



MINUTES

Tuesday 16 December 2025 Ordinary Council Meeting

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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").

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

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

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

1 PRESENT

1.1 Present

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

1.2 In Attendance

Chief Executive Officer	Kristen Desmond
Director Corporate & Community	David Gregory
Director Community Assets	Dino De Paoli
Director Planning & Development	Michelle Riley
Director People, Culture & Safety	Richard Heyward
Executive Assistant to the CEO	Eleanor Moore
Manager Communications & Engagement	Simon Tennant

1.3 Apologies and Leave of Absence

Nil

2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 18 November 2025

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.

Minute No. 25/172

DECISION

Moved: Cr Lyons

Seconded: Cr Allen

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.

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

LATE ITEM

Acceptance of the following motion on notice as a late item:

That the West Tamar Council affirms its unequivocal support for the Jewish community, including Jewish Australians, and condemns antisemitism in all its forms, including conduct, rhetoric, or symbolism that intimidates, vilifies, or targets Jewish people.

Minute No. 25/173

DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

VOTING

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

Against: Nil

Abstained: Cr Lerner

CARRIED 8/1

REQUIRES AN ABSOLUTE MAJORITY

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

Cr Sladden - Non-pecuniary interest in Item 16.1.1 of Ordinary Council Meeting Agenda due to being a local resident - Stayed in the meeting for the item.

Cr Ferguson - Non-pecuniary interest in 16.1.1 of Ordinary Council Meeting Agenda due to living in the vicinity of Danbury Park (not strictly Danbury) - stayed in the meeting for the item.

UNCONFIRMED

5 PUBLIC QUESTION TIME

5.1 Public Question Time

Commenced at: 1.39pm

Concluded at: 1.55pm

Emily Peterson, Legana

Question 1: Would you please re-accept the petition with the offending pages removed? I believe that there was a heading that wasn't on some of the pages, if that would be possible regarding water fluoridation?

Response: *Yes, we will do that. Thank you very much.*

The Chair received the petition for review

Question 2: My next question is about information on water fluoridation given by TasWater, noting that of course, you're a shareholder. I refer Councillors to TasWater's website page, "Fluoridation of Drinking Water," and I'm happy to provide a direct link, but you can find it yourselves quite easily by searching for TasWater and fluoridation in a search engine. I would like to quote a section of that page: "Is water fluoridation safe?" This is according to TasWater. "The 2016 National Health and Medical Research Council's evidence evaluation shows that water fluoridation helps to reduce tooth decay in children and adults. There is no reliable evidence that water fluoridation at current Australian levels causes health problems. To view the full paper, please visit Department of Health" and so on. And what I'm asking Council to do is to ask TasWater to update that, given that that's a decade out of date now.

Response: *We will take that question on notice and you will be responded to in the statutory time period.*

Question 3: Would Council please consider updating the petition process, modernising it to be able to accept electronic petitions? I had a lot of people who were willing to sign the petition but weren't in the area at the time, or busy mothers with their families and so on and I found the petition process to be quite difficult, noting that I'm university trained, I know how to do these things, but I'm wondering if Council would consider updating the petition process.

Response: *That is a governance issue and I'll just hand over to the CEO to explain to you what that process might be.*

Response: (From the Chief Executive Officer through the Chair) *Unfortunately Council has no control over that process. That process is set out specifically in the Local Government Act, so any changes in relation to that would need to be made by the State Government.*

Alex Friend, A Friend Designs

Statement: I just wanted to introduce myself as the designer of number 7-9 Summit Road. And I just wanted to show up and be available for any questions after this meeting.

David Munting, Riverside

Statement: My comment today is in support of the Council's Growth Strategy 2025, and more specifically its preferred method of consolidation in areas around established towns with access to essential service and amenities.

Over the last 10 years, I've liaised regularly with the West Tamar Council Planning Department, Councillor Shegog and Councillor Manticas. Leading up to the 2017 Tasmanian State Planning Scheme, I was advised that my property at 1B Stephensdale Drive would be rezoned to Low Density Residential. In preparation for these changes and the potential for land development, I spent considerable time and money clearing suitable area for such a development. With Council authority, I installed crossovers, removed unnecessary easements, and engaged legal services to amend my title.

It was with great disappointment that upon the release of said scheme that a Specific Area Plan, or SAP, was placed over many areas including my property. The new advice from Council was that the SAP would remain in place until such a time as the Council sees it appropriate and necessary to review. Well, I am very pleased that we have reached that time, and I fully support the Council's vision to increase the number of available dwellings to the community in this area.

In light of the well-publicised housing crisis and the shortage of properties for sale and rent, I see this opportunity for growth to be timely for all stakeholders. This area between Ecclestone Road and Rowsphorn Road, including Stephensdale Drive, Tamar View Drive, and Illawong Place, is what I have heard many describe as low-lying fruit. Many already cleared parcels of land, some connected to reticulated sewage and mains water, and all in very close proximity to essential services including the West Tamar Health, Terry White Pharmacy, pathology, physiotherapy, and aged care service providers. All of these services less than two kilometres from this area. Further to that ease of access to services are the location of both primary and secondary schools and Woolworths Supermarket, also less than two kilometres from these properties.

In reviewing the performance criteria for Low Density Residential for a site that has full water supply services, reticulated sewerage, and public stormwater system, I found that the development must not be out of character with established properties in the area. Approximately 150 meters from my eastern boundary on Stephensdale Drive are dwellings within the Ecclestone Estate with land size of less than 500 meters squared. Any suggestion that a size of 1,200 meters squared is not in character does not have to look far to see that 1,200 meters squared in modern times may well be considered a lifestyle property.

I understand that many properties in this specific area do not have access to such services as sewer, and for those properties a minimum lot size of 2,500 square meters under Low Density Residential guidelines may apply, but if any amendment is made to the current SAP, I would expect the Council to do so with provisions for these properties that are connected to such services. Thank you.

Helen Patronis, Trevallyn

Question 1: I'm here in regard to the development at 7-9 Summit Road. I'm the neighbouring property at number 11. I raised with the Council that, in the DA, units were mislabelled and I received notice on the agenda for today that basically it wasn't too big an issue if these units were mislabelled on the DA as it wasn't misleading to Council, but it is misleading to residents. So I just wanted to address how that can go through and be allowed to go through?

Response: *I will take that question on notice and you'll be responded to in the time period required.*

Peter Hodges, Beauty Point

Statement: I wish to put forward the following statement in regard to responses received from Council to questions I put forward on notice on the 3rd of December. The response does not answer whether Council acknowledges that long-term non-enforcement, despite observable permanent occupation, may give rise to legitimate expectations to estoppel-based arguments. Please state whether Council accepts regulatory acquiescence over many years and legal consequences irrespective of formal approval status.

The Council has already accepted the fact of grandfathering which is outlined in planning acts. This is demonstrated by its decision to allow residents to remain within the park. Therefore it is reasonable understanding and expectations that the Council does accept the residents' established tenure.

The question asked when Council determined the use was unlawful: the response does not provide a date or decision point. Please identify the earliest date Council formed the view that residential occupation was unlawful and what enforcement steps were taken or not taken at that time.

The response does not address whether Council consciously elected to enforce planning controls despite awareness of permanent residency. Please confirm whether enforcement discretion was exercised, and if so, on what basis.

Statement: *Thank you Mr. Hodges. You did have a couple of questions in that statement and we will look at them and respond to them.*

Marian Fletcher, Beauty Point

Question 1: Could you explain the consultation process between the West Tamar Council and the State Planning Authority and how this has been applied to the Beauty Point Tourist Park?

Response: *I will take that question on notice and we will reply to you in the statutory time period.*

Question 2: Recently the CEO of the West Tamar Council, gave evidence that there had been compliance issues with the Beauty Point Tourist Park since 1995. Could you detail what the compliance issues were and what action was taken?

Response: *We would have to take that one on notice as well because we don't have that information to hand, and we will reply to you in the required statutory time period.*

Cheryl Swan, Paper Beach

Question 1: Previously I've raised about the state of Paper Beach Road which has been patched and patched and patched. The center of the road, potholes are reappearing quite nastily again, which people are trying to avoid, but because it's such a narrow road, it's quite dangerous with the large ditches on the side, which also need cleaning out. Previously when I've raised these issues, I've received a letter saying, "Oh yes, it's on our maintenance schedule," but not what work's going to be done when. And the "when" is the issue. It's always in the future, in the future, in the future.

The same with Paper Beach Esplanade, which is not vehicle traffic but pedestrian traffic. It's quite atrocious at the moment after all the trees that fell in the recent storms and the clearing up of that, and there's a huge hole still where some of those trees fell into the property along there and there's a huge... still roped off. All the debris from all those trees is still all over the Esplanade. People with walking frames and walking sticks and mobility issues are having a lot of trouble. Some people that I know that used to frequent the area with their wheelchairs have given up because it's so bad. It really needs some attention. That area, the Esplanade's been mowed once for the whole of spring, only once, in November. So this year it's really had little to no attention whatsoever and it's time we got a little bit down there. I know there's lots of other work going on, Beauty Point and everyone else, but other areas like where we are get neglected and continue to do so and are deteriorating more and more and more.

Response: *Thank you Ms. Swan, we will have our Community Assets people go down and have a look and we'll reply to you in writing. Thank you.*

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.*

UNCONFIRMED

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



2-4 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

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

Team Leader - Planning entered the meeting at 1.57pm

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.

Minute No. 25/174

DECISION

Moved: Cr Larner

Seconded: Cr Manticas

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.

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

Team Leader - Planning left the meeting at 2.08pm

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

RECOMMENDATION

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

Minute No. 25/175

DECISION

Moved: Cr Sladden

Seconded: Cr Ireland

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

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

RECOMMENDATION

That Council:

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

Minute No. 25/176

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Allen

That Council:

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

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

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

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 8 December 2025

ATTACHMENTS: Nil

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*".

Minute No. 25/177

MOTION

Moved: Cr Manticas

Seconded: Cr Lyons

That West Tamar Council develop a Housing Plan in line with the actions detailed in the West Tamar Growth Strategy

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

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

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.”*.

Minute No. 25/178

MOTION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Ireland

That the West Tamar Council continues to monitor along with TasWater the inflow and infiltration of stormwater into the Legana Sewerage Treatment Plant Lagoons in the 2026/27 financial year.

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

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

RECOMMENDATION

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

Minute No. 25/179

DECISION

Moved: Cr Manticas

Seconded: Cr Ferguson

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

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

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.

Minute No. 25/180

DECISION

Moved: Cr Sladden

Seconded: Cr Manticas

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.

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

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

Director Planning & Development entered the meeting at 2.37pm

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.

Minute No. 25/181

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Larnar

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.

VOTING

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

Against: Nil

CARRIED UNANIMOUSLY 9/0

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

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.

Minute No. 25/182

PROCEDURAL MOTION

Moved: Cr Manticas

Seconded: Cr Lyons

That the item be deferred to a workshop.

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 Planning & Development left the meeting at 2.54pm

11 CORPORATE

Nil

UNCONFIRMED

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

Director Corporate & Community entered the meeting at 2.54pm

RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 13 November 2025.

Minute No. 25/183

DECISION

Moved: Cr Ferguson

Seconded: Cr Allen

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 13 November 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

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

RECOMMENDATION

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee held a meeting on 24 November 2025.

Minute No. 25/184

DECISION

Moved: Cr Allen

Seconded: Cr Sladden

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee held a meeting on 24 November 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

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

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.

Minute No. 25/185

DECISION

Moved: Cr Lyons

Seconded: Cr Ireland

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.

VOTING

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

Against: Nil

CARRIED UNANIMOUSLY 9/0

12.4 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

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.

Minute No. 25/186

DECISION

Moved: Cr Ferguson

Seconded: Cr Allen

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.

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 Corporate & Community left the meeting at 3.06pm

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 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

*Mayor Cr Holmdahl stepped down as Chair at 3.06pm
Deputy Mayor Cr Shegog took the Chair at 3.06pm*

RECOMMENDATION

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.

Minute No. 25/187

MOTION

Moved: Mayor Cr Holmdahl

Seconded: Cr Sladden

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 and that the West Tamar Council also requests a thorough road safety and speed limit review of the West Tamar Highway between Cormiston Road and Acropolis Drive, citing the above-mentioned rationale.

VOTING

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

Against: Deputy Mayor Cr Shegog, Cr Ferguson, Cr Ireland and Cr Larnier

CARRIED 5/4

*Deputy Mayor Cr Shegog stood down as Chair at 3.27pm
Mayor Cr Holmdahl resumed the Chair at 3.27pm*

16.1.2 Motion - Cr Manticas - Late item

MOTION

That the West Tamar Council affirms its unequivocal support for the Jewish community, including Jewish Australians, and condemns antisemitism in all its forms, including conduct, rhetoric, or symbolism that intimidates, vilifies, or targets Jewish people.

Minute No. 25/188

DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

That the West Tamar Council affirms its unequivocal support for the Jewish community, including Jewish Australians, and condemns antisemitism in all its forms, including conduct, rhetoric, or symbolism that intimidates, vilifies, or targets Jewish people.

VOTING

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

Against: Nil

Abstained: Cr Lerner

CARRIED 8/1

16.2 Motions without Notice

Nil

UNCONFIRMED

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

Cr Manticas

Question 1: With the opening of Burt Munro's Cafe in Exeter, there's been a significant increase in the foot traffic along that stretch. What would it take for Council to install some public bins in or around that location?

Response: (From the Chief Executive Officer through the Chair) *I'll take that one on notice.*

Question 2: What's the procedure for a business such as Burt Munro's if they wanted to be included in some of the visitor signage?

Response: (From the Chief Executive Officer through the Chair) *Anything like that, they have to be a registered visitor activity. What I would be suggesting is that the owners of that business contact our Economic Development Officer and we can run them through how go through that process.*

Cr Holmdahl

Question 1: At the moment, if a resident coming out of Wildmore Crescent and wishing to turn North... about 80% of the time, or certainly during business hours, finds it very difficult to see oncoming traffic traveling towards the Wildmore Crescent intersection. The farm and feed business on the corner, uses the footpath and the nature strip area as a parking strip. I nearly got cleaned up the other day because there was a big truck making deliveries, I was turning left, the person that was coming up the highway and going to turn right into Wildmore Crescent cut the corner, didn't see me because of the truck, and I think passed me by about that much when he swerved. Something has to happen. The new cafe also, if they have cars parked all the way down to Wildmore Crescent, you can't see, especially if it's a caravan, you can't see what's traveling South. So, I don't know whether it's a recommendation of yellow lines on the highway that are painted for a certain length from the Wildmore Crescent intersection both North and South will solve the problem. But there have been three near misses on that corner probably in the last 12 months.

Response: (From the Chief Executive Officer through the Chair) *We'll take that one on notice and we'll get our staff to have a look at it bearing in mind that any recommendation would need to go to State Growth.*

Cr Larner

Question 1: Retracted

Question 2: I've received notification from a resident of Beauty Point that Churchill Park is being used as a dumping ground for people's garden rubbish, and that the area is tinder dry at the moment with plenty of fuel to feed this potentially dangerous fire hazard. So is it possible for Council to review the current status of Churchill Park's risk of fire to enable potential risk production measures to potentially be made?

Response: (From the Chief Executive Officer through the Chair) *Certainly we can ask some Council officers to do a fire hazard assessment to see whether there's anything that's required.*

Question 3: I'm a member of the Lions Club and I'm informed that they have some funds in reserve and they wish to contribute to a new community benefit project, an upgrade to a skate/BMX park at Gravelly Beach is a potential.... Can Council provide expertise to help assess the feasibility of such a project and is that something that the Council would be interested to collaborate on?

Response: (From the Chief Executive Officer through the Chair) *I'd take that on notice and we'd need to talk to the Lions Club, but the reality is if Lions Club is asking Council to invest monies or do a grant of some description or do in-kind, then that is something that we'd need to go through our normal processes to assess.*

Question 4: In the November Council meeting a motion was raised for Council's assessment of the perceived landholder stormwater issues for Little Swan Point Road, Gravelly Beach. But the motion was amended, in late notice, apologies and absence of the Councillor who first raised the motion for Council to conduct a stormwater systems assessment of nearby Teggs Road where no such stormwater issues appear to exist. Uh, there are other sites of perceivably significant stormwater escape...

Cr Manticas called a point of order at 3.45pm

Can I provide Council with this eight-page pictorial record of stormwater problems around Gravelly Beach please?

Response: *You can table that. Thank you, Councillor Lerner.*

Cr Lerner tabled documents at 3.46pm

Cr Allen

Question 1: I just wanted to add to the issue along the West Tamar Highway near Burt Munro's Cafe, which is excellent to see that he's getting great support. Added to Councillor Holmdahl, a letter has gone into Council requesting they look at the driveway to 144 Main Road where the Retirement Village is. Now, I must say I live there, but that letter is not from me, because you can't see when you're going out with the traffic so close either side of the driveway and on the other side of the road.

Response: (From the Chief Executive Officer through the Chair) *I'm yet to receive that letter. It may have gone to Community Assets but will chase it up and come back to you.*

Cr Lyons

Question 1: Would it be possible at the Bridgenorth Roundabout to ask State Growth to make any car that enters the Bridgenorth Roundabout, either from the South or from the Bridgenorth Road, that they can only turn into the outside lane of the highway? I had two recent escapes. I was going to the carols at the Legana Primary School. The bus on the inside lane coming from the North was late stopping and the bus on the outside actually came well over the line before I hit the horn of my car and basically had to stop.

Many people who come around that corner turn into the Primary School. So at various times, if they don't turn into the Primary School, being on the outside lane, they have plenty of time to get over into the right-hand lane if they're intending to travel South. This has been an issue for a long time. If there was only one lane to go in, somehow it was marked so you had to go into the outside lane, then all of those cars coming

from the North would have to give way. I just ask for Council to consider it and maybe ask the State Government to think about that entrance.

Response: (From the Chief Executive Officer through the Chair) *Councillor Lyons, we'll come back to you to get some of your experiences. And if any other Councillors have had any feedback in relation to that roundabout, if you can let me know, and then we'll seek to just write to the Government to let them know that some issues have been brought to our attention.*

Cr Sladden

Question 1: A question regarding an email that we received, and this is going to display my lack of knowledge regarding World War One German artillery, but the Howitzer display in Beaconsfield and the practicalities surrounding relocating that?

Response: (From the Chief Executive Officer through the Chair) *Council officers have had a look at the practicalities of actually doing that, so we're in the process of writing back to that particular family member in relation to it. Because of the way it's in the ground, it's not an easy thing necessarily to pick up and move. We understand what's behind it but we're still working through what the options are.*

Cr Ireland

Question 1: Just a follow-up on the Bridgenorth Road Roundabout, it isn't complete yet, there's still a lot of road cones there and when it's complete, I hope there will be white lines to show how you go. Tasmanians will need to learn how to do a two-lane roundabout.

Response: *And the reality is, Councillor Ireland, we haven't had one in the municipality before, so my only wish is that they have on that stretch of road between the Freshwater Point Roundabout and the Bridgenorth Road Roundabout, I hope that they've coated that great big white wall with anti-graffiti protection because I think it's going to be an absolute magnet.*

Cr Shegog

Question 1: I've got a question from a person at Grindelwald in relation to a building being built that doesn't keep in fitting with the original Swiss Village. Now, I know we had a discussion a long time ago about that and there was talk about covenants and a SAP and I'm just wondering if I could get an answer to that? Because it's been so long ago I can't recall.

Response: (From the Chief Executive Officer through the Chair) *We'll take that on notice, unless my Director of Planning can answer that now?*

Director Planning & Development entered the meeting at 3.51pm

(From the Director Planning & Development through the Chair) *The Swiss Village design requirements were all linked to a covenant that the developer set when they established the subdivision around Grindelwald. And the covenant is not a planning matter that we deal with when we assess planning applications. If somebody wants to enforce the covenant, they would need to take civil action in order to do that.*

Cr Holmdahl

Question 2: And Vos Constructions own the covenants?

Response: (From the Director Planning & Development through the Chair) *I think the development company was _a_ Vos, I'm not sure it's the current Vos, I don't believe that company is in existence anymore.*

Statement: I looked at a block of land on Alpine Crescent about six years ago with the intention of building a house that wasn't an Alpine style, and I spoke with Michael Vos of Vos Constructions, he was the person that I was directed to, and he advised me that I could give them my plans and they actually approved the plan. And that was between 19 and 23 Alpine Crescent. We didn't go ahead with it, but I did get compensation from that covenant. So, if that's of any help.

Director of Planning & Development left the meeting at 3.53pm

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.

Minute No. 25/189

DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

That, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at 3.54pm to discuss the following items:

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 18 November 2025

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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

19 OUT OF CLOSED MEETING

Council resolved to move out of Closed Session at 4.39pm.

UNCONFIRMED

20 CLOSURE

There being no further business, the meeting closed at 4.39 pm.

UNCONFIRMED