



## **MINUTES**

# **Tuesday 20 January 2026 Ordinary Council Meeting**

WEBSITE: [www.wtc.tas.gov.au](http://www.wtc.tas.gov.au)

# ORDER OF BUSINESS

<b>Details</b>	<b>Page</b>
<b>ACKNOWLEDGEMENT OF COUNTRY .....</b>	<b>4</b>
<b>PUBLIC ATTENDANCE .....</b>	<b>4</b>
<b>AUDIO RECORDINGS OF COUNCIL MEETINGS .....</b>	<b>4</b>
<b>1 PRESENT .....</b>	<b>5</b>
1.1 Present .....	5
1.2 In Attendance.....	5
1.3 Apologies and Leave of Absence .....	5
<b>2 CONFIRMATION OF MINUTES.....</b>	<b>6</b>
2.1 Confirmation of Minutes of Meeting held 16 December 2025.....	6
<b>3 LATE ITEMS .....</b>	<b>7</b>
<b>4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR.....</b>	<b>8</b>
<b>5 PUBLIC QUESTION TIME .....</b>	<b>9</b>
5.1 Public Question Time.....	9
5.2 Public Questions on Notice.....	12
5.2.1 G Hay, Beauty Point .....	12
5.3 Responses to Questions from Previous Public Question Time .....	14
5.3.1 E Peterson, Legana .....	14
5.3.2 H Patronis, Trevallyn.....	15
5.3.3 M Fletcher, Beauty Point.....	16
5.3.4 P Hodges, Beauty Point.....	17
5.3.5 C Swan, Paper Beach.....	19
<b>6 CHIEF EXECUTIVE OFFICER'S DECLARATION .....</b>	<b>21</b>
<b>7 PLANNING AUTHORITY .....</b>	<b>22</b>
7.1 Plan 1 - PA2025357 - Residential: Single Dwelling & Outbuilding - 106 Eiger Court, Grindelwald.....	22
7.2 Plan 2 - PA2025340 - Subdivision (1 into 2 Lots) - 20 Tanner Drive, Legana .....	29
7.3 Plan 3 - PA2025365 - Residential: Outbuilding - 48 Alpine Crescent, Grindelwald.....	37
7.4 Plan 4 - PA2025326 - Residential: Multiple Dwellings x 2 (1 New, 1 Existing) - 24 Pomona Road, Riverside .....	41
<b>8 OFFICE OF THE CHIEF EXECUTIVE OFFICER .....</b>	<b>48</b>
8.1 CEO 1 - Council Workshops held in December 2025 and January 2026.....	48
8.2 CEO 2 - Frankford Soldiers Memorial Hall - Special Committee Formation Proposal.....	49

8.3	CEO 3 - Submission on Residential Parks Bill 2026 Consultation Draft Legislation .....	50
8.4	CEO 4 - Renewal of Northern Tasmania Development Corporation Funding Agreement for 2026-2029.....	51
<b>9</b>	<b>GOVERNANCE .....</b>	<b>52</b>
9.1	Gov 1 - Updated WT-HRM17.00 - Code for Tenders and Contracts.....	52
9.2	Gov 2 - Updated WT-HRM29.00 - Procurement Policy .....	54
<b>10</b>	<b>DEVELOPMENT .....</b>	<b>56</b>
10.1	Dev 1 - Amend Section 71 Agreement - 20 Tatana Way, Legana.....	56
<b>11</b>	<b>CORPORATE.....</b>	<b>58</b>
11.1	Corp 1 - Review of Financial Hardship Assistance Policy .....	58
<b>12</b>	<b>COMMUNITY.....</b>	<b>60</b>
<b>13</b>	<b>COMMUNITY ASSETS .....</b>	<b>61</b>
13.1	Asset 1 - Capital Works Project Budget Variations.....	61
<b>14</b>	<b>PEOPLE, CULTURE &amp; SAFETY .....</b>	<b>62</b>
<b>15</b>	<b>PETITIONS.....</b>	<b>63</b>
15.1	PET 1 - Petition for a review of current recommended fluoridation levels in Tasmania's public water supplies.....	63
15.2	PET 2 - Petition for recognition of Windsor Park Gardens as an Official Botanical Garden....	65
<b>16</b>	<b>NOTICE OF MOTIONS .....</b>	<b>67</b>
16.1	Motions on Notice .....	67
16.1.1	Cr Shegog - Motion for Display of the Australian National Flag in Nominated Council Parks and Recreation Areas .....	67
16.2	Motions without Notice.....	68
<b>17</b>	<b>COUNCILLORS' QUESTIONS .....</b>	<b>69</b>
17.1	Councillors' Questions on Notice .....	69
17.1.1	Cr Lerner.....	69
17.2	Councillors' Questions without Notice .....	70
17.3	Responses to Previous Questions on Notice .....	73
17.3.1	Cr Manticas - Question from 16 December 2025 Ordinary Meeting.....	73
17.3.2	Cr Holmdahl - Question from 16 December 2025 Ordinary Meeting.....	74
17.3.3	Cr Lerner - Questions from 16 December 2025 Ordinary Meeting .....	75
17.3.4	Cr Allen - Question from 16 December 2025 Ordinary Council Meeting .....	76
<b>18</b>	<b>INTO CLOSED MEETING.....</b>	<b>77</b>
<b>19</b>	<b>OUT OF CLOSED MEETING.....</b>	<b>79</b>
<b>20</b>	<b>CLOSURE .....</b>	<b>80</b>

## ACKNOWLEDGEMENT OF COUNTRY

We start today's meeting by acknowledging and paying respects to the *leterremairrener* 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 Lerner  
Cr Geoff Lyons  
Cr Josh Manticas

### 1.2 In Attendance

Chief Executive Officer	Kristen Desmond
Director Corporate & Community	David Gregory
Director Planning & Development	Michelle Riley
Director People, Culture & Safety	Richard Heyward
Team Leader Planning	Krstyna Ennis
Manager Communications & Engagement	Simon Tennant
Governance Officer	Tom Chalmers
Technology Officer	Angus Pilon
Personal Assistant to the CEO	Kathryn Prince

### 1.3 Apologies and Leave of Absence

Leave of Absence – Cr Julie Sladden

## 2 CONFIRMATION OF MINUTES

### 2.1 Confirmation of Minutes of Meeting held 16 December 2025

#### RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 16 December 2025 numbered 25/172 to 25/189 as provided to Councillors be received and confirmed as a true record of proceedings.

#### Minute No. 26/1

#### DECISION

Moved: Cr Lyons

Seconded: Cr Allen

That the Minutes of Council's Ordinary Meeting held on 16 December 2025 numbered 25/172 to 25/189 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 Larner, Cr Lyons and Cr Manticas

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

### 3 LATE ITEMS

Nil

#### 4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

Cr Manticas - Perceived conflict of interest in *Item 8.3 - CEO 3 - Submission on Residential Parks Bill 2026 Consultation Draft Legislation* - Left the meeting for the item.

## 5 PUBLIC QUESTION TIME

### 5.1 Public Question Time

Commenced at: 1.33pm

Concluded at: 1.47pm

#### **Robert Pfundt, Legana**

**Statement:** I would like to draw your attention to development application PA2025346 at 6 Apollo Avenue and 4 Aristotelis Court, Legana. This proposal is for nine holiday units and one large glasshouse spread over two residential lots. Significantly, this development is proposed in a low-density private residential zone. I note that under Section 3.2 of the Council's Strategic Plan for the decade '22 to '32, that its future goal is to encourage sustainable growth and prosperity with the objective of development development which is in keeping with the character of the area and its natural values.

I would contend that this proposal is neither in keeping with the character of the area and its natural values, nor is it likely to encourage sustainable growth and prosperity. The development application appears to be in breach of Section 6.1.2(e) of the State Planning Provisions in that no guidance is given on the use of the accommodation. Whether it may be an Airbnb or possibly seasonal worker accommodation, there is no indication to go by.

Interestingly, the Tasmanian Planning Scheme rules for low-density residential zones state that multiple dwellings and other housing are listed as discretionary. The key rule applicable in this case is the density requirements for multiple dwellings as detailed in Section 10.4.1 of the State Planning Provisions. The only visitor accommodation permitted in residential zones is a) home sharing, and b) accommodation within existing habitable buildings. This proposal does not meet either of those discretionary items.

**Question 1:** What is the purpose of the large greenhouse in this proposal?

**Question 2:** Commercial enterprises in low-density residential zones are generally permitted if they are small-scale or home-based. If this is a reasonably large commercial venture, would it not be more appropriate to locate it in a mixed-use or business commercial zone?

**Question 3:** Is it possible that at some point in the future, this development, if approved, could be converted to long-term rental housing?

**Response:** *Thank you, Mr. Pfundt. I'm taking it you're talking about a development application that hasn't been put before Council yet. So it's very difficult for us to answer any questions that you're putting to us. We will take them on notice and reply accordingly.*

**Statement:** The reason why I bring it forward today is because I'm not aware of the situation. My understanding is that the Council may approve this application before the next meeting. I may be wrong on that.

**Response:** *No. All development applications come to Council. If they are a straightforward development application, our planning people can approve it. If there are any other considerations that have to be made, then it does come before Council.*

**June Mezger, Legana**

**Statement:** We want to thank the West Tamar Council Planning Department staff for their professional advice and information about options and processes during our application inquiries. Professional planning services and submission were also provided by Nova Land Consulting and separate legal information was provided to us.

Our location remains within a low-density residential zone. Objections received have failed to address the fundamental test in Tasmanian Planning Scheme 10.6.1 P1. Namely, whether the proposal can provide a sufficient and usable area with the intended use.

The application by us meets the test under the Tasmanian Planning Scheme 10.6.1 P1. We understand that objections on covenant grounds are not relevant to the planning scheme and do not impact on the Council's assessment of subdivision application PA2025340. We are aware of some concerns that future development will erode the character and value of the existing homes in the area. However, the existing landscape, trees, and gardens on our existing lot 24 will remain, as will the neighbours' privacy and views. We very much appreciate the existing garden and trees on our property, this being a key factor in our purchase of the property.

The planned dwelling will be located on the existing extensive lawn with sufficient open space around the dwelling. We intend to build a single-level private architect-design dwelling on the subdivided lot if approved. The proposed dwelling will be surrounded by the environmentally attractive existing extensive trees and shrubs located around the perimeters of proposed lot two. Our location at 20 Tanner Drive is perhaps one of the most significant contributors to the Tanner Drive in terms of its attractive landscaping, and this will not be changed.

We are an intergenerational family living at 20 Tanner Drive. We are elderly and Ross and I require a level of independence and close assistance, best provided by our daughter and granddaughter living adjacent to the main house, which an additional dwelling as proposed on the subdivided lot would provide us. As outlined in our submission, the subdivided lot and the single-level dwelling will comply with the relevant aspects of the Tasmanian State Planning Scheme and the West Tamar Council requirements.

We believe that the comments in relation to precedents are irrelevant to the Council's assessment. Council has applied the low-density residential zone to this section of Tanner Drive while not applying the residential supply and density SAP. It would appear that this section of the low-density residential zone acts as a transitional area between the higher-density general residential zone and the lower-density areas of Tanner Drive that are subject to the SAP.

Properties within this area have that capacity to subdivide and may do so based on their merits under the planning scheme. It is not a question of precedents, but rather compliance with applicable standards under the scheme. Our application aligns with West Tamar Council's Strategic Plan's goal to encourage sustainable growth and prosperity in affordable housing. This also is a nationwide imperative. Thank you, in anticipation of approval as per the Planning Department's recommendation to Council.

**Cheryl Swan, Paper Beach**

**Question 1:** As I know you've noticed, we have some temporary 40 km/h signs that have been installed in Exeter. Already had to be altered because they put the poles in the wrong place and people in wheelchairs couldn't get through, could they?

I would like to know if the Council would support having the southernmost sign moved back towards where the yellow school sign is. So it's before the road where the schools are, rather than opposite—I think it's opposite the bakery. It's a little bit too far in. It needs to be back before the schools. Just to allow our children to cross the road a little bit more safety would be really good. So before the medical centre and chemist on the opposite side of the road and the bakery and all that. So I would ask Council to perhaps approach State Growth to have that done.

**Question 2:** Is it possible for us sitting here observing a Council meeting to be able to see one of these signs and see what's going on? It would be really helpful to participate.

**Response:** *We haven't totally completed the outfitting of this room. There is going to be a screen behind the Councillors for the benefit of those in the public gallery. It can't give you a timeline at the moment, but it is in train.*

*And the other point that you make about the 40 km/h zone, I think it's a good one, I noticed myself when I drove in that it was only a matter of 15 meters maybe. I'm sure that Council will be happy to raise that with State Growth.*

## 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 G Hay, Beauty Point

**Question 1:** Are rate payer concerns about road safety treated equally or some depending upon who you are get “special treatment” ?, The Mayor is referred to her own question from the WTC minutes “**nearly got cleaned up**”, exiting her own residential area Wildmore Crescent Exeter, has the WTC taken or will its take similar steps in relation to Murray Street & West Tamar Highway Exeter intersection (United Petroleum) where there has been a number of accidents or corner off Kelly Look-Out Rd & Green Beach Road where these has been number of near fatalities?

**Response:** *Yes, rate payer concerns are treated equally and Council officers and Councillors consider road safety matters seriously and on a case-by-case basis subject to the circumstances. Council has been working closely with the Department of State Growth in relation to the speed limit and pedestrian safety in Exeter and the outcomes of the current trials are expected to improve safety at the intersection of Murray Street and the West Tamar Highway. Council also commissioned a safety assessment of the intersection of Greens Beach Road and Kellys Look Out Road with funding to be requested by officers for improvement works as part of the upcoming budget considerations for the 2026/27 financial year.*

**Question 2:** There has been very large number of “Council Workshops” during 2025 its assumed these relate to WTC affairs and these workshop it is assume relate to rate payers welfare and the use of rate payers funds, why are these workshops and the results not made public to rate peers in the interest of transparency ?

**Response:** *Council Workshops have increased due to the increased work being delivered to the West Tamar Community.*

*A workshop report setting out what topics are discussed at each workshop is provided as part of the Ordinary Council Meeting Agendas each month. Confidential Workshops enable Council staff to provide information to Councillors to ensure they have the information they need to make informed decisions at Council Meetings, allow Councillors to have discussions in a confidential environment and ask questions of the Councils Executives.*

*There are no decisions made at a workshop, decisions in relation to the topics discussed at workshops usually come before Council at either its Ordinary Council Meeting or Closed meeting (where commercial in confidence information is provided to Councillors). Therefore, the results of the workshops are made public via Councils monthly meetings.*

**Question 3:** Would the councillors advise how many employee’s are require to go to a WTC public area and operator one ride on lawn mower ?

**Response:** *A ride on mower can only be operated by one person. There is insufficient information in the question to provide more detail if there is a particular operation*

*within a public area being referred to, however, the number of Council officers that may be present within our parks and reserve areas at any time is dependent on a number of factors that may include work health safety considerations, the scale or complexity of work to be undertaken and whether new Council Officers are being trained on how to operate that equipment.*

### 5.3 Responses to Questions from Previous Public Question Time

#### 5.3.1 E Peterson, Legana

Our Ref: GO.COU.183

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

23 December 2025

Emily Peterson  
[REDACTED]



2-4 Eden Street, Riverside TAS 7250  
PO Box 16, Riverside TAS 7250  
e. [wtc@wtc.tas.gov.au](mailto:wtc@wtc.tas.gov.au)  
p. 03 6323 9300  
[wtc.tas.gov.au](http://wtc.tas.gov.au)

Dear Ms Peterson

#### Response to Questions on Notice – Ordinary Council Meeting 16 December 2025

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 16 December 2025, and now provide the following responses:

**Question 1:** *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.*

Council will write to TasWater requesting a review of the information on their website to ensure that they are providing the most current information available in line with Department of Health guidelines.

Yours sincerely



Kristen Desmond  
CHIEF EXECUTIVE OFFICER

ORDINARY COUNCIL MEETING  
Tuesday 20 January 2026

5.3.2 H Patronis, Trevallyn

Our Ref: GO.COU.183

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

23 December 2025

Helen Patronis  
[REDACTED]



2-4 Edm Street, Riverside TAS 7250  
PO Box 16, Riverside TAS 7250  
e. [wtc@wtctas.gov.au](mailto:wtc@wtctas.gov.au)  
p. 03 6323 9300  
[wtc.tas.gov.au](http://wtc.tas.gov.au)

Dear Ms Patronis

**Response to Question on Notice – Ordinary Council Meeting 16 December 2025**

I refer to the question set out below taken on notice at the West Tamar Council meeting on 16 December 2025, and now provide the following responses:

**Question 1:** *I'm here in regard to the development at 7-9 Summit Road. I'm the neighbouring property at no. 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?*

The resident's concerns in relation to the legibility of the plans were considered along with the other concerns raised in representations.

Council's assessing officers were able to interpret the plans and accurately assess them against the planning scheme requirements.

Yours sincerely



**Kristen Desmond**  
CHIEF EXECUTIVE OFFICER



### 5.3.3 M Fletcher, Beauty Point

Our Ref: GO.COJ.183

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

23 December 2025

Marian Fletcher

By email: [REDACTED]

Dear Ms Fletcher



2-4 Eden Street, Riverside TAS 7250  
PO Box 16, Riverside TAS 7250  
e. [wtc@wtc.tas.gov.au](mailto:wtc@wtc.tas.gov.au)  
p. 03 6323 9300  
[wtc.tas.gov.au](http://wtc.tas.gov.au)

#### Response to Questions on Notice – Ordinary Council Meeting 16 December 2025

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 16 December 2025, and now provide the following responses:

**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?*

Assuming your question concerns the State Planning Office (SPO), Council did not consult with the SPO regarding the residential use of certain sites within the Park contrary to the requirements of the statutory planning system, nor was any consultation necessary. It is not the role of the SPO to be involved with discrete cases of land use planning enforcement; details of the SPO's role can be found at <https://www.stateplanning.tas.gov.au/getting-started/who-does-what/lead-roles/state-planning-office>, which notes that the SPO "does not have a role in... investigating noncompliance with planning requirements".

**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?*

The enforcement matter referred to in 1995 concerned the construction of three cabins without planning approval that were intended to be used as permanent residences, however residential use could not occur without a rezoning of the Park and the enforcement steps paused to permit time to pursue the rezoning. No application to rezone was ever made, and further enforcement steps were not taken on the understanding that the proposed residential use of the three cabins was not pursued.

Yours sincerely



Kristen Desmond  
CHIEF EXECUTIVE OFFICER



### 5.3.4 P Hodges, Beauty Point

Our Ref: GO.CO.U.183

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

23 December 2025

Peter Hodges

By email: [REDACTED]

Dear Mr Hodges



2-4 Eden Street, Riverside TAS 7250  
PO Box 16, Riverside TAS 7250  
e. [wtc@wtc.tas.gov.au](mailto:wtc@wtc.tas.gov.au)  
p. 03 6323 9300  
[wtc.tas.gov.au](http://wtc.tas.gov.au)

#### Response to Questions on Notice – Ordinary Council Meeting 16 December 2025

I refer to the question set out below taken on notice at the West Tamar Council meeting on 16 December 2025, and now provide the following responses:

**Question 1:** *Please state whether Council accepts regulatory acquiescence over many years and legal consequences irrespective of formal approval status.*

Council accepts that existing, non-conforming use rights are protected by statute. In the case of the residential use of certain sites within the Beauty Point Tourist Park (the **Park**), Council is not satisfied that such use has the benefit of existing, non-conforming use rights. In those circumstances, Council is required to take reasonable steps to discharge its obligations under the *Land Use Planning and Approvals Act 1993* to enforce observance of the statutory planning system.

**Question 2:** *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.*

Following an investigation, on 20 November 2024 Council's CEO formed the reasonable belief that the residential use of certain sites within the park was unlawful under the statutory planning system. 20 November 2024 is the earliest date that Council, via its CEO, formed the relevant view. Enforcement steps were taken in the form of a Notice of intention to issue an enforcement notice, followed by an Enforcement notice. The Enforcement notice was appealed to the Tasmanian Civil & Administrative Tribunal, but that appeal was withdrawn and the Enforcement notice remains in force.

**Question 3:** *Please confirm whether enforcement discretion was exercised, and if so, on what basis.*

As a planning authority, Council is required to take reasonable steps to discharge its obligations under the *Land Use Planning and Approvals Act 1993* to enforce observance of the statutory planning system, and holds discretion as to how this obligation is discharged. In the case of the residential use of certain sites within the

**ORDINARY COUNCIL MEETING  
Tuesday 20 January 2026**

park, Council chose to issue a Notice of intention to issue an enforcement notice, followed by an Enforcement notice, and successfully defended that notice on appeal to the Tasmanian Civil & Administrative Tribunal. The terms of the Enforcement notice are informed by the particular circumstances of the case, which include matters such as the nature and extent of the residential use, and the likelihood of land use conflicts resulting from that use.

Yours sincerely



**Kristen Desmond**  
**CHIEF EXECUTIVE OFFICER**

### 5.3.5 C Swan, Paper Beach

Our Ref: GO.COU.183

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

23 December 2025

Ms Cheryl Swan  
[REDACTED]

Dear Ms Swan

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

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

**Question 1:** *Previously I've raised about the state of Paper Beach Road which has been patched and patched and patched. The centre 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.*

Council's operations team inspected Paper Beach Road, Swan Point Road and Foreshore Road in July and carried out identified road maintenance work in August. This work included placement of shoulder gravel material for edge drop offs and asphalt repair for pavement seal edge breaks. The pavement seals were noted to be



Z-4 Eden Street Riverside TAS 7250  
PO Box 16, Riverside TAS 7250  
e. [wtc@wtctas.gov.au](mailto:wtc@wtctas.gov.au)  
p. 03 6323 9300  
[wtc.tas.gov.au](http://wtc.tas.gov.au)



**ORDINARY COUNCIL MEETING  
Tuesday 20 January 2026**

generally in good order. Full pavement resealing is not warranted at the present time as there are other roads in the municipality that are of higher priority due to having pavements in a worse condition. Further inspection following the Council meeting has identified two small potholes which will be patched.

Council will continue to monitor the condition of roads in the Paper Beach area and schedule these for works in upcoming programs subject to priority.

The large tree that has fallen over at the Esplanade was on private land, and Council is providing access to the reserve to the owner in order to remove the trees. Once this has been done Council will clean up the area and any debris from other trees. Council is also seeking an arborist's report for other standing trees within Council's foreshore licence area and will program remediation work as required following assessment of report recommendations.

Council thanks you for bringing these matters to our attention. We would also encourage you to contact our customer service team at any time to raise any maintenance concerns so officers are able to undertake inspections and respond to these in a timely manner.

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.

The Chief Executive Officer advised that, in relation to Item 7.4 *Plan 4 - PA2025326 - Residential: Multiple Dwellings x 2 (1 New, 1 Existing) - 24 Pomona Road, Riverside*, the incorrect shadowing diagrams were included within the agenda at pages 162 to 163 and that Councillors have subsequently been provided with the correct diagrams.

## 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 - PA2025357 - Residential: Single Dwelling & Outbuilding - 106 Eiger Court, Grindelwald

**REPORT AUTHOR:** Statutory Planner - Patrick McMahon

**REPORT DATE:** 12 January 2026

**ATTACHMENTS:**

1. [7.1.1] Plan 1 - Attachment 1 - Location Plan - 106 Eiger Court Grindelwald
2. [7.1.2] Plan 1 - Attachment 2 - P A 2025357 - Dwelling & Outbuilding - 106 Eiger Court, Grindelwald

---

### RECOMMENDATION

That application for PA2025357 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 – Single Dwelling and Outbuilding by Adam Blackwell and Fiona Elphinstone for land at 106 Eiger Court, Grindelwald Lot No.14 on Plan No. 189241 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) Plans prepared by Plans to Build, dated 19/11/2025 job number 25023, pages 1 to 10; and
  - (b) Shed plans by Tassie Sheds, reference no.1005567967 and dated 01/07/2025.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.

### ONSITE WASTEWATER MANAGEMENT

2. The land application area for onsite wastewater disposal must be separate from parking and accessways.

### TASWATER

3. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2025/001314-WTC attached).

## CONSTRUCTION MANAGEMENT

4. 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 Infrastructure and 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 reasonable 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 Infrastructure and 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.

## OUTBUILDINGS

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

## DRIVEWAY AND PARKING AREA CONSTRUCTION

6. Unless the Council's Stormwater Authority provides written advice recommending otherwise, all outdoor parking areas and access ways must remain unsealed for the life of the use.
7. Impervious parking areas or accessways shall not be constructed without the written consent of the Council's Stormwater Authority.

## Permit Notes

### Notations

- A. This permit was issued based on the proposal documents submitted for PA2025357. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. The Landslide Hazard Code applies to land mapped within the low and medium landslide hazard band. Any works, including vegetation clearing, on this part of the site may require the separate approval of Council (if involving 'significant works'). Prior to commencing vegetation clearing or any other works within the mapped area, you should contact Council to confirm any approval requirements.
- C. 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.
- D. 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

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

### Appeal Provisions

- F. 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](http://www.tascat.tas.gov.au).

### Permit Commencement

- G. 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.

*Team Leader Planning entered the meeting at 1.49pm*

### **Minute No. 26/2**

### **DECISION**

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Manticas

That application for PA2025357 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 – Single Dwelling and Outbuilding by Adam Blackwell and Fiona Elphinstone for land at 106 Eiger Court, Grindelwald Lot No.14 on Plan No. 189241 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. Plans prepared by Plans to Build, dated 19/11/2025 job number 25023, pages 1 to 10; and
  - b. Shed plans by Tassie Sheds, reference no.1005567967 and dated 01/07/2025.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.

## ONSITE WASTEWATER MANAGEMENT

2. The land application area for onsite wastewater disposal must be separate from parking and accessways.

## TASWATER

3. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2025/001314-WTC attached).

## CONSTRUCTION MANAGEMENT

4. 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 Infrastructure and 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 reasonable 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 Infrastructure and 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.

#### **OUTBUILDINGS**

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

#### **DRIVEWAY AND PARKING AREA CONSTRUCTION**

6. Unless the Council's Stormwater Authority provides written advice recommending otherwise, all outdoor parking areas and access ways must remain unsealed for the life of the use.
7. Impervious parking areas or accessways shall not be constructed without the written consent of the Council's Stormwater Authority.

#### **Permit Notes**

##### **Notations**

- A. This permit was issued based on the proposal documents submitted for PA2025357. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. The Landslide Hazard Code applies to land mapped within the low and medium landslide hazard band. Any works, including vegetation clearing, on this part of the site may require the separate approval of Council (if involving 'significant works'). Prior to commencing vegetation clearing or any other works within the mapped area, you should contact Council to confirm any approval requirements.
- C. This permit take effect after:
  - t. The 14-day appeal period expires; or
  - u. Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
  - v. Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or

w. Any other required approvals under this or any other Act are granted.

D. 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**

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

### **Appeal Provisions**

F. 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](http://www.tascat.tas.gov.au).

### **Permit Commencement**

G. 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 Lerner, Cr Lyons and Cr Manticas

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 7.2 Plan 2 - PA2025340 - Subdivision (1 into 2 Lots) - 20 Tanner Drive, Legana

**REPORT AUTHOR:** Statutory Planner - Patrick McMahon

**REPORT DATE:** 07 January 2026

**ATTACHMENTS:**

1. [7.2.1] Plan 2 - Attachment 1 - Location Plan - 20 Tanner Drive, Legana
2. [7.2.2] Plan 2 - Attachment 2 - Subdivision Proposal - 20 Tanner Drive, Legana

---

### RECOMMENDATION

That application PA2025340 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 Subdivision (1 into 2 lots) by 1Earth Architecture and Project Management for land at 20 Tanner Drive, Legana, Lot No. 24 on Plan No.132648 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) Proposed Subdivision plan by Nova Land Services, Ref: L250825, Rev V2.1 dated 31 October 2025; and
  - (b) Landslide Risk Assessment by GeoTon, Ref: GL25548Abm dated 6 October 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 (TWDA2025/01264-WTC) attached.

### CONSTRUCTION MANAGEMENT

3. 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 be installed and maintained on site until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Infrastructure and Assets or their delegate.

### COVENANTS ON SUBDIVISIONS

4. Covenants or similar restrictive controls must not be included or otherwise imposed on the titles to the lots created by the approved subdivision unless:

- (a) Such covenants or controls are expressly authorized by the terms of this permit;
- (b) Such covenants or controls are expressly authorized by the written consent of the Council; or
- (c) Such covenants or controls are submitted for a receive written approval by Council prior to sealing of the Final Plan of Subdivision.

### **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 Council 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) Vehicular crossings;
    - (ii) Stormwater connections, including any internal plumbing work to redirect existing drainage to the new lot connection;
    - (iii) Electricity infrastructure; and
    - (iv) Communications infrastructure;
  - (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](http://www.lgat.tas.gov.au);
  - (c) Be prepared by a suitably qualified person; and
  - (d) Be accompanied by:
    - (i) A Plan Checking fee, if required by Council's Fees and Charges. Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

### **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:
- (a) Provision of connection to drain each lot. The new Lot 1 connection is to have a minimum pipe diameter of 150mm and be directly connected to Council's underground drainage network; and,
  - (b) Provision of any internal drainage work necessary to redirect drainage associated with the existing dwelling to the new lot connection, so it remains wholly contained within Lot 1.

### **VEHICULAR CROSSINGS**

8. A vehicular crossing must be provided for each lot in the subdivision.
9. The new crossover to access Lot 2 must be concrete and constructed in accordance with TSD-R09. Works in the road reserve shall not commence until a Driveway Application Form has been submitted to Council and approved by the Road Authority.

### **ELECTRICITY, COMMUNICATIONS & OTHER UTILITIES**

10. An electricity system must be provided to service all lots and installed to the approval of the Responsible Authority.
11. A telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority

### SEPARATION OF SERVICE CONNECTIONS

12. The person responsible must locate and identify the existing service connections (electricity supply, water supply, sewer and stormwater) and complete the following work:
  - (a) Reroute existing internal services 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.

### Permit Notes

#### Notations

- A. This permit was issued based on the proposal documents submitted for PA2025340. 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](http://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. 26/3**

#### **DECISION**

Moved: Cr Manticas

Seconded: Cr Lyons

That application PA2025340 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 Subdivision (1 into 2 lots) by 1Earth Architecture and Project Management for land at 20 Tanner Drive, Legana, Lot No. 24 on Plan No.132648 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. Proposed Subdivision plan by Nova Land Services, Ref: L250825, Rev V2.1 dated 31 October 2025; and
  - b. Landslide Risk Assessment by GeoTon, Ref: GL25548Abm dated 6 October 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 (TWDA2025/01264-WTC) attached.

## CONSTRUCTION MANAGEMENT

3. 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 be installed and maintained on site until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Infrastructure and Assets or their delegate.

## COVENANTS ON SUBDIVISIONS

4. Covenants or similar restrictive controls must not be included or otherwise imposed on the titles to the lots created by the approved subdivision unless:
  - a. Such covenants or controls are expressly authorized by the terms of this permit;
  - b. Such covenants or controls are expressly authorized by the written consent of the Council; or
  - c. Such covenants or controls are submitted for a receive written approval by Council prior to sealing of the Final Plan of Subdivision.

## 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 Council 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. Vehicular crossings;
    - ii. Stormwater connections, including any internal plumbing work to redirect existing drainage to the new lot connection;
    - iii. Electricity infrastructure; and
    - iv. Communications infrastructure;
  - 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](http://www.lgat.tas.gov.au);
  - b. Be prepared by a suitably qualified person; and
  - c. Be accompanied by:
    - i. A Plan Checking fee, if required by Council's Fees and Charges. Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

## 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:
  - a. Provision of connection to drain each lot. The new Lot 1 connection is to have a minimum pipe diameter of 150mm and be directly connected to Council's underground drainage network; and,
  - b. Provision of any internal drainage work necessary to redirect drainage associated with the existing dwelling to the new lot connection, so it remains wholly contained within Lot 1.

## **VEHICULAR CROSSINGS**

8. A vehicular crossing must be provided for each lot in the subdivision.
9. The new crossover to access Lot 2 must be concrete and constructed in accordance with TSD-R09. Works in the road reserve shall not commence until a Driveway Application Form has been submitted to Council and approved by the Road Authority.

## **ELECTRICITY, COMMUNICATIONS & OTHER UTILITIES**

10. An electricity system must be provided to service all lots and installed to the approval of the Responsible Authority.
11. A telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority

## **SEPARATION OF SERVICE CONNECTIONS**

12. The person responsible must locate and identify the existing service connections (electricity supply, water supply, sewer and stormwater) and complete the following work:
  - a. Reroute existing internal services 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.

## **Permit Notes**

### **Notations**

- A. This permit was issued based on the proposal documents submitted for PA2025340. 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](http://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.

**ORDINARY COUNCIL MEETING  
Tuesday 20 January 2026**



**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

### 7.3 Plan 3 - PA2025365 - Residential: Outbuilding - 48 Alpine Crescent, Grindelwald

**REPORT AUTHOR:** Senior Statutory Planner - Eric Smith

**REPORT DATE:** 12 January 2026

**ATTACHMENTS:**

1. [7.3.1] Plan 3 - Location Plan - 48 Alpine Cres, Grindelwald
2. [7.3.2] Plan 3 - Attachment 2 - PA 2025365 - 48 Alpine Cres, Grindelwald - Proposal Plans

---

#### RECOMMENDATION

That application PA2025365 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 - Shed, by Wilkins Design & Drafting Pty Ltd and to demolish an existing shed, for land at 48 Alpine Crescent, Grindelwald Lot No. 33 on Plan No. 22210 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) Proposal plans by Wilkins Design, Ref DA/BA-25LLOY, dated 29 October 2025 (three sheets); andAny 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.

#### CONSTRUCTION MANAGEMENT

2. Soil, water and dust must be managed on the site during construction and demolition 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 be installed and maintained on site until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Infrastructure and Assets or their delegate.

#### DEMOLITION

3. Following completion of demolition works, the land must be rehabilitated with vegetation or other means within three months or as agreed by Council to avoid erosion or sedimentation effects from runoff.

#### OUTBUILDINGS

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

#### Permit Notes

#### Notations

- A. This permit was issued based on the proposal documents submitted for PA2025365. 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](http://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. 26/4**

#### **DECISION**

Moved: Cr Larner

Seconded: Cr Ferguson

That application PA2025365 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 - Shed, by Wilkins Design & Drafting Pty Ltd and to demolish an existing shed, for land at 48 Alpine Crescent, Grindelwald Lot No. 33 on Plan No. 22210 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. Proposal plans by Wilkins Design, Ref DA/BA-25LLOY, dated 29 October 2025 (three sheets); andAny 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.

#### **CONSTRUCTION MANAGEMENT**

2. Soil, water and dust must be managed on the site during construction and demolition 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 be installed and maintained on site until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Infrastructure and Assets or their delegate.

#### **DEMOLITION**

3. Following completion of demolition works, the land must be rehabilitated with vegetation or other means within three months or as agreed by Council to avoid erosion or sedimentation effects from runoff.

#### **OUTBUILDINGS**

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

#### **Permit Notes**

#### **Notations**

- A. This permit was issued based on the proposal documents submitted for PA2025365. 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](http://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 Lerner, Cr Lyons and Cr Manticas

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

#### 7.4 Plan 4 - PA2025326 - Residential: Multiple Dwellings x 2 (1 New, 1 Existing) - 24 Pomona Road, Riverside

**REPORT AUTHOR:** Senior Statutory Planner - Eric Smith

**REPORT DATE:** 13 January 2026

**ATTACHMENTS:**

1. [7.4.1] Plan 4 - Attachment 1 - Location Plan - 24 Pomona Road, Riverside
2. [7.4.2] Plan 4 - Attachment 2 - PA2025326 - 24 Pomona Road, Riverside - proposal plans

---

#### RECOMMENDATION

That application PA2025326 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 X 2 (1 new, 1 existing), by Design to Live, for land at 24 Pomona Road, Lot No. 19 on Plan No. 22037 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) by Design to Live, Ref PMNR24, Rev 3 dated 22 October 2025 (21 sheets); and
  - (b) by Sheds n Homes, Ref rebtl2510018, dated 8 October 2025 (1 sheet)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 (TWDA2025/01221-WTC) attached.

#### RETAINING WALL

3. Prior to commencement of any works, the applicant must submit detailed engineering plans of the proposed retaining wall on the southern boundary. The plans must show to the Council's satisfaction that the proposed wall, including footings, would be entirely within the site boundary and not undermine existing or potential development on the adjoining land.

#### DRIVEWAY AND PARKING AREA CONSTRUCTION

4. 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, especially any accessible parking spaces which must be in accordance with Australian Standard AS/NZ2890.6-2009 Off-street parking for people with disabilities;
  - (c) Where used to access parking areas on both lots, and/or located in common property, be surfaced with an all-weather (impervious) surface, such as asphalt or concrete; 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.

## CONSTRUCTION MANAGEMENT

5. 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 Infrastructure and 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.

### DEMOLITION

6. Following completion of demolition works, the land must be converted to the proposed compacted gravel driveway within three months or as agreed by Council to avoid unreasonable erosion or sedimentation effects from runoff.

### OUTBUILDINGS

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

### STAGED MULTIPLE DWELLINGS

8. 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.

### Permit Notes

#### Notations

- A. This permit was issued based on the proposal documents submitted for PA2025326. 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](http://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. 26/5**

#### **DECISION**

Moved: Cr Lyons

Seconded: Cr Ferguson

That application PA2025326 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 X 2 (1 new, 1 existing), by Design to Live, for land at 24 Pomona Road, Lot No. 19 on Plan No. 22037 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) by Design to Live, Ref PMNR24, Rev 3 dated 22 October 2025 (21 sheets); and
  - (b) by Sheds n Homes, Ref rebtl2510018, dated 8 October 2025 (1 sheet)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 (TWDA2025/01221-WTC) attached.

#### **RETAINING WALL**

3. Prior to commencement of any works, the applicant must submit detailed engineering plans of the proposed retaining wall on the southern boundary. The plans must show to the Council's satisfaction that the proposed wall, including footings, would be entirely within the site boundary and not undermine existing or potential development on the adjoining land.
4. **DRIVEWAY AND PARKING AREA CONSTRUCTION** Before commencement of the use, parking bays and access ways as shown on the endorsed plans must:
  - (a) be line-marked or otherwise delineated to indicate each car space and access lane;
  - (b) be properly constructed to such levels that they can be used in accordance with the plans, especially any accessible parking spaces which must be in accordance with Australian Standard AS/NZ2890.6-2009 Off-street parking for people with disabilities;
  - (c) Where used to access parking areas on both lots, and/or located in common property, be surfaced with an all-weather (impervious) surface, such as asphalt or concrete; 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.

#### **CONSTRUCTION MANAGEMENT**

5. 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 reasonable 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 Infrastructure and 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.

#### **DEMOLITION**

6. Following completion of demolition works, the land must be converted to the proposed compacted gravel driveway within three months or as agreed by Council to avoid unreasonable erosion or sedimentation effects from runoff.

#### **OUTBUILDINGS**

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

#### **STAGED MULTIPLE DWELLINGS**

8. 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.
9. Should the office of Unit 1 be used as a bedroom, the windows must be obscured to provide privacy from the shared driveway.

#### **Permit Notes**

##### **Notations**

- A. This permit was issued based on the proposal documents submitted for PA2025326. 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](http://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 Lerner, Cr Lyons and Cr Manticas

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

*Team Leader Planning left the meeting at 2.29pm*

## 8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

### 8.1 CEO 1 - Council Workshops held in December 2025 and January 2026

**REPORT AUTHOR:** Chief Executive Officer - Kristen Desmond

**REPORT DATE:** 15 January 2026

**ATTACHMENTS:** Nil

---

### RECOMMENDATION

That Council receives the report on Council Workshops held on 16 December 2025 and 13 January 2026.

**Minute No. 26/6**

### DECISION

Moved: Cr Allen

Seconded: Cr Lyons

That Council receives the report on Council Workshops held on 16 December 2025 and 13 January 2026.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 8.2 CEO 2 - Frankford Soldiers Memorial Hall - Special Committee Formation Proposal

**REPORT AUTHOR:** Chief Executive Officer - Kristen Desmond

**REPORT DATE:** 15 January 2026

**ATTACHMENTS:** Nil

---

### RECOMMENDATION

That Council:

1. Authorises Council Officers to prepare Terms of Reference for a Frankford Soldiers Memorial Hall Committee for review and endorsement by Council at a future Ordinary Council Meeting.

### Minute No. 26/7

### DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Ireland

That the matter be deferred until the next workshop for discussion.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

### 8.3 CEO 3 - Submission on Residential Parks Bill 2026 Consultation Draft Legislation

**REPORT AUTHOR:** Chief Executive Officer - Kristen Desmond

Director Planning & Development - Michelle Riley

**REPORT DATE:** 14 January 2026

**ATTACHMENTS:** 1. [8.3.1] Submission Residential Parks Bill West Tamar Council

---

#### RECOMMENDATION

That Council:

1. Endorse the attached draft submission;
2. Authorise the Chief Executive Officer to sign the submission and submit to the Department of Justice.

*Cr Manticas left the meeting at 2:40 pm*

**Minute No. 26/8**

#### DECISION

Moved: Cr Ireland

Seconded: Cr Ferguson

That Council:

1. Endorse the attached draft submission;
2. Authorise the Chief Executive Officer to sign the submission and submit to the Department of Justice.

#### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 7/0**

*Cr Manticas entered the meeting at 2:46 pm*

#### 8.4 CEO 4 - Renewal of Northern Tasmania Development Corporation Funding Agreement for 2026-2029

**REPORT AUTHOR:** Chief Executive Officer - Kristen Desmond

**REPORT DATE:** 15 January 2026

**ATTACHMENTS:** 1. [8.4.1] NTDC Members Agreement - 2026-2029

---

#### RECOMMENDATION

That Council:

1. Endorses the revised Northern Tasmania Development Corporate Funding Agreement for 2026-2029; and
2. Authorises the Mayor and the Chief Executive Officer to execute the Northern Tasmania Development Corporation Members Agreement 2026-2029.

#### Minute No. 26/9

#### DECISION

Moved: Cr Allen

Seconded: Deputy Mayor Cr Shegog

That Council:

1. Endorses the revised Northern Tasmania Development Corporate Funding Agreement for 2026-2029; and
2. Authorises the Mayor and the Chief Executive Officer to execute the Northern Tasmania Development Corporation Members Agreement 2026-2029.

#### VOTING

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

Against: Cr Lerner

Abstained: Nil

**CARRIED 7/1**

## 9 GOVERNANCE

### 9.1 Gov 1 - Updated WT-HRM17.00 - Code for Tenders and Contracts

**REPORT AUTHOR:** Director Community Assets - Dino De Paoli

**REPORT DATE:** 14 January 2026

**ATTACHMENTS:**

1. [9.1.1] WT-HRM17.00 - Code for Tenders and Contracts - January 2026 (DRAFT)
2. [9.1.2] WT-HRM17.00 - Code for Tenders and Contracts - Comparison Report

---

### RECOMMENDATION

That Council:

1. Rescinds the existing *Code for Tenders and Contracts* (Minute 76/20);
2. Adopts the updated *Code for Tenders and Contracts* as presented, effective 20 January 2026;
3. Updates the version number to 5.00; and
4. Approves a review date of January 2030.

### Minute No. 26/10

### DECISION

Moved: Cr Ireland

Seconded: Cr Lyons

That Council:

1. Rescinds the existing *Code for Tenders and Contracts* (Minute 76/20);
2. Adopts the updated *Code for Tenders and Contracts* as presented, effective 20 January 2026;
3. Updates the version number to 5.00; and
4. Approves a review date of January 2030.

**ORDINARY COUNCIL MEETING**  
**Tuesday 20 January 2026**



**VOTING**

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

Against: Cr Larner

Abstained: Nil

**CARRIED 7/1**

## 9.2 Gov 2 - Updated WT-HRM29.00 - Procurement Policy

**REPORT AUTHOR:** Director Corporate & Community - David Gregory

**REPORT DATE:** 14 January 2026

**ATTACHMENTS:**

1. [9.2.1] WT-HRM29.00 - Procurement Policy - January 2026 (DRAFT)
2. [9.2.2] WT-HRM29.00 - Procurement Policy - January 2026 (DRAFT) - Track Changes

---

### RECOMMENDATION

That Council:

1. Rescinds the existing *Procurement Policy* (Minute 76/20);
2. Adopts the updated *Procurement Policy* as presented, effective 20 January 2026;
3. Updates the version number to 4.00; and
4. Approves a review date of January 2030.

### Minute No. 26/11

### DECISION

Moved: Cr Manticas

Seconded: Cr Ferguson

That Council:

1. Rescinds the existing *Procurement Policy* (Minute 76/20);
2. Adopts the updated *Procurement Policy* as presented, effective 20 January 2026;
3. Updates the version number to 4.00; and
4. Approves a review date of January 2030.

**ORDINARY COUNCIL MEETING**  
**Tuesday 20 January 2026**



**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 10 DEVELOPMENT

### 10.1 Dev 1 - Amend Section 71 Agreement - 20 Tatana Way, Legana

**REPORT AUTHOR:** Senior Statutory Planner - Eric Smith

**REPORT DATE:** 7 January 2026

**ATTACHMENTS:** 1. [10.1.1] Attachment 1 - Part 5 Agreement amendment - 10 December 2025

---

### RECOMMENDATION

That Council:

1. Approve the amendment to the Part 5 Agreement by amending Clause 3.2 (c) to: change the number of car parking spaces from 90 to 86 and undertake administrative updates as detailed in Attachment 1; and
2. Authorise the Mayor and the Chief Executive Officer to execute the amended Part 5 Agreement with the Common Seal.

*Director Planning & Development entered the meeting at 3.09pm*

**Minute No. 26/12**

### DECISION

Moved: Cr Lyons

Seconded: Cr Ferguson

That Council:

1. Approve the amendment to the Part 5 Agreement by amending Clause 3.2 (c) to: change the number of car parking spaces from 90 to 86 and undertake administrative updates as detailed in Attachment 1; and
2. Authorise the Mayor and the Chief Executive Officer to execute the amended Part 5 Agreement with the Common Seal.

**ORDINARY COUNCIL MEETING  
Tuesday 20 January 2026**



**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

*Director Planning & Development left the meeting at 3.11pm*

## 11 CORPORATE

### 11.1 Corp 1 - Review of Financial Hardship Assistance Policy

**REPORT AUTHOR:** Director Corporate & Community - David Gregory

**REPORT DATE:** 13 January 2026

**ATTACHMENTS:**

1. [11.1.1] HR M 46.00 - Financial Hardship Assistance Policy - 2025 Review Marked Up
2. [11.1.2] HR M 46.00 - Financial Hardship Assistance Policy - 2025 Review Clean

---

### RECOMMENDATION

That Council:

1. Rescinds the existing Financial Hardship Assistance Policy (WT-HRM 46.00 April 2020);
2. Adopts the updated Financial Hardship Assistance Policy as presented, effective 20 January 2026;
3. Updates the version number to 3.00; and
4. Approves a review date of January 2030.

*Director Corporate & Community entered the meeting at 3.11pm*

**Minute No. 26/13**

### DECISION

Moved: Cr Allen

Seconded: Cr Ferguson

That Council:

1. Rescinds the existing Financial Hardship Assistance Policy (WT-HRM 46.00 April 2020);
2. Adopts the updated Financial Hardship Assistance Policy as presented, effective 20 January 2026;
3. Updates the version number to 3.00; and
4. Approves a review date of January 2030.

**ORDINARY COUNCIL MEETING  
Tuesday 20 January 2026**



**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

*Director Corporate & Community left the meeting at 3.14pm*

## 12 COMMUNITY

Nil

## 13 COMMUNITY ASSETS

### 13.1 Asset 1 - Capital Works Project Budget Variations

**REPORT AUTHOR:** Director Community Assets - Dino De Paoli

**REPORT DATE:** 5 January 2025

**ATTACHMENTS:** 1. [13.1.1] CEO Approved Project Budget Adjustments

---

### 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. 26/14**

### DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

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 Lerner, Cr Lyons and Cr Manticas

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 14 PEOPLE, CULTURE & SAFETY

Nil

## 15 PETITIONS

### 15.1 PET 1 - Petition for a review of current recommended fluoridation levels in Tasmania's public water supplies

**REPORT AUTHOR:** Chief Executive Officer - Kristen Desmond

**REPORT DATE:** 15 January 2026

**ATTACHMENTS:** 1. [15.1.1] Petition - Review of current recommended fluoridation levels

---

### RECOMMENDATION

That Council:

1. Receives the tabled petition entitled "*Review of current recommended fluoridation levels in Tasmania's public water supplies*";
2. Notes that the petition had 50 signatories; and
3. Authorises the Chief Executive Officer to forward a copy of the petition to the Tasmanian Minister for Health.

### Minute No. 26/15

### DECISION

Moved: Cr Larnar

Seconded: Cr Ireland

That Council:

1. Receives the tabled petition entitled "*Review of current recommended fluoridation levels in Tasmania's public water supplies*";
2. Notes that the petition had 50 signatories; and
3. Authorises the Chief Executive Officer to forward a copy of the petition to the Tasmanian Minister for Health.

**ORDINARY COUNCIL MEETING  
Tuesday 20 January 2026**



**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 15.2 PET 2 - Petition for recognition of Windsor Park Gardens as an Official Botanical Garden

**REPORT AUTHOR:** Chief Executive Officer - Kristen Desmond

**REPORT DATE:** 15 January 2026

**ATTACHMENTS:** 1. [15.2.1] Petition for recognition of Windsor Park Gardens as an Official Botanical Garden

---

### RECOMMENDATION

That Council:

1. Receives the tabled petition entitled “*Support for Petition to Declare Windsor Park Gardens a Botanical Garden*”;
2. Notes that the petition had 47 signatories; and
3. Authorises the Chief Executive Officer to investigate the opportunity for a botanical garden in the West Tamar municipality in the 2026/27 financial year, in particular considering alignment with other West Tamar Council community strategies.

### Minute No. 26/16

### DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Allen

That Council:

1. Receives the tabled petition entitled “*Support for Petition to Declare Windsor Park Gardens a Botanical Garden*”;
2. Notes that the petition had 47 signatories; and
3. Authorises the Chief Executive Officer to investigate the opportunity for a botanical garden in the West Tamar municipality in the 2026/27 financial year, in particular considering alignment with other West Tamar Council community strategies.

**ORDINARY COUNCIL MEETING  
Tuesday 20 January 2026**



**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 16 NOTICE OF MOTIONS

### 16.1 Motions on Notice

#### 16.1.1 Cr Shegog - Motion for Display of the Australian National Flag in Nominated Council Parks and Recreation Areas

**REPORT AUTHOR:** Chief Executive Officer - Kristen Desmond

**REPORT DATE:** 14 January 2026

**ATTACHMENTS:** Nil

---

### RECOMMENDATION

That Council endorse the installation of permanent, illuminated flagpole(s) in selected Council-owned parks and recreation areas, at locations across the municipality, determined by Council through the 2026/2027 budget process, for the purpose of flying the Australian National Flag as a symbol of national pride and community identity, and in recognition of Australia's shared history, culture and values.

### Minute No. 26/17

### DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Ferguson

That Council endorse the installation of permanent, illuminated flagpole(s) in selected Council-owned parks and recreation areas, at locations across the municipality, determined by Council through the 2026/2027 budget process, for the purpose of flying the Australian National Flag as a symbol of national pride and community identity, and in recognition of Australia's shared history, culture and values.

### VOTING

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

Against: Cr Larner and Cr Lyons

Abstained: Nil

**CARRIED 6/2**

**16.2 Motions without Notice**

Nil

## 17 COUNCILLORS' QUESTIONS

### 17.1 Councillors' Questions on Notice

#### 17.1.1 Cr Larner

**Question 1:** The on-shore Masterplan stage 2 works at Gravelly Beach have substantially upgraded the waterside accessibility, parking area, seating and stormwater provision for which Council is to be congratulated.

There has been an apparent after-thought extension of the footpath to include the area outside the boutique giftware shop, 'My Tasmanian Home', likely on recent request by the owner in order to minimise any trip hazard due to the formerly uneven surface. This section of path was then extended past the shop to include the neighbouring properties at 295 and 297 Gravelly Beach Road.

By whose request and by whose authority was the Gravelly Beach capital works Budget variation for this discrete footpath extension provided?

**Response:** *The value of the construction contract awarded for the Gravelly Beach Foreshore project is well under the available budget being funded by the Australian Government, with the forecast surplus to be allocated toward works previously identified within the conservation area, subject to approval by Parks.*

*As the work in the conservation area was not approved, Council officers discussed options with the Grantor to undertake further work within the road reserve, to reduce the funding that would need to be returned to the Australian Government. The request for Council to consider additional footpath work on the west side of Gravelly Beach Road was put to Mayor Holmdahl by the proprietor of the giftware shop, assessed by Council officers and approved by the Chief Executive Officer. The section of additional footpath and kerb and channel work was extended to the limit of the new pavement seal included under the contract.*

**Question 2:** What was the cost of that discrete section of footpath/curbing extension within any Budget variations list?

**Response:** \$38,718.43 excluding GST

**Question 3:** Why were the property owners of 295 and 297 Gravelly Beach Road not given prior planning notification of the pending works, in order to give them the opportunity to request driveway entrance/s to their properties via their existing gateways - as was automatically provided for all other properties sited alongside the recent footpath works installed near the Post Office and cafes?

**Response:** *Any existing driveways have been reconstructed under the contract. No.295 and No.297 have their legal vehicle access point from Archer Street, and there is no existing driveway or kerb crossover on Gravelly Beach for these properties. It is noted there are gates on the property boundaries and Council officers are currently in communication with the landowners concerned to discuss formalising these access points for vehicles.*

## 17.2 Councillors' Questions without Notice

### Cr Ferguson

**Question 1:** Can Council please advise in which the general rate variation applying to properties within the Launceston Urban Fire Brigade District was first introduced, and confirm its original intended purpose in relation to the Windsor Precinct?

**Question 2:** Can Council advise which suburbs and what percentage of ratepayers within the West Tamar Municipal area are subject to this additional levy? Noting that approximately \$240,000 was raised in the last financial year.

**Question 3:** Can Council provide the total income generated from this variation since its introduction?

**Question 4:** Given that the Windsor Precinct provides services and benefits to the broader municipality, can the variation be included in our budget deliberations this year to discuss if it's still appropriate?

**Response:** (From the CEO through the Chair) *Thank you Councillor Ferguson. In terms of your first three questions, we'll take those on notice. In terms of the last one, that Windsor Special Rate is always included in budgets, so we certainly can list it as having further discussion on that. And we will put the answers to those questions to you in writing and also ensure that they are part of the February agenda.*

### Cr Manticas

**Question 1:** Does Council have the appetite to liaise with Parks and Wildlife to start conversing with them on the potential for a rock pool at Beauty Point?

**Response:** (From the CEO through the Chair) *What I would suggest is that Council officers wouldn't do that without Council making a decision as to whether they wanted to do something like that, given potential budgetary and other implications. I suspect it would be subject to a Reserve Activity Assessment which could take a significant period of time and does have a significant cost to Council in terms of that. So, should Council wish to go there, I would recommend perhaps that a motion be put to Council so that we have a firm decision on that. Once that's done, we would happily then talk to Parks and go through the process.*

**Question 2:** Is this Council still on track to start stage 1 of the Greens Beach Master Plan?

**Response:** (From the CEO through the Chair) *Stage 1 of the Greens Beach Master Plan is currently subject to an assessment from Parks, a Reserve Activity Assessment, and we are working through the process with Parks.*

### Cr Lyons

**Question 1:** On the 18th of November I asked the question about the demographic makeup of the West Tamar and I was particularly concerned that I'd been told that Exeter Primary School only has 200 kids attending and that is considerably lower than when I worked at that school. I think the whole makeup of the population really determines what we do, if we're not having that many youth come through, we be focusing on aged facilities and what does that mean in terms of where people work? I don't know how we do it, but it would be interesting to know the changes in each of the towns over a

period of time to determine what the potential needs are of each of those communities. 200 kids, I think there was at least probably three times that many when I was working at that school and I just wonder if there are reasons behind it or if it's just a decline in breeding.

**Response:** (From the CEO through the Chair) *Thank you Cr Lyons. We are working through a process to have a demographer and some demographic information come to Council. As I'd said previously, it's not something that had been listed as a priority for this financial year. It certainly will be something that comes from the Community Strategic Plan and other work that we're doing, but in the meantime, we are hoping to get someone to come and talk to you at a future workshop in this financial year around some of the demographics we have now and potential changes coming through.*

#### Cr Shegog

**Question 1:** I think we all received an email from a person wishing to establish a radio thing for the West Tamar community, where did that get to?

**Response:** (From the CEO through the Chair) *That's currently sitting on my desk and we're still working through options and will come back to Council once we've had a chance to consider it. We've still got a number of officers who are coming back from leave, so we haven't actually been able to progress that at this point.*

#### Cr Ireland

**Question 1:** I've just got one issue I want to just bring up to the record, so hopefully we can get some action. It goes back to November, a gentleman at number 52 Rosevears Drive, Mr. Sparks is his name. He was getting no result from Council, so he contacted me. His issue is that he has a garage that fronts onto Rosevears Drive, and he can't open the garage doors because when we sealed the pavement, it made it too high. It's been like that for 10 years, and the previous owner didn't mind because he never used the garage. So the new owner's bought the place and he wants to open his garage doors. It's a question of re-sealing a little bit of footpath.

**Response:** (From the CEO through the Chair) *Thank you, Cr Ireland. That is on our list of things to do and we'll make sure that there's an action ready for the February Council meeting agenda so both you and Mr. Sparks can see it moving.*

#### Cr Larner

**Question 1:** Just with regards to the Gravelly Beach foreshore. An issue identified by Parks in their report was the illegal fill which has contaminant in it, it has construction material and likely asphalt which was put there over the Christmas break, probably around 2000 as the start of the reclamation works without approval of Parks. They've identified the matter, they have recommended Council listen to their local community about their concerns with regard to such issues. Other issues are the sea walls that are falling away. Is there a way that that could be looked at? It wasn't understood by the community that the funding for the foreshore works was limited to the end of January and then it had to be given back to the government.

**Question 2:** I'm just looking here at in the code for tenders and contracts. For short-term contracts, there shall be no provision in the tender documents for variation at the tendered price or rates over the duration of the contract. So the current contract there with the footpaths, which are great, and the parking provision. I have feedback from a local resident who happens to be a horticulturist, that that Paspalum invasion of the

foreshore below the new footpath can be dealt with while temperatures are high and it could be sprayed but also an observation of this individual that the spray on grass seeding has not been applied properly. So I'm just wondering is there any leeway for the contractors to either attend to that? And also that the laid down grass has died because it wasn't watered over the Christmas break or even watered in. Is there a provision for that funding that is sitting there to be applied to tidy up that area properly? And potentially whether compensation can be offered to the people living 297 and 295 Gravelly Beach Road who don't have an official access at Archer Street.

**Response:** (From the CEO through the Chair) *Thank you, Cr Larner. A number of different questions all rolled up into one there. What I can say is the Gravelly Beach foreshore, in relation to any reclamation works, Parks have denied us any permission to do any works there, so we don't intend to. We applied for certain works; we were told what we can do and what we can't do. We've been told we can work in the Road Reserve, which is what we're doing. If we are to go anywhere near those other things, we have to get permission of Parks to do that, and that takes time.*

*As this Council has been briefed previously, we have asked the Federal Government for an extension a number of times to try and get Gravelly Beach completed. We will not be given any further extensions. We have done the best work that we can within the envelope we have. We cannot just go away and do other work; we have to get approval from the Federal Government to change scope. We have done that. We've delivered the footpaths and the other work, and I think feedback we've had from Gravelly Beach is that has been accepted.*

*There's two people in particular you're talking about - they have not approached Council, so unless I have something in writing from them, and I would be saying in terms of compensation, that's not something that should be talked about in an open Council meeting. I don't agree with you that there is compensation that should be paid. We actually have improved the amenity outside of their houses.*

*I also have a concern when you are saying Council officers haven't done things correctly. Our officers still look at any of the work that contractors undertake. Now, unless you've been privy to all of the instructions and all the other work that's going on, I think it's very unfair to say that Council officers haven't done something correctly, I'm talking about the seeding and I think it's very unfair for you to be able to make comments on that without us actually being able to check in with Council officers. And finally, if there are issues with Paspalum and other weeds, as I have asked you previously, if you put it in writing and ask Council what it is that they're doing, I will investigate that for you.*

### 17.3 Responses to Previous Questions on Notice

#### 17.3.1 Cr Manticas - Question from 16 December 2025 Ordinary Meeting

**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:** *Council officers will inspect the area at the new cafe in Exeter with the view to install a new bin in an appropriate location.*

**17.3.2 Cr Holmdahl - Question from 16 December 2025 Ordinary Meeting**

**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:** *Council officers have undertaken both desk top review and an inspection of the intersection to ensure any recommended treatment is in line with appropriate standards. While cutting the corner is an issue with driver behaviour and attentiveness, the provision of linemarking at this intersection may assist drivers with making safe turning movements, and will be consistent with other linemarking treatments at other intersections. Officers will seek approval from the Department of State Growth for the preferred treatment prior to undertaking any work within the State highway corridor.*

### 17.3.3 Cr Larner - Questions from 16 December 2025 Ordinary Meeting

**Question 1:** 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:** *Albert Square Recreation Area, is Crown Land leased by Council. A contractor slashed this site on Monday 22 December 2025 to create a firebreak. No evidence of dumped greenwaste was noted on inspection.*

**Question 2:** 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:** *I would encourage the Lions Club to engage with Council Officers so that Council Officers have a clear understanding of what the Lions Club is seeking to achieve. Once this is understood, Council Officers can then provide appropriate advice to the Lions Club on the next steps required.*

**17.3.4 Cr Allen - Question from 16 December 2025 Ordinary Council Meeting**

**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:** *Council officers have reviewed the request submitted by a resident of the retirement village at 144 Main Road, Exeter, and undertaken an inspection of the site. Officers will seek approval from the Department of State Growth for the preferred linemarking treatment in this location to improve parking and sight lines, prior to undertaking any work within the State highway corridor.*

## 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 4.02pm to discuss the following items:

#### Confirmation of Minutes

##### 2.1 Confirmation of Minutes of Closed Meeting held 16 December 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.*

#### Corporate & Community

##### 8.1 Confidential 1 – Renewal of Lease

*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 and Regulation 17(2)(g) proposals for the council to acquire land or an interest in land or for the disposal of land;*

#### Office of the CEO

##### 9.1 Confidential 2 – Contract no. WTC 19/2025 Reseal Program 2025/2026 Spray & Asphalt Resurfacing

*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 3 – Contract no. WTC 35/2025 Beaconsfield Road Widening & Footpaths: Shaw Street & Julian Street

*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. 26/18

### DECISION

Moved: Cr Lyons

Seconded: Cr Ferguson

That, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at 4.02pm to discuss the following items:

#### Confirmation of Minutes

**2.1 Confirmation of Minutes of Closed Meeting held 16 December 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.*

**Corporate & Community**

**8.1 Confidential 1 – Renewal of Lease**

*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 and Regulation 17(2)(g) proposals for the council to acquire land or an interest in land or for the disposal of land;*

**Office of the CEO**

**9.1 Confidential 2 – Contract no. WTC 19/2025 Reseal Program 2025/2026 Spray & Asphalt Resurfacing**

*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 3 – Contract no. WTC 35/2025 Beaconsfield Road Widening & Footpaths: Shaw Street & Julian Street**

*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*

**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

**REQUIRES ABSOLUTE MAJORITY OF COUNCIL**

## 19 OUT OF CLOSED MEETING

Council moved out of Closed Meeting at 4.31pm.

## 20 CLOSURE

There being no further business, the meeting closed at 4.32pm.