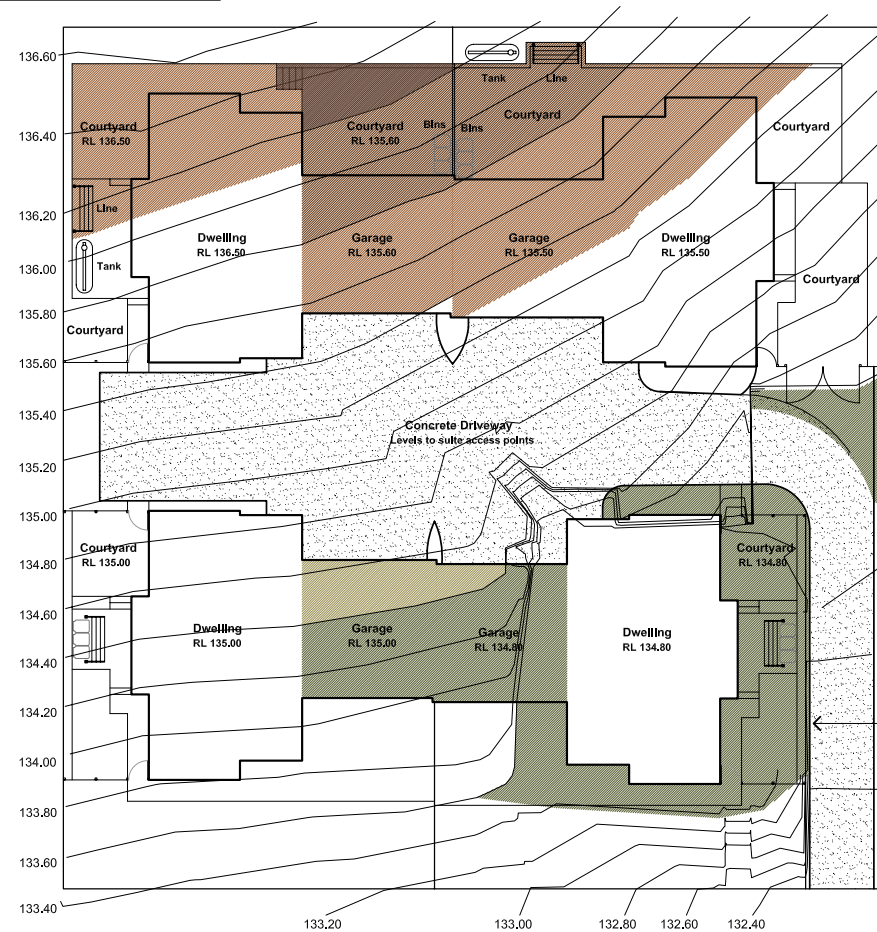
- Rendered walls
Deep grey/brown colour
- Fc sheet with expressed joints
Light cream grey/brown colour
- Timber lining boards
Brown colour
- Colourbond roofing & garage doors
Dark grey

Note: Adjoining property colours are representative of the existing material colour

Proposed Site Cut & Fill Scale 1:200 @ A3

Site Works Key / Colour

- 100-300mm of cut
- 500-700mm of cut
- 700-900mm of cut
- 300-600mm of fill
- 600-900mm of fill
- Concrete driveway
(Fill only no cut required)



Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**

Drawing Title:
**Street Elevation
Cut & Fill**
Drawn By: A.R.F.
Scale: @ A3
Print Date: 14/10/25
Drawing No:
1:200 TP06
Town Planning Set



ORDINARY COUNCIL MEETING

Tuesday 16 December 2025

Site & ground floor areas

- Coverage Inclusive of undercroft areas**
- Covered area Unit 1 & 2 = 285.93m²
 - Covered area Unit 3 & 4 = 282.23m²
 - **Total Covered Area = 568.16m²**

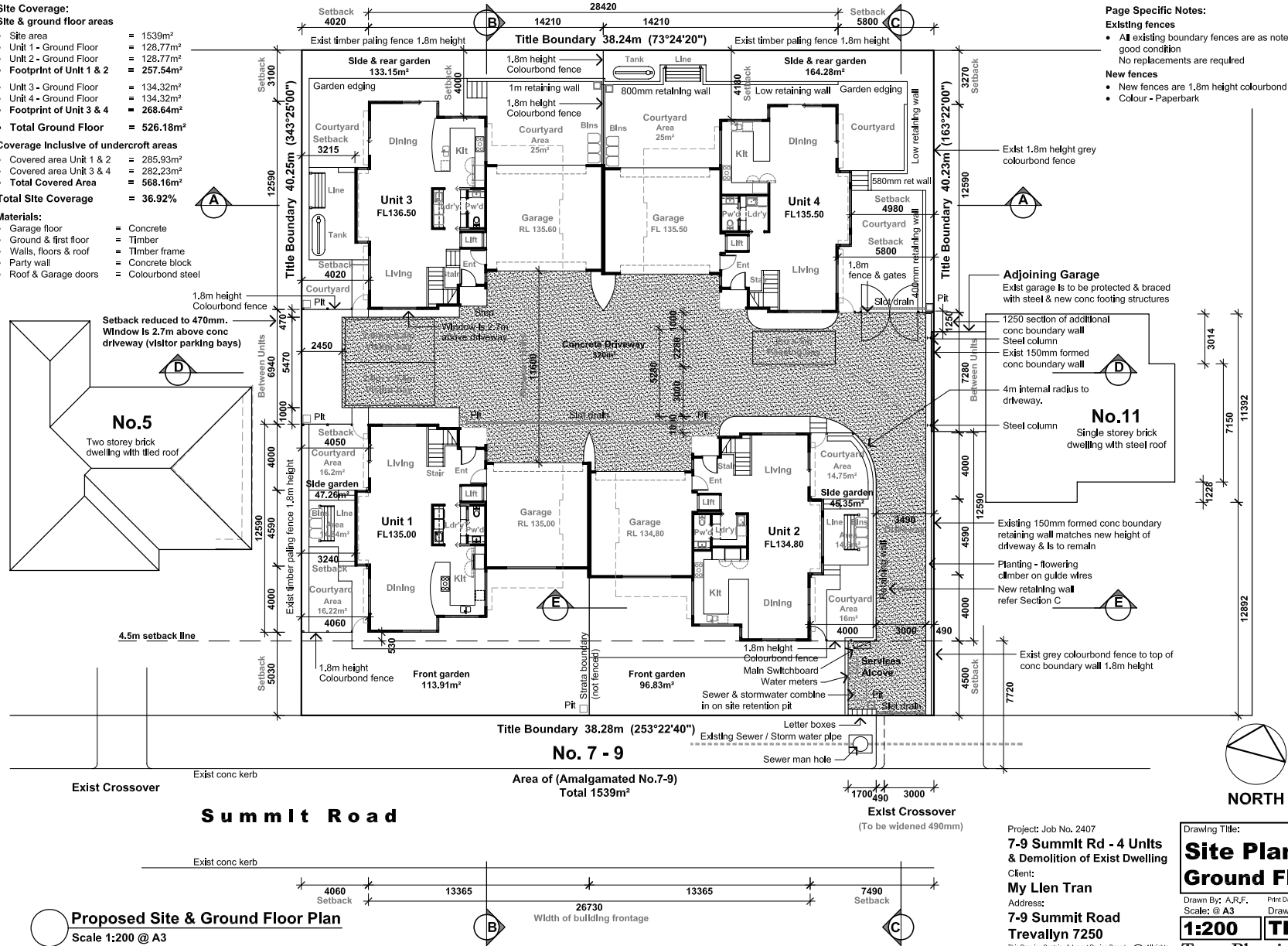
Materials:

- Garage floor = Concrete
- Ground & first floor = Timber
- Walls, floors & roof = Timber frame
- Party wall = Concrete block
- Roof & Garage doors = Colourbond steel

Existing fences

- ### New fences

- New fences are 1.8m height colourbond
- Colour - Paperbark



Project: Job No. 2407
**7-9 Summit Rd - 4 Units
 & Demolition of Exist Dwelling**
 Client:
My Llen Tran
 Address:
**7-9 Summit Road
 Trevallyn 7250**

Drawing Title: Site Plan Ground Floor	
Drawn By: A,R,F. Scale: @ A3 1:200	Print Date: 14/10/25 Drawing No: TP07

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ORDINARY COUNCIL MEETING
Tuesday 16 December 2025

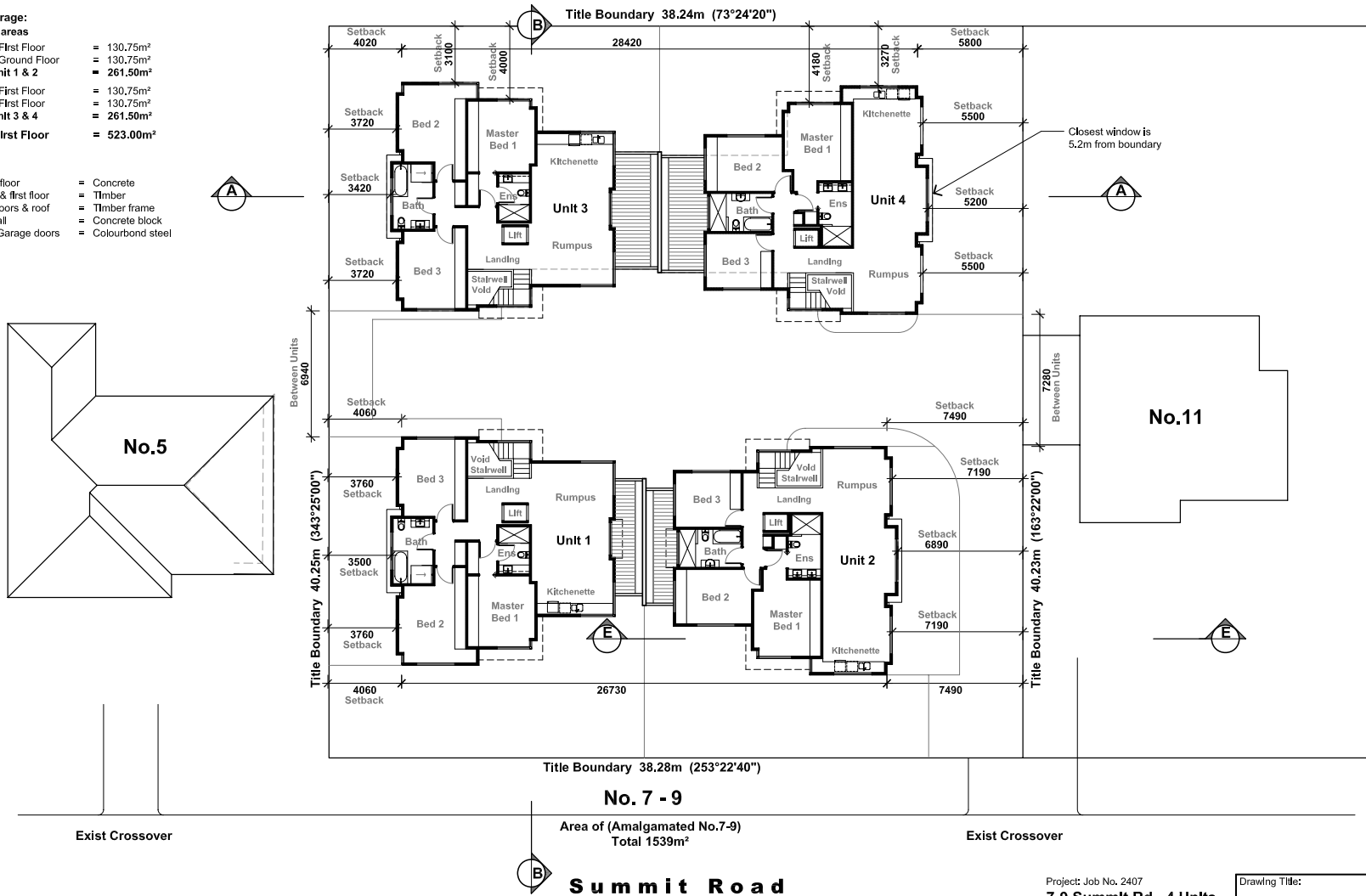
Site Coverage:

First floor areas

- Unit 1 - First Floor = 130.75m²
- Unit 2 - Ground Floor = 130.75m²
- Total Unit 1 & 2 = 261.50m²
- Unit 3 - First Floor = 130.75m²
- Unit 4 - First Floor = 130.75m²
- Total Unit 3 & 4 = 261.50m²
- Total First Floor = 523.00m²

Materials:

- Garage floor = Concrete
- Ground & first floor = Timber
- Walls, floors & roof = Timber frame
- Party wall = Concrete block
- Roof & Garage doors = Colourbond steel



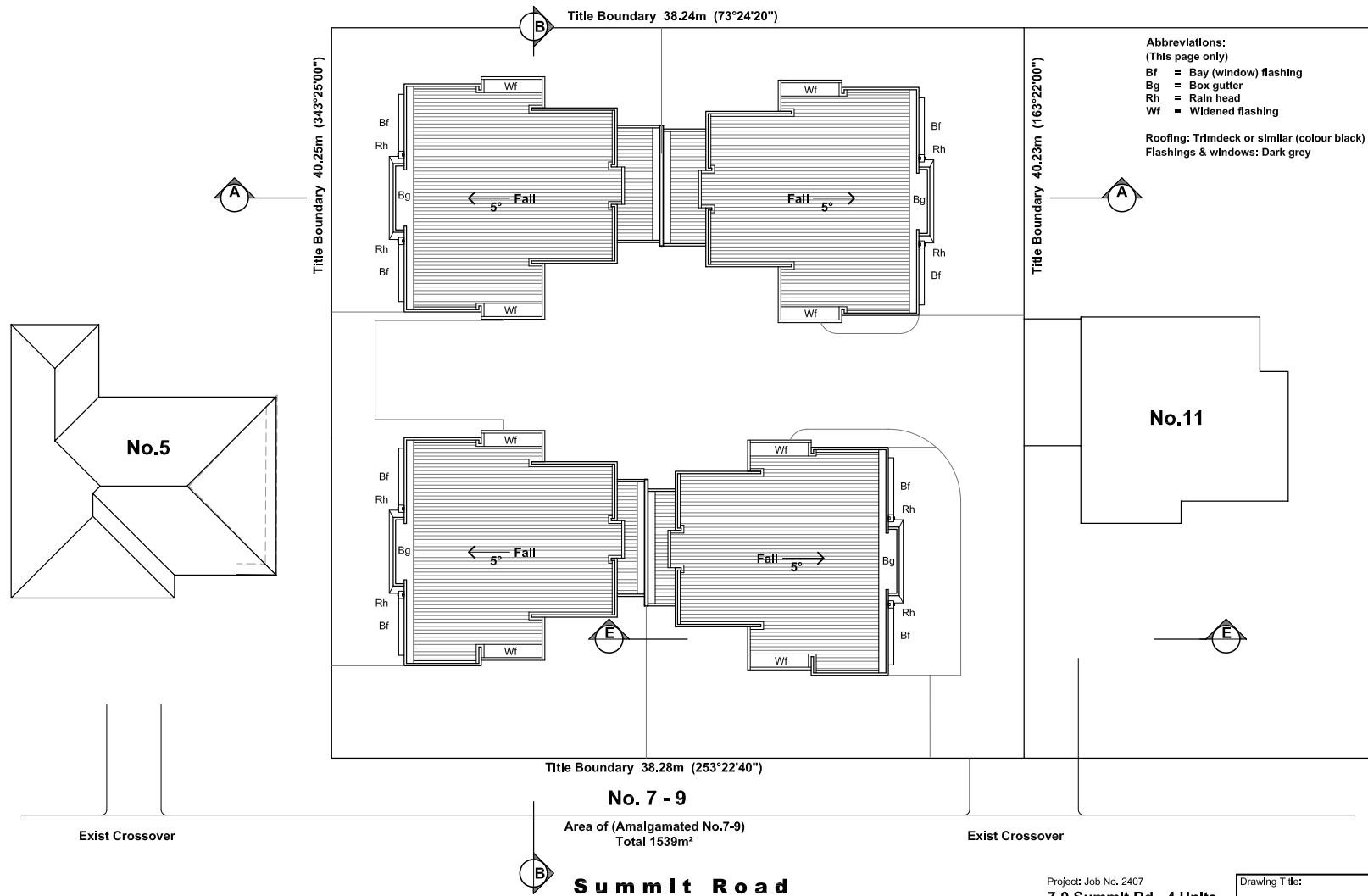
Proposed Site First Plan
Scale 1:200 @ A3



Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**
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Drawing Title:
**Site Plan
First Floor**
Drawn By: A.J.F.
Scale: @ A3
Print Date: 14/10/25
Drawing No:
1:200 TP08
Town Planning Set

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



Proposed Site First Plan
Scale 1:200 @ A3

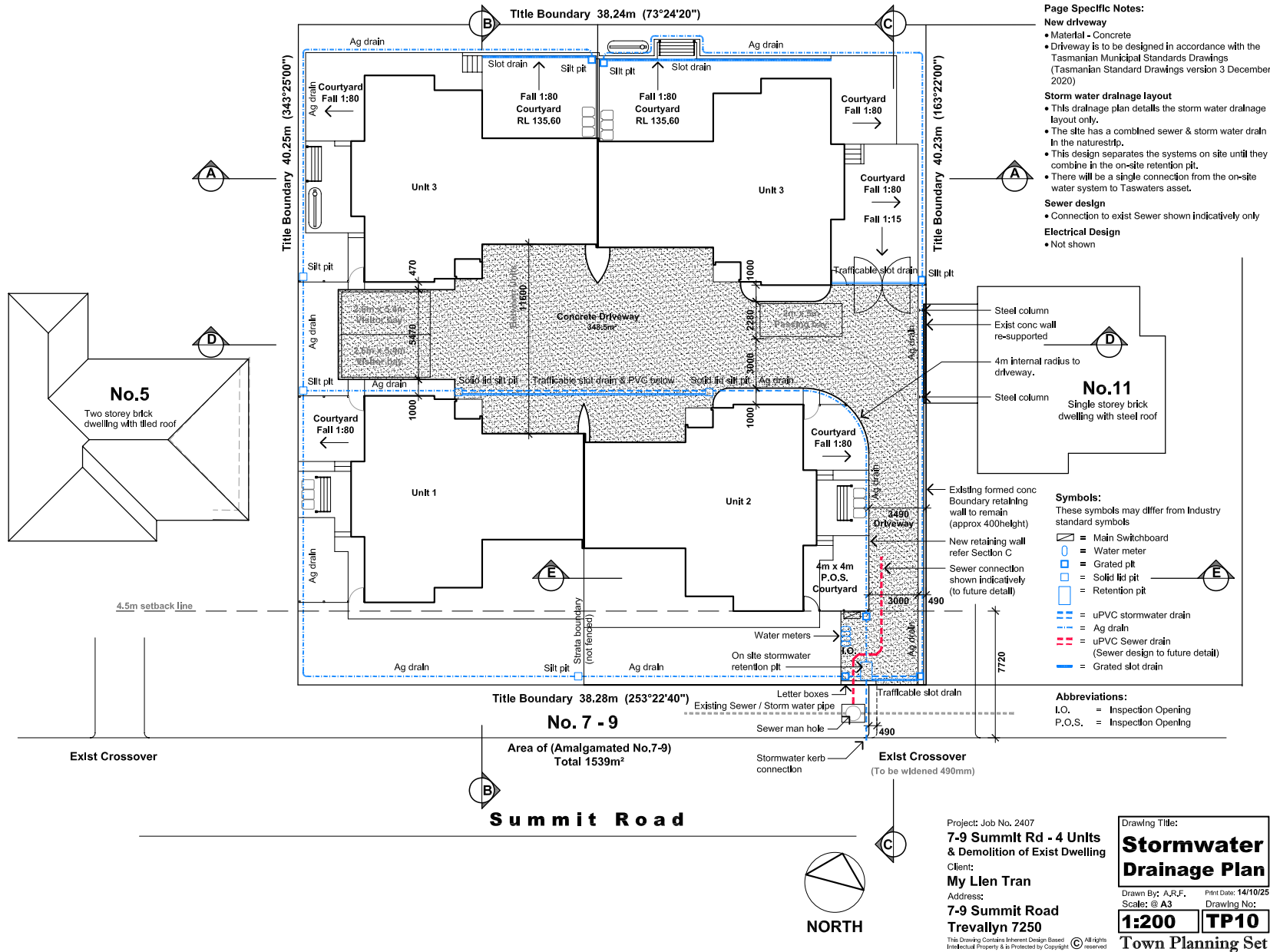
Project: Job No. 2407
**7-9 Summit Rd - 4 Units
 & Demolition of Exist Dwelling**
 Client:
My Lien Tran
 Address:
**7-9 Summit Road
 Trevallyn 7250**

Drawing Title:
**Site Roof
 Plan**
 Drawn By: A.R.F.
 Scale: @ A3
 Print Date: 14/10/25
 Drawing No:
1:200 TP09
Town Planning Set

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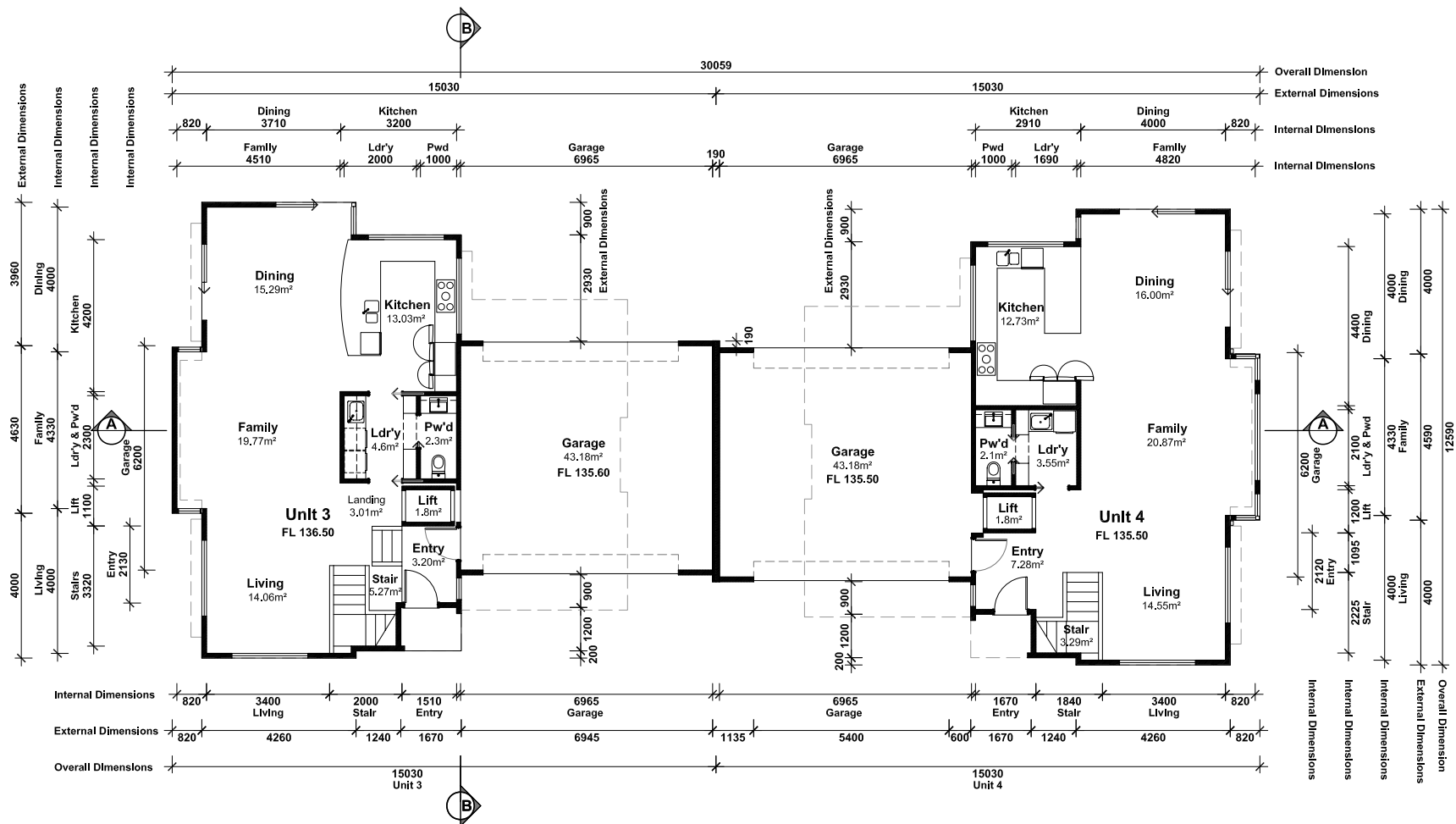
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ORDINARY COUNCIL MEETING
Tuesday 16 December 2025





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Tuesday 16 December 2025

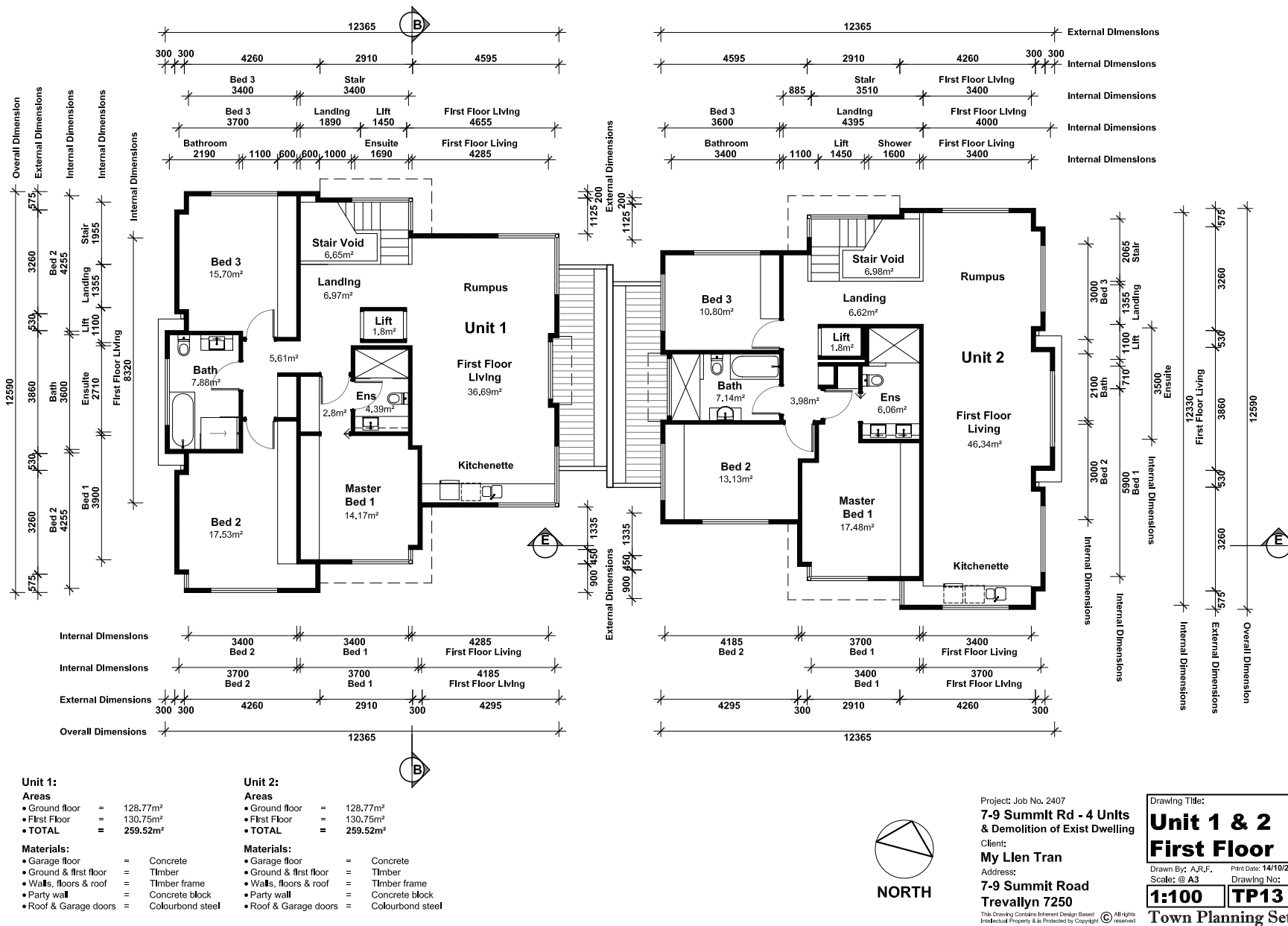


Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**
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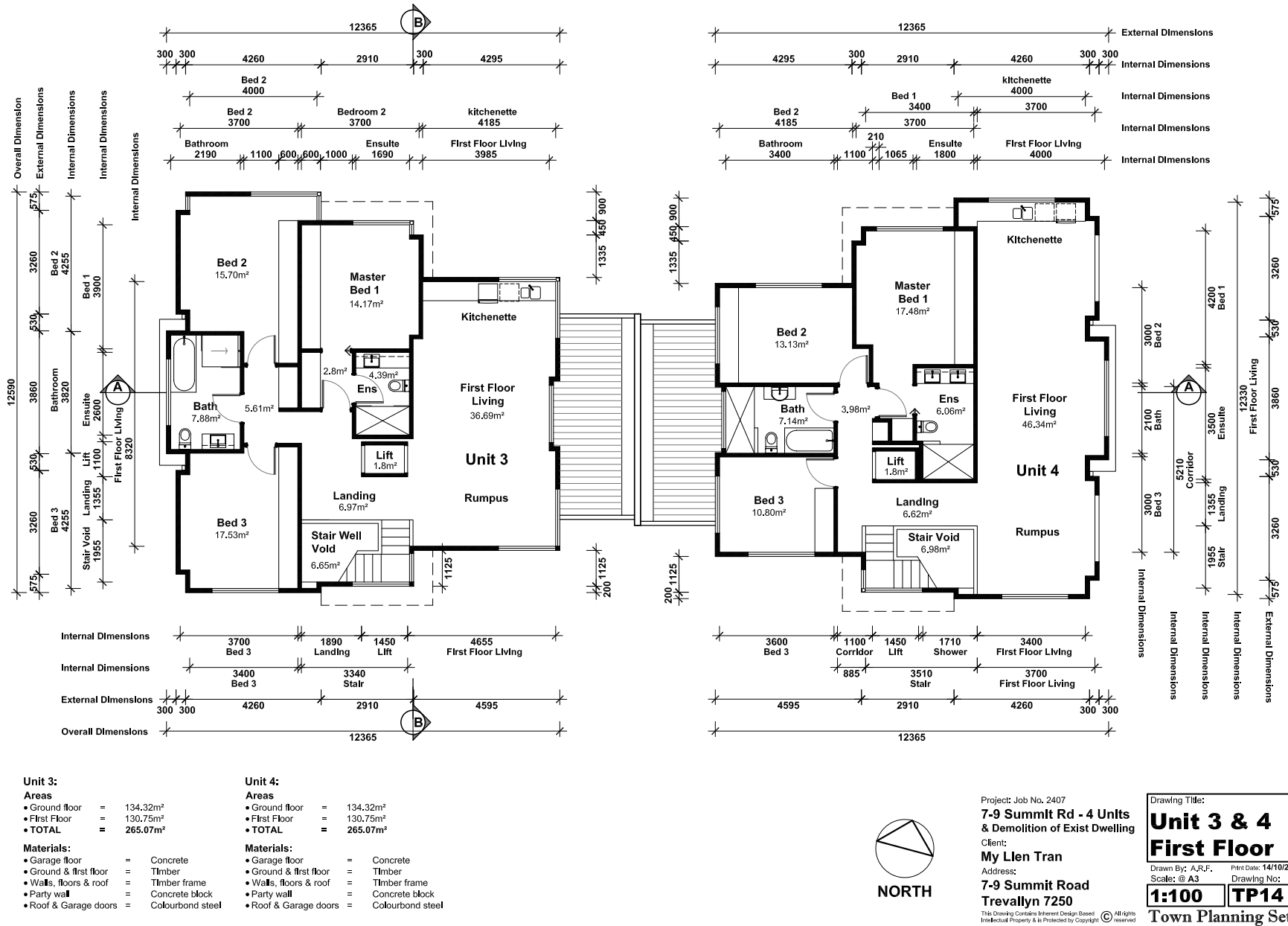
Drawing Title:
**Unit 3 & 4
Ground Floor**
Drawn By: A.R.F.
Scale: @ A3
1:100
Print Date: 14/10/25
Drawing No:
TP12
Town Planning Set

ORDINARY COUNCIL MEETING

Tuesday 16 December 2025

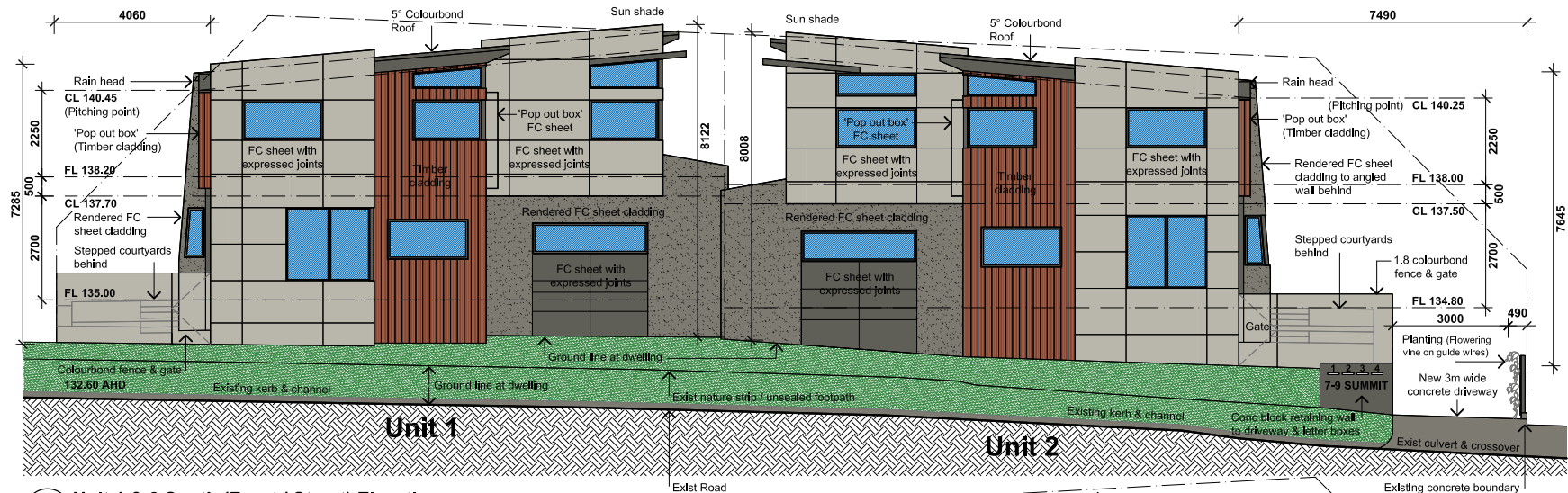


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Tuesday 16 December 2025

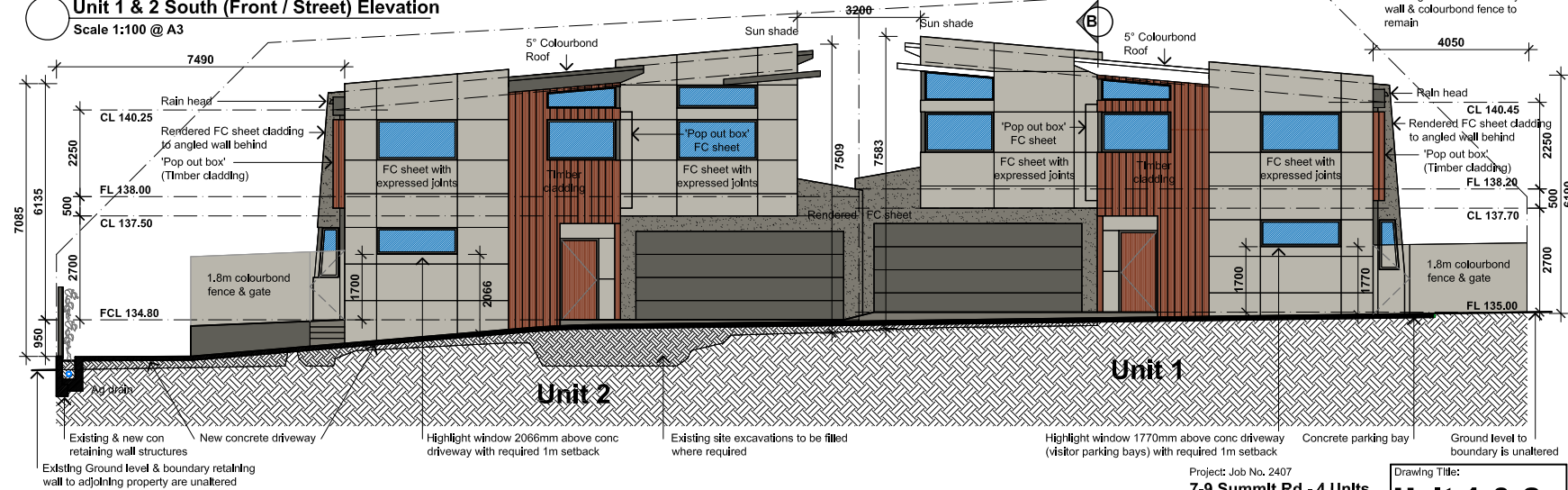


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ORDINARY COUNCIL MEETING
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Unit 1 & 2 South (Front / Street) Elevation
Scale 1:100 @ A3



Unit 1 & 2 North (Back / Entry) Elevation
Scale 1:100 @ A3

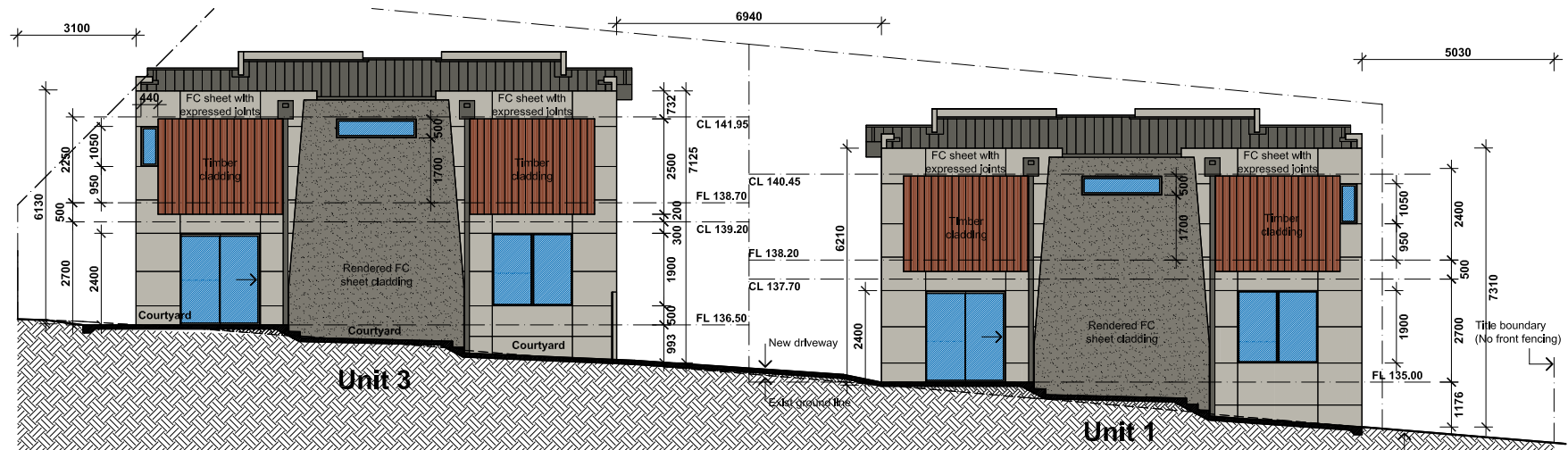
Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**

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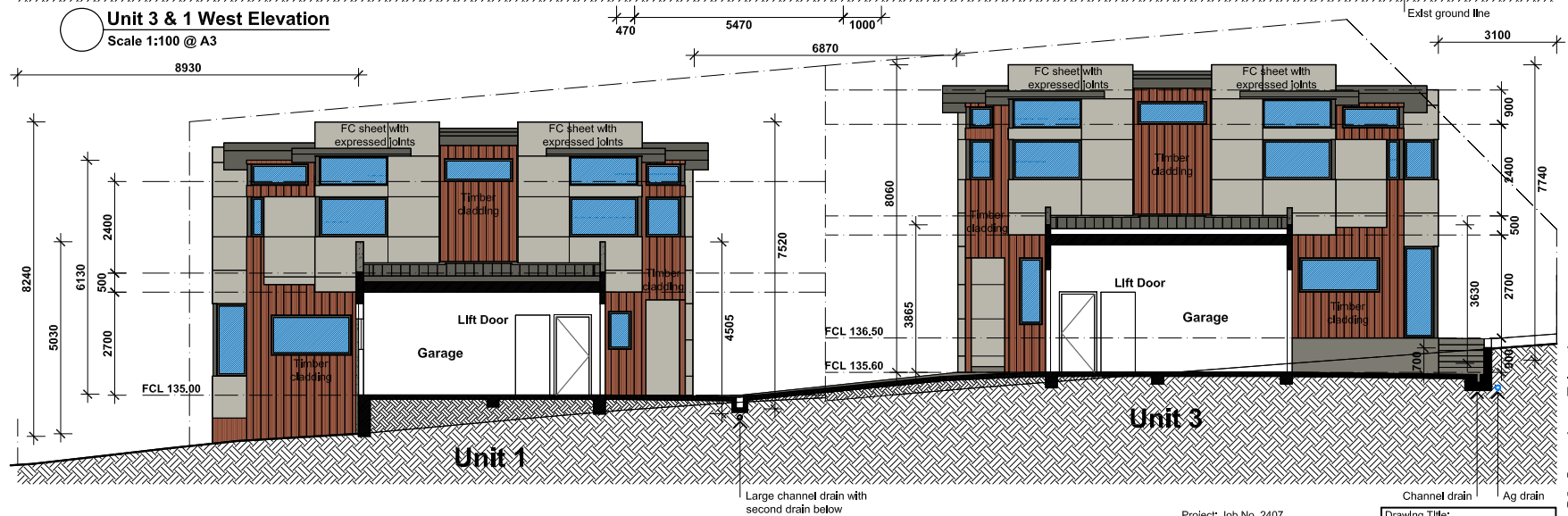
Drawing Title:
**Unit 1 & 2
Elevations 1**
Drawn By: A.R.F.
Scale: @ A3
Print Date: 14/10/25
Drawing No:
1:100 TP15
Town Planning Set

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ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



Unit 3 & 1 West Elevation
Scale 1:100 @ A3



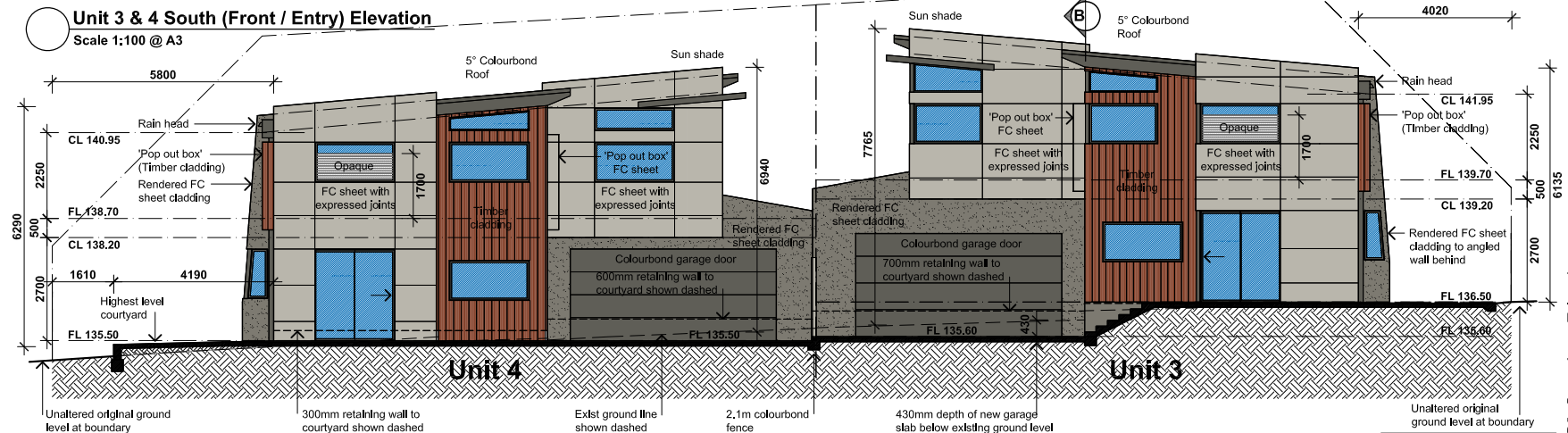
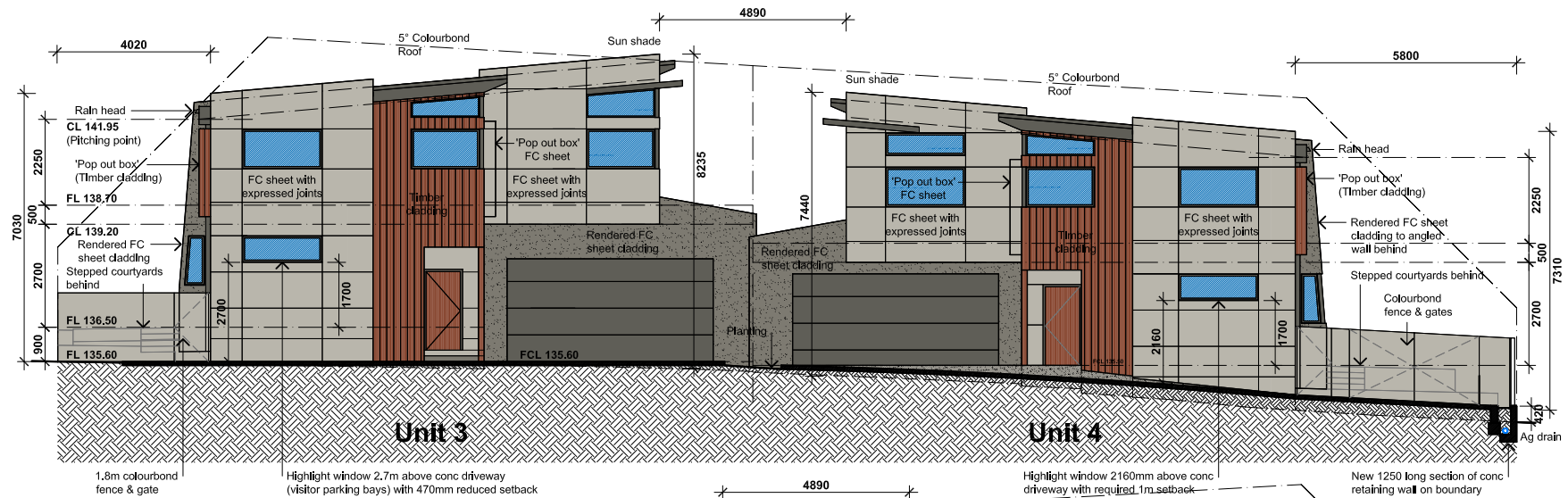
Unit 1 & 3 East (Section) Elevation
Scale 1:100 @ A3

Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**
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Drawing Title:
**Unit 1 & 3
Elevations 2**
Drawn By: A.R.F.
Scale: @ A3
1:100
Print Date: 14/10/25
Drawing No:
TP16
Town Planning Set

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ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**

Drawing Title:
**Unit 3 & 4
Elevations 3**
Drawn By: A.R.F.
Scale: @ A3
1:100
Print Date: 14/10/25
Drawing No:
TP17
Town Planning Set

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Unit 2 & 4 East Elevation
Scale 1:100 @ A3

Unit 4 & 2 West Elevation
Scale 1:100 @ A3

Project: Job No. 2407
7-9 Summit Rd - 4 Units & Demolition of Exist Dwelling

Client: My Lien Tran

Address: 7-9 Summit Road
Trevallyn 7250

Drawing Title: Unit 2 & 4 Elevations 4

Drawn By: A.R.F.
Scale: @ A3

Print Date: 14/10/25
Drawing No: 1:100 TP18

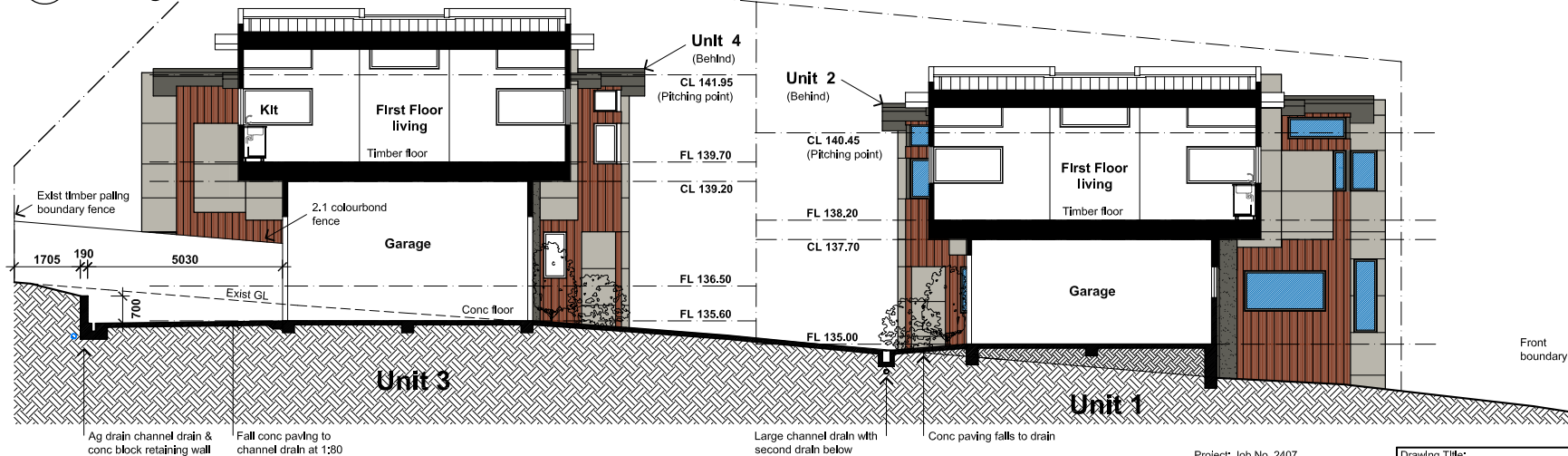
Town Planning Set

This architectural section drawing illustrates the internal structure and floor levels of Units 3 and 4. The drawing is oriented horizontally, with Unit 3 on the left and Unit 4 on the right. The ground level is indicated by a dashed line at the bottom, labeled 'Exist ground line in section'. The roof is shown as a sloped structure, labeled '5° Colourbond Roof'. The drawing includes various rooms and their dimensions:

- Unit 3 (Left):**
 - Living:** Located on the ground floor, with a width of 450 and a height of 2700.
 - Ldr'y (Lobby):** Located on the ground floor, with a width of 1700 and a height of 2250.
 - Wc (Toilet):** Located on the ground floor, with a width of 500 and a height of 2250.
 - Garage:** Located on the ground floor, with a width of 3600 and a height of 3600.
 - First Floor Living:** Located on the first floor, with a width of 3300 and a height of 3300.
 - Ens (Ensuite):** Located on the first floor, with a width of 1700 and a height of 2250.
 - Bath:** Located on the first floor, with a width of 500 and a height of 2250.
- Unit 4 (Right):**
 - Living:** Located on the ground floor, with a width of 1230 and a height of 2700.
 - Ldr'y (Lobby):** Located on the ground floor, with a width of 1230 and a height of 2700.
 - Wc (Toilet):** Located on the ground floor, with a width of 500 and a height of 2700.
 - Garage:** Located on the ground floor, with a width of 2700 and a height of 2700.
 - First Floor Living:** Located on the first floor, with a width of 3300 and a height of 3300.
 - Ens (Ensuite):** Located on the first floor, with a width of 1700 and a height of 2250.
 - Bath:** Located on the first floor, with a width of 500 and a height of 2250.

The drawing also shows the 'Building envelope in section' and 'Stepped courtyards' between the units. The overall height of the building is 5895. The drawing is labeled 'Unit 3 & 4 Section A-A' at the bottom.

Scale 1:100 @ A3.



Scale 1:100 @ A3

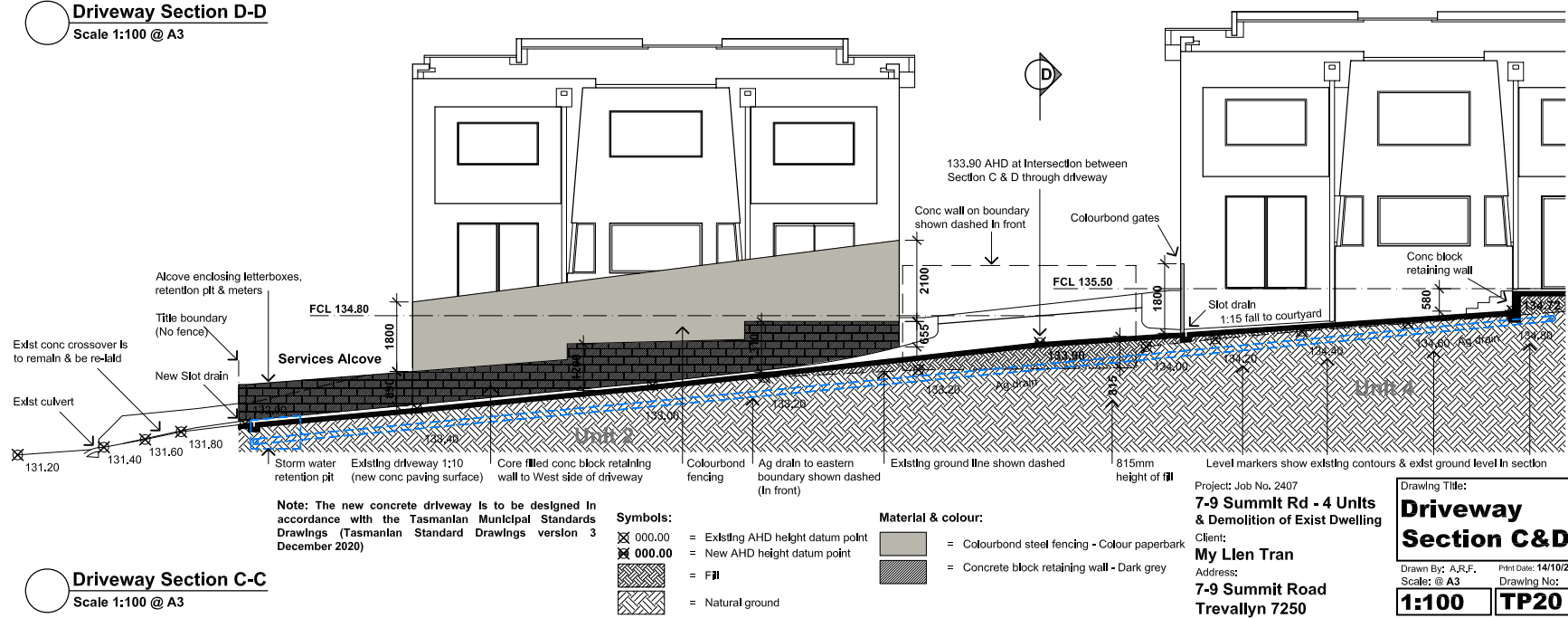
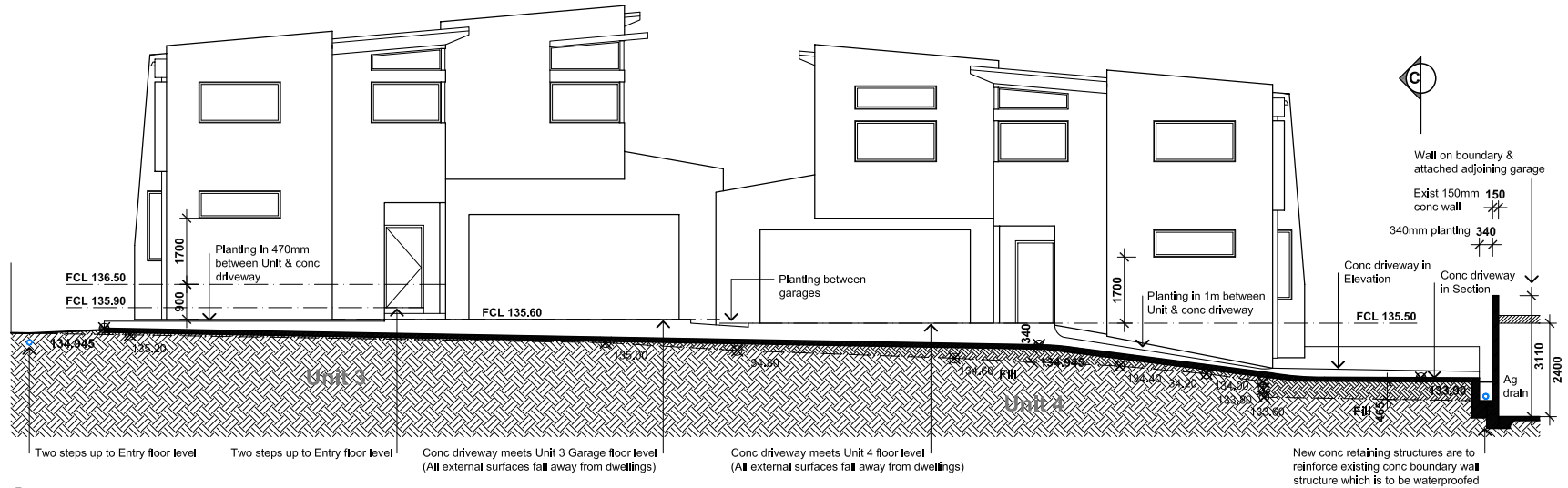
Drawing Title:
**Site Section
 A & B**

Drawn By: A,R,F. Print Date: 14/10/25
 Scale: @ A3 Drawing No:
1:100 TP19

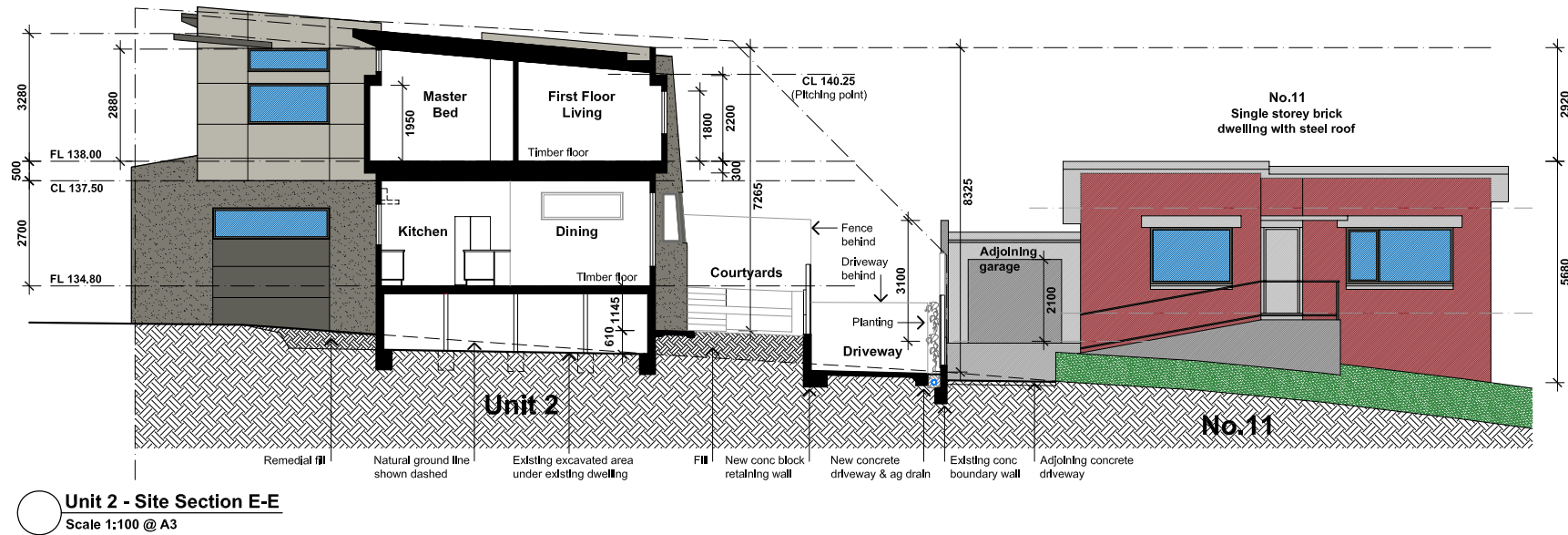
Town Planning Set

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Tuesday 16 December 2025



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Tuesday 16 December 2025



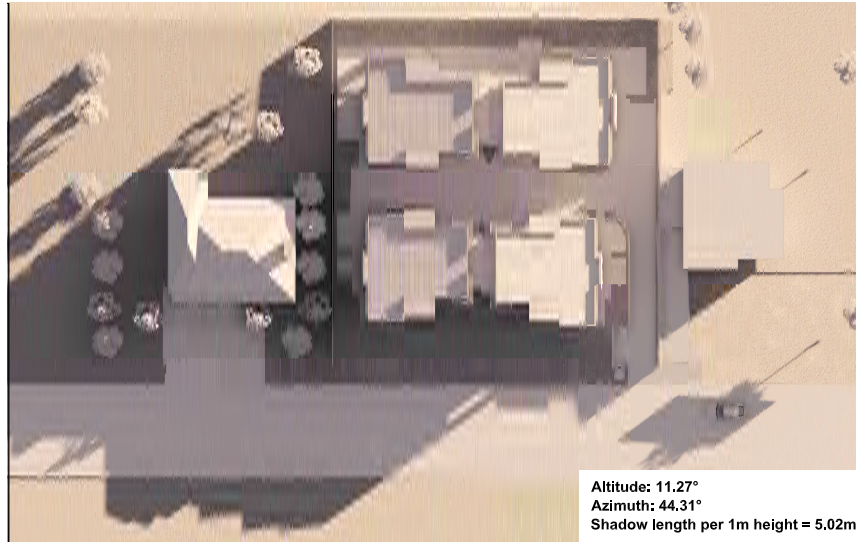
Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**

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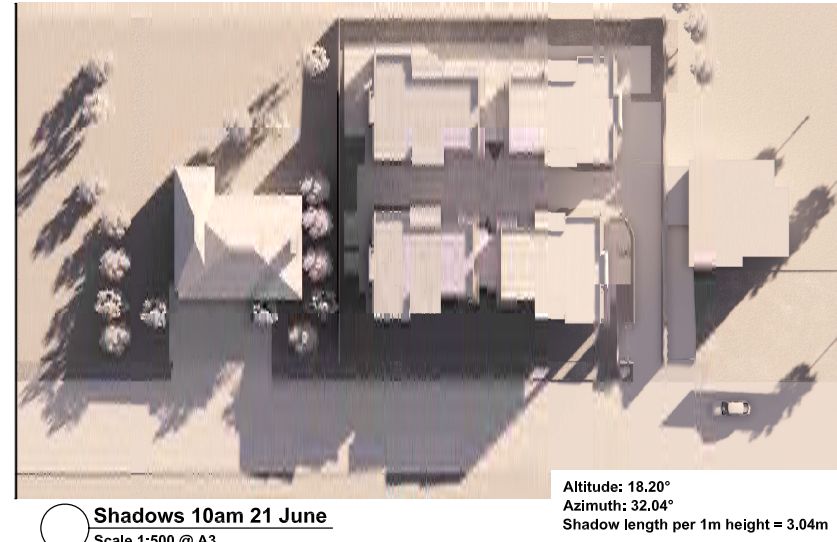
Drawing Title:
**Site
Section E**
Drawn By: A.R.F.
Scale: @ A3
Print Date: 14/10/25
Drawing No:
1:100 TP21
Town Planning Set

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ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



Shadows 9am 21 June
Scale 1:500 @ A3



Shadows 10am 21 June
Scale 1:500 @ A3



Shadows 11am 21 June
Scale 1:500 @ A3



Shadows 12noon 21 June
Scale 1:500 @ A3




Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**
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Drawing Title:
**Shadow
Diagrams 1**
Drawn By: A.R.F.
Scale: @ A3
1:500
Print Date: 14/10/25
Drawing No:
TP22
Town Planning Set


A FRIEND DESIGNS - Alex Friend BA, Env. Des. B, Arch Hons Licensed Building Services Provider No. 110598562 Mob: 0412 844 920 Email: friendalexander@gmail.com

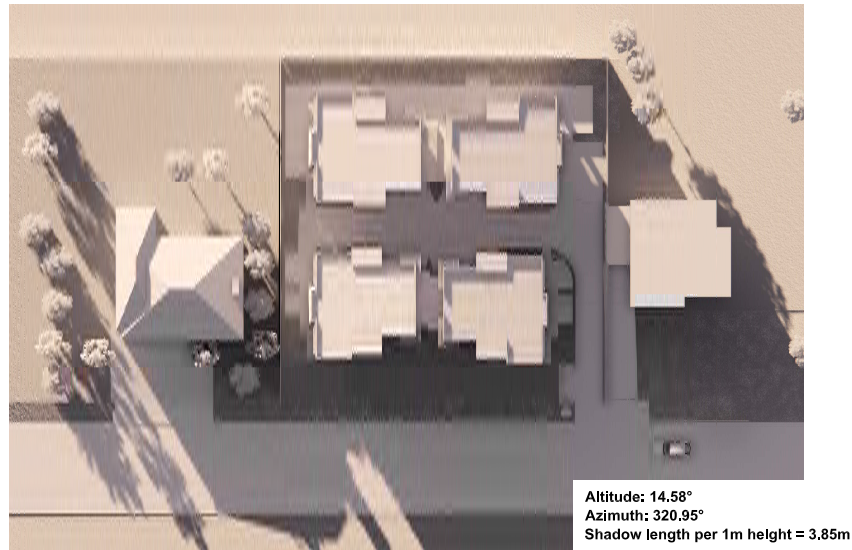
ORDINARY COUNCIL MEETING
Tuesday 16 December 2025




 **Shadows 1pm 21 June**
Scale 1:500 @ A3



 **Shadows 2pm 21 June**
Scale 1:500 @ A3



 **Shadows 3pm 21 June**
Scale 1:500 @ A3



Project: Job No. 2407
**7-9 Summit Rd - 4 Units
& Demolition of Exist Dwelling**
Client:
My Lien Tran
Address:
**7-9 Summit Road
Trevallyn 7250**
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Drawing Title:
**Shadow
Diagrams 2**
Drawn By: A.R.F.
Scale: @ A3
1:500
Print Date: 14/10/25
Drawing No:
TP23
Town Planning Set

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8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in November & December

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 8 December 2025

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to provide a record of workshops held in accordance with the requirements of section 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025*.

DATE AND PURPOSE OF WORKSHOP HELD

18 November 2025 – Pre-meeting Workshop (9am – 11.30am)

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

Apologies: Cr Caroline Larnar

In Attendance: Kristen Desmond – Chief Executive Officer
David Gregory – Director Corporate & Community
Dino De Paoli – Director Community Assets
Richard Heyward – Director People, Culture & Safety
Michelle Riley – Director Planning & Development
Simon Tennant – Communications & Engagement Manager
Tom Chalmers – Governance Officer
Eleanor Moore – Executive Assistant to the CEO
Yuxuan See – Youth Mayor

Presenter: Nick Roberts – Natural Hazards Geologist, Department of State Growth
Claire Kain – Senior Natural Hazards Geologist, Department of State Growth

Topics Discussed:

- Beach Road
- Agenda Review
- AGM Procedures
- Capital Works Contract Variation Approvals
- Gravelly Beach RAA Update

19 November 2025 – Strategic Workshop (half day)

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

Apologies: Cr Geoff Lyons

In Attendance: Kristen Desmond – Chief Executive Officer
Michelle Riley – Director Planning & Development

Topics Discussed:

- Legana Structure Plan

25 November 2025 – “Shift the Narrative” Workshop (full day)

Present: Mayor Cr Christina Holmdahl
Cr Joy Allen
Cr Caroline Larner
Cr Geoff Lyons
Cr Josh Manticas
Cr Julie Sladden

Apologies: Deputy Mayor Cr Rick Shegog
Cr Lynden Ferguson
Cr Richard Ireland

In Attendance: Kristen Desmond – Chief Executive Officer

Presenter: Penny Terry – Communication & Influence Specialist

Topics Discussed:

- Influential Communication

2 December 2025 – Interim Workshop (full day)

Present: Mayor Cr Christina Holmdahl
Cr Joy Allen
Cr Lynden Ferguson (online until 9.30am)
Cr Richard Ireland
Cr Caroline Larner (from 9.05am)
Cr Geoff Lyons

Apologies: Deputy Mayor Cr Rick Shegog
Cr Josh Manticas

Cr Julie Sladden

In Attendance: Kristen Desmond – Chief Executive Officer
Dino De Paoli – Director Community Assets
Richard Heyward – Director People, Culture & Safety
Michelle Riley – Director Planning & Development
Simon Tennant - Communications & Engagement Manager
Eleanor Moore – Executive Assistant to the CEO
Krstyna Ennis – Team Leader – Planning
Leigh Handley – Manager Asset Operations

Presenter: Aline Raad – SGS Economics & Planning
Steph Drake – Northern Tasmania Development Corporation

Topics Discussed:

- Council Workshops – Format & Number
- West Tamar Growth Strategy
- Planning Update
- Draft Sports Field Level of Service Document
- Australia Day Awards 2026 – Nominations
- Australia Day Grant Applications
- Lease options
- Frankford Soldiers Memorial Hall – Special Committee formation proposal
- NTRLUS – State of Play & Strategic Directions Exhibition
- AGM Motions for consideration
- Councillor Motions
- Councillor Questions
- Petition
- General Business

9 December 2025 – Strategic Workshop (half day)

Present: Mayor Cr Christina Holmdahl
Deputy Mayor Cr Rick Shegog
Cr Joy Allen
Cr Lynden Ferguson
Cr Richard Ireland
Cr Caroline Lerner
Cr Geoff Lyons
Cr Josh Manticas

Apologies: Cr Julie Sladden

In Attendance: Kristen Desmond – Chief Executive Officer
David Gregory – Director Corporate & Community
Jason Barker – Chief Financial Officer

Presenter: Mary Keyser – Recreation & Open Space Planner, @Leisure
Sally Jeavons – Director, @Leisure

Topics Discussed:

- Rate Reduction Strategy Vision
- Beaconsfield Recreation Plan

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: The community is informed and engaged and receives quality customer service.

Council will:

- Keep our people and our community informed.

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: Council is recognised as a leader in local government.

Council will:

- Be open and transparent in how we make our decisions.
- Be accessible and responsive.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2025

RISK CONSIDERATIONS

This report is provided in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2025*, section 10(3)(c). Risk implications are therefore considered to be low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;

3. Reject the motion.

OFFICER'S COMMENTS

Nil.

RECOMMENDATION

That Council receives the report on Council Workshops held on 18 November, 19 November, 25 November, 2 December and 9 December 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.2 CEO 2 - AGM Motion - P Kearney - Request for Memorial Award

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 8 December 2025

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to consider a motion passed at the November 2025 Annual General Meeting (**AGM**) as required under Section 72 of the *Local Government Act 1993*.

BACKGROUND

In accordance with Section 72 of the *Local Government Act 1993*, motions passed at a Council's AGM are required to be brought to the next Council meeting. Accordingly the motions were brought as late items to the November Ordinary Council Meeting, which immediately followed the AGM, and were deferred until the December meeting under resolution 25/169.

AGM MOTION

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

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: The community is informed and engaged and receives quality customer service.

Council will:

- As a leader in local government, focus on our customers.

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: Council is recognised as a leader in local government.

Council will:

- Be open and transparent in how we make our decisions.
- Be accessible and responsive.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

18 November 2025 Annual General Meeting Minutes (unconfirmed)

18 November 2025 Ordinary Council Meeting Minutes (unconfirmed as at date of printing of this Agenda)

RISK CONSIDERATIONS

Low

FINANCIAL IMPACT

Low

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 2 December 2025.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

Council officers do not consider that a Council Award would be an appropriate memorial for the late Mr Dickinson, however, they appreciate and value the contribution that Mr Dickinson made over the years to Council meetings. It is the view of Council Officers that a more appropriate way to acknowledge the contribution of Mr Dickinson is naming the new Council Chambers Lectern the "*Geoff Dickinson Memorial Lectern*" – in recognition of the fact that he would, without hesitation, stand up to talk to Council and provide his open and honest feedback. The lectern can then have a plaque attached formally naming the Lectern:

The Geoff Dickinson Memorial Lectern

There is also the potential to affix a small plate to the front of the Lectern with a brief explanation as to the meaning of the plaque.

RECOMMENDATION

That Council:

1. Endorse the naming of the lectern in the Windsor Council Chambers as "The Geoff Dickinson Memorial Lectern"
2. Authorises the Chief Executive Officer to arrange for a plaque to be affixed to the lectern; and

3. Authorises the Chief Executive Officer to write to the family of the late Mr Geoff Dickinson to advise them of the memorial and express Council's appreciation for the many years of contributions from the late Mr Dickinson.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.3 CEO 3 - AGM Motion - P Kearney - Affordable Housing

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 8 December 2025

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to consider a motion passed at the November 2025 Annual General Meeting (**AGM**) as required under Section 72 of the *Local Government Act 1993*.

BACKGROUND

In accordance with Section 72 of the *Local Government Act 1993*, motions passed at a Council's AGM are required to be brought to the next Council meeting. Accordingly, the motions were brought as late items to the November Ordinary Council Meeting, which immediately followed the AGM, and were deferred until the December meeting under resolution 25/169.

AGM MOTION

"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."

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: The community is informed and engaged and receives quality customer service.

Council will:

- As a leader in local government, focus on our customers.

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: Council is recognised as a leader in local government.

Council will:

- Be open and transparent in how we make our decisions.
- Be accessible and responsive.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

18 November 2025 Annual General Meeting Minutes (unconfirmed)

18 November 2025 Ordinary Council Meeting Minutes (unconfirmed as at date of printing of this Agenda)

RISK CONSIDERATIONS

Low

FINANCIAL IMPACT

To be confirmed.

CONSULTATION

Consultation occurred with Councillors at Council's Interim Workshop held on 2 December 2025.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

The current draft of the West Tamar Growth Strategy includes a recommended action that Council develop a Housing Plan that considers housing needs across the spectrum and positions social/affordable housing as a critical component of liveable, equitable communities. A Housing Plan would make recommendations about any required planning scheme amendments and potential need for advocacy to other levels of government.

The West Tamar Growth Strategy is included in this Agenda for endorsement by Councillors, and, should the motion pass supporting the same, Council will take steps to develop the abovementioned Housing Plan. The motion passed at the AGM is therefore not required.

RECOMMENDATION

That Council does not endorse the motion "*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*".

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.4 CEO 4 - AGM Motion - J Walker - Investigation into TasWater

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 8 December 2025

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to consider a motion passed at the November 2025 Annual General Meeting (**AGM**) as required under Section 72 of the *Local Government Act 1993*.

BACKGROUND

In accordance with Section 72 of the *Local Government Act 1993*, motions passed at a Council's AGM are required to be brought to the next Council meeting. Accordingly, the motions were brought as late items to the November Ordinary Council Meeting, which immediately followed the AGM, and were deferred until the December meeting under resolution 25/169.

AGM MOTION

"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."

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: The community is informed and engaged and receives quality customer service.

Council will:

- As a leader in local government, focus on our customers.

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: Council is recognised as a leader in local government.

Council will:

- Be open and transparent in how we make our decisions.
- Be accessible and responsive.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

18 November 2025 Annual General Meeting Minutes (unconfirmed)

18 November 2025 Ordinary Council Meeting Minutes (unconfirmed as at date of printing of this Agenda)

RISK CONSIDERATIONS

There is a significant financial risk to Council in committing to the execution of an investigation of inflow and infiltration to the Legana Sewage Treatment Plant before a scope of work has been determined and costed. Council does not currently have the internal resources or expertise to undertake the investigation, and would require consent from TasWater to access its infrastructure and other data to facilitate the investigation.

FINANCIAL IMPACT

To be confirmed dependent on proposed investigations and timeframes required.

CONSULTATION

Consultation occurred with Councillors at Council's Interim Workshop held on 2 December 2025.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

Council officers have contacted TasWater seeking information on the stormwater infiltration into the Legana Sewage Treatment Plant. Council would need to work collaboratively with TasWater on any future inflow and infiltration investigation and, depending on the scope, this may be a lengthy and costly project.

TasWater has advised that they report treatment plant performance to the EPA throughout the year, culminating in an Annual Environment Report (AER). The AER for the Legana STP was submitted to the EPA on 30 September in accordance with reporting requirements. Additionally, TasWater's inflow and infiltration management plan is submitted to, and approved by the EPA. This plan complies with the *Environmental Management and Pollution Control Act 1994*, ensuring TasWater's management approach meets regulatory expectations and industry standards.

Based on TasWater's approved inflow and infiltration management plan, the Legana treatment plant catchment ranked 37 out of 108 catchments in respect to stormwater ingress investigations. Further to this, the volume of stormwater inflow is below industry guideline intervention limits for investigations. The intervention limits allow TasWater to manage their sites and initiate investigations based on risk assessments that consider environmental harm as well as cost-effective investment of community funds.

TasWater has advised that planned action for Legana is for continued monitoring, with investigation scheduled in the 2026/27 financial year which will include dye and smoke testing to identify any cross connections from private or public stormwater to sewer.

Given the above, Council Officers do not recommend endorsing Mr Walker's motion. TasWater is in a better position, with appropriate resources and expertise, to assess the need to undertake investigations of their own infrastructure. Council will remain ready to assist TasWater with any future investigations that require access to the public stormwater network within the Legana treatment plant catchment.

RECOMMENDATION

That Council does not endorse the motion *"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."*

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.5 CEO 5 - Northern Tasmania Development Corporate - Quarterly Report July - September 2025

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 10 December 2025

ATTACHMENTS: 1. [8.5.1] NTDC Quarterly Report Jul- Sep 2025

SUMMARY

The purpose of this report is to provide Council with the Northern Tasmania Development Corporation (**NTDC**) Quarterly Report for the period July to September 2025.

BACKGROUND

In accordance with the NTDC Funding Agreement 2023-2026, Council as a Member has been provided with the quarterly report for consideration. In order to promote transparency and to ensure ease of access, the Chief Executive Officer has determined that these quarterly reports should be published in a Council Meeting Agenda following receipt of the same.

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: The community is informed and engaged and receives quality customer service.

Council will:

- Keep our people and our community informed.

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: Council is recognised as a leader in local government.

Council will:

- As a leader in local government, seek to influence decisions affecting our community.
- Be accessible and responsive.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

NTDC Funding Agreement

RISK CONSIDERATIONS

Overall risk is considered Low.

FINANCIAL IMPACT

Nil

CONSULTATION

Nil

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

As a part of Council Officers review of regional partnerships, the Chief Executive Officer has determined that it is appropriate for the NTDC quarterly reports appear in the public agenda and to be formally noted by Council.

RECOMMENDATION

That Council receives and notes the Northern Tasmania Development Corporation Ltd Quarterly Report for the period 1 July 2025 to 30 September 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

Northern Tasmania Development Corporation LTD

Quarterly Report

QUARTER ONE | JUL - SEP 2025



FINDING TRUE NORTH

Navigating a sustainable future in Tasmania's North





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ACKNOWLEDGEMENT OF COUNTRY

Northern Tasmania Development Corporation acknowledges the palawa community of Northern lutruwita/Tasmania, the custodians of our country. We pay our respects to their elders, past, present and emerging.

This report has been prepared by NTDC.
© Northern Tasmania Development Corporation LTD, 2025



FINDING TRUE NORTH

Navigating a sustainable future in Northern Tasmania



OUR VISION

Northern Tasmania is where people, ideas, businesses and industry thrive and grow

OUR PURPOSE

We grow Northern Tasmania by:

- Leading regional collaboration
- Achieving regional outcomes and strategic goals
- Advocating for Northern Tasmania
- Implementing our Regional Economic Development Strategy (REDS)
- Championing regional leadership and local governance
- Creating an enabling environment for communities and industry development
- Understanding that our community benefits from sustainable regional development

OUR VALUES



Connected



Clear



Creative



Curious

OUR STRATEGIC GOALS

Regional Development

Guide regional development in Northern Tasmania by implementing and actioning the Regional Economic Development Strategy (REDS).

Regional Collaboration

Work together to agree on and achieve regional outcomes and advocate for and advance regional priorities, strategies and policies.

Organisational Strength

Develop a robust organisation with a sustainable financial position, a nurtured team, and value for members, industry and community.

KEY PERFORMANCE INDICATORS

Strategic Leadership
100% Support

Project Management
≥ 95% OTAB

Engaged Membership
≥ 100% Retention

Project Delivery
≥ 12 Projects

Organisational Culture
≥ 95% Support

Continually Improve
≥ 80% Satisfaction

Enhanced Reputation
≥ 85% Positive

Diversified Revenue
> 50% Non-council



Introduction

It's been another busy quarter for NTDC as we stepped into the financial year with gusto. As the state election settled us into another minority government, we have all been steeling ourselves for frugal times as warnings of a tight budget is foreshadowed across the state. Working collectively, the North has been able to provide a unified voice on what is most important to us, and as such we are as well placed as we can be to secure investment for the region.

Recognising that efficiency and efficacy are the order of the day, many of our projects have been laying the groundwork for solid infrastructure development. The population program has been shared with agencies and finalised, focusing on the major priorities of care provision for the old and young, attracting and keeping migrants and retaining our young people. The Regional Land Use Strategy has moved forward, finalising the regional strategic directions and initiating the infrastructure audit.

In the Gastronomy space, the delivery of AgriCULTURED was a resounding success – yet another exceptional event for the North delivered. This was supported by the launch of the Great2Go pilot program, building on our innovative roots and reinforcing the region's suitability to pilot the delivery of excellent programs. Congratulations to the delivery team and many thanks to the Gastronomy subcommittee and chair Paul Seaman for your commitment to harnessing the power of our UNESCO listing for the region.

The TRANSLink Intermodal Facility Project is steaming ahead with excellent engagement from stakeholders, led by our Manager of Major Projects, Jade Kaye. With the Business Case consultants procured, the project initiated and the advisory group formed and workshopping, the project is shaping up to be an exemplar of the type of project management NTDC can deliver with the right resources. We look forward to exploring further what the opportunities might be for the agency to better serve the region with this type of expertise in project management and coordination.

As always, thanks to our CEO Chris Griffin and the team as they continue to deliver our projects on time and on budget, managing many competing priorities and working hard to deliver results for the region.



Dr Allison Anderson
Chair



Annual Workplan Update

	PROJECT	PROGRESS	STATUS
Regional Development	<ul style="list-style-type: none"> Population Program NTRLUS review TRANSLink Intermodal Facility 	<ul style="list-style-type: none"> Local and State government agencies consulted, final draft Population Program 2025 completed Regional Strategic Directions finalised Infrastructure Audit initiated NTRLUS steering committee and RPG meetings held Business Case procurement completed Business Case phase initiated Steering Committee & Project Team meetings Advisory group workshop #2 risk, environment and planning workflows continued Major Projects Conference - speaking opportunity 	<p>On time</p> <p>On time</p> <p>On time</p>
Regional Collaboration	<ul style="list-style-type: none"> Gastronomy Northern Tas Regional Collaboration Forums Regional Advocacy 	<ul style="list-style-type: none"> agriCULTURED event held 1-3 August Great2 Go pilot program launched ACCN Conference 2026 hosting secured Tamar Leaders Lunch - 30 July & September State Election media event 11 July 	<p>On time</p> <p>On time</p> <p>On time</p>
Organisation Strength	<ul style="list-style-type: none"> NTDC Annual Planning Member Representation Audit, Finance & Risk NTDC Communications 	<ul style="list-style-type: none"> External Audit completed Council CEOs/GMs meeting 11 July, 22 August AFR meetings held - 18 August External Audit completed Website build commenced 	<p>On time</p> <p>On time</p> <p>On time</p> <p>On time</p>
Next Quarter New Goals	<ul style="list-style-type: none"> Regional Future Vision NTDC Website renewal Population Program NTRLUS Review TransLink Intermodal MRG AGM meetings Member funding agreement renewal Gastronomy Northern Tas 	<ul style="list-style-type: none"> Scope process with LGA members Launch new website (Dec) Release finalised program Infrastructure Audit concludes Community engagement commences Business Case, masterplan continuance To be held on 6 Nov Agree terms of 2026-2029 funding agreement with LGAs agriCULTURED 2026 funding secured 	



REGIONAL DEVELOPMENT

*Guide regional
economic development
in Northern Tasmania*

Regional Land Use Strategy Review

Combined with the State of Play work completed in quarter 1, the drafted Regional Strategic Directions completed across quarter 2 will guide the renewed regional land use strategy for the region.

This quarter also saw the NTRLUS Review Steering Committee provide leadership group aligned to a broader Statewide governance structure tasked with the delivery of a draft NTRLUS.

NTDC also initiated Phase 2 of the review, an infrastructure audit of the region. 60 Degree Pty was contracted to undertake this thorough analysis of enabling regional infrastructure. Following this phase, the drafting of NTRLUS will commence in the last quarter of 2025.



Northern Population Program 2025

A final draft of the Northern Tasmania Population Program has been completed, following consultation with funding member councils and State government agencies.

Four prescribed strategic priority areas include:

- Retention of international migrants
- The geographical distribution of structural ageing
- Infrastructure and service provision for young families
- The impacts of population churn

Consultation with members identified key areas of focus by municipality and where shared priorities across councils could be combined into regional initiatives. Accompanying these areas will be regional action to; attract and retain new Tasmanian's to the region; advocacy for expanded child and aged care facilities; future workforce demand trend modelling; and facilitating a northern council population network.



State Election Campaign Advocacy

NTDC's advocacy program for the 2025 state election has focused on the following key activity, much of this during July:

- Collaboration with funding members and industry associations
- Published prospectus for both Bass & Lyons (North) electorates
- Letters to State MPs seeking a regional strategic partnership
- Local news media events with funding members
- Newspaper and radio interviews

Tamar Leaders Lunch Series

two Tamar Leaders Lunches were Cohosting between Launceston Chamber of Commerce and NTDC. with over 50 regional leaders joining us.

July - kanamaluka/ Tamar Estuary, River Health Action Plan

speakers: Pam Allen, Louise Foster and Andrew Truscott

October - Health & Inclusion

Speakers - John Kirwan, Donna Bain, Dr Prashanth Reddy



Tamar Tourism Roundtable

Facilitated by Tourism Tasmania, NTDC joined Visit Northern Tasmania, West Tamar and George Town Councils and key industry partners to explore the future of tourism in our valley.

As council and industry leaders for the region, this roundtable provided the opportunity for us all to share our vision, challenges and opportunities and for a group of expert external observers to share what they had experienced during a field trip, test ideas and share insights.

REGIONAL COLLABORATION

*Work together to
achieve regional
outcomes and advance
regional priorities,
strategies and policies.*



MEETINGS AND COLLABORATIONS

*Advocate for our region
with key influencers
whilst gaining
knowledge and sharing
insights with shapers of
our future prosperity*

Meetings

Chris and Alli meet with a range of key influencers this quarter including the following meetings:

- TasPorts re Inspection Head
- Council meetings for Population program
- Cradle Coast Authority - regional alignment
- launceston Airport
- RDA Tasmania Board
- Events Tasmania
- Hospitality Tasmania - gastronomy
- City of Hobart - joint hosting of ACCN conference
- Brand Tasmania - population program partnership
- Dept State Growth - population program
- Infrastructure Tasmania - major projects
- Office of Coordinator General - major projects
- Minister of Infrastructure, Local Government & Planning
- Basslink Reference Group



Events and Forums

This quarter was full of events and forums allowing us to share knowledge on our key priorities as well as hear from experts on areas of importance to our region:

- State Election Regional Priorities media event
- Great 2 Go Pilot program media launch
- agriCULTURED events
- Tamar Valley Tourism Roundtable
- Tasmanian Major Projects Conference - speaking opportunity
- Tamar Valley Leaders Lunch - 30 July
- Tamar Valley Leaders Lunch - 8 October



agriCULTURED 31 July - 3 August

As custodians of this Tasmanian Festival of Gastronomy, NTDC couldn't be more proud of the team delivering this year's event.

Talks, tastings, workshops, gatherings, curated dinners, shared knowledge, unexpected encounters: agriCULTURED brings together people working with land, food and culture, asking big questions, and sharing real stories.



Great 2 Go

NTDC was able to secure grant funding from Circular North and the Tasmanian Waste & Resource Reuse Board to fund a food waste pilot, aimed at reinventing the 'doggy bag' into an initiative to promote the need to reduce 'plate left over' waste from our restaurants and cafes. Featuring a fully compostable container and information for safe consumption of food within, the pilot will occur across the 2025/26 summer period.



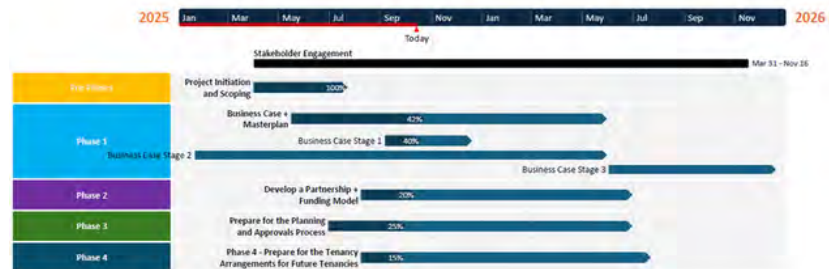
GASTRONOMY NORTHERN TASMANIA

*Connecting the threads
of food, farming,
culture, creativity and
community to shape a
food future that is
equitable, sustainable
and uniquely
Tasmanian.*

TRANSLINK INTERMODAL FACILITY

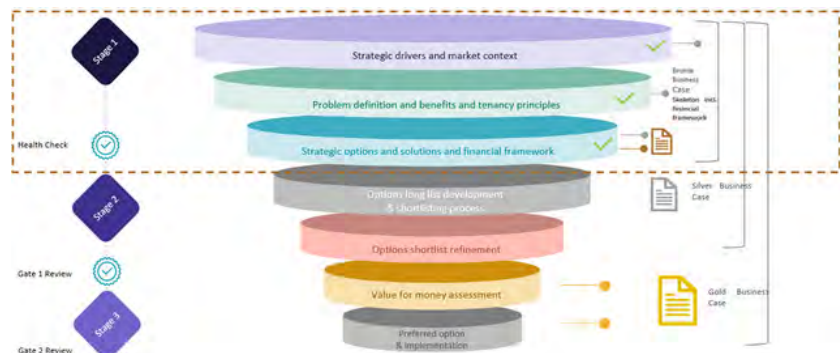
NTDC's Major Project
Management of the
planning for a northern
logistics precinct near
Launceston Airport

Progress Against Project Timeline



Business Case: An open tender process resulted in awarding the project to Cushman Wakefield. The business case kicked off formally in September achieving a significant milestone for the project. The business case template and checklist was developed in September, which was presented to Infrastructure Australia, TIF Project Team and TIF Steering Committee.

Stage 3 completion of the business case is now revised to 18 December 2026 compared to previous program of February 2026. The revised program is informed by Infrastructure Australia Assessment Framework, Treasury (SIIRP) and the appointment of the business case consultant.



Risk: Through the facilitation of workshops, over 100 new risks have been identified which will be scored and ranked as part of the probabilistic risk model.

Environmental: An approval pathway matrix is being developed in collaboration with the Strategic Planner which will establish a multi criteria assessment tool for identification of site options.

Planning Approvals: Planning approval options have been identified with assessments now commencing which adopt the objective criteria of the multi criteria assessment tool.

Stakeholder and Community Engagement: Stakeholder and community engagement on the project continues, with the second Advisory Group meeting was held in late September 2025 at Evandale.



NTDC New Head Quarters!

After working remotely for the month of August, the NTDC team settled into its new home:

Level 1 175-177 Charles Street (upstairs from RB Sellers)

This new space gives NTDC the professional facilities we need to meet our member and partner expectations, and provides for a great shared space for those visiting to 'hot desk' while they work with us.

All visitors welcome!



Farewell Kamal Pokhrel

With a heart full of regret and joy, we said farewell to Kamal from the NTDC tribe. Kamal has been with us since early 2023 and has provided unwavering support and commitment to the NTDC team and Board.

On behalf of NTDC, we want to express our sincere thanks to Kamal for his time with us, supporting many projects, events, forums and initiatives. His commitment to collaborating to grow prosperity in our region has been evident to everyone who has spent time with him.



ORGANISATIONAL STRENGTH

Develop a robust organisation that achieves a sustainable financial position, values and develops our team, and creates value for our members, industry and community.



CONTACT US

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9 GOVERNANCE

9.1 Gov 1 - West Tamar Council Audit Panel Minutes

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 10 December 2025

ATTACHMENTS:

1. [9.1.1] Audit Panel - Minutes - 27 August 2025 - CONFIRMED
2. [9.1.2] Audit Panel - Minutes - 8 December 2025 - UNCONFIRMED

SUMMARY

The purpose of this report is to provide Council with copies of the confirmed Audit Panel Minutes from the meeting dated 27 August 2025 and the unconfirmed Audit Panel Minutes from the meeting dated 8 December 2025, in accordance with the West Tamar Council Audit Panel Charter.

BACKGROUND

West Tamar Council Audit Panel meets quarterly to consider reports presented by Council Officers in line with the adopted and endorsed Audit Panel Work Plan. In accordance with the Charter, meeting minutes of the Audit Panel are to be presented to Council at an Ordinary Council meeting.

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: Council is recognised as a leader in local government.

Council will:

- Be open and transparent in how we make our decisions.
- Have appropriate policies and procedures in place with clearly defined accountability.
- Manage risks through continual assessment, review and improvement.
- As a leader in local government, seek to influence decisions affecting our community.
- Continue to engage positively with our sector and the State Government to shape local government reform.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

- *Local Government Act 1993*
- *Local Government (Audit Panels) Order 2014 Statutory Rules 2014*
- *West Tamar Council Audit Panel Charter*

RISK CONSIDERATIONS

Overall risk is considered Low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

The minutes for the 27 August 2025 meeting were confirmed by the Audit Panel Committee on 8 December 2025, with the minutes for the 8 December 2025 meeting expected to be confirmed at the Audit Panel meeting scheduled for 11 March 2026.

RECOMMENDATION

That Council receives and notes the confirmed Minutes of the Audit Panel meeting held on 27 August 2025 and the unconfirmed Minutes of the Audit Panel meeting held on 8 December 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



MINUTES
AUDIT PANEL

DATE/TIME	27 August 2025	1.00PM	VENUE	Area 2, Windsor Precinct
PRESENT	Andrew Gray (Chair), Cr Josh Manticas (via Teams), Cr Julie Sladden			
APOLOGIES				
IN ATTENDANCE	Cr Christina Holmdahl, Cr Caroline Larner, Kristen Desmond (Chief Executive Officer), Jason Barker (Chief Financial Officer), Tom Chalmers (Governance Officer), Dylan Xing (Tasmanian Audit Office - via Teams)			

ORDER OF BUSINESS

- 1. Declaration of Pecuniary Interests/Conflict of Interest**
Nil
- 2. Adoption of Previous Minutes**
The Panel approved the minutes from the 4 June 2025 meeting as presented as a true and correct record of that meeting.
- 3. Outstanding From Previous Meeting – Action Sheet**
The Panel reviewed the Action Sheet noting the ongoing work with the external provider for risk management activities and that review of the Work Health and Safety policies is progressing.

GOVERNANCE AND STRATEGY

- 4. Review Annual Plan**
The panel received and noted the information provided.
- 5. Review Long-Term Strategic Asset Management Plan, Asset Management Strategy and Asset Management Policy**
The panel received and noted the information provided including that a more in-depth review is planned for the asset management space in the short term.
- 6. Review Policies and Procedures**
The Panel received and noted the information presented including that a Councillor Work, Health and Safety policy is under development, and that access is available to internal, operational policies by request. The panel requested that a separate paper be brought to the next meeting on the progress of Work, Health & Safety related policies. **(AI2508.1)**

FINANCIAL AND MANAGEMENT REPORTING

- 7. Review of current financial results**
The Panel received and noted the August 2025 financial report and recommended specific additional information to be included in the cash investments reporting moving forward. **(AI2508.2)**
- 8. Review 2024-25 Financial Accounts**
The Panel received and noted the information provided.

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025

9. Report on revaluation of selected asset classes

The Panel received and noted the information provided.

10. Review leave entitlements and selected leave

The Panel received and noted the information provided, including an increase to the frequency and detail of reporting to the CEO being under development.

INTERNAL AUDIT

11. Review Internal Audit Program and any available internal audit reports

The Panel reviewed and noted the information presented.

12. Review management's implementation of internal audit recommendations

The Panel reviewed and noted the information presented and requested enhanced progress reporting moving forward. (AI2508.3)

EXTERNAL AUDIT

13. Consider any available external audit reports

Nil

14. Review TAO annual plan of works and assess implications for the Council

The Panel reviewed and noted the information provided.

15. Audit Strategy 2024-2025

The panel received the information presented by TAO and noted the confirmation of the proposed start date of 11 September 2025.

16. Annual Audit Outcomes

The Panel received and noted the information presented. CFO to provide the final version of the *WT-HRM69.00 Private Works Policy* to TAO (AI2508.4) and for TAO to be invited to the December 2025 meeting. (AI2508.5)

RISK MANAGEMENT AND COMPLIANCE

17. Review processes to manage insurable risks and existing insurance cover

The panel received and noted the information provided and requested the CFO to confirm coverage details with insurance provider and advise. (AI2508.6)

18. Review of major complaints, claims or lawsuits involving Council

Cr Manticas left the meeting at 2.40pm

The panel received and noted the information provided.

Cr Manticas entered the meeting at 2.44pm

Cr Holmdahl left the meeting at 2.46pm

The panel received and noted the information provided.

Cr Holmdahl entered the meeting at 2.53pm

19. Review any instances of suspected cases of fraud or other illegal and unethical behaviour

Nil

AUDIT PANEL PERFORMANCE - NIL

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025

OTHER BUSINESS			
20.	Next meeting and close		
	The Panel agreed that the next meeting be held on 3 December 2025 at 9am.		
MEETING CLOSED		3.00PM	
NEXT MEETING	3 December 2025	9.00AM	11:00AM
	Windsor Chambers		

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



MINUTES
AUDIT PANEL

DATE/TIME	8 December 2025	9.00AM	VENUE	Windsor Chambers
PRESENT	Andrew Gray (Chair), Cr Josh Manticas, Cr Julie Sladden			
APOLOGIES				
IN ATTENDANCE	Cr Christina Holmdahl, Cr Caroline Larner, Kristen Desmond (Chief Executive Officer), Jason Barker (Chief Financial Officer), Tom Chalmers (Governance Officer)			

ORDER OF BUSINESS

- 1.1 **Declaration of Pecuniary Interests/Conflict of Interest**
Nil
- 1.2 **Adoption of Previous Minutes**
The Panel approved the minutes from the 27 August 2025 meeting as presented as a true and correct record of that meeting.
- 1.3 **Outstanding From Previous Meeting – Action Sheet**
The Panel reviewed the Action Sheet noting the progress of the review of the Work Health and Safety policies and discussed insurance requirements for various Council facilitated events.

GOVERNANCE AND STRATEGY

- 2.1 **Review Draft Financial Management Strategy & Long Term Financial Plan 2026/27 – 2035/36**
The panel received and noted the information provided and requested for further consultation to be considered with Council on particular capital projects in advance of finalising the updated LTFF
- 2.2 **Review of Preliminary Budget Parameters and Assumptions**
The panel received and noted the information provided. The provision of more detailed information around the progress of particular strategic projects at the next Audit Panel meeting, if available, was discussed.
- 2.3 **Review Policies and Procedures**
The panel received and noted the information provided.

FINANCIAL AND MANAGEMENT REPORTING

- 3.1 **Review of Year-to-October 2025**
The panel received and noted the information provided.
- 3.2 **Review any special financial or other reports – Nil**

INTERNAL AUDIT

4.1 Review the Adequacy and Performance of Internal Audit Resources

The panel received and noted the information provided and requested a review to be undertaken of audits completed to date and requirements for periodic audits to be undertaken. (AI2512.1)

EXTERNAL AUDIT

5.1 Consider any available external audit reports

The panel received and noted the information provided.

5.2 Review management's implementation of audit recommendations

The panel received and noted the information provided, in particular the low number of observations, findings and recommendations made relative to the wider sector.

RISK MANAGEMENT AND COMPLIANCE

6.1 Review periodic risk management reports

The panel received and noted the information provided.

6.2 Review the procedure for Council's compliance with relevant laws, legislation and Council policies

The panel received and noted the information provided.

6.3 Review internal, anti-fraud and anti-corruption management controls

The panel received and noted the information provided and discussed the appropriate timing of additional training.

6.4 Review information and communications technology governance

The panel received and noted the information provided.

6.5 Review delegation processes

The panel received and noted the information provided and requested that delegations of certain powers to the Chief Executive Officer and subsequent delegation to relevant Council officers be reviewed. (AI2512.2)

6.6 Review tendering arrangements

The panel received and noted the information provided and provided feedback on particular requirements for procurement under certain financial thresholds to be considered for inclusion in the updated Code of Tenders and Contracts (AI2512.3) and requested that all financial thresholds be reviewed. (AI2512.4)

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6.7 Review of major complaints, claims or lawsuits involving Council

Cr Manticas left the meeting at 10.50am

The panel received and noted the information provided.

Cr Manticas entered the meeting at 10.55am

6.8 Review any instances of suspected cases of fraud or other illegal and unethical behaviour

Nil

AUDIT PANEL PERFORMANCE - NIL

OTHER BUSINESS

Next meeting and close

The Panel agreed that the next meeting be held on 11 March 2026 at 9am.

MEETING CLOSED

11.00AM

NEXT MEETING

11 March 2026

9.30AM

11:30AM

Windsor Chambers

10 DEVELOPMENT

10.1 Dev 1 - West Tamar Growth Strategy and Infrastructure Plan

REPORT AUTHOR: Director Planning & Development - Michelle Riley

REPORT DATE: 11 December 2025

ATTACHMENTS:

1. [10.1.1] Attachment 1 - West Tamar Growth Strategy
2. [10.1.2] Attachment 2 - Infrastructure Plan
3. [10.1.3] Attachment 3 - Engagement report April 2025

SUMMARY

The West Tamar Growth Strategy outlines a long-term vision and plan for managing land use, infrastructure and development across the municipality to 2046 and beyond (Attachment 1).

Adoption of the Growth Strategy and its Infrastructure Plan is an important step in embedding this vision into the statutory planning instruments.

BACKGROUND

SGS Economics and Planning were engaged to prepare the West Tamar Growth Strategy and Infrastructure Plan.

The Growth Strategy will form the foundational strategic planning direction for the municipality and plans for a forecast population for the West Tamar Municipality by 2046 of around 33,700 people, growing by over 7,300 people. It provides capacity for an additional 3,368 dwellings.

The development of the Growth Strategy included extensive consultation with the community and infrastructure providers and a thorough suitability analysis taking into account infrastructure capacity, environmental considerations and natural hazards (including climate change impacts).

The Growth Strategy details the preferred Growth Scenario for West Tamar and recommends priority actions for implementation.

The Growth Strategy and Infrastructure Plan, amended post public consultation, are included as Attachment 1 and 2 and are presented for Council for adoption.

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established and needs are identified and Council assists in achieving sustainable outcomes.

Objective: Council and the community work together building creative, innovative and resilient communities where people feel able and encouraged to participate.

Council will:

- Monitor and respond to changing demographics and community needs.

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

Objective: Development is in keeping with the character of the area and natural values.

Council will:

- Undertake long term planning for sustainable development, including local area plans.
- Seek and encourage opportunities to improve accessible and affordable housing.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

While the Growth Strategy has no statutory effect, it will be critical in supporting future planning scheme amendments under the *Land Use Planning and Approvals Act 1993* and informing the development of the Northern Tasmania Regional Land Use Strategies.

RISK CONSIDERATIONS

It is considered to be a moderate risk if the strategy is not adopted as the success of future planning initiatives may be negatively affected.

FINANCIAL IMPACT

Preparation of the Growth Strategy is included in the 2025-26 budget.

CONSULTATION

Discussions about the Growth Strategy have occurred at Council workshops on 5 November 2024, 8 April 2025, 1 July 2025 and 2 December 2025.

Early engagement with the community to inform development of the Growth Strategy, and to test the potential growth scenarios, occurred between 29 November 2024 and 2 December 2024 with five workshops across the municipality.

The draft Growth Strategy was formally advertised between 3 September 2025 and 30 September 2025. Two drop-in sessions were held on 18 and 19 September 2025 at Windsor and Exeter. 22 written submissions were received. Submissions raised:

- The need for improvements to infrastructure (including sewerage treatment, roads, pedestrian networks and public transport) and the need for impacts from growth to be considered;
- Site specific requests for inclusion in growth areas to support future rezoning;
- Road and pedestrian safety;
- Potential loss of greenspace from increased density;
- Refinements to the Growth and Lifestyle areas in response to site specific considerations and natural hazards; and
- Support for the strategy.

Changes made following consultation and in response to feedback include:

- Refinements to the growth area boundaries in Legana and Exeter and minor adjustments elsewhere to address inconsistencies between maps and site specific constraints;
- Inclusion of a Future Growth Area in Exeter requiring future investigation;

- Incorporate further TasWater and SES advice and recommendations, where relevant;
- Clarification of recommended priority actions including the addition of an action to review minimum lot size restrictions.

It is noted that the Infrastructure Plan makes recommendations about improvements required to infrastructure to support the implementation of the Growth Strategy, several of which were raised through community consultation.

The implementation of the Growth Strategy will also involve more detailed planning, such as developing Structure Plans for local areas, that will address site specific outcomes and specific zoning issues.

Some matters, like road safety, cannot be addressed in the Growth Strategy and are ongoing considerations for Council.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

The Growth Strategy and the Implementation Plan have been prepared with a thorough evidence based approach commencing with a State of Play analysis to understand opportunities, challenges and constraints for the municipality. The analysis of growth scenarios was tested through engagement with the community and infrastructure providers, to form the preferred growth scenario underpinning the final Growth Strategy.

RECOMMENDATION

That Council adopt the West Tamar Growth Strategy (Attachment 1) and Infrastructure Plan (Attachment 2) as its long-term vision and plan for managing land use, infrastructure and development across the municipality to 2046 and beyond.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



West Tamar Growth Strategy

West Tamar Council
December 2025



ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



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OFFICES IN CANBERRA, HOBART, MELBOURNE, AND SYDNEY ON THE COUNTRY OF THE NGAMBRI/NGUNNAWAL/NGARIGO, MUWININA/PALAWA, WURUNDJERI, AND GADIGAL PEOPLES.

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Executive summary

Introduction

West Tamar is facing substantial growth over the next few decades. With this Growth Strategy, Council aims to drive sustainable growth and provide a roadmap for managing growth while protecting the values that make West Tamar an amazing place to live, work, and invest.

The West Tamar Growth Strategy outlines a long-term vision and plan for managing land use, infrastructure, and development across the municipality to 2046 and beyond. SGS Economics and Planning (SGS) was commissioned to prepare the strategy with the aim of balancing the need to accommodate a growing population while ensuring the protection and preservation of West Tamar's unique character, environmental values, and liveability. This was scoped with extensive background information gathering and informed community engagement.

The strategy provides a framework for plan making decisions. It will also help to inform next steps for needed infrastructure investment, advocacy, and collaboration with State Government and the private sector. The recommendations are underpinned by extensive and iterative engagement with residents, stakeholders, and infrastructure providers to ensure this delivers an implementable strategy.

Strategic Context

There are approximately 26,400 residents in West Tamar. West Tamar's population is forecast to grow by more than 7,334 people by 2046, with a demand for an additional 3,368 dwellings. In addition, a higher proportion of the population in West Tamar participates in the labour force compared to the broader Regional Tasmania¹. Employment in West Tamar is expected to grow by 1,645 jobs by 2046². The current supply of residential and employment land falls short of meeting this need.

Combined with a higher growth rate, declining household sizes, and exacerbating housing affordability pressures, there is a need for policy and infrastructure responses that align with projected changes and broader strategic planning directions in Launceston and the wider Northern region of Tasmania.

The strategy addresses these challenges through a focus on:

- Accommodating growth in established townships,
- Promoting a mix of housing types and tenures,
- Supporting local employment,

¹ Employment status, West Tamar Municipal Council, Id Community. <https://profile.id.com.au/west-tamar/employment-status>

² Data from 2021 Census - employment, income and education, Labour Force Status was linearly forecast using REMPLAN's population growth scenario.

- Avoiding development in hazard-prone or environmentally sensitive areas, and
- Leveraging infrastructure and transport investment to support compact, resilient communities.

Consolidated Growth Scenario

Growth in West Tamar will be accommodated through a pattern of consolidated growth, comprising residential growth in existing towns, expansion of the key population centres and a diversification of dwelling types in these centres.

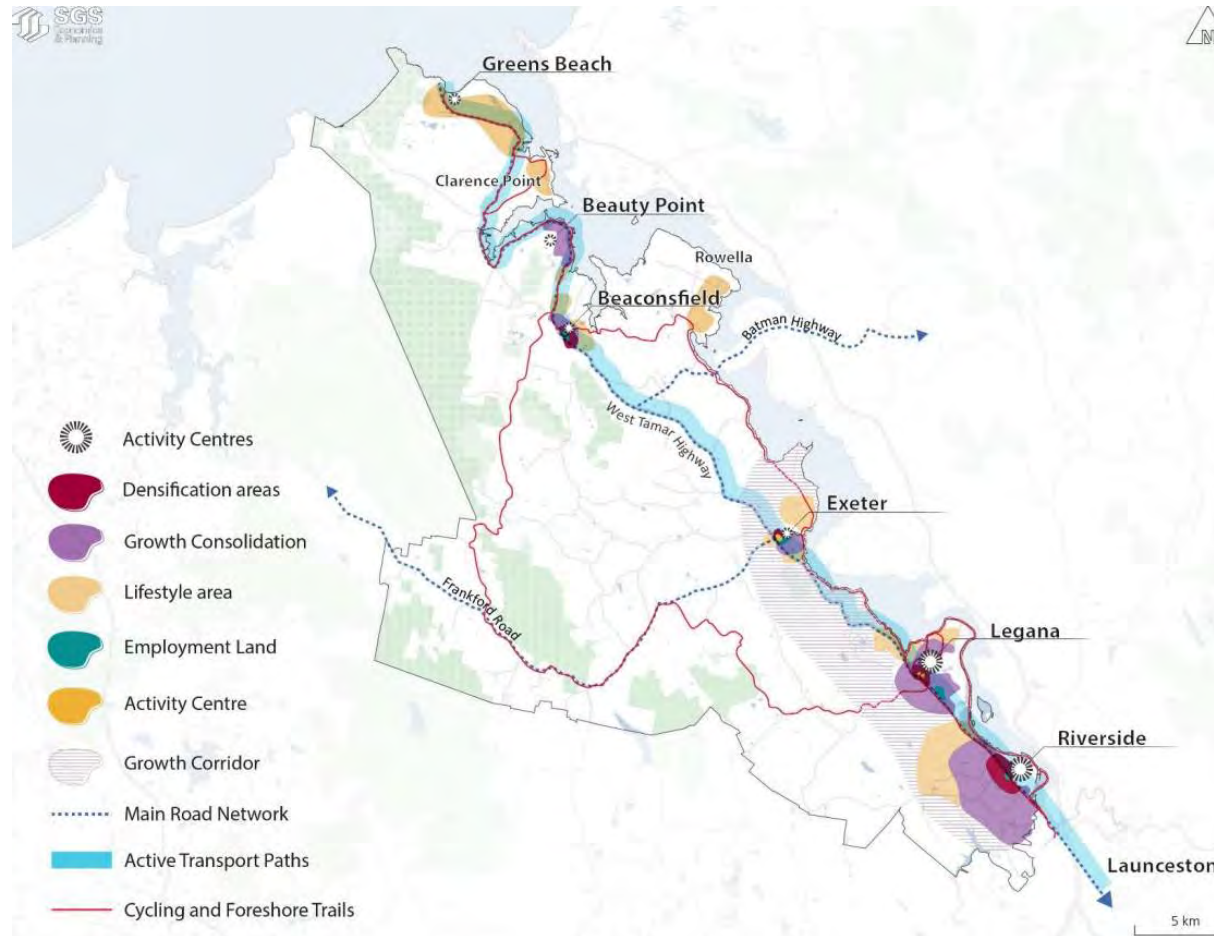
To accommodate future growth of residential and economic uses, three hypothetical growth scenarios were developed and tested through community and stakeholder engagement. There is wide support for consolidated growth in existing centres, while also retaining the character and environment of West Tamar. The community would like to see more opportunities for active transport and recreation. Recognising that part of the population is ageing, residents would like to continue living in their communities and see an expansion of retirement living options as a priority. The anticipated high growth rate means that younger people, families with children, and key workers require affordable housing solutions. The community is broadly supportive of more diverse housing options, including medium-density housing that is close to services and transportation.

Consolidated Growth has a focus on consolidation rather than sprawl. It emphasises the following:

- **Infill and gentle densification in key areas:** Riverside, Legana, Exeter, Beaconsfield, Beauty Point. Gentle densification is a planning approach aimed at increasing the housing density and diversity, particularly in established suburbs. It involves adding more "missing middle" housing options, such as townhouses, duplexes, mid-rise buildings, and smaller apartment complexes, rather than solely focusing on separate dwellings and greenfield development.
- **Avoidance of sprawl** and lifestyle lot expansion in remote or poorly serviced locations. While continuing to allow lifestyle options and rural living options, the emphasis will be on accommodating growth in existing towns and conserving the rural and natural landscape where possible. It will also help avoid residential and commercial uses in areas at risk of natural hazards such as land slip and flooding.
- **Consolidated growth** along the Riverside-Legana corridor to make best use of existing infrastructure and services. The towns of Riverside and Legana are best positioned to grow further with good access to transport and services. Investment in active and public transport will support liveability and access to activity centres.
- **Strategic expansion** to address emerging land shortages in key urban centres. Some of the growth needs to be accommodated on land not yet used for residential and commercial uses. This land is selectively identified to avoid exposure to natural hazards, make optimum use of infrastructure and services and has good access to transport corridors.

Consolidated Growth aligns with community aspirations and is informed by infrastructure capacity, and the region's economic and environmental context. However, based on current zoning capacity, a shortfall of vacant land for approximately 942 homes remains, requiring targeted rezoning or new land supply, which can be implemented through the growth strategy.

Figure 1: Preferred growth scenario



SGS ECONOMICS AND PLANNING: WEST TAMAR GROWTH STRATEGY

3

Growth strategy

The strategy's objectives include the following:

- Focus growth in and around established townships.
- Strengthen the township hierarchy.
- Promote housing diversity and affordability.
- Foster connected and climate-resilient communities.
- Ensure accessible infrastructure and services.

These objectives will be achieved through a range of interwoven strategic directions:

- Ensure there is sufficient land available for growth.
- Promote diversity in zoning and lot sizes.
- Invest in community infrastructure based on prioritised needs.
- Advocate for investment in land and transportation infrastructure.
- Avoid development in areas prone to natural hazards.
- Apply resilience planning principles.
- Encourage mixed-use development and high-quality building forms.
- Develop a Council housing plan that includes directions for social and affordable housing outcomes.

A staged action plan outlines key initiatives across short, medium, and long-term horizons. Key actions include the following:

- Master planning for growth townships.
- Design guidance for built form and green infrastructure.
- Develop and adopt the West Tamar Housing Plan.
- Monitor growth and housing outcomes.
- Continued engagement with the development sector and regular strategy updates.

Infrastructure Plan

Consolidated Growth is supported by an infrastructure plan which was developed in consultation with key stakeholders including TasWater, State Growth, TasNetworks, telecom providers (NBN Co), Homes Tasmania and the Department of Health.

Infrastructure planning is central to the strategy's success. The report identifies priority needs across physical and social infrastructure. In relation to land use and transport infrastructure, the priorities are:

ORDINARY COUNCIL MEETING Tuesday 16 December 2025

- Water and Sewer: Upgrades are essential, particularly in Legana, to match staged growth.
- Electricity: Early coordination with TasNetworks will ensure capacity is available where needed.
- Roads and Public Transport: Improvements to regional connectivity, pedestrian and cycling links, and public transport services (especially in northern towns) are critical to reducing car dependency and supporting equitable growth.

On the social infrastructure side, future growth will require adaptable and multi-purpose community facilities that reflect contemporary models of service delivery. Legana and Riverside are priority areas for investment in schools, early years services, and integrated hubs. Social and affordable housing is also positioned as critical infrastructure and should be planned and funded accordingly.

01 – Introduction



1. Introduction

1.1 Project purpose

West Tamar Council commissioned SGS to develop a Growth Strategy that facilitates sustainable development in the Council area for the next 20 years and beyond. The strategy outlines a pathway for managing growth while preserving the natural environment and the unique qualities that make West Tamar a great place to live, work, and invest. It will evaluate where and how the municipality can support growth and what form it should take based on an understanding of the community's values regarding environmental, economic, and social sustainability.

The strategy aims to clarify the expected pattern and scale of growth in terms of population, housing, and employment. This information will guide the provision and funding of community infrastructure while also considering the financial implications for the Council.

The strategy serves as the overarching document to guide Council's consideration of proposed rezonings and applications for planning permits. It outlines the desired planning outcomes applicable to various lots, whether situated in urban areas, townships, on the urban fringe, or in rural living, rural, and agricultural zones. Any future directions and implications for these controls are clearly specified and communicated to Council.

Finally, the strategy will communicate preferred settlement patterns and land use outcomes to state and federal governments, as well as to infrastructure providers. It aims to influence or advocate for the necessary supporting infrastructure, services, and investments that fall outside the Council's control.

1.2 Project Deliverables

In addition to site visits, stakeholder consultations and community engagement activities, and the various analyses and councillors' presentations the project team undertook, the following documents were delivered to Council throughout the project:

- **State of West Tamar report:** The report offers a socio-economic and environmental overview of the West Tamar community. It covers various aspects such as the demographic profile (housing, health, and wellbeing), urban form (settlement patterns, liveability assets like open spaces and transport), natural hazards and resources, and the economy (key sectors and labour force).
- **Engagement report:** The report and activity register provide a summary of the engagement, outlining the community's concerns, expectations, and ultimately their preferred scenario(s) for growth. This is summarised in Chapter 2.
- **Infrastructure needs assessment and plan:** The report aligns the physical and social infrastructure needs with the growth scenario. It also provides a timeframe for implementing future provisioning. Further information is provided in Chapter 5.

1.3 Report structure

This report is structured as follows:

Chapter 1 introduces the background to this project and its objectives

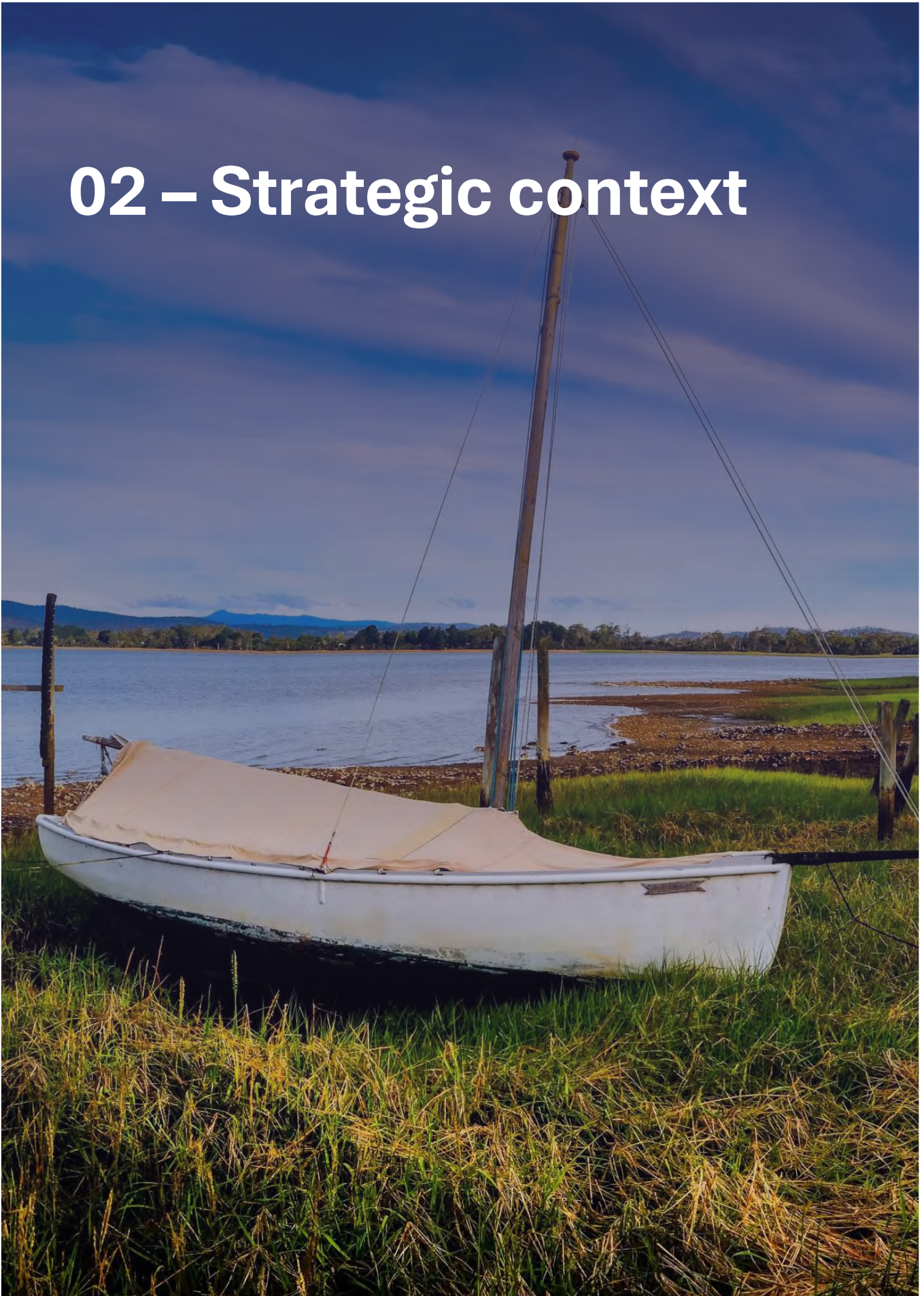
Chapter 2 introduces the strategic context

Chapter 3 provides an overview of the analysis and a summary of the engagement, and details the consolidated growth scenario

Chapter 4 describes the growth strategy and its objectives and outlines the actions needed for its implementation

Chapter 5 summarises the key takeaways from the infrastructure planning

02 – Strategic context



2. Strategic context

To understand the task at hand, this section provides insight into the expected amount and type of growth for West Tamar. This section describes the drivers of growth in West Tamar, in terms of population change, economic development and infrastructure needs. This context helped shape the growth scenarios (Section 3).

Providing for housing need

The population of West Tamar is expected to increase by 7,334 residents by 2046 from 2023, requiring an additional 3,368 dwellings³ to accommodate this growth. This is primarily driven by decreasing household sizes and an ageing population⁴. The table below shows the LGA's demographic components of change through to 2041.

Table 1: Population Projection 2026-2041

	2023 (base year)	2026	2031	2036	2041	2046
Population	26,358	27,518	29,233	30,834	32,275	33,692**
Net migration*	-	1,074	1,596	1,541	1,456	**
Natural change*	-	86	119	60	-15	
Persons per dwelling	2.49	2.48	2.45	2.43	2.41	
Incremental dwelling demand*	-	564	878	827	763	
Practical land supply (Dwellings)	2,686	2,122	1,244	417	-346	

Source: REMPLAN, 2024. *measured from the base year 2023. ** As per the REMPLAN report forecasts have been prepared out to 2046; however, breakdown figures are only in the tables out to 2041.

To address the growing housing demand and decreasing affordability, it is essential to implement policies that not only increase supply but also support vulnerable households. To foster growth and create inclusive neighbourhoods, there is a need to provide for more social and affordable housing. It is nationally recommended to aim for 10% of all housing to be social and affordable housing. This target is based on recommendations from the National Housing Supply and Affordability Council⁵.

The strategy takes into account the diverse lifestyle choices in West Tamar. As household sizes and compositions evolve and diversify over time, their needs for dwelling types also change. The strategy, therefore, plans for diversity in housing types by retaining a mix of land uses, while also encouraging

³ REMPLAN, Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report

⁴ Over the forecast period, the average persons per household declines from 2.38 in 2023 down to 2.28 in 2046.

⁵ The State of the Housing System, 2025 recommends that the Governments should commit to a long-term target for social and affordable housing – to be as high as 10 per cent of the housing stock – that minimises housing stress for low-income households.

densification, infill, and greenfield development where appropriate. Housing options should include a range of dwelling types of different sizes, and on different-sized lots, providing a range of affordability levels.

Employment land

Planning for a thriving community relies on a strong economy and a skilled workforce.

In 2024, the total number of jobs in the municipality was 5,109. By 2046, the number of jobs is expected to increase by approximately 1,510, reaching a total of 6,619. Most of these jobs are in Health Care and Social Assistance, followed by Construction and Education and Training⁶. Some of this growth can be accommodated within existing industrial precincts and retail centres, while some jobs are dispersed, such as in the construction sector. However, with the increasing population, there is a need for additional land area for population-serving, educational, health, and retail uses of approximately 4 to 5 Hectares. This includes multiple multipurpose sports courts, multiple childcare centres, one additional primary school, one or expanded aged care facility, and various meeting places.

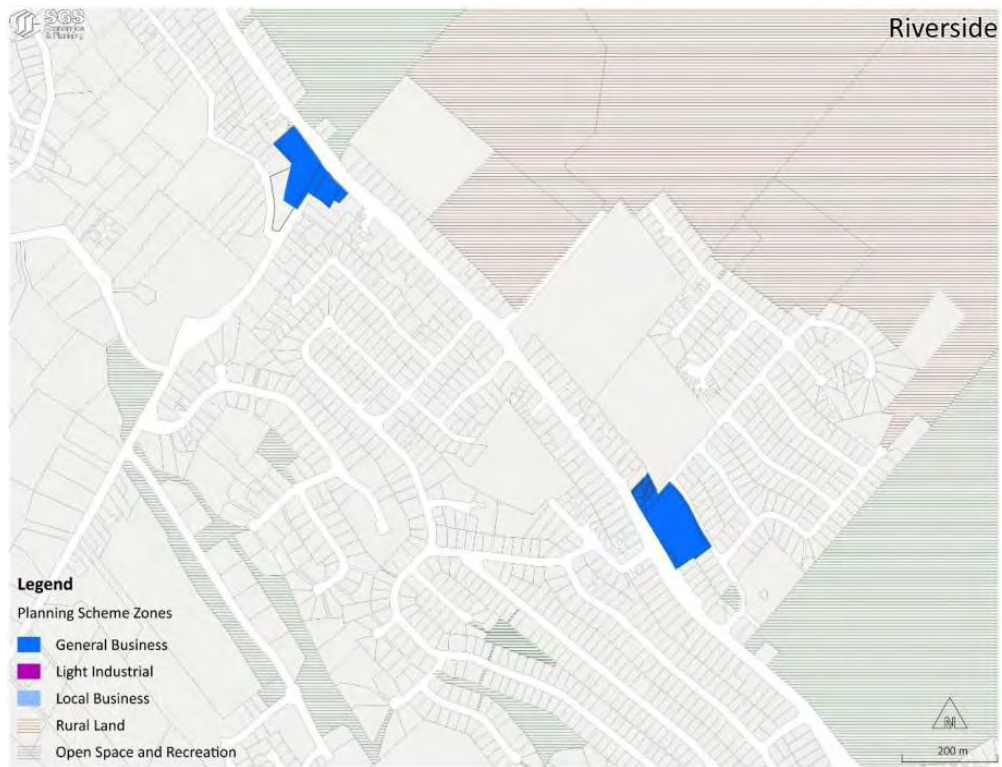
In West Tamar, 57.8 per cent of the residents were in the labour force at the 2021 census. Participation in the labour force is defined by the ABS as people aged 15 years and over. This figure is higher than the Regional Tasmanian averages of 55.7 per cent and in similar proportion compared with Tasmania 58.2 per cent⁷. West Tamar's workforce is diverse, with a healthy mix of professionals, technicians, labourers, and sales workers.

Currently, employment land in the municipality is located mainly in Exeter and Legana, with some Local Business and General Business in Riverside and Beaconsfield.

⁶.id economy <https://economy.id.com.au/tasmania/local-jobs?WebID=380>, accessed on 20 June, 2025

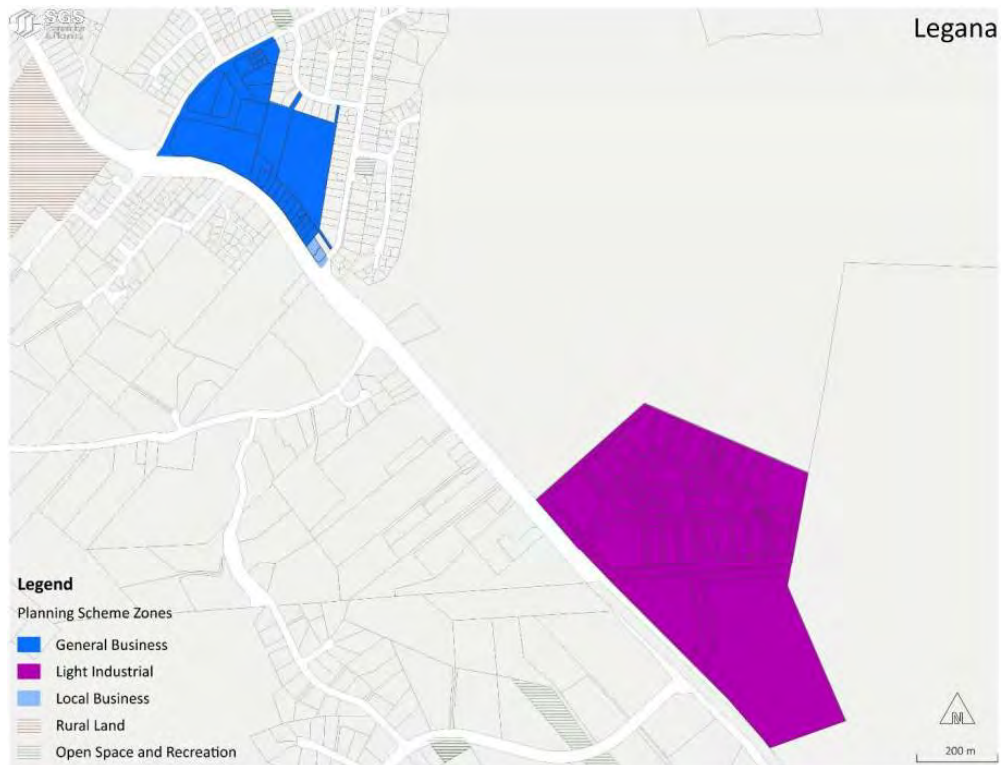
⁷.id economy <https://profile.id.com.au/northern-tasmania/employment-status?WebID=170&BMID=40>, accessed on 20 June, 2025

Figure 2: Business and Industrial Land in Riverside



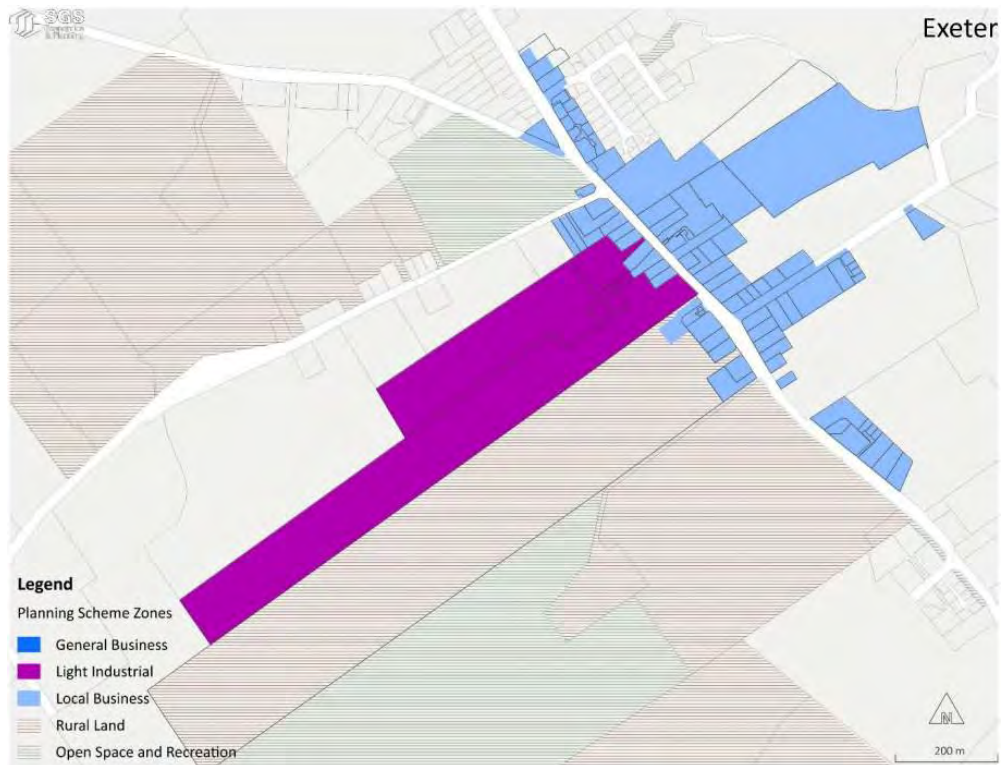
Source: SGS Economics and Planning

Figure 3: Business and Industrial Land in Legana



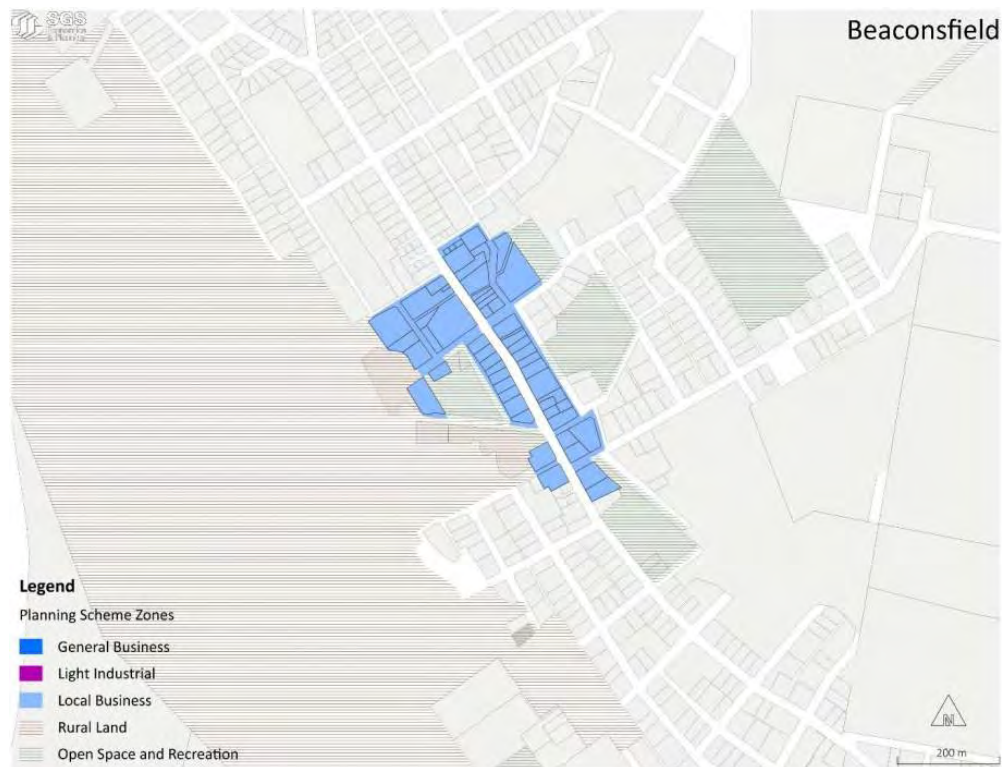
Source: SGS Economics and Planning

Figure 4: Business and Industrial Land in Exeter



Source: SGS Economics and Planning

Figure 5: Business and Industrial Land in Beaconsfield



Source: SGS Economics and Planning

Another key characteristic of the West Tamar workforce is that while many live in West Tamar, the majority commute to jobs in neighbouring LGAs, especially Launceston. According to ABS 2021 Census, 56 per cent of the West Tamar workforce worked in Launceston, 17 per cent in neighbouring LGAs such as George Town, and only 26 per cent worked locally. Good and reliable access to these job centres is of great importance to the community. The mode of transport was dominated by cars, with 71 per cent of commuters used private vehicles, while only 5 per cent used active transport and 4 per cent relied on public transport. The bridge access to Launceston is an ongoing bottleneck, and without additional physical bridge capacity, increased use of public transport would enhance overall accessibility of Launceston for commuters.

Safeguarding future communities

To foster resilience, growth should be managed carefully in areas vulnerable to natural hazards, and inappropriate development must be avoided in regions at risk from such hazards. West Tamar is vulnerable to coastal inundation and erosion, bushfire risk, landslides, and the impact of overlapping or cascading hazards.

Development opportunities were considered in areas with acceptable or low risk, and where planning controls permit it.

Sustaining communities

To promote healthy lifestyles, it is essential to provide the community with environmentally, socially and economically responsible living standards and development opportunities.

West Tamar has a wealth of natural features and native vegetation, offering a unique lifestyle for locals and a destination for tourists. The strategy excludes development in natural conservation and protection areas, and considers land development opportunities that don't compromise natural resources.

Healthy communities equally require access to services such as healthcare, libraries and childcare centres. The strategy prioritises development in established towns to optimise the use of existing infrastructure. Pockets of growth and gentle densification opportunities are also provided in and around smaller communities to accommodate various lifestyle choices.

Transport, Pedestrian, and Cycling Mobility

Growing sustainably means providing the appropriate level of service to support the diverse needs of residential, commercial, tourism, industrial, and general commuter sectors. Currently, the primary mode of transport in West Tamar is private vehicles, with 71 per cent of commuters relying on cars to get to work. Public transport is the third most utilised form of transportation, slightly trailing behind active transport options (4 and 5 per cent, respectively).

There are state and local interventions within the municipality aimed at improving access and traffic flow. For example, the West Tamar Highway Corridor Improvement Plan focuses on enhancing connectivity, safety, and traffic flow within the Launceston to Legana corridor. The plan incorporates measures to improve pedestrian safety, such as new signalised pedestrian crossings and shared paths. It also includes the development of on-road bike lanes and off-road cycle paths.

Another notable example is Council's Trails Strategy, which was developed to understand better the inherent constraints and opportunities that exist within the municipality for trail improvements.

Such improvements and upgrades to transport networks ensure better movement for all, as well as better access to key public services, such as education and healthcare. Encouraging and providing the infrastructure for active transport contributes to a better quality of life.

The growth strategy advocates for the community to become less reliant on private vehicle transport, particularly for short local trips, and shift towards utilising more modes of active transport and transport options with the lowest environmental impact.

Walking and Cycling

In addition to existing initiatives, for walking and cycling to be a viable option, several upgrades to the existing network and infrastructure are necessary. This requires upgrading footpaths along primary and secondary streets to allow for an unobstructed pedestrian network and seamless movement for all

people across the LGA. It equally requires extending the street bicycle lane along the main highway to connect all key destinations within the LGA, including tourist, leisure, and employment destinations.

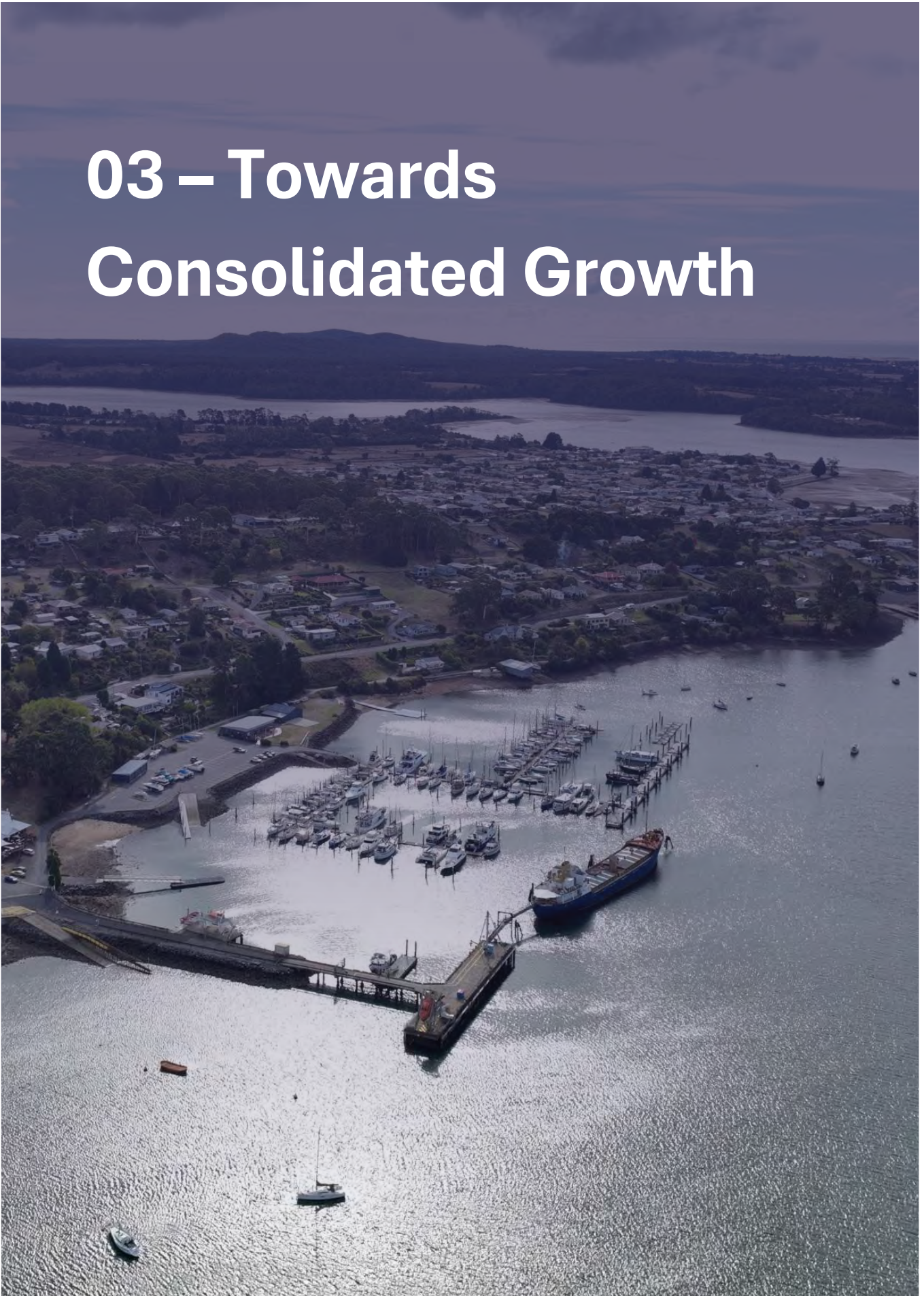
The West Tamar community expressed a desire for improved connectivity and access across the highway, including the need for additional footpaths, protected cycleways, and safe crossings.

Public Transport

West Tamar has been facing growing demands for efficient, reliable and accessible public transport infrastructure. Demand is expected to increase with projected population growth. In the northern parts of the LGA, residents are primarily serviced by infrequent buses and are therefore highly car-dependent. Poor public transportation is a barrier to participation and access to services. It exacerbates challenges created by an ageing population living in towns with limited access to public health services. During consultation, this was particularly raised by communities in the region's smaller towns such as Beauty Point and Beaconsfield. Limited options for accessing critical public services can affect liveability and reinforce disadvantage and social isolation in regional communities.

An improved transport network also plays a key role in realising the tourism industry's growth potential and enhancing overall economic growth by supporting local businesses in attracting both workers and customers.

03 – Towards Consolidated Growth



3. Towards Consolidated Growth

West Tamar is expected to grow substantially. To best accommodate that growth, three scenarios were developed. In principle, each scenario represents a plausible future, but the outcomes in terms of look and feel vary. The scenarios were tested through analytics and engagement with the community and stakeholders. Consolidated Growth incorporating some elements of the other two scenarios is the preferred way forward. This section outlines the three scenarios and describes the Consolidated Growth scenario in detail.

3.1 The Three Scenarios

After an initial analysis of past growth trends in West Tamar and outlining future challenges for the LGA, SGS prepared three hypothetical growth scenarios to test with the community and various state infrastructure providers. Each scenario offers a distinct possible solution for accommodating future housing demand and related infrastructure and service needs.

Scenario 1: Consolidated Growth

An efficient pattern of urban growth consolidated within existing towns and urban footprints, primarily realised by infill, medium-density, and greenfield development at the edges of towns within the existing urban boundaries. The proposed scenario encompasses a range of dwelling types, including separate compact houses, townhouses, and apartments situated above shops, primarily located in the towns of Legana and Riverside.

It would seek to use existing infrastructure and upgrade it where possible to meet the increased density. Upgrading of some services, including park and ride, education, community, and health services, would be required.

Some of the benefits of this scenario include potential improvement of neighbourhood character, a more efficient use of infrastructure, implying reduced public spending and repurposed funds, reduced exposure to natural hazards and preservation of green spaces. Density increases vibrancy in business areas through better walkability and improves access to transport and services. This scenario provides diverse housing options for smaller households and affordable housing.

Scenario 2: New development in towns

Urban growth is allowed to significantly expand the urban footprint of selected towns, where infrastructure upgrades and expansions are relatively feasible. Infill and medium density are mostly avoided. The proposed development type involves separate houses in new-build communities,

primarily designed for families, in the towns of Legana, Danbury Heights, Riverside, Greens Beach, Beaconsfield, and Exeter. This scenario will require some new provisions and upgrades of existing services.

Some of the benefits of this scenario include an increase in housing supply for larger families and a straightforward development process. It provides greater privacy compared to townhouse and apartment living; however, with increased population, it has the potential to enhance community and health services in remote areas.

Some of the drawbacks include the need to upgrade and extend infrastructure (roads, water, and sewer) to unserviced areas, increased sprawl and car dependence, possible loss of natural values, trees, and canopy cover, increased exposure to natural hazards, less diversity in housing options, and fewer options for affordable housing.

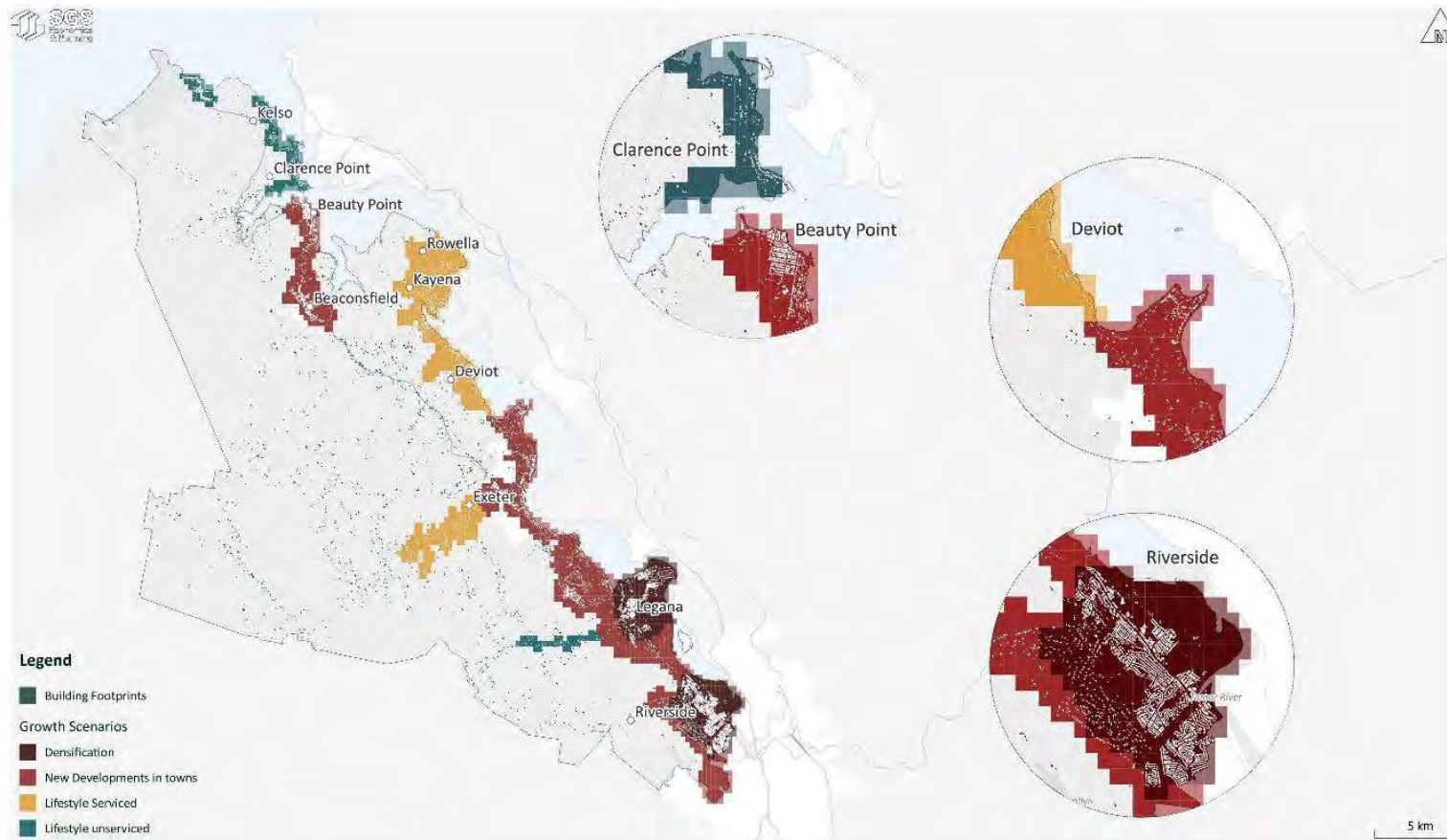
Scenario 3: Lifestyle

Substantial future growth is accommodated in rural lifestyle settings and small towns further away from key urban centres. The proposed development type is characterised by low density, featuring lots that are over 5,000 square meters in size. It will include separate houses and hobby farms. Development would take place in the areas of Legana, Danbury Heights, Riverside, Beaconsfield, Exeter, and Greens Beach. This scenario will necessitate the provision of new services, and it is expected to lead to increased traffic congestion as more people begin using the West Tamar Highway for their daily commutes to work.

Some potential benefits of this development include a connection to nature, the possibility of self-sufficiency (such as living off-grid and growing one's own food), a sense of independence, and greater privacy for each resident.

However, several drawbacks should be considered. These include limited infrastructure and serviceability (such as community and health services), the loss of land for agriculture and conservation, increased exposure to natural hazards, high servicing costs (including waste management and road maintenance) for both residents and the council, limited options for smaller dwellings and affordable housing, as well as increased car dependency and low walkability with insufficient public transport options.

Figure 6: The three hypothetical scenarios for community testing



Source: SGS Economics and Planning

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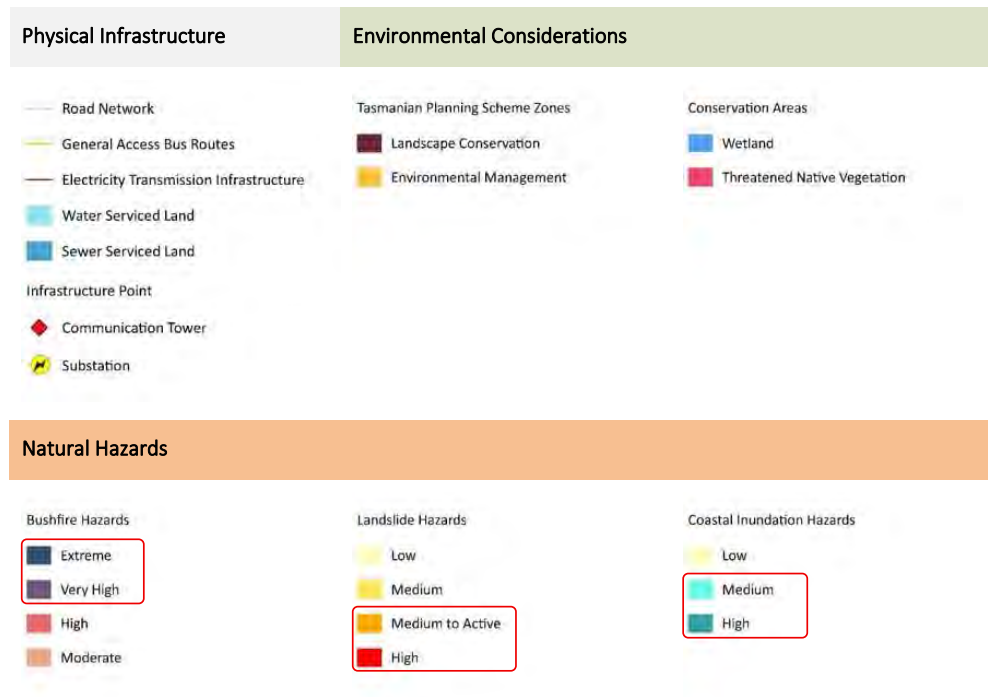
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3.2 Suitability Analysis

Suitability analysis is a spatial analysis using Geographic Information System (GIS) to determine the appropriateness of a given area for a specific purpose. For this project, suitability analysis was used to determine the most suitable locations for growth and the least suitable locations or exclusionary zones for development. The analysis relies on multiple layers and datasets, including land use, natural hazards, transport and access, and physical and social infrastructure.

The diagram below represents the different layers that were considered for the suitability analysis assessment (for more information, see Appendix A: Suitability Analysis). Areas affected by Medium to High hazard bands were excluded from the strategy.

Figure 7: Consideration for the suitability analysis



Source: SGS Economics and Planning, 2025

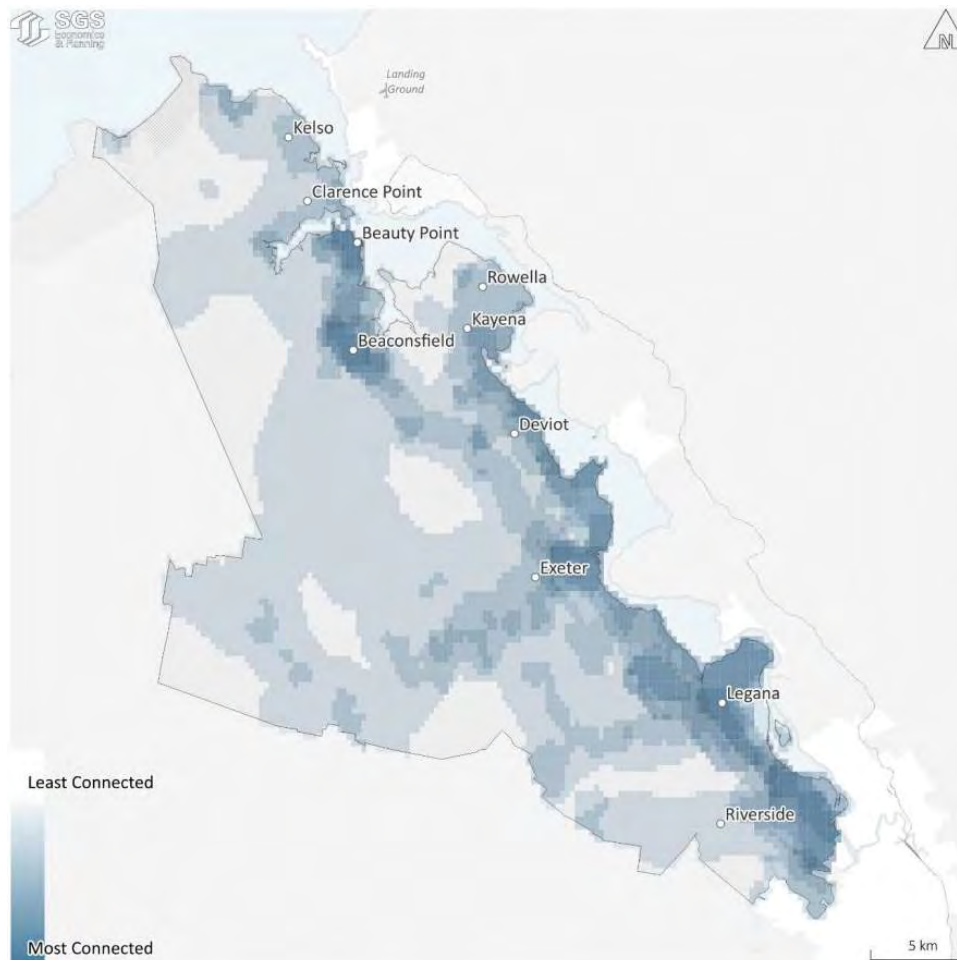
The maps below show the most suitable areas for development or connections, as well as the least suitable or most constrained.

Connections is based on criteria such as the proximity to the main road network, to sewage and water-serviced areas, public transport and local amenities.

Connections

- Land zoned for residential development
- 2 km distance from the Main road network
- 800 m distance from bus routes
- 500 m from areas serviced by water
- 500 m from areas serviced by sewage system
- 800 m distance from at least one community amenity

Figure 8: Connections



Source: SGS Economics and Planning, 2025

Constraints is based on criteria such as the presence of Natural hazards, and proximity to landscape conservation and environmental management areas.

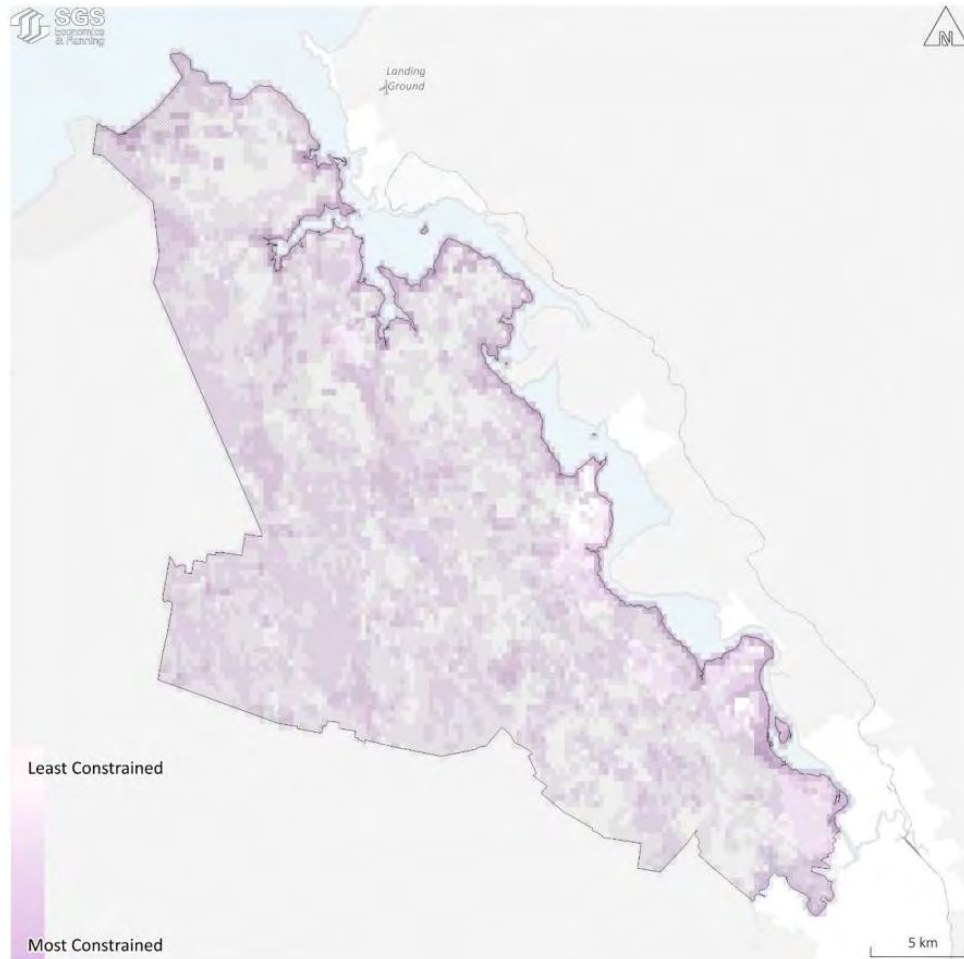
Natural Hazards

- Fire Sensitivity
- Landslide
- Coastal Inundation

Environmental Protection

- Threatened Native Vegetation
- Landscape Conservation
- Environmental Management
- Waterway Protection Areas

Figure 9: Constraints



Source: SGS Economics and Planning, 2025

Following the analysis, the background policy review and the community and stakeholder engagement, SGS Economics and Planning drafted a consolidated growth scenario that is evidence-based and reflects the community's aspirations for their living environment.

3.3 Engagement results

Community and stakeholder engagement comprised a series of workshops, and a survey that was made available both online and in physical print format. Consultation with the technical working groups took place in online meetings where commentary and written feedback were provided. The findings from these engagements are summarised below.

Scenario 1 Consolidation promotes increased densification in established towns and commercial centres, and is seen as beneficial for utilising existing infrastructure and promoting economic activity. The community supports this growth for its potential to provide diverse housing options, but expresses concerns about design quality, affordability, and the potential loss of green space. A review of planning controls, along with improvements to active transport infrastructure and social amenities, is suggested to support this densification. Areas identified for housing growth include Exeter, Legana, and Riverside, with specific preferences for townhouses and retirement villages in Exeter, and shop-top units in Beaconsfield.

Scenario 2 Growth in towns presents various housing options across the local government area (LGA), promoting decentralisation of services and amenities. However, without proper infrastructure investment, smaller towns may face strain, and concerns exist about the potential erosion of natural landscapes and green spaces due to sprawl. The sprawling nature of this growth could limit public transport use, increasing congestion, prompting the community to favour developments within walking distance of town centres to encourage active transportation.

Densification around existing lifestyle properties is welcomed in some towns seeking to attract family-oriented households, despite potentially altering neighbourhood character. The current minimum lot size of 5,000 sqm is seen as too large for busy retirees, while 700 sqm lots are viewed as too small for adequate outdoor space; a size of up to 2,000 sqm is preferred for detached homes.

Although this scenario could provide affordable housing options due to the experience of local developers, the community emphasises the need for better planning and design guidelines to prevent generic, cookie-cutter developments.

Scenario 3 represents the rural **lifestyle** of West Tamar, associated with affluence and off-grid development opportunities. However, it lacks affordable housing options and may not support all population growth. Expanding large properties poses risks to wildlife and the natural environment, increasing residents' vulnerability to bushfires, landslides, and coastal issues. Additionally, this scenario puts pressure on social and physical infrastructure, necessitating increased investment in services such as childcare and healthcare, which ultimately burdens existing residents with rising costs. While it benefits hobby farms, the exclusive focus on lifestyle properties limits choices for those seeking to downsize or adopt a more urban lifestyle. The community prefers development in areas that do not conflict with productive agricultural land.

3.4 Consolidation as the Preferred Growth Scenario

The final and preferred scenario, Consolidation, integrates elements from all three proposed scenarios. It encourages development within and around established towns and commercial centres, maximising the use of existing infrastructure and services without compromising productive land or the

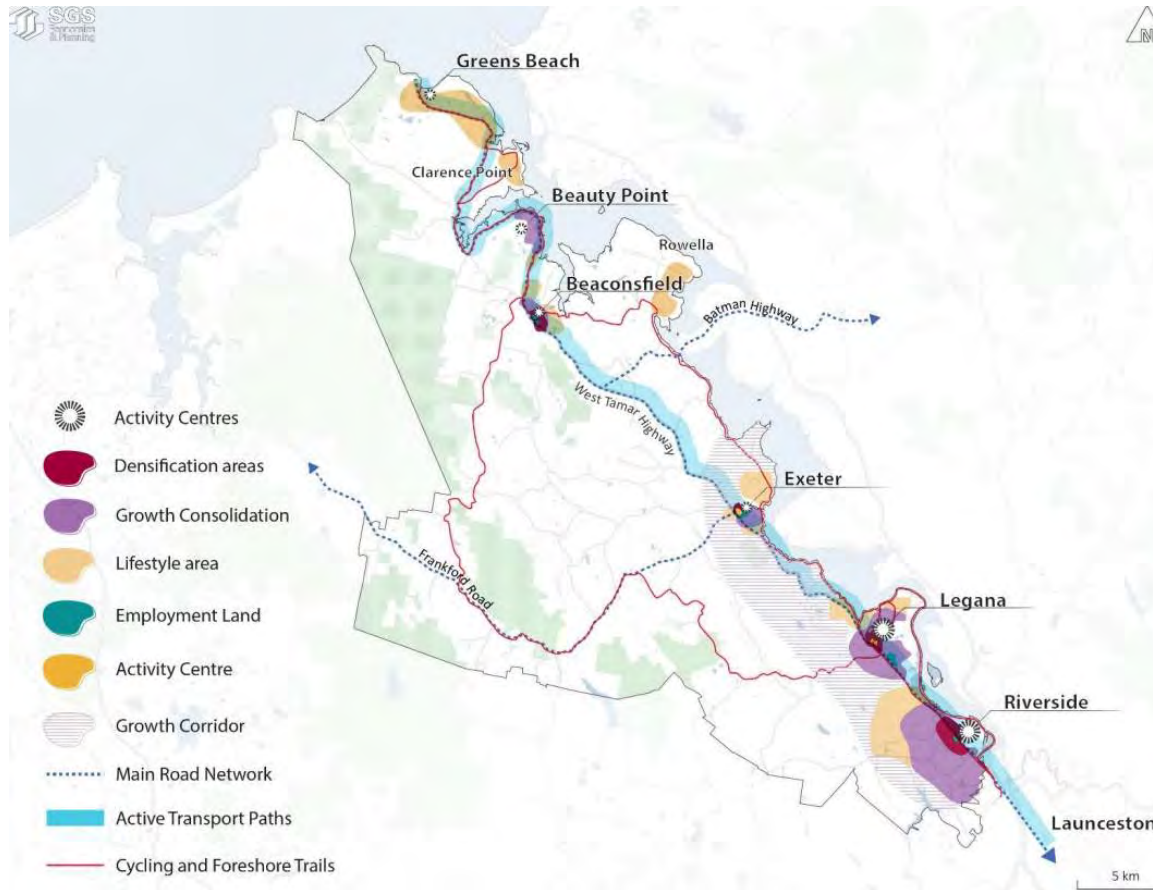
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environment. This approach will lead to planned residential growth and increased density in Riverside and Legana.

Additionally, targeted infill is encouraged in Exeter and, to a lesser extent, Beaconsfield, considering both locations are distant from major employment centres and services, which may result in high car dependency. Gentle densification is recommended in Exeter, Beaconsfield, and Beauty Point. Growth should also be focused along the corridor between Riverside and Legana to create a more consolidated area.

While the option for lifestyle development remains viable in areas appropriately zoned, expanding lifestyle areas that lack access to public transportation, such as Kelso and Greens Beach, is strongly discouraged. Furthermore, the growth of industrial activities in Exeter should be targeted toward local service industries.

Figure 10: Consolidated Growth Scenario – West Tamar



Source: SGS Economics and Planning, 2025

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Parts of West Tamar are expected to have some of the highest population growth rates in the region, particularly in Legana, Exeter, and Beaconsfield, where growth is forecasted to surpass the regional average. In Legana specifically, demand is anticipated to rise further due to a more rapid decline in household size as the household profile evolves.

The REMPLAN report finds that of the assessment areas in West Tamar, Beaconsfield and Beauty Point are likely to maintain a positive supply of land from existing stocks through the forecast period. Both areas have land available over the 25-year modelled horizon. Conversely, Exeter, Legana and the Launceston Outer area of West Tamar (i.e. Riverside), all exhaust current estimated practical supply within 15 years, and within 10 years when underutilised land is excluded.

When aligning the findings of the REMPLAN report with the growth scenario, the practical yield figure decreases significantly because some land with identified capacity lies outside the recommended areas.

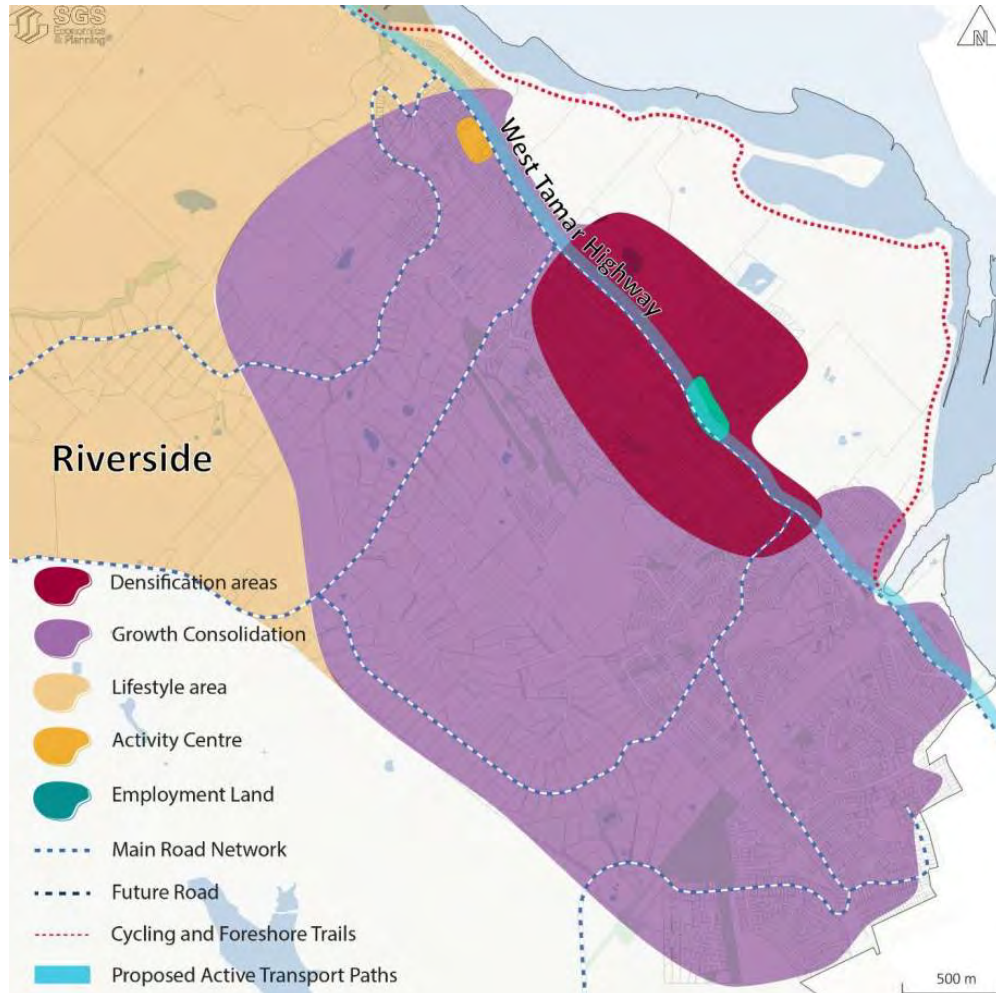
At the local government area level, the total practical yield of lots that align with the strategy's recommendations is 2,618. This number falls short of the 3,368 additional dwellings needed by 2046 to accommodate the expected population increase of 7,602 residents⁸. Council will need to provide additional land for an estimated 942 new dwellings by 2046, by rezoning land where necessary.

The maps below provide a closer look at the consolidated growth scenario in the five main towns in West Tamar.

⁸ REMPLAN, Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report

Riverside

Figure 11: Consolidated growth scenario - Riverside



Source: SGS Economics and Planning, 2025

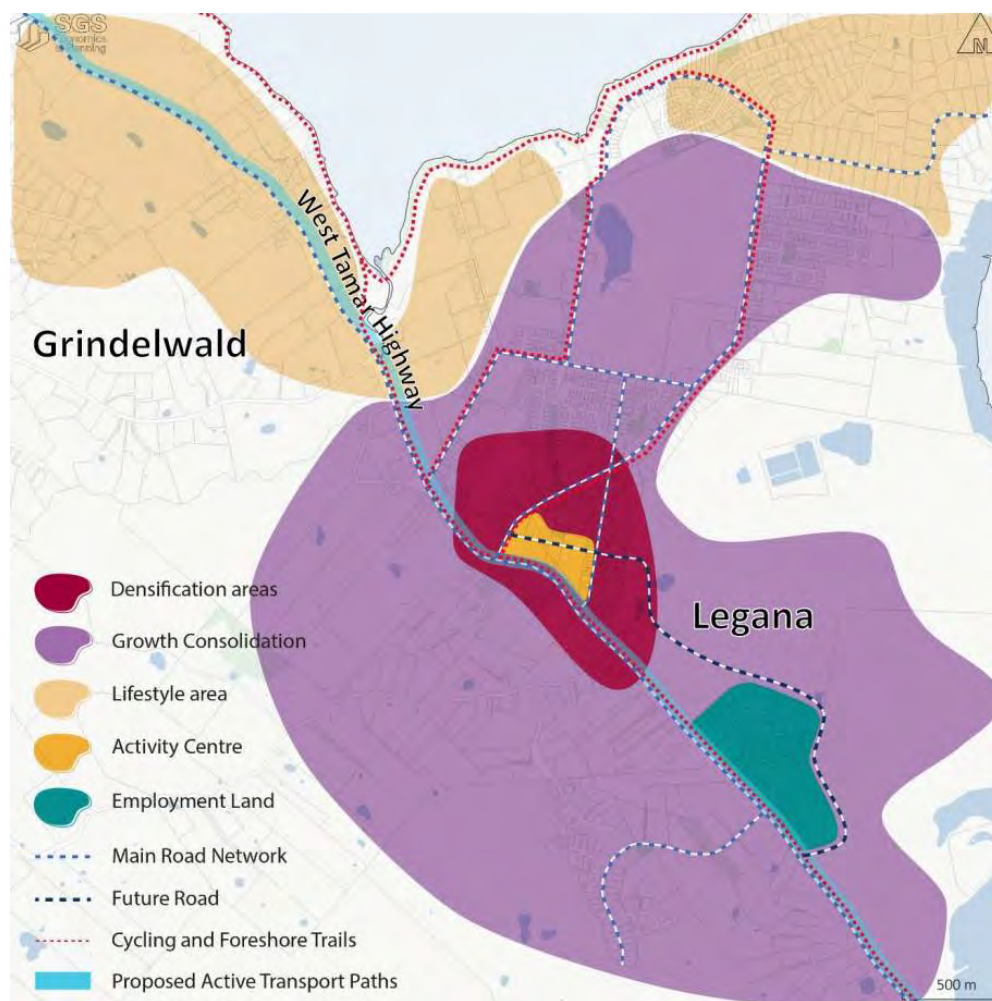
Riverside has a current capacity to accommodate an increase of 737 new dwellings, with 9 falling within the area designated for densification and 728 within the area nominated for gentle densification. According to the current growth scenario, 104 hectares would qualify for increased density within the growth consolidation area and 940 hectares within the gentle densification area⁹. To facilitate the expected increased density in the designated areas, it is recommended that the Specific Area Plan (SAP)

⁹ These areas have been calculated based on lot-level information, and are careful to exclude non-residential uses such as utilities, open space, and community purposes etc. and employment land i.e., industrial and commercial and business land uses.

overlay affecting the Low Density Residential zone, which restricts development within the Residential Supply and Density (SAP) to lots that are 5,000 square meters or larger, be reviewed. Rezoning of specific areas within the Rural Living and Rural zones to General Residential is also recommended to support and allow for gentle densification.

Legana

Figure 12: Consolidated growth scenario- Legana



Source: SGS Economics and Planning, 2025

Legana has the capacity to accommodate an increase of 754 new dwellings, with 179 falling within the area designated for densification, 548 within the area nominated for gentle densification, and 27

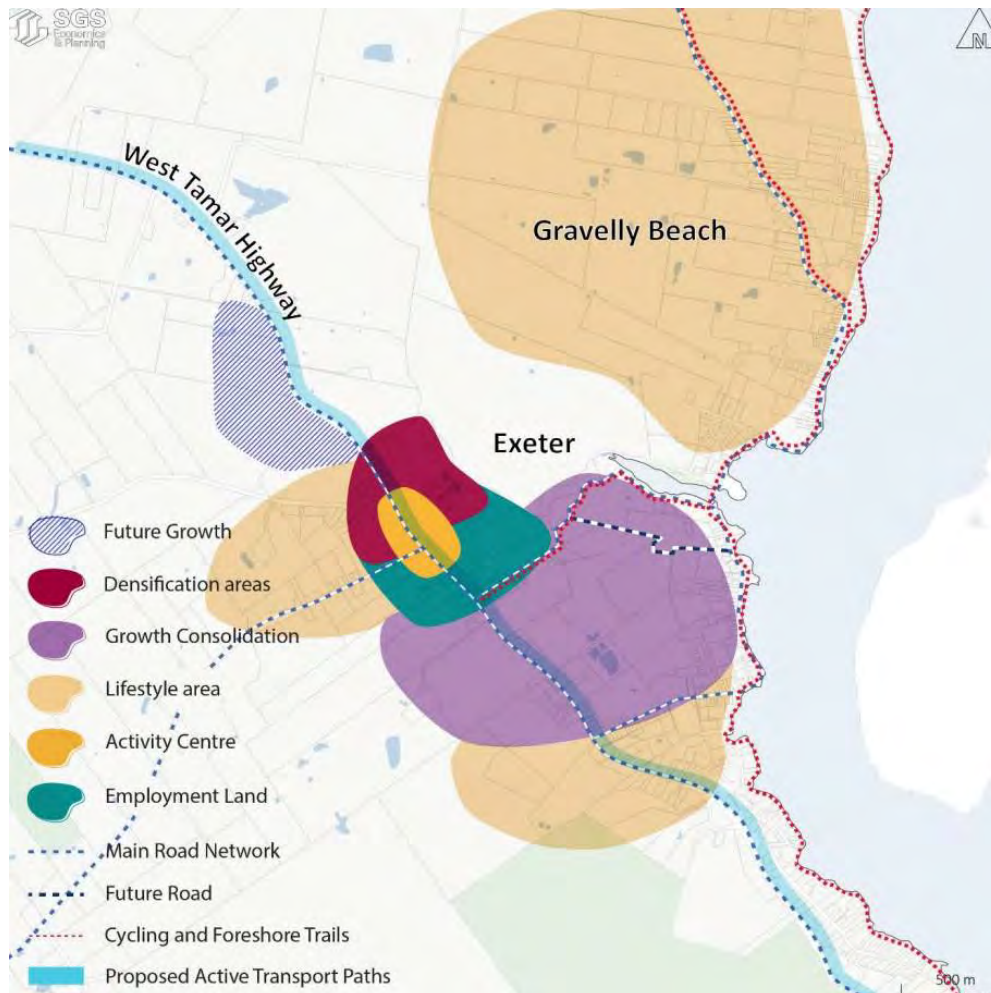
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lifestyle properties. In the current growth scenario, 80 hectares qualify for densification, and 1,360 hectares are designated for increased density within the gentle densification area. This scenario also includes land suitable for lifestyle development in Legana and nearby Grindelwald. To support the anticipated growth outlined in Legana, it is recommended that the Specific Area Plan (SAP) overlay, affecting the Low Density Residential zone, which restricts development within the Residential Supply and Density to lots of 5,000 square meters or larger, be reviewed. Additionally, rezoning of specific areas within the Rural Living, Rural, and Agriculture zones to General Residential is also recommended to support the anticipated growth.

To support the anticipated growth outlined in Legana and Riverside, as well as the growth corridor in between, it will be necessary to review the SAP overlay to facilitate an increased density in appropriate locations.

Exeter

Figure 13: Consolidated growth scenario- Exeter



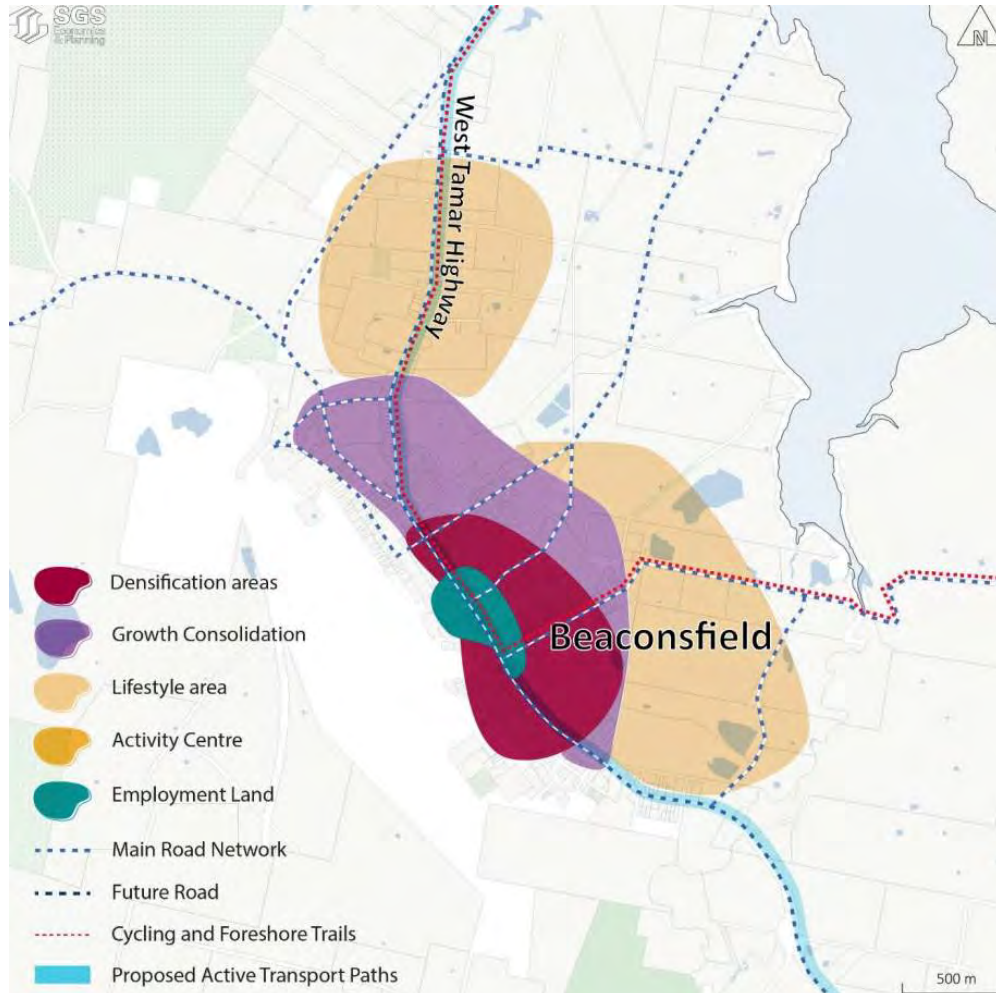
Source: SGS Economics and Planning, 2025

Exeter has a current capacity to accommodate an increase of 98 new dwellings, with 44 falling within the area designated for densification, 39 within the area nominated for gentle densification, and 15 lifestyle properties. Under the growth scenario, 28 hectares are recommended for densification, and 180 for gentle densification. This scenario also allows for lifestyle development in Exeter and nearby Gravelly Beach. To accommodate this growth, it is recommended to review and potentially rezone specific areas within the Rural Living and Rural zones to General Residential or Low density Residential.

In addition, given Exeter's role as a local centre and its potential for growth, it is recommended that a Future Growth Area be considered to provide for additional long-term growth opportunities in proximity to the activity centre, subject to further investigation to determine the appropriate form.

Beaconsfield

Figure 14: Consolidated growth scenario- Beaconsfield

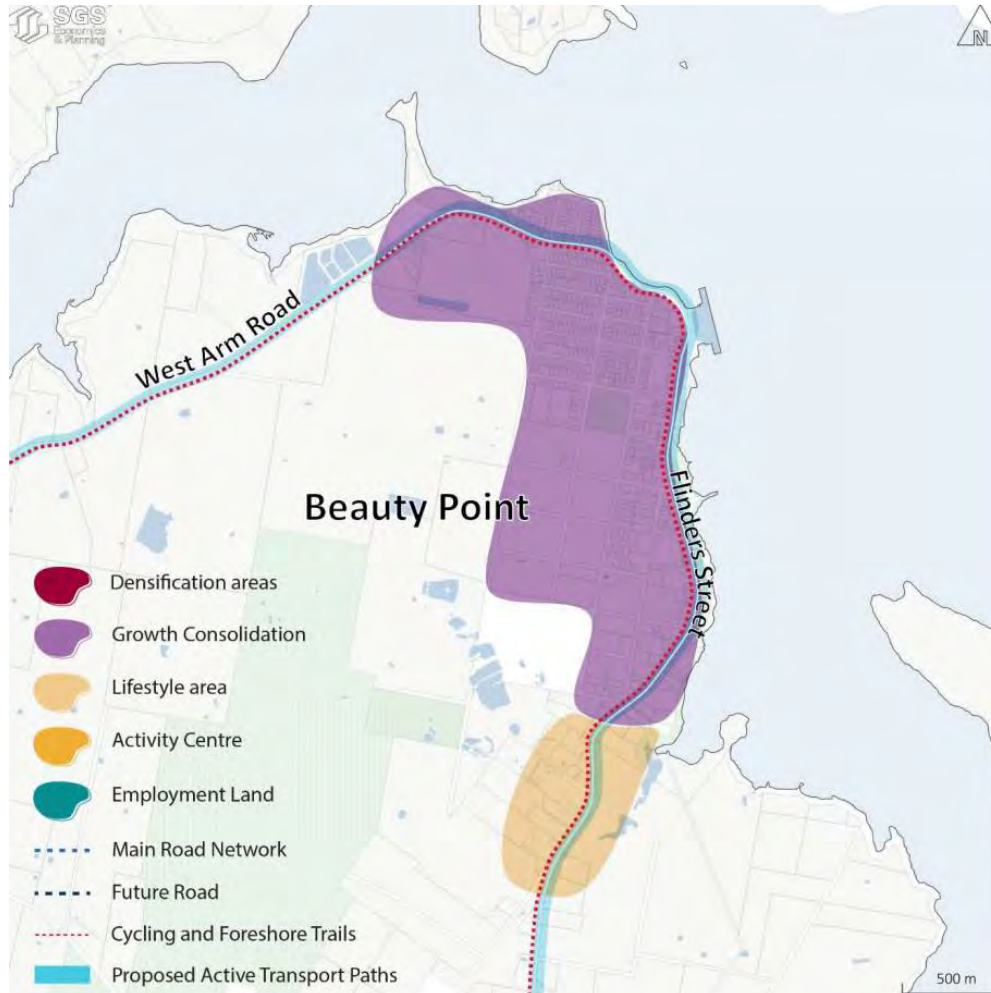


Source: SGS Economics and Planning, 2025

Beaconsfield has the capacity to accommodate an increase of 258 new dwellings, with 16 falling within the area designated for intensification, 219 within the area nominated for gentle intensification, and 23 lifestyle properties. In the growth scenario, around 49 hectares of land are recommended for intensification, and 105 hectares for growth consolidation. To accommodate growth, it is recommended that some land zoned as Rural Living be reviewed and potentially rezoned to General Residential or Low Density Residential.

Beauty Point

Figure 15: Consolidated growth scenario- Beauty Point



Source: SGS Economics and Planning, 2025

Beauty Point has the capacity to accommodate an increase of 259 new dwellings, with 187 falling within the area designated for gentle densification, and 72 lifestyle properties. In the growth scenario, around 226 hectares of land are recommended for growth consolidation. To accommodate increased density in the designated areas currently zoned as Low Density and Rural zones, it is recommended that these areas be reviewed and rezoned to General Residential or Low Density Residential. Additionally, it is necessary to review the Specific Area Plan (SAP) overlay, which currently restricts development within Residential Supply and Density Specific Area Plan overlay to lots that are 5,000 square meters or larger.

3.5 Opportunities for growth

As noted above, in addition to the estimated practical yield outlined in the REMPLAN study, Council will need to provide additional land for approximately **942 new dwellings** by 2046 by rezoning land as necessary. The following changes are recommended:

- Allow for smaller minimum lot sizes in key areas

The minimum land size for subdivision in West Tamar is regulated by the zoning under the State Planning Provisions (SPPs) and the SAP overlay within the Local Provisions Schedule (LPS). In order to support greater density and offer diverse housing options, the strategy recommends reviewing and amending the zones and overlays in key locations, as well as introducing new zones such as the Village Zone.

The current minimum lot size for land designated as Low Density Residential is 1,500 square meters per lot. To accommodate increased density and offer a variety of housing options, this standard should be reviewed, subject to considering impacts on infrastructure. In some areas, this may mean amending the minimum lot size through a Masterplan process or rezoning. Similarly, the minimum Lot sizes for Rural Living Zones (B, C and D¹⁰) in some areas will either need to be reviewed to accommodate anticipated growth or the land rezoned.

In addition, the Specific Area Plan (SAP) overlay restricts development within Residential Supply and Density to lots that are 5,000 square meters or larger. To support the anticipated growth outlined in Legana and Riverside, as well as the growth corridor in between, it will be necessary to review the SAP overlay to facilitate an increased density in appropriate locations.

The Village Zone in the Tasmanian planning Scheme aims to provide for small rural centres with a mix of residential, community services and commercial activities. The minimum lot size under this zone is 600 square meters, and is ideal to make efficient use of land for housing and optimise the use of infrastructure and community services. Introducing the Village Zone in West Tamar by rezoning targeted Rural Living and Low Density Residential areas would accommodate growth and provide an opportunity for low-impact commercial activities that cater to the local population.

- Encourage balanced growth in Exeter, Beaconsfield, and Beauty Point

Exeter and Beaconsfield present distinct advantages that encourage growth. Both areas are relatively self-sufficient, offering essential local services. This makes them suitable for diverse growth options and particularly appealing to older residents who wish to downsize but stay in the community. The flat landscape encourages active travel, eliminating the need for a car for local trips. The strategy encourages infill development, as well as the development of greenfield parcels in Exeter and Beauty Point, within the infrastructure-serviced area, which can accommodate smaller levels of outward growth.

- Provide land opportunity for Economic development

Investigations into Exeter indicate that a modest expansion of industrial and commercial land would create more employment opportunities. Its strategic location is favourable for freight, as the

¹⁰ The minimum lot sizes for Rural Living Zone B, C and D are 2 hectares, 5 hectares, and 10 hectares, respectively.

Frankford Highway connects directly to the Bass Highway and the North West Coast, with convenient access to Bell Bay via the Batman Highway.

The strategy equally recommends expanding the Legana Industrial Area to optimise industrial land use, considering infrastructure constraints and residential interface.

Further, there is a need to accommodate growth of retail and commercial floorspace in the main activity centres for growth in retail shopping, health and community services, legal and business services and administration.

- Supporting this growth through planned infrastructure and service delivery, working closely with the community and infrastructure providers.

Upgrades to the existing infrastructure will be necessary in areas expected to experience significant long-term growth, such as Riverside and Legana. Expanding the current infrastructure will also be required in new greenfield development areas. Engaging with service providers will help prioritise investments and determine their timing. Additionally, ongoing reviews and updates will ensure alignment with growth.

The strategy encourages Council to undertake Precinct structure plan or master planning projects and conduct detailed assessments of physical and community infrastructure. These assessments should be designed to be adaptive and responsive to change.

These opportunities are discussed further in the growth strategy sections.

04 – Growth Strategy



4. Growth strategy

This section outlines the objectives, strategic directions, and key actions needed to implement the Consolidated Growth scenario in West Tamar. The strategy supports consolidated growth around key centres, promotes housing diversity and resilience, and ensures that growth is aligned with infrastructure and community needs.

Consolidated Growth for West Tamar sets out a coordinated response to the municipality's projected population growth, infrastructure constraints, natural hazards, and changing community needs. At the heart of this strategy are a set of carefully selected objectives that reflect both evidence-based planning priorities and the aspirations of the West Tamar community. These objectives have been shaped by demographic analysis, land supply and suitability modelling, infrastructure assessments, and robust community and stakeholder engagement.

4.1 Overarching objectives

The growth strategy is broken down into the following eight objectives:

1. Accommodate growth in and around existing townships
2. Confirm and strengthen the township hierarchy
3. Greater diversity and affordability of housing
4. Connected community with choice of movement
5. Resilient growth
6. Services are adequate and accessible
7. Preserve productive agricultural land
8. Increase vibrancy, liveability and connectivity in centres

The objectives of the Growth Strategy were developed to provide a clear and actionable foundation for decision-making. They respond to both current challenges and long-term opportunities and are grounded in five key considerations:

1. Projected Population Growth and Housing Need

With West Tamar expected to gain more than 7,300 new residents by 2046, the Strategy must guide the provision of at least 3,368 additional dwellings. This growth must be managed to preserve the area's lifestyle values, avoid urban sprawl, and make efficient use of infrastructure.

2. Settlement Patterns and Infrastructure Alignment

The selection of Riverside, Legana, Exeter, and Beaconsfield/Beauty Point as the key growth nodes is based on their existing infrastructure capacity, town centre roles, and proximity to services. Focusing growth in these locations supports efficient service delivery and aligns with the hierarchy of centres.

3. Community Values and Lifestyle Diversity

Engagement with the West Tamar community revealed strong support for growth that respects the natural landscape, enables smaller-scale rural lifestyles, and offers a mix of housing options. Objectives related to housing diversity, connectedness, and character preservation are direct responses to this input.

4. Environmental Resilience and Hazard Avoidance

Given parts of West Tamar's exposure to bushfire, landslide, and coastal inundation risks, one of the key objectives is to ensure that growth occurs in appropriate locations and that built form incorporates resilience principles.

5. Equity, Accessibility, and Liveability

The strategy recognises the importance of inclusive growth. This is done through providing for diverse households, delivering social and affordable housing, and improving access to transport, health, education, and social services.

4.2 Strategic directions

The Objectives are to be delivered through a number of intertwining strategic directions. The relationship between strategic objectives and directions is presented through a matrix in Table 3 overleaf. An overview of these strategic directions is provided in Table 2 below.

Table 2: Strategic directions overview

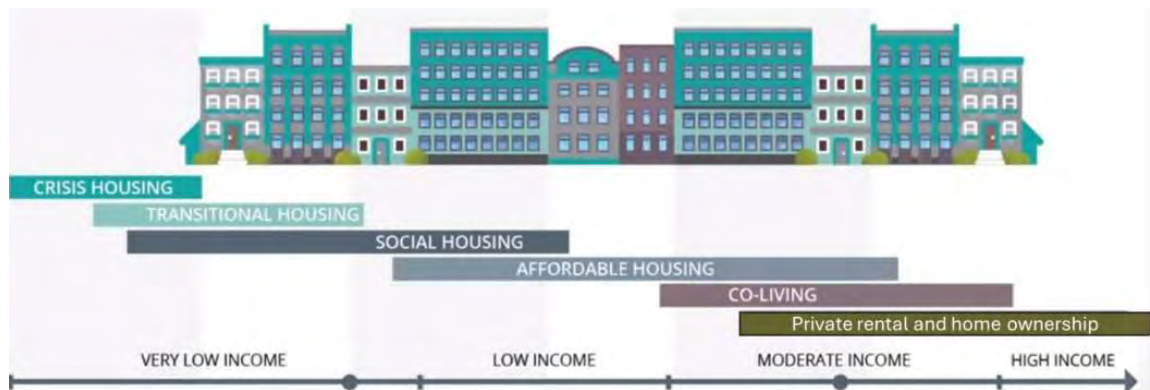
Strategic Direction	Description
Ensure sufficient land for growth: residential, commercial/retail and mixed use within existing towns	Making sure that townships like Legana, Riverside, Exeter, and Beaconsfield have the right amount of zoned and serviced land to accommodate new homes, jobs, and services both now and in the future. This avoids pressure on rural land and supports walkable, connected communities.
Diversity in zoning (and lot sizes): introduce village zoning	Encouraging a broader mix of land uses, particularly in smaller towns where homes and shops have traditionally existed side by side. The Village Zone reflects this local character and allows for more flexible, fine-grain development patterns that suit different household types and lifestyles.
Invest in community infrastructure priorities	Focusing public investment on libraries, early years facilities, parks, and other social infrastructure in areas expecting the most growth. This includes thinking

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Strategic Direction	Description
	ahead about where services need to be expanded and how they can be delivered efficiently, including through shared and co-located facilities.
Advocate for investment in land and transport infrastructure, and for integrated planning and timely delivery	Advocating to State Government and service providers to prioritise upgrades and extensions to roads, water, sewer, electricity, and public transport in growth areas. This also means ensuring infrastructure planning is aligned with where and when growth is expected to occur.
Avoid natural hazards	Using hazard mapping and planning controls to avoid building in places that are at risk from bushfires, landslides, or coastal inundation. This reduces future risks to life and property and lowers the long-term costs to the community.
Apply resilience planning principles: greening, cooling, and water-sensitive design	Embedding principles like tree planting, urban cooling, and water-sensitive urban design into new developments to help neighbourhoods adapt to a changing climate. These measures also support public health and improve the feel of streets and open spaces.
Encourage mixed-use and quality built form (examples: shop-top housing, medium density, senior living options)	Promoting more varied and compact housing such as shop-top units, townhouses, and seniors housing , especially near town centres and services. This helps meet the needs of different age groups and life stages while contributing to lively, well-designed places.

Source: SGS Economics and Planning (2025)

Figure 16: The housing spectrum



Source: National Shelter (adapted by SGS)

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4.3 Strategic directions and objectives matrix

Table 3: Strategic objectives and directions

Objectives \ Directions	Ensure sufficient land for growth: residential, commercial/retail and mixed use within existing towns	Diversity in zoning (and lot sizes): introduce village zoning*	Invest in community infrastructure priorities	Advocate for investment in land and transport infrastructure, and for integrated planning and timely delivery	Avoid natural hazards	Apply resilience planning principles: greening, cooling and water sensitive design	Encourage mixed use and quality built form (examples: shop top housing, medium density, senior living options)	West Tamar Housing Plan
Accommodate growth in existing townships								
Confirm and strengthen the township hierarchy								
Greater diversity and affordability of housing								
Connected community with choice of movement								

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Objectives \ Directions	Ensure sufficient land for growth: residential, commercial/retail and mixed use within existing towns	Diversity in zoning (and lot sizes): introduce village zoning*	Invest in community infrastructure priorities	Advocate for investment in land and transport infrastructure, and for integrated planning and timely delivery	Avoid natural hazards	Apply resilience planning principles: greening, cooling and water sensitive design	Encourage mixed use and quality built form (examples: shop top housing, medium density, senior living options)	West Tamar Housing Plan
Resilient growth								
Services are adequate and accessible								
Preserve productive agricultural land								
Increase vibrancy, liveability and connectivity in centres								

Source: SGS Economics & Planning (2025)

* The Village Zone recognises that many small towns and villages in rural Tasmania do not have a clear separation between where residential and business uses occur. This has become part of their history and character, and the Village Zone is meant to keep this pattern.

4.4 Actions

The successful delivery of the West Tamar Growth Strategy will rely on coordinated action across a range of planning, policy, infrastructure, and engagement measures. These actions have been staged across short-term (1–3 years), medium-term (3–5 years), and long-term (5–10 years) timeframes, reflecting both priority and complexity.

The effective implementation of the strategy relies on Council and other stakeholders. Council is not able nor responsible for all areas, such as the delivery of water and sewage. However, Council can take on various roles, ranging from actor (taking the lead and implementing), collaborator, enabler to advocate. The actions described, identify priorities for Council and how it can take on a role to support the overall strategy implementation.

In the short term, the priority actions are:

- a. Develop master plans and SAPs for growth townships (Riverside, Legana, Exeter)
- b. Review of the minimum lot size restrictions to encourage more intensive development
- c. Implement design guidelines (built form, green and cool places)
- d. Develop a Housing Plan that considers housing needs across the housing spectrum
- e. Implement the Infrastructure Plan
- f. Actively engage with development sector to identify demonstration project(s)

In the medium-term, Council should focus on:

- a. Continue to develop master plans and SAPs for growth townships (Riverside, Legana, Exeter)
- b. Develop a social and affordable housing strategy
- c. Monitor delivery of housing and diversity

In the long term, the priorities are:

- a. Continue to monitor delivery of housing and diversity
- b. Review and update strategy

Importantly, there is a need for Council to monitor the uptake and development of residential land, and compare this with the pace at which the actions are rolled out. Over time, there may be a need to adjust the strategy and/or rezone land faster or slower dependent on the overall demand pressures.

The following table (Table 4) sets out key implementation actions aligned with the strategic objectives and directions of the strategy. The table also identifies the primary roles and responsibilities of Council and its partners. While West Tamar Council will lead some actions, collaboration with State Government agencies, infrastructure providers, the community housing sector, and the private development industry will be essential to achieving the desired outcomes. This staged, collaborative approach aims to ensure that actions are delivered in a timely and integrated manner.

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Table 4: Actions

Actions	Description	Short-term	Medium-term	Long-term	Roles and responsibilities
Master plans and SAPs for growth townships (Riverside, Legana, Exeter)	Provide detailed spatial planning and infrastructure sequencing for growth areas				Council (lead), with consultants, infrastructure agencies, and local community
Review of the minimum lot size restrictions	Review of the minimum lot size controls and amend zoning or overlays to facilitate growth in key areas				Council planning team (lead), infrastructure agencies, and local community
Design guidelines (built form, green and cool places)	Establish clear expectations for high-quality, sustainable development and public realm outcomes				Council planning team (lead), with urban design consultants and community engagement
Develop a Housing Plan that considers housing needs across the housing spectrum	Position social/affordable housing as a critical component of liveable, equitable communities				Council (lead), collaborating with State Government, CHPs, and regional partners
Monitor delivery of housing and diversity	Track housing supply, diversity of dwelling types, and affordability outcomes				Council strategy team (lead), using planning approvals data, ABS, and housing market indicators
Implement Infrastructure Plan	Deliver physical and social infrastructure in line with growth forecasts and spatial priorities				Council (coordinator), with TasWater, TasNetworks, State agencies
Actively engage with development sector to identify demonstration project(s)	Partner with developers to pilot innovative, mixed-tenure, or medium-density housing projects				Council (lead), with developers, CHPs, and local builders
Review and update strategy	Evaluate and refresh strategy to remain aligned with emerging trends, data, and community needs				Council (lead), supported by planning consultants, infrastructure partners, and the community

Source: SGS Economics & Planning (2025)

05 – Infrastructure Plan



5. Infrastructure Plan

Infrastructure planning focuses on assessing the capacity and readiness of physical and transport infrastructure, including roads, water, sewer, electricity, and various community facilities such as schools, youth spaces, and recreational areas. The goal is to evaluate whether the current infrastructure can meet future demands and identify necessary upgrades. SGS Economics and Planning has employed a methodical approach to estimate infrastructure needs based on projected population growth, benchmarked against standard guidelines, while considering local contexts and feedback for adjustments. The following section summarises key findings and implications related to the growth strategy.

5.1 Physical infrastructure

Water

New developments in West Tamar must be in line with the existing capacity of water and sewerage systems or prompt timely infrastructure upgrades. The water network's capacity across most of the Local Government Area (LGA) is expected to be exhausted within the medium term (i.e., 10-20 years) and will require upsizing to meet demand driven by growth.

There are known capacity constraints in Legana and Exeter, where parts of the water network are required to be upgraded to accommodate the expected significant growth over the next 50 years. Planned residential growth in Legana, Exeter, and surrounding areas must inform TasWater's investment program and prioritisation plan. The Master Plans, which include growth projections, should be continually reviewed and updated to adapt to changes.

The current system capacity should be sufficient to accommodate the anticipated growth in Beauty Point and Beaconsfield.

Unexpected non-residential or large-scale developments may require substantial resources and adjustments. By identifying these developments early and communicating them to TasWater, they can be included in the investment pipeline, integrated, and managed strategically to ensure the necessary infrastructure improvements.

Sewer

Commercial and industrial growth can be challenging to project, as the amount of effluent generated varies significantly depending on the type of use. For instance, food processing activities may require substantial trade water facilities, while transport and warehousing activities may have specific road standard requirements. Typically, the regional plants in Exeter, Beauty Point, and Beaconsfield are designed for domestic sewage and can accommodate uses that generate sewage and low-strength trade waste. However, they have limited capacity to handle high organic loads without significant investment. As a result, these activities need to be evaluated at the time of application. Sewage treatment plants in these towns are intended to be upgraded as needed to cater to growth or changes in compliance requirements.

The Legana Sewage Treatment Plant (STP) is already operating above the licensed average dry weather flow (ADWF)¹¹, and Riverside STP operates below the licensed ADWF, but is hydraulically limited and receives very high wet weather inflows. Both will be transferred to Ti Tree Bend STP within the next decade, with funding planned over the next two Pricing and Services Plans to deliver the Launceston Sewerage Transformation Project. This will increase capacity to accommodate commercial and industrial activities that generate higher organic loads. Interim upgrades have been made to Legana STP to support projected growth until the transfer occurs.

The Exeter STP is anticipated to surpass its assessed capacity and licensed ADWF in the short term, before 2035. The strategic plan is to maintain the existing Exeter sewerage system, establish a new STP site, and implement a recycled water scheme to support future growth.

The Beauty Point and Beaconsfield STPs are operating at the currently assessed capacity and are capable of accommodating anticipated growth in these areas

Power infrastructure

In West Tamar, the power infrastructure is vital for growth in areas like Legana and Riverside, as it directly impacts new residential and commercial developments. TasNetworks regularly assesses the capacity of substations and feeder lines to determine necessary upgrades for supporting this growth. With an increasing focus on renewable energy and the electrification of transportation and industry, demand profiles are shifting. Key implications for the growth strategy include the need to confirm electricity capacity during planning stages, potential contributions or waiting periods for subdivisions regarding infrastructure upgrades, and the importance of early communication between the council and TasNetworks to facilitate timely service delivery and long-term infrastructure planning.

Road infrastructure

The road network in West Tamar is crucial for supporting growth, enhancing connectivity, and improving safety. It serves various functions, including freight movement and access for residents and businesses. As population centres like Legana and Riverside grow, the condition of the road network will influence the feasibility of development and quality of life. The network includes local roads managed by the West Tamar Council and state roads overseen by the Tasmanian Department of State Growth (DSG), necessitating coordination between the two entities, especially where growth and safety intersect.

Public transport in Legana is primarily provided by Manions' Coaches, with Route 780 connecting Legana to Launceston and other routes serving surrounding areas. While these services aim to meet the commuting needs of the growing population, community feedback suggests that improvements are needed, as many residents still rely on cars for travel.

The future land use in West Tamar depends on infrastructure performance, particularly in growth areas like Legana, which will require improved road access to support higher residential densities and employment. Key priorities for the West Tamar Council include safety upgrades in these high-traffic areas, monitoring the impact of development on road conditions, and enhancing multimodal access

¹¹ ADWF refers to Average Dry Weather Flow, a measure of sewage flow.

through shared safe paths, cycling connections, and public transport. Additionally, land use and transport planning must be integrated into precinct planning updates to ensure roads and access support long-term urban development.

To achieve sustainable growth in the West Tamar region, collaboration between the Council and key infrastructure providers, such as TasWater and TasNetworks, is essential. This involves engaging these providers early in the planning process, providing clear growth forecasts for investment, and advocating for infrastructure upgrades in key areas, such as Legana and Riverside. By aligning planning efforts, West Tamar can ensure a continuous availability of serviced land and minimise infrastructure issues, ultimately promoting a well-planned and liveable community.

5.2 Social infrastructure

Community infrastructure in West Tamar should evolve in response to demographic changes, shifting service models, and increasing expectations for accessibility, integration, and inclusivity, especially when considering past and future growth under the preferred growth scenario, consolidation. Modern approaches prioritise community hubs, co-location, flexibility, and multi-use facilities, distinguishing them from traditional standalone structures. This shift is particularly important in a region with both rapidly growing suburban areas, such as Legana and Riverside, and lower-density rural communities, including Beaconsfield, Exeter, and the coastal communities further north.

The demand and staging of delivery are detailed in the Infrastructure Plan report; however, the key message is that planning for growth in areas like Legana and intensifying centres such as Riverside must consider integrated, flexible and inclusive facilities from the outset, with a clear framework for early delivery and long-term adaptability.

Council should assess whether existing infrastructure can handle the increased demand or if new infrastructure is required. New facilities should be located in visible and accessible areas, ideally close to public transport, schools, and retail centres, to enhance walkability and community engagement. Co-locating services in integrated community hubs can enhance efficiency and user experience, enabling various functions, such as early years services and libraries, to coexist on a single site.

Council needs to implement phased infrastructure delivery that aligns with housing development and population growth. To meet early service needs, interim solutions like temporary modular facilities and partnerships with state agencies and nonprofits will be necessary. New infrastructure should be adaptable, flexible, and inclusive, accommodating changing demographics and service expectations. Incorporating universal design and spaces for informal interaction will enhance facility value. Finally, it's important to integrate community infrastructure priorities into broader planning documents to ensure cohesive land use and infrastructure investment.

Social and affordable housing

Social and affordable housing serves as a vital solution for individuals who are unable to access secure housing. By lowering rents, it helps households manage their expenses better. Beyond individual benefits, secure housing is essential for community connectivity, as it links people to jobs, services, and family. Social and affordable housing is a crucial component of the housing continuum, requiring substantial assistance or subsidy. It is recognised as vital infrastructure that not only supports specific

households but also contributes to public health, social cohesion, and economic development, similar to other essential community services, such as transportation and healthcare.

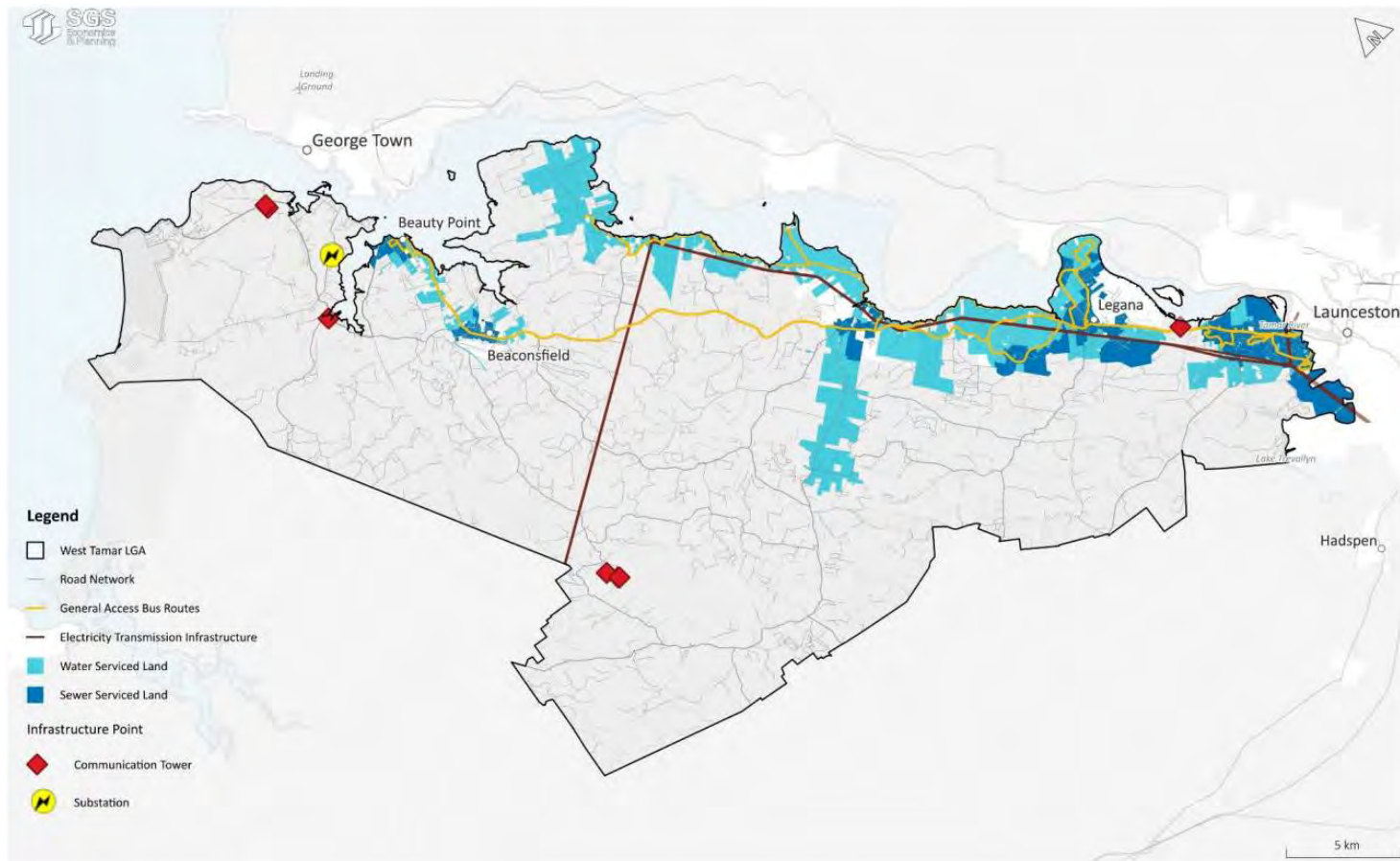
Implementation considerations

- Increasing investment in social and affordable housing through proven mechanisms, and reviewing regulatory frameworks that allow Council to encourage and provide social and affordable housing.
- Work with the construction sector to improve and streamline their capacity and productivity.
- Apply best practice principles to planning systems and ensure developable land is made available.
- Implement best practice principles in design guidelines to ensure that the built environment is accessible, fit-for-purpose, and enjoyable. Standards also ensure new buildings are distinctive, accommodating to diverse needs, and contribute positively to the overall quality of the environment.
- The delivery of social and affordable housing should follow the same practices and disciplines that apply to other forms of essential infrastructure. This includes requiring ongoing investment for asset management and maintenance.

Appendix A: Suitability Analysis

The following maps illustrate the natural hazards impacting West Tamar and the available infrastructure in the LGA.

Figure 17: Physical Infrastructure and Services

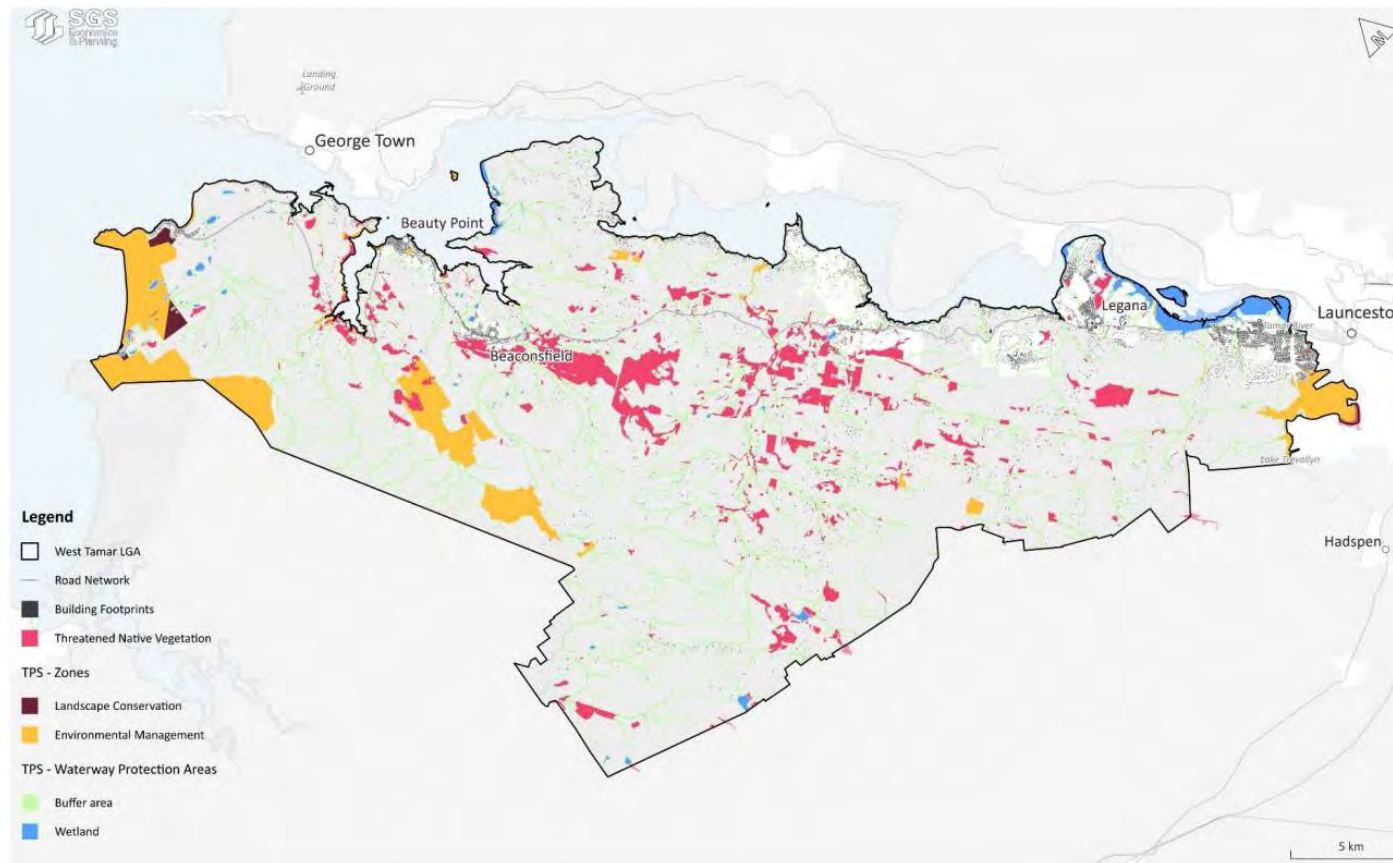


Source: SGS Economics and Planning, 2025

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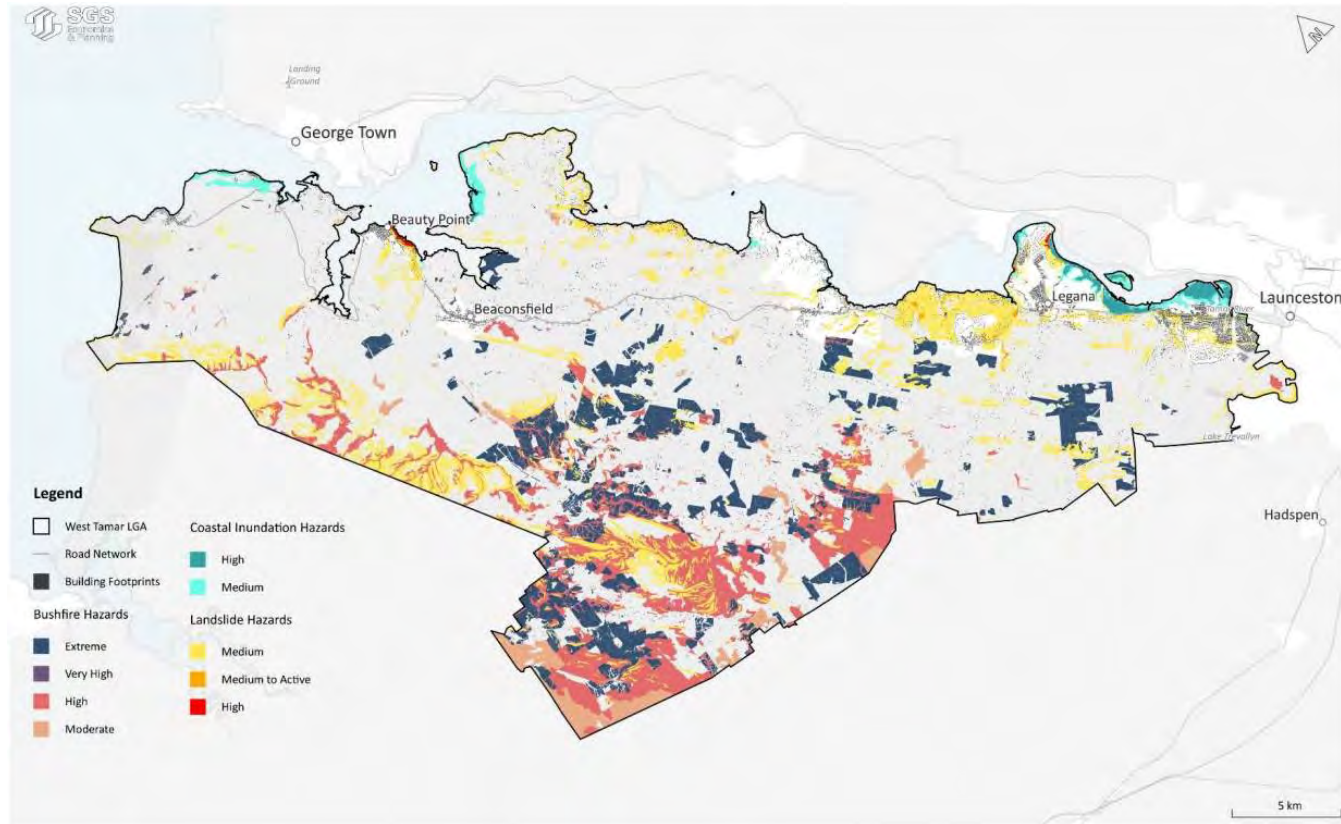
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Figure 18: Environmental Protection



Source: SGS Economics and Planning, 2025

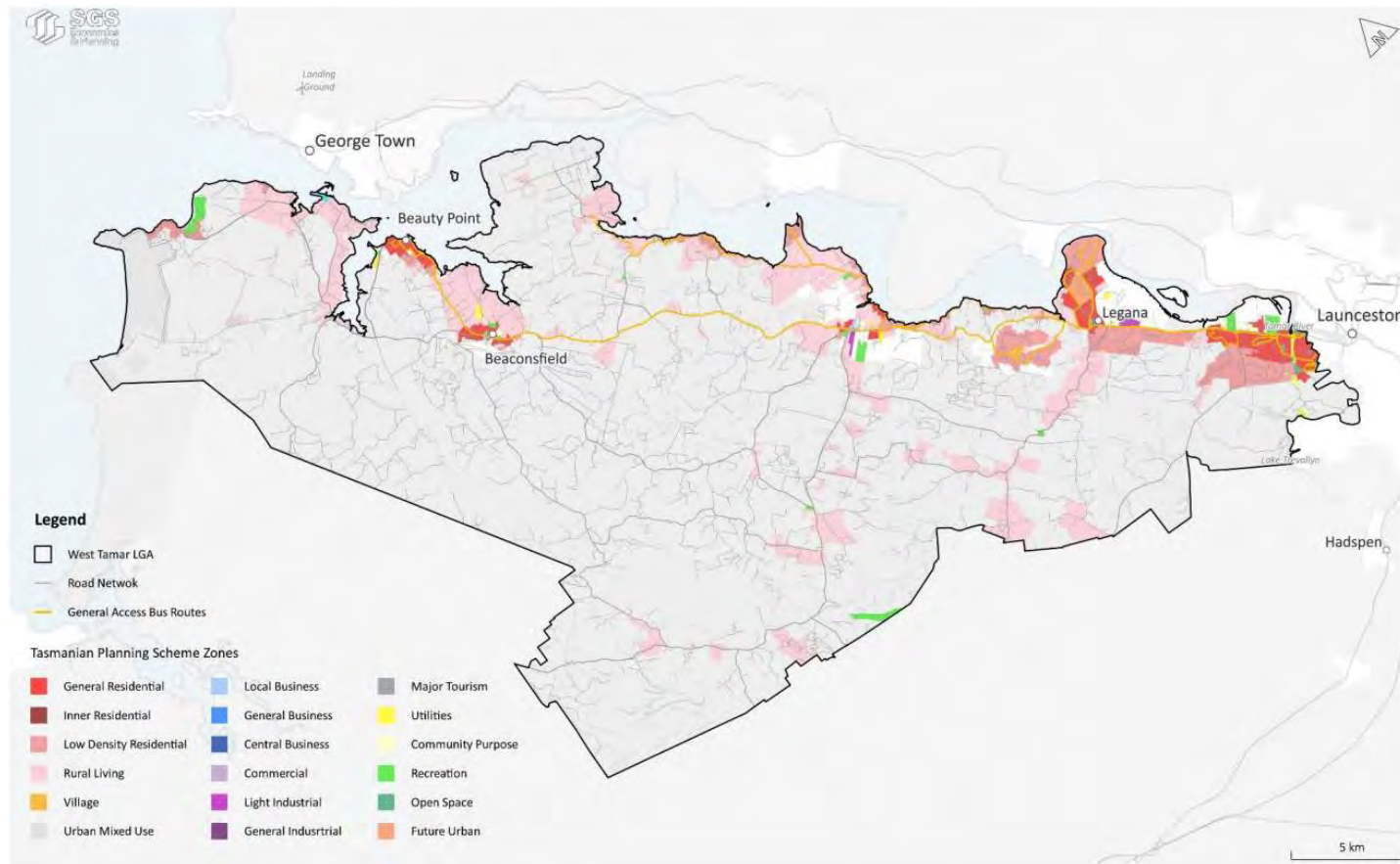
Figure 19: Natural Hazards



Source: SGS Economics and Planning, 2025

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Figure 20: Land Zoning



Source: SGS Economics and Planning, 2025

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Infrastructure Plan – West Tamar Growth Strategy

West Tamar Council
December 2025



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Tuesday 16 December 2025**



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1. Introduction

1.1 Project Background

This report presents an analysis of and plan for infrastructure needs in the West Tamar municipality, aimed at supporting sustainable and coordinated growth through 2046. With an anticipated population increase of 7,334 residents and 3,368 additional dwellings¹ by 2046, planning for physical and community infrastructure is essential to ensure that growing and changing communities are well-served and resilient into the future.

This infrastructure analysis examines the capacity and readiness of what is referred to as *physical and transport infrastructure*: roads, water, sewer, electricity, and potentially stormwater, as well as a range of *community infrastructure*. Community facilities under consideration include early childhood centres, schools, community centres, youth and cultural spaces, sporting and recreation facilities, and public open space. The objective is to assess how the existing infrastructure network can support future demand and identify possible gaps or needs for upgrades.

SGS Economics and Planning (SGS) has applied an overarching infrastructure planning approach, which involves estimating infrastructure and service needs based on expected population growth and change, benchmarking these needs against standard provision ratios or relevant guidelines, and, at a high level, assessing the capacity of existing facilities. The benchmarks are based on interstate guidelines and experience elsewhere. Where appropriate, adjustments to the standard benchmarks have been made to reflect local context, infrastructure innovations, or provider feedback.

1.2 Physical and transport infrastructure assessment method

Physical infrastructure includes power, water, sewer, road and public transport infrastructure. The assessment draws on four key inputs:

- Desktop research and data modelling, including the use of detailed population forecasts to understand the demographic and geographic distribution of future demand,
- Technical consultation with a Technical Working Group (TWG) of infrastructure providers², through a series of workshops and follow-up engagement, to determine planned or required upgrades across key physical infrastructure systems,
- Broad community engagement with the West Tamar community³ to understand gaps in infrastructure, and the desired direction of infrastructure by category and location,

¹ REMPLAN, Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report

² Workshop 1 occurred on 12 December 2024, and Workshop 2 occurred on 8 April 2025.

³ Engagements occurred between 28 November and 3 December 2024. The online survey was conducted between December 2024 and January 2025.

- A high-level and qualitative assessment of existing facilities, including catchments, accessibility, and known capacity constraints, to determine service gaps and future needs.

The approach also recognises that not all infrastructure challenges are quantitative. Targeted consultation and qualitative insights from service providers have been incorporated to validate or refine the findings, particularly where local delivery models or shared-use arrangements could offer innovative solutions.

The analysis is explicitly aligned with the timeframe of the preferred growth scenario and is intended to inform Council's long-term planning, capital works programming, and advocacy. A final infrastructure needs summary and draft plan will be reviewed with the TWG to ensure a coordinated and implementable pathway for future provision.

1.3 Community infrastructure assessment overview and method

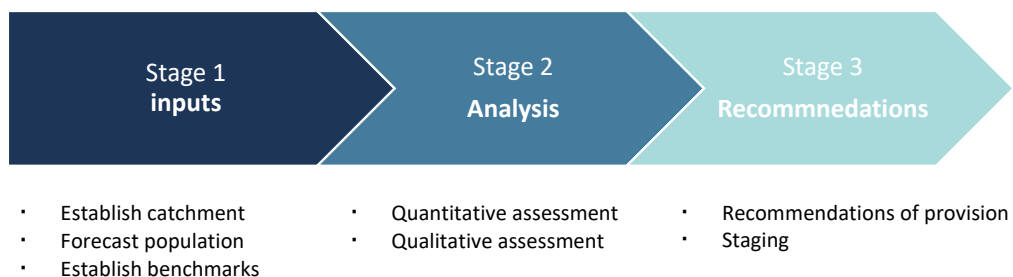
Community infrastructure can be broadly defined as the:

- Spaces and activities through which people socialise, learn, recreate, create, and celebrate culture.
- It is the sum of 'hard' infrastructure (buildings) and 'soft' infrastructure (services and programs).

Similar to the physical and transport infrastructure assessment, the community needs assessment methodology consists of a demand and gap analysis.

The demand analysis uses typical infrastructure provisioning benchmarks and the population projections under the preferred growth scenario to estimate the future needs for infrastructure assets. The gap analysis needs to consider the appropriateness of the existing infrastructure and identifies investment priorities for community infrastructure assets over the next twenty years. This approach is summarised in the diagram below. The existing infrastructure analysis is at a high-level. Where we identify substantial additional demand, it is recommended for Council to consider the capacity of existing infrastructure to absorb, be expanded and/or whether new infrastructure is required to meet future demand.

Figure 1 Community services and infrastructure methodology



Source: SGS Economics & Planning (2025)

2. Policy and legislative context

2.1 Overview

To ensure the growth scenario and infrastructure planning in West Tamar is aligned with broader statutory and strategic directions, this project includes a targeted review of relevant state and local policies. The policy and legislative review provides a clear framework within which land use and infrastructure decisions will be made, ensuring consistency with existing government priorities and statutory obligations.

At the state level, the review considers documents such as the Tasmanian Planning Policies (TPPs) and the Northern Tasmania Regional Land Use Strategy (NTRLUS). These documents establish the overarching policy settings for sustainable growth, settlement hierarchy, infrastructure coordination, and the integration of land use with environmental and economic objectives. The NTRLUS is currently being reviewed, and findings from this plan may be used to inform it.

At the local level, the review includes an analysis of the West Tamar Council Strategic Plan, Asset Management Strategy and other strategies and area plans relevant to infrastructure provision in the council area. The purpose of the policy and legislative review is to:

- Identify alignment opportunities between the preferred growth scenario and existing policy frameworks,
- Highlight any regulatory or policy constraints that may impact the delivery of infrastructure,
- If relevant, provide a basis for recommendations relating to planning scheme updates, infrastructure sequencing, or advocacy priorities.

This review ensures that the recommendations made through the growth planning process are both realistic and actionable within the existing legislative and policy landscape.

2.2 State and regional policy

Tasmania Planning Scheme

The Tasmanian Planning Scheme, including the West Tamar Local Provisions Schedule, is now in effect in the municipality. The Scheme sets out the requirements for use or development of land through both State-wide planning provisions and local provisions. Zoning is provided for community facilities, open space, and recreation uses.

Community facilities and services are provided for in the Scheme within the *Community Purpose Zone*. This includes health, educational, government, cultural and social facilities, and encourages multi-purpose, flexible and adaptable social infrastructure (clause 27). These zones are located in Beaconsfield, Blackwall, Legana, and Riverside.

Community Purpose Zones are generally co-located with Recreation Zones, with a few exceptions (e.g., Legana). Recreation Zones provide for active and organised recreational uses that range from small

community facilities to major sporting facilities. These are found more consistently across West Tamar in urban areas such as Exeter, Legana, Greens Beach, Clarence Point, Beauty Point, Beaconsfield, and Sidmouth.

Recreation Zones (clause 28) provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities, while Open Space Zones (clause 29) provide for passive recreation and natural or landscape amenity.

Northern Tasmanian Regional Land Use Strategy (2021)

The NTRLUS sets out the strategy and policy basis to guide development within urban growth areas, rural areas, and natural environment areas. It is structured around the four goals of economic development, liveability, sustainability and strong governance.

The settlement hierarchy includes Regional Cities, Satellite Settlements, District Centres, Rural Towns, and Rural Villages and Localities. In West Tamar, Beauty Point is identified as a Rural Town, Beaconsfield and Exeter as District Centres, and Legana as a Satellite Settlement.

Development of urban growth areas includes cities, towns and villages to meet the region's urban development needs, including housing and employment. They are expected to increase in capacity rather than expand geographically, and should maximise their use of major transport infrastructure and enable efficient physical and social infrastructure. Neighbouring areas may be considered for rezoning for urban development where necessary and where they can respond to the key development principles for urban growth areas.

Supporting social infrastructure includes education and training, health, recreation, sport, emergency services, religion, arts and culture, community meeting spaces, and should support cultural heritage, including Aboriginal. This infrastructure should be integrated with broader land use planning, and should be accessible, multi-purpose, flexible and adaptable, and protected from conflicting land uses.

Transport infrastructure should provide for direct linkages across the region and improve accessibility through improved walking and cycling networks, and integrated public transport.

2.3 Council plans and strategies

Table 1: Summary of council plans and strategies

Document	Summary / Relevance to Growth Planning
West Tamar Local Provisions Schedule	The West Tamar Local Provisions Schedule (LPS), part of the Tasmanian Planning Scheme, comprises all the land within the municipal area. It allows for planning rules that cater for the unique qualities of the West Tamar.
West Tamar Highway Corridor Strategy - Launceston to Beauty Point (2025)	This strategy, by the Department of State Growth, outlines staged upgrades to the West Tamar Highway to meet demand from residential expansion. Legana is noted as a key growth area, with significant population-driven development requiring better transport infrastructure.

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Document	Summary / Relevance to Growth Planning
	There are several key actions relevant to growth in West Tamar. In the short term, there are planned intersection upgrades and active transport improvements in Legana. In the medium term, there is a plan for highway duplication to accommodate growth and ease congestion. In the long term, bypass options and further duplication to support continued urban expansion.
West Tamar Council Strategic Plan 2022–2032	Outlines five strategic objectives, including sustainable growth, infrastructure provision, and community wellbeing. Infrastructure-related actions include improvements to roads, public transport, access to health and education, and sustainable open space and facilities.
West Tamar Council Asset Management Policy (2022)	Sets principles for infrastructure service delivery, considering future pressures such as population ageing and climate-driven hazards. Emphasises economic provision of services and adaptation.
West Tamar Specific Area Plans (SAP)	SAPs provide locally specific planning provisions. The Residential Supply and Density Specific Area Plan aims to limit residential use and development in areas where there are natural or infrastructure constraints that necessitate a limit on the density of development. While the Beaconsfield Quarry Specific Area Plan aims to protect the operations of the Beaconsfield Quarry from incompatible or conflicting use. Finally the Windsor Community Precinct Specific Area Plan aims to provide for the ongoing use of a multi-purpose community, leisure, health and wellbeing centre at the Windsor Community Precinct, Windsor Park in Riverside, while maintaining the dominant recreational use of the site.
West Tamar Trails Strategy (2023)	Aims to expand and improve trail infrastructure for recreation and commuting. Growth areas such as Riverside, Legana, Exeter and Beaconsfield are prioritised. Trails are planned to connect residential areas with employment and services.
West Tamar Youth Strategy 2023–2026	This strategy has a focus on service delivery rather than infrastructure. An objective of Goal 4 is to create options for youth friendly recreation structures including the promotion of youth friendly spaces in local parks.
Positive Ageing Strategy 2022–2027	Aims to assist residents and visitors to the municipality to positively age in place, and seeks to ensure that the provision of infrastructure is maintained as an efficient and effective network.
Draft Exeter and District Structure Plan (2023)	Responds to landowner interest in residential expansion. Identifies two growth areas subject to infrastructure and sewer constraints: Exeter North (~60 lots) and Gravelly Beach (low-density with 5,000m ² minimum lot size).
Exeter Structure Plan (2014)	Proposed a new road connection between Gravelly Beach Rd and Glen Ard Mohr Rd to support future residential development and improve township access.

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Document	Summary / Relevance to Growth Planning
Exeter Structure Plan Traffic Study (2022)	Recommends Traill Road as preferred alignment for new connector road. Suggests widening and realignment to improve subdivision access.
Legana Structure Plan (2014)	The structure plan is designed to address the long-term needs of the Legana district, which is the primary growth area of the West Tamar municipality over the next 20 years. The plan highlights areas designated for conservation, future open spaces, existing and planned residential zones, and industrial and employment regions. Additionally, it guides road planning and public transport provision.
Legana Town Centre Structure Plan (2014)	Plans for a major mixed-use town centre supporting regional catchment growth. Envisions a central park boulevard linking to new residential areas in the Southern Precinct.
Legana Industrial Subdivision Traffic Impact Assessment (2022)	Identifies need for new collector road to serve southern Legana. Highlights approaching capacity at the West Tamar Hwy / Acropolis Dr intersection due to residential and industrial expansion.
Greater Launceston Plan Consultant Report (2014)	Sets out strategic growth corridors, including the Legana–Riverside corridor in West Tamar, which is identified for long-term urban expansion and infrastructure planning.

Source: SGS Economics and Planning (2025)

2.4 Summary

The policy and legislative review highlights strong alignment between West Tamar Council’s strategic intent and the preferred growth scenario to 2046. The Northern Tasmania Regional Land Use Strategy supports a compact and contained settlement pattern, with Legana identified as a major growth node in the regional hierarchy. The strategy reinforces the importance of aligning land use with infrastructure capacity and encourages intensification in well-served locations, principles that underpin the preferred growth scenario. The Growth Strategy also allows for consolidated growth in Exeter, and as a result, its role as a District Centre will be further strengthened.

The Council’s Strategic Plan and Asset Management frameworks support the delivery of sustainable infrastructure, particularly in fast-growing areas like Legana and Riverside. Local planning instruments, including the West Tamar Local Provisions Schedule and Specific Area Plans, provide mechanisms to manage growth in targeted precincts while protecting sensitive areas. Structure plans and traffic studies for Exeter and Legana confirm infrastructure constraints and the need for coordinated investment in road upgrades and service extensions. Community-focused strategies, including those for trails, youth, and ageing, reinforce the importance of accessible, connected, and inclusive infrastructure that responds to a changing demographic profile. Collectively, these documents form a supportive policy foundation for managing growth through well-served, compact urban expansion aligned with infrastructure capacity in line with the preferred growth scenario.

3. Land use and infrastructure planning in West Tamar

3.1 Overview

Long-term growth in the West Tamar region depends on coordinated investment in water, sewerage, and electricity infrastructure. TasWater and TasNetworks are the two primary utility providers whose services underpin land use decisions across the municipality. Their asset networks, investment priorities, and regulatory frameworks shape where and when development can occur. This section summarises their roles and key considerations for land use management in West Tamar. This information has been gathered based on consultation with TasNetworks and TasWater, a data request, and a review of TasNetworks 2023-24 annual report⁴ and TasWater's Long Term Strategic Plan 2018-2037⁵.

3.2 TasWater

TasWater is responsible for the delivery of potable water and sewerage services across Tasmania. The corporation's Long-Term Strategic Plan 2018–2037 (LTSP) outlines a 20-year investment roadmap to address infrastructure renewal, improve drinking water quality, meet environmental compliance targets, and ensure dam safety across the state.

While not region-specific, the LTSP confirms that many areas, particularly growth corridors on the urban fringe, face challenges relating to ageing assets, limited network capacity, and the need for environmental upgrades. In West Tamar, these challenges are particularly relevant in the Legana, Exeter, and Riverside areas, where residential growth is placing increasing demand on water and sewer infrastructure. The LTSP sets ambitious goals, including achieving:

- 100% microbiological compliance for drinking water systems,
- 97% treated effluent compliance with EPA standards,
- Risk mitigation for all dams by 2023.

For councils such as West Tamar, TasWater's investment priorities and asset capacity directly influence the scale and timing of land release. In areas where water and sewer networks are at or near capacity, planned development may need to be staged or supported by infrastructure upgrades. TasWater's capital works planning is informed by growth forecasts and zoning decisions, reinforcing the need for

⁴ <https://www.tasnetworks.com.au/about-us/Publications>

⁵

<https://www.taswater.com.au/ArticleDocuments/284/Long%20Term%20Strategic%20Plan%20Summary%20201718.pdf.aspx>

early and ongoing coordination between the utility and Council. Implications for the growth strategy include the following:

- New developments in West Tamar must align with existing water and sewerage capacity or trigger timely infrastructure upgrades.
 - There are known capacity constraints in Legana as TasWater anticipates very high growth over the 50-year planning horizon. Capacity in the Bridgenorth tank is expected to be exhausted in the medium term (before 2040), and where some of the water network is undersized, it will need to be upsized as growth occurs.
 - The water treatment plant (WTP) located on Reatta Road supplies water to areas from Trevallyn to Beauty Point, covering most of the West Tamar region. Although the current capacity is sufficient, it will need to be increased in the medium term (i.e. 10-20 years).
 - Some parts of the bulk water main between the Water Treatment Plant (WTP) and Legana are nearing capacity and will need to be upgraded soon due to growth. Additionally, the network reservoir in Legana (Bridgenorth) will also require upsizing in the medium term, though its current capacity is sufficient.

TasWater's investment program will need to be staged to align with the planned residential growth in Legana and the surrounding areas.

- Later in this year, TasWater will commence engagement with Council on the Master Plans for sewer and water infrastructure to assist in prioritisation and timing of investments. The Master Plans (including growth projections) will be continually reviewed and updated as they are designed to be adaptive and respond to change. Prior to investment in transfer pipelines and sewage treatment plant upgrades, TasWater undertakes detailed growth analysis to ensure their investments align with Council's growth strategy.
- Commercial and industrial growth is always difficult to project as the effluent generated varies significantly according to use. Food processing activities may require substantial trade water facilities, while transport and warehousing activities may require certain road standards. Typically, the regional plants, such as in Exeter, Beauty Point and Beaconsfield, have technology that has been designed around domestic sewage, so can easily accommodate uses that generate sewage and low strength trade waste but have limited capacity to take high organic loads without significant investment and therefore the activity needs to be considered at the time of application. Sewage treatment plants for these towns are intended to be upgraded as required by growth or changes to compliance requirements.
- Legana and Riverside will be transferred to Ti Tree Bend Sewage Treatment Plant (STP) within the next decade, with funding planned over the next two Pricing and Services Plans to deliver the Launceston Sewerage Transformation Project. This will provide greater capacity to accept commercial and industrial activities that generate higher organic loads.
 - While Short-term works have been made to Legana STP to support projected growth until the transfer occurs, more investment in the site will be required in the interim to continue to meet licence requirements, accommodate increasing new connections, and to minimise risk to the recycled water scheme.

- Legana STP is already operating above the licenced Average Dry Weather Flow (ADWF⁶). In addition, the STP, when not sending effluent to the recycled water scheme, discharges to a small creek draining to the Tamar River. The strategy recommends that the connection to Ti Tree Bend be brought forward to enable growth to occur and environmental standards to be met.
- Infrastructure planning should be coordinated with zoning decisions to ensure growth areas are serviced appropriately and affordably.

3.3 TasNetworks

TasNetworks owns and operates Tasmania’s electricity transmission and distribution network, including substations, high-voltage transmission lines, and local feeder infrastructure. Their responsibilities span long-term network planning, connection approvals, and maintaining a reliable energy supply across urban and regional communities.

In West Tamar, power infrastructure plays a crucial enabling role, particularly in areas designated for future growth such as Legana and Riverside. As new residential subdivisions and commercial activities are brought forward, electricity network capacity and connection points become key development constraints or accelerators.

TasNetworks undertakes regular network assessments to evaluate available headroom (spare capacity) at substations and along feeder lines. These assessments inform the timing and scope of infrastructure upgrades needed to support new development. Long lead times for upgrades, often measured in years, make early engagement essential during rezoning and structure planning processes.

Additionally, Tasmania’s growing focus on renewable energy integration and electrification of transport and industry means that demand profiles are changing. This has implications for how TasNetworks plans and delivers infrastructure at the precinct scale, including in peri-urban growth areas like those found in West Tamar. Implications for the growth strategy include the following:

- Electricity capacity must be confirmed during precinct planning and rezoning to ensure timely service delivery.
- Subdivision proposals may need to contribute to or wait for substation or feeder upgrades.
- Council should liaise early with TasNetworks to avoid service delays and coordinate long-term infrastructure planning.

Achieving sustainable and efficient growth in West Tamar will depend on proactive collaboration between Council and key infrastructure providers. Both TasWater and TasNetworks operate within multi-year investment cycles and prioritise works based on clearly articulated land use plans and development demand. To ensure infrastructure keeps pace with strategic growth, Council should:

⁶ This is the average flow of wastewater to a treatment plant during a period of no or low rainfall.

- Embed early engagement with TasWater and TasNetworks into structure planning, rezoning, and development proposal processes.
- Provide clear and consistent growth forecasts to support utility investment planning.
- Advocate for upgrades in areas of strategic importance, such as the Legana growth area and Riverside corridor.

Through deliberate and aligned planning, West Tamar can facilitate a steady pipeline of serviced land while minimising infrastructure bottlenecks and delivering on its long-term vision for a well-planned, connected, and liveable municipality.

3.4 Transport infrastructure

A well-maintained and strategically upgraded road network, combined with a robust provision of public and active transport, is critical to supporting growth, improving connectivity, and enhancing safety in West Tamar. The municipality's road network performs multiple functions, from facilitating freight and logistics movements to providing vital access for residents, visitors, and businesses across a dispersed settlement pattern.

As growth areas such as Legana, Riverside and smaller towns like Exeter and Beaconsfield continue to attract population and investment, the capacity and condition of the road network will play an increasingly central role in determining the feasibility and liveability of development.

West Tamar's road network comprises local roads, managed by West Tamar Council and State roads, managed by the Tasmanian Department of State Growth (DSG). Council is responsible for local access roads, maintenance, and minor upgrades, while DSG oversees arterial corridors and major interregional connections, including the West Tamar Highway, which is the primary north–south spine of the municipality. The division of responsibilities requires close coordination, particularly where growth pressures, safety issues, or development activity intersect both local and state assets.

Public transport in Legana is primarily serviced by Manions' Coaches⁷, operating under the Northern Regional Network. Route 780⁸ (Legana Loop): Connects Legana to Launceston, with stops at Legana Shops and various points along the West Tamar Highway. The service operates daily, providing residents with regular access to the city. Routes 782, 784, 785, 787, and 788 extend connectivity to surrounding areas such as Rowella, Exeter, Beaconsfield, and Beauty Point, facilitating regional travel for residents and visitors. These services are designed to accommodate the commuting needs of Legana's growing population, offering alternative transportation options. Engagement with the broader community, however, revealed that service could be improved, and take-up is limited, with most residents relying on car travel.

⁷ <https://www.manionscoaches.com.au/bus-service/launceston-west-tamar-highway-to-legana/>

⁸ https://www.transport.tas.gov.au/public_transport/bus_timetables/north/legana_to_launceston

Key transport corridors and upgrade priorities

The West Tamar Highway⁹ is the region's most significant arterial route, connecting Launceston to Legana, Exeter, Beaconsfield, and coastal settlements further north. It accommodates a high volume of commuter traffic as well as regional freight movement. Current challenges include limited overtaking opportunities and constrained cross-sections in parts of the corridor, congestion and intersection safety concerns near Legana, particularly around the Bridgenorth Road and Freshwater Point Road intersections, and conflict between through traffic and local access as urban areas expand. The Department of State Growth has committed to upgrades along the West Tamar Highway, including intersection improvements, realignments, and safety upgrades, particularly near Legana and Exeter.

Other arterial roads, which were noted more broadly in community engagement, are experiencing increased pressure due to growth around Legana and the southern corridor. They are important alternative routes for local residents and are also used by visitors and light freight.

Planned subdivision and commercial development in Legana will increase traffic volumes along these corridors, raising the need (in line with the Corridor Strategy as noted in 2.2) for the following:

- Capacity upgrades,
- Intersection treatments,
- Walking and cycling improvements.

The Exeter to Beaconsfield Corridor¹⁰ serves the northern portion of the municipality. This corridor is essential for residents, service access, and the movement of agricultural and aquaculture freight. The route is constrained in some locations and may require future upgrades to accommodate larger vehicles and increased freight task associated with other industries.

In response to increasing traffic congestion and to promote public transport usage, the Tasmanian Government has announced plans to develop a park and ride facility in Legana¹¹. This initiative is part of a broader \$20 million investment aimed at establishing three new park and ride sites in Northern Tasmania, with the other two located in Kings Meadows/Youngtown and East Tamar/northern suburbs.

The Legana park and ride facility intends to provide:

- Parking spaces allowing commuters to park their vehicles securely before transferring to bus services,
- Improved infrastructure to facilitate efficient boarding and alighting from buses,
- Multi-modal transport options by accommodating cyclists with parking,
- Pick-up and drop-off zones to streamline commuter access.

⁹https://www.transport.tas.gov.au/roadworks/road_improvement_plans/west_tamar_highway_corridor_improvement_projects

¹⁰ https://www.transport.tas.gov.au/roadworks/road_improvement_plans/west_tamar_corridor_strategy_-_launceston_to_beauty_point

¹¹ <https://www.premier.tas.gov.au/latest-news/2024/october/park-and-ride-on-the-way-for-launceston?>

Designs for the facility will draw inspiration from successful implementations in Greater Hobart, ensuring functionality and user-friendliness. The project aims to reduce peak-hour traffic on main roads by encouraging commuters to utilize public transport for the majority of their journey.

Results from engagement with the community and key stakeholders

Engagement with community members and key stakeholders revealed a desire to capitalise on current and planned investments, particularly for upgrades to pedestrian and cycle infrastructure along the West Tamar Highway.

The West Tamar community welcomes growth, seeing it as a catalyst for economic activity and the development of small local businesses, and the decentralisation of services and amenities. To achieve this balanced growth with benefits-for-all, the infrastructure, physical and social, particularly in smaller towns, will require significant upgrades and expansion. Particularly, the community is concerned with:

- **Encourage active transport**
 - o Invest in and extend the footpath network to accommodate various users, including parents with prams and people with disabilities, ensuring safe and accessible travel for all.
 - o The West Tamar Highway connects Launceston to Beauty Point along the western edge of the Tamar River, effectively dividing towns in half. There is a need for improved pedestrian crossings across the local government area.
 - o Create an LGA-wide cycle path network to accommodate local users commuting for work and leisure, and link the Council with regional tourist destinations to encourage cycling tours and experiences.
- **Improve Public transport efficiency**
 - o Private vehicles are the primary mode of transportation in the West Tamar region. In addition to promoting active transport, enhancing bus frequency and reliability by increasing the number of services, especially in outer towns and growth areas, would encourage more people to use this mode of transportation and alleviate congestion – which was noted in engagement to be particularly acute at the West Tamar Bridge.
- **Invest in community infrastructure**
 - o Population and economic growth must be supported by adequate and accessible social infrastructure, such as childcare, playgrounds and medical services.

The community recognises this as a critical moment to strategically plan for population and economic growth, ensuring that connections to amenities and points of service are clearly mapped out.

Strategic Considerations for Growth

With population growth and new development driving increased use of the local road network, West Tamar Council must continue to work in partnership with the State Government to:

- Prioritise safety upgrades in high-growth and high-traffic areas (e.g., Legana),
- Monitor the cumulative impact of development on local road conditions and safety,
- Plan for multimodal access improvements, including shared paths, cycling connections, and public transport integration.

By aligning growth planning with infrastructure investment, Council can ensure West Tamar's future development is serviced in a timely, efficient, and equitable way.

3.5 Demand and implications for land use and transport infrastructure

Under the preferred Growth Strategy, West Tamar Council will accommodate an additional 7,334 residents and approximately 3,368 dwellings by 2046. The success of this growth will depend on coordinated and timely investment in essential infrastructure, particularly in relation to transport, power, water, and sewer services. Infrastructure needs will vary across the municipality depending on the scale of anticipated growth and the current capacity of local networks.

Legana, identified as the municipality's primary growth hub, will require the most substantial upgrades. This includes new or expanded capacity in trunk power, water, and sewerage networks, particularly to support greenfield development. New roads will be essential for access, and the proposed park and ride facility will support future public transport options and reduce congestion. Safe pedestrian and cycling infrastructure will also need to be prioritised early to connect residential areas with key local destinations and enhance mobility choices.

Riverside, which is expected to accommodate moderate growth, benefits from a more established infrastructure base. However, improvements will still be needed, particularly to pedestrian and cycling networks, to facilitate active travel and improve safety and connectivity. The Department of State Growth Corridor Strategy¹² (see 2.2) outlines a plan for many of these improvements. These enhancements will support increased population density while maintaining liveability and reducing car dependency.

Exeter and Beaconsfield will accommodate lower levels of growth, with a preference in most cases through infill and small-scale development. In these locations, the focus will be on strengthening connectivity, especially through improvements to local road networks and streamlined public transport options. While no large-scale infrastructure upgrades are currently anticipated, minor enhancements may be required to support safe access and maintain efficient transport links.

Minimal infrastructure investment is expected in West Tamar's smaller rural and coastal settlements, where growth will be limited. Planning in these areas will concentrate on managing land use to avoid network extension costs and ensuring development remains aligned with the environmental and rural character of the region. The future of land use in West Tamar is tightly linked to infrastructure performance. In particular:

- Growth precincts in Legana will require upgraded road access and internal connections to support higher residential densities and future employment uses,
- Development staging should align with road and other infrastructure capacity and funding timelines to avoid congestion and safety issues,

¹² https://www.transport.tas.gov.au/__data/assets/pdf_file/0005/559940/Attachment-2-West-Tamar-Highway-Corridor-Strategy-Report-Final.PDF

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- Land use and transport planning should be embedded in precinct planning and structure plan updates, ensuring that roads, intersections, and access arrangements support the long-term urban structure.

4. Community infrastructure planning in West Tamar

4.1 Overview

The following section provides an overview of the importance of community infrastructure, best practice principles and needs to accommodate the West Tamar growth strategy.

4.2 Trends in social infrastructure delivery in West Tamar

Overview

Community infrastructure in West Tamar, when considering past and future growth under the preferred scenario, should consider an evolution in response to demographic change, shifting service models, and increasing expectations around accessibility, integration, and inclusivity. Contemporary models differ from traditional, standalone facilities by emphasising community hubs, co-location, flexibility, and multi-use delivery. These shifts are particularly important in a region with both growing suburban centres like Legana and Riverside, and lower-density rural communities such as Beaconsfield, Exeter and coastal communities further north. Table 2 provides an overview of the types of roles that local government can have in the delivery and servicing of community infrastructure.

Table 2. Roles in the delivery and servicing of community infrastructure

Active vs passive role	Local governments roles
 <p>PASSIVE</p> <p>ACTIVE</p>	<p>Researcher and advocate – undertake assessments and other analyses, advocate on behalf of the community to other tiers of government and the private sector, in place of or alongside having a more active role.</p>
	<p>Promoter/enabler – provide funds or assistance/support to organisations to access grants, establish governance structures and systems, and achieve other outcomes.</p>
	<p>Partner – work closely with the private sector, community groups, agencies, and service providers to coordinate planning, funding/delivery and operation of infrastructure</p>
	<p>Provider/developer – active involvement as an investor, developer, landlord and/or service provider.</p>

Source: SGS Economics and Planning

Integrated and co-located infrastructure is increasingly favoured over single-use facilities. Community hubs that combine libraries, early years services, youth spaces, arts and cultural facilities, and meeting rooms in a single location offer greater cost efficiency, improved accessibility, and enhanced social outcomes. These hubs support community connection by activating spaces across different demographics and life stages. In West Tamar, this approach aligns with future growth expected in Legana, where compact, well-serviced neighbourhoods can accommodate diverse infrastructure needs.

Key trends relevant to the delivery of social infrastructure

Accessibility remains a critical consideration, particularly in the context of 20-minute neighbourhood principles. West Tamar's mixed settlement pattern presents challenges, with denser areas like Legana better suited to service clustering. For rural and dispersed communities, walkability to services may be limited, which reinforces the importance of strategic service planning and alternative models such as mobile or digital delivery¹³.

Flexibility and adaptability are essential to respond to changing community needs. Facilities must be designed to accommodate a wide range of uses, including unprogrammed spaces that support informal community gathering. Multipurpose rooms, movable walls, and universal access features increase the longevity and relevance of community infrastructure across a diverse user base.

Partnerships and shared use models are increasingly important in the context of rising infrastructure costs. In West Tamar, Council's role will often extend beyond direct provision to include facilitation, advocacy, and partnership formation. For example, partnerships with schools, not-for-profits, and state agencies can unlock shared-use opportunities in under-utilised facilities. Co-investment and collaborative programming can extend service reach, particularly in rural communities where independent viability is low.

Early delivery and interim infrastructure are also critical in greenfield growth areas like Southern Legana. Community meeting spaces, early years infrastructure and recreation assets should be prioritised early in the development cycle. Interim facilities—whether modular, developer-led, or leased—can support community formation and provide essential services until permanent infrastructure is delivered.

Planning for inclusivity is becoming standard practice in community infrastructure provision. Facilities that reflect the needs of women, First Nations people, LGBTQ+ individuals, and culturally diverse communities support broader social equity and participation¹⁴. Universal design and deliberate engagement with historically underserved groups is key to designing spaces that serve all members of the community.¹⁵

¹³ Infrastructure Australia (2019), *Small towns, rural and remote areas*, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Audit%20Fact%20Sheet%20-%20Small%20Towns%2C%20Rural%20and%20Remote.pdf>

¹⁴ UN Women (2020), *Intersectional feminism: what it means and why it matters right now*, <https://www.unwomen.org/en/news/stories/2020/6/explainer-intersectional-feminism-what-it-means-and-why-it-matters>

¹⁵ Honeybul, L (2024), *Building better: inclusive planning to create spaces for everyone*, LGiU, <https://lgiu.org/briefing/building-better-inclusive-planning-to-create-spaces-for-everyone/>

Tourism and community infrastructure are also closely linked in West Tamar, with visitors frequenting libraries¹⁶, trails, arts venues, public toilets, and open spaces. Growth in visitation, particularly around natural assets and the wine and distillery sector, can create peak demand challenges. Planning for shared community and visitor use, particularly for public toilets, playspaces, and trails, should form part of infrastructure planning to ensure resilience and maximise economic and social benefit.

Schools as community infrastructure represent an underutilised opportunity in West Tamar. While access varies by site, strengthening relationships with local schools can unlock valuable community infrastructure capacity, particularly in Exeter, Beaconsfield, Legana and Riverside. School-based hubs can support both child development and broader community wellbeing, especially when paired with co-located open space or health services¹⁷.

Technology-enabled community spaces, including libraries and multipurpose venues, are growing in importance. With digital inclusion a key concern in regional areas, Council can help support residents with access to e-services, public Wi-Fi, and remote learning infrastructure. This is increasingly important in hybrid work and learning contexts, and particularly valuable for those experiencing transport disadvantage.

Summary

Taken together, these trends reinforce the importance of a coordinated, place-based and partnership-driven approach to social infrastructure provision in West Tamar. Planning for growth areas like Legana and intensifying centres such as Riverside must consider integrated, flexible and inclusive facilities from the outset, with a clear framework for early delivery and long-term adaptability.

4.3 Community infrastructure demand summary

This section provides a summary of the future needs for infrastructure based on expected additional population growth and demographic change under the Growth Strategy. The needs are described for the main townships, Riverside, Legana, Exeter and Beaconsfield/Beauty Point and do not estimate any current shortfalls in provision.

There is a range of provision ratios (benchmarks) used across the community infrastructure planning sector. Provision ratios provide the basis for understanding demand for different facilities and services. For each infrastructure type, they establish the trigger for delivery (typically total population or households), and the unit for provision (e.g. 1 school).

Tasmania does not have clearly prescribed and endorsed benchmarks; therefore, industry standard and government-endorsed benchmarks have been adopted to reflect the West Tamar context. For more information about these benchmarks, see Appendix A.

¹⁶ L, Yang and L, Xiaodong (2019), "Library + Tourism": A New Direction for the Sustainable Development of Libraries. Paper presented at: IFLA WLIC 2019 - Athens, Greece - Libraries: dialogue for change in Session S09 - Management and Marketing. In: Recruiting and managing the new generation of employees to attract new markets and create new services, 22-23 August 2019, Pythagoreion, Samos, Greece.

¹⁷ Tordoff, D, Atkin J. (2023), Developing a School and Community Learning Hub: A Case Study from Regional Australia, in Schools as Community Hubs - Building 'More than a School' for Community Benefit, pp. 233-249, <https://doi.org/10.1007/978-981-19-9972-7>

The following section discusses each type of community infrastructure, collating the previous sections summary of existing infrastructure, along with forecast demand and recommendations. A simplified table (Table 3) follows the descriptions.

The below demand summary considers the demand from the *additional* forecast population for West Tamar, so must also factor in the provision of existing infrastructure when considering the need for additional facilities and services. This means that it assumes that there is no excess capacity in existing facilities unless otherwise stated.

Community centres

Development of a community centre that is operated by a neighbourhood house organisation and/or other similar not-for-profits to ensure it is actively staffed and programmed. This community centre should include a range of flexible meeting spaces, including:

- one large meeting space (100-200 pax) that can be reconfigured (through operable walls) into smaller spaces, including 2 x 50-100 pax rooms, and
- two smaller spaces (20 pax) that can be used for a range of uses, including meetings, programmed activities, working spaces, and or hireable spaces.

The centre should be accessible and inclusive for all ages and abilities. Specifically, it should include a flexible space for young people, a flexible space for older people, and flexible spaces to be able to deliver arts programs.

Where possible, this community centre should be co-located with other social infrastructure and or located within the retail precinct with good access to reliable public and active transport.

Library

The additional forecast population for West Tamar is not sufficient to support the viability of an additional library. Where needed, Council can consider mobile or outreach library services (e.g., a library kiosk in existing community centres) to supplement any additional demand.

Childcare

Council should work with the private and not-for-profit sectors to encourage the development of two childcare centres in the catchment area. These childcare centres should be co-located with other social infrastructure, such as primary schools or retail precincts.

Preschool/Primary school

Council should work with the Department for Education, Children and Young People (DECYP) to establish a preschool/primary school in the catchment area. This school should consider co-location opportunities with a childcare facility (noted above) and an active recreation oval (noted below). Some of this demand is likely to be met by the new Legana Primary school, but enrolments should be

monitored with careful planning to ensure there is adequate space to meet the needs of the growing community.

A joint-use agreement should be considered for any active recreation facilities provided within the school, such as outdoor/indoor courts for public use outside of school hours.

Secondary school (years 7-10, and years 11-12)

The additional forecast population for West Tamar is not sufficient to support the viability of an additional secondary school. Council should work with the Department for Education, Children and Young People (DECYP) to investigate the expansion of an existing school within the catchment.

Residential aged care

An estimated 263 residential aged care beds will be required by 2046. Council should continue to engage with the residential aged care sector to understand needs across the municipality. In addition, Council should work with the developers and residential aged care sector to encourage the development of residential aged care facilities within the catchment.

Active recreation ovals

Development of one active recreation oval that responds to the specific recreation needs of the community, e.g. AFL ovals, cricket, soccer, rugby, etc. All ovals should be supported by a pavilion that is accessible to all ages, abilities, and genders.

If active recreation ovals are not feasible within West Tamar, Council should ensure that convenient and efficient access and improved service standards of existing facilities are provided for, including high-quality active transport routes.

Outdoor Courts

Based on the benchmarks, development of up to five tennis courts, two basketball courts, and one netball court. The basketball courts should accommodate netball, so a total of two multipurpose courts is recommended. These can be provided across the catchment and, where possible, however it is recommended that the courts be delivered alongside active recreation ovals (or the community centre) to optimise opportunities for sharing of infrastructure (e.g. carparks and pavilions). Specific utilisation of different courts should also be analysed to inform the exact delivery of different types.

Skateparks

Development of one local skatepark within the catchment. This should be developed in consultation with the community and located alongside other social infrastructure, e.g. active or passive open space, retail, and community centre.

Table 3: Community infrastructure needs - summary

Facility/service	Additional demand by 2046
Multi-Purpose Community Centre (Level 1) (includes spaces for youth, senior citizens, and community arts space)	1

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Facility/service	Additional demand by 2046
Childcare centres: government, private and not-for-profit	2
Preschools/primary school (government and non-government)	1
Residential aged care (beds)	263
Active recreation ovals	2
Multipurpose courts (tennis)	5
Multipurpose courts (basketball and netball)	2
Skatepark	1

Source: SGS Economics & Planning (2025)

4.4 Staging of delivery

Table 4 below provides an indicative timeframe for the delivery of additional facilities as the population grows. Where possible, master planning should be undertaken to ensure the ability for co-location and integration of future infrastructure on the same site. Best practice delivery would see courts developed as multi-functional wherever possible. Providing early delivery of multiple multi-function courts may be more efficient than delivering individual courts over time.

Table 4: Indicative delivery of community infrastructure by 2034, 2046

By 2034	By 2046
<p>An additional:</p> <ul style="list-style-type: none"> ▪ 1 x childcare facility ▪ Approximately 150 aged care beds ▪ 1 x active recreation oval (or increased service capacity at existing facilities until both can be delivered with a pavilion by 2046) ▪ 3 x tennis courts ▪ 1 x basketball court ▪ 1 x netball court 	<p>Facilities already provided plus:</p> <ul style="list-style-type: none"> ▪ 1 x multipurpose community centre that also accommodates a youth space, creative space, and space for senior citizens ▪ 1 x childcare facility ▪ 1 x primary school ▪ Approximately 160 aged care beds ▪ 1 x active recreation oval (plus pavilion) ▪ 2 x tennis courts ▪ 1 x basketball court ▪ 1 x skatepark

Source: SGS Economics & Planning (2025)

4.5 Social and affordable housing and social infrastructure

This approach conceives of social housing not as a welfare safety net but as essential infrastructure that supports a range of policy objectives. These include improved engagement in training and education, avoided health and other social costs, more inclusive neighbourhoods and retention of local key workers.

Taking this approach, policy would be directed at a significant expansion of the social housing stock in line with the projected proportion of the population that would otherwise face significant housing stress in the private rental market. At the national level, the National Housing Supply and Affordability Council is recommending governments commit to a long-term target for social and affordable housing, to be as high as 10 per cent of the housing stock, which would minimise housing stress for low-income households¹⁸.

SGS defines **Social housing** as long-term rental housing that offers subsidised rent not exceeding 30 per cent of a household's total income. It includes public housing managed by the government and community housing overseen by a registered community housing providers.

Affordable housing refers to all other rental housing that is made available to households at below market rent according to eligibility criteria set out by state government departments such as Homes Tasmania. Eligibility is based on income ranges for very-low-, low-, and moderate-income households.

Social and affordable housing offer a viable solution for those who are unable to access or afford secure housing. It is particularly beneficial for individuals who have experienced homelessness, family violence or have other specific needs. By reducing rents, social and affordable housing enables households to better manage their everyday living expenses and essential needs. Access to secure housing is also vital for the wider community, as it helps maintain connections to employment, services, schools, friends and family.

Social and affordable housing form part of the housing continuum. They sit at the part of the spectrum where higher levels of assistance or subsidy are required. Social and affordable housing is widely acknowledged as essential infrastructure that supports the growth of thriving communities. Like other types of infrastructure, it is a form of spatially fixed, materially realised capital expenditure that not only provides assistance for particular households but generates external benefits for the broader community in areas including public health, social cohesion and economic development¹⁹. In this sense, social and affordable housing is comparable to other essential services, such as transport networks, water cycle management, open space systems, hospitals and clinics, schools, and other community facilities.

Implementation considerations

- Increasing investment in social and affordable housing through proven mechanisms, and reviewing regulatory frameworks that allow Council to encourage and provide social and affordable housing.

¹⁸ National Housing Supply and Affordability Council, 2025, State of the Housing System

¹⁹ Lawson, J., Denham, T., Dodson, D., Flanagan, K., Jacobs, K., Martin, C., Van den Nouwelant, R., Pawson, H. and Troy, L. (2019) Social housing as infrastructure: rationale, prioritisation and investment pathway, AHURI Final Report No. 315, Australian Housing and Urban Research Institute Limited, Melbourne

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- Work with the construction sector to improve and streamline their capacity and productivity.
- Apply best practice principles to planning systems and ensure developable land is made available.
- Implement best practice principles in design guidelines to ensure that the built environment is accessible, fit-for-purpose, and enjoyable. Standards also ensure new buildings are distinctive, accommodating to diverse needs, and contribute positively to the overall quality of the environment.
- The delivery of social and affordable housing should follow the same practices and disciplines that apply to other forms of essential infrastructure. This includes requiring ongoing investment for asset management and maintenance.

5. Infrastructure plan

5.1 Key summary

Under the Growth Strategy, West Tamar Council is planning for an additional 7,334 residents and approximately 3,368 dwellings by 2046. The growth strategy aims to accommodate this population in a sustainable, efficient, and infrastructure-aligned manner, with a strong emphasis on consolidating development within existing settlement boundaries.

The spatial distribution of growth reflects the region's capacity constraints, transport accessibility, and infrastructure readiness. The majority of new dwellings will be located in Legana, which has been identified as the municipality's primary growth hub. This will be achieved through greenfield development in newly serviced areas as well as targeted medium-density housing near key amenities and future transport nodes such as the proposed park and ride facility.

Riverside will accommodate moderate growth through a mix of infill development and smaller-scale densification, leveraging its proximity to Launceston and access to existing services. Local planning provisions may be refined to encourage dual occupancies, townhouse formats, and small-scale subdivisions where infrastructure is available.

Exeter and Beaconsfield are expected to absorb a lighter share of the growth, primarily through incremental infill and gentle densification in walkable areas with existing infrastructure. Both towns will benefit from modest investment in amenity upgrades and connectivity improvements to support population retention and local service viability. Investment in expanded or improved flexible meeting spaces or active open space may be required by 2046.

In other rural and coastal settlements, growth will be limited and largely constrained by environmental, infrastructure, and access factors. Planning in these areas will focus on protecting rural character, managing land use conflicts, and ensuring that any development is low-impact and aligned with long-term sustainability goals.

To support this growth, Council will need to play a proactive role in aligning land use planning with infrastructure delivery, particularly in areas where servicing gaps, transport upgrades, or community facility needs must be addressed to support new housing.

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Table 5: Key summary

Area	Overall level of additional need	Physical and transport infrastructure gaps	Community infrastructure gaps to meet additional demand
Riverside	Medium	<ul style="list-style-type: none"> – Improved pedestrian and bike connectivity 	<ul style="list-style-type: none"> – 2 tennis courts – 1 childcare centre
Legana	High	<ul style="list-style-type: none"> – Power upgrades – Water and sewer upgrades – Park & ride facility 	<ul style="list-style-type: none"> – Multipurpose community centre (including youth, creative and senior space) – Expanded or additional primary school – 160 aged care beds – 1 childcare centre – 3 tennis courts – 2 multipurpose courts (basketball and netball) – 1 active open space (recreation oval plus pavilion) – 1 skatepark
Exeter	Low	<ul style="list-style-type: none"> – Streamlined active and public transport – Sewer upgrades, as the current STP is at/over capacity 	<ul style="list-style-type: none"> – Meeting spaces – Active open space
Beaconsfield	Low	<ul style="list-style-type: none"> – Streamlined active and public transport 	<ul style="list-style-type: none"> – Meeting spaces – Active open space
Other areas	Low	<ul style="list-style-type: none"> – Streamlined active and public transport 	<ul style="list-style-type: none"> – Meeting spaces – Active open space

Source: SGS Economics and Planning (2025)

5.2 Implementation considerations

The following section summarises key considerations for the implementation associated with the delivery of infrastructure in West Tamar.

Land use and transport infrastructure

Given that the spatial distribution of future growth is already well defined, Council is well-positioned to coordinate infrastructure delivery in a proactive and cost-efficient manner. Phasing infrastructure in

alignment with land development staging—particularly in Legana—will be essential to avoid service bottlenecks and delays to housing delivery.

Close collaboration with utility and transport agencies, including TasWater, TasNetworks, and the Department of State Growth, will be critical to ensure that the timing and scale of infrastructure investment match Council's growth objectives. Council can advocate for key upgrades in priority areas and explore opportunities for co-funding or forward works inclusion.

Where full-service delivery is not immediately viable, Council may consider interim solutions—such as modular facilities or temporary bus infrastructure—to meet initial population needs. These can be transitioned into permanent assets over time.

A further opportunity lies in co-locating or co-delivering infrastructure—such as integrating green infrastructure, road upgrades, and shared paths within the same corridor—to maximise public value and reduce duplication of costs. Embedding infrastructure expectations into structure plans, development contribution frameworks, and zoning provisions will also help ensure that future development contributes to the cost of new services and infrastructure is delivered in step with growth.

By aligning growth planning with infrastructure investment, Council can ensure West Tamar's future development is serviced in a timely, efficient, and equitable way.

Community infrastructure

For the community infrastructure priorities, Council needs to consider the extent to which existing infrastructure may be able to absorb increased demand, including any upgrades and expansion options, or whether the demand should be accommodated in new infrastructure.

A key implementation principle is ensuring that new infrastructure is delivered in highly visible and accessible locations. While formal locational benchmarks are often absent, planning should adopt best-practice guidance by prioritising sites that are:

- Close to public transport routes or planned transport investments,
- Co-located with schools, retail centres, and other daily services, and
- Positioned to support walkability and community activity.

Co-location and integration are critical tools to improve service efficiency and community outcomes. Where feasible, new facilities should be developed as part of integrated community hubs, enabling a mix of functions—such as early years services, libraries, meeting spaces, and youth programs—to operate from a single site. This approach maximises land use efficiency, enhances utilisation, and supports a more seamless experience for users. One such example is in Inverloch in Victoria.

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Regional Community Hub & Visitor Information Centre – Bass Coast Shire



Source: Bass Coast Shire

The Inverloch Community Hub is a successful example of a multipurpose community hub in a regional setting, servicing the coastal community of Inverloch in Victoria, home to approximately 6,000 residents. It is located within the commercial core and next to an oval and pavilion, tennis courts, skate park, and seniors club.

This facility is open 7 days a week, and includes the Library, Community Centre/Community House, Meeting Venue with capacity for 400 people, Leisure Centre, Visitor Information Centre & Art Exhibition Space.

Council will also need to consider the phased delivery of infrastructure to align with housing development and population growth. Interim solutions such as temporary modular facilities, leased spaces, or shared-use agreements may be required to bridge early service needs while permanent infrastructure is planned and funded. Partnerships with state government agencies, schools, and the not-for-profit sector will be essential to maximise resources and avoid duplication.

Importantly, new infrastructure should be designed for long-term adaptability. Spaces that are flexible, multipurpose, and inclusive will be more resilient to changing community demographics and service expectations. Incorporating universal design principles and unprogrammed spaces for informal social interaction will also enhance the value of facilities across a range of user groups and life stages.

Finally, Council should embed community infrastructure priorities in broader planning instruments, such as a refreshed community infrastructure assessment, structure plans, and precinct masterplans. This ensures alignment between land use decisions, infrastructure investment, and long-term growth management.

Appendix A: Community infrastructure benchmarks and demand

Adopted benchmarks for West Tamar

At their most basic, provision benchmarks provide a method of determining the required number and types of facilities that a given population requires. This can be based on the total population or benchmarked more specifically against certain cohorts, such as children of a certain age. For example, one primary school for every 7,500 people. Provision benchmarks are used by all levels of government across Australia and internationally, so while the nature of their specific application in a given context may be contested, the application of the general concept is not.

The better understood the inputs, the better the outputs - understanding of the current and future population, local demographics, the level of services they require, and if the current supply of services (and facilities) is adequate to meet this demand, considering access at a local, district, and regional level. Even with a detailed understanding of the above, benchmarks should only be a starting point. They are easy to apply, but by their very nature, do not factor in the specific nuances of the local community and changes over time. Given this, they should be reviewed alongside Council's desired level of service and service planning.

For West Tamar, the benchmarks have been adopted from multiple standards to better reflect the local context.

Planning for Community Infrastructure in Growth Areas

The Planning for Community Infrastructure in Growth Areas is a set of provision benchmarks endorsed by the then Municipal Planning Authority in 2008 and are still referenced today. These are focused on the community infrastructure requirements of greenfield growth areas in Victoria. While they make recommendations around population benchmarks, they also provide recommendations for service models, population catchments, facility size, and service inclusion.

PLAWA benchmarks

Development of the Parks and Leisure Australia in Western Australia (PLAWA) *Guidelines for Western Australian Community Infrastructure 2020* began in 2010 with a collaboration between Parks and Leisure Australia and input from a broad range of organisations and individuals, including 32 local governments. Its stated intention is that it is a living document that should be updated and expanded upon to reflect the changing needs and practices of the communities it serves.

These are the most up-to-date planning benchmarks. It includes principles such as a focus on community hubs and shared-use facilities. It explicitly recognises that benchmarks are not rules but guides and further recognises the unique nature of planning for rural and regional areas.



Category-specific benchmarks

For residential aged care, the Commonwealth standard is used, and benchmarks for education have been adapted by SGS to reflect the structure of the Tasmanian education system.

Table 6: Selected benchmarks, West Tamar

General community spaces/centres		
Multipurpose community centre - Level 1	1 facility per 9,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008
Multipurpose community centre - Level 3	1 facility per 45,000 residents	
Neighbourhood House Service	1 facility per 10,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008 and similar councils
Meeting rooms (1-20 people) - Level 1	1 room per 4,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008.
Meeting rooms (21-50 people) - Level 2	1 room per 8,000 residents	
Meeting rooms (51-100 people) - Level 3	1 room per 8,000 residents	
Meeting rooms (101-200 people) - Level 4	1 room per 8,000 residents	
Meeting rooms ((can accommodate 200+ people) - Level 5	1 room per 20,000 residents	
Specific community spaces		
Youth Space	1 facility per 8,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008
Youth centre	1 facility per 25,000 residents	
Senior citizens centre	1 room per 25,000 residents	Parks and Leisure Australia, Guidelines for

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		Western Australian Social Infrastructure, 2020.
Cultural facilities		
Community arts space	1 facility per 9,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008
Community arts centre/theatre	1 facility per 50,000 residents	
Library	1 facility per 45,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008.
Education		
Childcare centres: government, private and not-for-profit	1 facility per 4,000 residents	SGS benchmark based on TAS education system.
Preschools/primary school (government and non-government)	1 facility per 500 aged 5-11	
High schools and secondary colleges (government and non-government) years 7-10	1 facility per 750 aged 12-15	
High schools and secondary colleges (government and non-government) years 11-12 (college)	1 facility per 750 aged 16-17	
Services for older people		
Residential aged care	78 places per 1,000 aged 70+	Commonwealth Government Department of Health and Aged Care
Sports facilities and active recreation		
Active recreation oval	1 oval per 4,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020
Aquatic centres and public pools (smaller, sub-district)	1 facility per 30,000 residents	
Aquatic centres and public pools (larger, district)	1 facility per 75,000 residents	
Indoor recreation centres, including multi-use sports club	1 x 3 court facility per 40,000 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.
Outdoor courts: tennis	1 court per 1,500 residents	Tennis Australia, 2020
Outdoor courts: basketball	1 court per 3,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.

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Outdoor courts: netball	1 court per 6,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.
Skatepark/ BMX facilities (small)	1 facility per 7,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020
Skatepark/ BMX facilities (large)	1 facility per 17,500 residents	

Source: SGS Economics and Planning (2025)

Results

Table 7: Demand by facility/service, 2022-2046, West Tamar

Facility/service	2022 total demand	2046 total demand	2022-46 change*
Community centres			
Meeting rooms - Small (1-20 people)	6.5	8.4	1.9
Meeting rooms - Medium (21-100 people)	3.2	4.2	1.0
Meeting rooms - Medium to Large (101-200 people)	3.2	4.2	1.0
Neighbourhood House Service	2.6	3.4	0.8
Multi-Purpose Community Centre (Level 1)	2.9	3.7	0.9
Multi-Purpose Community Centre (Level 3)	0.6	0.7	0.2
Specific community spaces			
Youth Space	3.2	4.2	1.0
Youth centre	1.0	1.3	0.3
Senior citizens centre	1.0	1.3	0.3
Cultural facilities			
Community arts space	2.9	3.7	0.9
Community arts centre/theatre	0.5	0.7	0.2
Library	0.6	0.7	0.1
Education			

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Childcare centres: government, private and not-for-profit	6.5	8.4	1.9
Preschools/primary school (government and non-government)	4.2	5.0	0.7
High schools and secondary colleges (government and non-government) years 7-10	1.8	2.0	0.2
High schools and secondary colleges (government and non-government) years 11-12 (college)	0.8	1.0	0.1
Services for older people			
Residential aged care (beds)	321	584	263
Sports and recreation			
Active recreation ovals	5.8	7.5	1.7
Aquatic centres and public pools (smaller)	0.9	1.1	0.3
Aquatic centres and public pools (larger)	0.3	0.4	0.1
Indoor recreation centres, including multi-use sports club	0.6	0.8	0.2
Outdoor courts: tennis	17.3	22.5	5.2
Outdoor courts: basketball	7.4	9.6	2.2
Outdoor courts: netball	4.0	5.2	1.2
Skatepark/ BMX facilities (small)	3.5	4.5	1.0
Skatepark/ BMX facilities (large)	1.5	1.9	0.4

* Difference accounts for rounding and may not add up to the totals shown

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West Tamar Growth Strategy- Engagement Summary

West Tamar Council

30 | 04 | 2025

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OFFICES IN CANBERRA, HOBART, MELBOURNE, AND SYDNEY ON THE COUNTRY OF THE NGAMBRI/NGUNNAWAL/NGARIGO, MUWININA/PALAWA, WURUNDJERI, AND GADIGAL PEOPLES.

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1. Introduction

SGS Economics and Planning was commissioned by West Tamar Council to develop a Growth Strategy. The Growth Strategy will:

- Provide directions on desirable planning outcomes that can be interpreted for every lot, whether it be in the urban area or townships, on the urban periphery, or in the rural living, rural and agricultural zones. For many areas, there is likely to be no change to planning controls, but for change areas, future directions and implications for controls need to be particularly clear.
- Provide clarity about where development is desirable and what form it should take, founded on understanding what the community values from environmental, economic and social sustainability perspectives.
- Signal to state and federal government as well as infrastructure providers on preferred settlement patterns and land use outcomes and able to influence or advocate for supporting infrastructure, services and investments that are not within the control of Council.
- Provide clarity around the anticipated pattern and scale of growth (of population, dwellings and employment) to inform the provision and funding of community infrastructure, including consideration of the financial implications for Council. Community engagement is an important part of our process and will be used to determine the preferred future growth scenario for the West Tamar.

Our approach to community engagement is to ensure the engagement is informed by a solid evidence base. To provide this evidence base, a Snapshot of West Tamar report, Technical Appendix, and Growth Scenarios were provided on Council's Have Your Say Page on November 2024.¹

Much of the engagement was focused on three hypothetical growth scenarios where the community could discuss the pros and cons of different styles of development. Scenarios were developed considering population growth and demographic change, infrastructure capacity, natural hazards, access to services, and heritage values. They were purposefully isolated to encourage debate within the sessions, allowing for a genuine discussion of benefits and drawbacks. The three scenarios are summarised in Table 1 below and shown in Figure 1 overleaf.

¹ <https://www.wtc.tas.gov.au/Your-Property/Planning/West-Tamar-Growth-Strategy>

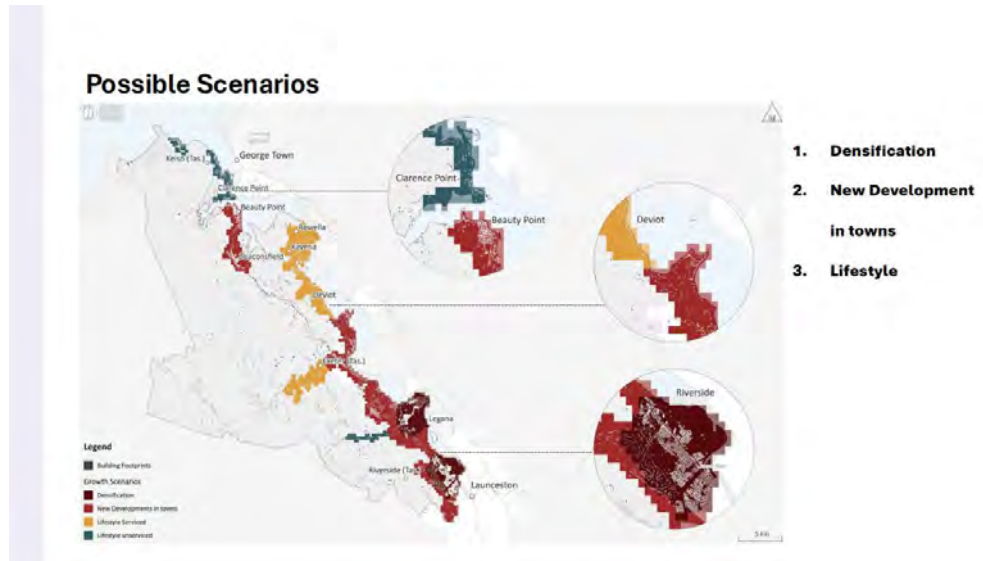
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Table 1: Growth scenario summary

Scenario	Areas	Development Type	Discussion
Densification	Legana, Riverside	Mix of dwelling types including compact separate houses, townhouses, and apartments above shops.	Infrastructure upgrade costs will be higher, requiring service improvements including park and ride, education, community, and health services.
New Development in Towns	Legana, Danbury Heights, Riverside, Greens Beach, Beaconsfield, Exeter	Separate houses in new-build communities, mostly family-sized.	New services will need to be delivered, and traffic congestion will increase as more people use the West Tamar Highway to commute.
Lifestyle	Legana, Danbury Heights, Riverside, Beaconsfield, Exeter, Greens Beach, Kelso	Low density, including lots over 5,000 sqm in size, separate houses, hobby farms.	New services will need to be delivered, leading to increased congestion. High costs of servicing and increased car dependency are concerns.

Source: SGS Economics and Planning (2025)

Figure 1: Growth scenarios



Source: West Tamar Growth Strategy – Scenarios for consultation (pg. 15)

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1.1 Engagement summary

Engagement to test the draft scenarios comprised a series of community workshops and a survey made available online and with physical printouts. The workshops are summarised in Table 2 below.

Table 2: Engagement activity summary

Workshop	Date	Location	Number of Attendees
Workshop 1	Friday 29 November 2024	Tailrace Centre – 1 Waterfront Drive, Riverside	25
Workshop 2	Friday 29 November 2024	Windsor Community Precinct (Area 3), 1 Windsor Dr, Riverside	11
Workshop 3	Saturday 30 November 2024	Legana Hall – 43 Fulton Street, Legana	12
Workshop 4	Monday 2 December 2024	Beauty Point Bowls Club, 11 Mainwaring St, Beauty Point	4
Workshop 5	Monday 2 December 2024	Exeter Community Hub, 11 Murray Street, Exeter	20

Source: SGS Economics and Planning (2025)

Workshops spanned for 2 hours, and comprised the following agenda:

- **Acknowledgement of Country, introduction**
- **Project background** (aim, community engagement, timing, aim of today's session)
 - Growth projections for West Tamar (plus Q&A)
- **Present 3 scenarios** (explain drivers and constraints)
- **3 scenarios – World Café (3 rounds)** Growth: how, where and when?
 - (map on each table of the particular scenario, example housing forms)
 - (moderator at each table: pros and cons? additions or proposed changes? could this work? What does it depend on? What should Council do to support this?)
- **Recap** – what did we find (Q&A) (moderators to summarise (90 seconds each); Q&A for 10 minutes)
- **Preferences and priorities** (explain, 4 categories: 1. Housing, 2. Services & retail, 3. Transit and transport and 4. Recreation, walking and cycling)
- **3 maps, 3 groups**, stickers and memos
 - (explain, 4 categories: 1. Housing, 2. Services & retail, 3. Transit and transport and 4. Recreation, walking and cycling)
- **Recap and finish**

The workshop included written collateral, some of which can be seen in Appendix B. All written collateral has been translated into digital text in this report.

Engagement included a survey shared with the community, open from November 2024 through the end of January 2025 to account for the end of year shut-down period. There were a total of 72 respondents to the survey.

The remainder of this report shows the results from the workshop and the surveys.

2. Workshop findings

This section presents the high-level findings from the workshops. It includes a discussion of the three scenarios with some high level themes that draw upon the detailed notes taken for each workshop.

Scenario 1 Densification provides an opportunity to grow the LGA in established towns and commercial centres, maximising the use of existing infrastructure, public transport, and services and amenities without compromising productive land or the natural environment.

- The increased density is viewed by the community as a catalyst for economic activity and the development of small local businesses. It equally provides multiple housing options to accommodate the needs of different demographics.
- The community is, however, concerned with some of the costs associated with delivering higher densities, the generic “cookie-cutter” typology and badly designed apartments, and the potential lack of affordable housing, and retirement living options.
- This scenario would work best with a review of West Tamar’s planning controls that may have restrictive heights and setbacks, and by investing in and extending footpaths and cycle paths to encourage and cater for the demand for active transport. In addition, expanding social infrastructure such as childcare and playgrounds to accommodate future demand.
- Different densities were indicated as needed in different areas of the LGA. It was noted that overall housing should be increased in Exeter, Legana and Riverside. Townhouses and retirement villages are favoured in Exeter, shop top with a commercial ground floor in Beaconsfield and more lifestyle properties in Rowella and Clarence Point.

Scenario 2 Growth in towns: According to the community, this scenario offers an array of housing options and locations as it stretches across the LGA. While it provides opportunities for decentralising services and amenities, it may equally strain infrastructure in smaller towns if no significant investment is used towards upgrading them. In addition, the community is concerned about the erosion of the natural landscape and green spaces if growth under this scenario is not managed properly.

- The sprawling pattern of this scenario limits the possibility to use public transport, and therefore would exacerbate congestion. The community sees this development happening within a walking distance from town centres to alleviate reliance on private vehicles and encourage active transport options.
- The potential of densification around existing lifestyle property may lead to a change in the neighbourhood character, however, this change is welcome in certain towns wanting to grow and attract family-oriented households.
- The current SAP limit of a minimum developable size lot of 5,000 sqm in some areas, is seen as too large and not convenient for busy and older retirees’ households, who may not have the time to maintain a large garden. The community equally agrees that the 700 sqm lots are constraining and do not allow for enough outdoor space. A size lot of up to 2,000sqm is seen as ideal for detached housing developments.

- This scenario offers relatively cheaper and affordable housing options, as it is the current development type and local developers have the expertise and experience to implement it. However, the community thinks planning and design guidelines should be improved to avoid cookie-cutter developments, which lead to generic neighbourhoods.

Scenario 3 Lifestyle: This scenario represents the rural lifestyle that West Tamar is famous for. It is seen as the sign of a more affluent community with off-grid opportunities for development. However, this scenario may not provide affordable options and therefore is not equitable, and may not accommodate all population growth.

- Expanding development of large properties in new areas threatens wildlife and the natural environment, but also puts the residents at increased risk of bushfires, landslides, coastal erosions and inundation.
- This scenario also strains physical and social infrastructure and services. More investment would be needed for childcare, schools and medical centres. In addition to making certain services such as garbage collection extremely costly. Existing residents would subsidise the increasing cost to service the margin of the population.
- While this scenario is good for hobby farms, exclusively developing lifestyle properties would discriminate and limit the options for those wanting to downsize, or lead a more urban lifestyle.
- The community sees this development limited to areas not conflicting with productive land and agricultural use.

Further tables summarise the written notes from the workshops. Photos from the engagement are shown in Appendix B.

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2.1 Workshop 1

Date	Friday 29 November 2024	
Location	Tailrace	
Attendance	<ul style="list-style-type: none"> ▪ Ellen Witte (SGS) ▪ Aline Raad (SGS) ▪ Tiffany Heys (Council) ▪ Michelle Riley (Council) ▪ 21 community members 	
Scenario 1 <i>Densification</i>	Scenario 2 <i>Growth in towns</i>	Scenario 3 <i>Lifestyle</i>
<p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ Increased access and investment opportunities ▪ Increased development in well-serviced areas ▪ Preservation of nature and agriculture/farmland ▪ Increased density is more inclusive of diversity and provides opportunities to accommodate different needs of different demographics 	<p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ Developers favour this scenario ▪ It gives council more control over dwelling types ▪ It offers lifestyle options while accommodating growth and providing social and affordable housing ▪ It presents a strategic planning opportunity to ensure connections to amenities and points of service ▪ It creates more demand for services, which can help fund these services 	<p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ Lifestyle should be one of the development types, but not the only type ▪ Lifestyle development is part of the DNA of Tamar Valley ▪ It provides an alternative in the region for larger lots, which are in high demand among young families ▪ Issues about equality for access to housing and infrastructure

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	<ul style="list-style-type: none"> It gives people the choice of living elsewhere in the LGA (not just close to Launceston) Current development type under this scenario is cheaper; however, this can change 	<ul style="list-style-type: none"> Off the grid living presents an opportunity to not rely on utility services (water + sewage) It supports working from home
<p>The cons of this scenario are</p> <ul style="list-style-type: none"> Could become overcrowded Medium or high-density development is beyond the means of a single developer Costs associated with developing a commercial ground floor + shop top are not viable The building code is restrictive (building heights and setbacks need to be reconsidered) 	<p>The cons of this scenario are</p> <ul style="list-style-type: none"> Services are constrained and upgrading them requires funding Encroaching into farm, agriculture and productive land Smaller towns would miss out on growth i.e. Green beach Creates more dormitory suburbs that depend on Launceston for work and leisure Existing shopping areas in Riverside and Legana are already congested Development does not fit with strategic plans Development is too expensive 	<p>The cons of this scenario are</p> <ul style="list-style-type: none"> Retirement village-type development is not affordable for young people Difficulty delivering infrastructure (high cost per person/intergenerational cost of infrastructure) Car dependency/transport distances and lack of adequate public transport Accessibility to family support, such as living close to parents and grandparents is not an option with density Proximity to services such as medical – drain on service delivery Cost, when spread out, will put much higher pressure on TasWater and other providers to improve services Not a huge amount of change from now (status quo) Unsustainable service delivery: This scenario does not support much population growth Lack of diversity in dwelling types Environmental impact (space per person)

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<p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Opportunities for different types of housing to cater for a mix of socio-economic backgrounds 	<p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Further consolidate to reduce strain on services ▪ Large highways split towns in half. Need better pedestrian access across the LGA. ▪ New road structure, congestion is an issue ▪ Decentralise economic development to reduce reliance on Launceston. Need more retail and medical services. ▪ Public transport opportunities are limited ▪ We do not necessarily want buses as usual. We need more diversity. A developer wants to do things as cheaply as possible, which often results in cookie-cutter development. 	<p>Additions or changes</p> <ul style="list-style-type: none"> ▪ 5000 sqm is too large – 2000 sqm would halve sprawl ▪ Part but not the only option: do not remove lifestyle from the strategy ▪ How long do people stay on larger properties? is there enough rotation to not need more? How often do properties change hands? ▪ Some areas mapped are already smaller than 5000 sqm i.e. Green Beach ▪ High-hazard areas should be included ▪ Might be part of all three scenarios: site-specific considerations ▪ Exeter has good potential for growth ▪ Combination of having density in centres but allowing lifestyle growth to occur naturally
<p>How would it work</p> <ul style="list-style-type: none"> ▪ Investment strategy and intervention by council/state to make medium and high-density developments feasible commercially ▪ Change of reliance on private vehicle mindset and shift towards public transport use ▪ Increase walkability - shared pathways for active transport 	<p>How would it work</p> <ul style="list-style-type: none"> ▪ Gives potential to turn Beaconsfield into more of a hub that has more amenities ▪ Helps strengthen strong community bonds in more regional towns 	<p>How would it work</p> <ul style="list-style-type: none"> ▪ Self-contained within serviced areas ▪ Consistent with investment approach ▪ Rezoning ▪ Logistics and meeting requirements in environmentally sensitive areas ▪ Car dependency might be okay ▪ With changing demographics, it might bring higher costs and change the character

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- Master plan for West Tamar, potentially a Special Area Plan that allows increased building heights

- Infrastructure improvements with new population needs to be planned well in areas with low infrastructure standards

Map Annotations

- Improve transport and connectivity around Clarence Point, Kelso, Beauty Point and Beaconsfield
- Create walking trails in Kayena, Kelso and Beauty Point, Exeter, Legan and connection to Launceston
- Create opportunities for employment and local businesses in and round Exeter
- Increase housing and transport in Beaconsfield, Clarence Point, Exeter, Legana and Riverside
- Increase amenities in Beauty Point, Exeter, and Legana
- In Beaconsfield, densify main street, expand housing and increase transport
- Create a coastal pathway for active transport (cycling and walking)
- All 3 scenarios have potential for implementation in Exeter; this would entail building up the main street, avoid cookie-cutter development, and provide lifestyle lots on the perimeter/ periphery
- Legana: opportunities on the non-flood side but connectivity to the centre needs to be improved/maintained
- Consider SAP in townships to allow higher density, reduced setbacks, and increased heights suitable for apartment living
- Riverside: build on apartment living (increase the number)
- Walking cycling connections between the towns

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2.2 Workshop 2

Date	Friday 29 November 2024		
Location	Windsor		
Attendance	<ul style="list-style-type: none"> ▪ Ellen Witte (SGS) ▪ Aline Raad (SGS) ▪ Tiffany Heys (Council) ▪ Dee Yuvanesan (Council) ▪ Eric Smith (Council) ▪ 7 community members 		
Scenario 1 <i>Densification</i>	Scenario 2 <i>Growth in towns</i>	Scenario 3 <i>Lifestyle</i>	
<p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ Increasing density in Legana is suitable since it's safe from bushfires and has good access to employment ▪ This scenario provides diversity in the housing stock ▪ Increased density would encourage public transport and justify investment in better public transport infrastructure and scheduling (30 dwellings per hectare) ▪ Encourages infill versus creating new suburbs 	<p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ Exeter has a huge potential for development, is serviced by good infrastructure, and development here wouldn't compromise agricultural land 	<p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ Privacy and protection of local and native land ▪ Offset carbon emissions ▪ land for wildlife 	

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<ul style="list-style-type: none"> ▪ Accessible commercial services 		
<p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Generic architecture 	<p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Lack of public transport, lack of housing diversity and bar-top living 	<p>The cons of this scenario are</p> <p>Extra cost for infrastructure</p> <p>This scenario rules out certain demographics, such as retirees wanting to downgrade and disabled people needing access to services</p>
<p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Preserve agricultural land ▪ Diversity gives character; not all buildings look the same 	<p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Densify in Lilydale, good context, close to Launceston ▪ Grow Exeter but maintain town character 	<p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Save the apple orchard in Legana ▪ Add small reserves in suburban areas ▪ Create an urban park in Exeter and Legana
<p>How would it work</p> <ul style="list-style-type: none"> ▪ Legana is already like a city centre and should have increased density. It is also an attractive place to live. ▪ Black roofs, no vegetation and particularly native vegetation; this should change to accommodate growth 	<p>How would it work</p> <ul style="list-style-type: none"> ▪ Grow Exeter in a smart way ▪ Densify as proposed in Scenario 1 around Scenario 2 	<p>How would it work</p> <ul style="list-style-type: none"> ▪ Mix with the other scenarios
<p>Map Annotations</p>		
<ul style="list-style-type: none"> ▪ Increase housing for residents, holiday homes and visitor accommodation in Clarence Point and Kelso ▪ Significantly increase housing in Riverside and Exeter 		

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- In Legana, ensure there are enough green spaces for native locals (reserve), preserve the community apple orchard and provide a range of housing
- Keep the village feel of Exeter increase housing accordingly
- Increase amenities in Beaconsfield, Exeter, Legana and Launceston
- Increase transport in Exeter and Legana
- Create pathways for active transport, specifically from Exeter to Legana connecting to Launceston
- Reconsider a pedestrian bridge and a solution to existing car bridge since it's at capacity
- Restrict how many houses a developer can construct to preserve equity
- Create visual diversity (not cookie-cutter development) and increase density

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2.3 Workshop 3

Date	Saturday 30 November 2024		
Location	Legana		
Attendance	<ul style="list-style-type: none"> ▪ Ellen Witte (SGS) ▪ Aline Raad (SGS) ▪ Michelle Riley (Council) ▪ Karin Van Straten (Council) ▪ 9 community members 		
Scenario 1 <i>Densification</i>	Scenario 2 <i>Growth in towns</i>	Scenario 3 <i>Lifestyle</i>	
The pros of this scenario are <ul style="list-style-type: none"> ▪ This scenario has less infrastructure problems than other scenarios 	The pros of this scenario are <ul style="list-style-type: none"> ▪ Preserve the neighbourhood character and is family-oriented ▪ Links the towns together ▪ Infrastructure development on supply and demand basis 	The pros of this scenario are <ul style="list-style-type: none"> ▪ Tamar Valley's visual appearance remains the same ▪ Still close to main centre at Launceston ▪ Less crime ▪ Potentially more affluent community ▪ Opportunities for off-grid developments 	
The cons of this scenario are <ul style="list-style-type: none"> ▪ Potential social problems in dense areas 	The cons of this scenario are <ul style="list-style-type: none"> ▪ Rates would go up 	The cons of this scenario are <ul style="list-style-type: none"> ▪ Longer commutes 	

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	<ul style="list-style-type: none"> ▪ Puts pressure on existing infrastructure and amenity ▪ Exclusionary (old and unaffordable) ▪ Isolating: no interaction with neighbours ▪ Would change character if done badly 	<ul style="list-style-type: none"> ▪ Lack of PT and future investment in PT ▪ Sewage is at capacity in Legana and Exeter ▪ Environmental degradation (run off the river) ▪ Bushfire risk ▪ Bigger blocks are more expensive ▪ May not be enough land to accommodate growth ▪ Social isolation (no opportunities to meet and chat with neighbours) ▪ Lots are too big and too tiring and expensive to look after. Should reduce the size to 2500 sqm ▪ Waste of land ▪ Only a limited number of people want this type of housing ▪ Infrastructure impact from natural disasters e.g. power (more widespread outages)
Additions or changes <ul style="list-style-type: none"> ▪ Increase social infrastructure and community services to support growth ▪ More townhouses and shop tops (maximum of 2-3 stories) ▪ No social housing (no migrants in the winery entry) ▪ No density in Legana ▪ More green spaces, more walkable areas 	Additions or changes <ul style="list-style-type: none"> ▪ 2000 sqm is the ideal lot size, 5000 is too big and 700 is too small ▪ Not allow developers to buy too many plots next to each other or mandate all houses to be different designs 	Additions or changes <ul style="list-style-type: none"> ▪ Limit subdivision opportunities ▪ Lots size is too big ▪ Need more choice – provide opportunity for larger lots but not everywhere ▪ Can not keep spreading out mix-up housing styles ▪ Plan for infrastructure, including social infrastructure

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<p>How would it work</p> <ul style="list-style-type: none"> ▪ Build up not out, and see good examples in European cities ▪ Integration based on socio-economic backgrounds (mix – diversity) ▪ Consider other locations to densify, such as Exeter, which has good potential ▪ Manage growth (be careful about too much growth) ▪ Medium level 4-5 storeys (8 at most) ▪ Must consider the whole picture, including the volume of people + services they will need ▪ Needs to be well planned from an infrastructure perspective and ensure enough parking ▪ Townhouse style development rather than apartments ▪ Need to preserve character ▪ Health infrastructure to support growth (hospitals etc.) ▪ Pathways for (electric) bikes and walking the whole length of the municipality 	<p>How would it work</p> <ul style="list-style-type: none"> ▪ Mix of all 3 scenarios ▪ More PT scheduling and infrastructure ▪ Encourage different types of shops and amenities such as local businesses rather than Kmart type stores ▪ Provide opportunities for rent-free (or nominal fee) community markets ▪ Develop along the corridors ▪ More infrastructure for electric bikes and walking 	<p>How would it work</p> <ul style="list-style-type: none"> ▪ Investment in infrastructure is needed ▪ Improvement in public transport
<p>Map Annotations</p> <ul style="list-style-type: none"> ▪ Create a walking/cycling path along the coast, parallel to the main highway connecting the different towns. This path will encourage residents and tourists to use it for leisure and commute to work. ▪ Increase housing around Legana, and infrastructure and community services (mostly childcare) between Exeter and Legana 		

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- Create a tunnel or a bridge to alleviate traffic going into and out of Launceston
- Plant evergreen trees (non-deciduous), regulate removal of trees from nature strips,
- Increase housing, infrastructure and PT around Clarence Point, Beauty Point, Beaconsfield, Exeter and significantly in Legana
- Housing in Legana located top (western) side of the road
- Market and food van in Legana
- Boat ramp In Legana
- General residential 2000sqm blocks in Legana
- Keep bike paths off the main road, create additional paths for active transport

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2.4 Workshop 4

Date	Monday 2 December 2024		
Location	Beauty Point		
Attendance	<ul style="list-style-type: none"> ▪ Ellen Witte (SGS) ▪ Aline Raad (SGS) ▪ Michelle Riley (Council) ▪ Tiffany Heys (Council) ▪ 1 community member 		
Scenario 1 <i>Densification</i>	Scenario 2 <i>Growth in towns</i>	Scenario 3 <i>Lifestyle</i>	
The pros of this scenario are <ul style="list-style-type: none"> ▪ Densifying in Legana and Riverside makes sense since they're already a 'city' ▪ Accessible from other areas (if more facilities are added) ▪ Avoids high growth in other locations 	The pros of this scenario are <ul style="list-style-type: none"> ▪ Some growth is ok, but not too much ▪ In Beauty Point, existing supply of +300dwellings is ok ▪ Don't want large additional areas ▪ Natural organic growth over time 	The pros of this scenario are	
The cons of this scenario are <ul style="list-style-type: none"> ▪ N/A 	The cons of this scenario are <ul style="list-style-type: none"> ▪ Concerned about low-socio-economic people 	The cons of this scenario are <ul style="list-style-type: none"> ▪ More cost to provide services subsidised by existing residents 	

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Additions or changes <ul style="list-style-type: none"> Hospital in Legana More variety in shopping e.g. addition of a Woolworths Supermarket 	Additions or changes <ul style="list-style-type: none"> More population in Exeter than in Beauty Point Capacity of roads need to increase north of Legana Need to consider character Don't want too many low-socio economic or new suburbs Services to support existing areas + additional growth Exeter provides services for large areas - needs more services More offerings for tourists 	Additions or changes <ul style="list-style-type: none"> Open up for hobby farms to have farmers' markets. E.g. in Beauty Point to promote tourism
How would it work <ul style="list-style-type: none"> N/A 	How would it work <ul style="list-style-type: none"> Mix of housing, not just social housing 	How would it work <ul style="list-style-type: none"> Contained areas/suburbs with no conflict with agricultural use
Map Annotations <ul style="list-style-type: none"> More transport and amenities in Kelso (buses, shops, health facilities) Hospital / Emergency department in George Town that is accessible to people in Beauty Point More housing, amenities and transport in Beauty Point and Beaconsfield that preserve the rural character Better/more services in Exeter Suburb of hobby farms outside of Exeter 		

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- Hospital in Legana
- More housing, amenities and transport in Legana and Riverside

2.5 Workshop 5

Date	Monday 2 December 2024	
Location	Exeter	
Attendance	<ul style="list-style-type: none"> ▪ David Leyden (SGS) ▪ Aline Raad (SGS) ▪ Michelle Riley (Council) ▪ 17 community member 	
Scenario 1 <i>Densification</i>	Scenario 2 <i>Growth in towns</i>	Scenario 3 <i>Lifestyle</i>
The pros of this scenario are <ul style="list-style-type: none"> ▪ There will be demand for this scenario so we need to plan/accommodate for it ▪ Scenario prevents urban sprawl and reduces costs attached to providing new services and infrastructure ▪ Allows living close to employment opportunities ▪ Provides affordable housing options and reduces transport costs 	The pros of this scenario are <ul style="list-style-type: none"> ▪ Good to have growth in each location ▪ Builds on existing infrastructure ▪ Increased number of people in towns brings more services and amenities ▪ The scenario allows for a mix of housing types, including social housing in all towns ▪ More opportunities to build/subdivide in areas within the existing towns 	The pros of this scenario are <ul style="list-style-type: none"> ▪ Offers a unique lifestyle that a number of people want

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<ul style="list-style-type: none"> Provides multiple housing options and dwelling types to cater for different tastes and needs Provides options for downsizing and smaller gardens opportunity for gentrification Allows for aging in place 	<ul style="list-style-type: none"> Provide options for those wanting to downsize 	
<p>The cons of this scenario are</p> <ul style="list-style-type: none"> Badly designed and cheaply built dwellings such as three-story buildings with no lifts are not accessible Possibility of more crime (perceived) Takes away growth opportunities from existing towns such as Exeter 	<p>The cons of this scenario are</p> <ul style="list-style-type: none"> Traffic within towns will increase e.g. main street Exeter, which might create some safety issues Tas water and sewage infrastructure are at capacity and will require costly upgrading Potential for increased crime associated with density (perceived) Changes to a neighbourhood character (increased density around lifestyle property) contradict why people bought properties there in the first place Potential conflict with existing uses Current infrastructure is insufficient in certain places and cannot accommodate growth without significant investment Constraints like flooding and drainage in places like Swan Point 	<p>The cons of this scenario are</p> <ul style="list-style-type: none"> Puts pressure on Public transport and infrastructure Increased cost to deliver additional infrastructure which will be servicing a margin of the population Loss of agricultural land and natural habitat Less housing volume and diversity Increased serviceability cost for things like road maintenance and garbage collection Areas like Kelso are at risk of inundation and storm surge Downsizing is no longer an option under this scenario
<p>Additions or changes</p>	<p>Additions or changes</p> <ul style="list-style-type: none"> Improve public transport (frequency and reach) 	<p>Additions or changes</p>

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<ul style="list-style-type: none"> Green spaces are critical if we were going to densify Cycling and walking paths need to be improved and expanded to accommodate population growth More amenities and recreation spaces for families and children and all abilities playgrounds Focus on liveability (access to transport and to nature) Ensure integration of affordable housing and intergenerational housing Ensure design guidelines are at high standard to procure amenities Increase employment opportunities in Legana rather than requiring commuting to Launceston for work Community gardens and accessible parks for aging in place Allow growth in towns such as Exeter and Beaconsfield as they are more affordable 	<ul style="list-style-type: none"> Increase and maintain green and recreational spaces, particularly in Exeter and Legana (a good example is Rose Bay) Increase the number of community gardens Provide childcare and community facilities such as shared multi-purpose rooms Continue and expand the Gravely Beach masterplan 	<ul style="list-style-type: none"> Integration of park and ride could solve some of the transport problems Dual occupancy or multiple families Improve community facilities for rural areas Invest in ferries a public transport option
<p>How would it work</p> <ul style="list-style-type: none"> Push for diverse housing, the community wants affordable housing and not just detached villa-type dwellings Focus on inclusive communities designed to support a variety of household sizes 	<p>How would it work</p> <ul style="list-style-type: none"> Park and ride facilities to combine private and public transport modes Provide a mix of housing, including social and affordable options Certain remote areas will remain unserved and dwellings will need to be off the grid 	<p>How would it work</p> <ul style="list-style-type: none"> Develop long existing corridors while avoiding existing communities

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- Investment in infrastructure (bad example is the recent Taswater consultation about sewage and Gravelly Beach)
- Bypass towns like Exeter and Beaconsfield
- Allow development and subdivisions of lots measuring 200 sqm
- Development similar to Wildmore crescent, that are well built with proper amenities, infrastructure and footpaths etc.
- Development should occur within walking distance to town centres
- Scenario should provide employment opportunities and not just dwellings, and boost liveability supported by the right infrastructure
- Maintain neighbourhood character and heritage buildings. Places like Exeter and Beaconsfield have great characters. Development should be supported by good urban design and planning

Map Annotations

- Increase transport in the surroundings of Deviot, Exeter
- Increase housing in Exeter, Legana and Riverside
- Increase amenities in Exeter and Legana (childcare, playgrounds and green spaces)
- Create cycling paths along main roads, and improve sidewalks and zebra crossings in Exeter, Legana and Beaconsfield
- Lifestyle lots in Rowella, Clarence Point
- Townhouses and shop-top housing in Beaconsfield, and townhouses and retirement village in Exeter
- Park and Ride in Beaconsfield, Deviot and Exeter

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3. Survey findings

This section presents the high-level summary of the results, supported by detailed analysis of the answers.

3.1 High-level summary

Most respondents prefer densifying in and around existing residential areas and commercial and business centres. This preference is driven by partnered people and families with children, who mainly reside in established areas such as Legana, Riverside, and Beaconsfield.

The advantages of building within existing towns include the following: provide access to existing services and amenities, make better use of infrastructure, while having an overall less impact on the environment and green spaces. However, congestion and loss of privacy, which is often mitigated in sprawled developments, remains an important concern for the community. People across the LGA voiced these opinions with no majority from one town. However, the highest cohort was older adults (46-65) and retirees (66+).

The respondents think Senior living and affordable housing should be prioritised as a development typology. Additionally, single family dwellings and townhouses are more favoured than apartments. The comments suggest an approach to balanced mix development, that prioritises affordable homes and age-in-place options to be the most suitable.

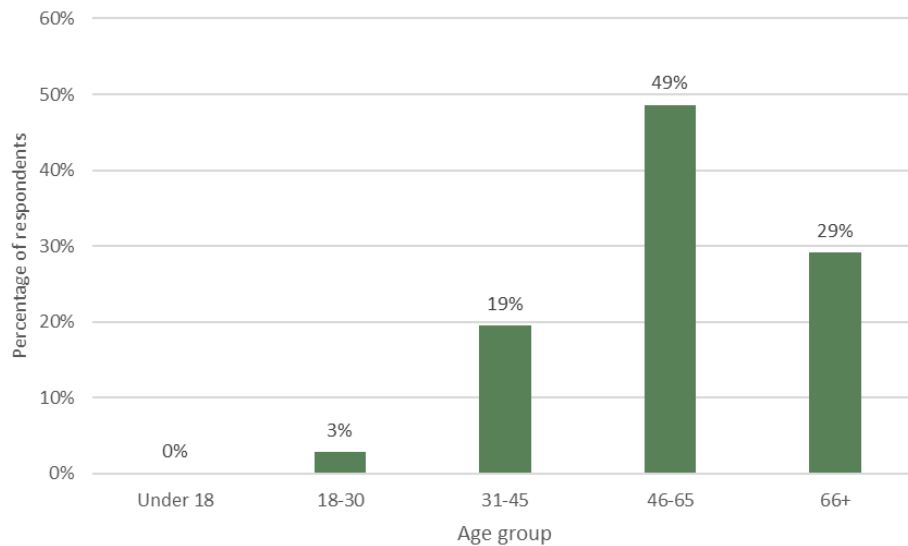
A significant majority is concerned with the long-term implications of climate change on housing development options. The respondents think growth should be focused on safer low-risk areas while limiting growth in high-risk areas subject to natural hazards.

The results indicate a strong demand for a comprehensive active transport network across the LGA and improved public transport options.

The community regards the natural landscape highly. Strong emphasis is equally placed on the rural character of the LGA, highlighting the importance of preserving the landscape of the local region from the encroachment of future development.

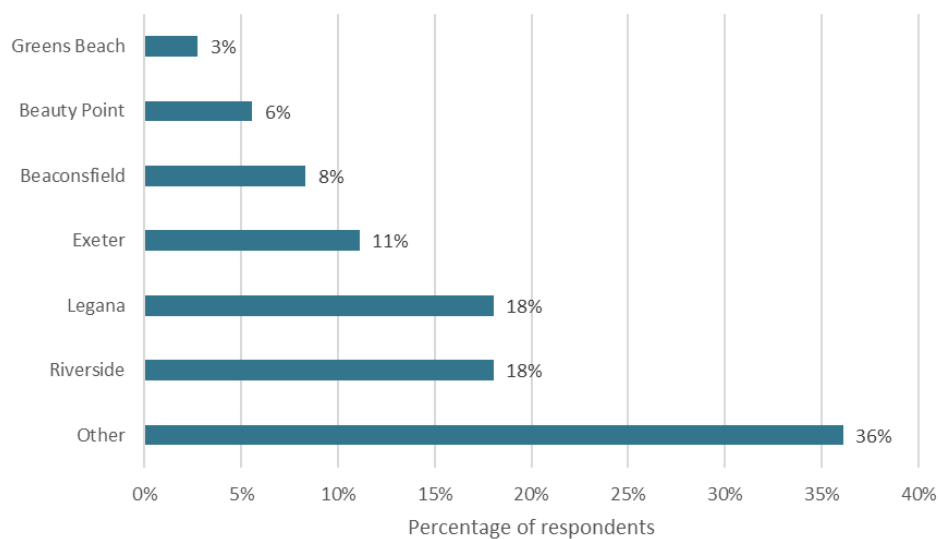
3.2 Detailed analysis

Figure 2: Age profile of survey respondents



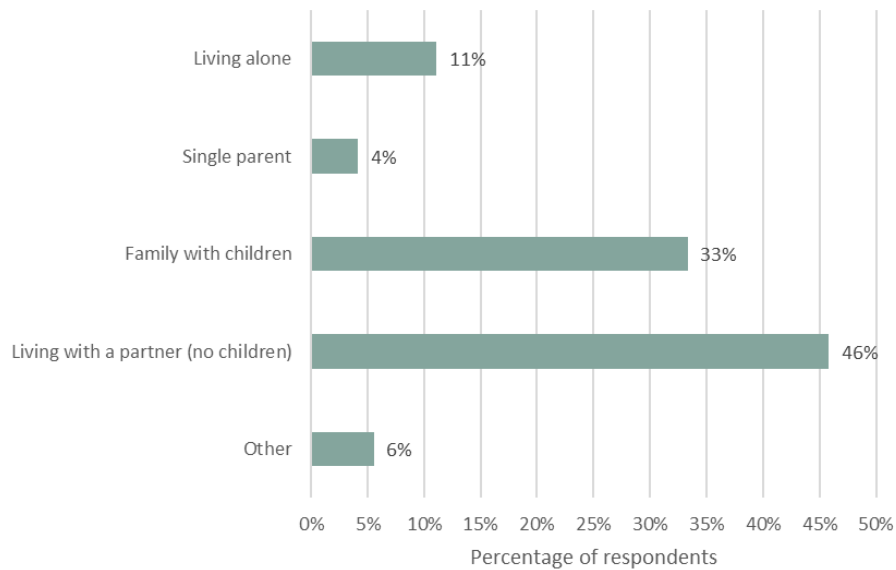
Nearly half of the survey respondents (49%) are aged 45-65. Additionally, a significant proportion (29%) are aged 66 and over, followed by 19% in the 31-44 age group. The remaining 3% comprises individuals aged 18-30.

Figure 3: Place of residence of survey respondents



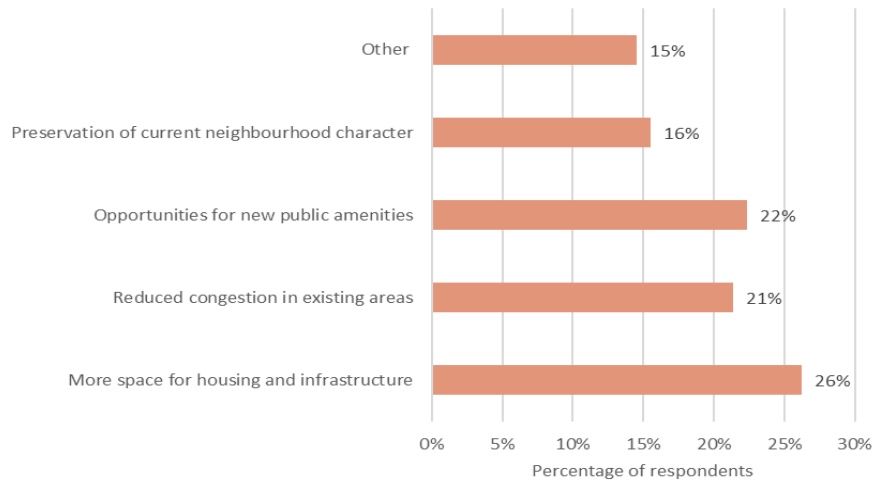
Most survey respondents are reported to live in Riverside, Legana and Exeter. Some also live in Beaconsfield, Beauty Point, Rosevears, Blackwall, etc. Notably, Legana is the only location with survey respondents from all age groups.

Figure 4: Household types of survey respondents



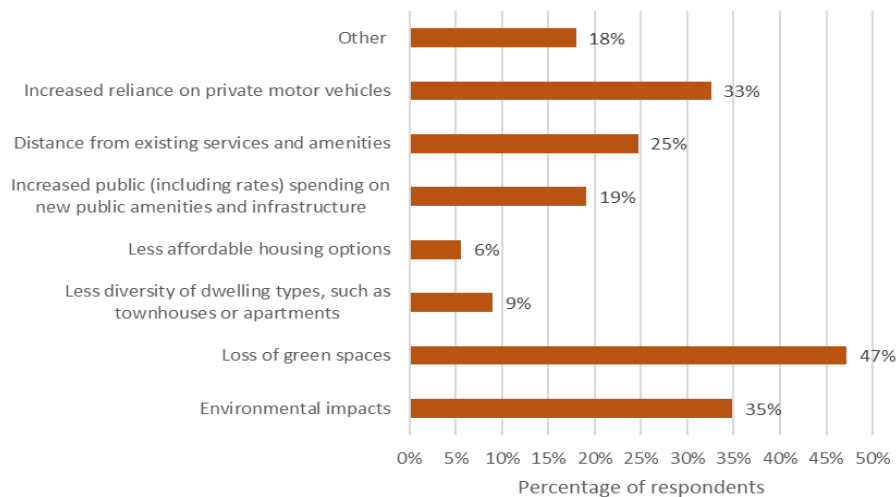
Most survey respondents (46%) live with a partner and have no children. Additionally, a significant proportion (33%) belong to households with children. A smaller proportion (11%) live alone, while 4% reside in single-parent households. Notably, family households with children are predominantly located in Legana, whereas family households without children are more common in Riverside and Exeter.

Figure 5: Survey responses on the main advantages of building on undeveloped land



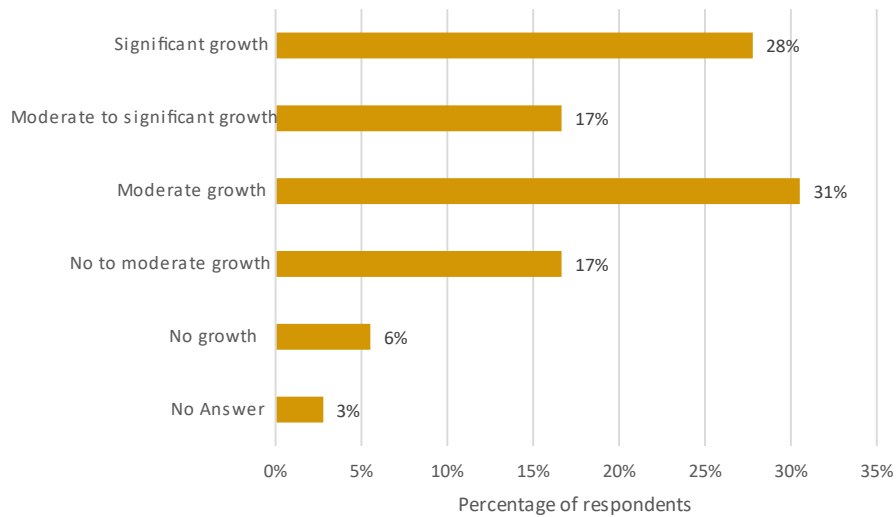
Most survey respondents (26%) state that the main advantage of building on undeveloped land is more space for housing infrastructure. This is followed by other reported benefits, including opportunities for new public amenities (22%), reduced congestion in existing areas (21%) and preservation of current neighbourhood character (16%).

Figure 6: Survey responses on the main disadvantages of building on undeveloped land



Nearly half of the survey respondents (47%) state that the main disadvantages of building on undeveloped land is the loss of green space. Other top responses include concerns over environmental impacts (35%), increased reliance on private motor vehicles (33%) and distance from existing and amenities (25%).

Figure 7: Survey responses on how the existing business centres should grow (if at all)

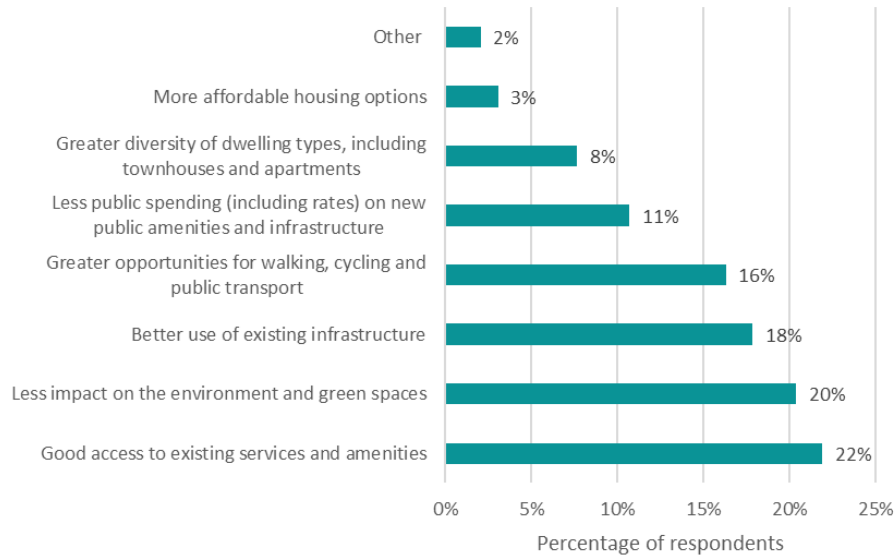


Nearly a third of survey respondents (31%) state that the existing business centres should grow at a moderate rate, whereas 28% of respondents think that they could have a significant growth. Only 6% of respondents think that the existing business centres should have no growth.

On the scale from 1 to 5 where 1 = No growth and 5 = Significant growth, the survey results show the weighted average score of 3.36, indicating a strong preference for moderate growth in the existing business centres.

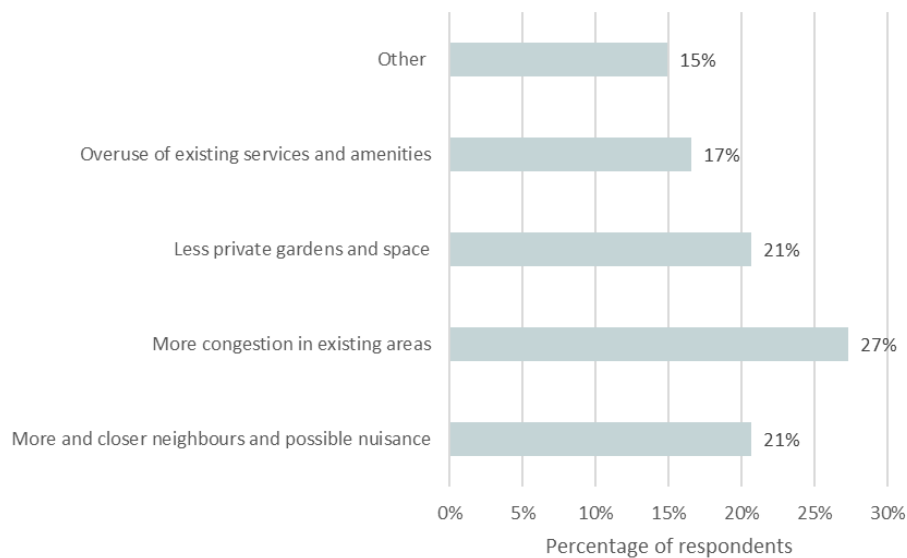
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Figure 8: Survey responses on the main advantages of building within existing towns



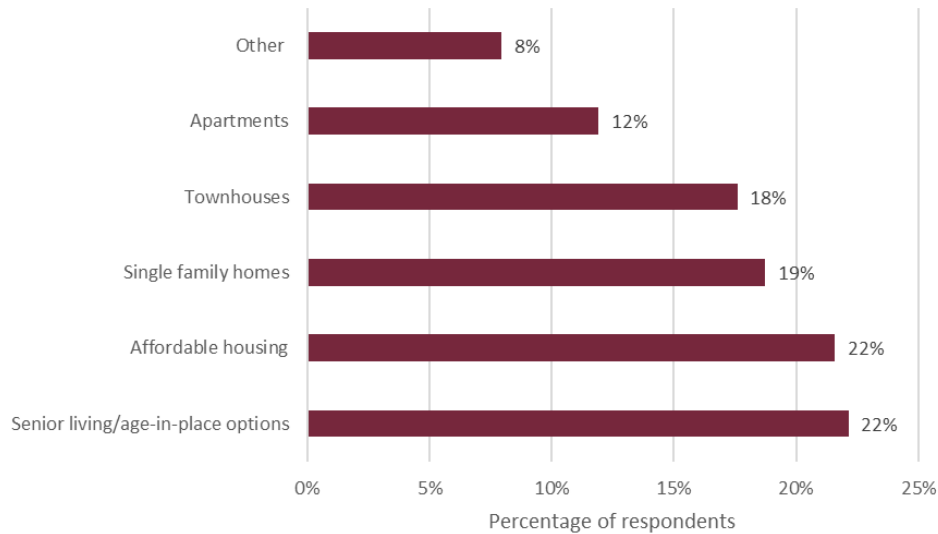
Most respondents (22%) state that good access to existing services and amenities is the main advantage of building within existing towns. Other top responses include less impact on the environment and green spaces (20%), better use of infrastructure (18%) and greater opportunities for walking, cycling and public transport (16%).

Figure 9: Survey responses on the main disadvantages of building within existing towns



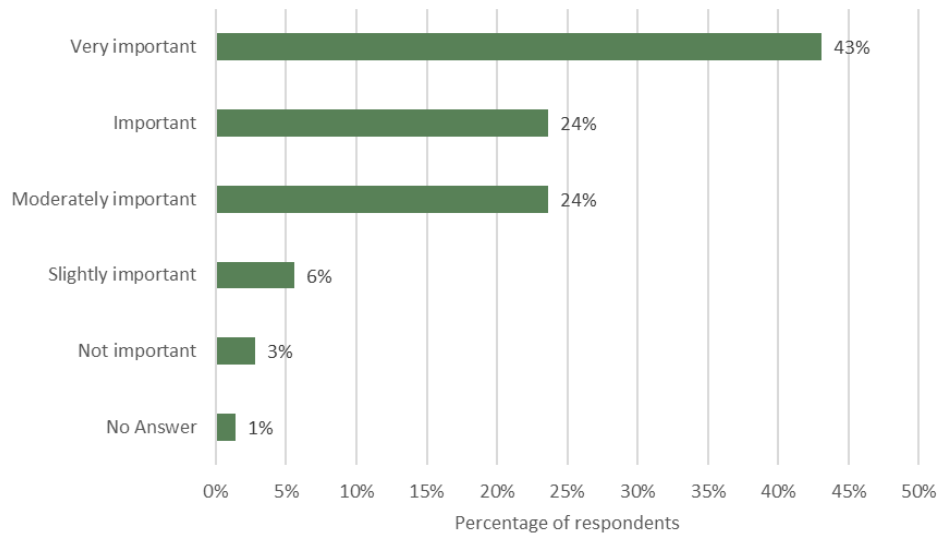
Most respondents (27%) state that more congestion in existing areas is the main disadvantage of building within existing towns. Other express the concern that building within existing towns could result in more and closer neighbours and possible nuisance (21%), less private gardens and space (21%) and overuse of existing services and amenities (17%).

Figure 10: Survey responses on types of housing should be prioritised for future growth



Most respondents state that senior living/age-in-place housing options and affordable housing should be prioritised for future growth, followed by single family housing (19%), townhouses (18%) and apartments (12%).

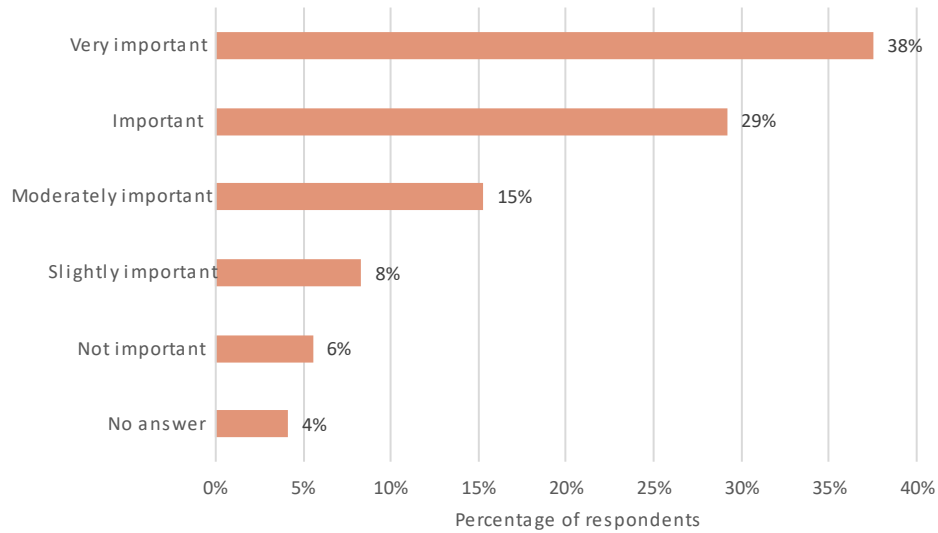
Figure 11: Survey responses on how important it is to have more housing options for smaller families or seniors



Most respondents (43%) state that having more housing options for smaller families or seniors is very important. Additionally, 24% of respondents consider it important, while another 24% regard it as moderately important. Only 3% of respondents indicate that it is not important.

On the scale from 1 to 5 where 1 = Not important and 5 = Very important, the survey results show the weighted average score of 3.94, indicating that most people agree having more housing options for smaller families or seniors is important.

Figure 12: Survey responses on how important it is to have more affordable housing options for workers on low to moderate incomes

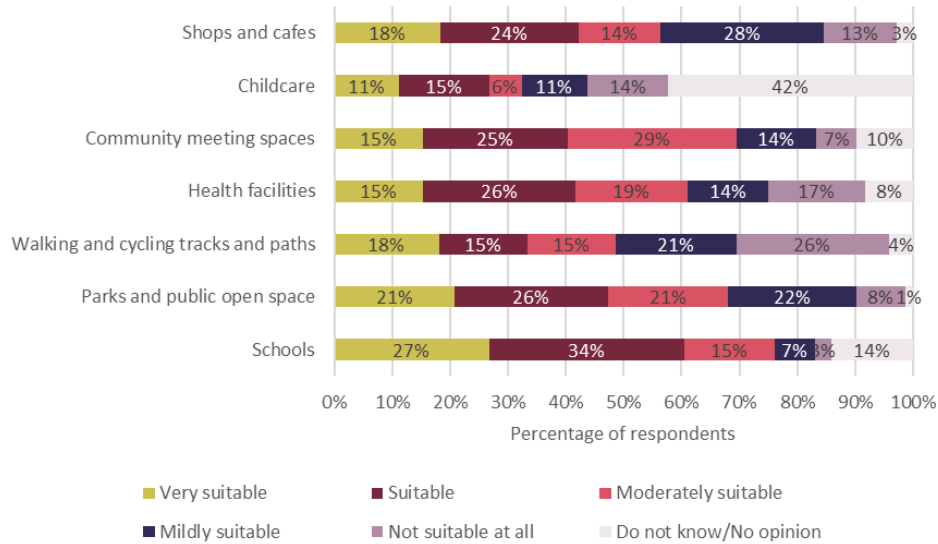


Most respondents (38%) state that having more affordable housing options for workers on low to moderate incomes is very important. Additionally, 29% of respondents consider it important, while another 15% regard it as moderately important. Only 6% of respondents indicate that it is not important.

On the scale from 1 to 5 where 1 = Not important and 5 = Very important, the survey results show the weighted average score of 3.72, indicating that most people agree having more affordable housing options for workers on low to moderate incomes is important.

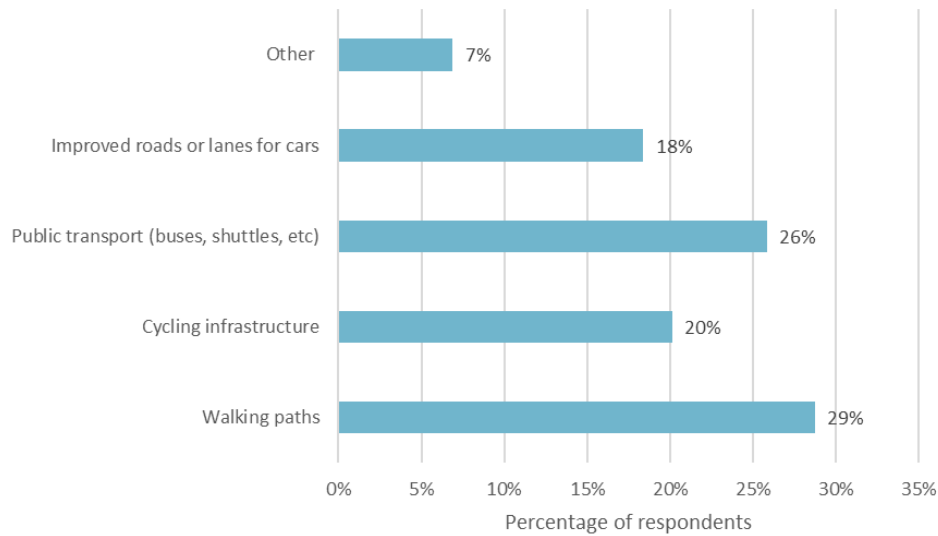
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Figure 13: Survey responses on whether community infrastructure facilities in your area are suitable for a changing community



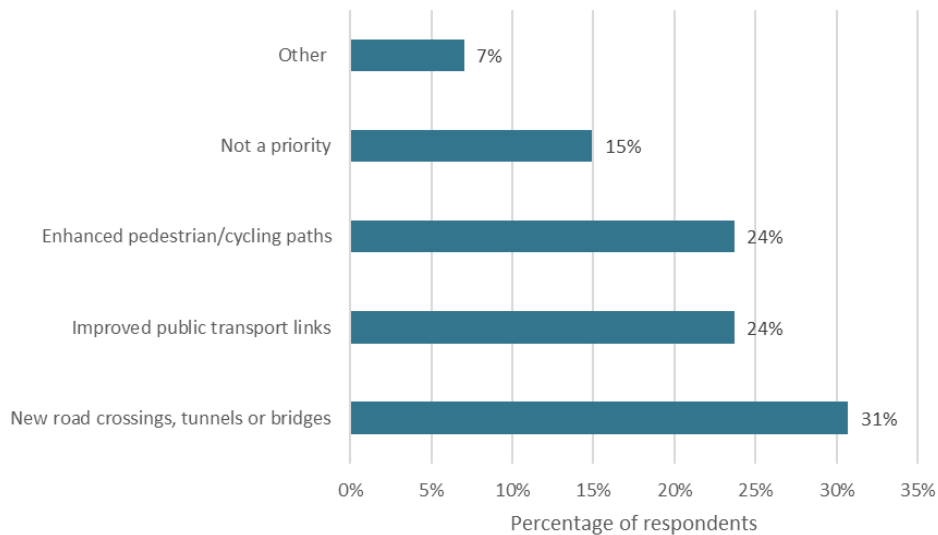
Most respondents indicate that the community infrastructure facilities in their area are either suitable or highly suitable for a changing community, particularly in relation to schools, parks, and public open spaces. In contrast, a notable proportion of respondents (26%) report that walking and cycling tracks and paths are not suitable for a changing community, along with health facilities (17%) and childcare services (14%).

Figure 14: Survey responses on the transportation infrastructure that should be prioritised for future investment



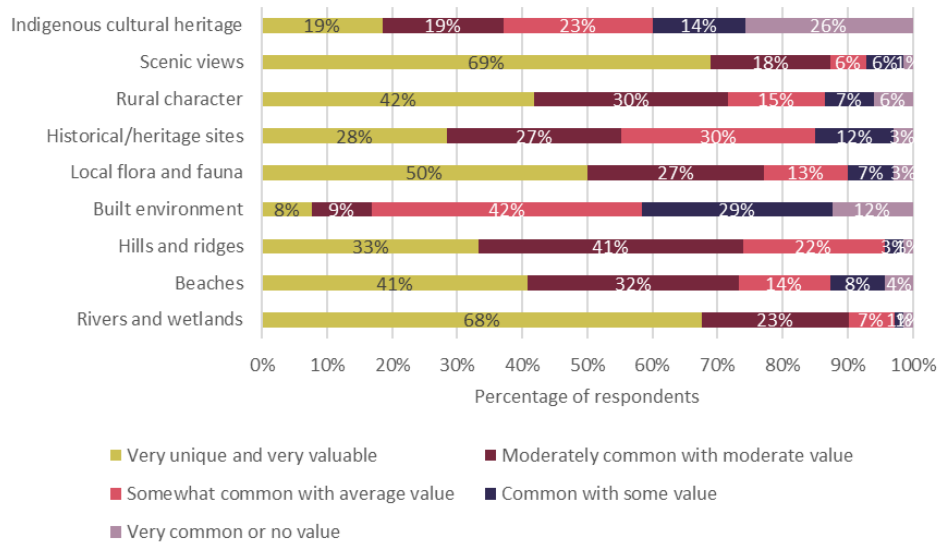
Most respondents (29%) state that walking paths should be prioritised for future investment. Additionally, a significant proportion (26%) support investing in public transport (buses, shuttles, etc).

Figure 15: Survey responses on how to encourage better connections between the west and east of West Tamar across the highway



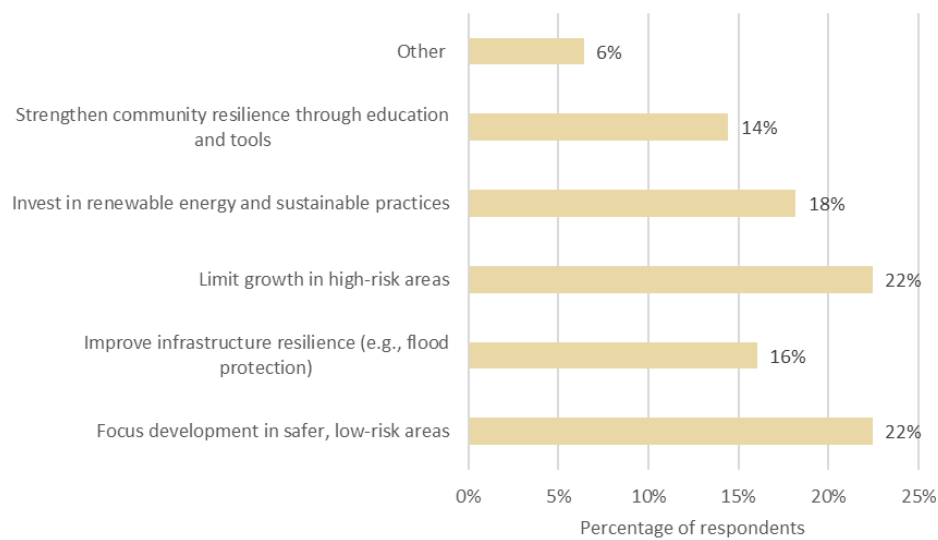
Most respondents (31%) state that building new road crossings, tunnels and bridges is essential to encourage better connections between the west and east of West Tamar across the highway. Other top actions include improving public transport links (24%) and enhancing pedestrian/cycling paths (24%).

Figure 16: Survey responses on what makes West Tamar unique and valuable



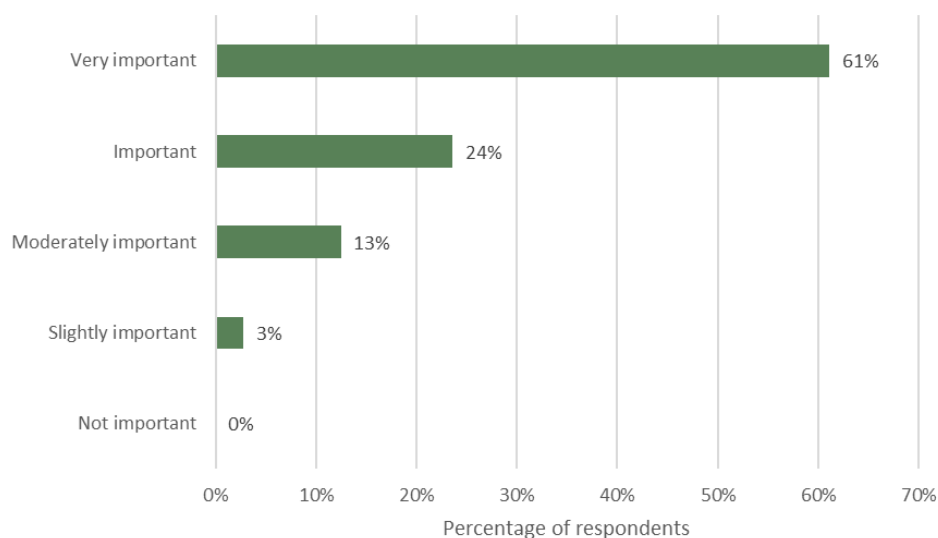
Most respondents state that scenic views (69%) and rivers and wetlands (68%) are the most highly valued features, with the majority of respondents considering them very unique and very valuable. Built environment is the least valued aspect, with only 8% considering it very unique and very valuable and 42% saying it is moderately common with moderate value.

Figure 17: Survey responses on how the community should grow while managing risks like natural hazards (bushfire, landslip and flooding) and economic uncertainty



Most respondents state that the community growth should be limited in high-risk areas and focus on development in safer, low-risk areas. Respondents also note that the community growth should consider the investment in renewable energy and sustainable practices and improve infrastructure resilience.

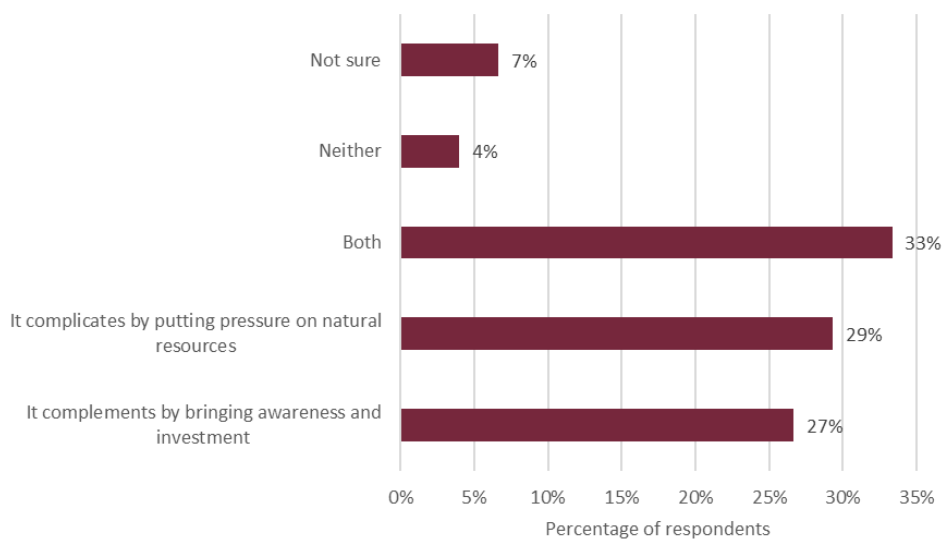
Figure 18: Survey responses on how important it is to protect West Tamar's unique natural and scenic values



Most respondents (61%) state that protecting West Tamar's unique natural and scenic values is very important. Additionally, 24% of respondents consider it important, while another 13% regard it as moderately important. No one indicate that it is not important.

On the scale from 1 to 5 where 1 = Not important and 5 = Very important, the survey results show the weighted average score of 4.43, indicating that most people agree protecting West Tamar's unique natural and scenic values is important.

Figure 19: Survey responses on how growth can complement or complicate the protection of West Tamar's unique natural and scenic values



Most respondents (33%) state that growth both complements and complicates the protection of West Tamar's unique natural and scenic value. Among those who perceive only one effect of growth, a greater number believe it complicates protection by putting pressure on natural resources rather than complements it by bringing awareness and investment.

Regarding the question of what should be done to recognise and protect Indigenous cultural heritage in the context of future growth, the responses are summarised as follows:

- Engage with Indigenous communities in decision-making.
- Work with Indigenous heritage groups and representatives
- Integrate Indigenous perspectives into council planning and development
- Increased awareness through education, interpretive signage and guided tours
- Rename sites where appropriate to reflect Indigenous history
- Regarding additional comments or suggestions for the West Tamar Growth Strategy, the responses are summarised as follows:
- Growth should balance economic development, environmental protection and community needs

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- Develop safe walking and cycling paths, particularly along West Tamar Road
- Improve roads, including river-edge roads and main highways
- Construct a bridge or bypass to ease traffic congestion in Riverside and Legana
- Improve public transport options
- Upgrade water and sewerage infrastructure to meet growing demands
- Ensure transparency by publishing survey results and consulting on draft strategies
- Support local businesses, including more restaurants and cafes with extended hours

4. Community Submissions

In addition to the community engagement workshop and survey, Council received several submissions for land rezoning pertaining to both residential and industrial development. The individual lots were thoroughly evaluated, and the recommendations derived from this assessment were included in the development of the strategy

Table 3 Location of rezoning applications

	Residential	Commercial or Industrial
Beauty Point	4	-
Beaconsfield	2	-
Riverside	3	-
Legana	8	-
Gravelly Beach	1	-
Greens Beach	1	-
Clarence Point	1	-
Exeter	1	1

5. Conclusions and next steps

The engagement from the community has been compiled to inform a revised growth scenario. This will be tested again with community members to ensure we have accurately captured their input. The preferred scenario will inform a Draft Growth Strategy, which will provide community members with additional opportunities to offer comments and feedback throughout 2025.

Appendix A: Survey copy

West Tamar Growth Strategy Survey

West Tamar Council is developing a Growth Strategy that will enable sustainable growth over the next 30 years and beyond. This survey is designed to gather your input on various factors influencing future growth. Your feedback is crucial in shaping a sustainable and vibrant future for our municipality.

Demographic

1. What is your age?

- ☐ Under 18
- ☐ 18-30
- ☐ 31-45
- ☐ 46-65
- ☐ 65+

2. Where do you live in West Tamar?

- ☐ Riverside
- ☐ Legana
- ☐ Exeter
- ☐ Beaconsfield
- ☐ Beauty Point
- ☐ Greens Beach
- ☐ Other (please specify)

3. How would you describe your household?

- ☐ Living alone
- ☐ Sharehouse

- Living with a partner (no kids)
- Family with children
- Other

Managing Growth

4. **Where do you believe growth should be prioritised in West Tamar?**
(Select all that apply)
- In and around existing residential areas
 - On undeveloped land
 - In commercial and business centres
 - In rural areas
 - Other (please specify)
5. **What do you think are the main advantages of building on undeveloped land?**
(Select up to 2)
- More space for housing and infrastructure
 - Reduced congestion in existing areas
 - Opportunities for new public amenities
 - Preservation of current neighbourhood character
 - Other (please specify)
6. **What are the main disadvantages of building on undeveloped land?**
(Select up to 2)
- Environmental impacts
 - Loss of green spaces
 - Less diversity of dwelling types, such as townhouses or apartments
 - Less affordable housing options
 - Increased public (including rates) spending on new public amenities and infrastructure
 - Distance from existing services and amenities
 - Increased reliance on private motor vehicle
 - Other (please specify)

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7. **How should existing business centres grow, if at all?**
(Rate on a scale of 1 to 5 where 1 = No growth and 5 = Significant growth)
- o No growth | Moderate growth | Significant growth
8. **What do you think are the main advantages of building within existing towns?**
(Select up to 2)
- o Less impact on the environment and green spaces
 - o Good access to existing services and amenities
 - o Greater opportunities for walking, cycling and public transport
 - o Better use of existing infrastructure
 - o Less public spending (including rates) on new public amenities and infrastructure
 - o Greater diversity of dwelling types, including townhouses and apartments
 - o More affordable housing options
 - o Other (please specify)
9. **What are the main disadvantages of building within existing towns?**
(Select up to 2)
- o More and closer neighbours and possible nuisance
 - o More congestion in existing areas
 - o Less private gardens and space
 - o Overuse of existing services and amenities
 - o Other (please specify)

Diverse Community Needs

5. **What types of housing should be prioritised for future growth?**
(Select all that apply)
- o Single-family homes
 - o Townhouses
 - o Apartments
 - o Affordable housing

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- Senior living/age-in-place options
 - Other (please specify)
6. **How important is it to have more housing options for smaller families or seniors?**
(Rate on a scale of 1 to 5 where 1 = Not important and 5 = Very important)
7. **How important is it to have more affordable housing options for workers on low to moderate incomes?**
(Rate on a scale of 1 to 5 where 1 = Not important and 5 = Very important)
8. Are the following community infrastructure facilities in your area suitable for a changing community?

(Rate on a scale of 1 to 5 where 1 = Not suitable at all and 5 = Very suitable; DNK = do not know / no opinion)
- Schools (rate 1 to 5)
 - Parks and public open space
 - Walking and cycling tracks and paths
 - Health facilities
 - Community meeting spaces
 - Childcare
 - Shops and cafes
 - Other (please specify)

Getting Around West Tamar

8. **What transportation infrastructure should be prioritised for future investment?**
(Select all that apply)
- Walking paths
 - Cycling infrastructure
 - Public transport (buses, shuttles, etc.)
 - Improved roads or lanes for cars
 - Other (please specify)
9. **How should we encourage better connections between the west and east of West Tamar across the highway?**
(Select all that apply)
- New road crossings, tunnels or bridges
 - Improved public transport links

- Enhanced pedestrian/cycling paths
- Not a priority
- Other (please specify)

Values and Hazards

10. What makes West Tamar unique and valuable?

(Score on scale of 1 to 5. 1 = Very common or no value & 5 = Very unique and very valuable)

- River and wetlands
- Beaches
- Hills and ridges
- Built environment
- Local flora and fauna
- Historical/heritage sites
- Rural character
- Scenic views
- Indigenous cultural heritage
- Other (please specify)

11. How should the community grow while managing risks like natural hazards (bushfire, landslip and flooding) and economic uncertainty?

(Select all that apply)

- Focus development in safer, low-risk areas
- Improve infrastructure resilience (e.g., flood protection)
- Limit growth in high-risk areas
- Invest in renewable energy and sustainable practices
- Strengthen community resilience through education and tools
- Other (please specify)

Heritage and Character, Natural and Scenic Values

12. How important is it to protect West Tamar's unique natural and scenic values?

(Rate on a scale of 1 to 5 where 1 = Not important and 5 = Very important)

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13. **How can growth complement or complicate the protection of West Tamar's unique natural and scenic values?**
- It complements by bringing awareness and investment
 - It complicates by putting pressure on natural resources
 - Both
 - Neither
 - Not sure
14. **What should be done to recognise and protect Indigenous cultural heritage in the context of future growth?**
(Open-ended)
-

Final Thoughts

15. **Do you have any additional comments or suggestions for the West Tamar Growth Strategy?**
(Open-ended)

Appendix B: Photos of engagement

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Community workshop #5 (Legana)



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Community workshop #5 (Tailrace)

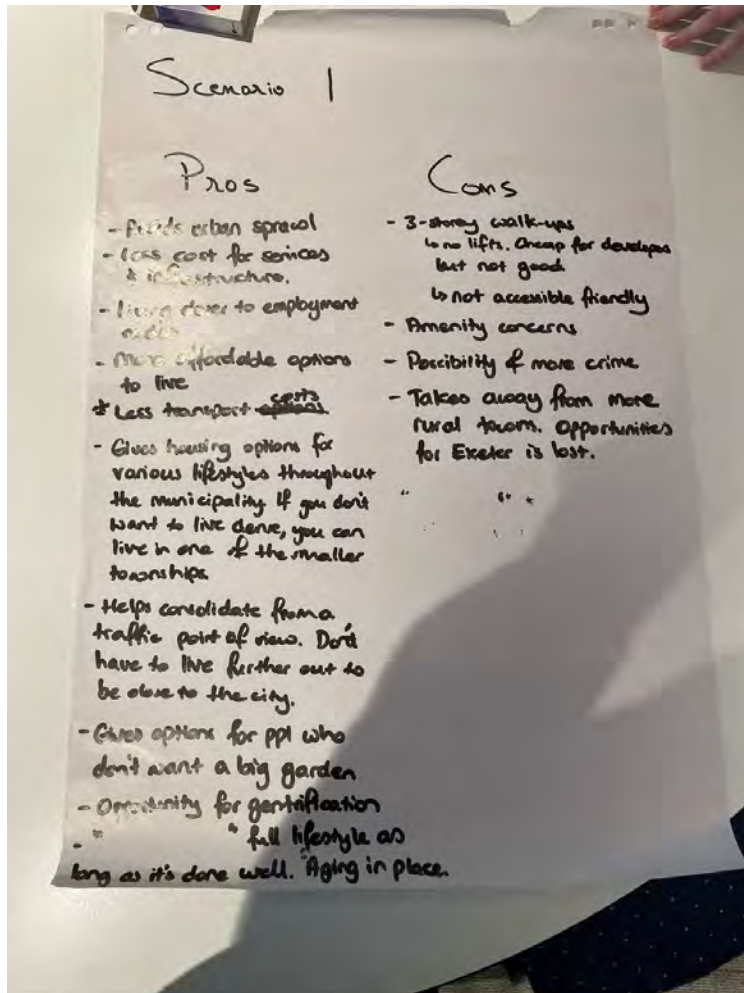


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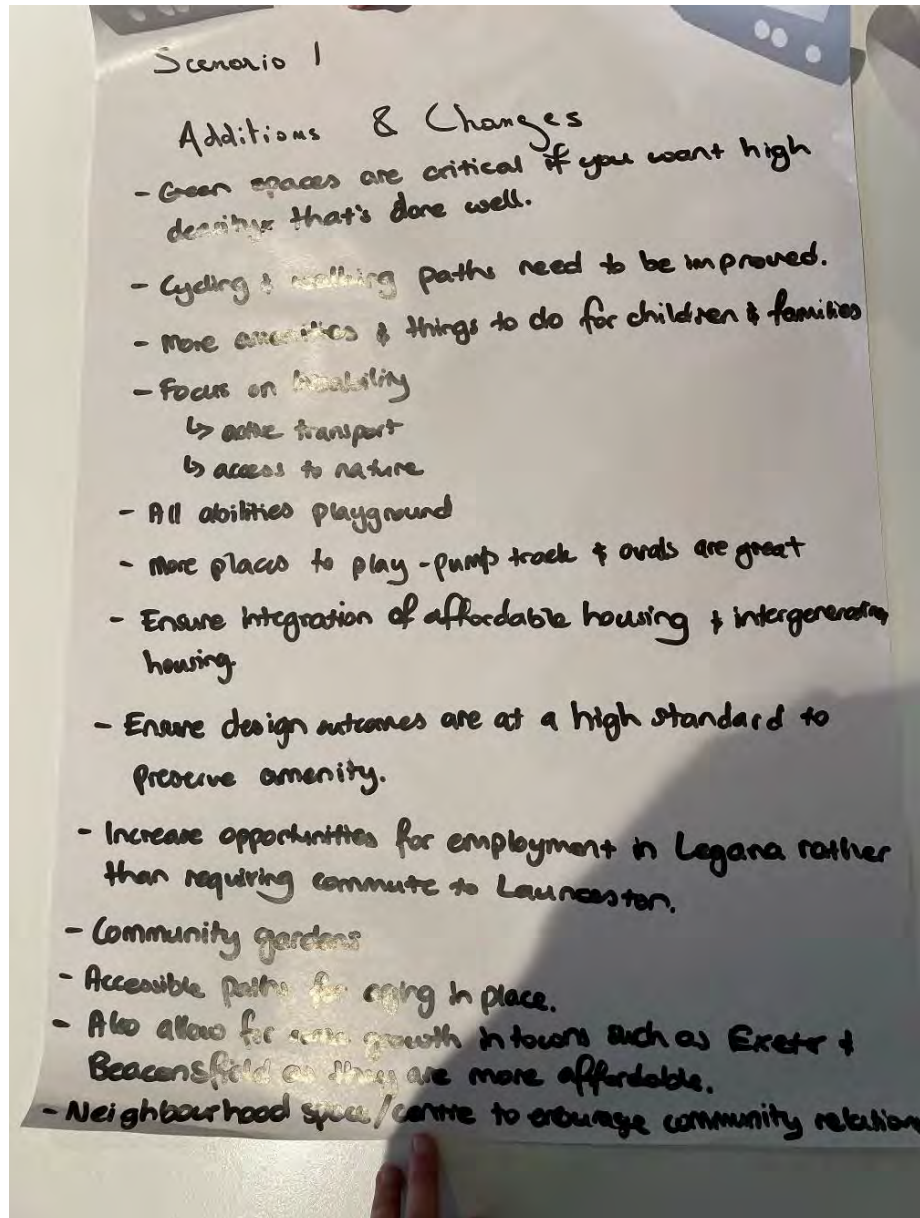
Community workshop #5 (Exeter)



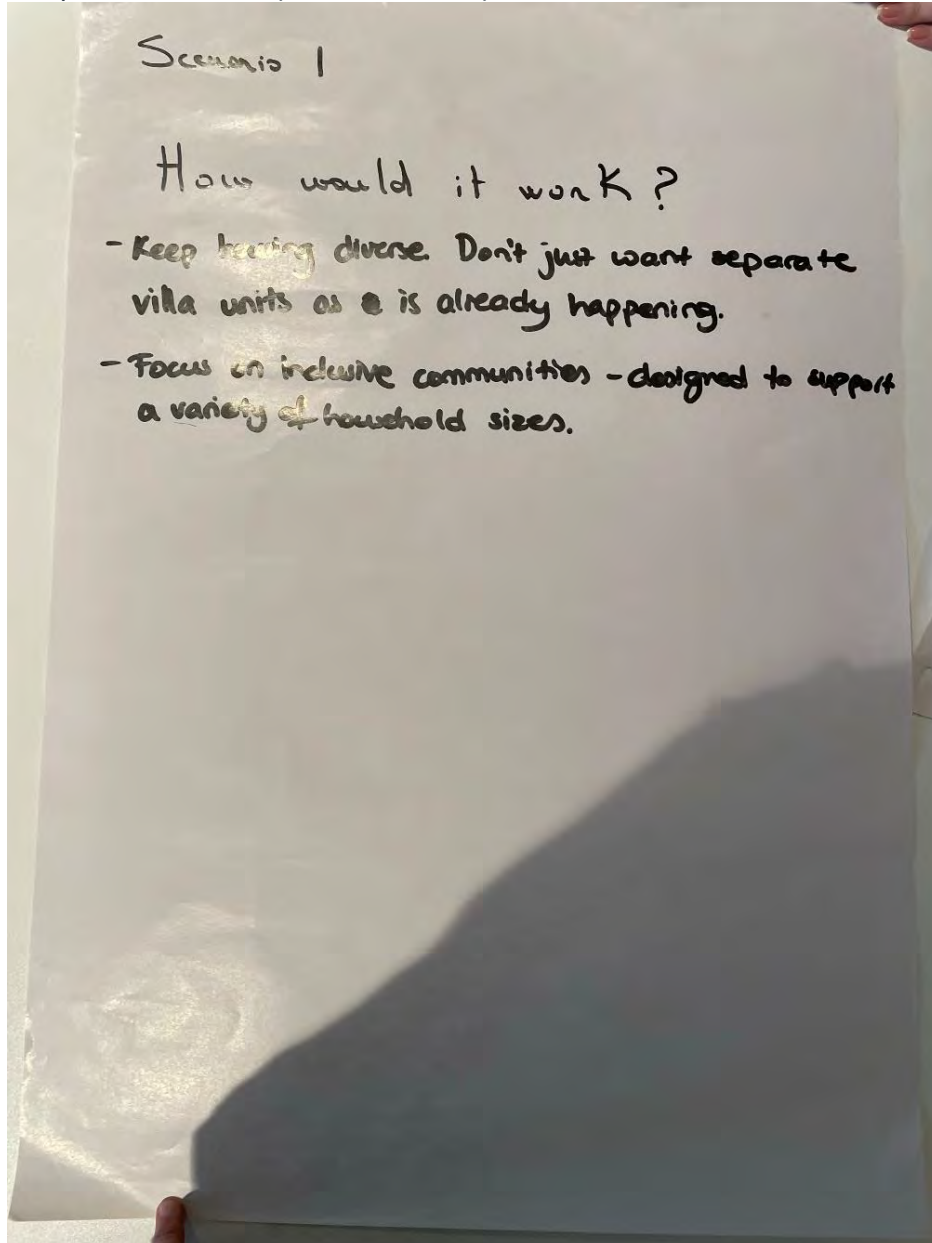
Example- scenario discussion (Pros and Cons)



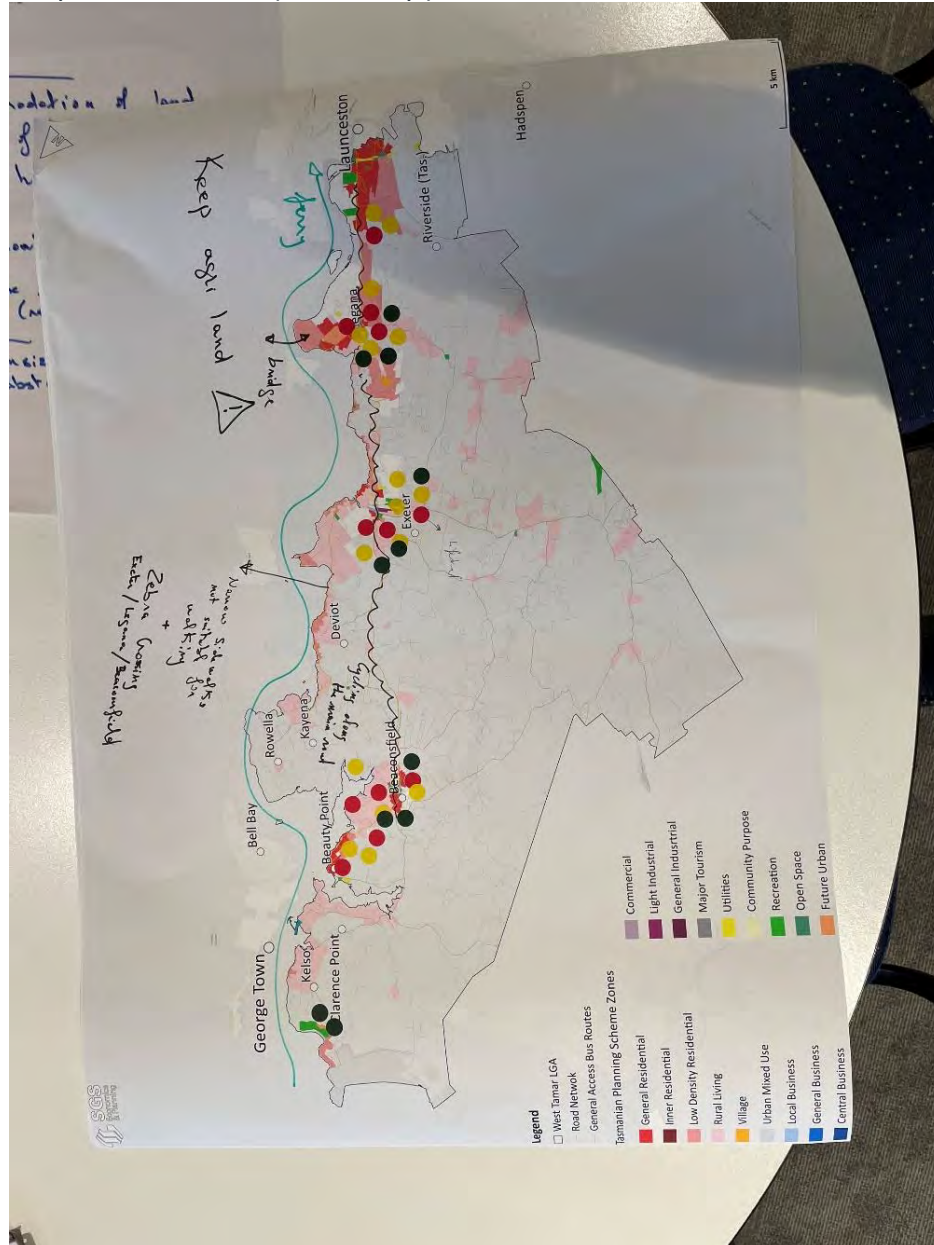
Example- scenario discussion (additions and changes)



Example- scenario discussion ("How would it work?")



Example- scenario discussion (annotated maps)



**ORDINARY COUNCIL MEETING
Tuesday 16 December 2025**

**CANBERRA / NGAMBRI /
NGUNNAWAL / NGARIGO**

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sgsnsw@sgsep.com.au



10.2 Dev 2 - Delegations under the Land Use Planning and Approvals Act 1993

REPORT AUTHOR: Director Planning & Development - Michelle Riley

REPORT DATE: 10 December 2025

ATTACHMENTS: 1. [10.2.1] Attachment 1 - LUPAA Delegation Schedule Amendment

SUMMARY

The proposed delegations relate to the extension of the expiry period for planning permits under section 53 the *Land Use Planning and Approvals Act 1993* (the Act). The proposed delegations are consistent with the approach for delegations generally and appear to have been inadvertently excluded from previous delegations.

BACKGROUND

Section 53 of the Act deals with when a permit takes effect, including when a permit lapses. There are three ways that the Planning Authority can extend the period of time by a further 2 years for the use or development to substantially commence:

- (5A) If the use or development in respect of which a permit was granted is not, or is unlikely to be, substantially commenced before the permit would otherwise lapse under subsection (5)(a) , the planning authority may grant (once only) an extension of the period during which that use or development must be substantially commenced.
- (5B) If the use or development in respect of which a permit was granted is not, or is unlikely to be, substantially commenced before the permit would otherwise lapse under subsection (5)(b) , the planning authority may grant (once only) a further extension of the period during which that use or development must be substantially commenced.
- (5D) The planning authority may grant, only once, a further extension of a permit that would otherwise lapse under subsection (5)(c) if –
 - (a) the planning authority is satisfied that, due to the technical or complex nature of the use or development in respect of which the permit was granted, the use or development is not, or is unlikely to be, substantially commenced before the permit would otherwise lapse under subsection (5)(c) ; and
 - (b) the further extension of the permit, by the planning authority, would enable that use or development to substantially commence.

A delegation to the General Manager in relation to section 53(5A) was given on 18 May 2021 authorising the General Manager to delegate these powers or functions to Council employees. Further delegation has been given to the Director Planning and Development, Team Leader Planning and the Senior Statutory Planner.

Authority has not been delegated with regard to section 53(5B) or of section 53(5D).

To allow requests to extend the expiry period for planning permits efficiently it is proposed to extend the delegation under the additional sections.

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.4 Our Infrastructure

Goal: To ensure the provision and maintenance of efficient and effective infrastructure and assets.

Objective: Planning is innovative and smart.

Council will:

- Plan for the future (future-proof) based on community needs and expectations and to meet future challenges e.g. climate change, population growth.
- Embrace innovation, the digital future and emerging technology.

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: Council is recognised as a leader in local government.

Council will:

- Have appropriate policies and procedures in place with clearly defined accountability.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Section 22 of the *Local Government Act 1993* allows a Council to delegate its functions or powers under this or any other Act, including the power of delegation.

RISK CONSIDERATIONS

The risk of delegating the function as the Planning Authority under section 53(5B) and section 53(5D) is considered low. The extension of the expiry period is largely administrative and has been undertaken under section 53(5A) for some time without any known adverse consequences.

FINANCIAL IMPACT

There should be no financial impact as a result of the delegation of these functions.

CONSULTATION

No previous consultation has occurred noting previous consideration of delegations at the 18 May 2021 Ordinary Meeting.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;

3. Reject the motion.

OFFICER'S COMMENTS

The delegation of authority for these functions under the Act will ensure that Council efficiently processes requests to extend the expiry period for planning permits.

RECOMMENDATION

That Council:

1. Delegates its authority to decide requests under section 53(5B) and section 53(5D) of the *Land Use Planning and Approvals Act 1993* to the Chief Executive Officer as the General Manager in accordance with the attached Delegation Schedule Amendment (Attachment 1); and
2. Authorises the Chief Executive Officer to delegate these powers or functions to Council employees.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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No.	Act/Reg	Section	Function or Power	Original Source of Power	Given By	Given To	Restrictions/Conditions	Delegation/ Appointment
LUPAA36A	Land Use Planning and Approvals Act 1993	s53(5B)	When does a permit take effect? If the use or development in respect of which a permit was granted is not, or is unlikely to be, substantially commenced before the permit would otherwise lapse under subsection (5)(b) , the planning authority may grant (once only) a further extension of the period during which that use or development must be substantially commenced.	Council (delegation through LGA s22)	Council	Chief Executive Officer	Council authorises the Chief Executive Officer to delegate these powers or functions to Council employees	Delegation
LUPAA36B	Land Use Planning and Approvals Act 1993	s53(5D)	When does a permit take effect? The planning authority may grant, only once, a further extension of a permit that would otherwise lapse under subsection (5)(c) if – (a) the planning authority is satisfied that, due to the technical or complex nature of the use or development in respect of which the permit was granted, the use or development is not, or is unlikely to be, substantially commenced before the permit would otherwise lapse under subsection (5)(c) ; and (b) the further extension of the permit, by the planning authority, would enable that use or development to substantially commence.	Council (delegation through LGA s22)	Council	Chief Executive Officer	Council authorises the Chief Executive Officer to delegate these powers or functions to Council employees	Delegation

11 CORPORATE

Nil

12 COMMUNITY

12.1 Comm 1 - Youth Advisory Council Minutes - November

REPORT AUTHOR: Director Corporate & Community - David Gregory
Team Leader - Community - Elizabeth Nye

REPORT DATE: 8 December 2025

ATTACHMENTS: 1. [12.1.1] YAC Minutes November 2025

SUMMARY

The purpose of this report is to provide the minutes of the Youth Advisory Council (YAC) November meeting to Council for receiving and noting.

BACKGROUND

YAC holds monthly meetings at the Windsor Community Precinct after school hours chaired by the Youth Mayor. The meetings are recorded through meeting minutes in order to record and report on the activities of YAC and discussions held.

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established and needs are identified and Council assists in achieving sustainable outcomes.

Objective: Council and the community work together building creative, innovative and resilient communities where people feel able and encouraged to participate.

Council will:

- Work in collaboration with its community.

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established, needs are identified and Council assists in achieving sustainable outcomes.

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

West Tamar Youth Strategy 2023-2026

RISK CONSIDERATIONS

The overall risk is considered low.

FINANCIAL IMPACT

Nil

CONSULTATION

Nil

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

The minutes for the 13 November 2025 YAC meeting are provided to Council for noting.

RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 13 November 2025.

DECISION

Moved:


Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025

	MINUTES WEST TAMAR YOUTH ADVISORY COUNCIL
---	--

DATE/TIME	13 November 2025	4.00PM	VENUE	Windsor Community Precinct
PRESENT	Millie, Nina, Alice, Maddi, Esther, Kirsten, Maria, Mayor Christina Holmdahl, Emerson, Evie, Ava, Yuxuan, Elizabeth			
APOLOGIES	Erykah, Cr Joy Allen, Jess			

ITEMS FOR DISCUSSION

1.1 GENERAL BUSINESS AND YAC MEMBERSHIP

Introduction

- Chairperson: Yuxuan
- Acknowledgement of Country: Yuxuan
- Minutes: Millie

Previous meetings minutes were moved by Yuxuan and seconded by Alice.

Staffing Update

- Welcome Maria who has been in Tas for 4 years and is supporting Kirsten in youth team currently.

Youth Mayor Update

- Yuxuan had his fourth and final session of public speaking training with Dylan Hesp. He is preparing to attend his final Council meeting and give his outgoing speech at the Handover Ceremony on 4th December.

Advice to Council

- Evie raised concerns about buses speeding in Cleghorn Street.
- Kirsten spoke to the Underpass repainting, and concerns regarding the building below the Guerilla Coffee venue.
- Esther spoke about Tailrace Park and suggested the basketball court be extended as it's quite small. She also suggested the potential for a skate park or pump track at the venue.

Year in Review

- Kirsten gave a presentation on the 2025 year and YAC's achievements.

Other business

- Members filled in their 2025 feedback form indicating their intentions for involvement in 2026.
- We farewelled Yuxuan and Maddi as they both move interstate in December 2025.
- We went over the YAC meeting dates and focus group meeting dates for the Masquerade Ball and the Youth Festival.
- Discussed the Christmas break up and consent forms.
- Discussed Future Changers camp was low on numbers, encourage friends to apply.
- Provided members with a printed copy of their First Aid certificates.

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MEETING CLOSED

5:00PM

Next Meeting

12 February 2026

4.00PM

Windsor Community Precinct

12.2 Comm 2 - Positive Ageing Committee Minutes - November

REPORT AUTHOR: Community Development Officer - Todd Mitchell

REPORT DATE: 8 December 2025

ATTACHMENTS: 1. [12.2.1] Meeting Minutes November 24.11.2025 - Positive Ageing Committee

SUMMARY

The purpose of this report is to provide the minutes of the Positive Ageing Committee (**PAC**) November meeting to Council for receiving and noting.

BACKGROUND

PAC holds monthly meetings at the Windsor Community Precinct. The meetings are recorded through meeting minutes in order to record and report on the activities of PAC and discussions held.

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established and needs are identified and Council assists in achieving sustainable outcomes.

Objective: Council and the community work together building creative, innovative and resilient communities where people feel able and encouraged to participate.

Council will:

- Inform, consult and engage with the community to promote participation.
- Work in collaboration with its community.

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established, needs are identified and Council assists in achieving sustainable outcomes.

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

West Tamar Council Positive Ageing Strategy 2022-2027
West Tamar Council Community Health and Wellbeing Plan.

RISK CONSIDERATIONS

The overall risk is considered low.

FINANCIAL IMPACT

Nil

CONSULTATION

Nil

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

The minutes for the 24 November 2025 PAC meeting are provided to Council for noting.

RECOMMENDATION

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee held a meeting on 24 November 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
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	MINUTES WEST TAMAR POSITIVE AGEING COMMITTEE
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DATE/TIME	24 November 2025	10.00AM	VENUE	Windsor Community Precinct
PRESENT	Ros Burr (RB) Chair, Cr Christina Holmdahl (Mayor CH), Lynn Pugh (LP), Christine Fulcher (CF), Cr Joy Allen (JA), Carl Cooper (CC), Fran Mamo (FM) Todd Mitchell (TM), June Hazelwood (JH)			
APOLOGIES	Cr Dr Julie Sladden (JS), Glenda Daly (GD), CEO Kristen Desmond (KD)			
ADDITIONAL				

ITEMS FOR DISCUSSION

CONFIRMATION OF PREVIOUS MEETING NOTES

- **Moved:** Chris Fulcher **Seconded:** Lynn Pugh

INTRODUCTION AND COMMITTEE INFORMATION

- N/A

CORRESPONDENCE

- Nil

BUSINESS ARISING

- **Terms of Reference**
PAC reviewed the draft and would like clarification for the timeline on implementing the TOR. PAC would like a rotation/staggering system of committee members to ensure knowledge and experience is not lost in one go.
Addition to the Terms of Reference would be for PAC to have sub committees that can work together outside of general PAC meetings. For example, a sub committee could concentrate on events, and another subcommittee could concentrate on advocacy work.
Mayor Christina suggests that WTC Communication Officer creates story of PAC to generate membership interest.
Carl Cooper raised how to increase the advocacy component of PAC.
- Update regarding Novembers Health and Wellbeing event**
The event was a success. Potential additions to the event include offering two sessions of each speaker in case someone missed out on the first session. Another suggestion was to survey participants at events to find out relevant information regarding engaging with the community

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and community members wants and needs. A microphone for speakers and recording speakers to share online post event for people to view at their own leisure were other suggestions.

Pac-tivity Guide 2026 Planning

PAC decided they would advertise the Pac-tivity Guide in three month increments to start 2026. This decision was based on the introduction of the new Terms of Reference and the potential of having new PAC members and a new chairperson.

A suggestion was made to have a Picnic and Garden Tour at Windsor in February led by Tony Roberts from the Works Crew. Pickle Ball in March, location TBA and a Beaconsfield Mine and Heritage Centre visit in April. The Tasmania Zoo visit was deemed too expensive for the PAC budget, and an additional Council Grant would be needed for an event such as that one.

GENERAL BUSINESS

- Legana Villas – June Hazelwood raised that residents need are finding it difficult to access the Legana shops and needing transport. PAC members suggested this was the responsibility of the management at the Villas.

MEETING CLOSED

11.45AM

NEXT MEETING

19 January 2026

10.00AM

Windsor Community Precinct

12.3 Comm 3 - Community Grant Application - Exeter Services & Community Club

REPORT AUTHOR: Team Leader - Community - Elizabeth Nye

REPORT DATE: 8 December 2025

ATTACHMENTS:

1. [12.3.1] Exeter Services and Community Club Application Redacted
2. [12.3.2] Exeter Services and Community Club - Application Assessment Matrix Redacted

SUMMARY

The purpose of this report is for Council to consider a Community Grant application received from the Exeter Services and Community Club for the restoration of a Snooker/Billiard Table.

BACKGROUND

Grant applications are first assessed for eligibility and then scored against an assessment matrix containing various established criteria. Eligible applications are then provided to Council for approval.

Grants up to \$1,000, applicants are not required to contribute financially to the project but must provide in-kind contributions. Evidence of these contributions must be included in the application.

Grants ranging from \$1,000 to \$5,000 applicants must contribute at least 10% of the overall project cost, either from their own funds or from a confirmed external funding source (excluding in-kind contributions).

This application has been received from the Exeter Services and Community Club for assessment in November 2025.

Applicant	Exeter Services and Community Club
Purpose	Snooker/Billiard Table Restoration/Repair
Amount Requested	\$5,000.00
Matrix Score	16/20
Grant Summary	This funding request is to assist with the overall cost of restoration of the slate Alock snooker/billiard table at the club, returning to a usable condition.
Community Health and Wellbeing Plan	Pillar 4 Best Communities <ul style="list-style-type: none">• 4.1.5 Well-planned services, facilities and program match community needs.

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established and needs are identified and Council assists in achieving sustainable outcomes.

Objective: Council and the community work together building creative, innovative and resilient communities where people feel able and encouraged to participate.

Council will:

- Work in collaboration with its community.

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established, needs are identified and Council assists in achieving sustainable outcomes.

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

3.5 Our Organisation

Goal: To be an organisation that values its people and delivers for our community.

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM-42.00 Grants and Assistance Policy

West Tamar Council's Community Grants program provides funding for projects and initiatives that respond to the social, cultural, recreational, economic, and environmental needs of West Tamar residents.

RISK CONSIDERATIONS

The existence of a consistent, equitable and transparent process to respond to requests for donations, grants and financial support should help reduce council's potential exposure to financial and reputational loss. The overall risk to Council is considered LOW.

FINANCIAL IMPACT

An established level of financial assistance is provided in the budget each year. For 2025-2026 Council has allocated a total funding pool of \$60,000:

- Community Grants \$40,000
- Business Grants \$20,000

Grant funding is allocated first come first serve until funds are exhausted.

The current funding pool for Community Grants is as follows:

COMMUNITY GRANTS	
Legana Tennis Club	\$2,354.00
Beaconsfield House	\$1,350.00
Sidmouth Community Centre Inc.	\$4,434.95
Legana Early Learning Centre	\$5,000.00
Rotary Club of the West Tamar	\$3,129.00
Grindelwald Leisure Garden Estate	\$1,500.00
Tamar Sea Rescue	\$4,455.00
Greens Beach Golf Club	\$3,906.00
Exeter Services and Community Club*	\$5,000.00
Total commitment to date*	\$31,128.95
Balance remaining	\$8,871.05

**Pending Council approval at Ordinary Council Meeting December 2025.*

CONSULTATION

An Application Matrix was completed by Council Officers on 26 November 2025

Councillors were consulted at Council's Interim Workshop held on 2 December 2025.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

The application received by the Exeter Services & Community Club has been assessed by Council officers and exceeds the minimum matrix score requirement of 10/20.

RECOMMENDATION

That Council approves the grant application submitted by the Exeter Services Club to the value of \$5,000.00 to complete the table restoration project as outlined in the application.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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Grants Program 2025/2026 - Application Form

Grant Overview

West Tamar Council's Grants Program responds to funding requests for projects displaying evidence of community engagement, involvement and benefit.

Applications open on the 1 July 2025, and close 17 February 2026 (4pm or until the funding pool is exhausted). Applications will be assessed and funded on a 'first-in' basis. Applicants are responsible to ensure that their application is received by council by the closing date and time.

Funding applications can be made for amounts up to \$5000.00

Applicants seeking funding of up to \$1,000 are not required to contribute to the project financially, but are expected to provide in-kind contributions. Evidence of this is required in the application and during the acquittal process.

For applicants seeking \$1,000.00 – \$5,000.00, at least 10% of the overall financial cost of the project must be contributed by the applicant, or confirmed by an external funding source (excluding in-kind contributions).

Example: where an applicant has applied for a funding amount of \$5000, they would also need to contribute a minimum of \$500 (\$500 = 10% of \$5000) in addition to the grant amount.

Grant guidelines are available to the West Tamar Council website (wtc.tas.gov.au).

Applicants are advised to contact the Community Services Team to provide an overview of the project. Please read the guidelines thoroughly prior to submitting your application, and make contact on 6323 9200 to arrange a time.

Applicant Details

Organisation/Group Name	Exeter Services & Community Club
ABN (if applicable)	96 696 512 528 Incorporation # IA11256
Postal Address	11 Murray Street, Exeter, 7275 Tasmania
Email Address	[REDACTED]
Contact Name	Sharon Lee
Contact Number	[REDACTED]
Is your organisation registered for GST?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Project Overview

Project Name	Snooker/Billiard Table restoration/repair
Project Location	Exeter Hub - 11 Murray Street, Exeter, 7275
Project Dates	Nov 21st - Nov 22nd (Estimated)
Grant Funding Amount Requested	\$5,000
Consulting Council Officer	[REDACTED]

The personal information on this form is required by Council for the Community Grants Program. Your personal information will be used for this related purpose. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.wtc.tas.gov.au or at Council offices.

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Project Description - Describe your project and why you are undertaking it. (100 - 250 words)

The Exeter Community Club has 2 snooker tables on premises for use by members, visitors, and the 70+ members of the Northern Tasmanian Billiards & Snooker Association (NTB&SA) snooker league.

The table in question, Alcock serial number 1264, was built by Alcock and Co. of Melbourne Victoria for the amateur snooker world championship, held at the Albert Hall, Launceston, in November 1980. Won by Jimmy White, a celebrated, peoples champion of world snooker prior to his rise to fame.

While this table has served the community well over the last 15 years, it is currently in poor condition due to wear and use over the years.

Pocket nets are worn through, the 5 piece slate bed no longer sits true, pocket ball rails fall out and eject balls to the floor, cushion rubbers are non responsive and "dead", and the baize (cloth) is worn to the detriment of play.

The plan outlined in this application is to restore the table to excellent playable condition, and maintain this condition going forward by charging a small fee for use to fund future repairs and general maintenance. Protecting the table, its history, and continuing to offer the opportunity for the community to enjoy snooker and billiards.

Assessment Criteria

Community Benefit – Describe how the project benefits the West Tamar community. (100 - 250 words)

This may include:

- The expected number of people the project directly and indirectly benefits
- Supporting evidence/Demographic data
- Projected benefit/outcome
- How the project aligns with your strategic/business plan

At present the table is used by the 70+ members of the NTB&SA snooker and billiards league in tournament play. In addition 20 or so members and visitors regularly use the table recreationally.

Renovation of this table will return it to excellent playability. Exeter community club is fortunate enough to have the President of Snooker Australia as a member, with suitable facilities available we hope to, as a club, expand the current player base with a focus on younger players to support the growth of the game and provide a safe, enjoyable place for all to play and learn snooker and billiards.

This attitude toward community growth and involvement is the main objective and part of the constitution outlined for the Exeter Community Club incorporation in 2012

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Project Delivery – Outline how your organisation/business/group will be able to undertake and complete the proposed project, including how West Tamar Council will be acknowledged? (100-250 words)

This may include:

- A summary of the project timeline (recommended) and a brief overview of the steps involved in your project to demonstrate how it will be completed (tell us your plan)
- Site plans, photos (if applicable)
- Outline the roles/responsibilities of any group members, volunteers, service providers and/or contractors who will be undertaking work on this project. WTC Contractor Induction details will need to be provided prior to any works commencing (wtc.tas.gov.au/contractor_inductions)

The work is to be completed by Alcocks of Melbourne Victoria. As the original manufacturer of the table in 1980, they are the only suitable skilled and qualified people to complete the work. Attending The Exeter Hub site between the 4th and 5th of December.

Involved is the complete removal of all cushion rubbers, inspection of the timber mounting blocks that support the cushion rubbers, and replacement of blocks as required. New rubber will then be adhered to the blocks, and shaped to conform with current billiards and snooker regulation. Cushions will then be recovered in new baize/cloth. The table bed will be stripped of baize back to slate bed. The slate bed will be cleaned thoroughly, levelled, and joints between slates filled and levelled to guarantee a smooth level playing surface. Slates are levelled with wedges and packing between slate base and supporting timber frame, a skilled and risky proposition, mistakes at this stage could result in a cracked slate.

The table bed, now clean, level, and true is recovered, cleaned ironed and marked. Cushions reinstalled and new picket leathers stitched into place, and new rails installed.

Alcocks are suitably insured and experienced for all work carried out. The contractor will complete the council required induction prior to starting any work, completing and submitting the induction form online. The club intends to have an opening ceremony and will invite a representative from the council to attend, if grant is completed the press will also be invited.

Community Engagement – Outline clear engagement and partnerships with the community, enabling social connections and community participation. (50 - 250 words)

This may include:

- How does the project deliver a social/lifestyle benefit to the community
- Details of how the project is inclusive in its membership and supports the broader community
- Letters of support (copies submitted with the application)

The 2 tables at the Exeter Community Club are 2 of only 6 available for public use in Launceston. These 6 tables are located in only 2 venues. The Exeter Community Club and the Workers Club in Launceston. As such the 2 tables at Exeter represent 33% of all table available for public use in the Launceston area. The NTB&SA brings all people, from all walks of life together year round. Occasional annual events also bring players from all over Tasmania together. From Hobart to Burnie.

Everyone is welcome to use the tables at Exeter. It is encouraged, as the growth of the game is an ongoing interest of the NTB&SA and the current teams representing the Exeter Community Club at present.

The President of Snooker Australia is currently discussing the option to have members of the Exeter Community Club to obtain accreditation for referee and coaching positions. The coaching particularly will allow the community club to train and work with younger players to help perhaps grow the next Neil Robertson (Australian snooker champion) or Walter Lindrum (Australian billiards player, recognised by all as the greatest of all time)

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Budget – Detail the items of expenditure that Council funding will be used for. Refer to ‘Community Grants Program 2025/2026 - Application Guidelines’ available on West Tamar Council’s website (wtc.tas.gov.au) to check funding eligibility.

Please see attached quote from Alcocks 2511198

Reminder: For grant applications over \$1000.00, applicants must contribute at least 10% of the overall financial cost of the project, or have this funding confirmed from an external source. In-kind labour is not an eligible income source and only donations of labour from qualified professionals may be included in the income description (when supported in writing by the contractor/provider). Incomplete budget will not be scored.

Project Expenditure – Include all cost associated with the project and attached quotes (inclusive of GST, if applicable).

Expenditure Description	\$
Please see attached quote from Alcocks 2511198	\$7,485

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Expenditure Total \$7,485

Project Income – Include all confirmed funding and donations, including materials.

Income Description:	\$
ES&CC Contribution towards renovation	\$2,285
Exeter snooker and billiard teams contributions to facilitate repairs	\$200
WTC Community Grant (Pending)	\$5,000

Income Total \$7,485

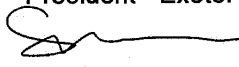
All relevant quotes are attached ~~XXXXXX~~

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Declaration

By signing and submitting this form I declare that:

- The information given in this application is true and accurate to the best of my knowledge.
- I agree to liaise with Council, should my application be successful OR do seek approval for any changes or variations to the project
- I agree to complete and submit an acquittal form within six (6) weeks of the project's completion and no later than 29 May 2026

Name **Sharon Lee**
Role/Position **President - Exeter Services and Community Club**
Signature 
Date **26/10/2025**

Application Checklist

Before you lodge your application, check that you have provided all the required details and documents and check that your budget is accurate and complete.

The following may assist you, check that you have:

- ☒ Checked eligibility against the guidelines
- ☒ Contacted the Community Services Team on 6323 9200 prior to submitting an application
- ☒ Completed all sections of application form (incomplete **will not** be assessed)
- ☒ Attached relevant supporting documents (quotes matching the budget, insurances, letters of support etc.)
- ☒ Kept a copy of your application
- ☒ Signed the completed application

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The Mayor
West Tamar Council
Eden Street
RIVERSIDE Tas 7250

EXETER HUB – SNOOKER TABLES

I would like to submit the following information in support of the \$5000 grant for refurbishment of the Snooker tables.

My family have been playing snooker from the Exeter Hub (formerly the Exeter RSL) for 30 years. My children were 13 and 9 when they started playing snooker at Exeter. They were both Junior State Champions and Runners-Up in the Tasmanian Junior Snooker and Billiards Titles. My son Josh is the current back to back State A Reserve Snooker Champion for 2024 and 2025.


Both snooker tables have significant history and this has been outlined in the grant submission.

My family plays out of Exeter Hub in the Northern Tasmanian Billiards and Snooker Association rosters. The Launceston Workers Club has the other Snooker tables. The Exeter tables are in need of a revamp as the pockets, cushions, cloth and the slate need repairing and then they will be the best tables in the State.

I hope the Committee is successful in obtaining this grant.

Kind regards

Deb Rainbow

Email: 

8th November 2025.

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ALCOCKS

ABN 87 004 161 013



SINCE 1853

Billiard Tables and Accessories

203 Darling Road, Malvern East 3145

Ph: [03] 9571 9333

sales@alcocks.com.au



www.alcocks.com.au

10 November 2025

EM: [REDACTED]

FAO: Sharon Lee

Exeter Services and Community Club
1 Murray Street
Exeter Tasmania 7275

M: [REDACTED]

QUOTATION NO. [REDACTED]

REPAIRS TO FULL SIZE ALCOCK BILLIARD TABLE – RECOVER BED AND CUSHIONS, REPLACE CUSHION RUBBERS.

NEW CUSHIONS

Fit entirely new English Trufast NRC moulded rubber cushions to existing cushion rails of table, cutting and shaping pocket openings to conform to International Billiards and Snooker Federation (1981) Templates for Match Play, and re-covering cushions in portion of new cloth specified below.

NEW CLOTH FOR BED AND CUSHIONS OF TABLES

4.75 metres 6811 30 oz fine grade West of England billiard cloth by Strachan & Co, colour Classic Green.

At the Alcock factory.

Fit new cushion rubbers, and recover cushions with portion of above new cloth to the cushion rails delivered to Alcock showroom, Malvern East, Victoria.

At the Club

Fitter's time and travel per Spirit of Tasmania.

At the RSL Club Exeter, strip cloth from bed of table, effect minor repairs to surface of slates as required, fit remainder of above new cloth to bed of table; re-assemble table ready for play, including spotting and marking bed cloth; and check and adjust level of table from base of legs.

RECOVER TABLE BED AND CUSHIONS AND REPLACE CUSHION RUBBERS

Price to replace cushion rubber on, and recover, 1 Table, including GST: \$6,040.00

Supply and fit, 6 x 8 ball capacity quad snooker rails - \$795.00

Supply 2 x Cross rest, brass head, 152cm length - \$110.00

Supply 1 Set 52.5mm (2 1/16") Super Pro 1G Snooker balls - \$540.00

C:\Users\todd.mitchell\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\207PYDDV\EXETER SERVICES COMMUNITY CLUB TAS
2511198 101125 (1).docx

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NOTES:

1. Prices are based on the cushion rails being delivered to Alcock Showroom, 203 Darling Rd, Malvern East, Victoria.
2. If you decide to accept our estimate, and, during the undertaking of this quoted work you wish our fitter to perform any extra duties, please contact the Company Management. Such work will be subject to additional charges at the current hourly rate.

If you wish to accept this **Quotation No.** [REDACTED] please sign and date as indicated and return to us by email.

_____ Date: _____

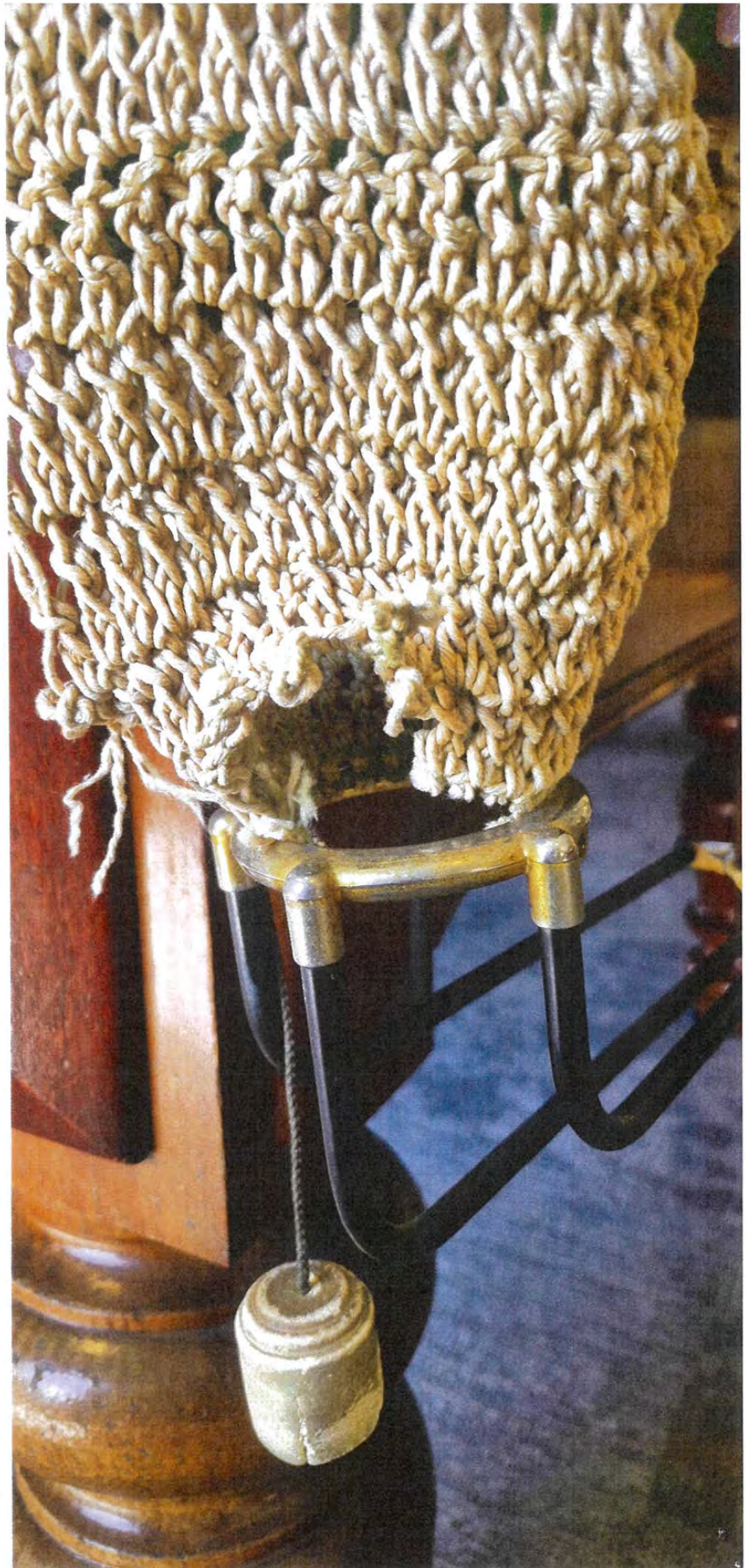
[REDACTED]

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Community Grants Program 2025/2026 - Application Assessment Matrix

Application Information

Organisation/Group	EXETER SERVICES & COMMUNITY CLUB				
Project	SNOOKER/BILLIARD TABLE RESTORATION/REPAIR				
Amount Requested	\$5,000.00	Total Project Cost	\$7,485.00	Matrix Score	16/20

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score:
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	
	Comments:				
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	
	Comments:				
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	
	Comments:				
Budget (Value 25%)	Incomplete			Clear, realistic and achievable. Official quotes must be provided.	
	Comments:				

TOTAL | 16/20

Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Certificate of Currency Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Assessed By OVER ALL TEAM SCORE
Date 26.11.2025

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Community Grants Program 2025/2026 - Application Assessment Matrix

Application Information

Organisation/Group	<i>Exeter Services & Community Club.</i>			
Project	<i>Snooker/Billiard Table restoration/repair</i>			
Amount Requested	<i>\$5K</i>	Total Project Cost	<i>\$7,485.00</i>	Matrix Score <i>16 /20</i>

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score:
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	4
	Comments: Provided statistics & talked about a wide age demographic				
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	3
	Comments: Timeline provided. Photo's were provided & contractors				
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	4
	Comments: Strong letters of support and clear examples of community engagement				
Budget (Value 25%)	Incomplete			Clear, realistic and achievable. Official quotes must be provided.	5
	Comments: Clear, realistic & achievable budget				
TOTAL					16/20

Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Certificate of Currency Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Assessed By

Date



26.11.2025

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Community Grants Program 2025/2026 - Application Assessment Matrix

Application Information

Organisation/Group	Exeter Services and Community Club			
Project	Snooker Table restoration			
Amount Requested	\$5000	Total Project Cost	\$7485	Matrix Score 17 /20

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score:
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	4
	Comments: Clearly outlined benefit to the ES&CC for Community use and benefit to the members of the Snooker Club				
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	5
	Comments: timelines and process outlined to deliver the best restoration for that specific type of table				
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	3
	Comments: not specified if the community as a whole has been consulted as it seem to just the snooker club				
Budget (Value 25%)	Incomplete	-	-	Clear, realistic and achievable. Official quotes must be provided.	5
	Comments: prices and repairs clearly stated				
TOTAL					17 /20

Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Certificate of Currency Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

Assessed By [REDACTED]
Date 26/11/25

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Community Grants Program 2025/2026 - Application Assessment Matrix

Application Information					
Organisation/Group	Exeter Services & Community club.				
Project	Snooker/Billiards table restoration & Repair				
Amount Requested	\$5,000	Total Project Cost	\$7,485	Matrix Score	/20
Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score:
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	3
Comments: Clear benefit to the users and Community if they were wanting to get involved.					
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	4
Comments: outlined well and achievable with in time frame.					
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	4
Comments: I like the idea of Coaching being provided to open the exeter hub to a broader demographic.					
Budget (Value 25%)	Incomplete	-	-	Clear, realistic and achievable. Official quotes must be provided.	4
Comments: prices and Quote clearly Stated for Works					
TOTAL					15/20
Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Assessed By	[Redacted]
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Date	26/11/25
Certificate of Currency Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>		

12.4 Comm 4 - West Tamar Council - Australia Day Grant Applications 2026

REPORT AUTHOR: Team Leader - Community - Elizabeth Nye

REPORT DATE: 8 December 2025

ATTACHMENTS:

1. [12.4.1] Kelso Fire Brigade - 2026 Australia Day Grant Application Redacted
2. [12.4.2] Kelso Fire Brigade - Assessment Matrix Redacted

SUMMARY

This report provides an overview of Australia Day Grant applications that have been received to run events within the West Tamar municipality on Australia Day in 2026.

BACKGROUND

West Tamar Council is offering three (3) grants of up to \$2,500 each, creating a total funding pool of \$7,500, to assist community groups in the West Tamar municipality to hold community Australia Day events. On Australia Day we come together as a nation to celebrate what is great about Australia and being Australian. It is the day to reflect on what we can be proud of and for communities to celebrate together.

One grant application has been received for the Australia Day 2026 from the Kelso Volunteer Fire Brigade.

Applicant	Kelso Volunteer Fire Brigade
Event	Australia Day Celebrations – Greens Beach Foreshore
Amount Requested	\$2,500.00
Purpose	The purpose of the requested grant funding is to cover the cost of consumables, supplies and equipment hire to provide a free community barbeque as part of the Australia Day Celebrations. The Kelso Volunteer Fire Brogade will provide in-kind support and community education for bushfire ready community awareness.
Matrix Score	18/20
West Tamar Council Community Health and Wellbeing Plan Alignment	Pillar Four: Best Communities <i>Planned sustainable communities</i> <ul style="list-style-type: none">• 4.1.5 Well-planned services, facilities and programs to match community needs

STRATEGIC PLAN

This action relates to the following components of the Strategic Plan 2022-2032:

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established and needs are identified and Council assists in achieving sustainable outcomes.

Objective: Council and the community work together building creative, innovative and resilient communities where people feel able and encouraged to participate.

Council will:

- Inform, consult and engage with the community to promote participation.
- Work in collaboration with its community.

3.1 Our Community

Goal: To maintain an engaged and active community where partnerships are established, needs are identified and Council assists in achieving sustainable outcomes.

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.
- Develop and celebrate a sense of place among residents through a range of special events and festivals.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM-42.00 Grants and Assistance Policy

RISK CONSIDERATIONS

The existence of a consistent, equitable and transparent process to respond to requests for donations, grants and financial support should help reduce potential exposure to financial and reputational loss. The overall risk to Council is considered LOW

FINANCIAL IMPACT

An established level of financial assistance is provided in the budget each year for Australia Day events. For 2026 \$7,500.00 is available if required.

CONSULTATION

Consultation occurred with Council during the interim workshop held on Tuesday 2 December 2025.

OPTIONS

Council may choose to:

1. Accept the motion as presented;
2. Accept the motion with amendments;
3. Reject the motion.

OFFICER'S COMMENTS

This application has received a matrix score of 18/20. This paper is provided for Council's information to facilitate the assessment of the application and awarding of the Australia Day Event Grant. Kelso Fire Brigade have previously held events on Australia Day at Greens Beach through the Council grants program.

RECOMMENDATION

That Council:

1. Approve the application submitted by the Kelso Volunteer Fire Brigade to the value of \$2,500 to host Australia Day Celebrations – Greens Beach Foreshore as outline in the grant application.
2. Approve the budget transfer from ledger 805262 'Special Events Australia Day' of \$5,000 to ledger 816261 'Community Grants' bringing the total community grants budget to \$45,000.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



Australia Day Grants Program 2026 – Guidelines & Application Form

Grant Overview

West Tamar Council is offering grants (up to the value of \$2500) to assist community groups in the West Tamar municipality to hold community Australia Day events.

On Australia Day we come together as a nation to celebrate what is great about Australia and being Australian. It is the day to reflect on what we can be proud of and for communities to celebrate together.

Please note: If your application is successful, Council may decide to part-fund your event/project to support more groups in the community.

Applicants are expected to contribute financially or in-kind to the cost of the event.

Applications must be received by 5pm on Friday 31 October 2025. Late applications will not be accepted.

Assessment Criteria

To hold Australia Day events in the West Tamar Municipal Area, applicants must:

- Be from not-for-profit organisations.
- Hold the event on Australia Day: Monday 26 January 2026.
- Be initiated within the community and actively involve local people.
- Be inclusive of all sectors of the community.
- Hold the appropriate insurances to cover the event (please attach copies with application).

Applications will not be considered if they are:

- Commercial enterprise events.
- Private functions.
- Seeking retrospective funding.
- Seeking to pay debts.

Applications must:

- Include detailed estimates of costs.
- Include written evidence from the community demonstrating support.
- Be discussed with Council's Community Development Officer prior to submission.
- Show evidence of a progression toward self-funding (Council may not recurrently fund the same events in consecutive years).

Assessment Process and Timeline

Your application will be assessed against the selection criteria in conjunction with any supporting documentation and quotes.

31 October 2025 (5pm)	Grant Applications Close – late applications will not be accepted
25 November 2025	Applicants notified of decision in writing
26 January 2026	Australia Day community event
31 March 2026	Grant acquittal and evaluations due

Submitting Your Application

Applications must be received by close of business (5pm) on Friday 31 October 2025.

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In person at any of the following council offices:
Riverside: 2-4 Eden Street, Riverside 7250
Windsor (Riverside): 1 Windsor Drive, Riverside 7250
Beaconsfield: 6 West Street, Beaconsfield 7270

Mailing Address: PO Box 16, Riverside TAS 7250

Email: wtc@wtc.tas.gov.au

Late applications will not be accepted.

Keen to Learn More

For further information or to discuss your event idea please contact Council's Community Development Officer.

Phone: 6323 9200

E-mail: wtc@wtc.tas.gov.au

Assistance completing the application form is available by appointment only.

Application Details

Applicant Details

Organisation/Group Name	Kelso Volunteer Fire Brigade
ABN (if applicable)	
Postal Address	652 Greens Beach Road, York Town
Email Address	
Contact Name	Kevin Cleaver
Contact Number	
Is your organisation registered for GST?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Event Overview

Name of the Event	Australia Day Celebrations
Event Location	Greens Beach Foreshore
Event Start Time	1000 hrs
Event Finish Time	1400 hrs
Funding amount requested	\$2500
Type of funding (select all that apply)	In-kind <input type="checkbox"/> Financial <input checked="" type="checkbox"/>
If your application is successful, Council may decide to part-fund your event/project to support more groups in the community.	

Does the organisation have insurance to cover this event?	Yes <input checked="" type="checkbox"/> A copy of certificate of currency must be provided	No <input type="checkbox"/>
Does this event require a Place of Assembly License?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will food and/or drinks be served at this event?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>Food providers must have a Food Business Registration with WTC. For assistance relating to the service of food and drinks</i>		

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or Place of Assembly, please contact the Environmental Health Officers by phoning 6323 9300.

IN-KIND ASSISTANCE

Event Waste Bins	Yes x QTY: 4	No <input type="checkbox"/>
Event Tables	Yes <input type="checkbox"/> QTY:	No x
Chairs	Yes <input type="checkbox"/> QTY:	No x
Does your event require Council venue hire?	Yes <input type="checkbox"/> If Yes, which venue:	No x

WTC PROMOTION

If your application is successful, please select if you would like council to assist with the promotion of your event through the following council channels:

Beacon Newsletter	Yes x	No <input type="checkbox"/>
e-Noticeboards at Council offices	Yes x	No <input type="checkbox"/>
Email (Community Services Network)	Yes x	No <input type="checkbox"/>
West Tamar Council Website (events/latest news)	Yes x	No <input type="checkbox"/>

If you have selected yes to any of the above options you will be required to provide a copy of your event flyer/poster to wtc@wtc.tas.gov.au

Detailed description of your event: Describe your event and why you are undertaking it. (100 - 250 words)

The **Bushfire Ready Community Awareness Day** will be a free, family-friendly community event. A free sausage sizzle will be offered on behalf of the West Tamar Council to promote community awareness of the bushfire ready campaign.

Both fire trucks from the Kelso brigade will be at the Greens Beach foreshore near the shop and the caravan park for children to explore. There will be a sandcastle competition on the beach for children and family activities.

We all have recent training in child and youth safety protocols and working with vulnerable people's cards.

The desired outcomes are community awareness of the volunteer brigade, recruitment of volunteers, and awareness of property preparations to be bushfire ready.

Event Type: Free community education and engagement event.

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How will the event be managed:

- All event organisers have Working with Vulnerable People (WWVP) cards and recent child and youth safety training.
- Fire trucks will be positioned safely and supervised by brigade members at all times.
- Food handling will comply with council and public health standards. All people working the BBQ's and customer service already have food handlers' certification.
- Risk assessments will be completed for weather conditions, beach safety, and traffic management near the foreshore.
- First aid support and fire safety measures will be available on-site.

Event Coordinator: Kevin Cleaver	Overall planning, logistics, liaison with Council and emergency services
Kelso Brigade Members	Supervise vehicles, provide demonstrations, and lead bushfire awareness
Community Volunteers	Assist with BBQ, children's activities, and information distribution
Council	Support promotion

How will the event be promoted to the community: (

- Event promotion through West Tamar Council channels, community noticeboards, and local social media.
- Engagement with local families, caravan park visitors, and holidaymakers to expand outreach.
- Inclusion in the Tasmanian Fire Service Bushfire Ready campaign calendar.
- Tamar FM and social media

Additional Information:

Expected Outcomes:

- Familiarising children with emergency personnel and equipment
- Increased understanding of property preparation and bushfire risks.
- Engagement between the community and local fire brigade.
- New volunteer sign-ups for the Kelso Brigade.
- Stronger local networks supporting emergency resilience.

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Budget – Detail the items of expenditure that Council funding will be used for.

Item	Description	Cost
Food and Condiments	Supplies for free community sausage sizzle, including sausages, bread, sauces, napkins, and beverages	\$1,800
BBQ Hire (2 units)	Hire of two large BBQs at \$125 each	\$250
Generator Hire (2 units)	Hire of two portable generators to power equipment and food service areas (\$125 each)	\$250
12V Fridge Hire	Hire of one portable fridge for safe storage of perishable food	\$100
Bain Marie Hire (2 units)	Hire of two bain maries to keep cooked food at safe serving temperature	\$100
Gazebo Hire (2 units)	Hire of two gazebos to provide shade and weather protection for food and information stalls	\$200
Gas Cylinder Purchase (2 units)	Purchase of two gas cylinders for BBQ operation and ongoing use by the volunteer brigade	\$64

Event Expenditure – Include all costs associated with the project and **attached quotes** (inclusive of GST).

Expenditure Description	\$
See table above.	
Hire will be from Tamar Hire and these prices were adapted from last year's event expenditure.	
Expenditure Total	

Event Income – Include all confirmed funding and donations, including materials.


Income Description:	\$
Labour 14 persons (in uniform)	In kind support
Donated prizes for activities	In kind support
Table and chairs	In kind support
One gazebo	In kind support
Fire trucks and equipment	In kind support
Income Total	\$2764

All relevant quotes are attached	<input type="checkbox"/>
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Declaration

By signing and submitting this form I declare that the information given in this application is true and accurate to the best of my knowledge. I agree to liaise with Council, should my application be successful, if there are any changes to the project and to submit and acquittal form by close of business 31 March 2026. I understand that the event must take place on the 26 January 2026.

Name	Kevin Cleaver
Role/Position	First Officer, Kelso Fire Brigade
Signature	
Date	21/10/2025

Application Checklist

Before you lodge your application, check that you have provided all the required details and documents and check that your budget is accurate and complete.

The information you have provided in the application may initiate additional paperwork/confirmation. Council will contact you directly if required.

The following may assist you, check that you have:

x	Checked eligibility against the guidelines
x	Contacted the Community Services Department on 6323 9200 prior to submitting an application to discuss the event and your application
x	Completed all sections of application form (incomplete will not be assessed)
x	Attached relevant supporting documents (quotes matching the budget, insurances, letters of support etc.)
x	Kept a copy of your application
x	Signed the completed application

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Australia Day Grants Program 2026 - Application Assessment Matrix

Application Information

Organisation/Group	Kelso Volunteer Fire Brigade
Project	Australia Day Celebrations – Greens Beach Foreshore
Amount Requested	\$2500.00
Matrix Score	

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score: 19/20
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	4
<i>Comments: This is a great opportunity for community to gather, celebrate & learn on Aus Day</i>					
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	5
<i>Comments: This project has been successfully delivered in the past & is set to again</i>					
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	5
<i>Comments: This project will positively engage the community on Aus Day.</i>					
Budget (Value 25%)	Incomplete	-	-	Clear, realistic and achievable. Official quotes must be provided.	5
<i>Comments: Clear budget outline</i>					

Overall comments:

TOTAL 19/20

Additional:

Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	In-kind Assistance Requested	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Assessed By	[Redacted]		
Financial Assistance Requested	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Date	26.11.2025		

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Australia Day Grants Program 2026 - Application Assessment Matrix

Application Information

Organisation/Group	Kelso Volunteer Fire Brigade
Project	Australia Day Celebrations – Greens Beach Foreshore
Amount Requested	\$2500.00
Matrix Score	18/20

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4 - 5)	Score:
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	4
<i>Comments: free event for all members of the community and community engagement and awareness for bushfire ready.</i>					
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	4
<i>Comments: clearly outlined</i>					
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	5
<i>Comments: fun and informative event for the community to be involved to be bushfire ready</i>					
Budget (Value 25%)	Incomplete	-	-	Clear, realistic and achievable. Official quotes must be provided.	5
<i>Comments: \$2764 overall costs, so will be covering some expenditure and also in-kind contributions in the way of volunteers.</i>					
Overall comments:					TOTAL 18/20

Additional:

Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	In-kind Assistance Requested	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Assessed By			
Financial Assistance Requested	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Date	26/11/25		

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025



Australia Day Grants Program 2026 - Application Assessment Matrix

Application Information

Organisation/Group	Kelso Volunteer Fire Brigade
Project	Australia Day Celebrations – Greens Beach Foreshore
Amount Requested	\$2500.00
Matrix Score	

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score: 18
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	5
	Comments: great day out for families with educational fun.				
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	4
	Comments: well delivered and inviting for the Community				
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	5
	Comments: bringing the Community together on Australia Day.				
Budget (Value 25%)	Incomplete	-	-	Clear, realistic and achievable. Official quotes must be provided.	4
	Comments: clearly Stated Budget.				
TOTAL					18 /20

Overall comments:

Additional:

Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	In-kind Assistance Requested	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Assessed By			
Financial Assistance Requested	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Date			

13 COMMUNITY ASSETS

Nil

14 PEOPLE, CULTURE & SAFETY

Nil

15 PETITIONS

Nil

16 NOTICE OF MOTIONS

16.1 Motions on Notice

16.1.1 Motion - Cr Holmdahl - Request to write to Traffic Commissioner regarding Danbury Park area

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 8 December 2025

ATTACHMENTS:

1. [16.1.1.1] Response from Minister Abetz to Kristen Desmond, CEO West Tamar Council - Speed limit, West Tamar Hw
2. [16.1.1.2] Letter from the Minister for Infrastructure

SUMMARY

The purpose of this report is to provide Council with advice in relation to a motion received on notice from Mayor Cr Christina Holmdahl in accordance with Section 65 of the *Local Government Act 1993*.

MAYOR CR HOLMDAHL'S MOTION

The following motion was received from Mayor Cr Christina Holmdahl for inclusion in the December Council Meeting Agenda:

"That the West Tamar Council writes to the Tasmanian Traffic Commissioner Cynthia Heydon to raise with her the ongoing and unacceptable safety traffic and health issues that our residents of the Danbury Park area of our municipality have been raising with the State Government for the last five years."

MAYOR CR HOLMDAHL'S RATIONALE

The West Tamar Highway between Cormiston Road and Acropolis Drive carries around 25,000 vehicle movements per day on average. This figure comes from traffic studies as part of the Tasmanian Government's improvement and duplication projects which identified this section of the highest on the highway (Tasmanian Government Transport Services).

Between 2023 and 2025 speed limits have been reduced on many State and Council roads and highways in Tasmania, driven by a focus on improving road safety.

Recent examples include the Batman Highway, the West Tamar Highway and the Huon Highway, along with Council areas in Hobart CBD have implemented 40 km/h zones in retail precincts.

These changes are based on evidence that lower speeds can significantly reduce serious injuries and fatalities, often in response to community concerns about specific road sections.

Examples of recent speed limit reductions on State roads:

Batman highway – from 80km/h to 70km/h, West Tamar Highway – a 4.3 km section reduced from 70km/h to 60 km/h, Cressy Road - an approximate 500metre section reduced from 80km/h to 60km/h, Brooker Avenue - a 360-metre section reduced from 70km/h to 70km/h, Huon Road (Grove) – a 2.3 km section reduced from 100km/h to 80km/h.

Examples of recent speed limit reduction on Council Roads

Hobart: The CBD became a 40 km/h zone in 2021. Other retail roads in Lenah Valley, Sandy Bay Road and New Town Road have also seen reductions to 40km/h. Glenorchy: Parts of Main Road, Marys Road, Berriedale Road and Barossa Road have been recommended for speed reductions.

In 2022 there were 41 reductions in speed limits on State and Council controlled roads.

In every case these decisions have been made to keep Tasmanians safe. (Garry Bailey RACT/Ex Commissioner for Traffic) included reducing some arterial roads from 60km/h to 50km/h and rural roads from 100km/h to 80km/h and reported Tasmania as one of the jurisdictions in high-risk corridors. The West Tamar Highway from Cormiston Road to Acropolis Drive is classified as a rural road.

In 2024 The Australian Infrastructure and Transport Statistics Yearbook reported Tasmania as one of the jurisdictions actively trialling speed reductions (National Safety Council) Rural highways saw reductions from 110km/h to 100km/h.

In 2025 The Road Safety Advisory Council Quarterly Progress Report (to June 2025) noted that speed management contributed to a decline in serious casualties.

By Mid 2025 over 120 km of Tasmanian roads had reduced speed limits, with most reductions on rural roads prone to crashes.

The Speed Management Strategy Consultation Paper (2025) emphasised that lowering speeds by even 10 km/h significantly reduced fatal crash risks (Road Safety Advisory Council).

Ongoing Safety concerns of the Danbury Park residents: Presently with the 100km/h speed limit from Cormiston Road to Acropolis Drive our children have approximately 4 seconds to cross a dual lane highway where every type of vehicle is driving at 100km/h, crossing to an inadequate bypass bus lane with 100km/h vehicles driving with less than 1.5 meters between them and the vehicles.

In the past another similar case on the West Tamar Highway which saw the Council's West Tamar Highway Safety Committee having to lobby for nearly 10 years for improvements between Lanena Avenue and Gravelly Beach Road, before action was taken by the State Government which resulted in young children, mothers with prams and the elderly no longer having to walk along the "Goat Track" with truck tyres less than a metre from their heads. Does the Council have to lobby for another 5 years to see the West Tamar Highway between Cormiston Road and Acropolis drive being afforded the same treatment?

Today, residents driving from both the south and north exits of Danbury Drive and wishing to turn south across two lanes of the West Tamar Highway have approx. 4 seconds to do so with vehicles driving north and south at 100km/h.

South of Cormiston Road the speed limit through Riverside is 60 km/h and north of Acropolis Drive the speed limit is 70 km/h to Freshwater Point Road, with School Zone speed limits before Bridgnorth Road. How can 2.5kms of the West Tamar Highway between Cormiston Road In Riverside (population of approx. 7065 residents – Aug 2025) and Acropolis Drive in Legana (population of 5181 -Aug 2025) be zoned as a Rural Road when there are more exits from properties in this section of the highway than from Acropolis Drive to Bridgenorth Road?

The residents of Danbury can rightfully feel that they are victims of selective discrimination by past and present governments.

The safety of cyclists on this stretch of road is also of great concern. The existing laneway for cyclists on a rough surface is not ideal, so they ride beyond the allocated bike lane with traffic speeding by at 100km/h, unlike the clearly marked and adequate bike lanes between Acropolis Drive and

Freshwater Point Road – smooth surface and speed limit 70km/h. We have seen a cyclist death on this section of road and the TBUG group has been lobbying for many years for improvements for cyclists safety.

Reducing the speed limit between Cormiston Road and Acropolis Drive will also, to some degree, reduce the traffic noise that is well above the accepted noise levels and is another issue for another day.

In Tasmania community and individual advocacy has been successful for changes on roads that are considered unsafe for the users. The Government's "Towards Zero" states that reductions are part of a larger State Government strategy to reduce road fatalities and serious injuries.

Successive Ministers have absolved themselves of the responsibility to improve the health and safety concerns of the Danbury Park residents and it's time that this situation is reversed.

Are votes more important than the health and safety of our fellow Tasmanians?

The West Tamar Highway Liveability Group has been campaigning for almost five years for the Department of State Growth to acknowledge, and indeed ameliorate, the safety and noise issues experienced by residents who live in close proximity to the West Tamar Highway between Riverside and Legana.

This is one of the busiest stretches of road in Tasmania. However, to date, residents' pleas have been largely ignored. Bureaucrats who are geographically removed from the situation, are making decisions that compromise the health and safety of this community. In refusing to consider their requests, the Government continues to deny the lived experience of all concerned – those who have to negotiate four lanes of traffic travelling at 100+ kph; those who have to enter and exit the multiple driveways without slip lanes; and those who are forced to live with noise levels that breach both Tasmanian and international guidelines...

OFFICER'S COMMENTS

At the Council Ordinary Meeting in March 2025, Council approved the following motion (Minute No.25/32):

That the Chief Executive Officer:

1. write to the Minister for Transport requesting a review of both the classification of the road from rural to urban, and a commensurate reduction in the speed limit of the West Tamar Highway to 80 km/h between Riverside and the Acropolis Drive roundabout; and
2. write to the Minister for Infrastructure requesting a smoother asphalt road seal be applied to the South bound 2 km section of the West Tamar highway, from Acropolis Drive to the Tamar Wetlands entrance.

Both Ministers responded to Council in May 2025. The Minister for Transport indicated that the findings of a 2024 speed limit review for the West Tamar Highway between Legana and Riverside do not support the Council's request for a speed limit reduction. The Minister also indicated that speed limits are regularly reviewed as road conditions and circumstances change.

The Minister for Infrastructure indicated that pavement resurfacing work was undertaken in 2022 and given the high costs for resurfacing in asphalt, for a small reduction in noise levels, asphalt resurfacing would not proceed.

The previous motion supported by Council for the request for a speed limit reduction was in keeping with the objectives of the National Road Safety Strategy 2021-30, as well as the key directions of the Towards Zero Tasmanian Road Safety Strategy 2017-2026.

The National Strategy noted that speed management is important, as it will underpin all of the themes and be part of addressing the priority areas for the Strategy. It notes that the Strategy will only be successful if all tiers of government, industry and community organisations take action. All tiers of government need to work together to deliver a national approach to road safety for all road users.

The State Strategy notes that a combination of safer vehicles with better safety features, safer infrastructure treatments, and more appropriate speed limits is needed to reduce conflict points between road users and protect people from the impact of crashes. This 'safe system' approach to road safety includes the principle that more forgiving road systems need to be created, and any further review by the Department of State Growth that leads to a speed limit reduction would contribute to this.

While it is appreciated that proposed speed limit reductions are not always fully supported by the community, with debate around travel time and driver behaviour often being discussed, it is noted that a reduction in speed limit from 100km/hr to 80km/hr over a 2.5km length of highway would only add approximately 22 seconds to a motorists travel time.

If the Council is supportive of the motion to write to the Commissioner for Transport, it is recommended that Council also requests the Commissioner to undertake another road safety and speed limit review of this section of the West Tamar Highway, in light of the Minister's comments around regular review of speed limits and to take into consideration any recent accident data.

MOTION

That the West Tamar Council writes to the Tasmanian Traffic Commissioner Cynthia Heydon to raise with her the ongoing and unacceptable safety traffic and health issues that our residents of the Danbury Park area of our municipality have been raising with the State Government for the last five years.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 December 2025

Minister for Business, Industry and Resources
Minister for Transport
Leader of the House

Level 10, Executive Building, 15 Murray Street, Hobart TAS 7000
GPO Box 123, Hobart TAS 7001
Phone: 03 6165 9405 | Email: Minister.Abetz@dpac.tas.gov.au



Ms Kristen Desmond
Chief Executive Officer
West Tamar Council
Email: kristen.desmond@wtc.tas.gov.au

09 MAY 2025

Dear Ms Desmond *Kristen,*

Thank you for your letter of 31 March 2025 regarding a reduction in speed limit for the West Tamar Highway between Riverside and Legana.

The Department of State Growth has advised me that a speed review for the West Tamar Highway between Legana and Riverside was a recommendation of the West Tamar Highway Corridor Strategy (Launceston to Beauty Point). As a result, in 2024 the traffic engineering team performed a review of the current speed limit and, considering multiple factors, which are laid out below, the Department decided not to recommend a speed limit reduction to the Commissioner of Transport.

The Department has advised me that they have received a large amount of correspondence from the community with the vast majority being against a speed reduction in this area.

The three-kilometre section of road between Acropolis Drive, Legana and Cormiston Road, Riverside is quite flat and relatively straight. There are no curves that cannot be traversed at the posted speed. This means that sight lines are clear for properties that have direct access to the highway. Regarding direct access there are relatively less direct property accesses compared to other sections of the highway, with residences and businesses located further back from the roadway. There are also no facilities on the eastern side of the highway through this section, which results in fewer pedestrians crossing. While cycling groups often use this section of road, overall, the level of use by vulnerable road users is low.

There are also multiple safety features already in place through this section of highway, including a central median with a safety barrier to separate the four lanes of traffic, marked turning lanes to keep vehicles clear of other traffic when turning off the highway, and a good road surface due to being resealed in 2022. The Department has informed me that this resurfacing work was completed to reduce the noise levels following noise assessment tests and feedback from residents. Further, the Minister for Infrastructure has advised that this was a 7mm sprayed seal, rather than the 14mm aggregate referred to in your letter. This seal performs similarly to dense asphalt surfacing in terms of reducing noise. Switching from the 7mm seal to the dense asphalt will only improve the noise variation by two decibels, which is not usually discernible to human ears. If this section was to be replaced with dense asphalt surfacing, there would be no other performance benefits and the cost of the works would be very high.

The Department has advised me that the work and measures outlined above have resulted in only eight crashes over the last five years that resulted in injuries, none of which were serious. The total of reported total crashes for this stretch of highway over five years is 34, with the majority resulting only in property damage. For a road with traffic volumes of the West Tamar Highway, this number is very low.

**ORDINARY COUNCIL MEETING
Tuesday 16 December 2025**

Minister for Business, Industry and Resources
Minister for Transport
Leader of the House

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Phone: 03 6165 9405 | Email: Minister.Abetz@dpac.tas.gov.au



Ms Kristen Desmond
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West Tamar Council
Email: kristen.desmond@wtc.tas.gov.au

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There are also multiple safety features already in place through this section of highway, including a central median with a safety barrier to separate the four lanes of traffic, marked turning lanes to keep vehicles clear of other traffic when turning off the highway, and a good road surface due to being resealed in 2022. The Department has informed me that this resurfacing work was completed to reduce the noise levels following noise assessment tests and feedback from residents. Further, the Minister for Infrastructure has advised that this was a 7mm sprayed seal, rather than the 14mm aggregate referred to in your letter. This seal performs similarly to dense asphalt surfacing in terms of reducing noise. Switching from the 7mm seal to the dense asphalt will only improve the noise variation by two decibels, which is not usually discernible to human ears. If this section was to be replaced with dense asphalt surfacing, there would be no other performance benefits and the cost of the works would be very high.

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**ORDINARY COUNCIL MEETING
Tuesday 16 December 2025**

Minister for Business, Industry and Resources
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The Department has advised me that the work and measures outlined above have resulted in only eight crashes over the last five years that resulted in injuries, none of which were serious. The total of reported total crashes for this stretch of highway over five years is 34, with the majority resulting only in property damage. For a road with traffic volumes of the West Tamar Highway, this number is very low.

16.2 Motions without Notice

17 COUNCILLORS' QUESTIONS

17.1 Councillors' Questions on Notice

Cr Manticas

Question 1: Can council provide an update on progress on its roadside slashing program with regards to Greens Beach Rd, North of Beaconsfield through to Greens Beach as the grass is growing at a rapid pace?

Response: *Roadside slashing is carried out from November through to March each year. The timing is dependent on seasonal conditions, as commencing too early can lead to additional regrowth, which has been noted along sections of the West Tamar Highway. Council's internal capacity for slashing work is limited, however, Council recently awarded an external service contract for a contractor to assist with the seasonal slashing activity.*

Slashing in the Greens Beach area will be actioned during February as scheduled, which has proven to be effective over recent years. Officers will continue to monitor fire risk throughout the drier months and intervene if deemed necessary.

Question 2: Is the Basketball ring at Miners park Beaconsfield due to be installed before the school holidays start?

Response: *Yes, the installation of the ring is scheduled to be undertaken by Council's contractor during the week commencing Monday 8 December.*

Question 3: Can I be provided an update on how the council is intending to increase the service to keep its parks, open spaces and toilets clean and tidy during the school holiday period?

Response: *Council's Parks operations team will be having officers work though the Christmas and New Year holiday period, with the exception of gazetted public holidays, and public amenities will continue to be cleaned daily throughout this period by Council's external cleaning contractor.*

Cr Larner

Question 1:

Some weeks ago, an urgent request was made of Council by a resident of Swan Point regarding risk assessment of an aged Radiata pine tree on the Council-owned foreshore close to her home at 205 Paper Beach Road. Recent strong windy weather in early spring uprooted a number of large Macrocarpa trees and tore off the limbs of Radiata pines in this exposed beach area - with pictures supplied to Council. The resident is very concerned about the risk that the tree directly outside will fall on her house and suffers many sleepless nights during windy weather, while considering selling her home for the sake of her mental health. The foreshore area has high visitor numbers and near misses due to falling trees and/or limbs have already occurred.

When does Council intend to conduct the promised risk assessment review?

Response:

The original question was asked and answered in Council's Ordinary Meeting Agenda for the November meeting on 18 November 2025. At that time, it was confirmed that external contractors had already been engaged to assess the trees in question and Council was currently waiting on the report. Further, that Council officers had begun to schedule a program of works including quarterly ground-based inspections on the trees.

At the time of publication of this Agenda, the report has yet to be received, and Council Officers have followed up the external contractor. On receipt of the report, Council Officers will, as previously advised, engage directly with the resident in relation to the trees.

17.2 Councillors' Questions without Notice

17.3 Responses to Previous Questions on 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: *There is no policy in place that specifically refers to Council's support of not-for-profit organisations in respect to providing free waste disposal. Council's Rates and Charges Policy references the waste management service charges, but this applies to properties that are provided with a waste collection service and does not relate to charges at Council's waste transfer station sites. As the provision of free access to the tip would have a financial implication, it is recommended that Council discuss options for support to Rotary, and perhaps other not for profit organisations that are providing a similar community service, at a future Workshop in preparing for the 2025/26FY budget.*

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.

Response: *Council officers attended Gardners Road last week to undertake some clean out work of the open drain, however, further inspections will be carried out to ensure the drains are adequately maintained.*

18 INTO CLOSED MEETING

RECOMMENDATION

That, 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 18 November 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.

Leave of Absence Request

3.1 Leave of Absence Request – Cr Julie Sladden

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(i) requests by councillors for a leave of absence.

Corporate & Community

8.1 Confidential 1 – Riverside Swimming Centre Redevelopment Advisory Committee Minutes – November 2025

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(d) commercial information of a confidential nature that, if disclosed, is likely to – (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret.

8.2 Confidential 2 – West Tamar Council Australia Day Award Nominations 2026

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 15(2)(g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

Community Assets

9.1 Confidential 3 – Contract No. WTC 16/2025 Notley Hills Road Reconstruction Stage 3

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.

9.2 Confidential 4 - Contract No. WTC 32/2025 Tattersalls Road Bridge Superstructure

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.

9.3 Confidential 5 - Contract No. WTC 24/2025 The Orchards Estate Public Open Space Playground

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.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

19 OUT OF CLOSED MEETING

Council resolved to move out of Closed Session at ... pm.

20 CLOSURE

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