



AGENDA

Tuesday 17 March 2026
Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

WEST TAMAR COUNCIL

PO Box 16
RIVERSIDE TAS 7250


Council Chambers
BEACONSFIELD TAS 7270

12 March 2026

To ALL COUNCILLORS

Dear Councillor

I wish to advise that an Ordinary meeting of the West Tamar Council will be held at the Windsor Community Precinct, 1 Windsor Drive, Riverside on Tuesday 17 March 2026 at 1:30 pm.



Kristen Desmond
Chief Executive Officer

ORDER OF BUSINESS

Details	Page
ACKNOWLEDGEMENT OF COUNTRY	5
PUBLIC ATTENDANCE	5
AUDIO RECORDINGS OF COUNCIL MEETINGS	5
1 PRESENT	6
1.1 Present	6
1.2 In Attendance	6
1.3 Apologies and Leave of Absence	6
2 CONFIRMATION OF MINUTES	7
2.1 Confirmation of Minutes of Meeting held 17 February 2026	7
3 LATE ITEMS	66
4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR	67
5 PUBLIC QUESTION TIME	68
5.1 Public Question Time	69
5.2 Public Questions on Notice	70
5.2.1 G Hay, Beauty Point	70
5.3 Responses to Questions from Previous Public Question Time	71
6 CHIEF EXECUTIVE OFFICER'S DECLARATION	72
7 PLANNING AUTHORITY	73
7.1 Plan 1 - PA2023403 - Subdivision (including Public Open Space and New Roads) - Lot 102 West Arm Road, Beauty Point	73
7.2 Plan 2 - Removal of Part 5 Agreement - Dalmatian Court, Legana	140
8 OFFICE OF THE CHIEF EXECUTIVE OFFICER	173
8.1 CEO 1 - Council Workshops held in February and March 2026	173
8.2 CEO 2 - Northern Tasmania Development Corporation (NTDC) Quarterly Report - October to December 2025	177
8.3 CEO 3 - Council Annual General Meeting (AGM) Date 2026	192
8.4 CEO 4 - Australian Local Government National General Assembly 2026	194
9 GOVERNANCE	197
10 DEVELOPMENT	198
10.1 Dev 1 - Legana Town Centre and Township Structure Plan	198
10.2 Dev 2 - Proposed Street Names in West Tamar	362
10.3 Dev 3 - Petition to Amend a Sealed Plan - 389 Auburn Road, Beaconsfield	365

10.4 Dev 4 - Strategic Planning Priorities	372
11 CORPORATE.....	375
12 COMMUNITY.....	376
12.1 Comm 1 - Youth Advisory Council Minutes - February.....	376
12.2 Comm 2 - Sponsorship Application - Volunteering Tasmania	380
12.3 Comm 3 - Sponsorship Application - Festival of Voices	383
12.4 Comm 4 - Rowella Community Hall Committee appointments.....	386
12.5 Comm 5 - Community Grant Application - Deviot Community Hall	389
12.6 Comm 6 - Community Grant Applications - Launceston Little Athletics Centre.....	406
12.7 Comm 7 - Community Grant Applications - Kelso Community Centre	420
12.8 Comm 8 - Appointment of Deputy Chairperson - Positive Ageing Committee	433
13 COMMUNITY ASSETS	436
13.1 Asset 1 - Capital Works Budget Variations.....	436
14 PEOPLE, CULTURE & SAFETY	440
15 PETITIONS.....	441
16 NOTICE OF MOTIONS	442
16.1 Motions on Notice	442
16.1.1 Motion on Notice - Late Item.....	443
16.2 Motions without Notice.....	443
17 COUNCILLORS' QUESTIONS	444
17.1 Councillors' Questions on Notice	444
17.1.1 Cr Manticas.....	444
17.1.2 Cr Lerner.....	445
17.2 Councillors' Questions without Notice	447
17.3 Responses to Previous Questions on Notice	448
17.3.1 Cr Ferguson - Question from 17 February 2026 Ordinary Meeting	448
17.3.2 Cr Sladden - Question from 17 February 2026 Ordinary Meeting	449
17.3.3 Cr Manticas - Question from 17 February 2026 Ordinary Meeting	450
18 INTO CLOSED MEETING.....	451
19 OUT OF CLOSED MEETING.....	452
20 CLOSURE	453

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

1.2 In Attendance

1.3 Apologies and Leave of Absence

Leave of Absence – Deputy Mayor Cr Rick Shegog

2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 17 February 2026

ATTACHMENTS: 1. [2.1.1] 2026-02 - Ordinary Council Meeting Minutes - Unconfirmed

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 17 February 2026 numbered 26/19 to 26/37 as provided to Councillors be received and confirmed as a true record of proceedings.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



MINUTES

Tuesday 17 February 2026 Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



ORDER OF BUSINESS

Details	Page
ACKNOWLEDGEMENT OF COUNTRY	4
PUBLIC ATTENDANCE	4
AUDIO RECORDINGS OF COUNCIL MEETINGS	4
1 PRESENT	5
1.1 Present	5
1.2 In Attendance.....	5
1.3 Apologies and Leave of Absence	5
2 CONFIRMATION OF MINUTES	6
2.1 Confirmation of Minutes of Meeting held 20 January 2026	6
3 LATE ITEMS	7
4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR	8
5 PUBLIC QUESTION TIME	9
5.1 Public Question Time.....	9
5.2 Public Questions on Notice.....	11
5.2.1 G Hay, Beauty Point	11
5.3 Responses to Questions from Previous Public Question Time	13
5.3.1 R Pfundt, Legana	13
6 CHIEF EXECUTIVE OFFICER'S DECLARATION	14
7 PLANNING AUTHORITY	15
7.1 Plan 1 - PA2025344 - Residential: Secondary Residence (Caravan) - 35 Riverside Drive, Riverside.....	15
7.2 Plan 2 - AMD03/24 - Substitute Amendment to the Planning Scheme for land at 11 Upper McEwans Road, Legana.....	17
7.3 Plan 3 - PA2025346 - Visitor Accommodation - 6 Apollo Avenue & 4 Aristotelis Court, Legana	19
7.4 Plan 4 - PA2025400 - Residential: Dwelling extension and fence - 194 Paper Beach Road, Swan Point.....	25
8 OFFICE OF THE CHIEF EXECUTIVE OFFICER	30
8.1 CEO 1 - Council Workshops held in January and February	30
8.2 CEO 2 - Australian Local Government Association Call for Motions	31
8.3 CEO 3 - 2nd Quarter Performance Report - October to December 2025.....	32
8.4 CEO 4 - Economic Regulator Submission.....	33
8.5 CEO 5 - Electoral Bill Submission	34

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



9 GOVERNANCE	35
9.1 Gov 1 - Review of Public Interest Disclosure Policy	35
10 DEVELOPMENT	37
11 CORPORATE	38
12 COMMUNITY	39
12.1 Comm 1 - Community Grant - Tamar FM.....	39
12.2 Comm 2 - Review of Public Memorial Policy	40
12.3 Comm 3 - Business Grants.....	42
13 COMMUNITY ASSETS	44
13.1 Asset 1 - Contract No. WTC 34/2025 Esplanade, Beauty Point: Stormwater Improvements (Budget Variation).....	44
13.2 Asset 2 - Riverside Pool Technical Investigation.....	45
14 PEOPLE, CULTURE & SAFETY	46
15 PETITIONS	47
16 NOTICE OF MOTIONS	48
16.1 Motions on Notice	48
16.1.1 Motion - Cr Sladden - Request for Ministerial Review - Petition Provisions in the Local Government Act 1993 (Tas).....	48
16.2 Motions without Notice.....	50
17 COUNCILLORS' QUESTIONS	51
17.1 Councillors' Questions on Notice	51
17.1.1 Cr Manticas.....	51
17.1.2 Cr Larner.....	52
17.2 Councillors' Questions without Notice	53
17.3 Responses to Previous Questions on Notice	54
17.3.1 Cr Ferguson - Questions from 20 January 2026 Ordinary Meeting	54
18 INTO CLOSED MEETING	55
19 OUT OF CLOSED MEETING	57
20 CLOSURE	58

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



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.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



1 PRESENT

1.1 Present

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

1.2 In Attendance

Chief Executive Officer	Kristen Desmond
Director Corporate & Community	David Gregory
Director Community Assets	Dino De Paoli
Director Planning & Development	Michelle Riley
Director People, Culture & Safety	Richard Heyward
Governance Officer	Tom Chalmers
Manager Communications & Engagement	Simon Tennant
Senior Technology Officer	Brentley Woods
Technology Officer	Angus Pilon
Team Leader Planning	Krstyna Ennis
Personal Assistant to the CEO & Mayor	Angeline Tawanda
Youth Mayor	Millie van Est

1.3 Apologies and Leave of Absence

Cr Caroline Lerner

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 20 January 2026

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 20 January 2026 numbered 26/1 to 26/18 as provided to Councillors be received and confirmed as a true record of proceedings.

Minute No. 26/19

DECISION

Moved: Cr Lyons

Seconded: Cr Allen

That the Minutes of Council's Ordinary Meeting held on 20 January 2026 numbered 26/1 to 26/18 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 Lyons, Cr Manticas and Cr Sladden

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

3 LATE ITEMS

Nil

UNCONFIRMED

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

Nil

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



5 PUBLIC QUESTION TIME

5.1 Public Question Time

Commenced at: 1.33pm

Cheryl Swan, Paper Beach

Statement: West Tamar Municipality has many amazing associations and clubs with wonderful people doing wonderful things, voluntary and otherwise. There's lots of interaction within our community between young people and older people, vulnerable people in all ages and areas of life, such as our young Mayor here.

Many people, such as myself, in an organisation are required to have one of these: a Working with Vulnerable People card, which I quite gladly show that I am suitable to be doing the volunteering that I do in my community.

Question: I'd like to ask: how many sitting here today have the Working with Vulnerable People card, and is it compulsory? And if not, why not? And why do certain people that may be sitting here not have it?

Response: *Ms. Swan, it's not compulsory. But I will leave it to those that do have one to show that they do have one.*

Robert Pfundt, Legana

Statement: You may recall that I spoke at the last council meeting on the Apollo Avenue project, which I understand you're voting on today.

I've read the report by the statutory planner. Wasn't impressed. It's a sad reflection on our community that a landowner with very significant financial resources can commission a professional consulting company to generate a development application for a project like that, which is, on the face of it to most people, and clearly not meeting the standards of the general area.

And then, from the report, it doesn't meet any of the acceptable requirements for such a development, and the development application itself meandered around a lot of the performance criteria in a way such that it made it look acceptable, which most people clearly think it is not. 35 objections, I gather, in writing were sent to Council. Reading the report, not having seen all of them, I imagine that very little heft was given to those objections by local residents who have lived there for some time and really enjoy the amenity of the area.

And then, we seemingly have a compliant planning division at Council which just waves this through. With respect, I strongly urge Councillors to support their residents and vote against this proposal today.

Question 1: Reading the report, I was interested to see that the planner referred to the 2022-2032 Strategic Plan of Council, which I referred to last month. And my question is: how does this development application and proposal support that plan for Council?

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



Response: *We'll take note of your question. We can't discuss it with you at the moment because it's an issue that we haven't debated yet. But I'm sure that everybody around the table has listened to what you've said, and—but you will have to wait until the debate, I'm sorry.*

Question 2: So I can ask the question then?

Response: *No, you can't. I will take that question on notice. I understand your problem, but we can't discuss this matter until it comes up for debate as a council item. And I would just like to reassure you that every single representation that comes to Council is very seriously considered; they're not just discarded. And all the Councillors pay a lot of attention to what the community is saying.*

Question 3: Can I ask Councillors whether they all read the 35 objections?

Response: *No, I'm sorry, you can't ask the Councillors questions. I can assure you that all the Councillors were provided with the 35 representations.*

Regan Petty, Riverside

Statement: I'd like to provide some context regarding our planning application for the property and the need for the caravan to stay, if at all possible, for any length of time.

In August 2023, my father-in-law lost his battle with mental health. We lost a family member, and we don't want to have the same struggle again. After a short stay, once my mother-in-law returned to Tasmania, she stayed at the mental health ward in Launceston General Hospital. And it was recommended by the doctors that she be provided day-to-day support surrounded by family.

Being that she's been an incredibly independent woman her entire life, incredibly strong, this has shaken her beyond what any of us expected. We wish to support her for as long as possible, as anyone would with their family. However, if it can be discussed, if our application is denied, that we can have a time limit imposed. Whether it's until the end of this year or something else that we can figure out, so that we don't have to go through the same struggle we've already been through with losing a family member to mental health. Thank you.

Response: *Thank you, Mr. Petty.*

Concluded at: 1.43pm

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



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: Questions on Notice are sent to THE Councillors as representations from rate payers and not the CEO, why are QoN's NOT tabled at council meetings to arrive at an answer, currently the answers to the question(s) are answered before the council meeting by the CEO with its seems complete disregard to elected councillors considerations why and how is this done ?

Response: *As per my answer provided to you on 14 November 2023:*

"The question, and a proposed response, if appropriate, will be included on the agenda for the scheduled meeting. Where a question with notice requires further research or clarification the answers to the question will be included in the agenda of the following council meeting".

Legislatively, the Local Government (Meeting Procedures) Regulations 2025 only require that questions on notice be submitted by members of the public and allows each council to determine any other procedures to be followed in respect of public question time not specifically set out in the Regulations.

I note that other Councils adopt a similar approach to West Tamar Council and publish Questions on Notice with the answers in Agendas. How Questions on Notice are dealt with are subject to Council's Council Meeting Engagement Policy and as such I am guided by this Policy when preparing Agendas.

Question 2: What qualifies some rate payers as against other rate payers to have there private property entrances/drive-ways built free of costs by the West Tamar Council ?

Response: *I do not understand what this question relates to. When footpath upgrades or road reconstruction projects are undertaken as part of Council's capital works program, existing driveways are replaced like for like if condition warrants this, or to comply with the applicable engineering standard. If you are alleging that staff have undertaken private works inappropriately then please submit to me your allegations and I will investigate them.*

Question 3: We see a \$104,108.00 "membership fee", rate payers funds, to Northern Tasmania Development Corporation Limited, so we are paying this to be a MEMBER of exactly what ? Please explain by examples what if any tangible benefits that have been delivered to West Tamar rate payers in past 12 months that justify this MEMBERSHIP fee , examples must show cost /benefit return ratio.

Response: *Northern Tasmania Development Corporation (NTDC) is a regional development agency co-funded by seven Northern Councils to develop and delivery programs of regional significance that enhance the social and economic prosperity of the region.*

Membership of NTDC is for a period of three years. Member councils co-design a three-year strategy of agreed program delivery in partnership with NTDC Board.

This strategy, ratified in early 2023, has guided for directed programs such as:

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



Regional Priority projects advocacy leading up to both Federal and State Government elections and targeted toward State and Federal Government grant programs and budget inclusions.

West Tamar inclusions in published prospectus include:

- West Tamar Trail Network
- Ferment HQ
- Launceston/Tamar Sewerage Improvement Plan
- West Tamar Growth Strategy
- 10-year vision for the kanamaluka/Tamar Estuary & Masterplan
- Legana Sporting Complex

Regional Land Use Strategy Review and drafting. NTDC is commissioned to review and draft the Northern Tasmania Regional Land Use Strategy (NTRUS) which enables Tasmanian planning policies to be enabled true to place.

This project management includes all eight northern councils working with NTDC through a Steering Committee (chaired by the CEO of West Tamar Council).

Northern Tasmania Population Program renewal. NTDC has renewed the region's population program circa 2019 to respond to population growth challenges across the next 20 years. This program is assisting West Tamar Council better accommodate population growth and workforce attraction and retention, whilst ensuring all Councils work collaboratively to ensure people can work and live well.

Northern Sports Facility Study. NTDC developed an assessment both future trends in recreational activity and the condition of existing sporting venues owned by local councils across the region. West Tamar Council were able to use this work to inform plans to secure funding for sporting venue development at Legana, as well as appreciate where the use of sporting/recreational facilities in neighbouring councils could be optimised to benefit residents.

Gastronomy Northern Tasmania. NTDC is custodian on behalf of northern Councils of the UNESCO Creative City of Gastronomy designation. This acknowledges the urban/rural food system that our region, and especially the Tamar Valley, was founded upon. West Tamar Council are able to make use of both intelligence gained through a network of over 50 City/regions of Gastronomy across the world, as well as make use of branding to associate the West Tamar with this UNESCO designation.

On-going advocacy and engagement on behalf of members. NTDC is always meeting with elected officials at all levels of government to champion Northern Tasmania as a place where investment, education, employment and visitation is welcomed and able to thrive. This supports West Tamar Council's very professional and effective involvement in this space, with NTDC articulating the regional importance of West Tamar based initiatives.

An **Annual Report** is provided that details annual program delivery (2024-2025) against the three strategy and successes which was shared with funding members at AGM on 6 November 2025.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



5.3 Responses to Questions from Previous Public Question Time

5.3.1 R Pfundt, Legana

Our Ref: GO.COU.186

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

30 January 2026

Robert Pfundt

By email: [REDACTED]

Dear Mr Pfundt



2-4 Eden Street, Riverside TAS 7250
PO Box 16, Riverside TAS 7250
e. wtc@wtc.tas.gov.au
p. 03 6323 9300
wtc.tas.gov.au

Response to Questions on Notice – Ordinary Council Meeting 20 January 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 20 January 2026, and now provide the following responses:

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

The application does not define a purpose for the glasshouse. The use proposed is Visitor Accommodation and the glasshouse is within the grounds. Any commercial use, or use other than garden / landscaping associated with the visitor accommodation use would require separate approval.

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?*

As above, the application proposes Visitor Accommodation and no other use has been proposed.

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

Under the Tasmanian Planning Scheme, the property is in the Low Density Residential Zone and the Residential Supply and Density Specific Area Plan applies. Long term rental would be defined as Multiple dwellings and is prohibited in this area. Visitor Accommodation is defined as 'use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost' noting that it does not define a length of stay.

Yours sincerely


Kristen Desmond
CHIEF EXECUTIVE OFFICER



6 CHIEF EXECUTIVE OFFICER'S DECLARATION

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

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



Kristen Desmond
CHIEF EXECUTIVE OFFICER

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

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

7 PLANNING AUTHORITY

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

7.1 Plan 1 - PA2025344 - Residential: Secondary Residence (Caravan) - 35 Riverside Drive, Riverside

REPORT AUTHOR: Team Leader - Planning - Krstyna Ennis

REPORT DATE: 3 February 2026

ATTACHMENTS:

1. [7.1.1] Plan 1 - Location Plan - 35 Riverside Drive Riverside
2. [7.1.2] Plan 1 - Proposal Plans - 35 Riverside Drive, Riverside

RECOMMENDATION

That application PA2025344 be determined as follows:

That the application for Residential - Secondary Residence (Caravan), by Regan and Amy Petty, for land at 35 Riverside Drive, Riverside, Lot No. 223 on Plan No. 17325 is **REFUSED** on the following grounds:

- (a) The proposal does not satisfy Clause 8.4.1 Performance Criteria P1, as the siting of the secondary residence within the frontage is not compatible with the streetscape; and
- (b) The proposed development cannot be reasonably conditioned to comply with the Performance Criteria due to siting constraints that prevent relocation elsewhere on the site.

Team Leader Planning entered the meeting at 1.44pm

Minute No. 26/20

DECISION

Moved: Cr Manticas

Seconded: Cr Ferguson

That application PA2025344 be determined as follows:

That the application for Residential - Secondary Residence (Caravan), by Regan and Amy Petty, for land at 35 Riverside Drive, Riverside, Lot No. 223 on Plan No. 17325 is **REFUSED** on the following grounds:

- a. The proposal does not satisfy Clause 8.4.1 Performance Criteria P1, as the siting of the secondary residence within the frontage is not compatible with the streetscape; and

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



- b. The proposed development cannot be reasonably conditioned to comply with the Performance Criteria due to siting constraints that prevent relocation elsewhere on the site.

VOTING

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

Against: Cr Lyons

Abstained: Nil

CARRIED 7/1

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



7.2 Plan 2 - AMD03/24 - Substitute Amendment to the Planning Scheme for land at 11 Upper McEwans Road, Legana

REPORT AUTHOR: Team Leader - Planning - Krstyna Ennis

REPORT DATE: 2 February 2026

ATTACHMENTS:

1. [7.2.1] Attachment 1 - AMD03-24 Certified substitute draft amendment
2. [7.2.2] Attachment 2 - AMD03-24 (substitute amendment) Consideration of Representations
3. [7.2.3] Attachment 3 - AMD03-24 Representations

RECOMMENDATION

That Council:

1. In accordance with sections 40K of the *Land Use Planning and Approvals Act 1993*, notify the Tasmanian Planning Commission that two (2) representations were received during the exhibition period for substitute amendment AMD03-24.
2. In accordance with section 40K(c) and 42(b) of the *Land Use Planning and Approvals Act 1993*, consider the merit of the representations received to the substitute amendment AMD03-24.
3. Provide advice to the Tasmanian Planning Commission that no further modifications are recommended.

Minute No. 26/21

DECISION

Moved: Cr Ireland

Seconded: Cr Lyons

That Council:

1. In accordance with sections 40K of the *Land Use Planning and Approvals Act 1993*, notify the Tasmanian Planning Commission that two (2) representations were received during the exhibition period for substitute amendment AMD03-24.
2. In accordance with section 40K(2)(c) and 42(b) of the *Land Use Planning and Approvals Act 1993*, consider the merit of the representations received to the substitute amendment AMD03-24.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



3. Provide advice to the Tasmanian Planning Commission that no further modifications are recommended.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



7.3 Plan 3 - PA2025346 - Visitor Accommodation - 6 Apollo Avenue & 4 Aristotelis Court, Legana

REPORT AUTHOR: Statutory Planner - Dee Yuvanesan

REPORT DATE: 4 February 2026

ATTACHMENTS:

1. [7.3.1] Plan 3 - Location Plan
2. [7.3.2] Plan 3 - Proposal Plans

RECOMMENDATION

That application PA2025346 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 Visitor Accommodation – 9 x Accommodation units and 1 x Outbuilding, by Coactive Building Design, for land at 6 Apollo Avenue and 4 Aristotelis Court, Legana (CT186045/105 and 186045/106) be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents:
 - (a) Endorsed plans by Coactive Building Design, reference 25006, and dated 04-12-2025; and
 - (b) Traffic Impact Assessment, by Midson Traffic Pty Ltd and dated 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.

LENGTH OF STAY – USE MUST NOT BE RESIDENTIAL

2. No occupant may exceed three months' duration within any rolling twelve-month period with the exception of one site manager within a single unit.

OUTBUILDINGS

3. The use of the outbuilding (glasshouse) is not permitted for human habitation and is limited to storage, gardening and any activities of the approved use only.

SITE MANAGEMENT

4. The use must be operated in such a way that it does not cause an unreasonable nuisance to others.
5. Prior to the commencement of the use, a House Rules document must be prepared to the satisfaction of the Director Planning and Development or their delegate, which outlines how potential nuisances will be minimised and must include at least the following matters:
 - (a) musical instruments and sound amplifying equipment are only permitted within the following hours:
 - Monday to Thursday: 7am to 10pm;
 - Friday or a work day before a public holiday 7am to 12 midnight;
 - Saturday 9am to 12 midnight; and

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



- Sundays or a public holiday before a work day 10am to 10pm.
- (b) noise must be kept within acceptable residential tolerances especially using outdoor spaces between 10pm and 7am.

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

TASWATER

6. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA2025/01661/WTC) attached.

SIGNAGE

7. Erection of any minor identification sign, letterbox sign and unit identification signage must comply with the requirements of Table C1.4 of the Tasmanian Planning Scheme.
8. Each tenancy is permitted one (1) unit identification sign only. Any additional signs may require additional approval.

STORMWATER WORKS

9. Prior to the commencement of the use, a stormwater inlet must be installed in the lowest point of any stream, pond or water feature in 4 Aristotelis Court. The pipe may remain capped but must be connected to the site stormwater connection prior to the commencement of the use, to be capable of removing the inter-allotment drainage should the stream cause a nuisance in the future.

VEHICULAR CROSSING

10. Prior to the commencement of the use, any new crossover, or modification to an existing crossover, must be designed and constructed to the following design criteria:
 - (a) Be no more than 4.5m wide, unless the Road Authority provides written advice otherwise;
 - (b) Be positioned so the driveway apron has at least one metre of horizontal clearance to any existing street light pole or electrical turret;
 - (c) Where adjacent to communications infrastructure, pit lids shall either be offset from new driveway aprons, or replaced with a trafficable lid, to the satisfaction of the Responsible Authority;
 - (d) Where a crossover is widened, the transition in the kerb and footpath must also be widened;
 - (e) Be in accordance with Council Standard Drawings, in particular TSD-R09
11. Works in the road reserve shall not commence until a Driveway Application Form has been submitted to Council and approved by the Road Authority.
12. Any directional or traffic management signage associated with the development must be located either inside the site or attached to a fence. Signs must not be located in the road reserve.

DRIVEWAY AND PARKING AREA CONSTRUCTION

13. 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) be surfaced with an all-weather impervious surface; and

- (d) be adequately drained to prevent stormwater being discharged to neighbouring properties.

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

14. 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 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

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



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.

WASTE DISPOSAL

15. Bins must not be placed in the road reserve for collection.
16. Waste and recycling collection must be provided to all visitor accommodation units by a private licensed waste collection service. An agreement must be entered into prior to the commencement of the use and be maintained for the life of the use.

Note: Council's waste collection service will not serve the development.

STORAGE AREAS

17. All waste is to be stored in such a way that prevents environmental nuisance.
18. Any outdoor storage must not be stored outside a building so as to be visible from the public road, or any public thoroughfare or public place. Any storage for cleaning supplies, linen, and any storage facilities required for the use must be provided within each individual unit.
19. Screen fencing must be erected around all storage and utilities areas with a minimum height of 1.5m. Items must not be stored or stacked above the height of the fence.

Permit Notes

Notations

- A. This permit was issued based on the proposal documents submitted for PA2025346. 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.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



Other Approvals

- D. This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- E. If you are planning on providing or selling any food or drinks (including alcohol), you are required to apply for a Food Business Registration. Please contact Council's Environmental Health Department for more information.

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.

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.

Minute No. 26/22

DECISION

Moved: Cr Manticas

Seconded: Cr Allen

That application PA2025346 be determined as follows:

That the application for Visitor Accommodation – 9 x Accommodation units and 1 x Outbuilding, by Coactive Building Design, for land at 6 Apollo Avenue and 4 Aristotelis Court, Legana (CT186045/105 and 186045/106) is **REFUSED** on the following grounds:

- (a) The proposal does not satisfy Clause 10.3.2 Performance Criteria P1, as the proposed visitor accommodation is not compatible with the character and use of the area and would result in an unreasonable loss of amenity.
- (b) The proposal cannot be reasonably conditioned to comply with the Performance Criteria without substantial changes to the nature and scale of the use.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



VOTING

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

Against: Cr Lyons

Abstained: Nil

CARRIED 7/1

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



7.4 Plan 4 - PA2025400 - Residential: Dwelling extension and fence - 194 Paper Beach Road, Swan Point

REPORT AUTHOR: Senior Statutory Planner - Eric Smith

REPORT DATE: 2 February 2026

ATTACHMENTS:

1. [7.4.1] Plan 4 - Attachment 1 - Location Plan - 194 Paper Beach Road, Swan Point
2. [7.4.2] Plan 4 - Attachment 2 - Proposal Plans - 194 Paper Beach Road, Swan Point

RECOMMENDATION

That application PA2025400 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 – dwelling extension and fence (part retrospective), by Design to Live, for land at 194 Paper Beach Road Lot No.10 on Plan No. 63723 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents:
 - (a) Endorsed plans by Design to Live, Ref: PPR197, Rev. 2, dated 19 December 2025 (7 sheets);Any other development and/or use, or substantial intensification of the approved use, may require separate assessment and a fresh application should be submitted to Council.

CONSTRUCTION MANAGEMENT

2. 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.

ONSITE WASTEWATER MANAGEMENT

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

OUTBUILDINGS

4. Use of the outbuilding (shipping container) is not permitted for human habitation and is limited to residential storage and related activities only.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



Permit Notes

Notations

- A. This permit was issued based on the proposal documents submitted for PA2025400. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
- (a) The 14-day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land Use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

- F. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within the 14-day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



Minute No. 26/23

DECISION

Moved: Cr Ferguson

Seconded: Cr Manticas

That application PA2025400 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 – dwelling extension and fence (part retrospective), by Design to Live, for land at 194 Paper Beach Road Lot No.10 on Plan No. 63723 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

- 1. The use and development must be substantially in accordance with the following endorsed documents:
 - (a) Endorsed plans by Design to Live, Ref: PPR197, Rev. 2, dated 19 December 2025 (7 sheets);Any other development and/or use, or substantial intensification of the approved use, may require separate assessment and a fresh application should be submitted to Council.

CONSTRUCTION MANAGEMENT

- 2. 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.

ONSITE WASTEWATER MANAGEMENT

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

OUTBUILDINGS

- 4. Use of the outbuilding (shipping container) is not permitted for human habitation and is limited to residential storage and related activities only.

ON-SITE PARKING AREA

- 5. Prior to commencement of use (of the additions), a minimum of two (2) parking spaces must be allocated within the property boundaries. The parking spaces must be kept available for that purpose at all times, for the life of the use.

Permit Notes

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



Notations

- A. This permit was issued based on the proposal documents submitted for PA2025400. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
- (a) The 14-day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land Use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

- F. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within the 14-day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

Team Leader Planning left the meeting at 2.22pm

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in January and February

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 9 February 2026

ATTACHMENTS: Nil

RECOMMENDATION

That Council receives the report on Council Workshops held on 20 January 2026, 3 February 2026, and 10 February 2026.

Minute No. 26/24

DECISION

Moved: Cr Allen

Seconded: Cr Lyons

That Council receives the report on Council Workshops held on 20 January 2026, 3 February 2026, and 10 February 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



8.2 CEO 2 - Australian Local Government Association Call for Motions

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 28 January 2026

ATTACHMENTS: 1. [8.2.1] ALGA Motion - Cr Manticas

RECOMMENDATION

That Council:

1. Approve the motion and rationale in Attachment 1 for submission to the Australian Local Government Association for the 2026 National General Assembly; and
2. Authorise the Chief Executive Officer to submit the motion on behalf of Council before 27 February 2026.

Minute No. 26/25

DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

That Council:

1. Approve the motion and rationale in Attachment 1 for submission to the Australian Local Government Association for the 2026 National General Assembly; and
2. Authorise the Chief Executive Officer to submit the motion on behalf of Council before 27 February 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



8.3 CEO 3 - 2nd Quarter Performance Report - October to December 2025

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 29 January 2026

ATTACHMENTS: 1. [8.3.1] 2nd Quarterly Report - October to December 2025

RECOMMENDATION

That Council:

1. Receives the West Tamar Council 2nd Quarter Performance Report 1 October 2025 to 31 December 2025; and
2. Provides public access to the report as part of Council's commitment to ongoing good governance.

Minute No. 26/26

DECISION

Moved: Cr Ferguson

Seconded: Cr Allen

That Council:

1. Receives the West Tamar Council 2nd Quarter Performance Report 1 October 2025 to 31 December 2025; and
2. Provides public access to the report as part of Council's commitment to ongoing good governance.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



8.4 CEO 4 - Economic Regulator Submission

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 13 November 2025

ATTACHMENTS: 1. [8.4.1] Ltr to Economic Regulator

RECOMMENDATION

That Council authorise the Chief Executive Officer to sign the proposed submission to the Economic Regulator advocating against the deferral of TasWater's infrastructure upgrade plans for Ti-Tree Bend sewage treatment plant.

Minute No. 26/27

DECISION

Moved: Cr Ireland

Seconded: Deputy Mayor Cr Shegog

That Council authorise the Chief Executive Officer to sign the proposed submission to the Economic Regulator advocating against the deferral of TasWater's infrastructure upgrade plans for Ti-Tree Bend sewage treatment plant.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



8.5 CEO 5 - Electoral Bill Submission

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 29 January 2026

ATTACHMENTS:

1. [8.5.1] Submission Electoral Bill - West Tamar Council
2. [8.5.2] Local Government - Electoral Reforms Overview of draft legislation
3. [8.5.3] Local Government Electoral Reform Discussion Paper Exposure Draft Legislation and Prior Consultation
4. [8.5.4] Local Government Amendment Targeted Reform Bill 2025 Exposure Draft
5. [8.5.5] Draft Electoral Bill 26

RECOMMENDATION

That Council authorise the Chief Executive Officer to sign the proposed submission to the Office of Local Government on the proposed Local Government Electoral Reforms.

Minute No. 26/28

DECISION

Moved: Cr Ferguson

Seconded: Cr Sladden

That Council authorise the Chief Executive Officer to sign the proposed submission to the Office of Local Government on the proposed Local Government Electoral Reforms.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



9 GOVERNANCE

9.1 Gov 1 - Review of Public Interest Disclosure Policy

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 29 January 2026

ATTACHMENTS:

1. [9.1.1] W T- HR M 11.00 - Public Interest Disclosure Policy - v 5.3 - Clean
2. [9.1.2] W T- HR M 11.00 - Public Interest Disclosure Policy - v 5.3 - Track Changes
3. [9.1.3] West Tamar Council PID review approval

RECOMMENDATION

That Council:

1. Rescinds the existing *Public Interest Disclosure Policy* (Minute 76/20);
2. Adopts the updated *Public Interest Disclosure Policy* as presented, effective 17 February 2026;
3. Updates the version number to 6.00; and
4. Approves a review date of September 2027.

Minute No. 26/29

DECISION

Moved: Cr Manticas

Seconded: Deputy Mayor Cr Shegog

That Council:

1. Rescinds the existing *Public Interest Disclosure Policy* (Minute 76/20);
2. Adopts the updated *Public Interest Disclosure Policy* as presented, effective 17 February 2026;
3. Updates the version number to 6.00; and
4. Approves a review date of September 2027.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

UNCONFIRMED

10 DEVELOPMENT

Nil

UNCONFIRMED

11 CORPORATE

Nil

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



12 COMMUNITY

12.1 Comm 1 - Community Grant - Tamar FM

REPORT AUTHOR: Acting Team Leader - Community Services - Eleanor Moore

REPORT DATE: 9 February 2026

ATTACHMENTS:

1. [12.1.1] Community Grant Application
2. [12.1.2] Application Assessment Matrix Summary

RECOMMENDATION

That Council:

1. Partially approve Tamar FM's community grant application for the replacement of failed outside broadcast equipment in the amount of \$1,800.00.

Director Corporate & Community entered the meeting at 2.58pm

Minute No. 26/30

DECISION

Moved: Cr Allen

Seconded: Cr Ferguson

That Council:

1. Partially approve Tamar FM's community grant application for the replacement of failed outside broadcast equipment in the amount of \$1,800.00.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



12.2 Comm 2 - Review of Public Memorial Policy

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 5 February 2026

ATTACHMENTS:

1. [12.2.1] HRM39.00 - Public Memorial Policy - February 2026
DRAFT Clean
2. [12.2.2] HRM39.00 - Public Memorial Policy - February 2026
DRAFT Post Workshop Changes
3. [12.2.3] HRM39.00 - Public Memorial Policy - February 2026
DRAFT tracked changes

RECOMMENDATION

That Council:

1. Rescinds the existing Public Memorial Policy (WT-HRM 39.00 December 2020);
2. Adopts the updated Public Memorial Policy as presented, effective 17 February 2026;
3. Updates the version number to 3.00; and
4. Approves a review date of February 2030.

Minute No. 26/31

DECISION

Moved: Cr Manticas

Seconded: Cr Ireland

That Council:

1. Rescinds the existing Public Memorial Policy (WT-HRM 39.00 December 2020);
2. Adopts the updated Public Memorial Policy as presented, effective 17 February 2026;
3. Updates the version number to 3.00; and
4. Approves a review date of February 2030.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



VOTING

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

Against: Deputy Mayor Cr Shegog

Abstained: Nil

CARRIED 7/1

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



12.3 Comm 3 - Business Grants

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 12 February 2026

ATTACHMENTS: Nil

RECOMMENDATION

That Council resolves to award the 2025–26 WTC Business Grant to Evenfall in the amount of \$20,000, recognising:

- the strength of the business pitch presentation
- the applicant's high level of co contribution-contribution
- the collaborative, multi business model-business model
- and alignment with the tourism ecosystem and increasing visitation to the municipality through partnerships

Minute No. 26/32

DECISION

Moved: Cr Ireland

Seconded: Cr Lyons

That Council resolves to award the 2025–26 WTC Business Grant to Evenfall in the amount of \$20,000, recognising:

- the strength of the business pitch presentation
- the applicant's high level of co-contribution
- the collaborative, multi-business model
- and alignment with the tourism ecosystem and increasing visitation to the municipality through partnerships

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

Director Corporate & Community left the meeting at 3.16pm

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



13 COMMUNITY ASSETS

13.1 Asset 1 - Contract No. WTC 34/2025 Esplanade, Beauty Point: Stormwater Improvements (Budget Variation)

REPORT AUTHOR: Director Community Assets - Dino De Paoli

REPORT DATE: 12 February 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.

Director Community Assets entered the meeting at 3.17pm

Minute No. 26/33

DECISION

Moved: Cr Ferguson

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 Lyons, Cr Manticas and Cr Sladden

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



13.2 Asset 2 - Riverside Pool Technical Investigation

REPORT AUTHOR: Director Community Assets - Dino De Paoli

REPORT DATE: 12 February 2026

ATTACHMENTS: Nil

RECOMMENDATION

That Council approves the transfer of \$100,000 in funding from cash reserves to capital works project number 67225 for the investigation of fiberglass lining of the Riverside swimming pool.

Minute No. 26/34

DECISION

Moved: Cr Lyons

Seconded: Cr Ireland

That Council approves the transfer of \$100,000 in funding from cash reserves to capital works project number 67225 for the investigation of fiberglass lining of the Riverside swimming pool.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

Director Community Assets left the meeting at 3.25pm

14 PEOPLE, CULTURE & SAFETY

Nil

UNCONFIRMED

15 PETITIONS

Nil

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



16 NOTICE OF MOTIONS

16.1 Motions on Notice

16.1.1 Motion - Cr Sladden - Request for Ministerial Review - Petition Provisions in the Local Government Act 1993 (Tas)

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 12 February 2026

ATTACHMENTS: Nil

MOTION

That Council:

1. Recognises that community expectations regarding participation in local democracy have evolved, with increasing reliance on secure and accessible digital engagement methods.
2. Resolves to write to the Minister for Local Government, requesting consideration of a review of the petition provisions of the Local Government Act 1993 (Tas) - particularly section 57 and related sections - with a view to simplifying and modernising the framework.
3. Requests that any such review consider the potential inclusion of an explicit e-petition pathway for local government, including:
 - appropriate minimum and maximum open periods for e-petitions;
 - eligibility criteria, such as limiting the initiation and/or signing of petitions to residents and/or electors of the relevant municipal area;
 - reasonable safeguards to address fraud and duplication, while maintaining appropriate privacy protections;
 - a clear approach to petition status visibility and response publication, including transparent tracking of petition progress and publication of a Council response within a reasonable timeframe, subject to lawful confidentiality requirements.

Minute No. 26/35

DECISION

Moved: Cr Sladden

Seconded: Cr Manticas

That Council:

1. Recognises that community expectations regarding participation in local democracy have evolved, with increasing reliance on secure and accessible digital engagement methods.
2. Resolves to write to the Minister for Local Government, requesting consideration of a review

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



of the petition provisions of the Local Government Act 1993 (Tas) - particularly section 57 and related sections - with a view to simplifying and modernising the framework.

3. Requests that any such review consider the potential inclusion of an explicit e-petition pathway for local government, including:

- appropriate minimum and maximum open periods for e-petitions;
- eligibility criteria, such as limiting the initiation and/or signing of petitions to residents and/or electors of the relevant municipal area;
- reasonable safeguards to address fraud and duplication, while maintaining appropriate privacy protections;
- a clear approach to petition status visibility and response publication, including transparent tracking of petition progress and publication of a Council response within a reasonable timeframe, subject to lawful confidentiality requirements.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



16.2 Motions without Notice

MOTION WITHOUT NOTICE

Moved: Cr Lyons

That the West Tamar Council write to TasWater and TasNetworks asking them to confirm how many new dwellings they can supply with water, power and sewage removal in Exeter, Legana and Riverside in each year for the next 10 years given the current infrastructure.

Minute No. 26/36

DECISION

Moved: Cr Lyons

Seconded: Cr Manticas

That the West Tamar Council write to TasWater and TasNetworks asking them to confirm how many new dwellings they can supply with water, power and sewage removal in Exeter, Legana, Riverside, Beauty Point and Beaconsfield currently.

VOTING

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

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

Abstained: Nil

CARRIED 5/3

17 COUNCILLORS' QUESTIONS

17.1 Councillors' Questions on Notice

17.1.1 Cr Manticas

Question 1: Can the Chief Executive Officer advise whether the planned start date of April 2026 for the implementation of Stage One of the Greens Beach Master Plan remains on track?

Response: *Construction of works at Greens Beach will not commence in April 2026. Engineering design drawings for the proposed work have been progressed and submitted to Parks and Wildlife with Council's initial Reserve Activity Assessment application. Further particulars have been requested by Parks for the assessment to be completed and Council is working with a consultant to prepare the additional information. Once the amended application has been resubmitted to Parks, officers will update Council on the anticipated response timeframe. While some of the proposed works falls outside the Parks management conservation area, it is not considered cost effective to procure construction of part of the scope of work absent approval from Parks for work within the conservation area.*

Question 2: Is Council any closer to receiving the necessary approvals from Parks and Wildlife in relation to the proposed clean up of the emergency access point at Greens Beach?

Response: *Council officers have recently met with an environmental consultant that is well versed in the preparation of information for Reserve Activity Assessment (RAA) applications to Parks and Wildlife for works in conservation areas. The consultant is providing Council with additional information that can be incorporated into our original RAA application and resubmitted to Parks within the next week or two. Once resubmitted to Parks, officers will update Council on the anticipated response timeframe.*

Question 3: Was there any prior consultation with all councillors or the community in relation to the reallocation of capital works money for the Gravelly Beach foreshore towards an unplanned extension of the footpath as opposed to providing more seating areas or BBQs along the foreshore area?

Response: *No, due to time constraints with delivery of the contract works under the funding agreement and to optimise the use of available funding already allocated to the Gravelly Beach foreshore project, there was not consultation with all councillors or the community in relation to the footpath resealing works. Approval of the additional work under the contract is appropriate to the original scope of work and was authorised by the Chief Executive Office under delegation approved by Council.*

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



17.1.2 Cr Larner

Question 1: Since Federal grant funding for the Gravelly Beach Foreshore Masterplan cannot be fully spent due to refusal of PWS permit for the intertidal reclamation works, how and on what basis can Council request the funding auditor to allow continued reserve of those funds to ensure the undermining seawalls are remediated? This would improve community safety in this high use public space.

Response: *The Grant Program that the Gravelly Beach Masterplan is funded under has been closed which means that there cannot be any further extensions for expenditure of the grant funds provided. This was confirmed in an email to Council Officers from the relevant Federal Government Grants Officer on 11 December 2025.*

Question 2: It has been brought to my attention that a local resident of Gravelly Beach successfully lobbied two councillors and Council's Works Manager to attend with him an on-site visit to Stoney Brook Road and the Goat Track, as he requested significant upgrade of this access to allow his disability scooter a convenient route to Exeter shops.

Since Councillors have been strictly instructed not to direct Council's Operations employees for any works, who arranged and authorised Council's Works Manager to attend this on-site meeting?

Response: *To date I have been unable to identify the meeting that you have alleged occurred. I will need to be provided with more specifics (for example the date this meeting occurred and who was present) in order answer your question.*

Question 3: The Draft Legana Structure Plan is to be reviewed by Council after results of comprehensive community surveys and consultation have been publicly released. However, the results of the Draft Exeter Structure Plan 2022-2023 community consultation have not been publicly released.

Council does not intend to release the community consultation results of the Draft Exeter Structure Plan to the public, for what valid reasons does it decline to do so?

Response: *The results of the Exeter Structure Plan community consultation will be released publicly when the Exeter Structure Plan is finalised and provided to Council for endorsement.*

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



17.2 Councillors' Questions without Notice

Cr Manticas

Question: There's been reports of the mulch at Beauty Point foreshore self-combusting and the fire brigade having to respond. Is the council aware of this being an issue?

Response: (From the CEO through the Chair) *Councillor Manticas, that's the first I've heard of it, so we will go back and have a look at that. It certainly hasn't been brought up to my office level, so we'll investigate.*

Statement: Beaconsfield Fire Brigade have spoken to me twice about it. They believe that the mulch itself is self-combusting.

Response: (From the CEO through the Chair) *What I would encourage, Councillor Manticas, if they are contacting you, that they're contacting me. If we're not aware of it and not aware of Tas Fire's thoughts around it, we will continue to do nothing about it because it hadn't been brought to our attention.*

Cr Ferguson

Question: Just a follow-up question from last month. Thanks for the information on the levy. As a part of the current West Tamar Council budget processes, can officers provide modelling for discontinuing the Launceston Urban Fire Brigade District levy and moving to a standardised municipality-wide rating approach for the next financial year or budget?

Response: (From the CEO through the Chair) *we'll take that on notice and look to ensure we get as much modelling as Councillors wish as we move into the budget cycle.*

Cr Sladden

Question: We had a question from the community about who's responsible for maintaining the foot track between Gravelly Beach through to Swan Point, I think involving Patricia's Beach as well, as there's been a little bit of interest.

Response: (From the CEO through the Chair) *So we've had a very quick look and it would appear that that is Crown Land and that Council doesn't have a lease over that land, but we will double-check it.*

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

ORDINARY COUNCIL MEETING
Tuesday 17 February 2026



17.3 Responses to Previous Questions on Notice

17.3.1 Cr Ferguson - Questions from 20 January 2026 Ordinary Meeting

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?

Response: *Council made a first general rate variation applicable from 1 July 1994 applying to properties within the Launceston Urban Fire Brigade District (LUFBD). Its original purpose was for developing Tailrace Park. This purpose altered in the rates resolution applicable from 1 July 2006 to the development of Windsor Park.*

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.

Response: *33% of rateable properties within the West Tamar Municipal area are subject to the levy with 94% of Riverside and Trevallyn ratepayers subject to the levy. \$244,000 was raised in the 2024-25 financial year.*

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

Response: *Total income generated while the levy has been applicable to Windsor Park is \$2.88m.*

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



18 INTO CLOSED MEETING

RECOMMENDATION

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

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 20 January 2026

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

Leave of Absence Request

3.1 Leave of Absence Request – Cr Shegog

This report has been submitted to the closed part of the Council Meeting in accordance with Section 17(2)(i) requests by councillors for a leave of absence;

Office of the Mayor

6.1 Confidential 1 – Appointment to Undertake CEO Performance Review 2025/26

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

Corporate & Community

9.1 Confidential 2 – Tender for the Management and Operation of the Riverside Swimming Centre

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;

9.2 Confidential 3 – Renewal of Lease – Thrive Group

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;

Minute No. 26/37

DECISION

Moved: Cr Sladden

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



Seconded: Cr Allen

That, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at 3.48pm to discuss the following items:

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 20 January 2026

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

Leave of Absence Request

3.1 Leave of Absence Request – Cr Shegog

This report has been submitted to the closed part of the Council Meeting in accordance with Section 17(2)(i) requests by councillors for a leave of absence;

Office of the Mayor

6.1 Confidential 1 – Appointment to Undertake CEO Performance Review 2025/26

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

Corporate & Community

9.1 Confidential 2 – Tender for the Management and Operation of the Riverside Swimming Centre

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;

9.2 Confidential 3 – Renewal of Lease – Thrive Group

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;

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

19 OUT OF CLOSED MEETING

Council resolved to move out of Closed Session at 4.48pm.

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**ORDINARY COUNCIL MEETING
Tuesday 17 February 2026**



20 CLOSURE

There being no further business, the meeting closed at 4.48pm

UNCONFIRMED

3 LATE ITEMS

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

5 PUBLIC QUESTION TIME

General rules for public question time and questions without notice:

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

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

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

When addressing Council please state your name and address.

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

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

5.1 Public Question Time

Commenced at:

Concluded at:

5.2 Public Questions on Notice

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

5.2.1 G Hay, Beauty Point

Question 1: Given the dire housing supply how many ratepayers has the West Tamar Council made homeless or forced into emergency charity supported or rental accommodation by the direct action of the Council in the past 12 Months ?

Response: *Council is not aware of any instances as outlined above. Regardless, it would be inappropriate for Council to discuss the personal matters of any resident of the municipality in a public forum such as a Council Agenda. If you have any information relating to a specific matter or you are alleging inappropriate actions taken by Council officers, then please submit your allegations to me and I will investigate them.*

Question 2: I believe all councillors & both current and ex employees and many rate payers are aware of the damning COHORT report and the mental and phycological damage inflicted on some, if the West Tamar Council has made rate payers homeless has it the West Tamar Council offered any help either phycological both past and on-going by checking of the attested person(s) or offered housing or accomodation alternatives to those made homeless ?

Response: *As outlined above, Council is not aware of any instances as set out by you and again, Council would not discuss the personal matters of any resident of the municipality in a public forum.*

Question 3: Within the last council meeting minutes we the rate payers see \$2.4 Million alone from one source of revenue spent on Windsor , why do rate payers now call the building we are in and the surrounding environs "Windsor Castle" and "Windsor Castle Gardens" ?

Response: *I am not aware of any ratepayers referring to the Windsor Community Precinct in the above way. If this is occurring, it would be best to ask the ratepayers referring to the Windsor Community Precinct in this way why they have that opinion.*

5.3 Responses to Questions from Previous Public Question Time

Nil

6 CHIEF EXECUTIVE OFFICER'S DECLARATION

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

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



Kristen Desmond
CHIEF EXECUTIVE OFFICER

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

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

7 PLANNING AUTHORITY

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

7.1 Plan 1 - PA2023403 - Subdivision (including Public Open Space and New Roads) - Lot 102 West Arm Road, Beauty Point

REPORT AUTHOR: Statutory Planner - Dee Yuvanesan

REPORT DATE: 6 March 2026

ATTACHMENTS:

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

INTRODUCTION

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

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

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

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

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

The purpose of this report is for Council to consider a proposal for the subdivision of two existing lots (CT156126/102 and CT64199/1) located within the General Residential Zone and Rural Zone to create 134 residential lots, one public open space (POS) lot, new road and stormwater infrastructure, and a balance lot.

The land is relatively flat and is approximately 20 hectares. The subdivision is intended to be delivered in 11 stages to provide for orderly development infrastructure and servicing of lots. Stage 1 of the proposal involves a boundary adjustment of the two titles to align with the split zoning. Stages 2-11 would deliver 10 residential lots at each stage establishing connections with existing residential development and infrastructure services while ensuring that construction activities are well managed and that impacts on the surrounding community are minimised. The proposed 134 residential lots are sized between 453m² to 929m², and the internal road network consists of seven (7) new roads within the General Residential Zone subdivision area of ~12.07ha. The balance lot (future Lot 200) consists of the western part of the site, wholly within the Rural Zone, with an area of ~9.73ha.

The subdivision would be serviced by underground infrastructure, with each lot to be connected to reticulated water, sewer, stormwater, electricity and telecommunications. To facilitate these connections, upgrades to sections of the existing public stormwater and sewer networks are also proposed. This includes upgrading of the existing public drainage system that runs beneath West Arm Road and traverses 22 West Arm Road before discharging to the Tamar River. An existing sewer pump station located within the project site currently services several properties on Mainwaring Street. The applicant has consulted with TasWater, and confirmed that this pump station will become redundant upon completion of the subdivision, as the proposed works will enable all sewage flows to be conveyed via gravity. Prior to commencement of any works related to water and sewerage, the applicant and developer will provide detailed engineering plans of the upgrade to TasWater's satisfaction. The boundary adjustment approved under a previous planning permit, PA2021430, would be superseded by this subdivision proposal.

The subdivision will gain access to Mainwaring Street via the existing constructed portion of Lempriere Avenue and construction of a new road south of the Bowls club, to align with the Beatty Street intersection. Access will also be provided directly to West Arm Road via proposed Road 1. Considering the location of the subject site and the road hierarchy, it is anticipated that most of the vehicular traffic from the subdivision will utilise West Arm Road, either directly from Road 1 or off Road 4 via Mainwaring Street. The proposed north-south spine (Road 1), provides key pedestrian access to the POS (as currently proposed) and enables the existing underground drainage system to be upgraded. Marked on-street parking bays (approximately 13 car spaces) have been nominated along the Bowls Club's frontage to Road 4.

The area of *Melaleuca ericifolia* swamp forest in balance lot 200, adjacent to POS lot 201, is identified as a threatened native vegetation community under the *Nature Conservation Act 2002*.

The Natural values assessment submitted with the application confirms that the site contains habitat for Green and Gold Frogs. These habitat areas are located within the Rural-zoned balance lot 200. A Green and Gold Frog Management Plan and a Significant Impact Assessment have been prepared to ensure that these areas of habitat are not directly disturbed. To protect the ecological values of the threatened habitat, approximately 3.5ha of the site is to be managed under the Plan. Council has considered the recommendations of the Natural Values Assessment, Frog Management Plan, and Significant Impact Assessment prepared by North Barker Ecosystem Services submitted along with this application. Conditions have been recommended for inclusion on the permit to ensure the recommended management measures including rehabilitation of the dam and area south of the proposed POS, prior to Plan Sealing of Stage 1. Construction management measures would also be required at each relevant stage thereafter.

While the proposal is outside the 350m attenuation buffer of the Beauty Point Sewage Treatment Plant, it is noted that the proposed residential lots along the southern end of the subdivision, will fall under the 100m attenuation buffer of the eastern irrigators located on the Gypsy Hill property south of the subject site. However, the applicant has submitted an Attenuation report as part of the application and TasWater has confirmed that there are existing management measures in place to ensure no impacts on the proposed residential lots. The mitigation measures proposed in the original Beauty Point Subdivision Attenuation Assessment report, prepared by GHD Pty Ltd, reference 12572593, and dated 23/06/2023 has now been superseded by the Addendum to Beauty Point Subdivision Attenuation Assessment, prepared by GHD Pty Ltd, and dated 17 October 2025

Public open space

Under sections 116 and 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP) Council may require land or a payment in lieu of land to the value of 5 % of the developed land area for the purposes of public open space (POS). The application proposes POS located between the subdivision area and the balance lot, consisting of 2957m² of unconstrained land to be transferred to Council. The proposed location of the POS avoids areas containing

threatened *Melaleuca ericifolia* swamp forest, frog habitat and stormwater infrastructure to ensure its useability and maintenance by Council for its intended purpose.

The proposed POS lot represents a land contribution equivalent to 2.5% of the subdivision area, with the balance 2.5% contribution proposed as cash-in-lieu based on the value of the approved lots (excluding the balance lot) at the time of plan sealing. A cash-in-lieu contribution can be considered under LGBMP and Council's Public Open Space Policy (POS Policy) but is at the discretion of Council. Given the scale of the proposed subdivision and growth anticipated in the area, it is recommended that a condition be included on the permit, requiring the full 5% in the form of a land contribution to ensure sufficient land for POS is available. The additional land contribution must be unconstrained and suitably located and staged to the satisfaction of Council, in accordance with the criteria set out in Section 4.3 of the POS Policy.

The proposal requires a discretion of the following development standards:

	Acceptable Solution	Proposed
8.6.1 Lot Design	A2 Lot frontage –12m	Lots 6-17 have a frontage <12m but >3.6m
8.6.1 Lot Design	A4 Long axis of lots to be 30° west and east of true North	Lots 9,10, 14-17,24-30,37,38, 48-51,61 -64, 75-78,89-92,103-106,117-118 are not between 30° east and 30° west of true north
8.6.2 Roads	A1 Subdivision includes no new roads	New roads are proposed as a part of this subdivision
C3.5.1 Traffic Generation at a vehicle crossing, level crossing or new junction	A1.4 Vehicular traffic to and from a site using an existing vehicle crossing	2 x new vehicular crossings are proposed on existing lots
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A1 Buildings and works within a waterway and coastal protection area should be within a sealed plan	Filling of existing drains and installation of a reticulated stormwater system would occur within the waterway and coastal protection buffer
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	A3 Development within the waterway and coastal protection buffer does not involve new stormwater point discharge into the watercourse, wetland or lake	New point of stormwater discharge into the waterway and coastal protection buffer
C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area	A1 Not for the creation of new lots within the waterway and coastal protection area	New lots are created within the waterway and coastal protection area
C9.5.2 Sensitive use within an attenuation area	A1 No Acceptable Solution - where a sensitive use within an attenuation area	The proposed subdivided lots will partially be within the Eastern Irrigators buffer and will be for the purpose of a sensitive use

C9.6.1 Lot design	A1 The proposed subdivision within an attenuation area should be for the creation of separate lots for existing buildings and outside the attenuation area	The proposed subdivided lots are partially within the 100m buffer of the Eastern Irrigators on the southern end
C13.6.2 Public and fire-fighting access	New cul-de-sac must have 12m outer radius to enable turning of emergency vehicles	Proposed cul-de-sac in stage 7 has a 9m outer radius.

STATUTORY REQUIREMENTS AND TIMEFRAMES

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

Receipt Date (Valid Application)	29/10/2025
Request for further information	18/11/2025
Information satisfied	23/01/2026
Advertised	24/01/2026
Closing date for representations	10/02/2026
Day 42	14/02/2026
Extension of time granted	22/01/2026
Decision due	20/03/2026

THE APPLICATION

Application Details:

Development Application	PA2023403 – Subdivision (including Public Open Space and New Roads)
Location	Lot 102 West Arm Road, Beauty Point
Applicant	ERA Planning
Planning Instrument	Tasmanian Planning Scheme – West Tamar (the Scheme)
Zone	General Residential Zone Rural Zone
Use	Subdivision
Codes	C2.0 Parking and sustainable transport code C3.0 Road and railway assets code C7.0 Natural assets code C9.0 Attenuation code C10.0 Coastal erosion hazard code C12.0 Flood prone areas code C13.0 Bushfire prone areas code
Specific Area Plans	N/A

Site Details:

Area	~21.8ha (~12.07ha within General Residential zone and ~9.73ha within Rural zone)
Slope	The site is generally flat, with most of the site's slope falling at less than a 1% grade from the south to the north
Existing Use/Development	Vacant lots
Surrounding Use/Development	The site is surrounded by: <ul style="list-style-type: none">- Single dwellings and outbuildings to the north, east (General Residential zone) and west (Rural Living zone)- Gypsy Hill irrigation Facility to the south (Agricultural zone)- Beauty Point Oval to the west (Recreational zone)- Beauty Point Sewerage Treatment Plant to the west (Utilities zone)

STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

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

Council will:

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

STATE POLICIES

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

LAND USE PLANNING AND APPROVALS ACT 1993

The proposal is consistent with the objectives of the Act.

GOVERNMENT CONSULTATION

The application did not require State Government referral.

FINANCIAL IMPACT

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

STANDARDS REQUIRING COUNCIL DISCRETION

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

CLAUSE 8.6.1 Lot Design

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>
PERFORMANCE CRITERIA	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
ASSESSING OFFICER'S COMMENT;S	<p>Proposed lots 6-8 and 14-15 are internal lots and lots 10-16 have reduced frontage widths due to adjoining the head of the Road 7 cul-dec-sac. The frontage width for these lots is less than 12m, but more than 3.6m (10 out of 134 lots). Therefore, assessment against the performance criteria is required for these allotments only.</p> <p>Lots 6-8 and 10-16 are provided with a frontage that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) The frontage width of the above-mentioned lots varies between 3.6m to 8.72m. All lots provide sufficient width to provide access and service connections for the intended residential use of each lot. Further, the proposed frontage widths meet the access requirements of the Parking and Sustainable Transport Code of the scheme. (b) N/A - None of the proposed lots will depend on access via a right of carriageway. These proposed lots will have direct frontage to a new

	<p>road to allow for direct access, ensuring residents can enter and exit the site conveniently and without conflict.</p> <p>(c) The site is relatively flat and topography has no bearing on the suitability of the proposed frontage widths. The reduced frontage width for these lots will not compromise the future residential use of the lots.</p> <p>(d) The proposed frontage widths are functional and useable. They are sufficient for vehicle access required by the Parking and Sustainable Transport Code and Bushfire Protection measures. They are sufficient for the required service connections including water, sewerage and stormwater.</p> <p>(e) The size of the lots is sufficient for manoeuvring vehicles on site.</p> <p>(f) The proposal involves subdivision into 134 residential lots, introducing a new development pattern within this part of Beauty Point. The reduced lot frontage widths, mainly for lots on 'Road 7', is fairly typical of cul-de-sac roads within the General residential zone. It is noted that lots 6-8 and 10-16 cannot achieve wider frontages without compromising the overall subdivision efficiency. These lots represent approximately 7% of the total subdivision and are the only ones proposed with reduced frontage widths.</p> <p>As all proposed lots have frontage widths greater than 3.6m, the performance criteria is satisfied.</p>
--	---

CLAUSE 8.6.1 Lot Design

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A4</p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>
PERFORMANCE CRITERIA	<p>P4</p> <p>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <p>(a) the size, shape and orientation of the lots;</p> <p>(b) the topography of the site;</p> <p>(c) the extent of overshadowing from adjoining properties;</p> <p>(d) any development on the site;</p> <p>(e) the location of roads and access to lots; and</p> <p>(f) the existing pattern of subdivision in the area.</p>

ASSESSING OFFICER'S COMMENTS	<p>Approximately 27% of the proposed lots, including Lots 9,10, 14-17, 24-30, 37,38, 48-51,61 -64, 75-78,89-92,103-106,117-118, do not have a long axis between 30° east and 30° west of true north. Whilst the subdivision has been designed to provide optimal orientation for the majority of lots, assessment against the performance criteria is required.</p> <p>The proposed orientation of lots is adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> (a) The proposed above-mentioned lots have sufficient size (minimum of 450m²) and are rectangle in shape, similar to any other lot within the proposed subdivision. The orientation of the lots will still allow for future dwellings to be sited and designed to maximise solar access. (b) The site is generally flat, and the topography does not impose any constraints on the ability of future dwellings to achieve northern orientation for living areas. (c) Whilst lots 24-30, 37,38, 61 -64,89-92,117-118 will not be impacted by the adjoining vacant lot to the west, lots 9,10, 14-17, 48-51, 75-78,103-106 on the eastern side of the subdivision may experience minor overshadowing impact by the existing adjoining residential lots. However, this is not unreasonable or entirely avoidable within a General residential zone. Three existing residential developments on adjoining lots is low scale and appropriately setback. (d) N/A - No existing development on the site. (e) The proposed road layout does not compromise the ability to orientate the living area of dwellings to capture northern sunlight. (f) The proposed subdivision aligns with the existing pattern in Beauty Point, where lots generally allow for flexible dwelling design and siting. The proposal maintains compatibility while improving opportunities for solar-responsive development through lot configuration and efficient road design. <p>Therefore, the performance criteria are satisfied.</p>
-------------------------------------	--

CLAUSE 8.6.2 Roads

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1</p> <p>The subdivision includes no new roads.</p>
PERFORMANCE CRITERIA	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <p>(a) any road network plan adopted by the council;</p>

	<p>(b) the existing and proposed road hierarchy;</p> <p>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</p> <p>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</p> <p>(f) access to public transport;</p> <p>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</p> <p>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</p> <p>(i) the topography of the site; and</p> <p>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The proposed subdivision will include seven (7) new roads. Therefore, an assessment against performance criteria is required.</p> <p>The arrangement and construction of roads within the subdivision will provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <p>(a) N/A - Council does not have any adopted road network plan.</p> <p>(b) The proposed subdivision will be a legible and permeable street grid pattern that will follow the existing pattern of subdivision in Beauty Point.</p> <p>(c) Proposed subdivision Road 1 (north-south spine road), Road 4 (east-west road forming an extension to Beatty Street) and Road 6 connecting from Lempriere Avenue running perpendicular to Mainwaring Street will be considered the primary roads in the new street network apart from the six new driveway crossovers to West Arm Road for Lots 31-36.</p> <p>(d) As stated above, the two existing access points to Mainwaring Street via Lempriere Avenue and opposite Beatty Street, a third access proposed to West Arm Road, along with seven new internal roads, will provide appropriate connection and vehicle circulation within the subdivision and to surrounding roads, pedestrian, cycling and public transport networks. Considering the location of the subject site, it is anticipated that most of the vehicular traffic will travel along West Arm Road and access the subdivision either directly from Road 1 or Road 4 via Mainwaring Street.</p>

	<p>(e) Concrete footpaths are located on the northern side of Lempriere Avenue, and the western side (newer section) of Mainwaring Street to Scott Street that supports the use of active transport modes to the Village Centre and Foreshore area.</p> <p>(f) Bus stops are located on West Arm Road within 300m of the Lempriere Avenue access, and local shops are located within 500m east of the development site.</p> <p>(g) As stated above in point (e), the development will include internal footpaths, these will connect to the existing footpaths to make the active mode of transport safe and efficient to the users and that shall be designed in accordance with the requirements of the road authority.</p> <p>(h) The development does not propose new collector or arterial roads. The Road Authority and Traffic Impact Assessment have confirmed that cyclists can share the new local roads;</p> <p>(i) The site is generally flat and as such all new roads are expected to have a gentle grade. The Road Authority will ensure all new roads meet minimum and maximum grade requirements as part of the submission of engineering plans during detailed design.</p> <p>(j) The balance lot 200 is currently within the Rural zone under the Planning Scheme, which does not currently permit further subdivision without a planning scheme amendment approved by the Tasmanian Planning Commission. Land directly to the south is owned by TasWater, who expressed no objection to the proposed subdivision and road layout.</p> <p>Therefore, the proposal satisfies the Performance Criteria.</p>
--	--

CLAUSE C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1.4</p> <p>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p>
PERFORMANCE CRITERIA	<p>P1</p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p>

	<p>(a) any increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature of the road;</p> <p>(d) the speed limit and traffic flow of the road;</p> <p>(e) any alternative access to a road;</p> <p>(f) the need for the use;</p> <p>(g) any traffic impact assessment; and</p> <p>(h) any advice received from the rail or road authority.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The subject site has two existing accesses to Mainwaring Street (from Beatty Street extension and Lempriere Avenue) and a third access proposed to West Arm Road. The subdivision will also include seven new internal roads to access the proposed 134 lots. The proposal is anticipated to increase traffic by more than 40 vehicular movement per day at each existing access. As such, an assessment against the performance criteria is required.</p> <p>Vehicular traffic to and from the site will minimise any adverse effects on the safety and efficiency of the road, having regard to:</p> <p>(a) As outlined within the Traffic Impact Assessment report, prepared by Hubble Traffic, submitted with this application and updated in October 2025, the proposed subdivision is expected to generate 992 vehicle movements per day, of which 105 of these vehicle movements are expected to occur in each of the two weekday peak hour periods.</p> <p>(b) The proposal is for a residential subdivision, and the vehicular movements are anticipated to be predominantly light passenger vehicles appropriate for the urban residential setting. The nature of traffic generated will be compatible with the existing vehicular pattern of the immediately surrounding suburb.</p> <p>(c) West Arm Road is a more rural style road compared to Mainwaring Street, which is more urbanised. However, both roads are sealed and can accommodate two-way traffic at any time of the day. While West Arm Road will be serving as the collector road connecting the local streets and main roads, Mainwaring Street will function as a more local residential street. There are also existing footpaths within the surrounding area which will provide safe and convenient access for pedestrians from the subdivision.</p> <p>(d) West Arm Road has a speed limit of 60km/hr while Mainwaring Street has a limit of 50km/hr, similar to other residential streets in Tasmania. The traffic modelling conducted by Hubble Traffic, included within their Traffic Impact Assessment (TIA) report, assessed the access at West Arm Road and the two existing accesses at Mainwaring Street. The TIA predicts that the increased vehicular movement due to the proposal will not significantly impact the efficiency or traffic flow of existing roads.</p>

	<p>(e) The proposed subdivision has been designed for all the internal roads to be connected directly to either West Arm Road via Road 1 or the existing accesses to Mainwaring Street via Road 4 or Lempriere Avenue.</p> <p>(f) The development of this land within the General residential zone at the density anticipated by the Planning Scheme, whilst making efficient use of the land, could not occur without an increase in local traffic. However, the inclusion of multiple access points to the subdivision assists in dispersing traffic to ensure the surrounding road network continues to function efficiently.</p> <p>(g) A Traffic Impact Assessment report has been prepared and updated by Hubble Traffic, dated October 2025 and submitted along with this application to demonstrate that the safety and efficiency of the road network will be maintained.</p> <p>(h) The Road Authority has provided advice and recommended conditions for inclusion on the permit, to ensure no adverse effects on the road network. The provision of kerb and channel along West Arm Road will urbanise the frontage. The Road Authority agrees with the conclusions of the Traffic Impact Assessment that the surrounding road network can absorb the additional traffic and maintain a very high level of service at intersections of existing Council-maintained roads.</p> <p>Therefore, the proposal satisfies the performance criteria.</p>
--	--

CLAUSE C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1</p> <p>Buildings and works within a waterway and coastal protection area must:</p> <p>(a) be within a building area on a sealed plan approved under this planning scheme;</p> <p>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</p> <p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>
---	--

<p>PERFORMANCE CRITERIA</p>	<p>P1.1</p> <p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and (n) the guidelines in the Tasmanian Coastal Works Manual.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The proposal includes civil works, including drainage works, to fill existing drains and construct a reticulated stormwater system along the western boundary of the subdivision.</p> <p>These civil works within a waterway and coastal protection area will avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) A sediment and erosion control plan is recommended to control the potential for run-off into the drainage line on the western border of the subdivision area. A condition is recommended for inclusion on the permit, requiring the submission and endorsement of a Soil and Water Management Plan prior to commencement of works for each stage to minimise potential impacts.

- (b) The existing drainage line is currently infested with blackberries; the proposed drainage works and the weed removal and rehabilitation recommended in the Frog Management Plan and the Natural Values Assessment report, is expected to improve the quality of this land as potential frog habitat.
- (c) N/A - No natural streambank or streambed exists.
- (d) As stated above in point (b) the drainage line is severely degraded with minimal natural habitat.
- (e) No impediment to natural water flows is anticipated from the works.
- (f) No impact on fish habitat is expected.
- (g) N/A - The proposal does not fill any wetlands.
- (h) N/A - there are no existing activities; the land is currently vacant.
- (i) Cut and fill along the drainage line is minimised as far as practical whilst achieving the required drainage and rehabilitation works within this area.
- (j) N/A - This application is only for subdivision and associated works. Future dwellings will be separately assessed against the Planning Scheme once lots are created.
- (k) It is proposed to upgrade the existing Council stormwater pipe traversing 22 West Arm Road. Upgrading this stormwater pipe will ensure that runoff from the subdivision, which will be drained to kerb and channel along the new roads, can be effectively conveyed north without the need for additional mitigation measures such as detention.
- (l) The proposed measures of the frog management plan are designed to minimise the impact on any future works and suitably maintain the aquatic habitat, notably the green and gold frogs while protecting surrounding natural assets.
- (m) The recommended guidelines referenced in the Frog Management Plan will have to be adhered to at the time of works and development by the applicant. A condition is recommended requiring the measures outlined in the report to be carried out. The frog management plan would be included in the list of endorsed plans on the permit, with the relocation of habitat to be carried out prior to plan sealing of Stage 1. Subsequent subdivision stages will be constructed in accordance with the recommendations of the Frog Management Plan with a Construction Environmental Management Plan to be prepared before any works commence. This ensures that the subdivision cannot commence, or separation of the balance lot containing the frog habitat areas, before these works are completed.
- (n) A Condition has been recommended to ensure works are undertaken in line with best practice in the *Tasmanian Coastal works Manual*.

	<p>After the construction phase, the works are not likely to have any impact on the condition of the waterway buffer.</p> <p>Therefore, the proposal satisfies the performance criteria.</p>
PERFORMANCE CRITERIA	<p>P1.2</p> <p>Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(a) the need to access a specific resource in a coastal location;</p> <p>(b) the need to operate a marine farming shore facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of essential utility or marine infrastructure; or</p> <p>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</p>
ASSESSING OFFICER'S COMMENTS	<p>N/A - The proposed works are not located within the spatial extent of tidal waters.</p>

CLAUSE C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A3</p> <p>Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake</p>
PERFORMANCE CRITERIA	<p>P3</p> <p>Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) the need to minimise impacts on water quality; and</p> <p>(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.</p>
ASSESSING OFFICER'S COMMENTS	<p>The upgraded stormwater pipe discharges into the waterway and coastal protection areas. The application has addressed the performance criteria and determined to be satisfactory. The proposed works within the waterway and coastal protection area, involving a new stormwater point discharge into a watercourse will avoid or minimise adverse impacts on natural assets, having regard to:</p>

	<p>(a) The main stormwater drain through the waterway and coastal protection buffer is engineered to avoid impacts to the water quality at the discharge point. Specifically, a gross pollutant trap will be added to the new public drainage system at West Arm Road to treat stormwater from the development and the upstream catchment</p> <p>(b) Any sedimentation risks to can be adequately mitigated through the implementation of standard detention and filtration systems. Further, the submission of a soil and water management plan will be required as a condition of the permit, prior to any works commencing.</p> <p>As outlined above, risks to the habitat of green and gold frogs will be monitored by the implementation of the Frog Management Plan as well as construction management requirements included in the permit conditions.</p> <p>Therefore, the proposal satisfies the performance criteria.</p>
--	---

CLAUSE C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or <p>not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area means land shown on an overlay map in the relevant Local Provisions Schedule, as within a future coastal refugia area.</p>
PERFORMANCE CRITERIA	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision means the act of subdividing or the lot subject to an act of subdividing.
ASSESSING OFFICER'S COMMENTS	<p>A few lots within the proposed subdivision, as well as stormwater infrastructure, will be within a waterway and coastal protection area, thus requiring an assessment against the performance criteria.</p>

	<p>Development of the proposed lots within the waterway and coastal protection area will minimise adverse impacts on natural assets, having regard to:</p> <p>(a) This proposed subdivision is supported by a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (BHMP) prepared by Rebecca Green and Associates, dated 17 October 2025, Version 3. As demonstrated in the BHMP, the indicative building area will be partially within the waterway and coastal protection area. The impact on the waterway is considered acceptable as discussed in response to clause C7.6.1 above, and together with the proposed conditions of approval requiring sediment barriers and a formed stormwater drain, any impact can be further mitigated.</p> <p>(b) It is expected that any future development proposals such as dwellings and associated works, or bushfire hazard management areas within the waterway and coastal protection area, will have appropriate mitigation measures that will ensure the impact on the waterway by development is limited. Further assessment against the requirements of the Planning Scheme would be required as part of subsequent applications for buildings or works within the waterway and coastal protection area. Therefore, the proposal satisfies the performance criteria.</p>
--	--

CLAUSE C9.5.2 Sensitive use within an attenuation area

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1</p> <p>No Acceptable Solution.</p>
PERFORMANCE CRITERIA	<p>P1</p> <p>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <p>(a) the nature of the activity with potential to cause emissions including:</p> <p style="padding-left: 40px;">(i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity;</p> <p>(b) the nature of the sensitive use;</p> <p>(c) the extent of encroachment by the sensitive use into the attenuation area;</p> <p>(d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;</p> <p>(e) any advice from the Director, Environment Protection Authority; and</p>

	(f) any advice from the Director of Mines.
ASSESSING OFFICER'S COMMENTS	<p>The original Beauty Point Subdivision Attenuation Assessment report, prepared by GHD Pty Ltd, reference 12572593, and dated 23/06/2023, submitted with the application confirmed that the proposed residential lots do not encroach into the required attenuation distances for the Beauty Point Sewage Treatment Plant (classified as aerobic lagoons) and the Gypsy Hill Cattle Effluent Dam, but that the southernmost 80m of the subdivision would be within the attenuation buffer area of irrigation activities associated with the Beauty Point Effluent Re-use Scheme. This attenuation buffer was based on the <i>2003 Beauty Point Effluent Re-use Scheme Development (DPEMP)</i> which assumed a separation of only 20m from irrigation areas from adjoining residential land, requiring additional mitigation measures.</p> <p>The required buffer distances under the attenuation code are measured from the property boundary and not from the actual location of the activity. Additional mitigation measures were originally proposed for the subdivision to mitigate any impacts associated with the reduced separation, particularly for lots in the southern part of the subdivision.</p> <p>However, subsequent to the 2003 DPEMP, a 2021 <i>Irrigation and Environmental Management Plan (IEMP)</i> superseded the original management plan. The IEMP 2021 updates the management requirements for the irrigation scheme to avoid irrigation within 100m of the property boundary. As such, as outlined in the Addendum to the Attenuation Report prepared by GHD Pty Ltd, dated 17 October 2025, further mitigation measures are no longer required to avoid impacts on the subdivision lots, due to the minimum 100m separation distance already being maintained. As such, the proposed subdivision achieved the Performance Criteria as follows:</p> <p>The future sensitive use within the attenuation area, as defined in the Attenuation Code, will not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <ul style="list-style-type: none"> (a) The proposed residential lots will not be adversely impacted by emissions from the TasWater irrigation activity, as follows: <ul style="list-style-type: none"> (i) The spray irrigators typically operate during night/morning, when wind speeds are lowest. Further, the IEMP already required irrigation areas to be 100m from the property boundary. (ii) The scale, intensity, and frequency of the activity is outlined within the Beauty Point Subdivision Attenuation Assessment prepared by GHD Pty Ltd (dated 23 June 2023) and Addendum dated 17 October 2025. The assessment concludes that the southernmost lots would not be significantly impacted by these activities. (iii) Odour impacts could potentially occur dependent on wind speed and direction, however, this is infrequent and managed by an anemometer which prevents irrigation when wind speed is greater than 20 km/h. (b) The proposal is for a standard residential subdivision within the General residential zone. Appropriate mitigation measures are dependent on the nature of the specific attenuation activity. In this case, irrigation of recycled water, which is already undertaken in a

	<p>manner by Taswater to avoid adverse impacts on existing residential uses in the area.</p> <p>(c) Of the 100m attenuation buffer, up to 80m at the southern side of the proposed subdivided area is within this irrigation attenuation buffer zone. However, the potential irrigation impacts are managed through the timing of spraying and separation from the property boundary (as per the IEMP 2021), such that the required buffer area is maintained within the adjacent property.</p> <p>(d) The proposal has been designed with consideration of the Beauty Point Subdivision Attenuation Assessment prepared by GHD Pty Ltd, dated 23 June 2023 and Addendum to Beauty Point Subdivision Attenuation Assessment, dated 17 October 2025, prepared by GHD Pty Ltd, which will be endorsed within the permit conditions.</p> <p>(e) N/A – No advice from the Director, Environment Protection Authority was required; and</p> <p>(f) N/A – No advice from the Director of Mines was required.</p> <p>Therefore, the proposal satisfies the performance criteria.</p>
--	---

CLAUSE C9.6.1 Lot design (in relation to attenuation)

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must:</p> <p>(a) be for the creation of separate lots for existing buildings;</p> <p>(b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or</p> <p>(c) not be for the creation of a lot intended for a sensitive use.</p>
PERFORMANCE CRITERIA	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:</p> <p>(a) the nature of the activity with the potential to cause emissions, including:</p> <p>(i) operational characteristics of the activity;</p> <p>(ii) scale and intensity of the activity; and</p> <p>(iii) degree of emissions from the activity; and</p> <p>(b) the intended use of the lot.</p>

ASSESSING OFFICER'S COMMENTS	<p>The proposal results in the creation of new lots that are intended for sensitive uses and are up to 80m within the attenuation buffer to the eastern irrigator at the Gypsy Hill property located to the south of the subject site. This is based on the attenuation buffer requirements outlined in the Attenuation code.</p> <p>However, as outlined above, the proposal was accompanied by Beauty Point Subdivision Attenuation Assessment prepared by GHD Pty Ltd, dated 23 June 2023 and Addendum to Beauty Point Subdivision Attenuation Assessment, dated 17 October 2025, prepared by GHD Pty Ltd which assessed noise and odour and has determined that the Beauty Point Effluent Reuse Scheme – spray irrigators was unlikely to cause environmental nuisance or environmental harm at the nearest residential lots created by the subdivision with the implementation of the recommended mitigations mentioned within the supporting documentation. This is largely due to the existing IEMP which manages irrigation activities.</p> <p>The proposal satisfies the performance criteria.</p>
-------------------------------------	---

CLAUSE C13.6.2 Public and fire-fighting access

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire-fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</p> <p style="padding-left: 40px;">(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and</p> <p style="padding-left: 40px;">(ii) is certified by the TFS or an accredited person.</p>
PERFORMANCE CRITERIA	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <p>(a) appropriate design measures, including:</p> <p style="padding-left: 40px;">(i) two way traffic;</p> <p style="padding-left: 40px;">(ii) all weather surfaces;</p> <p style="padding-left: 40px;">(iii) height and width of any vegetation clearances;</p> <p style="padding-left: 40px;">(iv) load capacity;</p> <p style="padding-left: 40px;">(v) provision of passing bays;</p> <p style="padding-left: 40px;">(vi) traffic control devices;</p> <p style="padding-left: 40px;">(vii) geometry, alignment and slope of roads, tracks and trails;</p> <p style="padding-left: 40px;">(viii) use of through roads to provide for connectivity;</p> <p style="padding-left: 40px;">(ix) limits on the length of cul-de- sacs and dead-end roads;</p>

	<p>(x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; and</p> <p>(b) the provision of access to:</p> <p>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and</p> <p>(c) any advice from the TFS.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>Proposed Road 7 will have an outer radius of 9m at the head of cul-de-sac instead of the 12m acceptable solution as required under table C13.1 (j). This requires an assessment against the performance criteria in relation to access for emergency and fire-fighting vehicles.</p> <p>The applicant has submitted a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green and Associates, dated 17 October 2025, Version No.3, which addresses the performance criteria and is supported by the Road Authority.</p> <p>The proposed subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <p>(a) appropriate design measures, including:</p> <ul style="list-style-type: none"> (i) <i>Road 7 has sufficient width for two-way traffic and turning radius at the cul-de-sac, to allow access for fire-fighting appliances in a bushfire event.</i> (ii) <i>The road will be sealed as per LGAT standards. The road will be suitable for use in all weather conditions.</i> (iii) <i>There is no vegetation adjacent to proposed Road 7. The road has a horizontal separation to any potential hazardous vegetation to the west of the subdivision of greater than 118 metres. There is no identified threat to the north, south and east.</i> (iv) <i>The road has an appropriate load capacity to facilitate fire appliances in a bushfire event.</i> (v) <i>Passing is achievable given the width of the road (min. 7m) and road reserve (min. 15m).</i> (vi) <i>There are no recommended traffic control devices as part of the subdivision.</i> (vii) <i>The proposed roads are relatively flat, the any hazardous vegetation to the west is located on relatively flat land or upslope. The cul-de-sac is generally straight with minimal bends or deviations.</i> (viii) <i>Road 7 is a cul-de-sac road, intersecting with other subdivision roads.</i> (ix) <i>The Road 7 cul-de-sac is limited in length which reduces risk and provides ample opportunity for vehicles to exit in a bushfire event.</i> (x) <i>A turning area is provided at the cul-de-sac head which has sufficient radius to allow for a three-point turn for oversized vehicles. Parking areas at the end of the cul-de-sac will be limited due to the number of crossovers. Future residential use of the lots would be subject to the</i>

	<p><i>carparking requirements of the Planning Scheme, with most residents expected to park on-site.</i></p> <p>(xi) <i>Perimeter access to the subdivision area is provided via existing Council maintained roads and proposed Road 1 on the western side of the subdivision.</i></p> <p>(xii) <i>There are no proposed fire trails. However, all-weather road access is available to all proposed lots.</i></p> <p><i>(b) The TFS can access the bushfire prone vegetation on the adjacent land should a bushfire event occur. (c) The Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green and Associates, dated 17 October 2025, Version No.3 was prepared in consultation with the TFS.</i></p> <p>The bushfire threat in the areas of cul-de-sac for Stage 7 is assessed as low. The lots within Stage 7 be cleared in their entirety to provide for residential development. The development is within an established and growing urban environment. The requirements to provide a cul-de-sac with a 12m radius would be out of character with the Beauty Point area and not warranted for this single stage given the low level of threat. The risk is considered low based on the site characteristics and the nature of the area.</p> <p>A permit condition is recommended requiring the recommendations contained within the Bushfire Management Plan to be adhered to at each stage, prior to Plan sealing, including the clearance of a 50m wide strip to the west at Stages 2-10.</p> <p>The proposal satisfies the performance criteria.</p>
--	--

ROAD AUTHORITY COMMENTS

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

The site has two existing accesses: an informal access off the end of the Council-maintained Lempriere Avenue and an unsealed access off Mainwaring Street. The access off Mainwaring Street includes an internal unsealed driveway which provides access to TasWater's sewerage pump station and provides informal parking to the neighbouring Bowls Club.

The development will connect new internal roads to the Council-maintained Mainwaring Street via the two existing accesses. Parallel, on-street parking for approximately 13 cars will be provided along the new road adjoining the Bowls Club to replace some of the existing informal parking.

A new intersection will be constructed onto West Arm Road at the northwestern corner of the site. The new road (Road 1) will provide additional circulation through the new internal road network and distribute traffic onto Council roads across a third location. Road 1 will also provide access to a public open space lot (as currently proposed) and the balance land to the west, via a private right of way.

The southern side of West Arm Road will be upgraded to an urban standard as part of the development, between lots 30 and 36. While there is already a footpath along the West Arm

Road frontage, the remainder of the roadside environment is considered a rural standard, with a 5.5m wide sealed surface, gravel shoulders and roadside drains.

The proposed road upgrades to West Arm Road will include the provision of kerb and channel to connect the new intersection and new urban-standard vehicular crossings for the six new lots with primary frontages to West Arm Road.

Typically, turning heads in bushfire-prone areas have a 12m outer radius to meet the acceptable solution for public and firefighting access and Table C13.2 of the Scheme. Council Standards require the road reserve at cul-de-sac heads to be increased from 25m to 31m wide, where a Bushfire Hazard Management Plan requires provision of compliant turning.

In this instance, the Bushfire Hazard Management Plan has justified a departure from Table C13.2, to reduce the turning head at the cul-de-sac from 12m to the standard 9m. The Road Authority agrees and supports the justification of the Performance Criteria to reduce the turning-head back to the Council Standard of 9m. A Road Works condition is recommended to require the carriageway of the cul-de-sac road to be increased from the minimum 6.9m to 7.0m, to allow for on-street parking on one side. Table C13.2 requires 'no parking' on roads less than 7.0m wide.

It is expected that the 134 lots will create 992 additional traffic movements each day. 105 of those movements will be in the peak hour. The circulating nature of the internal road network and multiple access points will distribute additional traffic onto Council's road network.

The Traffic Impact Assessment confirmed, with the use of SIDRA traffic modelling, that each of the three access points with Council-maintained roads, and the West Arm Road intersection with Mainwaring Street, will maintain a Level of Service of 'A', being the highest possible between A and F.

It is expected that the provision of kerb and channel on West Arm Road and additional streetlights will change the roadside environment to feel more urbanised. This will naturally calm traffic and should reduce the likelihood of drivers speeding at night.

A condition has been recommended to connect the footpath on Road 4 to the existing footpath on Beatty Street, with access ramps at the intersection with Mainwaring Street. This will provide connectivity between the development site and the shopping area on Charles Street. The existing footpath on Beatty Street is adjoining the property boundary on the northern side of the road. It is not recommended to reduce the speed limit to 40 kilometres per hour or retrofit any local area traffic management such as speed humps. The Road Authority agrees with the conclusions in the Traffic Impact Assessment that the surrounding road network can absorb the additional traffic created by this development.

STORMWATER AUTHORITY COMMENTS

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

The site naturally drains toward the north and contains an unnamed watercourse which is part of a relatively large catchment that extends as far south as the water reservoir site off Oxford Street.

The mapped section of watercourse terminates halfway through the site and transitions to a constructed open drain along the western boundary line, where it enters Council's underground drainage system at West Arm Road. The road crossing is 600mm in diameter and enters a 750mm pipe through 22 West Arm Road.

A series of open drains exist through the site which convey public stormwater and overland flow to the 600mm pipe. Lempriere Avenue and the properties between 183 and 201 Mainwaring Street are drained through the site. Conditions have been recommended to ensure the existing public drainage system upstream is connected to the new underground drainage system.

The open drain along the western boundary will be upgraded to a piped system through the site. The existing drainage system at West Arm Road and through 22 West Arm Road will be upgraded as part of the subdivision works to convey flows from the upstream catchment through the site and drain the residential development. A gross pollutant trap will be added to the new public drainage system at West Arm Road to treat stormwater from the development and the upstream catchment.

While the existing drainage system is not adequate to drain the development, the combination of adding a gross pollutant trap, piping the open drains and upgrading the downstream stormwater system means the development can be adequately drained without impacting Council roads or neighbouring properties.

NOTIFICATION

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

The number of representations received during this time was nine (9).

ISSUE 1 – INFRASTRUCTURE CAPACITY	<p>Representors raised concerns that existing infrastructure cannot support a 134 lot subdivision. Concerns included:</p> <ul style="list-style-type: none"> • Sewage treatment capacity already at or near its limit, with odour issues noted during warm periods. • Water supply and pressure limitations, with concerns the network cannot sustain an additional 134 dwellings. • Power supply constraints, with suggestions that existing lines are already under strain. • Drainage and stormwater capacity, with increased flood/water logging in winter. Uncertainty about downstream impacts on existing properties, particularly on land described as marshy and prone to winter flooding. • Insufficient detail regarding funding, guarantees, or implementation of required infrastructure upgrades. • Requests for greater transparency on TasWater infrastructure contributions and guarantees of delivery.
ASSESSING OFFICER'S COMMENTS	<p>Representors raised concerns regarding sewerage, water supply, power capacity and stormwater management. These matters fall within the requirements of 8.6.3 Services section of the Tasmanian Planning Scheme and are assessed in conjunction with the relevant service authorities.</p> <ul style="list-style-type: none"> • Sewerage and Water: TasWater is the statutory authority under Water and Sewerage Industry Act 2008. TasWater has issued a formal SPAN confirming the subdivision can be serviced, subject

to its conditions. Council cannot impose additional requirements or refuse the application on capacity grounds where TasWater provides conditional approval. TasWater will certify all works prior to sealing of titles. Above all, the application satisfies the requirements of clause 8.6.3A2 of the planning scheme.

- Stormwater and Drainage: A concept stormwater design has been submitted demonstrating compliance with clause 8.6.3 A3 of the planning scheme. Detailed engineering design will be required by permit conditions to ensure lawful discharge and no increase in flooding or runoff to adjoining properties prior to plan sealing of each stage.
- Power Supply: Electrical servicing is managed by TasNetworks. Compliance with the requirements of Tas Networks and provision of electrical utilities will be determined at the engineering and connection stage.
- Infrastructure Funding Transparency: Contributions and upgrade costs are governed by TasWater's and TasNetworks' regulatory frameworks, not the planning scheme. Council cannot require disclosure of financial arrangements.

Subject to the standard servicing conditions and TasWater's SPAN conditions, the proposal is capable of being adequately serviced and complies with the servicing requirements of the Tasmanian Planning Scheme.

**ISSUE 2 - TRAFFIC,
ACCESS AND
ROAD SAFETY**

Submitters expressed concerns about increased traffic volumes generated by the subdivision, particularly:

- **Significant increase in vehicle numbers (200–300 cars) leading to congestion, capacity and safety issues at West Arm Road, Mainwaring Street, and Beatty Street, with some residents stating traffic assessments do not adequately consider Beatty Street impacts.**
- **Increased congestion and potential hazards near the Beauty Point Bowls Club, and limited parking capacity during peak tourism periods.**
- **Requests for speed reduction, street trees, lighting, and traffic calming devices.**
- **Potential pedestrian safety issues between the village centre and the subdivision access points.**

**ASSESSING
OFFICER'S
COMMENTS**

Representors raised concerns about increased traffic volumes, local road capacity, and pedestrian safety. Traffic impacts are assessed under the C3.0 Road and Railway Assets Code and C2.0 Parking and Sustainable Transport Code of the Tasmanian Planning Scheme.

- A Traffic Impact Assessment (TIA) was prepared by Hubble Traffic, updated October 2025, and has been submitted with this planning application. The TIA demonstrates that the surrounding road network, including West Arm Road and Mainwaring Street, can accommodate the additional traffic volumes generated by the

subdivision without compromising the safety or efficiency of the existing network, consistent with the performance criteria of C3.5.1. As indicated in the TIA report submitted, Beatty Street and Mainwaring Street junction will be less serviced than West Arm Road access. It is thus concluded from the traffic modelling that the three access points connecting the development site with the surrounding road network, will provide safe, convenient, and efficient vehicular access, and motorists are not expected to incur any notable delays or unreasonable traffic queues. The Traffic Impact Assessment used SIDRA traffic modelling software to reach the conclusion that each access point and the existing Mainwaring Street intersection with West Arm Road will maintain a Level of Service of 'A' after the development, which is the highest possible Level of Service.

- With respect to concerns regarding congestion near the Beauty Point Bowls Club and parking availability during peak tourist periods, these matters relate to broader township activity and do not form part of the assessment for a residential subdivision of private land. The subdivision provides compliant on-site parking opportunities in accordance with C2.0 Parking and Sustainable Transport Code, and the planning scheme does not regulate off-site parking availability. It is also noted that, as seen in drawing no. D-1-07-02, Road 4 is ~1m wider adjacent the Bowls Club site where the proposed 13 on-street parking spaces are proposed, than the other internal roads specifically to accommodate the formalised parking spaces which are likely to be used frequently by visitors to the Bowls Club. A permit condition has been recommended to ensure that the on-street parking is designed and constructed in accordance with AS2890.5.
- Requests for speed limit changes, traffic calming, or regulatory signage fall under the jurisdiction of State Growth and the Road Authority, not the planning authority, and cannot be imposed through the planning permit unless in direct response to Performance Criteria.
- The Road Authority and submitted Traffic Impact Assessment have assessed the provision of new and existing footpaths and confirmed the development can proceed while maintaining a safe and efficient road network and pedestrian environment. A permit condition has been recommended to connect the new Road 4 footpath to the existing footpath in Beatty Street, with pedestrian access ramps to ensure a safe crossing point.

The submitted TIA satisfies the requirements of the Tasmanian Planning Scheme. Subject to permit conditions requiring subdivision roadworks and pedestrian infrastructure, the proposal is considered to meet the safety and efficiency provisions.

ISSUE 3 -
ENVIRONMENTAL

Representors expressed concerns regarding the environmental impacts of the proposal, including:

VALUES AND
BIODIVERSITY

- The presence of endangered Green and Gold Frogs, with fears that construction activities, heavy machinery, and altered drainage will threaten habitat.
- Insufficient clarity regarding pond construction, protective fencing, contractor behaviour, and long-term management of frog habitat.
- Doubts that construction activities and machinery will be undertaken in a manner that protects delicate ecosystems.
- Risk from predators—particularly cats and dogs—and limitations of the proposed cat management plan.
- Loss of wildlife habitat, severing of green corridors, and concerns about weed management practices.
- Impacts on existing frog-spawning areas in roadside winter pools and altered drainage patterns.
- Concerns over habitat severance between Redbill Point Conservation Area and wetlands.
- Requests for stronger buffers, fencing, long-term management plans, and sequencing of frog protection before any site works.
- Questions regarding compliance with the Waterway and Coastal Protection Area Overlay, particularly where increased discharge is directed toward the Tamar River.

ASSESSING
OFFICER'S
COMMENTS

The above raised environmental matters are assessed primarily under the C7.0 Natural Assets Code of the Tasmanian Planning Scheme.

- A Natural Values Assessment and a Frog Management Plan prepared by North Barker Ecosystem Services (NBES), version 3.2, dated 16/07/2024, accompany the application. These documents identify areas of frog habitat, provide mitigation measures, and provide a management framework that satisfies the performance criteria of C7.6.1 and C7.7.1 in relation to impacts on priority vegetation, threatened habitat, and threatened fauna. Council's assessment has considered the qualified expert advice provided in these reports.
- Concerns regarding construction impacts, contractor behaviour, heavy machinery and altered drainage are addressed through the Green and Gold Frog Management Plan and the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* criteria related to the taking of threatened species, should disruption of habitat areas occur. Further, permit conditions are recommended requiring the submission of a Construction and Environmental Management Plan (CEMP) prior to any works commencing on the site, and the implementation of Frog Management Plan prior to Plan sealing of the Stage 1 boundary realignment.
- The potential for domestic cats to roam is difficult to regulate in the absence of Statewide legislation to require containment. However, the containment of cats within property boundaries is strongly encouraged as part of responsible ownership. Council does not agree that a covenant to prevent future land owner's within the

subdivision area from owning cats, or to enforce responsible ownership, would be a reasonable or effective measure. A full prohibition on cat ownership is considered unreasonable and not readily enforceable. Notwithstanding, as outlined in the Natural Values Report and Frog Management Plan, whilst the elimination of cats from the area would be beneficial for Green and Gold Frog populations on the subject site and wider area, the proposed subdivision reasonably mitigates potential impacts through the frog management plan, construction management and rehabilitation works outlined in these reports, and required through permit conditions. The proposal has been assessed as satisfying the Performance Criteria contained within the Natural Assets Code.

- Weed management practices during subdivision works are regulated under broader environmental legislation, including the *Environmental Management and Pollution Control Act 1994* (EMPCA). A permit condition is recommended to require submission and approval of a Construction and Environmental Management Plan (CEMP) prior to any works commencing, including proposed methods for weed management.
- Issues raised about roadside winter pooling of water and frog-spawning areas are not directly regulated under the planning scheme. Nevertheless, the stormwater design conditions will ensure that altered drainage from the subdivision does not cause off-site environmental harm and improves potential habitat particularly in the existing drainage lines south of the proposed public open space lot.
- The subdivision retains key drainage lines and habitat pockets identified as priority areas. C7.0 of the Planning Scheme does not require the creation of ecological corridors beyond mapped priority habitat; however, additional planting, fencing and management measures are recommended within the Natural Values Assessment report. Recommended permit conditions will ensure that these management measures are implemented prior to Plan Sealing of Stage 1.
- The Green and Gold Frog Management Plan, prepared by North Barker Ecosystem services, dated 09/07/2024 attached to this application has pointed out the Construction Works Mitigation Plan for the benefit of the frog habitat that may be at risk on site due to the civil works involved in the proposal. The recommendation suggested is anticipated to reduce the impacts on green and gold frogs and to limit the potential for introduction or spread of the harmful chytrid fungus. Council accepts the findings of certified experts suitable.
- The Waterway and Coastal Protection Area Overlay apply only to the civil works within the mapped overlay. As mentioned under the Stormwater Authority comments, the existing drainage does not have capacity to drain the proposed development. The Stormwater Authority has confirmed that the combination of installing a gross

	<p>pollutant trap, piping the open drains and upgrading the downstream stormwater system will provide a suitable public drainage system to drain the development site and existing upstream catchment. The stormwater upgrade will be secured through permit conditions requiring certified design ensuring no degradation of water quality of Tamar River.</p>
<p>ISSUE 4 - NEIGHBOURHOOD CHARACTER AND DENSITY</p>	<p>Submitters note that the proposed density is inconsistent with:</p> <ul style="list-style-type: none"> • The existing low density character of Beauty Point and West Arm Road. Concerns that small lot sizes (down to ~453m²) are incompatible with surrounding lots. • Some representors advocate for a revised plan providing mixed-use development, diverse housing types, better integration with the township, and connectivity through Beatty Street.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>Under the Tasmanian Planning Scheme, the land is zoned General Residential, which provides for urban-scale residential development with a minimum lot size of 450 m². The proposed lots (approximately 453 m² and above) comply with the Acceptable Solution A1 of clause 8.6.1 for minimum lot size and therefore are considered consistent with the intended residential density for the zone.</p> <p>Council cannot request a different form of mixed-use development where the proposal meets the relevant standards of the planning scheme. Connectivity opportunities, such as potential links to Beatty Street, have been well considered and incorporated where practicable as demonstrated in the Traffic Impact Assessment report attached to this application. Detailed engineering drawings will however be conditioned to be submitted before the final sealing of the titles.</p>
<p>ISSUE 5 - INTEGRATION WITH PREVIOUS APPROVALS AND STRATEGIC PLANNING</p>	<p>Several representors note:</p> <ul style="list-style-type: none"> • The proposed 73 lot cabin park previously approved has been absorbed into the balance lot, yet without a holistic master plan for the entire site. • The proposal does not align with the West Tamar Council Growth Strategy 2025, which emphasises connected, mixed-use, and community integrated growth.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>There is no guarantee or obligation that a pre-existing development permit will be carried out. The previously approved cabin park on the balance lot does not impact on the proposed subdivision which must be assessed on its own merits. Notwithstanding, the Traffic Impact Assessment has considered traffic from both developments and demonstrates that the road network able to absorb traffic flows from both developments without loss of efficiency, should they both be carried out.</p> <p>Strategic documents such as the West Tamar Growth Strategy can inform future structure planning or rezoning but are not assessment criteria under the Planning Scheme. Council must assess the application based on compliance with the development standards for subdivision as per clause 8.6 of the scheme. While the Growth Strategy provides useful long-term direction, it is not a statutory assessment instrument and cannot override</p>

	<p>the requirements of the Scheme or alter the development standards applying to the current zoning.</p>
<p>ISSUE 6 - PUBLIC OPEN SPACE PROVISION</p>	<p>Representors express dissatisfaction with public open space (POS) arrangements, noting:</p> <ul style="list-style-type: none"> • POS is located in the rural zoned balance lot, not within the residential subdivision. • The POS area is less than typical 5% standards and excludes fenced-off frog habitat areas.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The Scheme, or Council's Public Open Space Policy does not mandate that POS must be located within the General residential zone. However, it must be suitable for public recreation and readily accessible. The proposal proposed a 2.5% contribution of unconstrained land at the western side of the subdivision area with a further 2.5% cash-in-lieu contribution. This arrangement is permitted under Council's Public Open Space Policy at Council's discretion. However, in response to representations received, and the broader benefit for the community and in the long term, a 5% land contribution is preferred as providing a greater community benefit in the long term. A permit condition is recommended requiring a 5% land contribution will be delivered in the initial stages. A suitable location and design for the POS must be submitted to Council for approval prior to any works commencing. The POS must meet the requirements of Council's POS Policy criteria.</p> <p>The proposed POS is capable of meeting the requirements of the Council's POS policy. Frog habitat areas that require fencing, ecological management or contain stormwater infrastructure are not counted toward POS, consistent with the intent of the POS policy. The proposed POS area may represent a portion of the total 5% land contribution. This will be further assessed, subject to siting of the remaining contribution area.</p> <p>It is also noted that passive recreation, which is the defined use for public open space under the planning scheme, is no permit required in the Rural Zone.</p>
<p>ISSUE 7 - GOVERNANCE, IMPLEMENTATION AND DOCUMENTATION ISSUES</p>	<p>Concerns raised include:</p> <ul style="list-style-type: none"> • Uncertainty regarding the legal entity Dourias MGH Pty Ltd, which does not appear to be a registered company name. • Perceived inconsistencies or outdated information, including reports and photos over three years old. • Requests for assurances that all recommended environmental and infrastructure measures are adequately monitored, funded, and implemented.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>Council has verified that ownership documentation has been supplied, and any minor naming discrepancies can be addressed through an administrative correction. This does not affect the validity of the planning assessment.</p> <p>While a few supporting documents were prepared a couple of years ago when the proposal was originally lodged, the council considers the</p>

	<p>supplied information remains current to assess the proposal against the Tasmanian Planning Scheme. An addendum has been provided to update the original Attenuation assessment report, dated October 2025 while the TIA and Bushfire reports were updated in October 2025. The supplied documentation provides an appropriate level of detail for statutory assessment.</p> <p>Implementation of environmental management and servicing measures will be ensured through permit conditions, staging requirements, and subsequent engineering approvals, and inspections. Failure to comply with any condition would constitute an offence under LUPAA. Funding of servicing upgrades is managed by the responsible authorities (e.g. TasWater) and must be undertaken by the developer in accordance with the requirements of the relevant authority.</p>
<p>ISSUE 8 - COMMUNITY AMENITY, SAFETY AND SOCIAL CONCERNS</p>	<p>A number of potential social impacts were noted by submitters:</p> <ul style="list-style-type: none"> • Potential increase in crime due to population growth and limited police presence. • Concerns about noise, dust, and construction disturbances. • Fears that rates may increase for existing residents due to expanded servicing needs. • Impacts on elderly residents during peak tourism seasons due to increased traffic and parking pressure. • Snakes migrating from disturbed wetlands towards existing housing.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>Matters relating to crime rates due to population growth and policing levels, are not planning considerations under the Tasmanian Planning Scheme. These issues fall within the jurisdiction of Tasmania Police and the broader State Government.</p> <p>Construction-related impacts are temporary and are regulated under separate legislation. Construction management conditions on the permit. Standard permit conditions will ensure appropriate dust control, hours of work, and site management during construction.</p> <p>Rates are determined by Council's Rates Charges Policy and are not influenced directly by individual subdivision approvals. Rates considerations are outside the scope of the planning assessment.</p> <p>As discussed previously within the report, the subdivision fully complies with C2.0 Parking and Sustainable Transport Code for on-site parking. While the social concern for the elderly during the peak tourism season is acknowledged, these concerns relate to the existing traffic conditions and scenario in Beauty Point and fall outside the remit of this planning assessment.</p> <p>The Planning Scheme does not regulate the movement of native wildlife. While construction activity may temporarily disturb habitat, the permit conditions require submission of a Construction Environmental Management Plan prior to works commencing to demonstrate how impacts on environmental values will be mitigated during construction</p>

	<p>activities. Potential impacts on frog habitat, including post-construction, is addressed within the Frog Management Plan.</p> <p>The proposed development will be undertaken in stages over time. Due to the extent of construction works required at each stage, there will be ample time between stages, to allow snakes to migrate out of the area. Snakes are a natural part of the local environment; while their movements cannot be directly controlled, given the opportunity they will typically migrate away from developed areas not towards existing residential areas.</p>
<p>ISSUE ALTERNATIVE APPROACHES SUGGESTED</p>	<p>9- Some representors proposed alternatives to the management measures rather than outright objection, including:</p> <ul style="list-style-type: none"> • Adoption of a Nature Positive Management and Monitoring Plan with staged establishment, handover criteria, and long-term governance. • Registering the balance land as a Nature Repair Project under Commonwealth legislation, providing measurable, durable biodiversity outcomes.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>While these suggestions may offer broader environmental benefits, Council has assessed the application against the Tasmanian Planning Scheme (TPS). The TPS does not mandate Nature Positive frameworks or require ecological enhancement beyond compliance with the C7.0 Natural Assets Code. Permit conditions have been recommended within the report to make sure necessary mitigation measures can be maintained going forward.</p> <p>Registration of the balance land as a Nature Repair Project is a pathway outside the scope of the planning system. Council cannot require such registration as a condition of approval, as it falls under Commonwealth legislation and is not an assessment criterion under the TPS. The suggestion has been forwarded to the applicant, as such the developer may choose to pursue this independently as a voluntary approach to management.</p>

OPTIONS

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

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

PROFESSIONAL COMMENTS OF THE ASSESSING OFFICER

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

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

RECOMMENDATION

That application PA2023403 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 in the assessment against the Scheme and the recommended conditions; and

That the application for Subdivision (including Public Open Space and New Roads), by ERA Planning, for land at Lot 102 West Arm Road, Beauty Point Lot.102 on Plan 156126 and Lot.1 on Plan 64199 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents, except where modified by Condition 2 below:
 - (a) Subdivision Proposal Plans by Leary Cox & Crisps, Land engineering Surveyors, reference 11375, revision 12 and dated 28/11/2025 (sheets 1-8);
 - (b) Engineering Plans by AD Design + Consulting, revision C, reference no. 20018 and dated 03/08/2024
 - (c) Landscape Plans by Play St, version 4, dated December 2025 (in relation to landscaping detail only);
 - (d) Stormwater Management Plan, prepared by AD + Consulting, Revision B, dated 19/08/2024
 - (e) Additional information letter regarding the decommissioning of the existing SPS, prepared by AD Design + Consulting, dated 02 December 2025
 - (f) Proposed Infrastructure Plans, prepared by AD + Consulting, revision B & C, dated 04/12/2023 & 01/07/2024
 - (g) Network Hydraulics prepared by AD + Consulting, undated
 - (h) Overland Flow Maps, prepared by AD + Consulting, dated 28/08/2023
 - (i) Engineering Serviceability report, prepared by AD + Consulting, revision B and dated 19/08/2024
 - (j) Traffic Impact Assessment, prepared by Hubble Traffic, updated October 2025
 - (k) Natural values assessment report, prepared by North Barker Ecosystem Services, version 3.2 and dated 16/07/2024
 - (l) Green and Gold Frog Management Plan, prepared by North Barker Ecosystem Services and dated 09/07/2024.
 - (m) Significant Impact Assessment of Green and Gold Frog (*Litoria raniformis*) prepared by North Barker Ecosystem Services and dated 09/07/2024.
 - (n) Beauty Point Subdivision Attenuation Assessment report, prepared by GHD Pty Ltd, reference 12572593, and dated 23/06/2023 (except as varied by Addendum dated 17 October 2025)
 - (o) Addendum to Beauty Point Subdivision Attenuation Assessment, prepared by GHD Pty Ltd, and dated 17 October 2025
 - (p) Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Rebecca Green & Associates, version 3 and dated 17 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.

AMENDED PLANS REQUIRED

2. Prior to any works commencing, and plan sealing of Stage 1, amended plans must be submitted and approved by the Director Planning and Development. When approved, these plans will form part of the permit. The Amended Plans must be drawn to scale with dimensions.

The Amended Plans must show:

- (a) Land for Public Open Space (POS) with a minimum area equal to 5% of the subdivision area (excluding the balance lot). The public open space must comply with the requirements of section 4.3 of Council's Public Open Space Policy, and must not be constrained by the following:
 - (i) Stormwater infrastructure or other above or below ground infrastructure that would limit its useability for recreation;
 - (ii) Footpaths or roads;
 - (iii) Land that contains protected flora and/or fauna or other constraints that are unmanageable or increase maintenance burden.
- (b) The corners of Lot 120 truncated at the Road 1 and Road 2 intersection, to the satisfaction of the Road Authority;
- (c) The corners of Lot 30 truncated at the Road 1 and West Arm Road intersection, to the satisfaction of the Road Authority;
- (d) The drainage easement in Lot 134 extended to the southern boundary; and
- (e) The drainage easement in Lot 6 extended to the boundary of CT 26963/7, then south through Lot 1 to Road 4.

The amended plans must be endorsed prior to plan sealing of Stage 1.

STAGING OF SUBDIVISION

3. The approval is for a staged release of the lots as submitted, except as modified by the conditions of this permit. The stages approved by this permit can be completed separately, or a combination of stages, except for the initial stages which must be completed in the following order: stage 1, stage 2, stage 3.

SUBMISSION AND APPROVAL OF PLANS

4. 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) Electricity infrastructure with street lighting; and
 - (ii) Communications infrastructure;
 - (b) Include a hydraulic software model of the new public drainage system. The hydraulic software model must be submitted to the Stormwater Authority with the detailed design of the stage 2 works and is to include all drainage within the subdivision and any existing stormwater flowing on or through the site, to appropriately size the new trunk stormwater infrastructure;
 - (c) Include a recommended design level for the 19 lots in the south of the development which may be affected by overland flow from the external catchment to the south, and detail how this will be managed without inter-allotment surface drainage. Any recommended minimum floor level of future dwellings on these lots shall be included on the Final Plan of Subdivision and/or the Schedule of Easements, to the satisfaction of the Stormwater Authority;
 - (d) Include all works required by the Frog Management Plan prepared by North Barker Ecosystem services, dated 09/07/2024.
 - (e) 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;
 - (f) Be prepared by a suitably qualified and experienced engineer or Engineering Consultancy; and
 - (g) Be accompanied by:

- (i) An estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
- (ii) 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.

TASWATER

5. The development must be undertaken in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA2024/00035-WTC attached).

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

6. At least 28 days prior to the commencement of any works on site, a Construction Environmental Management Plan (CEMP) must be submitted to and approved by Council's Director of Planning and Development. The CEMP must contain a detailed description of the proposed timing and sequence of major construction activities and the proposed management measures to be implemented to manage environmental impacts during the construction phase. The CEMP must include, but is not necessarily limited to, management measures in relation to:
- (a) The prevention of impacts upon surface water and water courses in accordance with the *Wetlands and Waterway Works Manual* and the *Tasmanian Coastal Works Manual*;
 - (b) Erosion, sediment and dust control;
 - (c) The timing and method of vegetation removal onsite, including details of wood waste management to ensure that any stockpiling or burning of wood waste does not create a nuisance;
 - (d) Evidence of a permit to take threatened fauna;
 - (e) Designation and development of a frog 'safe zone', with written advice by a qualified ecologist supporting the design and construction of the habitat elements;
 - (f) Details to ensure the protection of the frog 'safe zone' referred to in the Natural Values Report during the period of construction, including measures preventing vehicles from entering and building materials from being stored within those areas. The frog 'safe zone' must be physically identified and marked prior to any construction or infrastructure works commencing and remain marked out and protected during the period of construction;
 - (g) Weed, pest and disease management including wash down criteria and measures regarding hygiene management, as well as weed removal and vegetation replacement associated with the development of the frog 'safe zone';
 - (h) Hold points and visual inspections relating to frog management during construction works;
 - (i) Decommissioning of the dam and its conversion to a wetland;
 - (j) Noise control;
 - (k) Quality control arrangements including supervision by appropriately qualified and experienced persons, detailed construction specifications for key items of environmental management infrastructure, documented site procedures, quality control testing and the keeping of appropriate records;
 - (l) Procedures for Unanticipated Discovery of any significant ecological feature such as animal homes or threatened species.
 - (m) A table containing all the major commitments made in the plan; and

- (n) An implementation timetable for key aspects of the plan.
7. Construction must not commence before the CEMP has been approved by the Director Planning and Development. All construction activities must be carried out in accordance with the approved CEMP.

SOIL AND WATER MANAGEMENT CONTROL PLAN

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

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

COMMENCED DEVELOPMENT STOP

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

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

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

PUBLIC OPEN SPACE

9. Land shown as 'Public Open Space' on the endorsed plans (as amended) must be transferred to Council as part of plan sealing for Stage 2, unless otherwise agreed in writing by Council.

PUBLIC OPEN SPACE DETAILED DESIGN PLAN

10. Prior to the commencement of works for the relevant stage, a detailed design plan for the public open space lot must be prepared by a suitably qualified person and submitted to Council for approval by the Director Planning and Development. Once approved, it will form part of the endorsed plans. The approved landscaping of the site must include the following detail:
 - (a) A solid, no-gap 1.8m high paling fence along the perimeter with private land. Solid fences are to taper to a maximum height of 1.2m where within 4.5m of a road frontage;
 - (b) 1.2m high pool-style fencing along any road frontage, with pedestrian gates at each access location and a 3.6m wide vehicular access gate at the vehicular crossing;
 - (c) A water connection;
 - (d) Invasive flora species to be removed;
 - (e) Earthworks necessary to minimise future cuts and fills; and
 - (f) Topsoil and grass.

FROG MANAGEMENT WORKS

11. All works and actions for Frog Management and Habitat Creation, as detailed in the Green and Gold Frog Management Plan prepared by North Barker Ecosystem Services, dated 09/07/024, must be carried out to the satisfaction of Council, prior to Plan Sealing of Stage 1. This includes pre-works planning for Stage 1 and all subsequent stages, weed management, fencing, dam decommissioning and design and construction of the wetland habitat and surrounding terrestrial zone.
12. Written advice from a suitably qualified ecological expert must be submitted to Council prior to Plan sealing of Stage 1, confirming that all works required by the endorsed Frog Management Plan have been completed.

BUSHFIRE MANAGEMENT

13. Prior to sealing of the Final Plan of Subdivision for each stage (excluding Stage 1), written advice from an accredited bushfire practitioner must be submitted to Council to the satisfaction of Council's Director Planning and Development advising that all recommendations and requirements of the Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Rebecca Green & Associates, version 3 and dated 17 October 2025 have

been implemented, including requirements regarding water supply, access, and vegetation / fuel hazard management.

STREET LANDSCAPE PLAN

14. Prior to the commencement of Stage 2 works, a streetscape/tree planting plan must be prepared by a suitably qualified person and submitted to the Council. Once approved by Council's Director Planning & Development, it will form part of this permit. The approved landscaping of the site must:
 - (a) Contain on average at least one advanced street tree per lot;
 - (b) Be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each shade tree.

WORKS REQUIRED FOR EACH LOT IN A STAGE

15. Prior to the sealing of the Final Plan of Subdivision, each lot in a stage (except lots 200 and 500) must be provided with the following infrastructure and/or services:
 - (a) A fully constructed road along all frontages, including the secondary frontage where a corner lot (except lot 120);
 - (b) A sealed vehicular crossing and driveway from the public road to the property boundary; and
 - (c) A stormwater connection to the public drainage system.

CONSTRUCTION OF WORKS

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

WEED MANAGEMENT

17. All occurrences of declared weeds on the subject site must be treated or removed prior to completion of works with evidence provided to Council, and the treatment areas and treatment details must be included as part of the CEMP. Weeds must be systematically removed in stages and details of staged removal must be included as part of the CEMP.
18. Follow up weed control is required 6-12 months after initial treatment to treat any individual weed colonisation with evidence provided to Council, and the treatment areas and treatment details must be included as part of the CEMP.
19. Best practice construction hygiene in accordance with the Weed and Disease Planning and Hygiene Guidelines prepared by the Department of Primary Industries, Parks, Water and Environment (2015) or any subsequent revisions of that document must be practiced to prevent the spread of weed propagules in contaminated soil

FILLING OF LAND

20. Site filling must comply with the provisions of AS 3798 Guidelines on earthworks for commercial and residential developments current at the time of the application. Prior to the sealing of the Final Plan of Subdivision, a Civil Engineer must certify that all the works have been carried out in accordance with AS 3798 and the endorsed plan.

STORMWATER WORKS

21. Stormwater works must include:

- (a) Provision of a public drainage system to drain roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve. The new underground drainage system is to be sized to cater for all flows from the existing upstream catchment, the developed site, and a developed balance land, during a storm event with an annual exceedance probability (AEP) of 5%;
- (b) The existing public stormwater system under West Arm Road and that contained in CT 22499/1 shall be upgraded as part of the stage 2 subdivision works, to drain the development site and any land draining onto it. The upgrade may either be a replacement of the existing pipes, a duplication, or a combination of both, depending on site constraints during detailed design;
- (c) Existing roadside drainage on West Arm Road is to be maintained and reinstated into the new public stormwater system as part of the upgrade;
- (d) The new public drainage system is to discharge to a point approved by the Stormwater Authority, with a concrete-lined swale drain between the new outlet and the northern boundary of CT 22499/1 to prevent erosion;
- (e) Fill any open drains made redundant by the subdivision works;
- (f) Connect existing pipes (public and private) from neighbouring properties to the new public stormwater system;
- (g) Provision of a connection to service the lowest point of each lot;
- (h) Provision of a connection to Lot 200, sized to drain a developed lot;
- (i) Provision of an overland flow path for flows up to a 1% AEP storm event. The calculation of the 1% AEP storm event shall include allowance for climate change using a Shared Socioeconomic Pathway of 3-7.0 in the year 2100; and
- (j) Provision of a gross pollutant trap, to the satisfaction of the Stormwater Authority, in West Arm Road to treat flows before entering the upgraded public drainage system. The location of any gross pollutant trap is to be selected to allow convenient maintenance so a vacuum truck can safely access the site.

ROAD WORKS

22. Road works must include:

- (a) Provision of fully constructed roads, complete with a nature strip and kerb and channel on both sides;
- (b) New roads are to be minimum 8.9m wide from face of kerb to face of kerb, except the following:
 - (i) Road 7 is to be a minimum 7.0m wide from face of kerb to face of kerb; and
 - (ii) The extension of Lempriere Avenue may match the existing road width.
- (c) Provision of indented on-street parking on Road 4 along the frontage of the adjoining Bowls Club, in accordance with *AS2890.5 Parking Facilities, Part 5: On-street parking*;
- (d) Upgrades to West Arm Road (frontage to subject site):
 - (i) Kerb and channel;
 - (ii) Widen pavement to provide a 4m wide sealed traffic lane from the existing road centreline to new lip of channel;
 - (iii) Fill the existing open drain and provide a nature strip;
 - (iv) Filling, or any works necessary to drain the new nature strip, and kerb and channel to the public drainage system;
 - (v) The new kerb and channel is to start at the eastern side of the neighbouring crossover to CT 26963/9;
 - (vi) Provision of a KC vehicular crossing to access CT 26963/9, to replace the affected crossover;
 - (vii) Replace the affected driveway apron which provides access to CT 26963/9; and
 - (viii) Reinstatement any affected road markings or signage.
- (e) Provision of a vehicular crossing for each lot within the subdivision;
- (f) Provision of an access from Road 1 to balance lot 200, at least 5m wide;

- (g) Provision of a heavy-duty type crossover and driveway apron to any public open space lot, at least 4m wide;
- (h) Redundant crossings are to be removed;
- (i) Provision of a suitable-sized turning head at the end of Road 7;
- (j) Temporary turning heads must be provided at the end of new roads for each stage. Unless a suitably qualified Bushfire Practitioner provides written advice recommending otherwise, turning heads must have a 12 metre outer radius and provide all-weather access to facilitate the turning of a fire fighting vehicle in an emergency;
- (k) Unless a suitably qualified Bushfire Practitioner provides written advice recommending otherwise, Road 1 shall terminate at its southern end with a rural-style asphalt temporary turning head with 9m outer radius, with provision of roadside drainage connected to the new public stormwater system;
- (l) Provision of a footpath on at least one side of each new road;
- (m) Provision of a footpath on both sides of the following roads: Road 4, Road 7, and Road 3 between Road 4 and Lempriere Avenue;
- (n) Provision of a footpath to connect the new footpath on Road 4 with the existing footpath on Beatty Street, with suitable pedestrian access ramps at the intersection with Mainwaring Street;
- (o) Provision of pedestrian access ramps on any road adjacent to a public open space lot, with a 2m wide footpath to connect any public open space lot to the footpath on the adjoining road;
- (p) Unless the Road Authority provides written agreement otherwise, pedestrian access ramps with a pedestrian refuge are to be placed in the following locations on Road 1:
 - (i) along the Lot 61 frontage; and
 - (ii) along the Lot 23 frontage;
 - (iii) kerb lines may need to be adjusted to suit the pedestrian refuges.
- (q) Provision of pedestrian access ramps with a pedestrian refuge on Road 1 at the intersection with West Arm Road, to connect to the existing footpath;
- (r) Provision of pedestrian access ramps on Road 4 at the location of the indented parking (western end);
- (s) Provision of a public street lighting scheme;
- (t) All necessary line marking and signage, including street name signs;
- (u) Provision of separation lines on the centre of Road 4 along the frontage of the adjoining Bowls Club;
- (v) Provision of 50 kilometre per hour speed zone signage on Road 1 after the intersection with West Arm Road;
- (w) Provision of a solid centre-line at the curve in the road adjacent to Lot 134;
- (x) Provision of give way control at the following intersections:
 - (i) Beatty Street intersections with Mainwaring Street, on the eastern and western approaches. The centrelines are to be offset where practicable;
 - (ii) Road 1 intersection with West Arm Road;
 - (iii) Road 6 intersection with Road 3;
 - (iv) Road 3 intersection with Road 4; and
 - (v) Lempriere Avenue intersection with Road 3.

ELECTRICITY, COMMUNICATIONS & OTHER UTILITIES

- 23. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority'
- 24. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority.

SEPARATION OF SERVICE CONNECTIONS

25. The person responsible must locate and identify the existing service connections (water supply, sewer and stormwater) and complete the following work:
- (a) Where required, reroute internal stormwater within each lot to provide an independent system for each lot;
 - (b) Stormwater drains that do cross the title boundaries between lots must be upgraded to a public drain standard.
- (Note: only when a public drain)

COMPLETION OF WORKS

26. All works must be carried out to Council standards and to the satisfaction of the Council and under the direct supervision of a civil engineer. Certification that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion. When the certificate for practical completion is issued by Council, the relevant works will be placed on a 12-month defects liability period.

DEFECTS LIABILITY PERIOD

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

CONSTRUCTION DOCUMENTATION

28. 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) A Closed Circuit Television inspection report for all stormwater mains constructed or incorporated in the works;
 - (c) Completed "Asset Recording Forms" that show the construction cost of all new infrastructure to be maintained by Council;
 - (d) An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards; and
 - (e) Compaction tests by an accredited testing laboratory of all open drains filled as part of the subdivision works.

FINAL PLAN OF SUBDIVISION

29. The Final Plan of Subdivision for any stage and Schedule of Easements (and three copies) must be submitted for sealing, together with a copy of the Survey Notes.
30. Unless this permit specifically provides otherwise, the Final Plan of Subdivision for any stage will not be sealed by Council and/or TasWater where applicable until all conditions of this permit have been satisfied.
31. Prior to the sealing of the Final Plan of Subdivision for any stage, any existing services that are disturbed during the subdivision, including any damage to road, kerb and channel, nature strip and footpath, must be reinstated to the satisfaction of Council.

EASEMENTS

32. Easements are required over all Council and third-party services located in private property. The minimum width of easements is detailed in the Tasmanian Subdivision Guidelines. A lesser width may be approved for a private service prior to the lodgement of a Final Plan of Subdivision.

COVENANTS ON SUBDIVISIONS

33. Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:
- (a) Such covenants or controls are expressly authorised by the terms of this permit;
 - (b) Such covenants or similar controls are expressly authorised by the consent in writing of the Council; or
 - (c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of the Final Plan of Subdivision and associated title documentation is submitted to Council for sealing.

Permit Notes

Notations

- A. This permit was issued based on the proposal documents submitted for PA2023403. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
- (a) The 14-day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

- F. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within the 14-day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

DECISION

Moved:

Seconded:

VOTING

For:

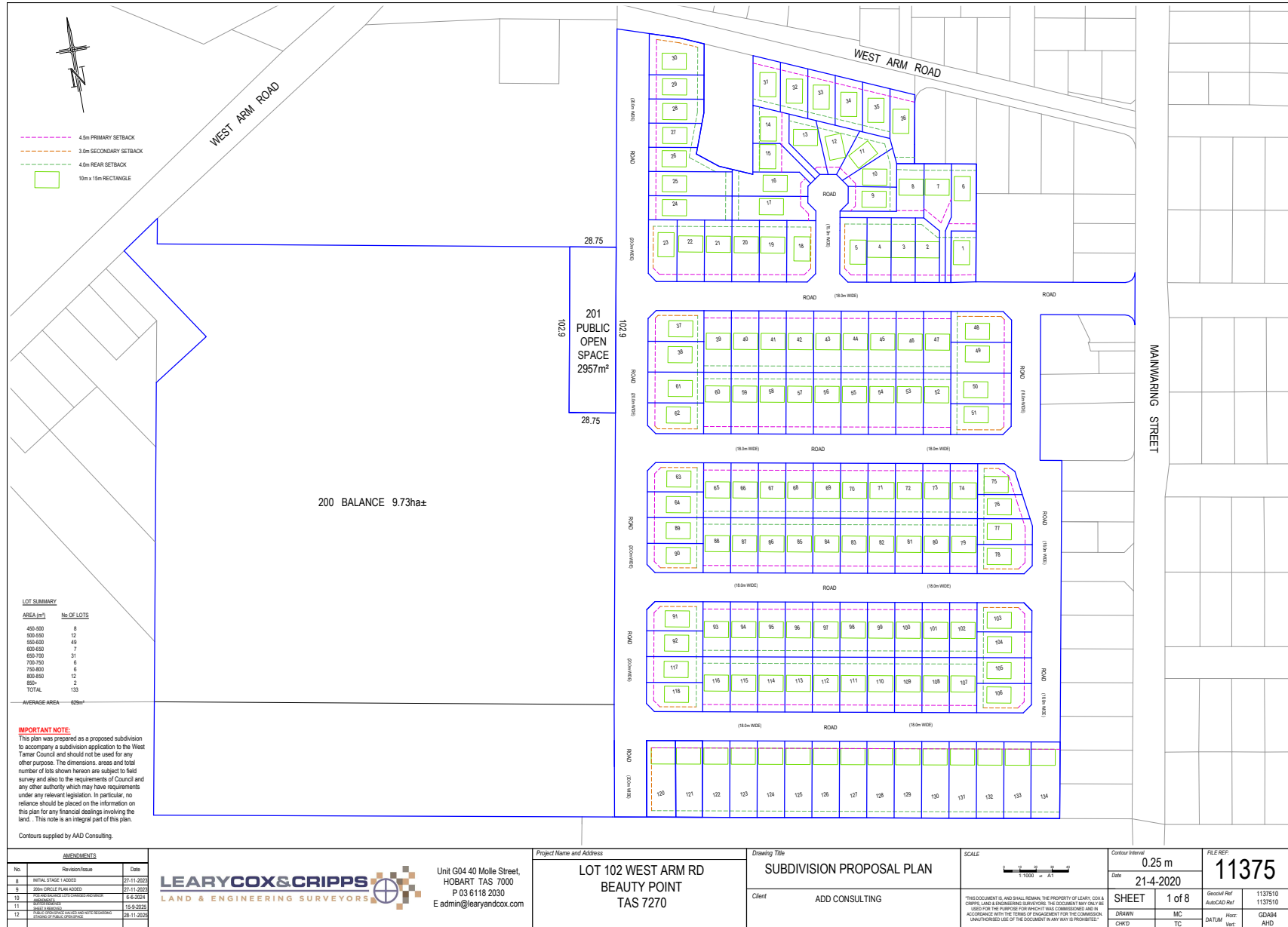
Against:

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Plan 1 – Attachment 1 – Location Plan
PA2023403
Lot 102, West Arm Road, Beauty Point



ORDINARY COUNCIL MEETING Tuesday 17 March 2026



LOT SUMMARY

AREA (m²)	No. OF LOTS
450-500	8
500-550	12
550-600	49
600-650	7
650-700	31
700-750	6
750-800	6
800-850	12
850	2
TOTAL	133

AVERAGE AREA 409m²

IMPORTANT NOTE

This plan was prepared as a proposed subdivision to accompany a subdivision application to the West Tamar Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

Contours supplied by AAD Consulting.

AMENDMENTS		
No.	Revision/Issue	Date
8	INITIAL STAGE 1 ADDED	27-11-2020
9	20m CIRCLE PLAN ADDED	27-11-2020
10	PROPOSED CHANGES TO PROPOSED PERMITS	04-02-2021
11	REVISIONS	15-9-2023
12	FINAL SUBDIVISION PROPOSAL AND SITE INFORMATION PROVIDED TO COUNCIL FOR APPROVAL	28-11-2023



Unit G04 40 Mollie Street,
HOBART TAS 7000
P 03 6118 2030
E admin@learyandco.com

Project Name and Address
**LOT 102 WEST ARM RD
BEAUTY POINT
TAS 7270**

Drawing Title
SUBDIVISION PROPOSAL PLAN

Client
ADD CONSULTING

SCALE
1:1000 = A1

Contour Interval
0.25 m

Date
21-4-2020

FILE REF:
11375

SHEET
1 of 8

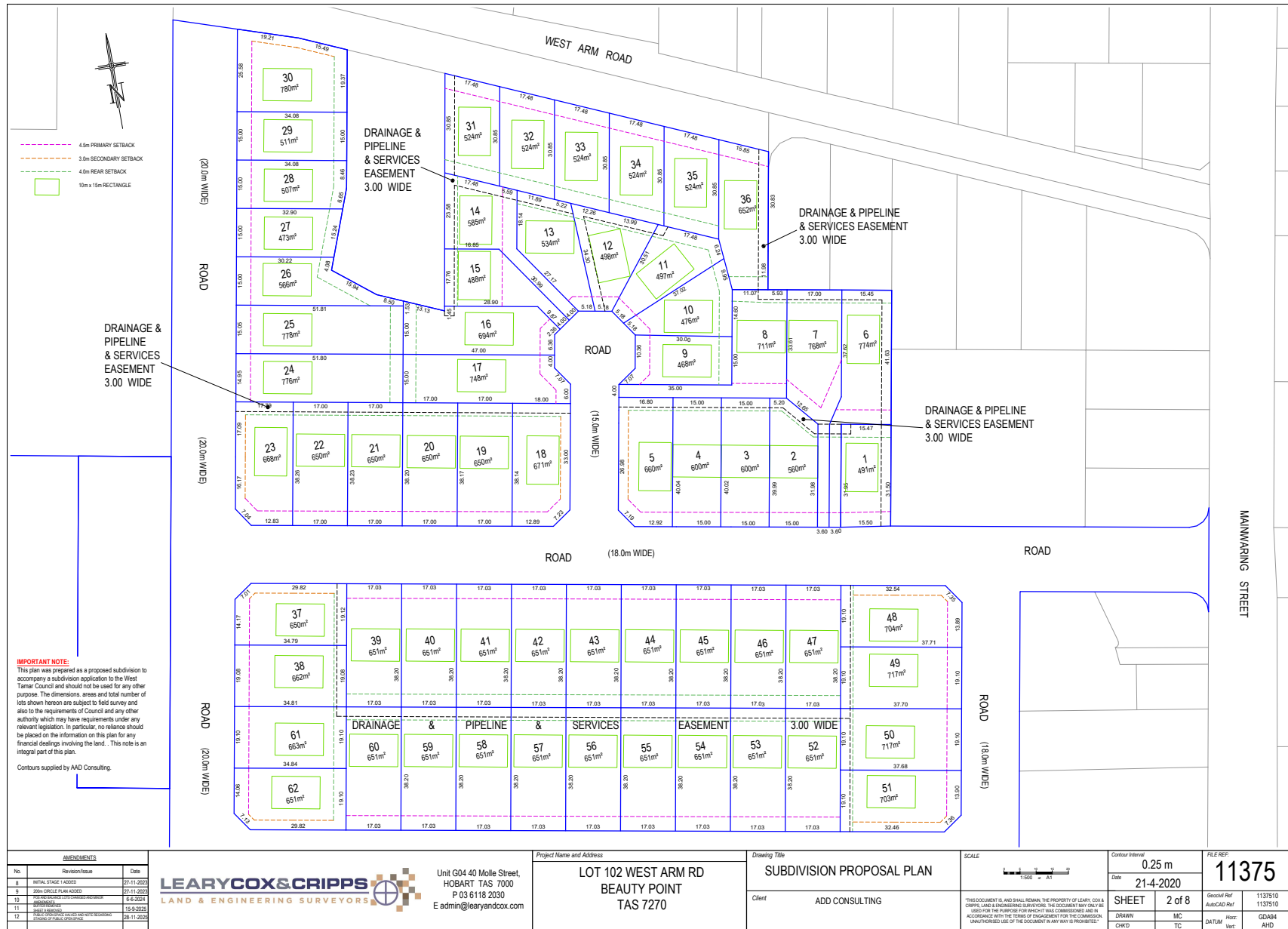
Drawn: MC
Checked: TC

Scale: A4
Title: A4
Date: A4
Ver: A4

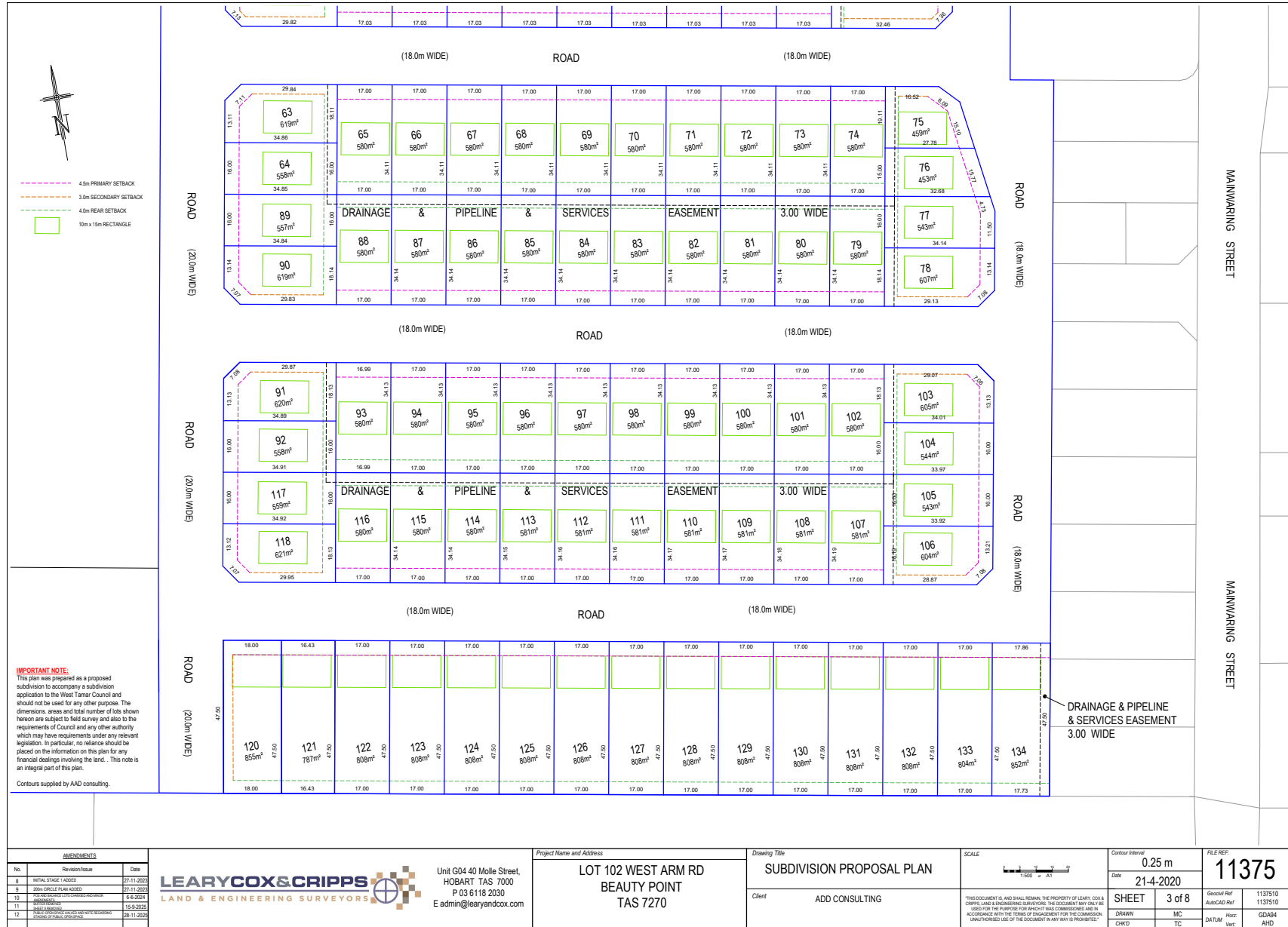
Sheet Ref: 1137510
AutoCAD Ref: 1137510
Drawn: MC
Checked: TC
Scale: A4
Title: A4
Date: A4
Ver: A4

*THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF LEARY & CRIPPS LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026



ORDINARY COUNCIL MEETING Tuesday 17 March 2026



AMENDMENTS		
No.	Revision/Issue	Date
8	INITIAL STAGE 1 ADDED	27-11-2020
9	20th CIRCLE PLAN ADDED	27-11-2020
10	PROPOSED CHANGES TO PROPOSED SUBDIVISION	04-02-2024
11	REVISIONS	15-9-2023
12	FINAL SUBDIVISION PLAN AND SITE INFORMATION PROVIDED TO LOCAL GOVERNMENT	28-11-2023



Unit G04 40 Mollie Street,
HOBART TAS 7000
P 03 6118 2030
E admin@learyandco.com

Project Name and Address
**LOT 102 WEST ARM RD
BEAUTY POINT
TAS 7270**

Drawing Title
SUBDIVISION PROPOSAL PLAN

Client
ADD CONSULTING

SCALE
1:500 = A1

Contour Interval
0.25 m

Date
21-4-2020

SHEET 3 of 8

DRAWN MC
CHKD TC

FILE REF:
11375

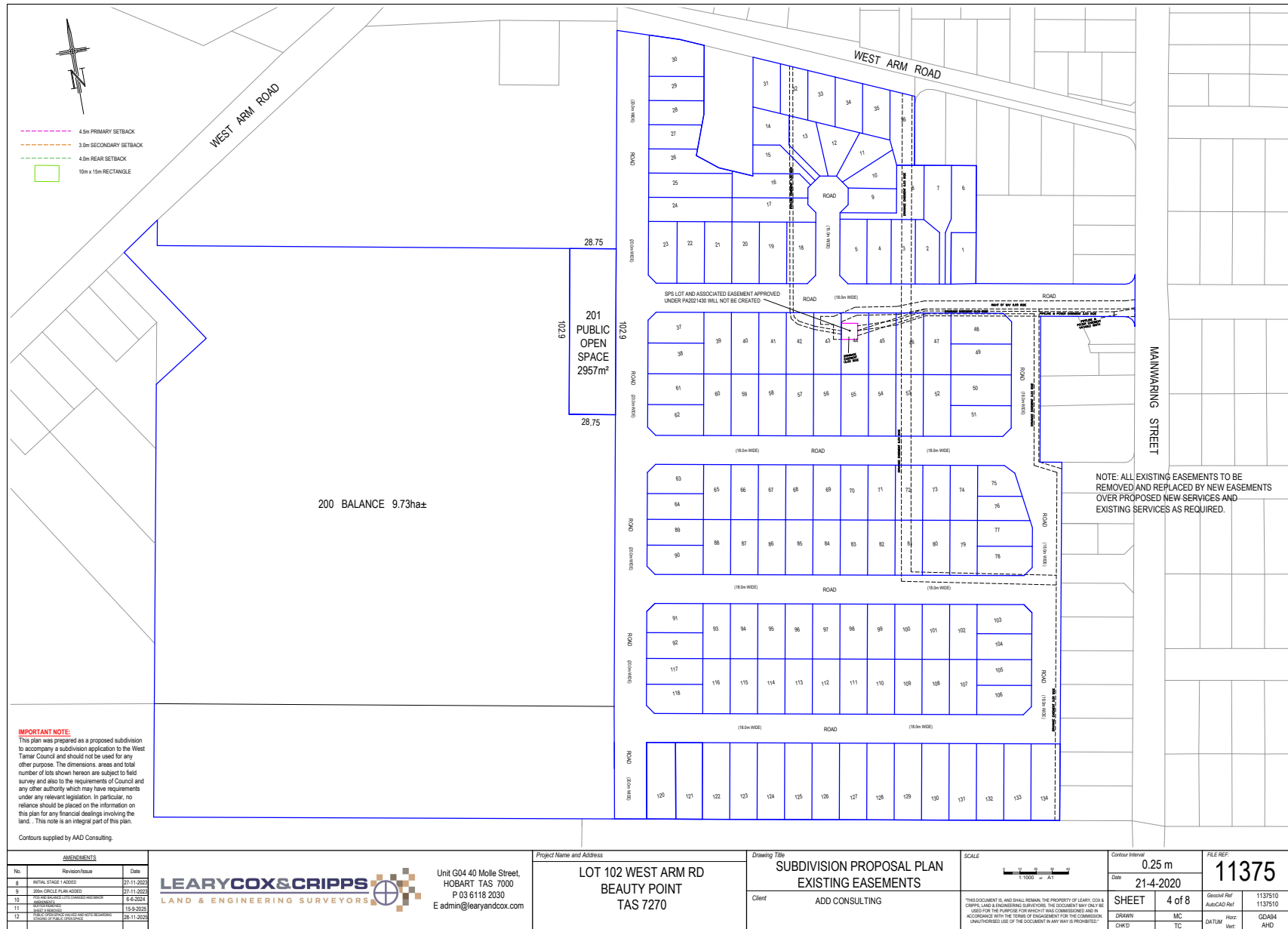
Sheet Ref
AutoCAD Ref 1137510

Drawn
DA/TJM

Check
GDA/4

Ver
AHD

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

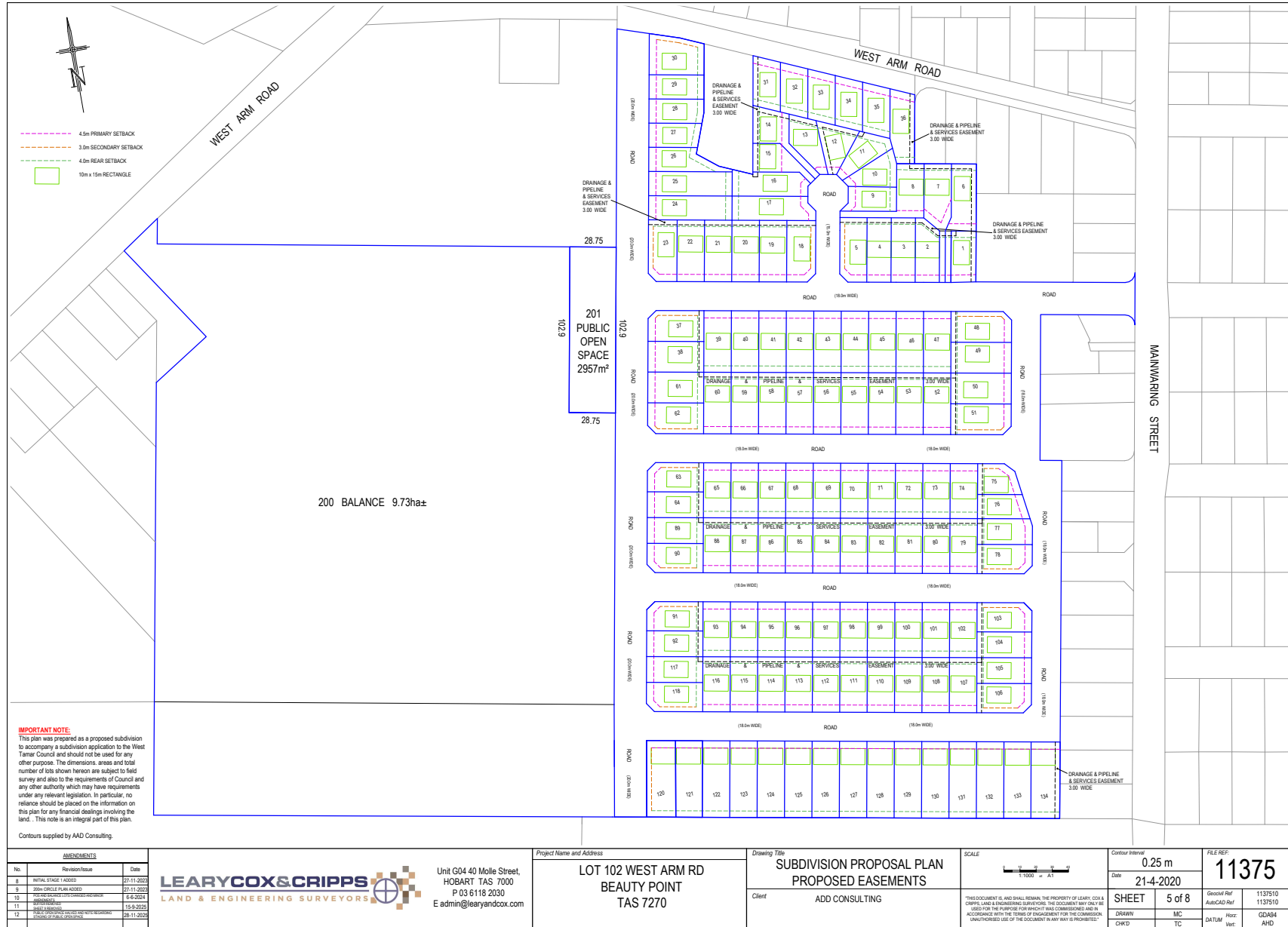


IMPORTANT NOTE
This plan was prepared as a proposed subdivision to accompany a subdivision application to the West Tamar Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

Contours supplied by AAD Consulting

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">AMENDMENTS</th> </tr> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>INITIAL STAGE 1 ADDED</td> <td>27-11-2020</td> </tr> <tr> <td>9</td> <td>20m CIRCLE PLAN ADDED</td> <td>27-11-2020</td> </tr> <tr> <td>10</td> <td>PROPOSED EASEMENTS FOR PROPOSED SERVICES</td> <td>14-01-2024</td> </tr> <tr> <td>11</td> <td>REVISIONS</td> <td>15-03-2024</td> </tr> <tr> <td>12</td> <td>PUBLIC OPEN SPACE PLAN AND SITE HISTORY</td> <td>28-11-2024</td> </tr> </tbody> </table>	AMENDMENTS			No.	Revision/Issue	Date	8	INITIAL STAGE 1 ADDED	27-11-2020	9	20m CIRCLE PLAN ADDED	27-11-2020	10	PROPOSED EASEMENTS FOR PROPOSED SERVICES	14-01-2024	11	REVISIONS	15-03-2024	12	PUBLIC OPEN SPACE PLAN AND SITE HISTORY	28-11-2024	<p>LEARY COX & CRIPPS LAND & ENGINEERING SURVEYORS</p>	<p>Unit G04 40 Mollie Street, HOBART TAS 7000 P 03 6118 2030 E admin@learyandcox.com</p>	<p>LOT 102 WEST ARM RD BEAUTY POINT TAS 7270</p>	<p>Drawing Title SUBDIVISION PROPOSAL PLAN EXISTING EASEMENTS</p> <p>Client ADD CONSULTING</p>	<p>SCALE 1:1000 = A1</p>	<p>Contour Interval 0.25 m</p> <p>Date 21-4-2020</p>	<p>FILE REF: 11375</p>
AMENDMENTS																												
No.	Revision/Issue	Date																										
8	INITIAL STAGE 1 ADDED	27-11-2020																										
9	20m CIRCLE PLAN ADDED	27-11-2020																										
10	PROPOSED EASEMENTS FOR PROPOSED SERVICES	14-01-2024																										
11	REVISIONS	15-03-2024																										
12	PUBLIC OPEN SPACE PLAN AND SITE HISTORY	28-11-2024																										
						<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SHEET</td> <td>4 of 8</td> </tr> <tr> <td>DRAWN</td> <td>MC</td> </tr> <tr> <td>CHKD</td> <td>TC</td> </tr> </table>	SHEET	4 of 8	DRAWN	MC	CHKD	TC	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Sheet Ref</td> <td>1137510</td> </tr> <tr> <td>AutoCAD Ref</td> <td>1137510</td> </tr> <tr> <td>DATE</td> <td>14/1/24</td> </tr> <tr> <td>Ver:</td> <td>GD404</td> </tr> <tr> <td>AHD</td> <td>AHD</td> </tr> </table>	Sheet Ref	1137510	AutoCAD Ref	1137510	DATE	14/1/24	Ver:	GD404	AHD	AHD					
SHEET	4 of 8																											
DRAWN	MC																											
CHKD	TC																											
Sheet Ref	1137510																											
AutoCAD Ref	1137510																											
DATE	14/1/24																											
Ver:	GD404																											
AHD	AHD																											

ORDINARY COUNCIL MEETING Tuesday 17 March 2026



AMENDMENTS		
No.	Revision/Issue	Date
8	INITIAL STAGE 1 ADDED	27-11-2020
9	20th CIRCLE PLAN ADDED	27-11-2020
10	PROPOSED EASEMENTS AND SERVICES ADDED	14-01-2021
11	REVISIONS	15-01-2021
12	FINAL SUBDIVISION PLAN AND SITE INFORMATION PROVIDED TO COUNCIL FOR APPROVAL	28-11-2021

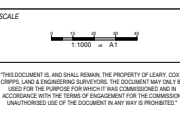


Unit G04 00 Mollie Street,
HOBART TAS 7000
P 03 6118 2030
E admin@learyandco.com

Project Name and Address
**LOT 102 WEST ARM RD
BEAUTY POINT
TAS 7270**

Drawing Title
**SUBDIVISION PROPOSAL PLAN
PROPOSED EASEMENTS**

Client
ADD CONSULTING



Contour Interval
0.25 m

Date
21-4-2020

SHEET
5 of 8

DRWN
MC

CHKD
TC

FILE REF:
11375

Sheet Ref
AutoCAD Ref
1137510
1137510

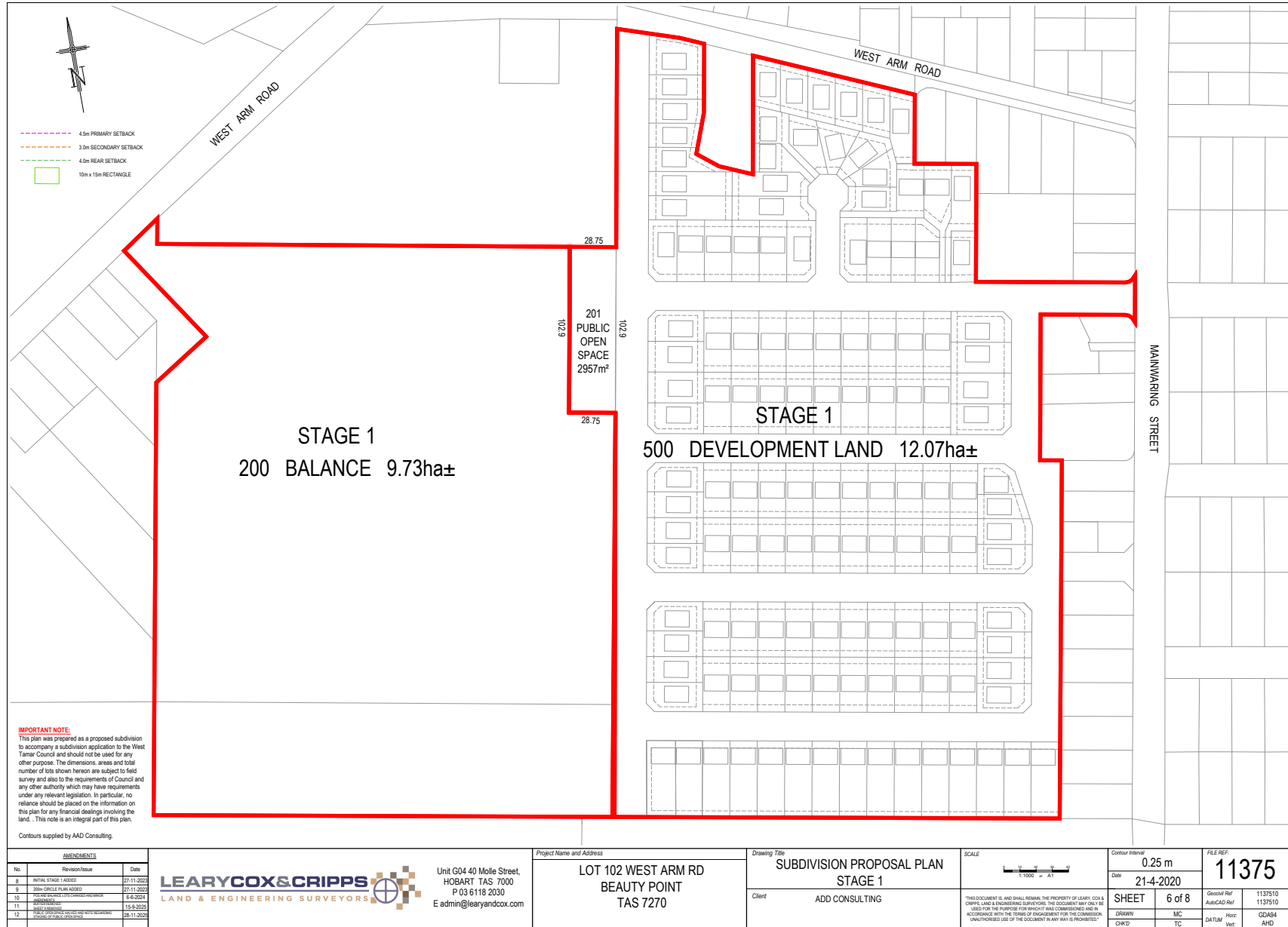
Drawn
MC

Checked
TC

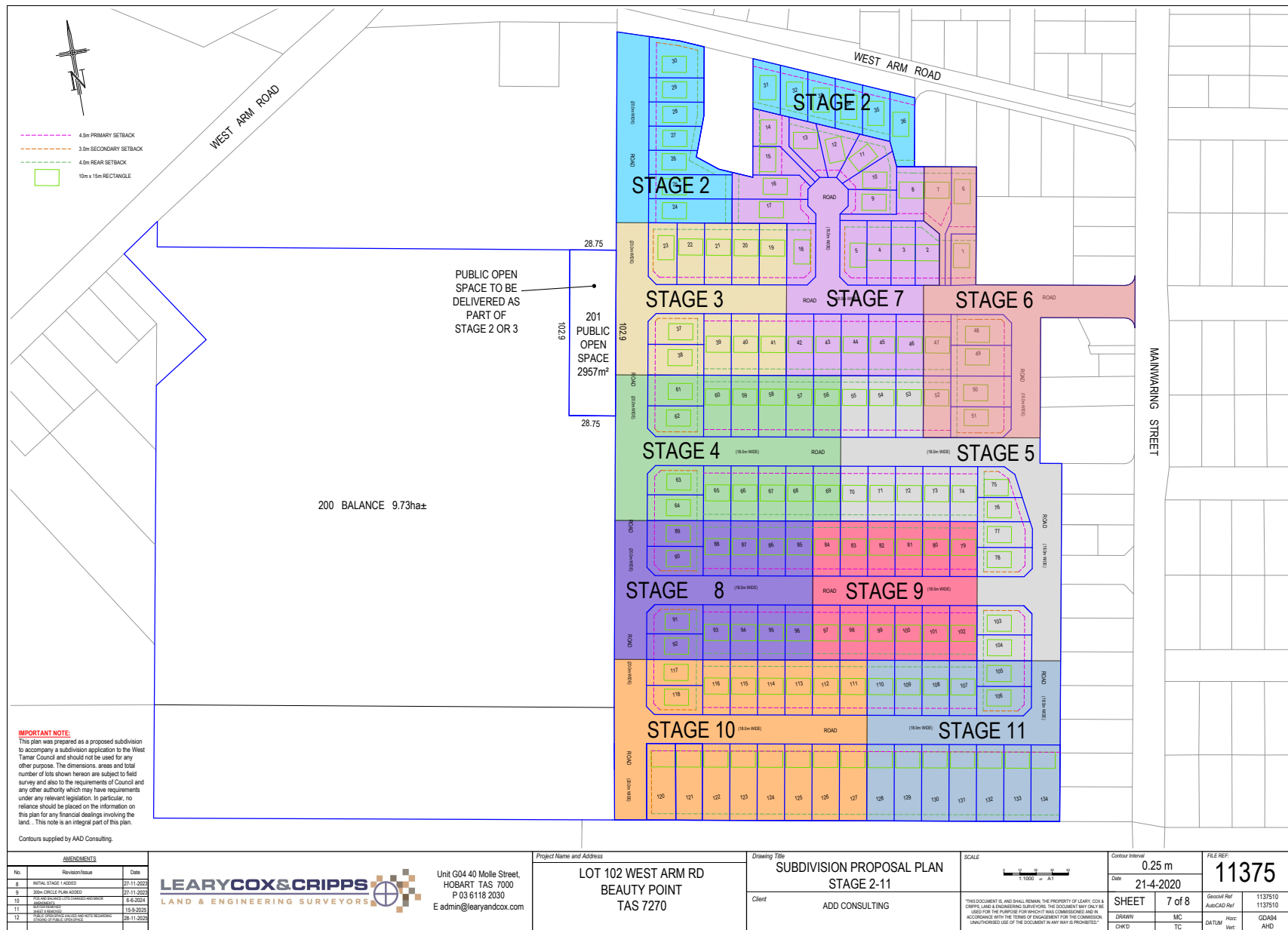
DA Title
AHD

*THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF LEARY COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.

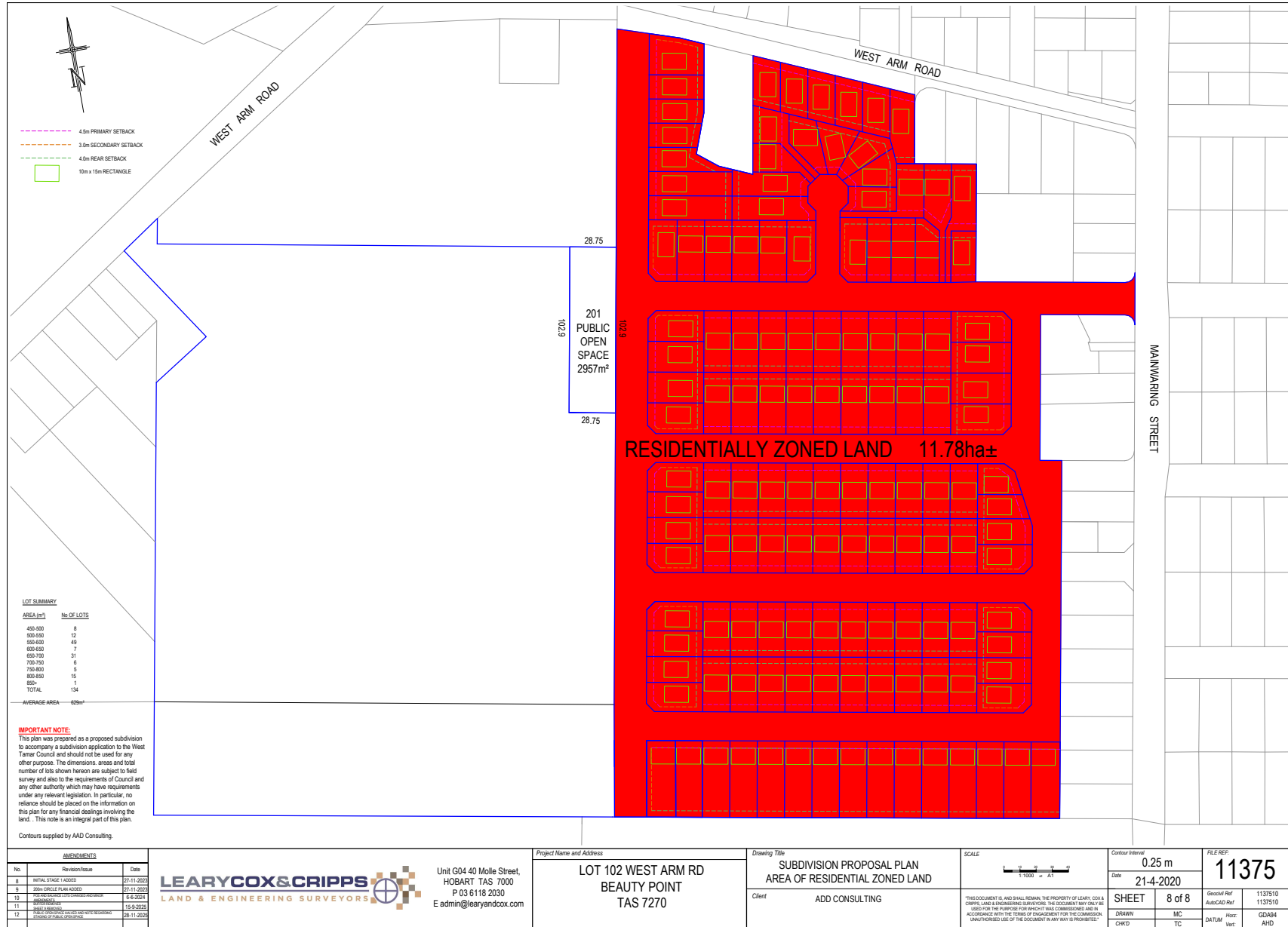
ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



ORDINARY COUNCIL MEETING Tuesday 17 March 2026



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



AMENDMENTS		
No.	Revision/Issue	Date
8	INITIAL STAGE 1 ADDED	27-11-2020
9	20m CRIPPLE PLAN ADDED	27-11-2020
10	PROPOSED CHANGES TO PROPOSED LOTS	04-02-2021
11	REVISIONS	15-9-2023
12	FINAL SUBDIVISION PROPOSAL AND SITE INFORMATION PROVIDED TO COUNCIL	28-11-2023



Unit G04 40 Mollie Street,
 HOBART TAS 7000
 P 03 6118 2030
 E admin@learyandcox.com

Project Name and Address
LOT 102 WEST ARM RD
BEAUTY POINT
TAS 7270

Drawing Title
SUBDIVISION PROPOSAL PLAN
AREA OF RESIDENTIAL ZONED LAND

Client
ADD CONSULTING

SCALE
 1:1000 = A1

Contour Interval
0.25 m

Date
21-4-2020

FILE REF:
11375

SHEET	8 of 8	Sheet Ref	1137510
DRAWN	MC	AutoCAD Ref	1137510
CHKD	TC	DATE	Horz: GD404
		Ver:	AHD

*THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF LEARY COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Beauty Point Subdivision
Lot 102 West Arm Road, Tasmania, TAS 7270
For Approval



Locality Plan - Beauty Point Subdivision
Scale N.T.S

DRAWING LIST	
NUMBER	DESCRIPTION
D-1-00-01	Cover Sheet
D-1-00-02	Legend
D-1-00-03	Project Notes
D-1-01-01	Key Plan
D-1-06-00	Roadworks General Arrangement - Overall
D-1-07-00	Drainage General Arrangement - Overall
D-1-07-01	Drainage General Arrangement - Sheet 1
D-1-07-02	Drainage General Arrangement - Sheet 2
D-1-07-03	Drainage General Arrangement - Sheet 3
D-1-08-01	Typical Sections - Sheet 1
D-1-08-02	Typical Section - Sheet 2
D-1-10-00	Water and Sewer General Arrangement - Overall
D-1-10-01	Water and Sewer General Arrangement - Sheet 1
D-1-10-02	Water and Sewer General Arrangement - Sheet 2
D-1-10-03	Water and Sewer General Arrangement - Sheet 3

Rev No	Date	Revision Note	Dim	Ver.	App.
B	04/12/23	Drawing Removed, and Development area amended	BW	AD	AD
A	29/08/23	For Approval	BW	TN	AD

AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

Client	Dourias Group Holdings
Project	Beauty Point Subdivision

Drawn	Signed	Date	Drawing Title
BW		29/08/23	Cover Sheet
Checked	Signed	Date	
TN		29/08/23	
Approved	Signed	Date	
AD		29/08/23	

SUBJECT TO FINAL VERIFICATION AND APPROVAL

FOR APPROVAL <small>NOT FOR CONSTRUCTION</small>	
Project No.	20018
Scale	NTS
Drawing No.	D-1-00-01
Sheet No.	A3
Rev	B

PROJECT: 20018; DRAWING: D-1-00-01; FILE: C:\Users\ad\Documents\20018 - Beauty Point Subdivision\20018 - Beauty Point Subdivision\Drawings\A3\100-00.dwg

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

PROJECT NOTES

General

- These notes have been prepared as a guide to relevant codes, regulations and standards for use by the Contractor during the construction process.
- Council & LGAT current specifications and drawings are to be read in conjunction with these drawings. Works to be carried out to the satisfaction of the Council and in accordance with relevant Permits.
- The Council and all service authorities shall be notified, in writing, seven days prior to commencement of the works. All existing services in the vicinity of the works are to be located prior to commencement.
- Workmanship and materials are to comply with the requirements of relevant S.A.A. Codes, the NCC Australia and by-laws and ordinances of relevant building authorities. All codes referred to are those current (as amended) at commencement of the Contract.
- Prior to commencement of the works, the Contractor shall provide the Superintendent with the following information:
 - Source of quarry material.
 - Optimum moisture content and maximum modified dry density of the fine crushed rock (FCR), to be used from NATA approved laboratory.
 - If the source of the quarry material is changed during the course of the works, new test results shall be provided.
- On completion, the Contractor is responsible for the removal of all rubbish and spoil from the site.
- All services are to be located prior to commencement of works.
- All levels are to be confirmed prior to commencement of works.
- All levels are to the Australian Height Datum (Tasmania) 1983.

Approvals

- The Contractor is responsible for ensuring that start work notices are in place for all works.
- The Contractor shall not commence construction within a road reserve until the following requirements are met:
 - The 'Permit to Carry Out Works Within a Council Road Reservation' (or equivalent) has been issued by Council; and
 - All traffic management has been prepared in accordance with DSG Traffic Control Code of Practice.
- Refer to Council permit for full disclosure of permit conditions.

Safety in Design

- The 'Safety in Design' risk mitigation measures for this project do not necessarily account for all design, construction, operation, maintenance and demolition assessments. It does not reduce or limit the obligations of the constructor, user, operator, maintainer and demolisher to perform their own safety in design risk assessment.
- Construction and installation safe work method statements, to eliminate and minimise installation risks, must be reviewed and approved by a suitably qualified person.

Soil and Water Management

- The Contractor must implement soil and water management procedures to avoid erosion, contamination and sedimentation of site, surrounding areas and drainage systems.
- All works are to be carried out in accordance with the EPA Tasmania 'Soil & Water Management on Large Building & Construction Sites'. All guidelines are available from the EPA Tasmania and Derwent Estuary Program websites.

Earthworks

- All general earthworks, material and workmanship shall comply with the current edition of the S.A.A. AS 3798 Guidelines on Earthworks for Commercial and Residential Developments, where applicable.
- The Contractor is to engage an approved Geotechnical Engineer to carry out Level 1 Inspection and Testing of all earthworks to AS3798, including but not limited to:
 - Subgrade;
 - Fills;
 - Pavements; and
 - Backfilling of service trenches.
 Certification of these elements are to be provided to the Superintendent prior to practical completion.
- All earthwork filling is to be constructed in accordance with Section 6 of AS3798. Minimum 95% standard dry density (SMDD).
- Pavement subgrade is to be compacted to a minimum 98% standard dry density (SMDD).
- The Contractor shall erect and maintain all shoring, planing and strutting, dewatering devices, barricades, signs, lights etc necessary to keep works in a safe and stable condition and for the protection of the public.
- The Contractor must take the utmost care to protect all existing vegetation, unless identified on the civil works plans for removal. Should any tree be removed without the Council's written authority, or damaged due to negligence by the Contractor, then the Contractor shall pay compensation for the tree.
- All areas shown on the drawings to be cut or filled are to be stripped of topsoil. Upon completion of the bulk earthworks, the topsoil is to be spread to a depth of 100mm over the area and graded to finished levels shown on the drawings with a minimum slope of 1 in 150.

Services

- All conduit trenches under road pavement and kerb and channel shall be backfilled with 20 mm Class 4 FCR.
- Connections to existing stormwater and sewer are to be constructed to Council & TasWater standards and in accordance with approvals.
- Telstra conduits and cable ducts shall be laid in trenches excavated and backfilled by the Contractor. The Contractor shall give the Telstra Area Engineer 7 days notice prior to commencing work.
- 100 mm diameter sub soil drains to be constructed behind or under kerb and channel, kerb only and edge strips where directed by the Superintendent or as shown on the plans and to be connected to underground SW drains.
- The reinstatement and compaction of public authority service trenches shall be the Contractors responsibility, and to the satisfaction of the Council.

Signage

- The Contractor is to install all signage.
- The Contractor is to install "end of road" barricade/sign at end of works in accordance with staging plans.

Roads

- All works are to be carried out in accordance with Council and DSG standards. Any departures from the standards requires the prior approval of the Superintendent and the Council Municipal Engineer.
- The Contractor must supply to the Superintendent a schedule and plan of testing to be carried out on pavement & backfill material and this is to be approved by the Superintendent before any works can commence.

- All batters shall be 1 in 4 unless otherwise stated.
- All footpaths to be 100mm thick, N25 concrete in accordance with TSD-R11-v3. Thickening at vehicle crossovers is to be in accordance with TSD-R09-v3.
- All kerb and channel, kerb only, edge strips, and concrete inverts are to be constructed in accordance with TSD-R14-v3. All concrete is to be 25MPa and have a minimum cement content of 280 kg/m³.
- For all filling and backfilling requirements, refer to Earthworks section.

Drainage

- All works to be carried out in accordance with Council Municipal Standards, LGAT standard drawings, AS3500 and project specification where required and to the satisfactory of the Council.
- All fill material is to be placed and compacted prior to excavation of trenches.
- All trench excavations over 1.5m in depth must be carried out in accordance with the Safe Work Australia Excavation Work Code of Practice. The Contractor is to notify the Superintendent 48 hours prior to commencing excavations.
- All stormwater drains shall be as specified on drawings, if not specified all pipes are to be Iplex Blackmax or approved equivalent.
- All stormwater pits in allotments shall be 1.0m offset from building lines unless otherwise shown.
- For all pits constructed on steep terrain, the finished surface profile of the structure is to match the existing or finished slope of the ground.
- All house drains for allotments shall be at a sufficient depth to control drainage at a minimum of 1 in 100 fall from all points within the building area, and shall be connected to underground drains in road reserves where possible, with 600mm minimum cover at the building line. House drains to be placed 2.0m from the low corner of the lot unless otherwise shown.
- All pipes, located beneath existing or proposed road pavement, driveways, footpaths and drains must be completely backfilled with 20mm, Class 4 FCR, watered, compacted & tested to the satisfaction of Council.
- All pipe work in stormwater drainage pits are to be well aligned ensuring incoming flows are jetted directly to the outlet pipe, that is, the centre line of the inlet pipe is to intersect the centre line of the outlet pipe at the outlet pit wall.
- All stormwater pits unless otherwise specified are to be constructed with a minimum concrete strength of 25MPa and provide 2 No. 65 dia weep holes for stormwater side entry pits and manholes.
- All stormwater lot connections are to be 150 mm dia PVC Class S8 pipes. Unused connections and to be sealed.
- All anchor blocks (concrete bulkheads) are to be keyed into undisturbed, competent material to ensure movement of bedding and backfill material is reduced and the integrity of the pipe is maintained.

Water

- All water works are to be constructed in accordance with WSAA Water Supply Code of Australia (MRWA) - WSA 03-2011 VER 3.1, AS/NZS 3500 Part 0-4:2021 and the TasWater Supplement to the Code.
- All property connections are to be DN25 PE100 PN16 and in accordance with TWS-W-0002 with meter with integral dual check valve, gate valve and PVC box as specified by TasWater.
- All thrust blocks to be in accordance with WSA03-2011-3.1 MRWA VER 2.0 MRWA-W-204 AND 205.
- Detector tape is to be installed over all non-metallic water mains.

- All conduits for poly water road crossings are to be uPVC SN4 100mm.
- All dual service road crossings are to be DN63 PE100 PN16 pipe.
- All single service road crossings are to be DN32 PE100 PN16 pipe.
- All hydrant road marking indicators shall be in accordance with Section 8 of the Institute of Municipal Engineering Australia's Tasmanian Division document titled 'Fire Hydrant Guidelines' and the TasWater Supplement to WSA 03-2011-3.1 MRWA.
- All water works must be tested and inspected by TasWater prior to backfill.
- The allowable deflections shall be in accordance with MRWA-W-212.

Sewerage

- All sewerage works are to be in accordance with the WSAA Sewerage Code of Australia (MRWA) WSA 02-2014-3.1 MRWA VER 2.0, AS/NZS 3500 Part 0-4:2021 and the TasWater Supplement to the Code.
- All maintenance structures are to be constructed in accordance with MRWA standard drawings MRWA-S-308 to MRWA-S-314.
- All maintenance shafts are to be constructed in accordance with MRWA standard drawing MRWA-S-305.
- All property connections are to be 100mm UPVC SN10 unless noted otherwise and are to be constructed in accordance with MRWA standard drawings MRWA-S-301, MRWA-S-302 (Type 1), MRWA-S-303 (Type 2) and MRWA-S-304 (Type 4).
- All sewer pipes to be DN150 UPVC minimum SN8 solvent weld joint.
- All pipework under trafficable areas, including driveways are to be backfilled with 20mm, Class 4 FCR.
- All sewer works must be tested and inspected by TasWater prior to backfill.
- Fall through manholes to be as specified on design drawings

Schedule of works by TasWater

- All live connections for water and sewer infrastructure are to be performed by the approved TasWater contractor at the Developer's cost.

Services Constructed in Embankment Fill

Where the location of water or sewer requires fill or construction in an embankment, along the alignment shown in the design drawings.

Proceed as follows:

- Prepare the foundation for filling by cleaning away all debris, vegetation, organic material and topsoil for the full width of the fill area.
- Compact the cleared soil surface to not less than 95% of the standard maximum dry density (SMDD) (AS3798).
- Place the fill in layers not exceeding 200mm thickness and compact each layer to not less than 95% of its standard maximum dry density (SMDD) (AS3798). Bring the compacted fill level up to a height of at least 300mm above the design level of the top of the pipe.
- Place the remainder of the fill in layers not exceeding 300mm thickness and compact each layer to not less than 95% of the standard maximum dry density (SMDD) (AS3798).

Note that all earthworks are to be constructed in accordance with AS3798.

A		29/08/23	For Approval	BW	TN	AD
Rev No	Date	Revision Note		Dim	Ver.	App.

AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

Client	Dourias Group Holdings
Project	Beauty Point Subdivision

Drawn	BW	Signed	Date	29/08/23
Designed	BW	Signed	Date	29/08/23
Checked	TN	Signed	Date	29/08/23
Approved	AD	Signed	Date	29/08/23

SUBJECT TO FINAL VERIFICATION AND APPROVAL

Project Name
Project Notes

FOR APPROVAL <small>(NOT FOR CONSTRUCTION)</small>	
Project No. 20018	Sheet No. A3
Scale NTS	Rev A
Drawing No. D-1-00-03	

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



Roadworks General Arrangement - Overall D-1-06-00
 Drainage General Arrangement - Overall D-1-07-00
 Water and Sewerage General Arrangement - Overall D-1-10-00

Drainage General Arrangement - Sheet 1 D-1-07-01
 Water and Sewerage General Arrangement - Sheet 1 D-1-10-01

Drainage General Arrangement - Sheet 2 D-1-07-02
 Water and Sewerage General Arrangement - Sheet 2 D-1-10-02

Drainage General Arrangement - Sheet 3 D-1-07-03
 Water and Sewerage General Arrangement - Sheet 3 D-1-10-03

Rev No	Date	Revision Note	Dim	Ver.	App.
B	04/12/23	Lot 200 and 201 shown	BW	AD	AD
A	29/08/23	For Approval	BW	TN	AD

AD DESIGN + CONSULTING
 Engineering / Project Management / Property Development

Client	Dourlas Group Holdings
Project	Beauty Point Subdivision

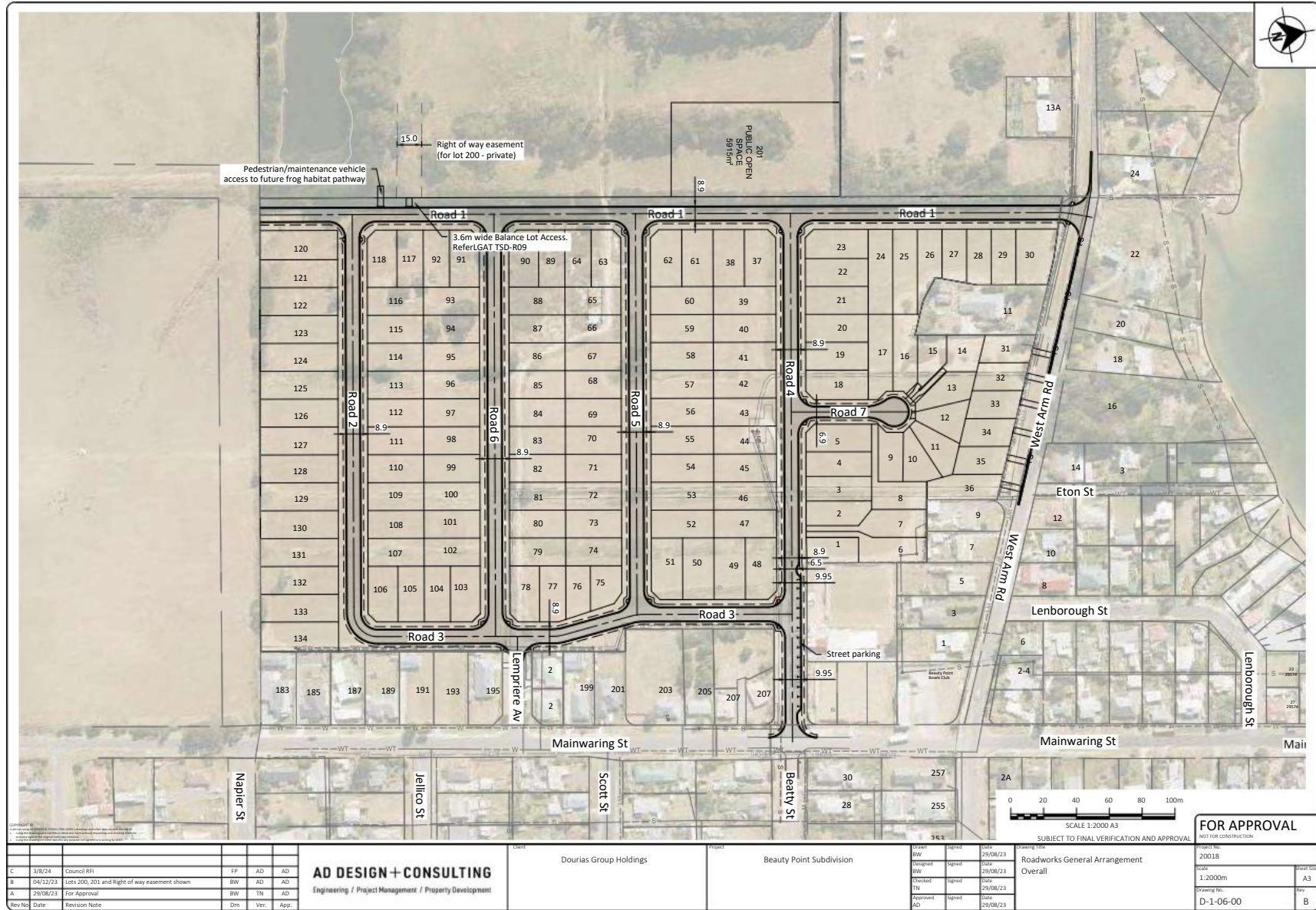
Drawn	Checked	Approved	Date	Project Title
BW	TN	AD	29/08/23	Key Plan
BW	TN	AD	29/08/23	
TN	AD	AD	29/08/23	
AD	AD	AD	29/08/23	

SUBJECT TO FINAL VERIFICATION AND APPROVAL

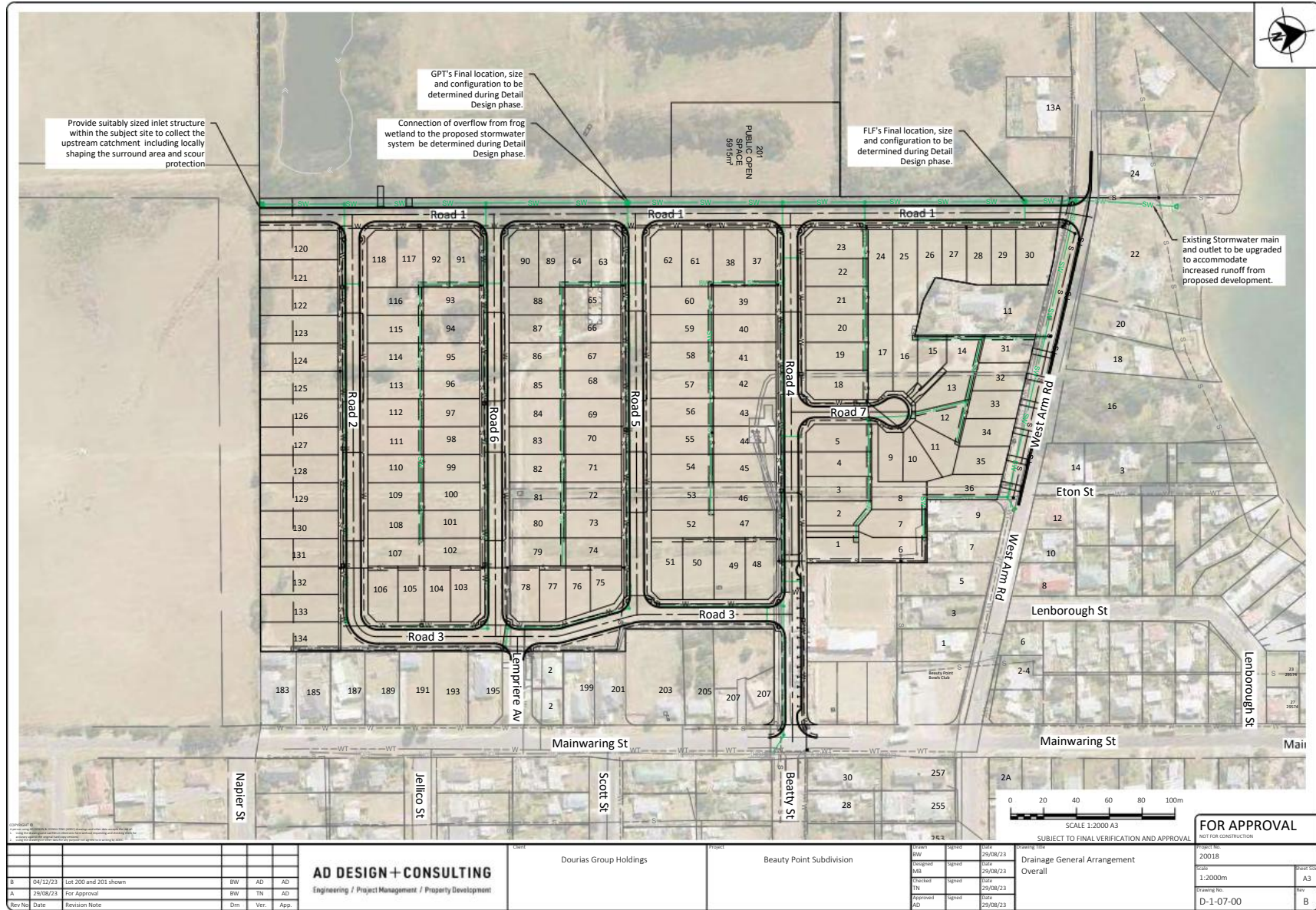
FOR APPROVAL	
Project No.	20018
Scale	NTS
Drawing No.	D-1-01-01
Sheet No.	A3
Rev	B

P:\02024\24-08-01_Plan_2\11300018 - Beauty Point Subdivision - Key Plan.dwg

ORDINARY COUNCIL MEETING Tuesday 17 March 2026



ORDINARY COUNCIL MEETING Tuesday 17 March 2026



Rev No	Date	Revision Note	Dim	Ver.	App.
B	04/12/23	Lot 200 and 201 shown	BW	AD	AD
A	29/08/23	For Approval	BW	TN	AD

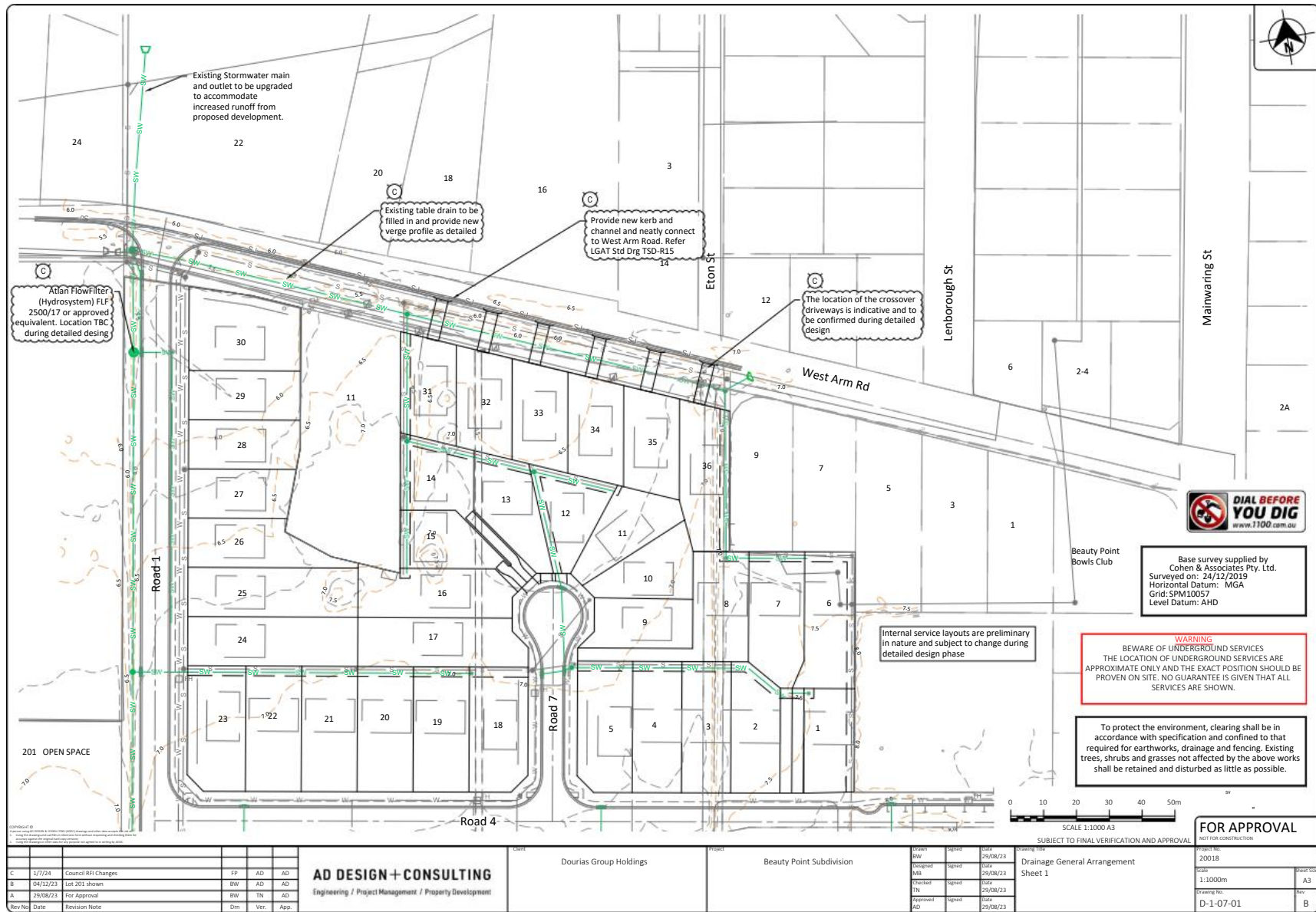
AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

Client: Dourias Group Holdings
Project: Beauty Point Subdivision

Drawn	Checked	Designed	Approved	Date	Drawing Title
BW	MB	MB	AD	29/08/23	Drainage General Arrangement Overall
MB	TN	MB	AD	29/08/23	
TN	AD	MB	AD	29/08/23	

FOR APPROVAL	
Project No:	20018
Scale:	1:2000m
Drawing No:	D-1-07-00
Sheet No:	A3
Rev:	B

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



Rev No	Date	Revision Note	Dim	Ver.	App.
C	1/7/24	Council RE Changes	FP	AD	AD
B	04/12/23	Lot 201 shown	BW	AD	AD
A	29/08/23	For Approval	BW	TN	AD

AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

Dourias Group Holdings

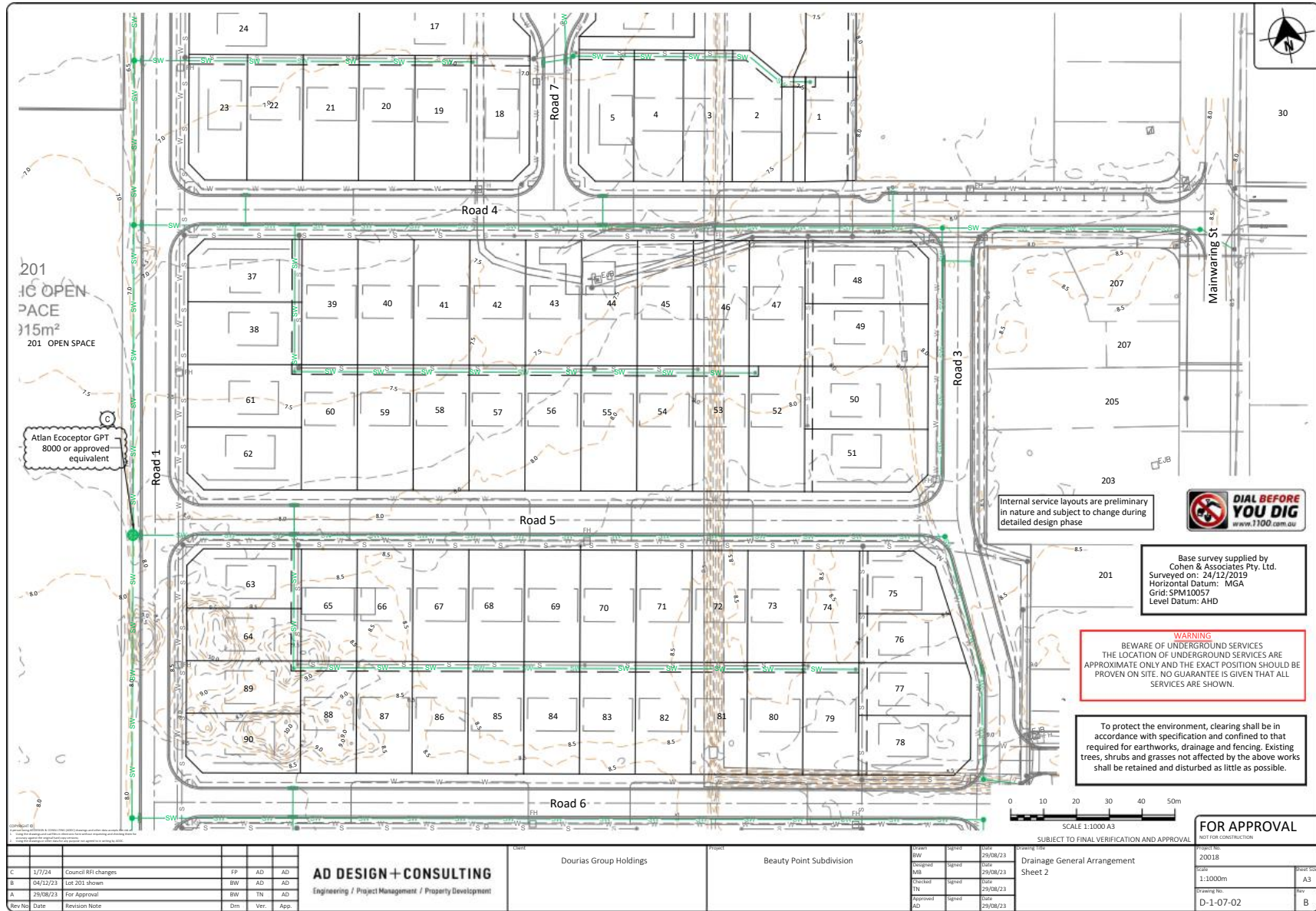
Beauty Point Subdivision

Drawn	Checked	Approved	Date
BW	TN	AD	29/08/23
Designed	MB	Signed	29/08/23
Checked	TN	Signed	29/08/23
Approved	AD	Signed	29/08/23

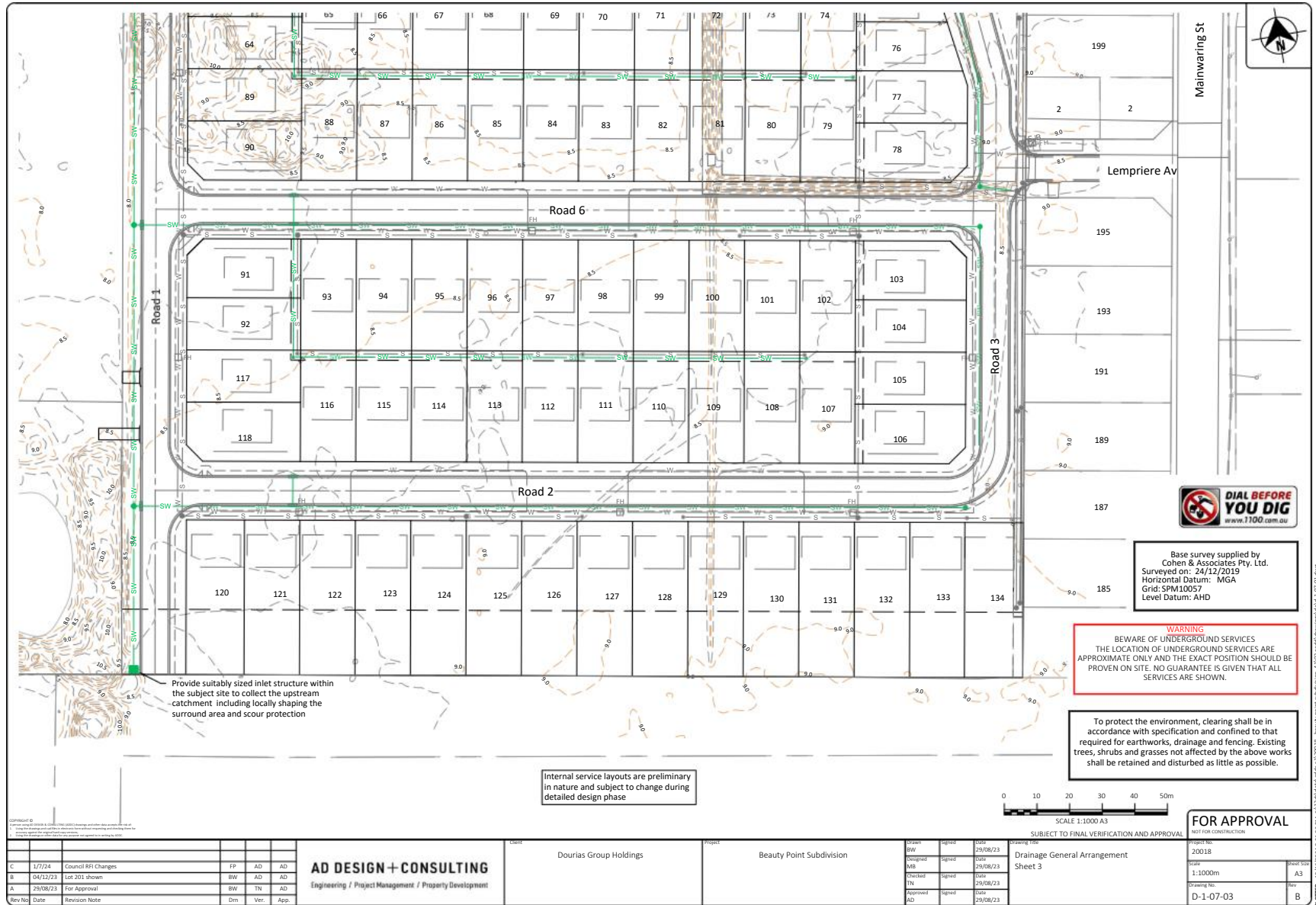
Project Title
Drainage General Arrangement
Sheet 1

Project No.	Scale	Drawn
20018	1:1000m	A3
	Drawing No.	Rev
D-1-07-01	B	

ORDINARY COUNCIL MEETING Tuesday 17 March 2026



**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



Rev No	Date	Revision Note	Dim	Ver.	App.
C	1/7/24	Council RE Changes	FP	AD	AD
B	04/12/23	Lot 201 shown	BW	AD	AD
A	29/08/23	For Approval	BW	TN	AD

AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

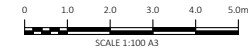
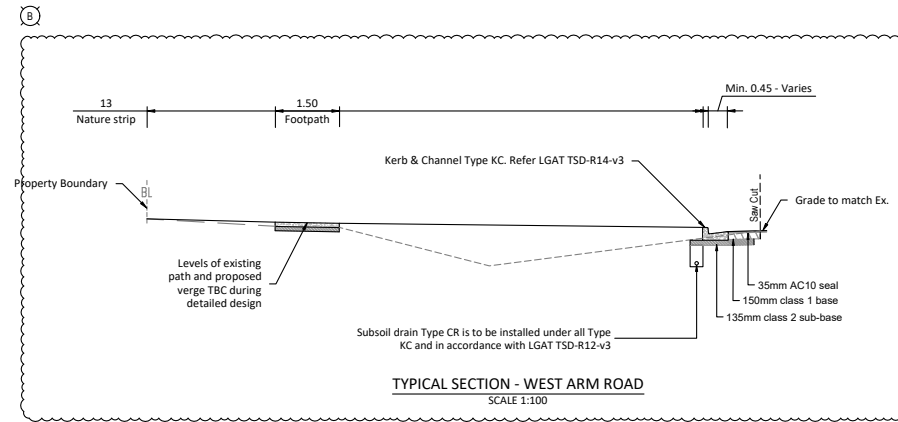
Client: Dourias Group Holdings
Project: Beauty Point Subdivision

Drawn	Checked	Approved	Date
BW	TN	AD	29/08/23
Designed	Checked	Approved	Date
MB	TN	AD	29/08/23
Checked	TN	AD	29/08/23
Approved	AD	AD	29/08/23

SCALE 1:1000 A3
SUBJECT TO FINAL VERIFICATION AND APPROVAL
Drawing Title: Drainage General Arrangement
Sheet 3

FOR APPROVAL
Project No: 20018
Scale: 1:1000m
Drawing No: D-1-07-03

ORDINARY COUNCIL MEETING Tuesday 17 March 2026



SCALE 1:100 A3
SUBJECT TO FINAL VERIFICATION AND APPROVAL

Copyright ©
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of AD Design + Consulting.

Rev No	Date	Revision Note	Dim	Ver.	App.
B	1/7/24	Council REI		FP	AD AD
A	29/08/23	For Approval		BW	TN AD

AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

Client: Dourias Group Holdings
Project: Beauty Point Subdivision

Drawn	Signed	Date	Checked	Signed	Date	Approved	Signed	Date
BW		29/08/23	BW		29/08/23	AD		29/08/23
			TN		29/08/23			
			AD		29/08/23			

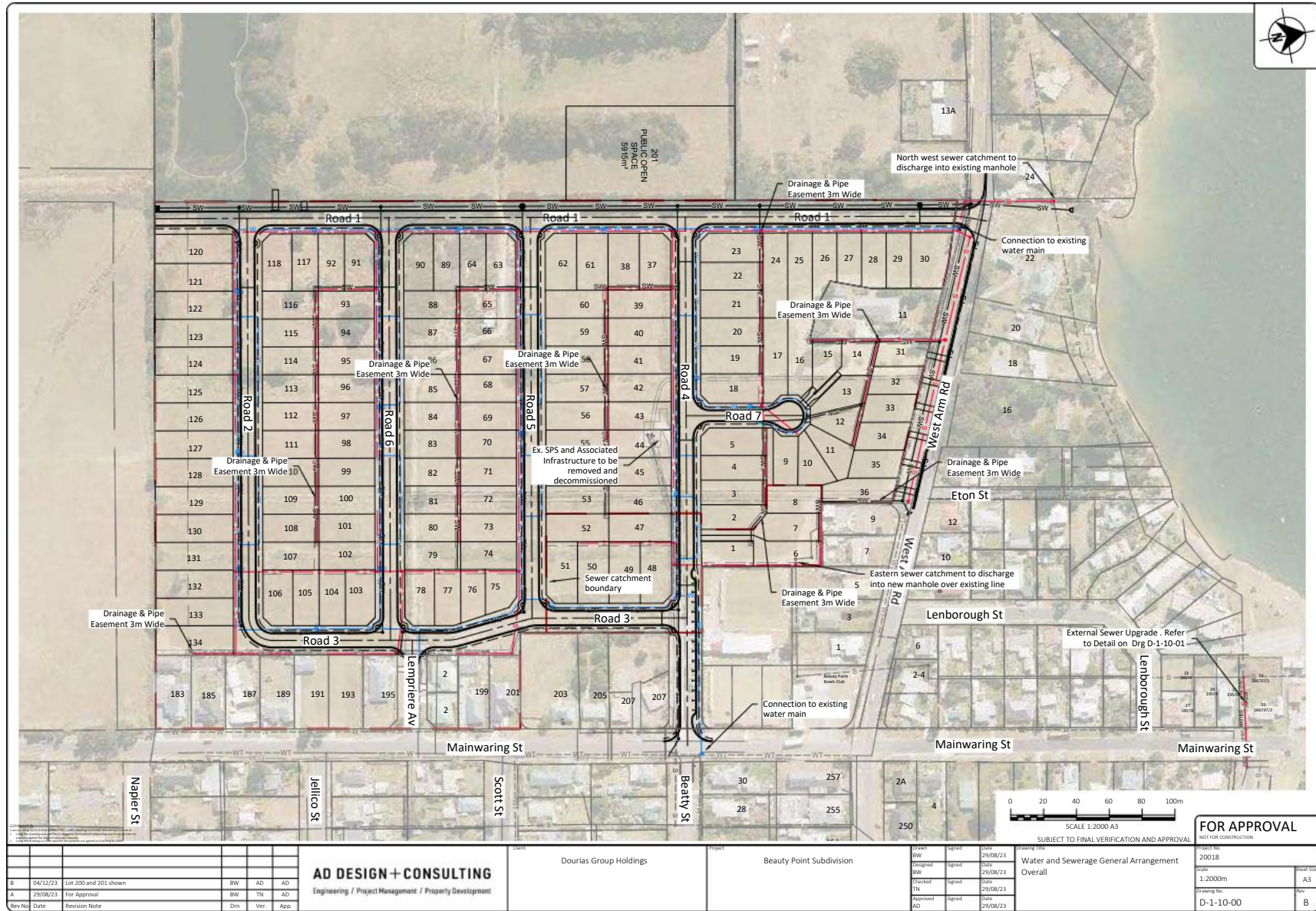
Drawing Title: Typical Section
Sheet 2

FOR APPROVAL
(Not for construction use)

Project No: 20018	Sheet No: A3
Scale: 1:100m	Rev: A
Drawing No: D-1-08-02	

K:\000 - 2024 - 2025 - Rev. 1 - 13/08/23 - Beauty Point Subdivision - 1:100 A3 - Typical Section.dwg

ORDINARY COUNCIL MEETING Tuesday 17 March 2026



Rev No	Date	Revision Note	Dim	Ver.	App.
B	04/12/23	Lot 200 and 201 shown	BW	AD	AD
A	29/08/23	For Approval	BW	TN	AD

AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

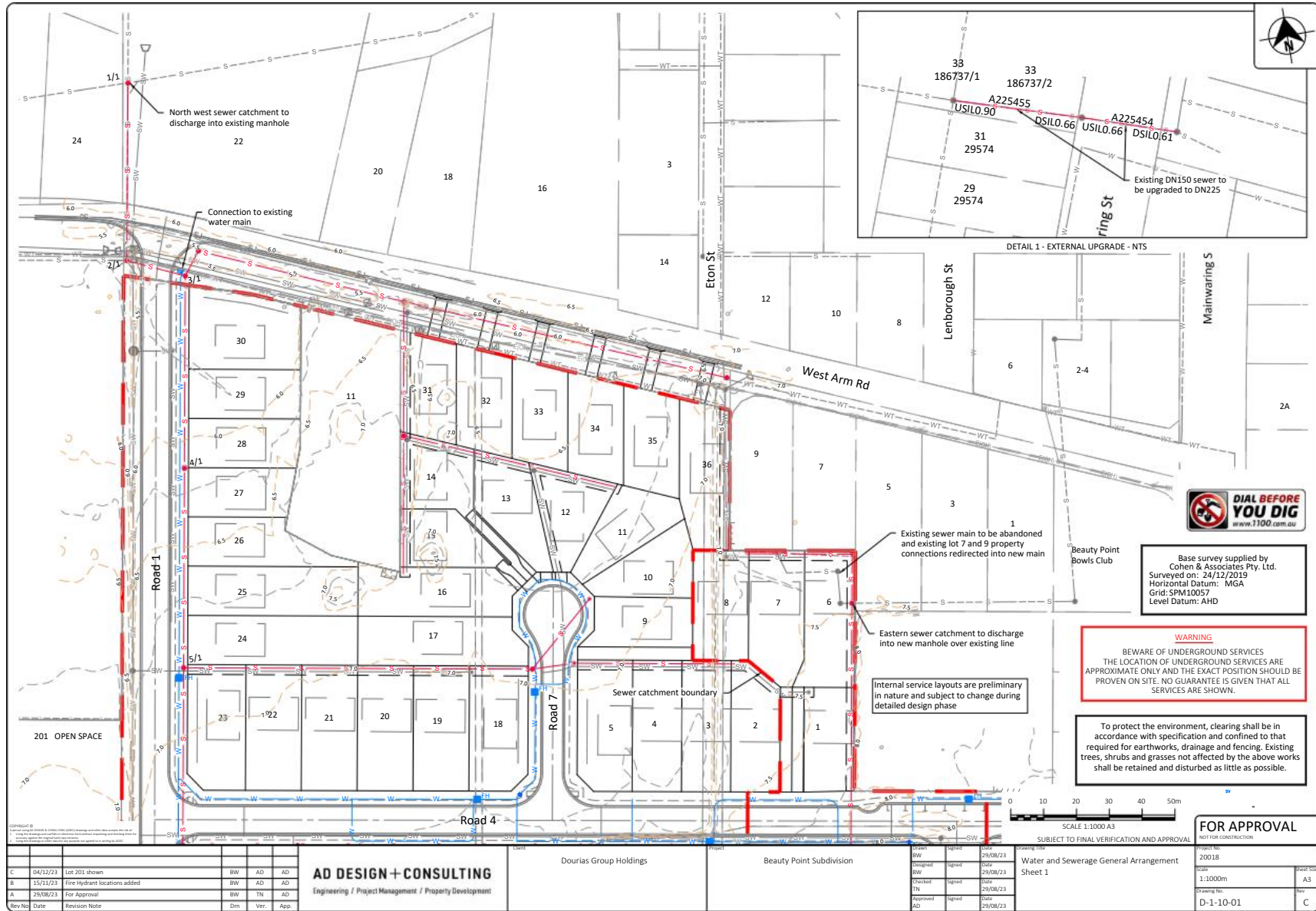
Client: Dourias Group Holdings

Project: Beauty Point Subdivision
Water and Sewerage General Arrangement
Overall

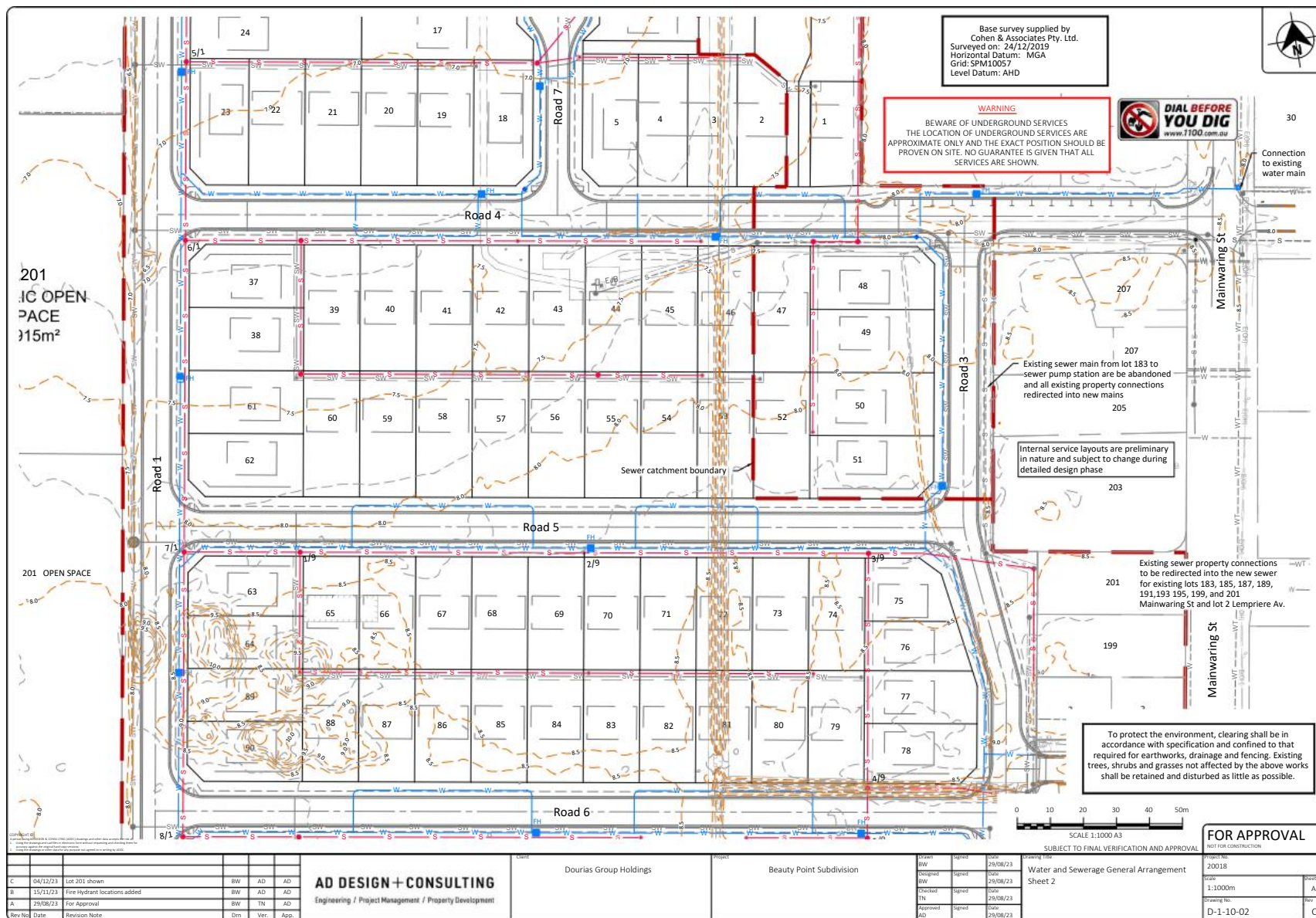
Scale: 1:2000m
Drawing No: D-1-10-00

FOR APPROVAL
Project No: 20018
Date: 29/08/23
Drawing No: D-1-10-00

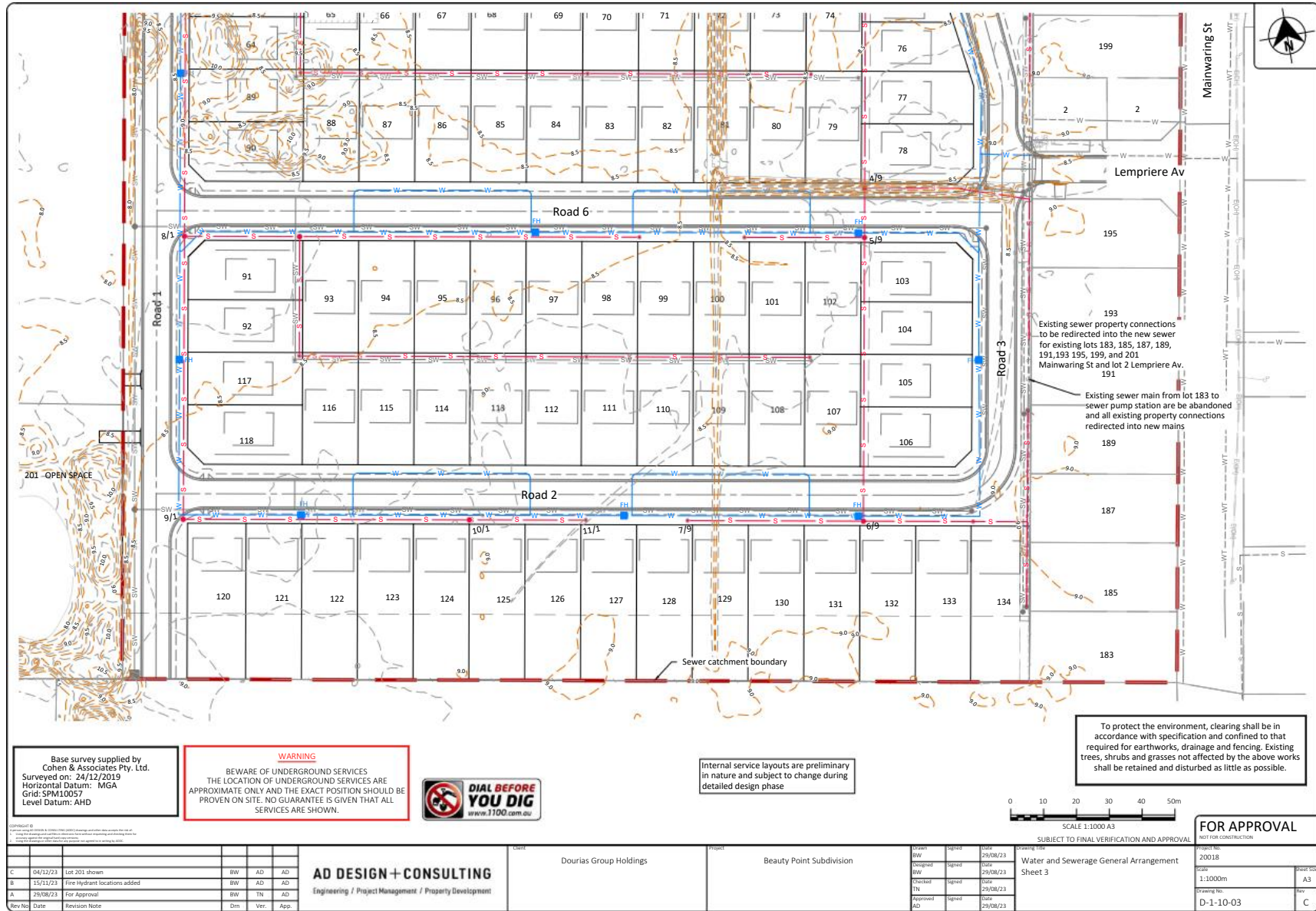
ORDINARY COUNCIL MEETING Tuesday 17 March 2026



ORDINARY COUNCIL MEETING Tuesday 17 March 2026



ORDINARY COUNCIL MEETING Tuesday 17 March 2026



7.2 Plan 2 - Removal of Part 5 Agreement - Dalmatian Court, Legana

REPORT AUTHOR: Principal Strategic Planner - Tiffany Heys

REPORT DATE: 9 February 2026

ATTACHMENTS:

1. [7.2.1] Attachment 1 - Location Plan
2. [7.2.2] Attachment 2 - Request to End Part 5 Agreement

INTRODUCTION

Pursuant to s74(3) of *Land Use Planning and Approvals Act 1993 (the Act)*, Council acts as a Planning Authority in deciding whether to support an end to a Section 71 (**Part 5**) Agreement, with the approval of the Tasmanian Planning Commission (**Commission**). Section 74(3) of the Act states:

74. Duration of agreement

...

(3) An agreement may be ended by the planning authority with the approval of the Commission or by agreement between the authority and all persons who are bound by any covenant in the agreement.

The request is to end a Part 5 Agreement that impacts five (5) properties, including two (2) strata properties at Dalmatian Court, Legana. The Part 5 Agreement, included in Attachment 2 to this report, prohibits the construction of residential dwellings within the shaded area marked on the plan attached to the Part 5 Agreement, which falls within 350m of the Legana Sewer Treatment Plant (**STP**). The purpose of the Part 5 Agreement is to prevent the encroachment of residential development towards the STP to protect the operation of the STP and minimise risk of odour and noise complaints from residents.

The Part 5 Agreement applies to the following properties as shown in Attachment 1 (**subject lots**):

- 10 Dalmatian Court
- 12 Dalmatian Court
- 14 Dalmatian Court (strata lot)
- 14A Dalmatian Court (strata lot)
- 22 Dalmatian Court

The request to end the Part 5 Agreement relates to 14 Dalmatian Court specifically, but this report will consider ending the Part 5 Agreement across all of the subject lots, given the Part 5 Agreement applies to all lots in the same way and, therefore, justification to end the Agreement is the same for all properties. This is also considered the most fair and equitable approach for the affected landowners.

The Part 5 Agreement was required by a planning permit condition on the subdivision application DA138/06 that created Dalmatian Court and surrounding lots. The condition was imposed by the then Resource Management and Appeals Tribunal (now TASCAT) after the planning permit was appealed by the applicant. Neither Council nor the applicant had proposed a Part 5 Agreement, and the permit was appealed for unrelated reasons, but the Part 5 Agreement was imposed by the Registrar through a consent agreement following telephone discussions between all parties. The condition states:

“The Council and the subdivider will enter into an agreement under Part V of the Land Use Planning and Approvals Act 1993 providing that no residential dwelling shall be constructed

within the shaded area marked 'recommended environmental 350 metre buffer' on the approved plans of subdivision."

While the reasons for this condition are not explicitly stated, the planning officer's report gives an indication of why this was imposed. The planning application was assessed and determined under the *Municipality of Beaconsfield Planning Scheme 1986* which set a legislative 200m buffer area around the STP. However, the *West Tamar Planning Scheme 2006 (2006 Scheme)* was in draft at the time of the assessment and recommended a 350m buffer around the same STP. Council had expressed preference that the developer design the subdivision to comply with the draft 350m buffer and the developer consented to this. It is expected that the Tribunal decided to formalise this arrangement by requiring a Part 5 Agreement reflecting the 350m buffer while the 2006 Scheme was still in draft. When the 2006 Scheme was finalised, this 350m buffer was legislated under that Scheme and remained so in the *West Tamar Interim Planning Scheme 2013* and the current *Tasmanian Planning Scheme*. The Part 5 Agreement also continued to apply to the properties listed above.

It is important to note that the planning schemes, including the Tasmanian Planning Scheme, do not prevent residential development within the buffer area, but allow it if the development will not constrain the STP having regard to several factors. On the contrary, the Part 5 Agreement prohibits it altogether. This is discussed further in the assessing officer comment section of this report.

A request to end the Part 5 Agreement was recently received on behalf of one of the affected landowners. While the request has come from a landowner, it is the Planning Authority that decides whether to support an end to the Part 5 Agreement and if so, to subsequently make an application to the Commission for approval. Therefore, the proposal to end the Part 5 Agreement is being put forward to Council for a decision following this request. The documents associated with the request are attached to this report.

Not all landowners bound by the Part 5 Agreement have provided their agreement to its termination. Therefore, since there has not been agreement between the Planning Authority and all persons bound by the Part 5 Agreement, under s74(3) of the Act, approval by the Commission is sought instead.

STATUTORY REQUIREMENTS AND TIMEFRAMES

There are no statutory timeframes in relation to determination of a request to end a Part 5 Agreement. It is ultimately Council's decision, with the approval of the Commission, whether it will end a Part 5 Agreement. The request by the landowner to have the Part 5 Agreement ended is not a development application under the Act and, as such, does not trigger any statutory timeframes or assessment requirements under the Act.

Notwithstanding, in the interest of providing a timely response to the request as well as considering the Strategic Plan Objectives listed below, a recommendation is put forward to Council.

THE APPLICATION

Request Details:

Development Application	N/A
Receipt date	5 February 2026
Location	10 Dalmatian Court, Legana (1829m ²) 12 Dalmatian Court, Legana (1816m ²) 14 Dalmatian Court, Legana (4753m ²) 14A Dalmatian Court, Legana (1058m ²) 22 Dalmatian Court, Legana (8.8ha)

Requesting party	Nova Land Consulting obo Paul and Katherine Hawkins
Planning Instrument	N/A
Zone	General Residential Zone and one lot in Rural Living Zone (22 Dalmatian Court)
Codes	C7.0 Natural Assets Code C9.0 Attenuation Code C13.0 Bushfire-Prone Areas Code
Specific Area Plans	N/A
Existing Use/Development	All subject lots are developed for single residential dwellings except 14 and 14A Dalmatian Court which are developed for visitor accommodation and multiple dwellings respectively.
Slope	The land slopes gently from west to east with 10 Dalmatian Court being the most elevated lot at ~25m AHD, and 22 Dalmatian Court being the lowest lot at ~20m AHD.

STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

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

Council will:

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

3.5 Our Organisation

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

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

Council will:

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

STATE POLICIES

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

LAND USE PLANNING AND APPROVALS ACT 1993

The proposal is consistent with the objectives of the Act.

GOVERNMENT CONSULTATION

TasWater was contacted by Nova Land Consulting for comment on whether they would support the request. TasWater provided correspondence advising they would not object to the request. A copy of this correspondence is included in the documents attached to this report. It is noted that there are no formal referral or advertising requirements for a request to end a Part 5 Agreement, but it is considered prudent for TasWater to be consulted given the request is relevant to TasWater infrastructure.

TasWater's correspondence included two notes of request as follows:

- *“Future occupants and developers are made aware of the potential for occasional odour impacts, particularly under unusual weather conditions or during maintenance/upset events.*
- *The proposed development layout considers appropriate buffer distances, building orientation, and ventilation design to minimise sensitivity to intermittent odour exposure.”*

Upon discussion between the assessing officer and TasWater regarding the above points, TasWater is satisfied that the current planning assessment process under the Scheme for development and subdivision, as well as the requirement to refer these applications to TasWater, is sufficient to satisfy the above points. TasWater would be notified of all sensitive use applications within the buffer area and would be able to place their conditions on any planning permit issued. Furthermore, 337 certificates that are issued to prospective land purchasers of properties within the buffer would advise that the Attenuation Code applies. Therefore, no further action is required on the above two points included in TasWater's correspondence.

FINANCIAL IMPACT

There is no financial impact. The cost of making the request to end the Part 5 Agreement and commissioning of consultant reports is borne by the applicant.

STANDARDS REQUIRING COUNCIL DISCRETION

There are no statutory assessment standards relevant to the proposal to end the Part 5 Agreement.

ROAD AUTHORITY COMMENTS

Not relevant to this proposal. Any future development that is proposed on the subject lots will be subject to assessment against the relevant Scheme provisions at that time, including traffic and parking requirements.

STORMWATER AUTHORITY COMMENTS

Not relevant to this proposal. Any future development that is proposed on the subject lots will be subject to assessment against the relevant Scheme provisions at that time, including stormwater disposal requirements.

NOTIFICATION

The request to end a Part 5 Agreement does not require notification under the Act. The request was referred to TasWater given the relevance to their infrastructure. They provided no objection.

It is noted that under s74(3) of the Act there is an option to end a Part 5 Agreement with the consent of all parties subject to the Agreement and the Planning Authority. However, since one party did not consent to end the Agreement, the only pathway is for the Planning Authority to decide whether to support an end to the Agreement and forward this decision to the Commission for final approval.

OPTIONS

Council may choose to:

- Support the request to end the Part 5 Agreement and forward the request and all relevant documents to the Commission for approval;
- Not support the request to end the Part 5 Agreement.

A recommendation to end the Agreement is provided with conditions.

PROFESSIONAL COMMENTS OF THE ASSESSING OFFICER

The proposal to end the Part 5 Agreement that applies to the subject lots is considered reasonable for the following reasons:

- The Attenuation Code under the current Tasmanian Planning Scheme already legislates a buffer around the STP that includes the subject lots. The buffer triggers the following clause under the Scheme for any sensitive development (including residential):

C9.5.2 Sensitive use within an attenuation area

Objective:	That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.	
	Acceptable Solutions	Performance Criteria
	A1 No Acceptable Solution.	P1 Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to: (a) the nature of the activity with potential to cause emissions including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity; (b) the nature of the sensitive use; (c) the extent of encroachment by the sensitive use into the attenuation area; (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; (e) any advice from the Director, Environment Protection Authority; and (f) any advice from the Director of Mines.

This clause requires that any residential use within the buffer must not interfere or constrain the STP. Satisfaction of the Performance Criteria would in most cases require a noise and odour report to prove that the proposed residential use would not be impacted by the STP and, therefore, unlikely to result in complaints that could impact the operation of the STP. Therefore, the Scheme already provides appropriate requirements for sensitive development within buffer areas (ie. if the Part 5 Agreement is ended, it does not result in a total

abandonment of any regard for the buffer around the STP, as the above provision of the Attenuation Code still applies).

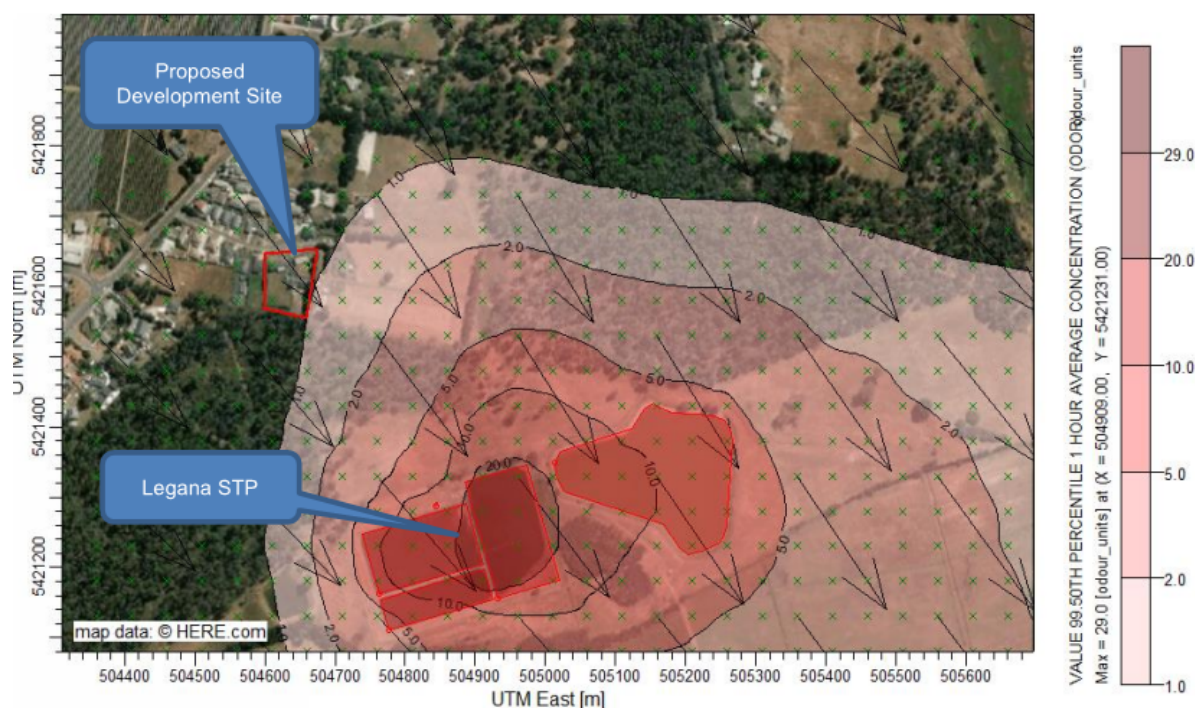
- The Part 5 Agreement is an additional legislative requirement that totally prohibits residential development without the opportunity for development to be designed, located or proven through a noise and odour assessment as being unlikely to have any impact on the operation of the STP. This is an inflexible requirement that does not allow the consideration and assessment of a specific development. The Attenuation Code under the Tasmanian Planning Scheme allows some flexibility based on assessment of each proposal. This is considered more appropriate from a perspective of achieving a good planning outcome for both the landowners and TasWater.
- As discussed in the introduction, the requirement for a Part 5 Agreement was likely imposed by the Tribunal because at the time of assessment of the subdivision the 350m buffer was not legislated under the draft 2006 Scheme. That is why the condition imposed by the Tribunal referred to the buffer as being “*recommended*” not “*required*”. The 350m buffer was, at that point, only a recommendation, as the legislated buffer under the applicable 1986 Scheme was only 200m. It is likely that the intent of imposing the Part 5 Agreement was to ensure that future development on the subject lots were legally required to observe the draft 350m buffer. Therefore, if this was the intent, what should have followed was that once the 350m buffer was legislated under the 2006 Scheme, the Part 5 Agreement would end, but this never happened.
- The 1986 Scheme that was in force at the time of the subdivision approval and Part 5 Agreement condition, stated the following in relation to buffer areas:

*“Except as provided under Clause 3.7.1 of this Scheme, the development of temporary or permanent residential accommodation (whether for domestic, commercial or any other purpose), **shall be prohibited** on land within any Buffer Area shown on the Plan.”*

Notably, the 1986 Scheme did not provide a performance criteria approach to development within the buffer like the current Tasmanian Planning Scheme but applied a blanket prohibition on residential development within the buffer. It is expected that because this blanket approach was the legislated approach at the time, the Tribunal used the same approach when requiring a Part 5 Agreement over the land to enforce the 350m buffer. However, when the 2006 Scheme was finalised, performance criteria was introduced to allow sensitive development within the 350m buffer where it could be demonstrated that it would not adversely affect a listed activity, including sewerage treatment plants. With the larger 350m buffer, came more flexible scheme provisions for assessment of sensitive uses. It is unlikely that the prohibition of residential development within the buffer under the Part 5 Agreement was intended to be less flexible than the 2006 Scheme provisions. On this basis, in the interest of achieving a good planning outcome for both the landowners and TasWater, the ending of the Part 5 Agreement is reasonable.

- A noise and odour assessment was prepared by Pitt and Sherry in relation to potential future residential development at 14 Dalmatian Court. 14 Dalmatian Court is the closest lot within the Part 5 Agreement to the STP. The noise and odour assessment concludes that “*noise and odour emissions from the Legana STP are unlikely to have a significant adverse impact on the amenity of the proposed residential development site. Therefore, the construction of additional residences on this block would not further constrain the operation of the Legana STP and would meet the requirements of Clause C9.5.2 of the Attenuation Code. No noise or odour mitigation measures are required.*” The odour assessment used worst case scenario odour emission rates to produce a conservative result. The predicted ground-level odour concentration surrounding the STP is shown in the image below.

It shows that the majority of the subject lots fall below 1.0 ou with 22 Dalmatian Court falling within 1.0 ou. Odour is only detectable by the human nose at 1.0 ou or higher. So, the odour modelling shows that odour from the STP is not detectable at 10, 12, 14 or 14A Dalmatian Court. It is detectable from 22 Dalmatian Court but only at 1.0 ou, so the odour is low in the model. However, anomalies that are not consistent with the modelled scenario do occur, such as when winds are in a direction that is not the usual prevailing wind direction. Then it is possible for odour to be detected by properties outside of the modelled area shown above which may explain why some odour complaints have been received as discussed further below. These anomalies are not the usual scenario and are not considered to have an impact on the operation of the STP as concluded by the report.



- As mentioned in the noise and odour report, eight (8) odour complaints have been received from Legana residents during the period January 2023 - May 2025. Three (3) of these complaints are from Dalmatian Court residents. It is unclear if these complaints came from odour detected from the STP, or more local sources such as a sewer pumping station, the sewer network or private plumbing issues. Assuming they were regarding odour from the STP, three (3) complaints from Dalmatian Court residents over 2.3 years is not considered unreasonable, particularly when considering the anomaly events described above. The complaints also do not relate to extended periods of high odour. Therefore, the number and nature of the complaints have not interfered or constrained the STP. The Part 5 Agreement appears to unnecessarily prohibit residential development within the buffer area when it has been demonstrated by Pitt and Sherry that noise and odour impacts are not significant. Any future residential development within the buffer area would still be subject to the requirements of the Attenuation Code of the Scheme.
- TasWater have advised that they have reviewed the odour modelling in the Pitt and Sherry report and have no objection to the ending of the Part 5 Agreement.
- Four (4) out of five (5) of the landowners affected by the Part 5 Agreement consent to ending the Agreement. This majority provides a good case for Council to support the request to end the Agreement.

- It is noted that the STP is proposed to be decommissioned by 2035 with treatment being relocated to Ti Tree Bend. This timeframe may change, but the existing buffer distance may be reduced or removed. While ending the Part 5 Agreement does not automatically allow residential development within the buffer, if residential development does occur here in the future, it is unlikely to impact on the STP since it is planned to be decommissioned.

For these reasons, the Part 5 Agreement is no longer considered necessary and ending this Agreement and relying on the Attenuation Code of the Scheme to manage residential development within the STP buffer is considered a more appropriate and equitable planning outcome.

RECOMMENDATION

That Council:

- (a) In accordance with s74(3) of LUPAA, support the request to end the Part 5 Agreement legally referred to as Dealing Number C854299;
- (b) Provide advice to the Tasmanian Planning Commission that, in the view of the Planning Authority, the Part 5 Agreement legally referred to as Dealing Number C854299 should be ended; and
- (c) Request that the Tasmanian Planning Commission consider the request for approval to end the Part 5 Agreement legally referred to as Dealing Number C854299.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

**Plan 2 – Attachment 1 – Location Plan
10, 12, 14, 14A, 22 Dalmatian Court, Legana**

Subject lots highlighted in blue



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



PO BOX 8035,
TREVALLYN 7250
LAUNCESTON
(03) 6709 8116
156 GEORGE STREET, 7250
HOBART
(03) 6227 7968
REAR STUDIO
132 DAVEY STREET, 7000
INFO@NOVALAND.COM.AU
ABN 60 675 014 356

Date 05/02/2026

Ms Kristen Desmond
General Manager
West Tamar Council

Via Email: planning@wtc.tas.gov.au

RE: 14 Dalmatian Court, Legana – Removal of Section 71 Agreement in Accordance with Section 74 (3) of The Land Use Planning and Approvals Act 1993 (LUPAA)

Dear Ms Desmond

I am writing in relation to the above-mentioned property, and the removal of a section 71 agreement which currently applies to the site. We are acting on behalf of our clients, Paul & Katherine Hawkins, owners of 14 Dalmatian Court, Legana.

There is an existing section 71 agreement on the title from 2008. The agreement requires that no residential development occur within the 350m TasWater Legana Sewerage Treatment Plant (STP) buffer area, as shown on the hatched plan of subdivision within the agreement.

14 Dalmatian Court is impacted by this buffer. The site is an existing strata lot, with the land having a size of 4753m². There is further residential potential on the site for additional dwellings, subject to having the agreement removed and compliance demonstrated with the relevant provisions of the Tasmanian Planning scheme.

Legislation requirements

Pursuant to section 71B of the *Land Use Planning and Approvals Act 1993*, which provides for the modification or cancellation of a Part 5 Agreement either by the consent of the relevant landowner and planning authority or by determination of the Tasmanian Planning Commission, we respectfully request that Council support the removal of the existing Section 71 Agreement affecting the subject land.

Following that support, we request that Council make an application to the Tasmanian Planning Commission to have the Agreement formally cancelled. This request is made on the basis that the Agreement is no longer required to achieve its original planning purpose, and we seek Council's assistance in progressing the matter in accordance with the provisions of section 71B of the Act.

Land Owner Consent

The original intent was to remove the Agreement by mutual consent between Council and all persons bound by it; however, we were unable to obtain consent from one of the affected landowners. Of the five (5) affected landowners, four (4) have provided written consent. For Council's reference, copies of these landowner consent letters are attached.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Please note that these documents contain personal information and should not be included in any public agenda or published material.

As full consent has not been achieved, we are now seeking to progress the removal of the Agreement through the Tasmanian Planning Commission, with the support and consent of Council.

Rationale to remove Section 71 Agreement

The rationale for removal of the section 71 agreement is as follows:

- The purpose of the buffer was to ensure that development did not result in unreasonable impacts from odour or noise associated with the Legana Sewer Treatment Plant (STP). Updated odour and noise modelling prepared by Doug Ford of Pitt & Sherry demonstrates that the land at 14 Dalmatian Court can be developed without constraining the Legana STP. TasWater has reviewed the modelling from Pitt & Sherry and accepted the conclusions and recommendations.
- Under the planning scheme, C9.0 Attenuation Code will continue to apply to the site and any future development, ensuring that separation requirements from the Legana STP are considered and assessed. The existing Section 71 Agreement effectively duplicates the protections already provided by C9.0 Attenuation Code.
- TasWater has provided written advice confirming they would not object to the removal of the Section 71 Agreement, which is particularly relevant given the Legana STP forms part of their infrastructure network.
- Four of the five impacted landowners have provided consent to the removal of the Section 71 Agreement, demonstrating that the majority of affected parties support its cancellation.
- Discussions with TasWater indicate that the Legana STP is scheduled to be decommissioned and relocated over the next 10 years as part of their strategic planning. This long-term plan was a key consideration in Tas Water's decision to support the removal of the Agreement.
- Removal of the agreement will allow for the land to be developed in accordance with the Planning Scheme, including the relevant zone and code provisions. Removal of the agreement reduces a potential risk to future development.

Supporting Attachments

- **TasWater advice** –confirming they will not object to the removal of agreement from title. A copy of this correspondence is attached. TasWater have agreed that modelling shows odour concentrations at the site are well within acceptable limits.
- **Pitt & Sherry – Noise & Odour Assessment** – A site specific study has been prepared by Doug Ford. The report concludes that noise and odour emissions from the Legana Sewerage Treatment Plant are unlikely to have a significant adverse impact on the amenity of future residential development. The report notes future development on the land will not constrain the operation of the Legana STP. The report confirms future development of the land will comply with the requirements of C9.5.2 of the Attenuation Code.
- **Land Owner Consents** – Four (4) of the Five (5) effected land owner consents have been provided and are included in this submission.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

We respectfully request that Council progress the section 71 removal on the impacted titles and forward the application to the Tasmanian Planning Commission for assessment.

If you have any questions in relation to the section 71 agreement removal, please don't hesitate to get in touch.

Sincerely



James Stewart
Senior Town Planner
Nova Land Consulting

Annexure 1 – Copy of Section 71 Agreement

Annexure 2 – Pitt & Sherry – Odour & Noise Assessment Legana STP

Annexure 3 – TasWater Advice in relation to the removal of the section 71 agreement

Annexure 4 – Schedule of Easements – 14 Dalmatian Court, Legana

Annexure 5 – Section 71 Agreement Removal Form

Annexure 6 – Copy of Land Owner Consents to remove Agreement.

TASMANIAN LAND TITLES OFFICE

**Notification of Agreement
under the
Land Use Planning and Approvals Act 1993
(Section 71)**



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio

PAGE 1 OF 3 PAGES

REGISTERED PROPRIETOR: KERRY L'ESTRANGE FURLONGE & SUSAN PATRICIA FURLONGE

PLANNING AUTHORITY: WEST TAMAR COUNCIL

Dated this *Eleventh* day of *June* 2008

I/We *Jan Maxwell Pearce*

of the West Tamar Council

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed document.

[Signature]

Signed
(on behalf of the Planning Authority)

<p>Land Titles Office Use Only</p> <p align="center">REGISTERED</p> <p align="center">- 4 JUL 2008</p> <p><i>Alicia Kawa</i></p> <p align="center">RECORDED</p> <p align="center">THE BACK OF THIS FORM MUST NOT BE USED</p>	<p>Stamp Duty</p>
--	-------------------

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

I certify this to be a true copy of the original document

AGREEMENT UNDER PART 5 *Amended JP 3814* *11/06/08*

LAND USE PLANNING AND APPROVALS ACT 1993

This agreement is made on the *11th* day of *June* 200*8*

BETWEEN **WEST TAMAR COUNCIL** of West Street, Beaconsfield in Tasmania
("the planning authority)

AND **KERRY L'ESTRANGE FURLONGE and SUSAN PATRICIA
FURLONGE** of 112 Freshwater Point Road, Legana in Tasmania ("the
developer")

1. Form and content

- 1.1 The developer was granted an amended planning permit (DA 138/06) by the planning authority on 13 February 2006 to subdivide the above land in three stages.
- 1.2 Condition 26 of the amended permit requires the developer to enter into an agreement with the planning authority in respect to the placement of future residential dwellings on the land.

2. Covenants to the agreement

- 2.1 The developer agrees that no residential dwellings shall be constructed within the shaded area marked on the enclosed plan of subdivision copy by Cohen & Associates, surveyors and marked "Plan B – Amended 7/12/2006"
- 2.2 The shaded area is bounded on the north west by the "Recommended Environmental 350 m Buffer" line marked on the plan.

3. Duration of agreement

- 3.1 The agreement comes into operation on the day the Recorder of Titles accepts the final plan to stage 1 as a sealed plan.

4. Dispute resolution

- 4.1 If any dispute arises with respect to the provisions in the agreement the parties must make all reasonable endeavours to settle the matter in dispute within 28 days.
- 4.2 Any notice, demand or other communication between the parties must be made in writing and be served by hand delivery, post or electronic transmission to the recipient.
- 4.3 Should the parties fail to resolve the dispute the matter must be referred to arbitration in accordance with the provisions of the *Commercial Arbitration Act 1986*.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

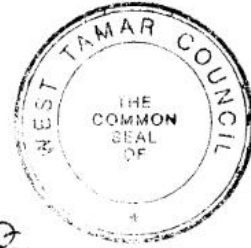
I certify this to be a true copy of the original document

5. Registration

- 5.1 The agreement is to be registered on the folio of the Register to be created for the subject land.
- 5.2 The agreement shall be binding upon the owner of the land and their successors in title.
- 5.3 The developer agrees to pay all costs associated with the stamping and registration.

Kerry L'Estrange
...../...../.....
11/10/2006

The Common Seal of the WEST TAMAR)
COUNCIL has been passed on the ..11..)
day of ...October... 2006 in the presence)
of:-)



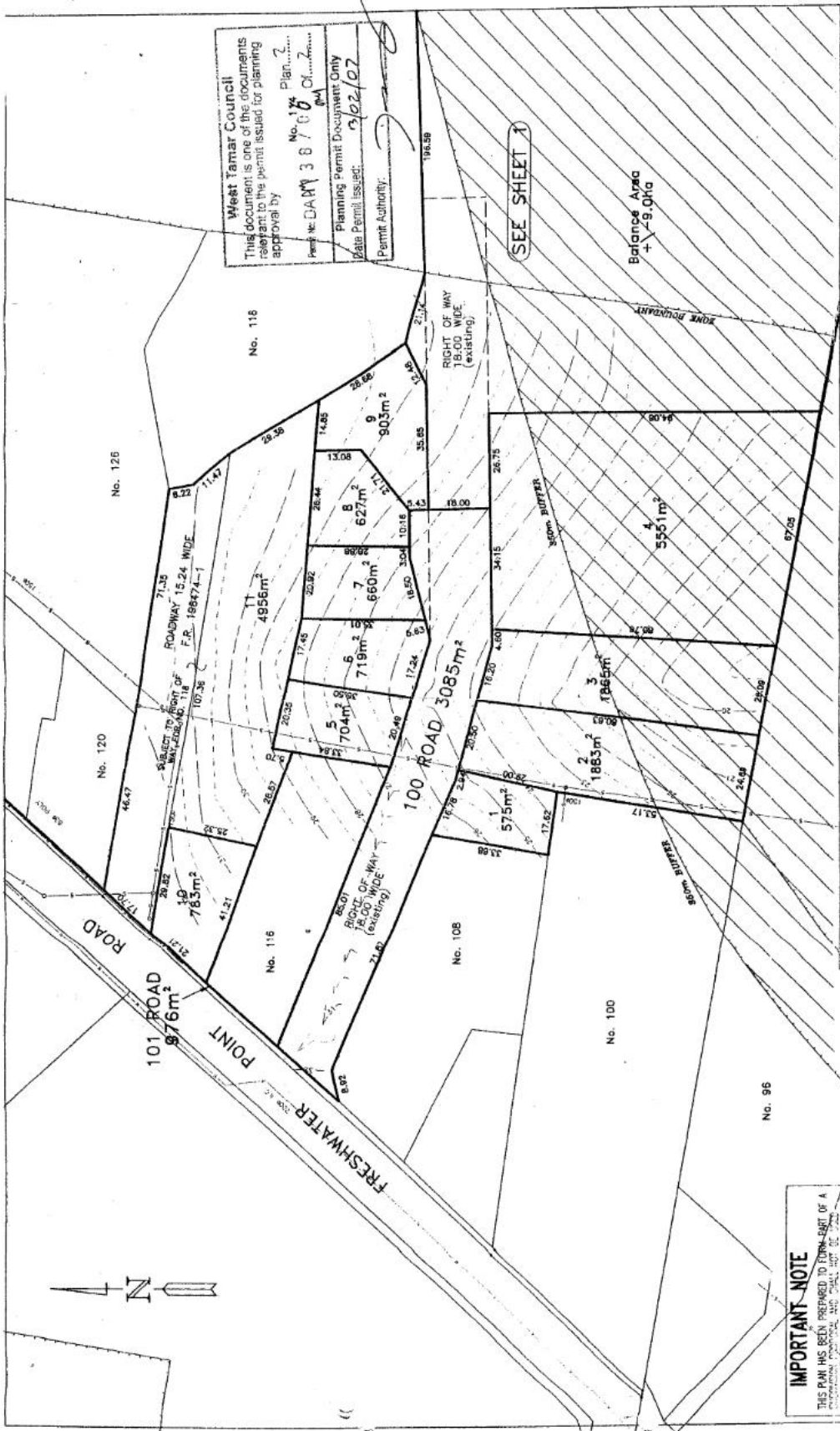
Witness Signature *Diane Sheppard*
Witness Full Name *Diane Sheppard*
Witness Occupation *Personal Assistant*
Witness Address [REDACTED]

Kerry L'Estrange
[Signature]

Signed by the said KERRY L'ESTRANGE)
FURLONGE and SUSAN PATRICIA)
FURLONGE in the presence of:-)

[Signature]
K L Furlonge

Witness Signature *[Signature]*
Witness Full Name *JACK VAN WINDEN*
Witness Occupation *DEVELOPER*
Witness Address [REDACTED]



West Tamar Council
 This document is one of the documents referred to in the permit issued for planning approval by
 Permit No. **DAM 3870** of **Plan 2**
 Planning Permit Document Only
 Date Permit Issued: **2/02/07**
 Permit Authority: **[Signature]**

DISCLAIMER: This is a preliminary plan prepared without field survey, and forms part of an application to subdivide the land described. It is not to be used for any other purpose. The number of lots and their approximate areas and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other statutory authorities, and not shown on these sheets. The plan is not to be copied unless this note is included.

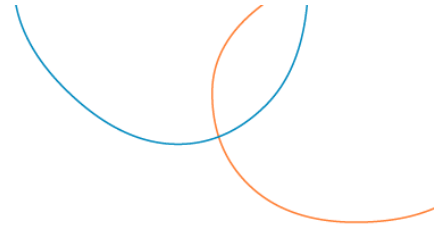
<p>IMPORTANT NOTE THIS PLAN HAS BEEN PREPARED TO DRAW UP OF A SUBDIVISION OF LAND FOR THE PURPOSE OF FOR ANY OTHER PURPOSE. THIS SITE IS AN INTEGRAL PART OF THIS PLAN.</p>	<p>COHEN & ASSOCIATES P/L SURVEYORS, PLANNERS & MAPPING CONSULTANTS 103 CAMERON STREET PO BOX 990 LAUNCESTON 7250 TAS TELEPHONE: 05 6331 4833 FACSIMILE: 05 6334 0241 EMAIL: ccohen103@bigpond.net.au</p>	<p>West Tamar Council Title Refs: 47376/1 & 198474/1 Date: 19-09-06 Scale: 1 : 1000 @ A3</p>
	<p>Municipality: WEST TAMAR Site Address: 112 FRESHWATER POINT RD Tasmap Sheet: DILSTON (5042) Grid Reference: E: 505325 N: 5422250 (MGA)</p>	<p>Owners: K.L. & S.P. Furlonge</p>



REF: **112/47 (5257)**

PLAN OF SUBDIVISION
SHEET 2 OF 2

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



pitt&sherry

Specialist Knowledge.
Practical Solutions.

**Pitt & Sherry
(Operations) Pty Ltd**
ABN 67 140 184 309

Phone 1300 748 874
info@pittsh.com.au
pittsh.com.au

11 June 2025

Mr James Stewart
Senior Town Planner
Nova Land Consulting
156 George Street
Launceston TAS 7250

Located nationally —
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport

Dear James



Re: 14 Dalmatian Crescent, Legana – Noise and Odour Assessment – Rev 01

This noise and odour assessment has been prepared to support a development application for the construction of additional residential units at 14 Dalmatian Crescent, Legana as shown in Figure 2 below. This property is currently subject to a Part 5 agreement that does not allow the building of residences on the southern part of the block, due to the risk of odour impacts from the TasWater Legana Sewage Treatment Plant (STP). It also falls partially within the 350m attenuation distance of the STP, although the property is separated from the nearest STP treatment lagoon by a significant expanse of trees / other tall vegetation and a distance of 320m. Additional units constructed on this property would be no more than about 40m closer to the STP than the existing houses on the block.

The Legana STP consists of three treatment lagoons and a waste-water reuse storage dam. It currently has an authorised dry weather flow of 540 kL/day, however average inflows have become significantly higher, due to the continuing population growth over the last couple of decades in Legana. As part of long-term plans for sewage infrastructure in the greater Launceston area, TasWater expect to decommission the Legana STP by about 2035, and replace it with a pumping station, that will transfer sewage to the Ti Tree Bend STP. By this time the ADWF is expected to be around 1,500 kL/day. An upgrade has recently been completed, which included the installation of three new mechanical disc aerators, aimed at improving effluent quality and eliminating odour issues.

The objective of this assessment is to support the removal of the Part 5 agreement and demonstrate compliance with the requirements of the *Tasmanian Planning Scheme*.

This assessment is based on technical information about the STP provided by TasWater. This includes:

- *Legana STP Environmental Activity Report, TasWater, 30/09/2023.*
- *LEGST01 - Legana Sewage Treatment Plant Summary, TasWater, 14/02/2020.* (Note that this summary has not been updated since the upgrade.)
- *Legana Complaints Summary, 2023 to 2025, TasWater, 28/04/2025.*

Attenuation Code

The *Tasmanian Planning Scheme – West Tamar, C9.0 – Attenuation Code*, defines attenuation distances for various commercial, manufacturing and industrial activities, including sewage treatment plants, from sensitive uses. It provides conditions for the development of sensitive uses and subdivisions within the attenuation zones of existing activities, so sensitive uses are not impacted by these activities, and the new development does not constrain the operation of existing activities.



Table C9.2 specifies an attenuation distance of 350m for an aerobic lagoon with a capacity less than 1375 kl/day and greater than 275 L/day. As the proposed residential development falls within this distance, the Acceptable Solution of Clause C9.5.2 of the planning scheme is not met, and the performance criteria, which is reproduced below, must be addressed.

C9.5.2 Sensitive use within an attenuation area
Objective: That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.
Performance Criteria
P1 Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to: (a) the nature of the activity with potential to cause emissions including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity; (b) the nature of the sensitive use; (c) the extent of encroachment by the sensitive use into the attenuation area; (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; (e) any advice from the Director, Environment Protection Authority; and (f) any advice from the Director of Mines.

Noise Assessment

The noise sources at the STP include:

- Three new aerators in the first treatment lagoon
- Inlet works, screw screens
- Reuse pump station

For an estimated sound power level of 90 dB(A) each, the combined noise level of this equipment, at the southern boundary of 14 Dalmatian Crescent would be around 36 dB(A) taking into account only distance attenuation. At this level, the equipment noise would generally be inaudible, below traffic and other ambient noise. Noise in the area is dominated by traffic noise from local streets and the West Tamar Highway. Various other equipment may operate onsite for maintenance work from time to time as required, but generally only during the daytime.

No noise complaints relating to STP are on record.

On this basis, it may be concluded that noise from STP will have no impact on the proposed development.

Odour Assessment

For this type of odour assessment TasWater normally request that the level of odour emissions from the STP at the proposed residential development site be modelled using air dispersion modelling, carried out in accordance with the Tasmanian EPA's *Atmospheric Dispersion Modelling Guidelines*, and the Tasmanian *Environmental Protection Policy (Air Quality)*.

Details of the methodology, meteorology, software configuration, odour source details and other details used in the modelling are recorded in Appendix A below. Odour source emissions rates have been set conservatively using worst case reference odour emissions rates. Normally, for the vast majority of the time, the actual OERs could be expected to be significantly lower than these levels. The assumed rates are sufficient to cover the STP operating at above design capacity and allow for any likely upset or maintenance conditions. (Further details on OER assumptions are provided in Appendix A below.)

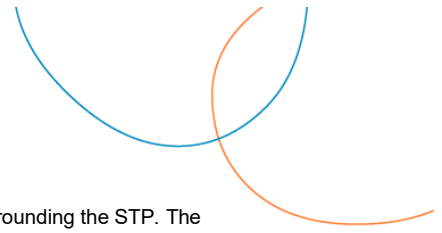
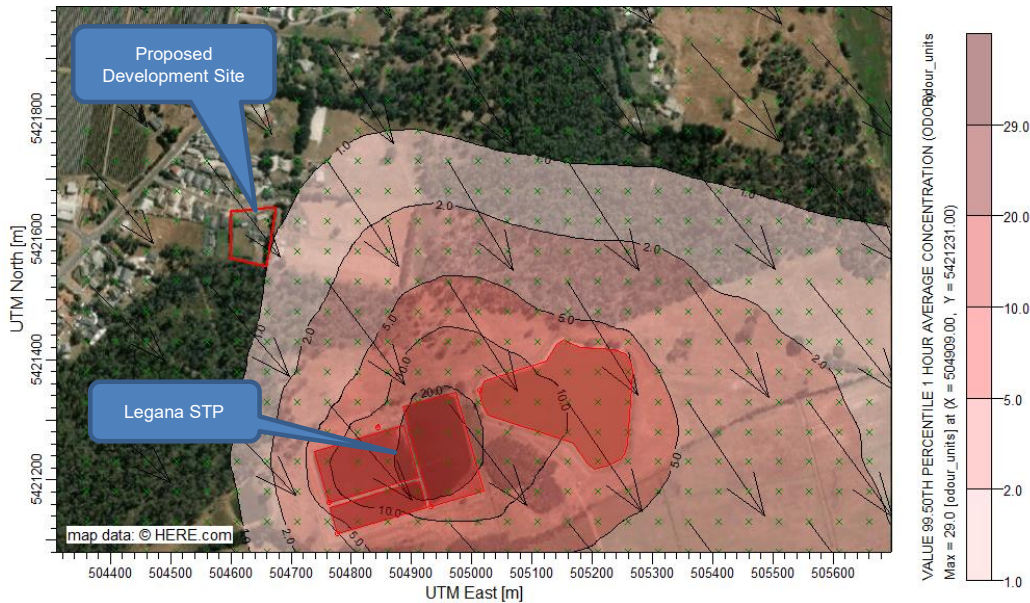


Figure 1 below shows the predicted ground-level odour concentration in the area surrounding the STP. The predicted odour concentration at the nearest boundary of the proposed development site is 1.0 ou. This meets the limit of 2 ou specified for odour in the EPP by a wide margin.



Scenario: Legana STP – Normal Operation		Pollutant: Odour	Units: ou
Result: 99.5 th percentile	Averaging Time: 1 hour	Criteria: Tas EPP (Air) 2 ou	
Dispersion Model: CALPUFF	Meteorology: TAPM, CALMET	Location: Legana STP	

Figure 1 - Predicted Ground Level Odour Concentration

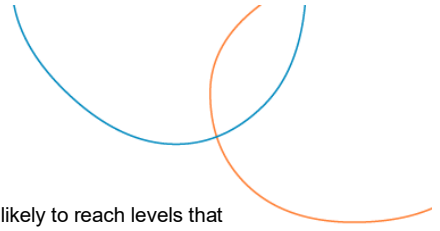
Odour Complaints

Between January 2023 and May 2025, TasWater received odour complaints from residents in Legana, on eight occasions. These include three complaints received from residents of Dalmatian Court. Complaints were also received from residents of Freshwater Point Road, Avraam Court and Griffiths Lane. All of the complaints were fairly generic, along the lines of that; “they could smell the sewage lagoons”. For all complaints that TasWater operators attended, they were unable to detect odour at the complainant’s house or at the Legana STP at the time of their investigations. None of the higher odour conditions reported, were noted as persisting for extended periods of time. As a result, no complaints have been conclusively linked to obvious upset conditions at the Legana STP. It is not clear whether the complaints received related to more local sources such as a pumping station, the sewer network, private plumbing issues or to the Legana STP itself.

The prevailing wind direction at Legana is very strongly from the north west, as shown in the wind rose in Figure 4 below. This tends to disperse odour from the STP, over farmland to the south east, away from Legana. Southeasterly and easterly winds on the other hand, are quite rare, so it is possible that the complaints received relate to unusual weather conditions, when detectable levels of odour was carried over Legana, by brief periods of light, south easterly wind.

The absence of significant numbers of complaints, or complaints relating to extended periods of high odour, is consistent with the modelling results, which does not predict elevated odour levels over the proposed development site, or other areas of Legana for extended periods of time.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



On this basis, it may be concluded that odour emissions from the Legana STP are unlikely to reach levels that would adversely affect the amenity of residents of the proposed subdivision.

Conclusion

Noise and odour emissions from the Legana STP are unlikely to have a significant adverse impact on the amenity of the proposed residential development site. Therefore, the construction of additional residences on this block would not further constrain the operation of the Legana STP and would meet the requirements of Clause C9.5.2 of the Attenuation Code. No noise or odour mitigation measures are required.

Please do not hesitate to contact me if you have any queries relating to this work.

Yours sincerely

Douglas Ford
Air and Noise Emissions Specialist

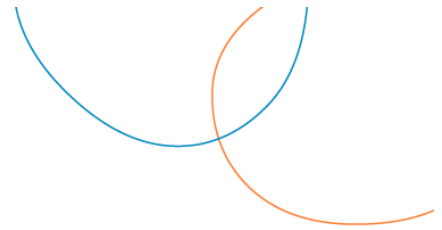
pitt&sherry



Figure 2 – 14 Dalmatian Crescent (Base image from theList)



Figure 3 - Location Map (Base image from theList)



Appendix A

1. Assessment Criteria and Methodology

Criteria for the assessment of odour emissions are specified under Schedule 3 of the Tasmanian *Environmental Protection Policy (Air Quality)*. Table 1 of Schedule 3 specifies a maximum ground level concentration of 2 Odour Units (ou) evaluated at or beyond the boundary of a facility. The odour concentration is required to be calculated by atmospheric dispersion modelling and the criteria assessed using a 1-hour averaging period and the 99.5th percentile result where local high quality meteorological and emissions data are available.

An odour unit is a unit of measurement for odour concentration, defined under AS/NZS 4323.3 Stationary source emissions – Determination of odour concentration by dynamic olfactometry. One ou corresponds to the typical human threshold of odour detection. Dynamic olfactometry involves establishing the threshold of detection by carrying out dilution trials. For example, a 1 m³ sample of odorous air with an odour concentration of 100,000ou would require 99,999 m³ of odour free air (increasing the total volume of the sample to 100,000 m³) to dilute the odour concentration to the 1 ou odour threshold.

This study uses TAPM, CALMET and CALPUFF environmental air dispersion modelling software to predict the dispersion of odour emitted from the STP. This software is widely used in Australia and internationally, for the prediction of the ground level concentration of air pollutants emitted from industrial sources. The modelling methodology used follows the Tasmanian EPA's *Atmospheric Dispersion Modelling Guidelines*, October 2020.

2. Meteorology

The distribution of wind speeds and directions experienced in the area of the plant greatly affects how emissions to air are diluted and distributed. As there is no weather station close to the site, site specific meteorological data was modelled using TAPM and further refined for use in CALPUFF using CALMET. The year 2020 was selected for the assessment as the calendar year 2020 had a preponderance of “calms” and periods of very low wind speeds. Low wind speed conditions tend to result in higher ground-level concentrations of odour, as odour dispersion and dilution does not occur as rapidly as it does in higher wind conditions, so selecting a year with lower than typical wind speeds enables a conservative assessment of the impact of emissions to air.

The predicted wind speed and direction distribution for the year 2020 at the site is shown in the wind rose in Figure 4 below. A wind rose graphs the percentage of the year that the winds blow from each sector (i.e. N, NNE, NE, ENE etc.) As a result of the site's position in northern Tasmania, on the Tamar River, wind conditions on site are widely distributed in both strength and direction, although the prevailing wind direction is predominantly from the north west, although winds from most directions also occur, except from the north east quadrant.

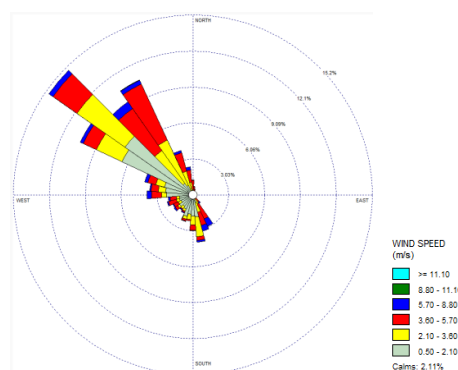


Figure 4 Wind Rose from the CALMET Weather data generated for the site

The wind rose compares well with the long term, 9am and 3pm wind roses from the Bureau of Meteorology (BOM) Ti Tree Bend weather station, shown in Figure 5 below. Ti Tree Bend is about 9km away, also within the Tamar River Valley and can be expected to experience similar weather patterns.

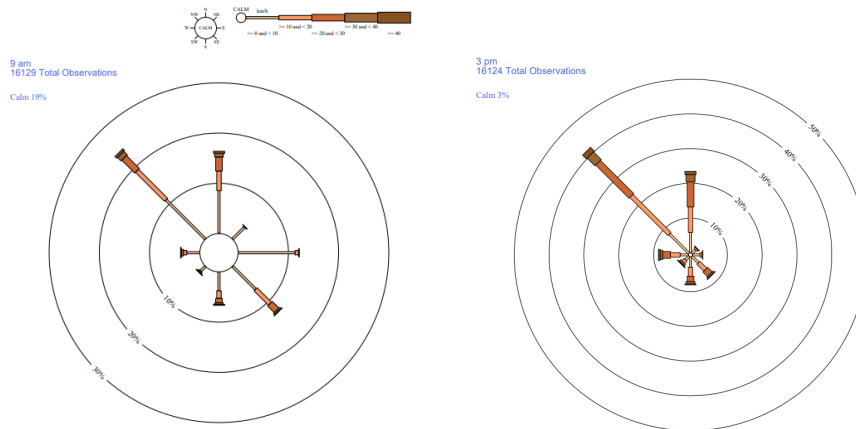


Figure 5 - BOM Long Term Wind Roses for 9am and 3pm at Launceston (Ti Tree Bend)

3. Odour Source Details

The CALPUFF model was set up to include area odour sources corresponding to the STP process units indicated in the technical information provided by TasWater, as summarised in Figure 6 below.

While aeration has recently been installed in the first lagoon, the incoming load is significantly higher than the STP was originally designed for, so odour emissions rates for facultative lagoons have been used for all three treatment lagoons.

Odour source emissions rates have been set conservatively using worst case reference odour emissions rates which are sufficient to allow for most upset conditions or high loading rates.

Reference odour emissions rates have been sourced from the Sydney Water odour emissions rate data base, from a data base of odour emissions from regional Victorian STPs provided by the Tasmanian EPA. In all cases the worst-case value is substantially higher than the average or lowest case results.

In addition, the odour emissions rates were doubled for the month of February, to conservatively allow for more extreme, short term issues such as an extended power outage or mechanical failure of the aerators or extended periods of very high inflow rates. February was chosen as it is during summer, when higher odour generation rates typically occurs and it was a month which included several south easterly winds which are relatively rare, but affect the proposed subdivision site much more than the prevailing north westerlies.

The surface areas of the Legana STP lagoons, have been set from aerial imagery on theList.

Odour source details are listed in Table 1 below.

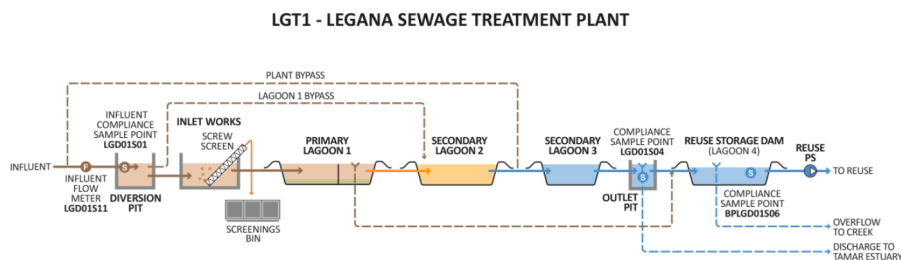


Figure 6 - Legana STP - Process Description (from TasWater)

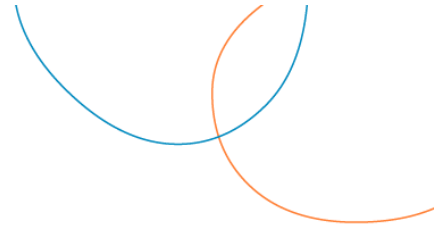


Table 1 - Odour Emissions Rates

Lagoon	Nominal Area (m ²)	SOER ou/s/m ²	OER ou/s	Source Contribution	Source Coordinates	Base Elevation (m)	Release Height Above Ground (m)
Screen / Intake Works	16	10	160	1%	504843E 5421287N	13.4	0
Treatment Lagoon 1	15,579	0.5	7,790	51%	504932E 5421156N	11	0
Treatment Lagoon 2	6,991	0.27	1,888	12%	504777E 5421111N	11	0
Treatment Lagoon 3	13,803	0.27	3,727	24%	504762E 5421162N	11	0
Reuse Dam	33,393	0.05	1,670	11%	505013E 5421348N	7.2	0
Total	84,243		15,234				

3.1 Modelling Setup

The CALPUFF modelling domain is shown in Figure 7 below. The STP odour sources are shown in red. The development site is shown in yellow. Odour dispersion was modelled over a 2km x 2km domain at a resolution of 50m. Also indicated is the terrain elevation. Additional modelling details are shown in Table 2.

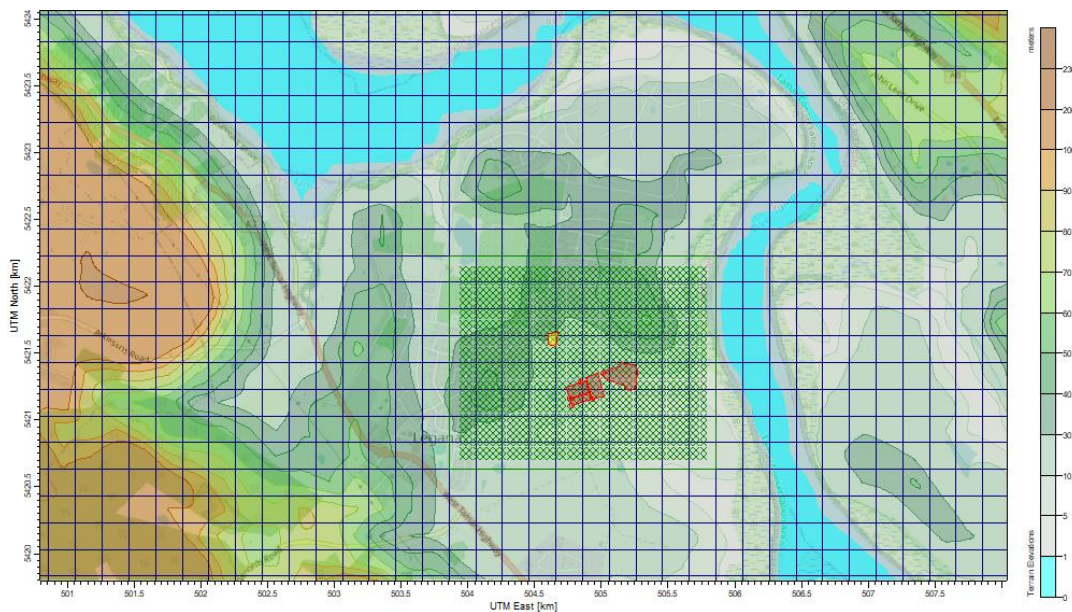


Figure 7 - CALPUFF Modelling Domain showing Elevation, the Development Site Boundary and Emission Sources.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

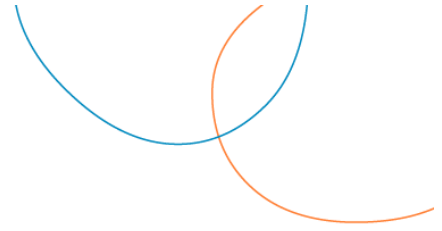


Table 2 - Additional Modelling Details

Parameter	Value
TAPM	
TAPM Version	4
Meteorological Data Period	1 January 2020 - 31 December 2020
Domain Centre	Latitude = S 41°21.5'
	Longitude = E 147°3.5'
Terrain Height	NASA STRM 9-Second (250 m)
Land use	RPDC 2003 TasSVLU (250m)
Sea surface temperature	Default database
Advance/experimental settings	Default
Number of Vertical Locations	30
Number of Easting Points	31
Number of Northing Points	31
Outer Grid Spacing	30,000 m × 30,000 m
Grids	5
Grid Resolutions	30km, 10km, 3 km, 1km, 300m
CALMET	
CALMET Version	6.5.0
Mode	No Observations
Domain Origin (SW Corner)	Easting: 500.7km
	Northing: 5,427.0km
Grid Resolution	200m x 200m
Domain Size	8.4km × 8.4km
Number of Vertical Levels	12
Vertical Levels (m)	20, 40, 60, 80, 100, 160, 320, 640, 1200, 2000, 3000, 4000
CALMET Settings	TERRAD = 5 km (All other settings left at default)
Terrain Data Source	NASA SRTM (90 m resolution)
Land use data source	Custom built using aerial photography from <i>TheList</i>
CALPUFF	
CALPUFF Version	7.2.1
Modelling Period	1 January 2020 -31 December 2020
Computation Grid Size	2km × 2km
Sampling Grid Resolution	50m x 50m
CALPUFF Settings	MDISP = 2 MPDF = 1 (All other settings left at default)

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Hi all,

Advice from our sewer team below:

“Thanks for sharing the updated odour impact assessment for the proposed development near the Legana STP.

The modelling shows that predicted ground level odour concentrations at the development site are well within the limit, with a value of 1.0 ou. This indicates the site meets the relevant air quality criteria under both normal and upset operating conditions, using conservative emission assumptions.

However, due to the proximity of the development to the STP (within the STP buffer zone), we recommend that:

- Future occupants and developers are made aware of the potential for occasional odour impacts, particularly under unusual weather conditions or during maintenance/upset events.
- The proposed development layout considers appropriate buffer distances, building orientation, and ventilation design to minimise sensitivity to intermittent odour exposure.”

Should we receive an application to amend/remove the Part V agreement, we would not object, but we would want to see any such application acknowledge the advice in the bullet points (and future development applications).

If you have any queries, please contact me.

Al Cole

Senior Assessment Officer



**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 154764

PAGE 1 OF 2 PAGE/S
3

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lots 1, 5 and 100
Lots 2 & 3 are each subject to a right of drainage [appurtenant to Lot 1 on Sealed Plan 14478] over that part of the land marked "Drainage Easement L-H-J-K", passing through such Lot.
1.50 wide

Lots 1, 2 & 3 are each subject to a right of drainage [appurtenant to Lots 1 and 2 on Sealed Plan 38675] over that part of the land marked "Drainage Easement G-H-J-K", passing through such Lot.
1.50 wide

~~Lot 10, that part of Lot 11 marked G-D-E-F and that part of Lot 101 marked G-H-J-K-L-M-N-F are subject to such rights of drainage in favour of J & T Gunn Limited and the purchasers of other Lots on Plan No 610 as may be necessary for the convenient use and enjoyment of the other portions of the land comprised in Certificate of Title Volume 181 Folio 139.~~

~~Lot 11 is subject to a right of carriageway [appurtenant to Lot 1 on Diagram No 74127] over the land marked "Roadway, 15.24 wide" (private).~~ Right of Way 15.24 wide hereon deleted by me pursuant to Request to Amend No. C966580 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993
Alice Kawa 16/7/2010 Recorder of Titles

~~Lot 11 is subject to a right of carriageway for George Miedecke and Helen Winifred Miedecke over the land marked "Roadway, 15.24 wide" (private).~~ RIGHT OF CARRIAGEWAY DELETED PURSUANT TO SECTION 140 OF THE LAND TITLES ACT 1980.
Alice Kawa 30 APR 2009 RECORDER OF TITLES

~~Lot 10, that part of Lot 11 marked G-D-E-F and that part of Lot 101 marked G-H-J-K-L-M-N-F are together with such rights of drainage over the other Lots on Plan No 610 as may be necessary for the convenient use and enjoyment of Lot 10, the said part of Lot 11 and the said part of Lot 101.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: K.L. & S.P. FURLONGE FOLIO REF: 198474/1 & 47376/1 SOLICITOR & REFERENCE: CLARKE & GEE (BRUCE DOOLAN)	PLAN SEALED BY: <i>West Tamar Council</i> DATE: <i>10th June 2003</i> <i>138/06</i> REF NO. <i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES 3	Registered Number SP 154764
SUBDIVIDER: K.L. & S.P. FURLONGE FOLIO REFERENCE: 198474/1 & 47376/1	

~~That part of Lot 101 marked B-C-O-P and each other Lot [other than Lot 10 and that part of Lot 11 marked G-D-E-F] is together with a right of carriageway over the Roadways shown on Plan No 610 other than the roadway marked on diagram No 47376 as "Track from West Tamar Road to Homestead".~~

That part of Lot 101 marked A-B-C-D is together with a right of carriage way over the roadways 45.5/10 links wide on Plan No 198474

FENCING PROVISIONS

~~Each Lot [other than that part of Lot 11 marked "Roadway 15.24 wide] is subject to the boundary fencing conditions created by and set forth in Transfers No 38690 and B297776.~~

In respect of each Lot on the Plan the Vendors [Kerry L'Estrange Furlonge and Susan Patricia Furlonge] shall not be required to fence.

SIGNED by KERRY L'ESTRANGE FURLONGE)
 and SUSAN PATRICIA FURLONGE the)
 Registered Proprietors of the land comprised in)
 Folios of the Register Volume 47376 Folios 1 and)
 Volume 198474 Folio 1 in the presence of:-)

WITNESS SIGNATURE
 FULL NAME JACK VAN WINREN
 ADDRESS [REDACTED]
 OCCUPATION Developer

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP154764
--	--

SUBDIVIDER: - KERRY L'ESTRANGE FURLONGE AND SUSAN PATRICIA FURLONGE
FOLIO REFERENCE: - 198474/1 & 47376/1

Lot 10, ~~Part of Lot 11 marked LMCDEFB~~, Part of Lot 100 marked NOWQRS, Part of Lot 101 marked GHJKLG and Part of Lot 1 marked QWPG on the plan are each subject to such rights of drainage in favour of J & T Gunn Limited and the purchasers of other Lots on Plan No 610 as may be necessary for the convenient use and enjoyment of the other portions of the land comprised in Certificate of Title Volume 181 Folio 139.

Part of Lot 101 marked GHJKLG, Part of Lot 11 marked LMCB, Lot 10, Part of Lot 1 marked QWPG, Part of Lot 11 marked FCDE, and Part of Lot 100 marked NOWQRS on the plan are each together with such rights of drainage over the other Lots on P610 as may be necessary for the convenient use and enjoyment of the said lands as herein described.

Part of Lot 101 marked BCOP, Lots 2, 3, 4, 5, 6, 7, 8, 9, Lot 1 (except QWPG), Lot 11 (except LMCDEFB) and Lot 100 (except NOWQRS) on the plan are each together with a Right of Carriageway over the Roadways on P610 other than the roadway marked thereon as "Track from West Tamar Road to Homestead".

The words "Part of Lot 11 marked LMCDEFB" hereon deleted by me pursuant to Request to Amend No. C966582 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

Mica Kawa
16/7/2010 Recorder of Titles

NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

TASMANIAN LAND TITLES OFFICE

Notification of Amendment
of an Agreement under the
Land Use Planning and
Approvals Act 1993
Section 78



DESCRIPTION OF LAND		
Folio of the Register		AGREEMENT NUMBER
Volume	Folio	
185625	1	C854299

REGISTERED PROPRIETOR:

PLANNING AUTHORITY:

I/we

the abovenamed Planning Authority, certify that the above particulars are correct and pursuant to Section 78(2) of the Land Use Planning and Aprovals Act 1993 do hereby notify the Recorder of Titles that the above registered agreement has been amended and an executed copy of the amendment is attached, notice of which is to be registered against the abovementioned folio of the Register.

The abovementioned Planning Authority holds the original certified executed Agreement.

Date:

Signed:
(on behalf of the Planning Authority)

Land Titles Office Use Only

LAM
Version 1 (TOLD)

THE BACK OF THIS FORM MUST NOT BE USED

Created 14-Feb-2025 09:28AM

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

OWNER CONSENT FORM – REMOVAL OF SECTION 71 AGREEMENT

I/We, the undersigned, being the owner(s) of the land at:

Property Address: [REDACTED] DALMATIAN COURT

Certificate of Title Reference (if known): _____

hereby provide consent for the removal of the Section 71 Agreement currently registered on the title to the above property.

Owner 1 Name: [REDACTED]

Signature: [REDACTED] Date: 3 / 11 / 2025

Owner 2 Name (if applicable): _____

Signature: _____ Date: ___ / ___ / ___

Postal or Email Address for Correspondence: [REDACTED]

Phone (optional): [REDACTED]

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

OWNER CONSENT FORM – REMOVAL OF SECTION 71 AGREEMENT

I/We, the undersigned, being the owner(s) of the land at:

Property Address: [REDACTED] Dalmation Court Legana Tas

Certificate of Title Reference (if known): _____

hereby provide consent for the removal of the Section 71 Agreement currently registered on the title to the above property.

Owner 1 Name: [REDACTED]

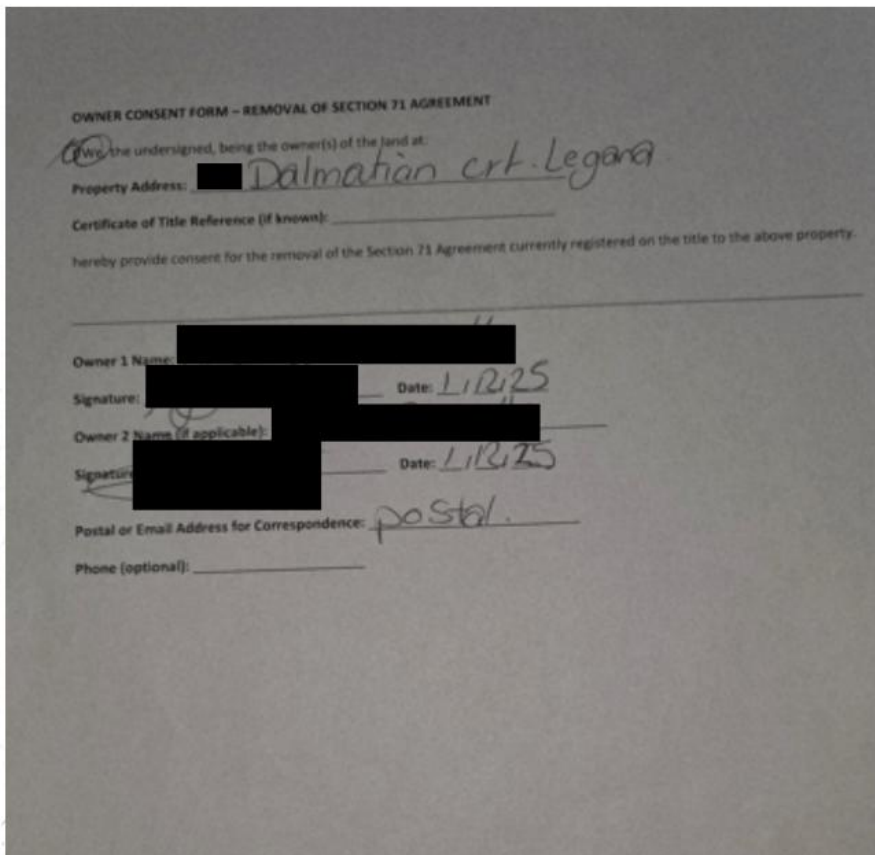
Signature: [REDACTED] Date: 07/11/2025

Owner 2 Name (if applicable): N/A.

Signature: _____ Date: ___/___/___

Postal or Email Address for Correspondence: [REDACTED]

Phone (optional): _____



NOVALAND.COM.AU

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

OWNER CONSENT FORM – REMOVAL OF SECTION 71 AGREEMENT

I/We, the undersigned, being the owner(s) of the land at:

Property Address: _14 Dalmatian Crt, Legana_____

Certificate of Title Reference (if known): _____

hereby provide consent for the removal of the Section 71 Agreement currently registered on the title to the above property.

Owner 1 Name: _____

Signature: _____ **Date:** 30___ / 01___ / 2026___

Owner 2 Name (if applicable): _____

Signature: _____ **Date:** 30___ / 01___ / 2026___

Postal or Email Address for Correspondence: _____

Phone (optional): _____

8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in February and March 2026

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 March 2026

ATTACHMENTS: Nil

SUMMARY

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

DATE AND PURPOSE OF WORKSHOP HELD

17 February 2026 – Pre-meeting Workshop (half day)

Present: Mayor Cr Christina Holmdahl
Deputy Mayor Cr Rick Shegog
Cr Joy Allen
Cr Lynden Ferguson
Cr Richard Ireland
Cr Caroline Lerner (by Teams)
Cr Geoff Lyons
Cr Josh Manticas
Cr Julie Sladden

Apologies: Nil

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

Topics Discussed:

- Greens Beach Caravan Park
- Grinter Street Footpath: Francis Street to No. 33
- Beaconsfield Footpaths – proposed future works
- Draft Beaconsfield Recreation Plan
- Agenda Review

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Presenter: Tom Reinmuth - Greens Beach Caravan Park
Oliver Padgett – Greens Beach Caravan Park

3 March – Interim Workshop (full day)

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

Apologies:

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

Presenter:

Topics Discussed:

- Legana Town Centre and Township Structure Plan
- Miners Park BBQ, Beaconsfield
- Valley Road, Sidmouth
- Exeter RV Dump Point & Parking – Project update
- Greens Beach Road Stormwater Drainage – New Capital Works Project
- Design Awards
- Planning Update
- WHS Incident Reporting
- Pre-budget Financial Literacy Session
- Sponsorship Applications
- Community Grant Applications
- Deed of Variation and Extension of Lease
- Councillor Questions
- Councillor Motions
- General Business

10 March 2026 – Budget Workshop (half day)

Present: Mayor Cr Christina Holmdahl
Cr Joy Allen
Cr Lynden Ferguson
Cr Richard Ireland
Cr Caroline Larner
Cr Geoff Lyons

Cr Josh Manticas
Cr Julie Sladden

Apologies: Deputy Mayor Cr Rick Shegog

In Attendance: Kristen Desmond – Chief Executive Officer
David Gregory – Director Corporate & Community
Dino De Paoli – Director Community Assets
Michelle Riley – Director Planning & Development
Jason Barker – Chief Financial Officer

Topics Discussed

- Budget

STRATEGIC PLAN

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

3.5 Our Organisation

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

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

Council will:

- Keep our people and our community informed.

3.5 Our Organisation

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

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

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2025

RISK CONSIDERATIONS

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

FINANCIAL IMPACT

Nil.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Nil.

RECOMMENDATION

That Council receives the report on Council Workshops held on 17 February, 3 March and 10 March 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.2 CEO 2 - Northern Tasmania Development Corporation (NTDC) Quarterly Report - October to December 2025

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 March 2026

ATTACHMENTS: 1. [8.2.1] NTDC Quarterly Report Oct- Dec 2025

SUMMARY

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

BACKGROUND

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

STRATEGIC PLAN

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

3.5 Our Organisation

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

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

Council will:

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

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

NTDC Funding Agreement

RISK CONSIDERATIONS

Overall risk is considered Low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

As a part of Council Officers' review of regional partnerships, the Chief Executive Officer has determined that it is good governance that the NTDC quarterly report is formally noted by Council and appears in the public agenda.

RECOMMENDATION

That Council receives and notes the Northern Tasmania Development Corporation Ltd Quarterly Report for the period 1 October 2025 to 31 December 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



NTDC
Northern Tasmania
Development Corporation

Northern Tasmania Development Corporation LTD

Quarterly Report

QUARTER TWO | OCT - DEC 2025

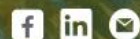


TABLE OF CONTENTS

Strategic Plan on a Page	3
Introduction	4
Annual Workplan Update	5
Progress on Strategic Priorities	
1. Regional Development	6
2. Regional Collaborations	7
3. Meetings & Events	8
4. Gastronomy Northern Tasmania	9
5. Translink Intermodal Facility	10
6. Organisational Strength	11
7. New NTDC Brand Creative	12

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Palawa community of Lutruwita/Tasmania, the custodians of our country, and their elders, past, present and emerging.

This report has been prepared by NTDC.
© Northern Tasmania Development Corporation LTD, 2026



FINDING TRUE NORTH

Navigating a sustainable future in Northern Tasmania

OUR VISION

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

OUR PURPOSE

We grow Northern Tasmania by:

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

OUR VALUES



Connected



Clear



Creative



Curious

OUR STRATEGIC GOALS

Regional Development

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

Regional Collaboration

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

Organisational Strength

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

KEY PERFORMANCE INDICATORS

Strategic Leadership
100% Support

Project Management
≥ 95% OTAB

Engaged Membership
≥ 100% Retention

Project Delivery
≥ 12 Projects

Organisational Culture
≥ 95% Support

Continually Improve
≥ 80% Satisfaction

Enhanced Reputation
≥ 85% Positive

Diversified Revenue
> 50% Non-council

Introduction

The year's final quarter was far from quiet as NTDC powered on with the Northern Tasmania Freight Intermodal Terminal project, built the concept of a Project Management Office, and explored shared services.

We are gratified to see five of our Member Councils vote to continue as members for the next three years, as we look forward to conversations with City of Launceston and Break O'Day Councils in mid-February. Flinders Council has agreed to join for the remainder of the current membership period. This provides a great opportunity to evaluate how we can work together, and we are delighted to welcome them back into the NTDC fold.

Three years ago, we worked with all our Member Councils to draft a strategic plan designed to guide and direct the growth of prosperity in our region. I am delighted at what we have managed to achieve through this time which is in no small part down to the culture of accountability, honesty and transparency that we have built together.

During the first half of this new year, NTDC will be inviting Council Members to participate in this process again – to ensure we continue to evolve as the needs of the region do.

Further to this, we are carefully examining the opportunities and possibilities to deliver shared services across our members to maximise negotiating power for the region, facilitate even more effective collaboration and to continue to deliver a strategic approach. This is an exciting opportunity for all at the table, and we are looking forward to exploring what we can achieve together.

Great news also from Events Tasmania committing to a further three years' funding for agriCULTURED. With certainty for the team comes new plans for the next event and you will hear more as plans start to evolve. Gastronomy has also had some strategic planning facilitated by our subcommittee Chair Paul Seaman, with outcomes of this being shared as they are further developed.

Late last year, two of our board members resigned due to expanding professional and family commitments. Freya Giffin who has been on the Board for three years is taking a step back to manage family and professional commitments. Mark Hogarth has recently invested with his wife Jess into a new real estate company – Three Rivers Real Estate – as well as retaining his role at Shaw contracting. Both have been extremely valuable contributors to our culture, governance and insights, and we will miss them.

We were pleased to receive nearly 60 applications to the board positions advertised. Following a selection process and check in with members, two new appointments have been made: Kristen Derbyshire, Chief People Officer from UTAS and Douglas Hunt, who has an extensive background in economic development across mainland States. We look forward to introducing Kristen and Doug to you over the coming months.



A handwritten signature in blue ink that reads "Allison Anderson".

Dr Allison Anderson
Chair

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Annual Workplan Update

	PROJECT	PROGRESS	STATUS
Regional Development	• Population Program	• Final draft Population Program 2025 completed	On time
	• NTRLUS review	• Infrastructure Audit continued • Funding secured for drafting of NTRLUS • NTRLUS steering committee and RPG meetings held	On time
	• TRANSLink Intermodal Facility	• Investment Logic Mapping completed • Procurement for Lead Design Consultant commenced • Steering Committee & Project Team meetings • Risk, environment and planning workflows continued • Northern Tasmania Investment Conference - speaking opportunity • Northern Tas Investment Conference - speaking opportunity	On time
Regional Collaboration	• Gastronomy Northern Tas	• Great2 Go pilot program refined • ACCN Conference 2026 program and dates	On time
	• Regional Collaboration Forums	• agriCULTURED 2026-29 funding secured	On time
	• Regional Advocacy	• Tamar Leaders Lunch - 15 October	On time
		• Tas Major Projects Conference - 23 September	On time
• Northern Tas Investment Conference - 3.4 December	On time		
Organisation Strength	• NTDC Annual Planning	• AGM & MRG meetings held - 6 Nov	On time
	• Member Representation	• Annual Report released	On time
	• Audit, Finance & Risk	• Council CEOs/GMs meeting - 28 Nov	On time
	• NTDC Communications	• AFR meetings held - 24 Nov	On time
		• Website build completed	On time
	Next Quarter New Goals	• Regional Future Forum	• Scoping and planning with members
• Population Program		• Release finalised program	
	• NTRLUS Review	• Infrastructure Audit and Community engagement concludes, drafting commences	
	• TransLink Intermodal	• Business Case, masterplan continuance. Lead Design commences	
	• MRG AGM meetings	• To be held on 6 Nov	
	• Member funding agreement renewal	• Funding agreement renewal via Council vote x8 members	
	• Gastronomy Northern Tas	• ACCN Conference hosting 26/27 Mar	
		• agriCULTURED program planning	
		• Great2Go rollout	

REGIONAL
DEVELOPMENT

Regional Land Use Strategy Review



This quarter saw a number of significant milestones achieved:

State of Play & Regional Strategic Directions released for community engagement

From December, NTDC commenced pop-ups across local government areas, including attendance at local government events. supplementing this were presentations at Councillor workshops.

The four regional strategic directions proposed, will guide how the Regional Land Use Strategy is structured:

- Vibrant, liveable and safe communities
- Care for Country and Place
- Regionally and globally connected
- Diverse and adaptive economy

Confirmation of funding for stage 3 - NTRLUS drafting

State Government confirmed a variation to NTDC's grant deed to provide for the final stage of the NTRLUS review, the drafting of a new strategy. Commencing in mid-December, Stage 3 will see a formal draft strategy submitted to the NTRLUS Steering Committee for consideration by 31 May 2026.

This funding commitment from State Government triggered the procurement for a suitably qualified consultancy to assist with the actual drafting of the future Regional Land Use Strategy.

Next Steps:

- Extending the community consultation process to 15 March
- Completion of the Infrastructure Audit & Gap Analysis
- consolidating State of Play/RSD feedback
- Drafting of NTRLUS by chapters

Guide regional
economic development
in Northern Tasmania

Northern Tas Investment Conference

During November, NTDC sponsored the Northern Tasmania Investment Conference. A great opportunity to discuss all things strategy and growth across many industries such as manufacturing, energy, and transport.

As part of the conference Jade Kaye, our Director of Major Projects, chaired day 2 of the event, while NTDC's Chair Alli Anderson facilitated a panel of experts to talk about the impacts of the TRANSlink Intermodal Facility. Thanks to our stand-out panelists; Ben Goodsir (CEO of Infrastructure Tasmania), Sam Tucker (Director, Commercial Project Delivery), Irene Duckett (Director, Ireneinc), and Josh Marshall (General Manager - Projects, TasRail).



Tamar Leaders Lunch Series

15 October – Health & Inclusion
Speakers – John Kirwan, Donna Bain, Dr Prashanth Reddy
Facilitator – NTDC Chair Alli Anderson

Wonderful to celebrate Donna Bain, John Kirwan, and Dr Reddy, discussing the real challenges and opportunities inherent in the health sector as a social and economic institution of the North.

Bell Bay Response Team

In response to a fluid series of circumstances facing the Bell Bay Industrial Precinct, NTDC was invited by the Minister of Business, Industry and Resources to join the Bell Bay Response Team. This group was setup to provide insights and advice to the State Government to inform a collective response to support regional communities and industry.

As recent events have illustrated relating to Liberty Bell Bay's future operations, it is more important than ever that the Response Team fulfills its role.

Team members include George Town Council, Bell Bay Advanced Manufacturing Zone, NTDC, Launceston Chamber of Commerce, Tasmanian Minerals and Energy Council, and State Govt agencies.

REGIONAL
COLLABORATION

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

MEETINGS AND COLLABORATIONS

Meetings

We met with a range of key influencers this quarter including the following meetings:

- Cradle Coast Authority – population and land use
- Launceston Institute – Internships
- Minister Vincent – NTRLUS
- Launceston Chamber of Commerce – AGM
- Tasmania Leaders Program – Panel discussion
- Property Council – Northern Urban Renewal Committee
- RDA Tasmania – judging regional champions
- TICT State Tourism Awards
- Telstra CEO round table
- City of Hobart – cohosting of ACCN conference
- Bell Bay Response team – x2 meetings
- Events Tasmania – agriCULTURED
- LGAT – Population Network
- UTAS – Hydrogen research
- Tourism Tasmania – Tamar Valley Tourism Plan
- Brand Tasmania – population profiling
- Basketball Tasmania – venues and facilities



Events and Forums

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

- Tamar Valley Leaders Lunch – 8 October
- Oz Harvest CEO Cook Off – 21 October
- NRM North Tamar Forum – 23 October
- NYPN Awards event – 24 October
- VNT Champions of Tourism event – 30 October
- RDA Regional Development Champions – 13 November
- LGAT Conference – 20/21 November
- Northern Tasmania Investment Conference – 3/4 November
- Food Policy Forum – 9 November
- Stadiums Tasmania forum – 24 November
- City of Launceston / 10 year strategy launch – 1 December

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

agriCULTURED 2026–29 Funding

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

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

Informed by the outcomes of agriCULTURED 2025, the team applied for a three year funding agreement with Events Tasmania. Great news to end the year was hearing that this agreement would be entered into, on similar terms to the preceding period.

agriCULTURED is set to be better than ever, as Tasmania's Festival of all things Gastronomy!



National Food Policy Forum

Seventy-five passionate and experienced leaders from across Lutruwita/Tasmania and interstate met at St Luke's in Launceston on 9th December 2025 for a deep dive into action being taken across Tasmania to tackle food insecurity.

We convened this Forum with our Tasmanian partners both to showcase and celebrate the great work being done on the ground across the state, as well as to inform the Federal government of key needs and priorities to strengthen food security work in Tasmania and nationally. The Forum took place four months into the commencement of the development of Feeding Australia, the National Food Security Strategy

ACCN Conference 26–27 March

Launceston will be co-hosting this annual conference in partnership with our twin Creative City, City of Hobart (for Literature). Program details to follow for member Council participation.

GASTRONOMY
NORTHERN
TASMANIA

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

**NORTHERN
TASMANIA
FREIGHT
INTERMODAL
TERMINAL**

Stakeholder Engagement Updates

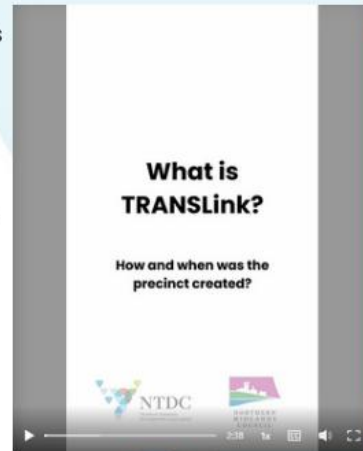
Northern Tasmania Intermodal Freight Terminal Project 2025
Wrap Up

As we wrapped up the year, our Director of Major Projects reported Stage 1 of 3 of the Northern Tasmania Intermodal Freight Terminal Project’s business case being completed, with our health check with scheduled for Infrastructure Australia in January 2026.

It’s fair to state that the project has been at pace, living the truth: “a project without a vision is just a dream and action without vision is just being busy”.

We took a moment to reflect as we wrap up the year and were fortunate to be reminded of the project’s vision by Mary Knowles OAM, Mayor of Northern Midlands Council.

Check out the video.

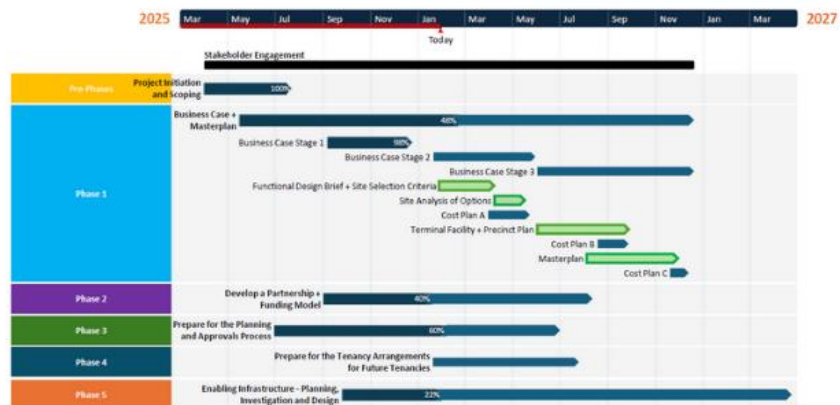


Progress Against Project Timeline

The Northern Tasmania Intermodal Freight Terminal Project undertook its Stage 1 health check briefing with Infrastructure Australia on 29 January 2026 achieving a significant project milestone. Key deliverables included:

- Progression of Business Case design
- procurement for Lead Design Consultancy
- Freight demand analysis
- Land use impact analysis
- Environmental & planning pathway mapping

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



NTDC AGM & MRG Meetings

NTDC met with members on 6 November for both a Member Representative Group meeting and Annual General Meeting. Key issues discussed included:

- a. tabling the Annual Report and audited financial statements
- b. Member agreement renewal 2026-2029
- c. Project Mgmt Office Updates
- d. Flinders Council - pro rata membership proposal
- e. Progress against NTDC's Annual Workplan

A link to the Annual Report is here



Welcoming Helene Dracup

In early October we welcomed Helene Dracup into the team as our new Office Manager. Helene has extensive experience working for local government with roles held in Meander Valley and City of Launceston councils.

With plenty happening here at NTDC, Helene has hit the ground running organising AGMs, office fit-outs and supporting the team on project delivery.

Welcome Helene, an absolute pleasure having you join our team.

You can contact Helene via helene@ntdc.org.au



New NTDC Brand Creative

Working with King Thing Marketing, NTDC has undergone a refresh of our communication assets.

We have been conscious to avoid drastic change to the identity of the agency (ie. no new brand names or logos!) whilst ensuring we update our look and feel. Apart from this newsletter, a few examples are included below.

ORGANISATIONAL STRENGTH

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

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



Defining the NTDC brand personality

We are passionate about Northern Tasmania and the people and communities we serve. This passion for our region is present in how we conduct ourselves. We approach our role with a sense of pride, responsibility, and privilege. We are driven by a vision to deliver practical and strategic solutions that have a positive impact on the people of Northern Tasmania. We are Clear, Curious, Creative and Connected in how we understand the collective goals of our region and in how we enable these.



Clear:
we are open, transparent and respectful, understanding that effective communication is critical.



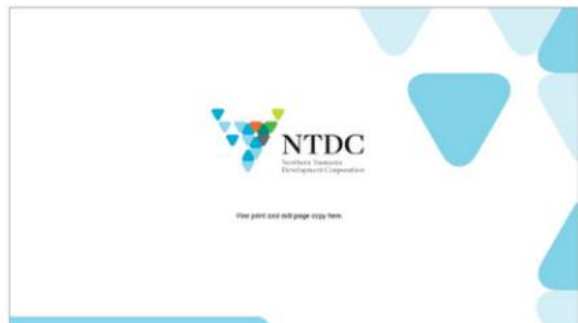
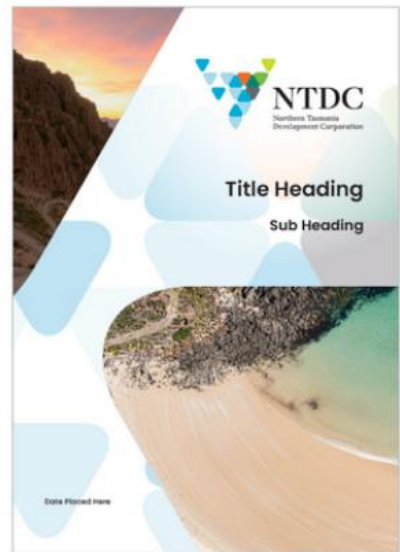
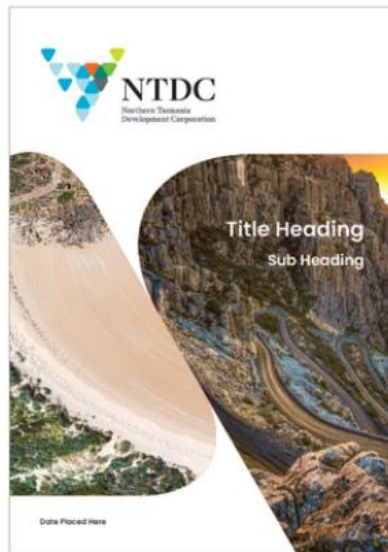
Curious:
we encourage learning and continuous improvement, learning from our stories or success and failure.

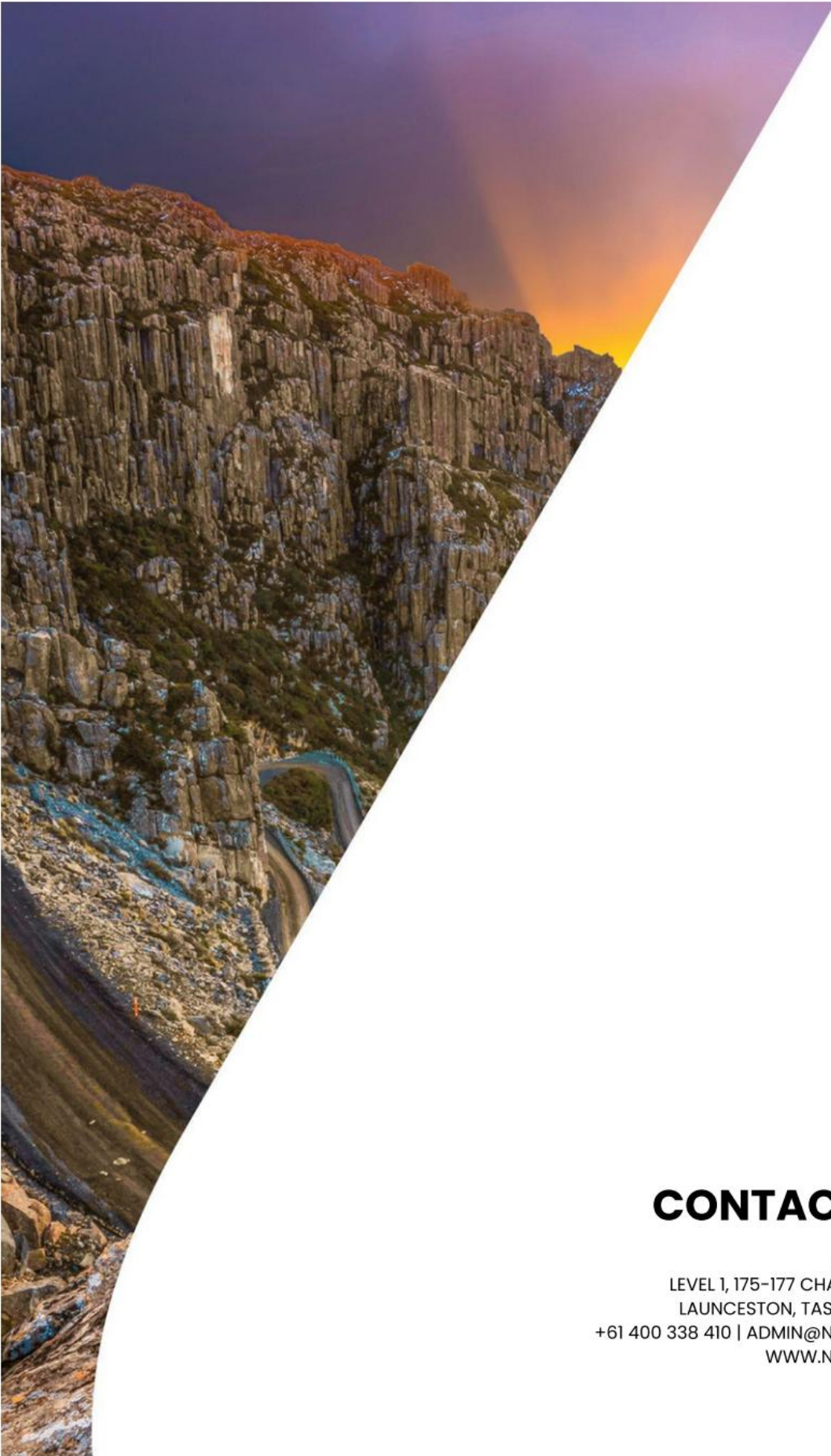


Creative:
we are receptive to new ideas, challenge the status quo, think in global competitive terms, whilst supporting a 'Best of Region' approach.



Connected:
we are Tasmanian, we leverage diversity and cultivate our connections with the environments and communities we work with.





CONTACT US

PO BOX 603
LEVEL 1, 175-177 CHARLES STREET
LAUNCESTON, TASMANIA, 7250
+61 400 338 410 | ADMIN@NTDC.ORG.AU
WWW.NTDC.ORG.AU

8.3 CEO 3 - Council Annual General Meeting (AGM) Date 2026

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 March 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is for Council to endorse a date for the 2026 Annual General Meeting.

BACKGROUND

Section 72B of the *Local Government Act 1993* states that a council must hold an Annual General Meeting (AGM) on a date that is not later than 15 December in each year.

STRATEGIC PLAN

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

3.5 Our Organisation

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

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

Council will:

- Be open and transparent in how we make our decisions.
- Manage risks through continual assessment, review and improvement.
- Be accessible and responsive.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

RISK CONSIDERATIONS

If Council holds an AGM before 15 December of each year, then the risk considerations are low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 3 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

In recent years, Council has held its AGM at 11.30am on the day of the November Council meeting. However, there is always a risk that if the AGM runs more than the time allotted due to community engagement, then the Ordinary Council Meeting is unable to proceed on time, leading Council to be in breach of the *Local Government Act 1993*.

Further, motions moved at the AGM are required to be discussed at the next Council meeting. By moving the AGM date, this allows Council Officers time to prepare reports on any motions moved, which are then able to be properly considered by Council at its next Ordinary Council meeting in line with the requirements of the *Local Government Act 1993*.

RECOMMENDATION

That Council approve the 2026 Annual General Meeting to be held at 5.30pm on Tuesday 1 December 2026 at the Windsor Community Precinct, 1 Windsor Drive, Riverside.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.4 CEO 4 - Australian Local Government National General Assembly 2026

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 March 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to consider the appointment of delegates for attendance at the 2026 Australian Local Government Association (**ALGA**) National General Assembly (**NGA**) which will be held in Canberra between 23-25 June 2026.

BACKGROUND

The ALGA NGA is the premier national gathering of local governments across Australia and provides councils with the opportunity to come together, share ideas, debate motions, and most importantly unite and further build on the relationship between local government and the Australian government.

The theme for 2026 is *Stronger Together: Resilient. Productive. United.*

The motions will focus on 10 priority areas:

- Financial sustainability
- Emergency Management
- Housing and Planning
- Roads and Infrastructure
- Closing the Gap
- Jobs and skills
- Environment
- Cyber security
- Climate Change
- Intergovernmental relations

STRATEGIC PLAN

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

3.5 Our Organisation

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

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

Council will:

- As a leader in local government, seek to influence decisions affecting our community.
- Continue to engage positively with our sector and the State Government to shape local government reform.

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Nil.

RISK CONSIDERATIONS

Overall risk is considered Low.

FINANCIAL IMPACT

The costs associated with the Councillors travelling to Canberra and attending the NGA are accommodated in the 2025/2026 budget.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 3 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

ALGA serves as a valuable opportunity for professional development, networking and gaining insights into the work and initiatives of local governments across the country. The Assembly also supports the development of community leadership skills and provides a platform for advocating on behalf of the West Tamar Council municipality.

Councillors Allen, Larnar and Sladden have indicated an interest in attending the NGA in 2026. The Chief Executive Officer's attendance has previously been approved by Council.

RECOMMENDATION

That Council:

1. Supports the attendance of the Mayor to represent Council as a voting delegate at the 2026 National General Assembly of Local Government to be held in Canberra from 23-25 June 2026;
2. Supports the attendance of Cr Joy Allen, Cr Caroline Larnar and Cr Julie Sladden at the 2026 National General Assembly of Local Government for professional development purposes.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 GOVERNANCE

Nil

10 DEVELOPMENT

10.1 Dev 1 - Legana Town Centre and Township Structure Plan

REPORT AUTHOR: Team Leader - Planning - Krstyna Ennis

REPORT DATE: 6 March 2026

ATTACHMENTS:

1. [10.1.1] Attachment 1 - Legana Town Centre and Township Structure Plan
2. [10.1.2] Attachment 2 - Engagement Summary

SUMMARY

The Legana Town Centre and Township Structure Plan outlines a long-term strategic framework to guide development within Legana over the next 20 years and beyond (Attachment 1).

Adoption of the Legana Town Centre and Township Structure Plan is an important step in embedding this local strategy into statutory planning instruments.

Once adopted, the structure plan will serve as a key planning tool to support the delivery of a vibrant and well-connected community that caters for the needs of current residents and future generations as the area grows.

BACKGROUND

Holmes Dyer were engaged to prepare the Legana Town Centre and Township Structure Plan (the Structure Plan).

The Legana Town Centre Structure Plan responds to the current shortage of available land within the Town Centre by identifying opportunities for additional business, mixed use and diverse housing development. In addition to providing opportunities for additional community and civic spaces, services, and the expansion of commercial offerings, the town centre structure plan seeks to create a vibrant town centre for Legana, with a focus on enhanced design and connectivity. It also seeks to provide opportunities for diverse housing options in proximity to the town centre, to support changing demographics and the needs of residents at different life stages.

West Tamar Local Government Area (LGA) is anticipated to grow by approximately 7,334 people by 2046, with Legana as the fastest growing area within the municipality, expected to accommodate a significant portion of this growth. The Legana Township Structure Plan provides guidance on the appropriate scale and form of development within potential growth areas, taking into consideration the required infrastructure, connectivity, community facilities and services that will be required to support development, and the needs of the community over time. The Township Structure Plan comprises four (4) key precincts:

1. Bulman's Brook Precinct – land comprising the existing orchards and currently zoned as Future Urban. The precinct is adjacent to existing residential areas and has the capacity to deliver up to 1,000 dwellings in the short term.
2. Muddy Creek Precinct – land predominantly located in the Rural living zone requiring consideration of slope and potential landslip hazard constraints. Capacity for growth on the steeper sections is limited to large lots. However, the remaining frontage at the southern end of Bindaree Road could be investigated for residential development to complement the existing development pattern along Bindaree Road, without significant topographical or servicing constraints.

3. Western Highway Precinct – land on the western side of the West Tamar Highway with capacity to support residential infill development. This precinct represents an additional opportunity for residential growth within proximity to the activity centre of Legana, not previously investigated in the 2014 structure plan. Whilst planning scheme amendments will be required to realise this growth, it represents an opportunity to support additional housing in the short to medium term.
4. Southern Precinct and Innova Business Park – this precinct is considered a key growth area for Legana over time, and development is expected to occur progressively over a longer period, subject to need. The structure plan recognises the need for suitably located land to allow for future expansion of the school and a regional level recreation precinct to meet long term population growth. The structure plan also recognises the importance of retaining land along the Tamar River for its natural characteristics, drainage function, open space and connectivity for a future coastal pathway. The relocation of the recreation facilities from the town centre to the southern precinct is anticipated in the short term, with residential and commercial opportunities anticipated over the medium to longer term to 2026 and beyond.

The development of the Legana Town Centre and Township Structure Plan included extensive consultation with key landowners, infrastructure providers and the wider community, as well as suitability analysis based on population projections, infrastructure capacity and consideration of environmental values and natural hazards.

The Structure Plan details a framework for growth for Legana, identifying development priorities, opportunities, anticipated delivery timeframes and required initiatives to bring each element of the plan to fruition.

The Legana Town Centre and Township Structure Plan, amended post public consultation, is included as Attachment 1 and is presented to Council for adoption.

STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

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

Council will:

- Be an active participant in planning reform and embrace Council's planning role.
- Undertake long term planning for sustainable development, including local area plans.
- Seek and encourage opportunities to improve accessible and affordable housing.

3.4 Our Infrastructure

Goal: To ensure the provision and maintenance of efficient and effective infrastructure and assets.

Objective: Planning is innovative and smart.

Council will:

- Plan for the future (future-proof) based on community needs and expectations and to meet future challenges e.g. climate change, population growth.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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

RISK CONSIDERATIONS

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

FINANCE

Preparation of the Structure Plan was included in the 2024-25 and 2025-26 budgets.

CONSULTATION

Discussions regarding the Legana Town Centre and Township Structure Plan have occurred at Council workshops on 17 June 2025, 4 November 2025, 19 November 2025 and 3 March 2026.

Targeted early engagement with key landowners within the town centre precinct and surrounds was undertaken in September 2025. Responses included 9 surveys, 6 written submissions and 8 in-person meetings with landowners.

The draft Legana Town Centre and Township Structure Plan was formally advertised from 1 December 2025 to 26 January 2026 (8 weeks). In-person engagement activities included a breakfast workshop for town centre landowners/ business owners and a pop-up booth at Legana Movie Night on 5 December 2025, and a weekend community drop-in session at Legana Memorial Hall on 6 December 2025. During the advertising period, 46 survey responses, 14 written submissions, and 3 drawing activities (by local youth) were also received, as well as responses from key agencies – TasWater and State Growth.

The submissions received have been considered and amendments made to the draft Structure Plan post-advertising. In summary, the submissions raised the following:

- Protection of natural values, local identity, livability and access to community facilities;
- Retention of green spaces and improved walking and cycling links;
- Demand for recreation spaces, youth-friendly facilities, transport connections and everyday amenities such as a library, shops and play spaces.
- Importance of safe pedestrian access and traffic management to reduce car dependency.
- Support for new public spaces, a civic plaza, additional retail opportunities and improved streetscapes.
- Mixed views regarding relocation of the existing recreation precinct and future of the Legana Memorial Hall.
- Need for clear communication about staging, rezoning and how the town centre will evolve over time.
- Bulman's Brook – concern for loss of rural atmosphere, traffic generation and recreation needs, with support for a local business hub.
- Muddy Creek – concerns regarding land instability, traffic and rezoning.

- Southern Precinct – concerns regarding environmental impacts but recognition of the need for future education facilities, regional-level recreation facilities and additional housing.
- Innova Business Park – general support for employment opportunities created by additional industrial and/or commercial land if well managed.
- Western Highway Precinct – emphasised vegetation protection, various landowner interests for subdivision and mixed views on the appropriateness of non-residential land uses.

Key changes made following consultation in relation to feedback include:

Town Centre Structure Plan

- Minor wording changes to provide greater clarity regarding intent of Development Opportunities
- Removal of proposed Development Opportunity 22 'Long Term Expansion Opportunity for Civic and Community Facilities' to alleviate community concerns surrounding acquisition or purchasing of privately owned properties, which is not Council's intention.
- Additional wording for Development Opportunity 14 'Potential expansion of Town Centre with small-scale retail and mixed-use opportunities to provide clarity on the opportunity for land bordering the existing business zone.
- Recognise the potential for boulevard planting along Tatana Way and public realm upgrades along Fulton Street as distinct initiatives rather than single development opportunity.

Western Highway Precinct

- Revising the anticipated delivery timeframe of Development Opportunity 4 'Review Lot Density Residential Minimum Lot Size' from 'Medium' to 'Short-medium' to better reflect landowner capacity and intent.
- Removal of areas identified as 'Investigate for Rural Living' adjacent to the electricity transmission corridor in recognition of the potential for land use conflicts with adjacent residential land. This land is now identified as Development Opportunity 1 'Future Residential' with any future rezoning or subdivision to appropriately consider proximity to the electricity transmission infrastructure.
- Removal of the indicative stormwater detention basins adjacent to the western side of the West Tamar Highway, to provide greater flexibility for alternative stormwater management outcomes, which will be subject to further investigations.

Southern Precinct

- On the advice of TasWater, Future residential areas within the Southern Precinct have been modified to provide additional open space area within 700 metres of the existing Sewage Treatment Plant, to account for uncertainty regarding the timing of future upgrades and any remaining odour impacts once converted to a pumping station.
- Removal of the indicative Park 'n' Ride, based on the advice of State Growth, to allow for further investigations into a suitable location.

There have been no significant changes to the Muddy Creek precinct or Bulman's Brook precinct since the draft was advertised, with the exception of removing the indicative Park 'n' Ride location to provide greater flexibility for siting subject to further investigations.

A detailed summary of the engagement activities, submissions and changes in response to consultation is provided in the Engagement Summary report (Attachment 2).

Implementation of the Structure Plan over the short-to-long term will involve more detailed planning such as stormwater and road network investigations, the development of design guidelines for the town centre, planning scheme amendments and subsequent detailed design of key initiatives. The

structure plan provides guidance on the anticipated timeframe and likely responsibility for delivery of each opportunity.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The Legana Town Centre and Township Structure Plan has been prepared with a thorough evidence-based approach in consultation with key landowners, state agencies and the broader West Tamar community. The Structure Plan provides a strategic framework to guide development within Legana over the next 20 years, based on current understanding of future capacity and needs. Whilst the structure plan is forward projecting to 2046, it is anticipated that the structure plan will be reviewed in the short-medium term to ensure it remains responsive to changing circumstances and needs as the area grows.

RECOMMENDATION

That Council adopt the Legana Town Centre and Township Structure Plan (Attachment 1) as its long-term local strategy for managing land use, infrastructure and development in Legana to 2046 and beyond.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

LEGANA TOWN CENTRE & TOWNSHIP STRUCTURE PLAN

March 2026



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Prepared on behalf of West Tamar Council by:

HOLMES DYER

Revision	Description	Author	Date
v1	Draft for Council Review	B Hold, S Holmes & N Taylor	30.10.2025
v2	Draft for Community Consultation	B Hold & N Taylor	26.11.2025
v3	For Endorsement	B Hold & N Taylor	06.03.2026

Contents

1. Background & Context	4
2. Legana Town Centre Structure Plan 2014	5
3. Legana Structure Plan 2014	7
4. 2025 Township Growth Precincts	9
5. Legana Town Centre Structure Plan 2025	12
6. How to Read the Structure Plan	13
7. Town Centre Structure Plan	16
8. Legana Township Structure Plan 2025	23
9. Investigations	33
10. Planning Controls	45
11. Current and Future Community Needs	50
12. Market Analysis	60
13. Opportunities & Constraints	63

1. Background & Context

1.1 Purpose

Legana is experiencing a period of rapid transformation, characterised by strong population growth and ongoing urban expansion. Population forecasts indicate that the **West Tamar Local Government Area (LGA) will grow by approximately 7,334 people by 2046**, reaching a total population of 33,734 residents. **Legana is expected to accommodate the majority of this growth.**

While Legana currently offers the highest dwelling capacity within the LGA, projections suggest a **shortfall in residential land supply over the next 20 years**. This highlights the need for a strategic review of land availability to support sustainable growth.

The current Legana Structure Plan and Legana Town Centre Structure Plan was published in 2014. Given the amount of time that has passed and the considerable changes Legana has experienced, it is essential to review and update the Structure Plans to ensure they remain aligned with current conditions, projected growth, community priorities, and the broader strategic planning objectives of the township. **This includes addressing the increasing demand for housing, commercial and retail land, and ensuring the delivery of high quality community services and infrastructure.**

The revised Legana Town Centre & Township Structure Plan will establish a long-term strategic framework to guide development within Legana over the next 20 years. It will serve as a key planning tool for West Tamar Council to support the delivery of a vibrant and well-connected community that caters to the needs of current residents and future generations.

The Legana Town Centre & Township Structure Plan has been **informed by a comprehensive series of investigations, which includes infrastructure capacity, planning policy, analysis of current and future community needs, market analysis, and identification of development opportunities and constraints**. These findings are detailed in Sections 9 to 13.

1.2 Locality

Legana is a fast-growing district located approximately 15 kilometres northwest of Launceston in northern Tasmania. Positioned within the West Tamar Council area, Legana has evolved from a semi-rural area into a vibrant residential and commercial hub. **Its prime position along the West Tamar Highway makes it an important gateway connecting Launceston with the Tamar Valley.** Residents enjoy picturesque views of the Tamar River and easy access to natural surroundings, offering a blend of suburban convenience and a semi-rural atmosphere.

Comprising approximately 34 square kilometres, **Legana is characterised by a mix of established homes, new residential developments, expanding commercial precincts and agricultural land.** Legana offers a range of amenities including a supermarket, specialty stores, cafés, essential services, and the recently developed Legana Primary School, making it increasingly attractive to families and professionals.

The Town Centre serves as a major commercial and community hub for the region, drawing visitors from Riverside, Trevallyn, northern coastal communities, and George Town. It is bounded by the West Tamar Highway to the south, Freshwater Point Road to the west (up to the Legana Fire Station), and includes commercial land along Legana Grove and Tatana Way. To the east, it incorporates the Legana Recreation Precinct.

At the heart of the Town Centre is the Legana Shopping Centre, anchored by Woolworths supermarket and supported by a range of specialty retailers and service providers. Nearby stand-alone outlets and additional businesses along Freshwater Point Road add to the town's diverse commercial offering.

The Legana Recreation Precinct provides valuable community infrastructure and recreational amenities, including a community oval, pump track, multi-purpose court, playground, and the Legana Tennis Club.

2. Legana Town Centre Structure Plan 2014

The Legana Town Centre Structure Plan 2014 was developed in response to anticipated population growth within the West Tamar LGA and presents a long-term vision for transforming the Legana Town Centre into a prominent regional destination that delivers retail, community, and lifestyle services. A key consideration within the plan was ensuring that the Legana Town Centre maintained a distinctive village character while supporting a flexible and diverse mix of land uses, ensuring that the town centre remains responsive to changing social and economic conditions.

For West Tamar Council, the Legana Town Centre Structure Plan serves as a strategic framework to guide growth, enhance liveability, and stimulate economic development across the region. It supports the creation of more than 600 jobs, strengthens the local rate base, and positions Legana as a well-connected, high-amenity centre capable of meeting the evolving needs of the community.

Recent development activity has significantly constrained the ability to implement many of the key recommendations from the original Legana Town Centre Structure Plan, with only two viable land parcels remaining for future expansion.

The Legana Recreation Precinct offers a strategic opportunity to extend the Town Centre footprint. Its redevelopment could facilitate enhanced pedestrian connectivity, the creation of new public gathering spaces, expanded retail and commercial offerings, and the potential establishment of civic, administrative, or community facilities.

Relocating the Legana Recreation Precinct presents a significant opportunity for the West Tamar community, with vacant land to the north-west of Old Dairy Road, adjacent the new Legana Primary School, offering the potential to establish a regionally significant recreational asset.

Figure 1. Legana Town Centre Structure Plan (2014)



Source: Renaissance Planning (2014)



Figure 2. Recent Development in the Town Centre



2.1 Recent Development Initiatives

The Town Centre has seen notable development in recent years, with a range of new facilities contributing to its growth as a key service destination. New facilities include healthcare services, various commercial and retail outlets, and a new childcare centre which have either been recently completed or are under construction.

The following table outlines the location and nature of recent developments within the Town Centre and its surrounding area.

Address	Proposed Development
1. 6 Tatana Way	Office Building & Associated Parking
2. 9 Tatana Way	General Retail, Medical Practitioner & Professional Service Tenancies
3. 1 Legana Grove	Bulky Goods Sales
4. 20 Tatana Way	Commercial Tenancies (x4)
5. 636 West Tamar Highway	Fitness Centre
6. 630 - 634 West Tamar Highway	Childcare Centre
7. 4 - 6 Kenny Court	Health Hub
8. 616 West Tamar Highway	Laundromat

As depicted in Figure 2, the extent of recent development within the Town Centre has significantly reduced the availability of undeveloped land within the precinct. Only two viable parcels remain, offering limited opportunities for the provision of future social infrastructure to support the community's growth and evolving needs.

The Town Centre Structure Plan must therefore consider future land opportunities that can accommodate the continued expansion of the Town Centre to support projected population growth.



Source: Roberts Real Estate



Source: McGrath

Legana Town Centre & Township Structure Plan

3. Legana Structure Plan 2014

The Legana Structure Plan 2014 identified the following three key precincts to support future growth:

- Bulman's Brook Precinct
- Muddy Creek Precinct
- Southern Precinct.

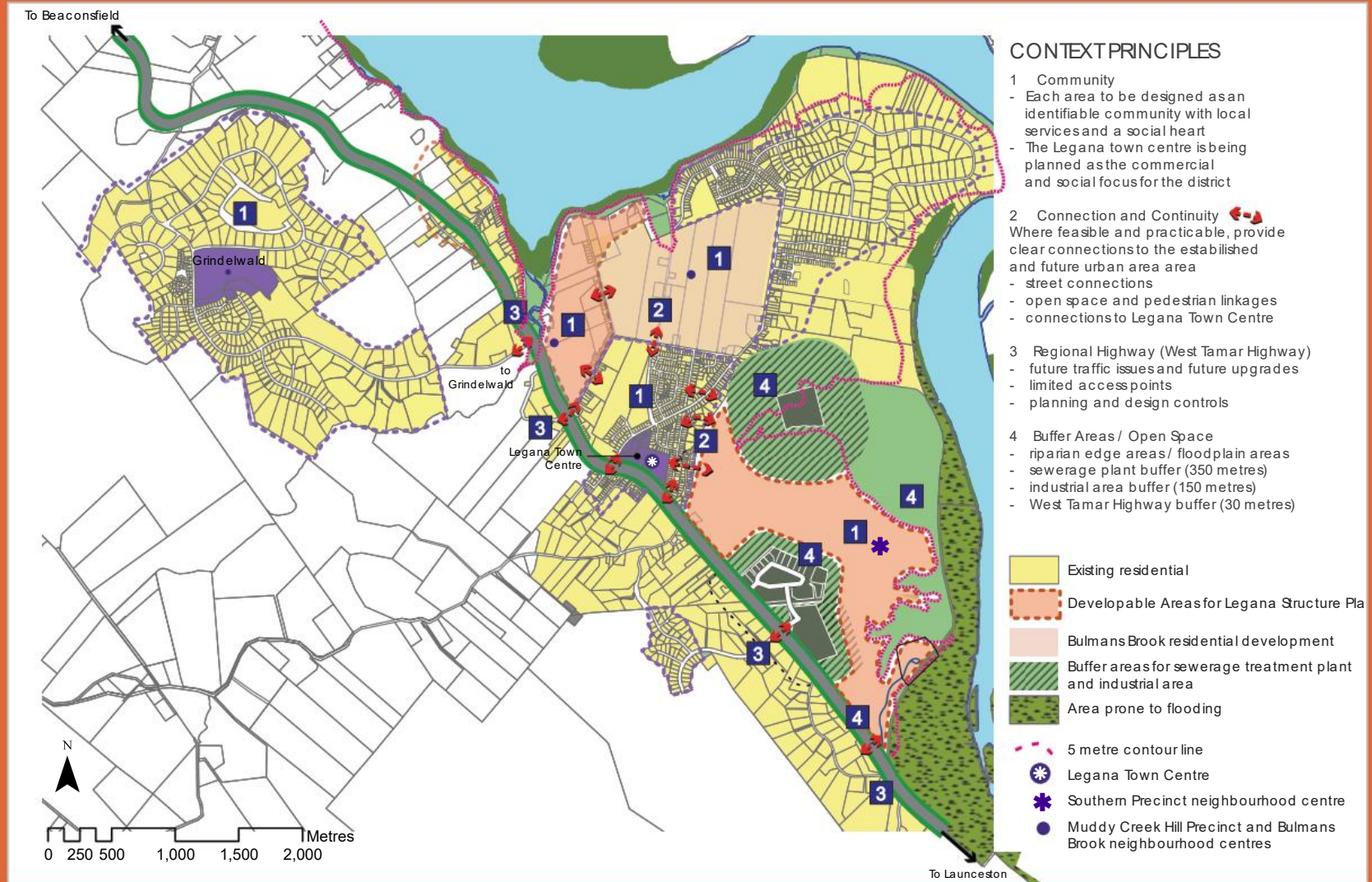
It was envisaged that the Bulman's Brook Precinct would need to be developed by 2021, followed by Muddy Creek Hill and Southern Precincts by 2036, to keep up with demand.

At full development, the 2014 plan suggested that three precincts could accommodate an additional 2,533 new dwellings and an additional 6,332 residents, with this growth distributed across the three precincts as follows:

- **Bulman's Brook:** Estimated yield of 700 dwellings (approx. 1,750 people) at full development which would be centred around a supermarket-based village centre
- **Muddy Creek Precinct:** Estimated yield of 454 dwellings (approx. 1,135 people) at full development
- **Southern Precinct:** Estimated yield of 1,379 dwellings (approx. 3,447 people) at full development, with the Southern Precinct to provide for a diversity of housing types and a village centre to be located at the point of highest functional access where the two district collector roads intersect. The Structure Plan further considers a potential school site adjacent to the village centre with opportunities for shared community facilities.

The precincts referenced in the 2014 Legana Structure Plan are shown in Figure 3 over the page.

Figure 3. Legana Structure Plan 2013 - District Context



Source: Renaissance Planning (2014)

4. 2025 Township Growth Precincts

At the time of writing, the full development of the three Precincts outlined in the 2013 Structure Plan had not been realised.

As such, the revised Legana Town Centre & Township Structure Plan considers the development potential and growth opportunities within the three previously identified precincts as well as two new precincts, defined below and depicted in Figure 4.

Bulman's Brook Precinct

Bulman's Brook comprises 82.5ha of land zoned Future Urban, which is bordered by Freshwater Point Road to the east, Bindaree Road to the south, Jetty Road to the west, and a combination of residential properties and dense vegetation to the north. The precinct currently comprises the Legana Orchard and contains various horticultural plantings and an associated handling facility.

Muddy Creek Precinct

The Muddy Creek Precinct consists of land zoned Rural Living, with boundaries defined by Ridge Road to the east, Bindaree Road to the east and south, and the West Tamar Highway, Rosevears Drive, and the Tamar River to the north and west. The Tamar River also marks the northern edge. Within the precinct, residential lots smaller than 1,000m² are found along the frontages of Bindaree and Ridge Roads, while larger allotments ranging from 1ha to 13.2ha are located within proximity of the Tamar River. The area is primarily used for residential purposes, with pockets of undeveloped land with varying degrees of slope located towards the river.

Southern Precinct

The Southern Precinct covers a significant area of predominantly undeveloped land situated directly south-east of the established Legana township. Its boundaries are defined by the West Tamar Highway, the existing Innova Business Park, and newly established industrial lots along Innova Avenue and Synergy Court to the south-west. To the east, the precinct borders the Tamar River and the Tamar Conservation Area, also known as the Tamar Island Wetlands. The northern boundary includes land zoned for agriculture and rural living, comprising a mix of vegetated areas and residential homesteads. The western edge interfaces with residential development.

Although the area is primarily used for dairy cattle, it also features notable developments, including the sewerage treatment facility, the newly built Legana Primary School, a new oval, and the Tranquility Estate function centre.

Innova Precinct

The Innova Precinct comprises the designated Light Industry zoned area within Legana. It includes the established industrial precinct along Legana Park Drive, as well as newly developed industrial lots located on Innova Avenue and Synergy Court.

The precinct is largely surrounded by the Southern Precinct on its northern, eastern, and western sides. It shares a boundary with Legana Primary School to the west and is adjacent to farmland to the north and east. Its western boundary is defined by the West Tamar Highway and the roundabout connecting West Tamar Highway, Acropolis Drive, and Legana Park Drive.

Western Highway Precinct

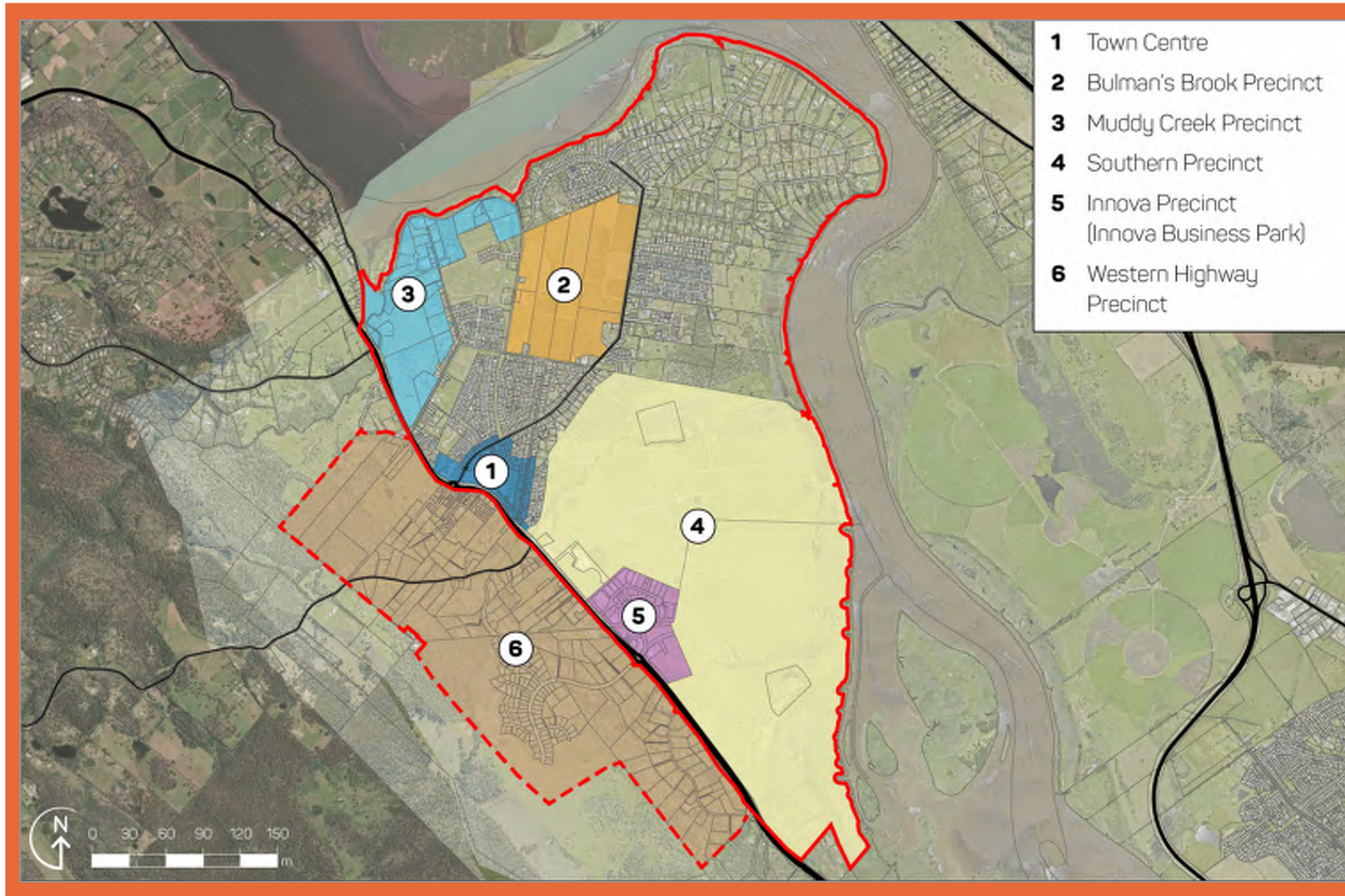
The Western Highway Precinct is located directly southwest of the West Tamar Highway, opposite the main Legana township and the Southern Precinct. The precinct is bound by the West Tamar Highway to the north-east, the suburb boundary with Riverside to the south-east, a combination of agricultural land, community purpose zone, and rural living areas to the south-west, and farmland to the west (23 Muddy Creek Road).

The area includes a mix of semi-rural and residential properties, along with various commercial, recreational, and agricultural activities. Notable features within the precinct include Velo Wines vineyard, Launceston Holiday Park, and the former Legana Plants Plus. A major electricity transmission line, known as the Hadspen to George Town 220kV interconnector, crosses the precinct in a south-east to north-west direction and plays a key role in supplying power to northern Tasmania.

Each of the identified Precincts are identified in Figure 4.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Figure 4. Identified Precincts



LEGANA TOWN CENTRE STRUCTURE PLAN 2025



Source: Real Commercial

5. Legana Town Centre Structure Plan 2025

The Structure Plan responds to the current shortage of available land within the Town Centre by identifying opportunities to unlock additional development areas, and support a more diverse range of housing options.

It provides a detailed framework that highlights:

- **Targeted expansion areas for civic, commercial, retail and administration functions**, with redevelopment potential identified along Fulton Street, Bulman Drive, and the western edge of Freshwater Point Road that would provide up to 40,000m² of additional Town Centre land;
- **A proposed Civic and Community Precinct** to accommodate new administrative and community facilities that reinforce Legana's role as a key growth area and commercial hub within the West Tamar LGA;
- **Infrastructure improvements**, notably the extension of Tatana Way to connect the Town Centre with the Legana Primary School and Southern and Innova Precincts, enabling access to future residential, industrial, and commercial areas;
- **Relocation of the Legana Recreation Precinct to Old Dairy Way (Southern Precinct)** to unlock centrally located land for future development;
- **Commercial activation and public realm enhancement** through:
 - » Improved pedestrian connectivity
 - » Maximised shopfront exposure along Tatana Way
 - » The creation of inviting public gathering spaces
 - » Integration of boulevard-style tree planting along Tatana Way and Fulton Street
 - » Public art to create a vibrant and engaging streetscape
- **Rezoning of select residential areas adjacent to the Town Centre to Urban Mixed Use and Inner Residential to enable the delivery of more diverse housing options** in locations that benefit from close access to services, amenities and public transport.

A full-sized copy of the Legana Town Centre Structure Plan can be found in 'Appendix 1' of this document.



Source: Real Estate



Source: Belle Property

6. How to Read the Structure Plan

The Structure Plans identify the spatial location where potential development opportunities can occur.

Map Element Description	Icon
<p>Development Opportunities Number Numbers have been used to identify key development opportunities.</p>	
<p>Development Opportunity Description A brief description of each Development Opportunity is listed against each corresponding number on the left-hand side.</p>	
<p>Legend The Legend describes general elements on the Structure Plan, such as zoning and land use.</p>	

The Structure Plans should be read in conjunction with subsequent sections of the report:

- **Section 5** (Legana Town Centre) and **Section 6** (Legana Township) provide **further information about each Development Opportunity**; and

Each of these sections contain an Implementation Plan which identifies:

- Delivery timeframes for each development opportunity;
- Who the responsible parties are for delivering or facilitating the opportunities;
- What initiatives need to be implemented to support the delivery of development opportunities.

6.1 Timeframes

The Implementation Framework identifies indicative timeframes in which each identified development opportunity should be addressed or pursued by Council.

The timeframes endeavour to balance priorities against the need for additional research, analysis and consultation that might be required; and changing levels of demand, budget allocation, further engagement with the community and stakeholders and funding availability.

Short Term (0 - 5 Years)

Sites identified as offering a short-term development opportunity are typically those that are appropriately zoned or there is an appetite for immediate re-zoning, and can be delivered reasonably easily and cost effectively.

Medium Term (5 - 10 Years)

Sites identified as offering medium-term development opportunity are those that require additional research, analysis or consultation, or are dependent on other development occurring first.

Long Term (10 + Years)

Sites identified as offering a long-term development opportunity are those that generally do not require any immediate action but remain important from a strategic perspective.

6.2 How to Read the Development Opportunities Matrix

The Development Opportunities Matrix identifies the performance of each area against the following list of simplified assessment criteria:

- Site No.
 - » The Reference Number identified in the Structure Plan
- Land Description
 - » What the identified opportunity consists of
- Initiative Type
 - » What would be required to facilitate the initiative
- Current Zone
 - » What the current zoning of the area is
- Proposed Zone
 - » The zoning change necessary to support the initiative
- Physical & Cultural Constraints
 - » If the area is affected by any natural (e.g. landslip, bushfire, flooding) or cultural (e.g. heritage) constraints that require consideration
- Landowner Constraints
 - » Is the area subject to one or multiple ownerships
- Delivery Timeframe
 - » The timeframe in which the opportunity should be addressed or pursued by Council
- Responsibility
 - » Who is responsible for the initiating the opportunity

6.3 Implementation Initiatives

The following outlines the initiatives that will be required to support the actions listed in the Implementation Plan for the Town Centre.

Consultation Strategy (CS)

This strategy applies to all actions listed in the Implementation Plan.

- **Communicate with all landowners and occupants potentially impacted** by the proposed zoning infrastructure and development proposals.
- Develop a **comprehensive strategy** for each stage of the process, including:
 - » Strategic planning
 - » Planning scheme amendment
 - » Infrastructure delivery
 - » Development projects.

Council Initiative (CI)

- Actions that are the responsibility of Council to implement as part of capital works, community development, asset management etc.
- Initiatives that may attract funding / community grant opportunities.

Funding and Delivery (FD)

To facilitate the delivery of the Structure Plan, Council will be required to:

- Develop a **Council funding and delivery strategy** for key infrastructure investment requirements.
- Investigate the costs and benefits of relocating Council's administrative and civic operations to Legana Town Centre.
- Investigate the potential for **generation of capital through disposal of any surplus Council landholdings**.
- Investigate the potential for **infrastructure charges or grants on upzoned land** to help fund required Council infrastructure.

Infrastructure Delivery (ID)

- Delivery of infrastructure initiatives to facilitate the outcomes of the Structure Plan.
- Infrastructure to enhance pedestrian amenity and safe and convenient vehicle movement.

Landowner Negotiations (LN)

- Council will need to negotiate with landowners and developers to ensure Structure Plan outcomes can be achieved.
- Negotiations will need to occur early to ensure the timely and fair delivery of outcomes.

Landscape Infrastructure (LI)

- Landscape and streetscape initiatives to be implemented by developers in consultation with Council as part of wider development opportunities.

Planning Scheme Amendment (PSA) and Specific Area Plan (SAP)

To support the expansion of the Town Centre and facilitate the delivery of a diverse range of housing to meet growth forecasts and the changing needs of the community, a **Planning Scheme Amendment** and accompanying **Specific Area Plan** will be required.

A **Planning Scheme Amendment (PSA)** is a formal process used to change a Local Provisions Schedule (LPS) for a specific council area, such as updating zoning or overlays to support development or reflect strategic goals. As part of a PSA, a **Specific Area Plan (SAP)** may be introduced to apply more **tailored planning rules** to a defined area in place of, or in addition to, the development standards for the relevant zone. PSAs are initiated by councils or landowners and follow a structured process including public consultation, review by the Tasmanian Planning Commission, and approval under the *Land Use Planning and Approvals Act 1993*.

7. Town Centre Structure Plan



Legana Town Centre & Township Structure Plan

7.1 Development Opportunities for the Town Centre Structure Plan

The key development opportunities for the Town Centre Structure Plan are described as follows:

Tatana Way Extension

The extension of Tatana Way from the Town Centre through to the Southern Precinct, new Legana Primary School, and Innova Business Park is critical for unlocking development potential within the Town Centre. Additional landowner negotiations will be required to facilitate this (1).

Relocation of the Legana Recreation Precinct

Noting the lack of available land within the Town Centre to support future growth, the relocation of the Legana Recreation Precinct to the Southern Precinct is vital to free up land within proximity to the existing town centre (2). Negotiations will need to occur between the Council and Legana Recreation Precinct tenants.

Relocation of the Legana Recreation Precinct to adjacent the Legana Primary School will create opportunities for shared use of facilities. Amenities could include football and cricket ovals, soccer and hockey pitches, courts (tennis, netball and basketball), an indoor recreation centre for activities such as basketball, volleyball, pickleball, gymnastics and badminton, as well as club facilities, car parking, and commuter parking near the West Tamar Highway. This initiative will also require relocating the existing off-leash dog area.

New Business Opportunity

There is an opportunity for a new business to be established adjacent the new plaza on Legana Grove, providing the potential for full length shopfront access directly from the plaza. This would suit development of restaurants, cafés or speciality shops that would benefit from the plaza outlook and provide opportunities to activate this important community space. The opportunity to gain vehicle access from the hotel carpark to service the site should be investigated. (3).

Streetscape and Public Realm Improvements

The Legana Grove streetscape should be restructured to improve pedestrian linkages and increase foot traffic between the plaza and the town centre. Discussions between the Council and the landowner should occur regarding the potential to relocate the loading zone in order to improve pedestrian connectivity and visual amenity and reduce conflict with waste and delivery vehicles (4).

There is also the opportunity to create a point of interest and sense of entry into the town centre through the placement of public art installations in key locations (5). Boulevard tree planting should occur along Tatana Way along to create a cohesive streetscape, promote a sense of arrival and provide shade (21). Improvements to Fulton Street in the form of additional street trees and designated crossing points for pedestrians - particularly school children walking to/from school - will promote a safer, more walkable environment (22).

Public Park

The opportunity exists for a public park to be created over vacant Council land on the northern side of Tatana Way. This centrally located park could facilitate passive recreation, with the installation of picnic shelters and an open lawn area (6).

Pedestrian Linkages and Connectivity

The development of the public park along Tatana Way should be undertaken in conjunction with improvements to the existing pedestrian walkway from Bulman Drive to the park and Town Centre (7).

The local road under development to service the new commercial tenancies and fitness centre to the east of the town centre should provide an accessible and linked interface to the future town centre extension (existing Legana Recreation Precinct). Negotiations between Council and the developer should occur regarding access being provided to the future town centre expansion area to the east (8).

Additional pedestrian linkages should be encouraged between and throughout the town centre, including opportunities for raised crossings along Tatana Way to promote traffic calming and safe pedestrian movement (18)(19).

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Vehicle Access

As part of the town centre expansion into the existing Legana Recreation Precinct, consideration should be given to widening the existing access road from Fulton Street to the Legana Recreation Precinct to allow for two-way vehicle movements. This road could continue to serve as a low-speed shared zone (9). Future consideration will need to be given to the need for a signalised intersection at Fulton Street and Tatana Way to address increased traffic movements generated by development of the Southern Precinct (13).

Civic Centre

There is an opportunity to establish a new Civic Centre, including administration and supporting community facilities, on the northern side of Tatana Way directly opposite the Town Centre expansion area, reflecting the important role that Legana plays in the growth of the West Tamar LGA and its identification as a prime commercial and retail hub (12).



Legana Town Centre & Township Structure Plan

Town Centre Expansion

Relocating the Legana Recreation Precinct creates an opportunity for mixed-use development incorporating ground-level retail, upper-level residential with basement car parking, and expansive civic plaza spaces featuring open paved areas, seating, and landscaped feature gardens (10) (11).

Additionally, there is potential to expand the Town Centre northward onto land fronting Bulman Drive and eastward onto land fronting Fulton Street, enabling small-scale retail and mixed-use developments. This expansion would require rezoning to Urban Mixed Use (14). Council does not intend to acquire or purchase land as part of this initiative.

Medium Density Residential Development

To reflect the proximity to services and facilities within the Town Centre, and to address the growing need for housing diversity, it is recommended that existing residential areas adjacent to the Town Centre be rezoned to Inner Residential to encourage a broader range of housing options (15), including apartments and townhouses.

Additionally, land east of the current residential areas along Lovely Banks Court and Henry Grove has been earmarked for future Inner Residential zoning to take advantage of its proximity to the Town Centre (15). Land to the west of Lovely Banks Court and Henry Grove has also been earmarked for future Inner Residential zoning, and could accommodate a hotel adjacent to the new Legana Recreation Precinct (17).

Aged Care

It is recommended that the zoning of the existing Regis Aged Care Facility, located at the corner of West Tamar Highway and Freshwater Point Road, be reviewed to allow for potential future expansion and intensification to meet the community's growing needs (16).

Legana Shopping Centre

The Legana Shopping Centre serves as the primary activity hub within Legana. Council should engage with the landowner to establish a long-term design vision for the site (20).

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Artist's impression of mixed-use development featuring active ground level uses and residential above (Development Opportunity 10)





Legana Town Centre & Township Structure Plan

7.2 Development Priorities

- 1. Planning Scheme Amendment (PSA) and Specific Area Plan (SAP)**
 - Rezoning land to General Business, Inner Residential, and Urban Mixed Use to support the expansion of the Town Centre and enable a diverse mix of housing alongside complementary commercial and community uses.
 - Implementation of a Specific Area Plan to guide the delivery of desired public realm and improved design outcomes.
- 2. Tatana Way Extension**
 - Required for Town Centre expansion and connection with surrounding growth areas.
 - Requires landowner negotiations.
- 3. Relocation of Legana Recreation Precinct**
 - Critical for unlocking land for the Town Centre expansion.
 - Enables the development of a regional level Recreation Precinct.
- 4. Town Centre Expansion and Business Opportunities**
 - New civic and community facilities within the expanded Town Centre.
 - Encourage major retail, supermarket, cafés, restaurants, civic plaza opportunities.
- 5. Streetscape and Public Realm**
 - Improve pedestrian linkages and visual amenity through the Town Centre.
 - Commission art installations to promote a sense of entry and interest.
 - Tree planting along Tatana Way and Fulton Street to promote a cohesive streetscape and shade.
 - Development of a centrally located park adjacent the future Civic Centre site.
- 6. Housing Diversity**
 - Rezoning identified areas to Inner Residential to promote medium density housing and increased housing choice.
 - Review zoning of Regis Aged Care Facility to facilitate future growth.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Artist's impression of a new business venture with direct frontage onto the existing plaza (Development Opportunity 3)



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Artist's impression of proposed Civic Centre (Development Opportunity 12) and adjoining public park (Development Opportunity 6)



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

7.3 Development Opportunities Matrix

Town Centre - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
1	Extension of Tatana Way	ID / LN / CI	Not Applicable	Not Applicable	No	Yes	Short	Council
2	Relocate Legana Recreation Precinct to Southern Precinct (Refer to Page 31)	CI / ID	Not Applicable	Not Applicable	Yes	Yes	Medium	Council
3	Opportunity for new business venture with full length shopfront access to plaza	LN	General Business	No Change	No	No	Short	Landowner
4	Restructured streetscape to the outside corner of Legana Grove	ID / LN	Not Applicable	Not Applicable	No	No	Short	Council
5	Commissioned public art installation	CI	Not Applicable	Not Applicable	No	No	Short	Council
6	Public park with picnic shelters and lawn	CI / LI / PSA / SAP	General Business	Recreation	No	No	Short	Council
7	Pedestrian access from Bulman Drive to public park and Town Centre	LI / CI	Not Applicable	Not Applicable	No	No	Short	Council
8	Side street to provide an accessible and linked interface	LN / ID	Not Applicable	Not Applicable	No	Yes	Short	Landowners Council
9	Two-way vehicle access to Fulton Street	CI / ID	Not Applicable	Not Applicable	No	No	Medium	Council
10	Opportunity for mixed use development	PSA / SAP	General Business	No Change	No	No	Medium	Council
11	Large civic plaza space with open paved areas, seating and feature gardens	LN / PSA / SAP	General Business	No Change	No	No	Medium	Council
12	Opportunity to create a Civic Centre and supporting community facilities	CI	General Business	No Change	No	No	Medium	Council
13	Signalised intersection with Fulton Street	CI / ID	Not Applicable	Not Applicable	No	No	Long	Council

(1) initiative Type

- LN - Landowner Negotiations
- ID - Infrastructure Delivery
- LI - Landscape Infrastructure
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Town Centre - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
14	Potential expansion of Town Centre with small-scale retail and mixed use opportunities	PSA / SAP	General Residential & Local Business	General Business & Urban Mixed Use	No	Yes	Medium	Landowner Council
15	Medium Density Residential	PSA / SAP	General Residential	Inner Residential	No	Yes	Medium	Landowners Council
16	Future intensification of Aged Care Facility	PSA / SAP	General Residential	Inner Residential	Yes	No	Medium	Medium
17	Medium Density Residential & Hotel Potential	PSA / SAP	Agriculture	Inner Residential	No	Yes	Long	Landowners Council
18	Creation of a traffic-calmed pedestrian crossing	LI / CI / ID	General Business	No Change	No	Yes	Short	Council
19	Encourage pedestrian linkages throughout Town Centre	ID / CI	General Business	No Change	No	Yes	Short	Landowners Council
20	Encourage landowner to consider long-term design plans	LN	Not Applicable	Not Applicable	No	Yes	Short	Landowners Council
21	Create 'boulevard' planting along Tatana Way	ID / LN	Not Applicable	Not Applicable	No	Yes	Short	Council
22	Public realm upgrades along Fulton Street	ID / LN	Not Applicable	Not Applicable	No	Yes	Medium	Council

(1) initiative Type

- LN - Landowner Negotiations
- ID - Infrastructure Delivery
- LI - Landscape Infrastructure
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years

LEGANA TOWNSHIP STRUCTURE PLAN 2025

8. Legana Township Structure Plan 2025

The Legana Township Structure Plan is broken down into a series of precinct specific plans, each addressing the unique characteristics and requirements of its area. Full sized copies of each Precinct Structure Plan can be found in 'Appendix 1' of this document.

Collectively, these plans provide detailed guidance on:

- Key transport connections and road infrastructure;
- Key stormwater detention and flows;
- Essential infrastructure and setback requirements;
- An urban form which addresses the opportunities and constraints existing within each precinct; and
- General land use arrangements, including:
 - » Residential, mixed use, industrial and commercial precincts;
 - » The location of a key activity centre to serve the expanding population;
 - » Areas of open space; and opportunities for school expansion and regional level recreation facility development.

The Structure Plan also outlines varying residential development intensities, with Inner Residential near activity centres, General Residential in unconstrained growth areas, Low Density Residential where some constraints exist, and Rural Living in areas with greater limitations.

Additionally, the plan acknowledges the need for a **700m+ buffer around the sewerage treatment facility**. TasWater has indicated that this buffer would remain necessary to manage possible odour impacts, even if the treatment pond is decommissioned by 2035 as is current anticipated.



Legana Town Centre & Township Structure Plan

* As advised by TasWater

8.1 Bulman's Brook Precinct

8.1.1 Development Opportunities

The following key development opportunities have been identified for the Bulman's Brook Precinct:

- Rezoning the majority of the site for **General Residential**, with the **steeper land in the north** being considered for **Low Density Residential (1)(2)**
- Establishment of two designated areas for **Local Business**, offering small-scale shopping opportunities to cater to the future community and existing residences along Freshwater Point Road (3)
- Rezoning a portion of the site for **Inner Residential**, facilitating more intensive housing forms in proximity to the lake and Local Business Zone fronting Jetty Road (4)
- Potential for stormwater detention (5)
- **Public open space** in proximity to the lake and areas of Inner Residential (6)
- Establishment of local road network (7)

8.1.2 Development Priorities

The Precinct is adjacent to existing residential areas, is in a single ownership and is ready to be developed. It could provide for a significant supply boost for the Legana area, having the potential to deliver up to 1,000 dwellings. It is the least complicated precinct for development.

To support the opportunities identified in the Structure Plan a **Planning Scheme Amendment** and accompanying **Specific Area Plan** will be required.

A **Planning Scheme Amendment** (PSA) is a formal process used to change the Local Provisions Schedule (LPS) for a specific council area, such as updating zoning or overlays to support development or reflect strategic goals. As part of a PSA, a **Specific Area Plan** (SAP) may be introduced to apply more **tailored planning rules** to a defined area in place of, or in addition to, the development standards for the relevant zone. PSAs are initiated by councils or landowners and follow a structured process including public consultation, review by the Tasmanian Planning Commission, and approval under the *Land Use Planning and Approvals Act 1993*.



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

8.1.3 Development Opportunities Matrix

Bulman's Brook Precinct - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
1	Future Residential	PSA / SAP	Future Urban	General Residential	Yes	No	Short	Landowner
2	Future Residential	PSA / SAP	Future Urban	Low Density Residential	Yes	No	Short	Landowner
3	Future Local Business Zone	PSA / SAP	Future Urban	Local Business Zone	Yes	No	Short	Landowner
4	Future Medium Density Residential	PSA / SAP	Future Urban	Inner Residential	Yes	No	Short	Landowner
5	Stormwater Detention Potential	ID / CI	Not Applicable	Not Applicable	Yes	No	Short	Landowner
6	Establishment of Public Open Space	LI	Not Applicable	Not Applicable	Yes	No	Short	Landowner
7	New Local Road Network	ID	Not Applicable	Not Applicable	Yes	No	Short	Landowner Council

(1) Initiative Type

- ID - Infrastructure Delivery
- LI - Landscape Infrastructure
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

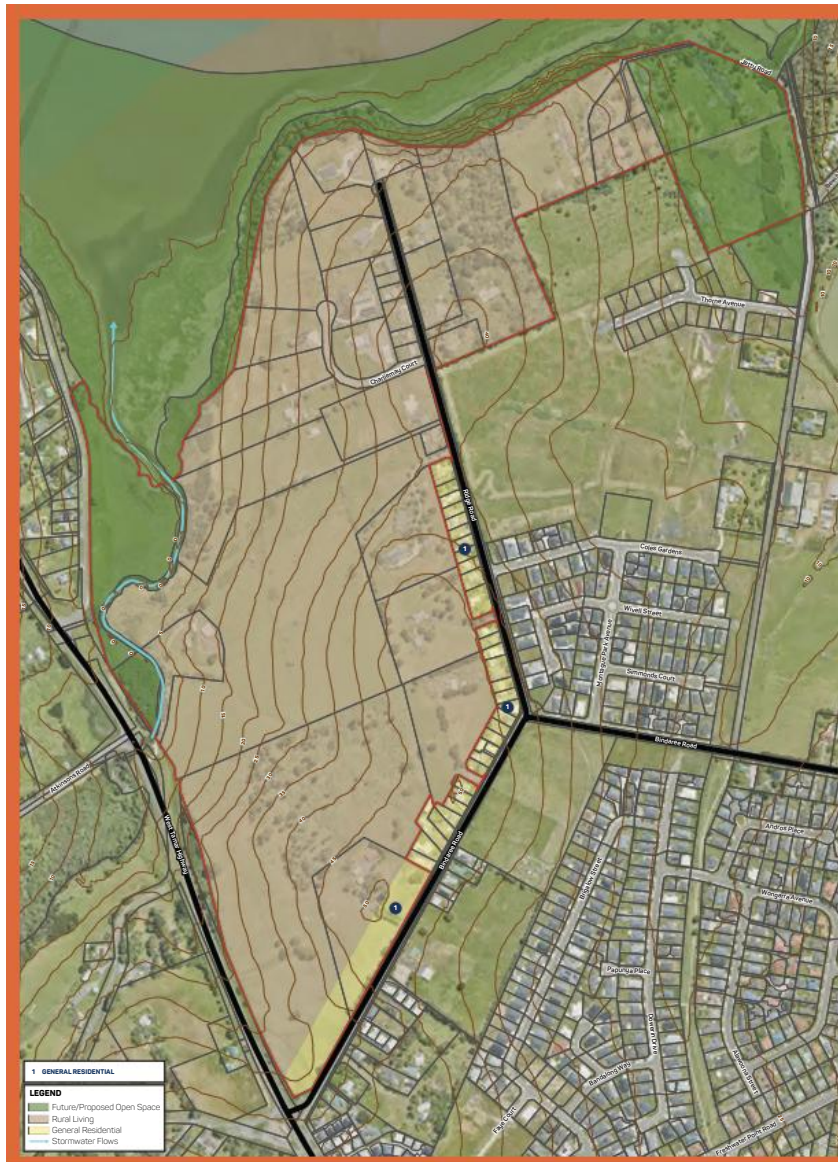
(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years



8.2 Muddy Creek Precinct

8.2.1 Development Opportunities

The following key development opportunities have been identified for the Muddy Creek Precinct:

- The majority of Muddy Creek Precinct will remain as **Rural Living**, reflecting the existing subdivision layout for large residential living lots. While largely developed, the **remaining frontage to Bindaree Road** could be investigated for **General Residential Use** to reflect the existing nature of development (1)

8.2.2 Development Opportunities Matrix

Muddy Creek Precinct - Development Opportunities Matrix	
Land Description	Future Residential
Initiative Type ⁽¹⁾	PSA
Current Zone	Rural Living
Proposed Zone	General Residential
Physical & Cultural Constraints	Yes
Landowner Constraints ⁽²⁾	Yes
Delivery Timeframe ⁽³⁾	Short
Responsibility	Landowners Council

(1) Initiative Type

- PSA - Planning Scheme Amendment

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years



8.3 Western Highway Precinct

8.3.1 Development Opportunities

The following key development opportunities have been identified for the Western Highway Precinct:

- The complex landform and existing residential and rural living development require a more nuanced approach, involving the delivery of areas of **General Residential close to West Tamar Highway (1)** in locations with fewer environmental and physical constraints, areas of **Inner Residential** closest to the Town Centre (2), and the introduction of **Rural Living** in areas of moderate slope and vegetation overlap (3)
- The **General Residential Zone** will facilitate the delivery of **non-residential land uses that are compatible with surrounding residential uses** and service the local community, such as consulting rooms, medical centre, child care facility, place of worship or local shop.
- **Review of minimum allotment sizes** for allotments subject to the Residential Supply and Density Specific Area Plan to reflect availability of infrastructure and local site conditions (4)
- Identification of areas that may require **future stormwater investigations** to support the delivery of the Legana Town Centre & Township Structure Plan (5)
- **Protection of the high voltage transmission alignment** from further residential incursion within the alignment of the easement (whether registered, unregistered or statutory easement). **This would not limit allotments being created** within the easement alignment, however, any new allotment would be required to demonstrate that a suitable site exists outside of the alignment of the easement for the purpose of erecting a residence, garages, outbuildings, and any associated structure.

8.3.2 Development Priorities

To support the opportunities identified in the Structure Plan a **Planning Scheme Amendment** and accompanying **Specific Area Plan** will be required.

Areas identified for General Residential zoning adjacent to West Tamar Highway, and coinciding with requests from those landowners for rezoning, represent a relatively straight-forward opportunity to expand residential supply by a few hundred dwellings.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

8.3.3 Development Opportunities Matrix

Western Highway Precinct - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
1	Future Residential	PSA / SAP	Rural, Rural Living & Low Density Residential	General Residential	Yes	Yes	Short - Medium	Landowners Council
2	Future Medium Density Residential	PSA / SAP	General Residential & Low Density Residential	Inner Residential	Yes	Yes	Short - Medium	Landowners Council
3	Investigate for Rural Living	PSA	Rural & Rural Living	Rural Living	Yes	Yes	Short - Medium	Landowners Council
4	Review Low Density Residential Minimum Lot Size	SAP	Low Density Residential	No Change	Yes	Yes	Short - Medium	Council
5	Future Stormwater Investigations	ID	Not Applicable	Not Applicable	Yes	No	Short - Medium	Landowners Council

(1) Initiative Type

- ID - Infrastructure Delivery
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years

8.4 Southern Precinct & Innova Business Park

8.4.1 Development Opportunities

The following key development opportunities have been identified for the Southern Precinct:

- Rezoning of much of the site for **General Residential**, in a staged and orderly manner; and exclude the area around the sewerage treatment plant and provide for the economical augmentation of service infrastructure (1).
- A future **Local Business** Zone to provide for small-scale shops and services towards the east of the Southern Precinct, together with **Inner Residential** adjacent to the centre and areas of public open space (2)(3).
- Establishment of collector road network and boulevard planting (4), alongside a new access point onto West Tamar Highway (11).
- Rezoning of Tranquility Estate to **Low Density Residential** (5).
- Decommissioning of the sewerage treatment plant (6).
- Provide for a **regional level recreation precinct** adjacent to the Legana Town Centre and Legana Primary School to accommodate the relocated sports and recreation facilities from the existing Legana Recreation Precinct, alongside additional amenities to meet the needs of a growing population (7).
- Make provision for the **possible future expansion of the school** to meet long term population growth (8), noting that a stand of **high conservation value Melaleuca** is located within the expansion site (9).

The following key development opportunity has been identified for the Innova Business Park:

- Application of the **Commercial Zone** to land surrounding the Innova Business Park to provide an **appropriate interface with future residential areas** (10).



8.4.2 Development Priorities

To support the opportunities identified in the Structure Plan a **Planning Scheme Amendment** and accompanying **Specific Area Plan** will be required.

Progressive rezoning of land along the Tatana Way extension alignment should occur to enable residential, recreation, and school expansion, subject to the existing landowner's willingness to develop or dispose of the land.

Consideration should also be given to the early rezoning of land to the southeast of the Innova Business Park to ensure an ongoing supply of industrial and commercial land. The success of this rezoning will depend on the current landowner's readiness to proceed with development or disposal of land. This rezoning should be coordinated with the extension of Innova Drive and the eastern section of the Tatana Way extension beyond Innova Drive.

The delivery of a new access point onto West Tamar Highway will require further discussion between Council and State Growth, and will require additional investigations to determine its suitability and potential impacts.



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

8.4.3 Development Opportunities Matrix

Southern Precinct - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
1	Future Residential	PSA / SAP	Agriculture	General Residential	Yes	Yes	Long	Landowners Council
2	Local Shopping Centre	PSA / SAP / LN	Agriculture	Local Business	Yes	No	Medium	Landowner Council
3	Medium Density Residential	PSA / SAP	Agriculture	Inner Residential	Yes	No	Long	Landowner Council
4	Collector Road Planting and Boulevard Planting	ID / LI / CI	Not Applicable	Not Applicable	No	Yes	Long	Landowners Council
5	Future Residential	PSA	Agriculture	Low Density Residential	Yes	No	Long	Landowner Council
6	Sewerage Treatment Decommissioning	ID	Utilities	Not Applicable	Yes	No	Medium	TasWater
7	Future Recreation Land & Relocated Legana Recreation Precinct	ID / LN / CI	Agriculture	Recreation / Open Space	Yes	No	Short - Medium	Landowner Council
8	School Expansion	PSA / LN / CI	Agriculture	Community Purpose	Yes	No	Medium - Long	Council
9	High Conservation Value Vegetation	LI	Not Applicable	Not Applicable	Yes	No	Medium - Long	Landowner
10	Expanded Industrial Precinct with Commercial Interface to Residential Land	PSA / SAP	Agriculture	Commercial	No	Yes	Medium	Council
11	New Connection to West Tamar Highway	ID	Not Applicable	Not Applicable	Yes	Yes	Long	Council / State Growth

(1) Initiative Type

- LN - Landowner Negotiations
- ID - Infrastructure Delivery
- LI - Landscape Infrastructure
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years

BACKGROUND INVESTIGATIONS

9. Investigations

The revised Legana Town Centre & Township Structure Plan has been informed by a series of investigations to assist in understanding:

- The **broader strategic intent for growth** in Legana and wider Northern Tasmania.
- What **synergies can be found between the Structure Plan and other strategies** that have been recently developed by West Tamar Council.
- The **impact of large-scale infrastructure projects**, such as the West Tamar Highway upgrade, on the growth of the town centre.
- Whether there are any **topographical, heritage or landscape features** that need to be taken into consideration.
- The **planning controls** that currently exist over the land.
- **Demographic studies** to assist in identifying future gaps and trends in demand for community infrastructure.

9.1 Strategic Considerations

Understanding the role that the township will play in supporting the future growth of the West Tamar region and Northern Tasmania has been a critical component of the review.

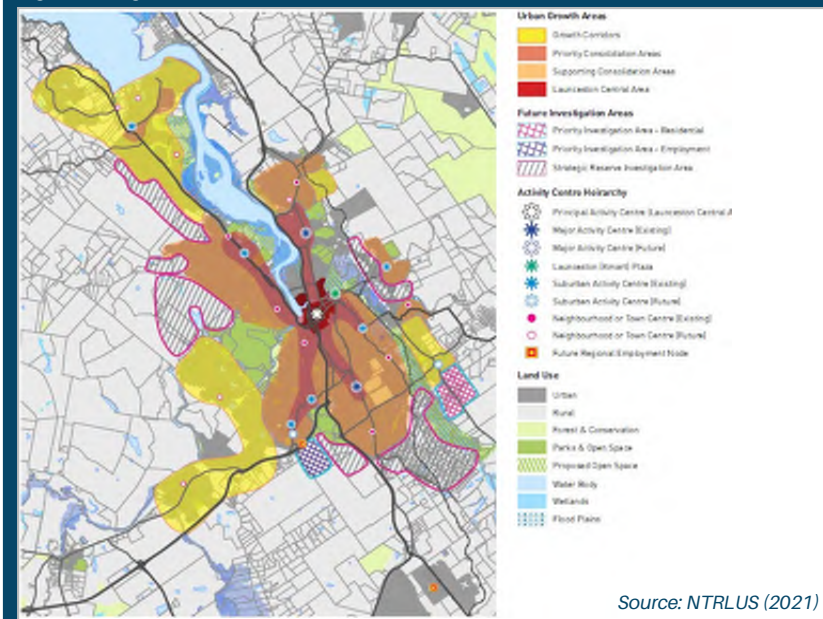
9.1.1 Northern Tasmania Regional Land Use Strategy (NTRLUS)

The Northern Tasmania Residential Land Supply Demand Study (**NTRLUS**) is the **statutory planning framework** guiding development in Northern Tasmania until 2032. The **NTRLUS identifies Legana as an Urban Growth Area**, with most of the township located in a Growth Corridor suitable for future development.

The **Town Centre has been identified as an existing Suburban Activity Centre** which, including land to the east of Freshwater Point Road, is designated as a Supporting Consolidation Area aimed at:

- **Enhancing transport connectivity** and reducing car dependency.
- **Linking** new and existing communities.
- Promoting **cohesive and well-serviced** communities.
- Supporting **access to activity centres**.
- Encouraging a **mix of land uses** aligned with regional planning hierarchies.

Figure 5. Regional Framework Plan- Urban Growth Area



9.1.2 Northern Tasmania Residential Land Supply Demand Study

The *Northern Tasmania Residential Land Supply Demand Study* analyses housing trends, land availability, and population forecasts across Northern Tasmania. The Study reveals that:

- West Tamar LGA is forecasted to grow from 26,000 in 2022 to over 33,000 by 2046, **driven by migration and smaller household sizes.**
- **Legana is a key growth area**, expected to grow from 4,629 to 7,418 by 2046—the highest growth rate (2.07%) in the region.
- **Legana has around 15 years of practical land supply**, but future development depends on releasing ‘Future Urban’ zoned land.
- **Legana has a theoretical supply of 810 dwellings (571 in the General Residential Zone and 239 in the Low Density Residential Zone)**, making up nearly 30% of West Tamar’s total:
 - » 74 retail lots
 - » 263 approved lots
 - » 175 vacant serviced lots
 - » 25 vacant unserviced lots
 - » 273 underutilised lots
- **About 26% of land parcels are over 1 hectare**, often held long-term, which may slow development.
- **Shovel-ready land could be exhausted in 9 years**, but Bulman’s Brook Precinct is expected to support future growth.

Table 1. Forecast Population and Land Supply - Demand

Demand				
Population 2023	Forecast Pop 2046	2023-2046 Change (No.)	Average Annual Growth Rate	Average Annual Dwelling Demand
West Tamar LGA				
26,358	33,692	+7,334	1.07%	164
Legana				
4,692	7,418	+2,726	2.07%	54

Source: REMPLAN (2024)

Table 2. Forecast Population and Land Supply Exhaustion

Supply Exhausted		
Theoretical Land Exhaustion (Years)	Practical Land Exhaustion (Years)	Shovel-Ready Land Exhaustion (Years)
West Tamar LGA		
17	15	11
Legana		
17	14	9

Source: REMPLAN (2024)



9.1.3 West Tamar Community Health and Wellbeing Plan

The *West Tamar Community Health and Wellbeing Plan - Towards 2035* (the Community and Wellbeing Plan) is a strategic roadmap designed to guide the region toward a vibrant, inclusive, and sustainable future. Developed through extensive community engagement, the plan is structured around four key pillars:

1. **Best Health and Wellbeing;**
2. **Best Environment;**
3. **Best Economy;** and
4. **Best Communities.**

The Community Health and Wellbeing Plan emphasises collaboration, equity, and innovation to enhance quality of life across the West Tamar LGA. For Legana, one of the fastest-growing areas in West Tamar, the plan supports sustainable urban development, improved health and wellbeing services, accessible green spaces, and infrastructure that meets the needs of a growing and diverse population. Legana is positioned as a key hub for community connection, active transport, and inclusive neighbourhood design which reflects the Community Health and Wellbeing Plan’s broader vision for the region.

9.1.4 West Tamar Council Trails Strategy 2013

The West Tamar Council Trails Strategy outlines a framework for planning and developing walking, cycling, and shared-use trails across the West Tamar LGA, with a focus on identifying and improving trail infrastructure.

In Legana, three new trails are proposed to address infrastructure gaps:

1. **West Tamar Cycling Trail** - A 76km route from Greens Beach to Launceston, connecting Legana to key townships. It follows the West Tamar Highway and Tamar River foreshore, aiming to provide a safe, continuous regional cycling corridor.
2. **Legana Foreshore Trail** - A 10.8km shared-use path from Rosevears Drive to Tamar Island, part of the broader Swan Point to Launceston trail network, designed to attract both locals and visitors.
3. **Legana Loop Cycling Trail** - A 5.7km loop along Freshwater Point Road, Beach Road, Jetty Road, and Bindaree Road, linking to the West Tamar Highway and broader cycling network. It can function independently or as part of the other two trails.

The delivery of these trails is intended to be staged and coordinated with the Legana Structure Plan and Legana Town Centre Structure Plan.

Figure 6. Legana - New Trails



Source: *Insight Leisure Planning & FFLA (2013)*

9.2 Locality Analysis

9.2.1 Slope

Slope is an important factor when identifying land for future urban growth. Steep terrain can make construction and the delivery of infrastructure more difficult and expensive, while flatter or gently sloping land is generally easier to develop and better suited for housing and services.

Legana's landscape is defined by a mix of gently undulating terrain, complemented by pockets of moderate to steep slopes that emerge along its interface with the Tamar River, and in areas where the land transitions westward into more semi-rural settings. The slope characteristics of each focal precinct are outlined below.

9.2.1.1 Town Centre

The Town Centre is predominantly flat, with most of the area featuring gentle slopes of less than 5%, making it highly suitable for commercial development. Slightly steeper gradients, ranging from 5-10%, are found toward the town centre's edges, particularly near the West Tamar Highway, Freshwater Point Drive, and Fulton Street. Portions of land along the outer boundary, where the area interfaces with the West Tamar Highway, exhibit slopes between 10-15%.

Despite these variations in slope, the Town Centre remains suitable for future development and the provision of supporting social infrastructure.

9.2.1.2 Bulman's Brook Precinct

The Bulman's Brook Precinct is characterised by gently undulating terrain, with slopes ranging from less than 5% to 10% in an east-west direction. Moderately inclined areas, with gradients between 10% and 15%, are located near the northern boundary of the site; whilst steeper portions of slope with gradients of 20% to 25% occur along the Precinct's northern interface with the vegetated area adjoining 45 Partridge Drive.

Despite these variations in slope, the land within Bulman's Brook remains suitable for future residential development and the provision of supporting social infrastructure.

9.2.1.3 Muddy Creek Precinct

The Muddy Creek Precinct slopes northwest from the intersection of Ridge Road and Bindaree Road, descending approximately 40m towards Muddy Creek and the Tamar River. Residential development is primarily concentrated along Bindaree Road and Ridge Road, where the gradient ranges from less than 5% to around 10%. A steeper section, with slopes between 10% and 15%, extends for roughly 416 metres along Ridge Road nears its junction with Bindaree Road. As the land extends towards the Tamar River, the terrain becomes more pronounced, with slopes increasing to between 10% and 25% in an east-west direction.

Due to the presence of moderate slopes within the Muddy Creek Precinct, any further intensification of residential development should be focused along Bindaree Road and Ridge Road, where the terrain is more suitable. These areas offer gentler gradients that support housing development without the need for extensive earthworks or elevated construction.

9.2.1.4 Southern Precinct & Innova Precinct

Due to its close proximity to the Tamar River, the Southern Precinct features gently undulating terrain with slopes generally below 5%, making it well-suited for future residential development. Some areas within the precinct do exhibit moderate slopes (10% to 15%), particularly near the Tranquillity Gardens estate, behind properties along Freshwater Point Road, and around the treatment plant.

Despite the presence of moderate slopes, the Southern Precinct remains suitable for future residential development and the provision of supporting social infrastructure.

The Innova Precinct also benefits from having slopes below 5%, and is therefore suitable for employment generating uses.

9.2.1.5 Western Highway Precinct

The Western Highway Precinct is largely constrained by slope, with land directly fronting the West Tamar Highway subject to gentle slope of between <5% to 10%. It is noted that properties in the vicinity of Danbury Drive feature more substantial slope of 10% to 25%, with more predominant areas of slope towards the west. As the precinct extends towards the west, slopes ranging from 10 - 15% can be found. More significant portions of slope (ranging from 15 - 25%) are located along Acropolis Drive and within the Danbury Estate.

Due to the presence of slope within the Western Precinct, any future intensification of development should be focused along the West Tamar Highway interface, where the terrain is more suitable.



Source: Roberts Real Estate

9.2.2 Landslip

Legana and nearby areas are subject to varying degrees of landslip risk, particularly in regions with steep terrain. This risk is evaluated using a Hazard Band System, which categorises land into low, medium, or high hazard levels based on the likelihood of landslip events and their potential impact.

9.2.2.1 Town Centre

The likelihood of landslip within the Legana Town Centre is considered generally low (within the vicinity of the shopping centre, albeit it is noted that portions of land surrounding the Regis Tasmania - Legana aged care facility are considered to be of medium likelihood).

Despite these risks, landslip is not expected to significantly hinder development in the Town Centre.

9.2.2.2 Bulman's Brook Precinct

- Features a mix of low and medium hazard levels.
- Medium-risk levels follow the natural slope from 45 Partridge Drive downhill toward the lake, where the risk reduces to low.
- A small area near the shared boundary with 45 Partridge Drive shows recent or ongoing landslip activity.
- A diagonal strip of land (~343 metres long) from the northern corner also contains mixed hazard levels.

Despite these risks, landslip is not expected to significantly hinder development in this precinct.

9.2.2.3 Muddy Creek Precinct

- Contains both low and medium hazard levels.
- Medium-risk areas are concentrated along slopes descending from Ridge Road to the Tamar River.
- Some land shows signs of recent or ongoing landslip activity, indicating active geological movement.

This risk presents a significant constraint to future development in this precinct.

9.2.2.4 Southern Precinct & Innova Precinct

- Contains pockets of landslip risk, mostly near its boundaries.
- Medium-risk areas are found:
 - » Along the edge of wetlands.
 - » Behind properties on Freshwater Point Road and Lovely Banks Court.
- Low-risk zones are located near:
 - » The sewerage treatment plant.
 - » Lakes and adjacent paddocks.

These risks should be considered but are unlikely to pose major constraints to development.

9.2.2.5 Western Highway Precinct

- Contains low to medium hazard zones.
- Medium-risk areas are located:
 - » Behind properties fronting the West Tamar Highway.
 - » In land surrounding the Danbury Estate.

Landslip risk here is a notable limitation for future development in certain areas of the precinct.

9.2.3 Aboriginal Cultural Heritage

There are no registered Aboriginal Heritage sites within the identified Precincts. However, given the location on the Kanamaluka / Tamar Estuary it is likely to have values for First Nations people.

9.2.4 European Heritage

There is one property in Legana listed on the Tasmanian Heritage Register, being 'Freshwater Point' located at 56 Nobelius Drive. The heritage-listed features include a brick residence with a hipped roof and a return verandah that wraps around three sides of the building. The verandah is unadorned and seamlessly extends from the main roof structure. French doors open onto the verandah from three sides of the house, while at the rear, the verandah ends at another hipped-roof section. This rear portion features double-hung windows framed with rendered external architraves.

This property is not situated within any of the identified precincts included in this review.

9.2.5 Agricultural Land

There are three main areas of Agriculture-zoned land near the Legana township: the entirety of the Southern Precinct, land behind the Western Highway Precinct (including 23 Muddy Creek Road and Property ID 6077201), and a stretch west of the Western Highway Precinct toward Lanena. These areas are primarily used for various types of grazing and irrigated horticulture. Within the Western Highway Precinct, two properties—Velo Wines (755 West Tamar Highway) and 833 West Tamar Highway—feature agricultural activities, though they are zoned for low-density residential and rural use, respectively.

9.2.6 Bushfire Risk

The **Town Centre** is not considered vulnerable to bushfire risk due to its surrounding land uses, which include general and low-density residential areas, as well as commercial and recreational facilities.

Bulman's Brook Precinct comprises mostly agricultural land that is moderately to highly flammable, though not officially in the Bushfire Prone Areas Overlay. Land within proximity to 45 Partridge Drive has elevated risk due to the presence of Dry Eucalypt Forest.

Western Highway Precinct is particularly vulnerable due to steep terrain and dense vegetation. Danbury Heights is at greater risk due to the nearby Dry Eucalypt Forest and Woodland. Bushfire risk is significantly lower for land fronting West Tamar Highway due to the distance from flammable vegetation and future land use changes.

Muddy Creek Precinct contains mostly grassland (moderately to highly flammable) and a small, forested area behind 35 Bindaree Road, which is highly flammable.

Southern Precinct is broadly bushfire-prone due to forest buffers and grazing land. Risk may decrease with future development for education, recreation, and commercial use.

Innova Precinct comprises minimal vegetation but is still at risk due to the proximity to flammable agricultural land. Risk is expected to decline with development and land use changes.

9.3 Infrastructure Capacity

9.3.1 Water Reticulation

Water reticulation servicing is required for all future development irrespective of location. Currently, water is supplied to Legana from the **Reatta Road Water Treatment Plant in Trevallyn**, supplied to the **reservoir on Bridgenorth Road via DN375 MSCL mains located in the West Tamar Highway corridor**. Pipelines of varying sizes across Legana distribute potable water throughout the township. TasWater has advised that **some degree of upgrading and upsizing of bulk water infrastructure will be required** to support the Legana Structure Plan; however, the specific deficiency of the existing network has not been advised.

It is anticipated that the following additional water demand will be required:

- **Bulman's Brook Precinct** - 964 Equivalent Tenement (ET)
- **Western Highway Precinct** - 1,000 Equivalent Tenement (ET)
- **Muddy Creek Precinct** - 30 Equivalent Tenement (ET)
- **Southern & Innova Precincts** - 4,129 Equivalent Tenement (ET)

9.3.2 Stormwater Drainage

Site stormwater drainage varies across the site based on topography and conditions, as described below:

- **Town Centre** drains north along the overland flow path and major underground drainage into Bulman's Brook.
- **Bulman's Brook Precinct** contains a flow path generally concentrated towards the existing dam; however a small portion of the Precinct does pass to the north-east. The dam cuts off flows for a significant upstream catchment.
- **Western Highway Precinct** is upstream of the Southern Precinct and Muddy Creek Precinct. As such, catchments contributing from the Western Highway Precinct downstream to the Southern Precinct and Muddy Creek Precinct split at Sunrise Drive and Outreach Drive.

- **Muddy Creek Precinct** is partially developed to Rural Living. Some infrastructure is in place for established roads and residential dwellings. The Precinct is at the base of a nominally 10% slope, and one minor flow path has been identified within the footprint.
- **Southern Precinct** consists of open undeveloped farmland, with both natural and constructed watercourses running through the site. Being low lying, portions of the land is susceptible to riverine flooding from the Tamar River.

The following stormwater strategies are proposed in association with the Legana Town Centre & Township Structure Plan:

- The Tamar River is considered to have unlimited capacity to receive stormwater, so detention systems may not be necessary, but flooding risks must be addressed in all developments.
- A Water Sensitive Urban Design (WSUD) treatment train is recommended at the end of each watercourse to improve runoff quality, especially through vegetation that absorbs nutrients like nitrogen and phosphorus.
- The existing dam in the **Bulman's Brook Precinct** may be removed if underground drainage can connect to the Tamar River; otherwise, it could be repurposed as a detention basin. Outlet paths through private land may require underground construction or property acquisition.
- **The northern area of Bulman's Brook** should be assessed for infrastructure capacity, with preference given to redirecting flows toward Jetty Road.
- In the **Southern and Western Highway Precincts**, culverts under the West Tamar Highway must be reviewed for capacity. Runoff may risk breaching the sewage treatment ponds until they are redeveloped.
- The **Southern Precinct** should consider rehabilitating the watercourse and ensure stormwater infrastructure can support future industrial development within the Innova Business Park.

9.3.3 Sewerage Network

Sewer infrastructure is critical to supporting future growth in Legana. The existing system includes both gravity and pumped networks, but the main constraint is the 700-metre odour setback around the Legana Sewage Treatment Plant which significantly limits development potential. TasWater plans to replace the treatment ponds with a transfer station by 2035. An odour study is also underway and may further reduce the buffer zone.

Each precinct has different servicing needs, as follows:

Town Centre

- Drains via gravity directly to the Legana Sewage Treatment Ponds.
- An **additional sewer load of 278 Equivalent Tenement (ET)** will be generated from development of the precinct.

Bulman's Brook Precinct

- Expected to be serviced by the **Thorne Avenue Sewage Pumping Station** to the west, while some **eastern areas may connect to other nearby stations depending on capacity**. A small section in the southeast **may drain by gravity to the treatment ponds**, though this area is partially constrained by the 700-metre odour buffer around the Legana Sewage Treatment Plant.
- An **additional sewer load of 971 Equivalent Tenement (ET)** will be generated from development of the precinct.

Western Highway Precinct

- Northern sections are likely to flow towards the **Muddy Creek Sewage Pumping Station**, which will need to be assessed for capacity and emergency storage. **Areas uphill and north of Bridgenorth Road** are expected to **drain directly to the sewage treatment ponds**, while those to the **south will likely drain towards the industrial precinct**. Although a gravity sewer network is planned, some low-density residential areas may still require on-site sewage disposal.
- An **additional sewer load of 1,000 Equivalent Tenement (ET)** will be generated from development of the precinct.

Muddy Creek Precinct

- The Muddy Creek Precinct is made up of low-density residential development that **currently operates without connection to the TasWater sewer network**. Future development is expected to continue using on-site sewer systems, except for smaller lots along Bindaree Road and Ridge Road, which are being considered for low-density residential use.
- An **additional sewer load of 30 Equivalent Tenement (ET)** will be generated from development of the precinct.

Southern Precinct & Innova Precinct

- Development is restricted by the 700m odour buffer along the Legana Sewage Ponds, with the planned removal and replacement of the ponds with a transfer station the **main constraint** affecting future growth in this area. Given the precinct's low-lying and flood-prone terrain, a **structured approach to installing new sewer pumping stations will be necessary to support development**. It's expected that **at least three additional stations will be required alongside the existing one in the Innova Precinct**.
- An **additional sewer load of 4,210 Equivalent Tenement (ET)** will be generated from the development of the precinct.

9.3.4 Electrical Supply

TasNetworks has advised that future development in Legana must consider the **Hadspen-George Town 220kV transmission line**, which runs through the area.

Electrical supply is currently provided by the **Trevallyn substation via 22kV feeders**. Loads up to 5 MVA can likely be accommodate with some redistribution, while larger loads between 10 and 20MVA would require a new feeder. Network capacity is allocated on a first-come, first-served basis and can vary daily.

9.4 Access & Transport

Legana's existing road network is reliant on the West Tamar Highway, which serves as the main route for both local and regional traffic. This dependence places considerable strain on the highway. **The Structure Plan provides an opportunity to establish a more integrated road system** within Legana to better manage traffic flow and reduce pressure on the highway.

Active transport infrastructure within Legana, such as footpaths and bike paths, is currently lacking. **The Structure Plan seeks to enhance active transport networks** through the establishment of **formal walking and cycling paths** which link residential areas to the Town Centre, Legana Primary School, recreational spaces, and employment hubs.

Similarly, **public transport is provided via bus services along the West Tamar Highway**, and within the local road network. **Future planning must accommodate expanded bus routes and infrastructure**, including **wider roads, park-and-ride facilities, and suitable bus stop locations**, to support increased demand.

At full development, the **Structure Plan is expected to generate 12,000 - 14,000 daily vehicle movements** within the identified Township Precincts, **increasing Legana's total traffic to around 18,000 - 20,000 vehicles per day**.

The **Southern Precinct is set to be the largest growth area**, requiring multiple connections to both the West Tamar Highway and Tatana Way. **A clear road hierarchy will be essential** to separate local and through-traffic and ensure smooth integration with the Town Centre. Whilst an **indicative road network has been identified** for the Southern Precinct, **further consideration should be given to its future connectivity with northern Legana** as part of any subsequent Planning Scheme Amendment and development.

Similarly, **access to the Western Highway Precinct must be carefully managed** to avoid disruption. As the **West Tamar Highway is a limited-access road**, the establishment of new vehicle access points directly onto the highway cannot occur, and **access will therefore need to be obtained via the local road network**.

Indicative road connection plans have been prepared to demonstrate that future development can be supported through the creation of **local road networks that utilise existing connections** to West Tamar Highway, such as **Muddy Creek Road, Sunrise Drive, Outreach Drive, Bridgenorth Road and Acropolis Drive**. Refer to Figures 7 and 8.

It is emphasised that these plans are indicative only, with the precise configuration of road linkages to be determined as part of any future Planning Scheme Amendment.

To support growth, transport infrastructure must be delivered in stages. **Early investment in key road links, upgraded intersections, and active transport facilities will be critical** to avoiding congestion and safety issues. Collaboration with State Growth will be vital to secure upgrades at key access points and ensure the transport network evolves in line with development. This includes **ongoing discussions between Council and State Growth** to evaluate the need for a park-and-ride facility and determine the most suitable location to **encourage greater use of public transport**.

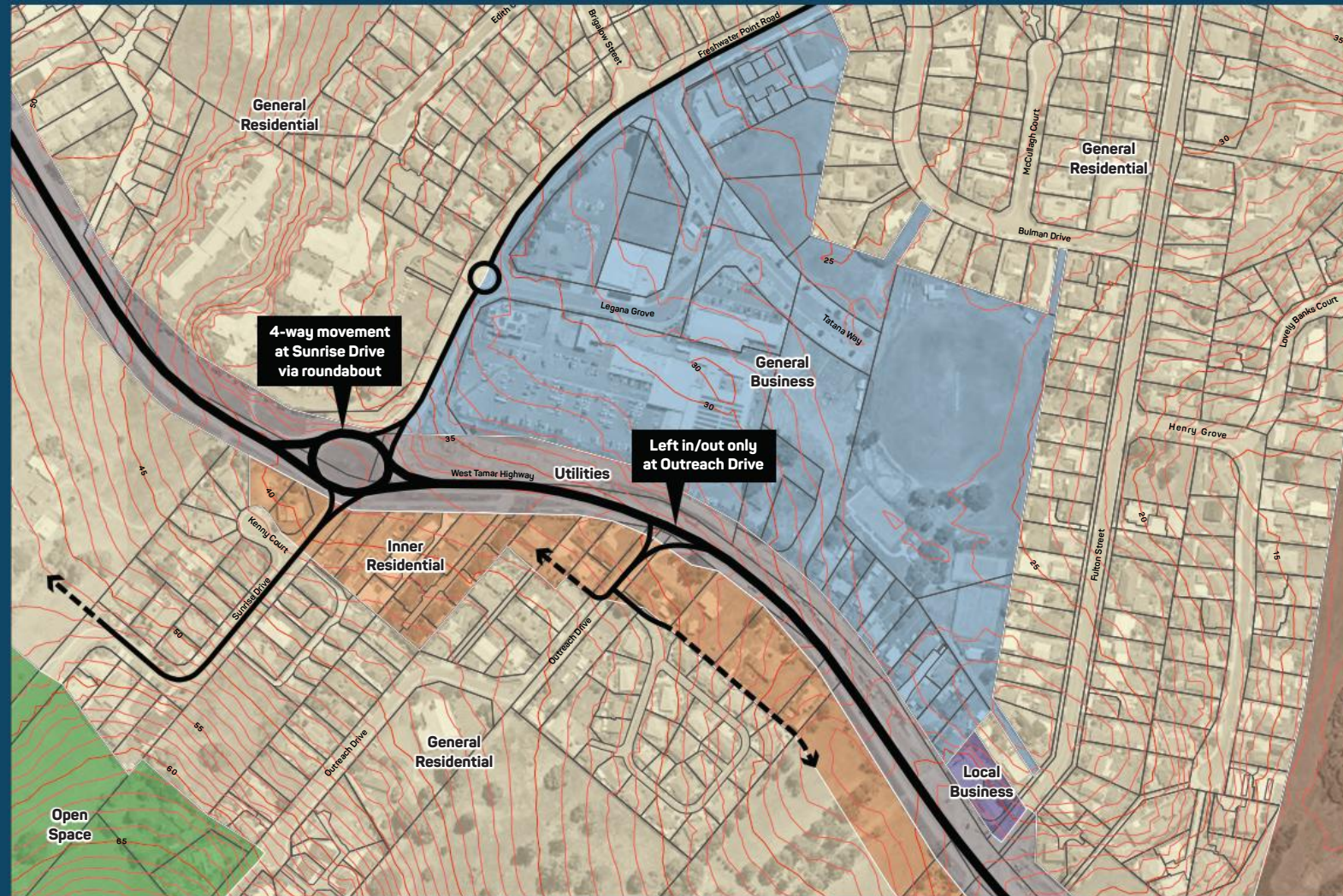
ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

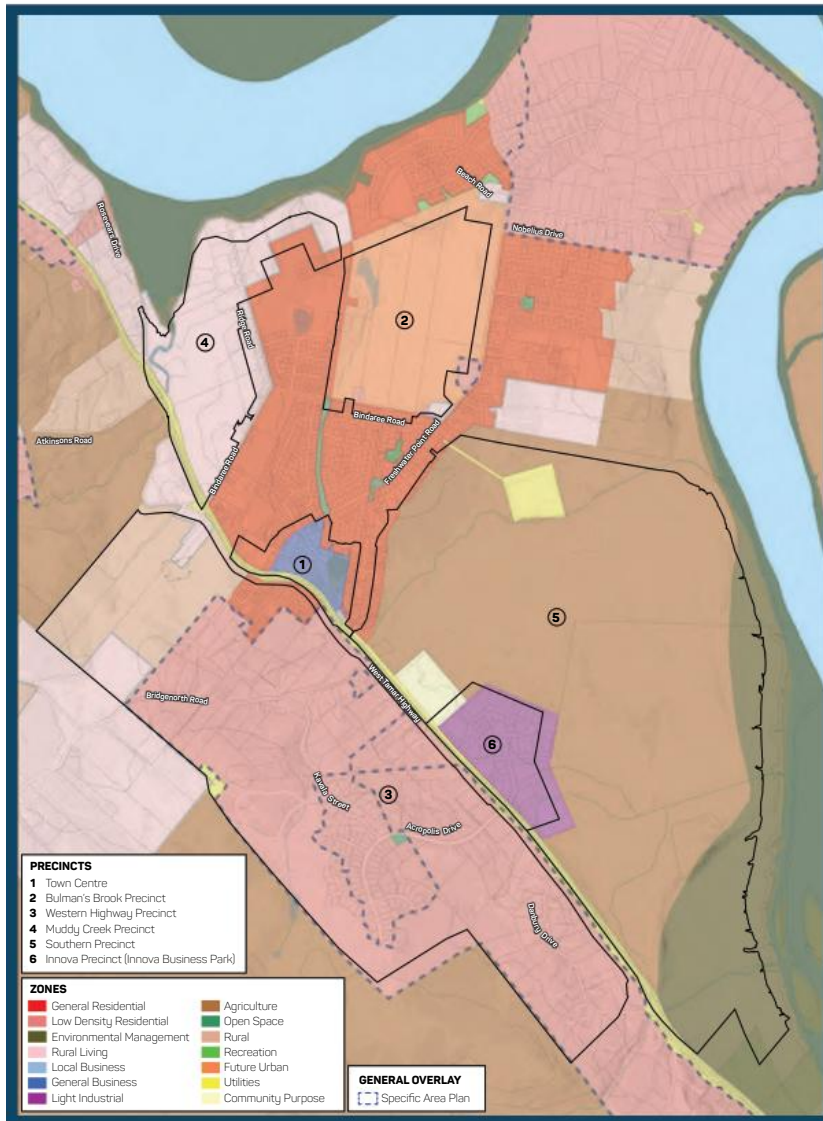
Figure 7. Indicative Road Connections



Legana Town Centre & Township Structure Plan

Figure 7. Indicative Road Connections - Enlarged View





Legana Town Centre & Township Structure Plan

10. Planning Controls

10.1 Zoning

The following section provides an overview of current zoning as it relates to each of the identified Precincts.

10.1.1 Town Centre

The **Town Centre** is primarily zoned **General Business**, which supports a vibrant mix of retail, commercial, community and entertainment uses.

The objectives of this zone include:

- Encourage pedestrian activity through active frontages
- Support business, retail, administrative, professional, community, and entertainment functions
- Maintain the integrity of the activity centre hierarchy by controlling the type and scale of development
- Promote pedestrian activity through engaging shopfronts and active street-level frontages
- Encourage residential and visitor accommodation where it enhances centre viability and maintains active street frontages

A small section of the Town Centre, comprising 616 and 618 West Tamar Highway, is zoned **Local Business**, which accommodates business, professional and community services, as well as residential and visitor accommodation. The zone aims to:

- Support a mix of businesses, retail, administrative, professional, community, and entertainment uses that meet local needs
- Ensure development respects the activity centre hierarchy by managing its type and scale
- Promote vibrant street-level activity through engaging shopfronts and active frontages
- Allow residential and visitor accommodation where it contributes to the centre's viability and maintains active street engagement

At the edges of the Town Centre, land is zoned **General Residential**, reflecting its established residential character and use.

10.1.2 Bulman's Brook Precinct

The **Bulman's Brook Precinct** is zoned **Future Urban**, meaning the land is reserved for **future urban development**, pending rezoning and economic feasibility. The zone's purpose is to:

- Identify land for future urban use
- Prevent current development from limiting future urban potential
- Support strategic rezoning aligned with infrastructure rollout and urban growth plans

10.1.3 Muddy Creek Precinct

The **Muddy Creek Precinct** is zoned for **Rural Living**, allowing residential development in a rural setting with limited services. It supports **compatible agricultural activities** and discourages developments that harm residential amenity (e.g., noise, traffic). **Visitor accommodation** is permitted if it fits the area's residential character. All lots must be at least **1 hectare** in size.

10.1.4 Innova Precinct

The **Innova Precinct** is zoned **Light Industrial**, covering both the existing industrial area and its southern expansion. It supports activities like **manufacturing, processing, repair, storage, and distribution**, provided off-site impacts are minimal or well-managed. Supporting uses are allowed if they don't compromise industrial operations or viability.

10.1.5 Southern Precinct

The **Southern Precinct** consists of four zones, each with a distinct purpose:

- **Utilities Zone** - Reserved for major infrastructure like sewage treatment, utility services, and compatible uses such as recreation, emergency services, and tourism-related activities. The zone covers about 8ha of land in the precinct including the TasWater sewage treatment ponds.
- **Community Purpose Zone** - Supports essential community services including health, education, and social infrastructure. The zone covers 8.1ha of land in the precinct, including the new Legana Primary School site and adjoining sports oval.
- **Agriculture Zone** - The largest zone in the precinct, with a focus on preserving farmland for current and future agricultural use. It restricts non-agricultural development and encourages activities that support farming.
- **Environmental Management Zone** - Covers areas along the Tamar River and Tamar Conservation Area. It prioritises ecological and cultural conservation, with development subject to strict regulatory approval.

10.1.6 Western Highway Precinct

The **Western Highway Precinct** includes a mix of zones:

- **Rural Zone** - Applies to a number of properties (e.g., Muddy Creek Road and West Tamar Highway), supporting rural uses where agriculture is limited. It aims to prevent inappropriate development and protect nearby settlements.
- **Rural Living Zone** - Covers a small portion with a minimum lot size of 2 hectares, supporting low-density residential development in a rural setting.
- **General Residential Zone** - Applies to areas like Sunrise Drive, Kenny Court, and Outreach Drive. It supports diverse residential development with full infrastructure services available and allows community-serving non-residential uses and visitor accommodation.
- **Low Density Residential Zone** - Covers the remaining land, supporting residential development where infrastructure or environmental constraints limit density. Non-residential uses and visitor accommodation are allowed if they don't impact residential amenity.

10.2 Codes & Overlays

10.2.1 Bushfire Prone Areas Code

A large portion of Legana, including the Muddy Creek and Southern Precincts, and parts of Bulman's Brook, Innova, and the Western Highway Precincts, falls within the Bushfire Prone Areas Overlay. Residential land is excluded if it doesn't border zones like Rural, Agriculture, Rural Living, or Environmental Management.

Land within the overlay must comply with the Bushfire Prone Areas Code, which ensures development is safely planned and constructed to reduce risks to life, property, and the community. The Code is especially relevant for subdivisions, vulnerable uses (e.g. schools, hospitals, childcare), and hazardous uses (e.g. storage of dangerous substances) located in bushfire-prone areas.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.2 Electrical Transmission Infrastructure Protection Code

The Western Highway Precinct contains overhead powerlines that run in a north-west to south-east direction, resulting in certain areas being subjected to the Electricity Transmission Infrastructure Protection Overlay. This Overlay is designed to manage development near electricity transmission infrastructure by reducing associated risks, ensuring the continued safe and efficient operation of the network, and protecting the potential for future infrastructure upgrades or extensions.

Development within the Western Highway Precinct would need to consider appropriate setbacks from overhead powerlines.

10.2.3 Coastal Erosion Hazard Code & Coastal Inundation Hazard Code

Legana's proximity to the Tamar River makes its coastline and low-lying creek areas **susceptible to coastal inundation and erosion**, especially within the Southern Precinct. These risks pose significant constraints on development.

Affected land is governed by the **Coastal Inundation Hazard Code** and/or the **Coastal Erosion Hazard Code**, which aim to ensure **safe and sustainable land use**. The Codes focus on minimising risks to people, property, and infrastructure, reducing long-term adaptation costs, and preventing risk transfer to nearby areas. They also **support coastal-dependent developments when appropriately planned**.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.4 Flood Prone Areas Hazard Code

Flood-prone areas have been identified along parts of the Legana coastline, including **Muddy Creek, the riverbank behind properties on Tanner Drive, Weetman Street, and Kardinya Close**, as well as the stretch of riverbank extending from Nobelius Drive to the boundary with the City of Launceston. These areas are therefore subject to the **Flood Prone Areas Hazard Code**.

The Code aims to guide **safe and appropriate development in flood-risk zones** by protecting people, property, and infrastructure, minimising future adaptation costs, and preventing increased flood risks to nearby land or infrastructure. It also **discourages development that disrupts natural flood flows** or is vulnerable to flooding.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.5 Natural Assets Code

The Natural Assets Code applies to land covered by the **Priority Vegetation Overlay**, the **Waterway and Coastal Protection Area Overlay** and/or the **Future Coastal Refugia Area**. In the West Tamar LGA, all waterways and coastal areas are covered by the Waterway and Coastal Protection Area Overlay. **Priority vegetation areas** include tree clusters along the **Tamar River, creek-lines, and vegetation in the Western Highway, Muddy Creek, and Southern Precincts**, and the **Town Centre**, though some residential areas contain minimal vegetation. The coastal interface of the **Southern Precinct** and **Muddy Creek Precinct** with the Tamar River is identified as a **Future Coastal Refugia Area**.

The Natural Assets Code aims to **protect Tasmania's ecological integrity** by minimising impacts on **water quality, riparian vegetation, and river health**. It safeguards coastal areas and supports their adaptation to sea-level rise, while also limiting the clearance of priority vegetation and **managing development impacts on threatened species and habitats**.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.6 Scenic Protection Code

The Southern Precinct's frontage along the West Tamar Highway falls within the **Scenic Road Corridor Overlay** and must therefore comply with the **Scenic Protection Code**. This Code is intended to identify and safeguard landscapes of notable scenic value. It applies only to land situated within specific zones, including the Rural Living Zone, Rural Zone, Landscape Conservation Zone, Environmental Management Zone, Open Space Zone and, in the case of the Southern Precinct, the Agriculture Zone.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.7 Landslip Hazard Code

A small part of the **Legana Shopping Centre** and its car park is identified as having a **low landslip risk**, meaning the Landslip Hazard Code applies. This code ensures development in hazard areas remains safe and sustainable by managing risk based on the type and scale of use.

A significant portion of land in Legana is affected by **landslip risk**, including much of the **Muddy Creek Precinct**, areas along the **riverbanks of the Tamar River**, properties **southwest of the West Tamar Highway**, and within a small portion of the Southern Precinct and Bulman's Brook.

The **Landslip Hazard Code** is designed to ensure that development within these areas maintains a **tolerable level of risk** relative to the type, scale, intensity, and intended lifespan of the use or development. Under this Code, proposals for subdivision and building works must demonstrate how the likelihood of triggering a landslip event will be minimised to achieve and **sustain acceptable risk levels**. However, it is noted that in many cases, the requirement to submit a landslip report may be exempt under the provisions of the Code.

These risks should be considered but are unlikely to pose major constraints to development.

10.3 Residential Supply and Density Specific Area Plan

Most Low Density Residential land in Legana is subject to the **Residential Supply and Density Specific Area Plan** (SAP), except for properties in Danbury Heights and a few lots near the primary school and industrial precinct. A Specific Area Plan (SAP) establishes additional development standards that complement the underlying zoning regulations, offering more detailed guidance for the future development of the land to which the SAP applies.

Its purpose is to support lower-density subdivision that preserves coastal character and aligns with infrastructure limitations. Under the West Tamar Local Provisions Schedule, **land within this SAP must have a minimum lot size of 5,000m²**, as required by both the Acceptable Solution and Performance Criteria.



Source: Josh Hart Team



Source: Commercial Real Estate



11. Current and Future Community Needs

11.1 Population Growth Summary

By 2046, West Tamar will grow by an additional 7,945 residents, with a clear trend toward an aging population¹. The majority of this growth is expected to occur within Legana, which is supported by infrastructure, services, and lifestyle appeal.

The following section provides an overview of population growth within the West Tamar LGA and Legana, and has utilised data from REMPLAN.

11.1.1 West Tamar LGA

- 2021 Population: 25,747
- 2046 Forecast: 33,692
- Growth Rate: 1.0% annually
- Growth outpaces the broader Northern Tasmania Region (0.5% annually).
- Key drivers: Proximity to Launceston, improved infrastructure, lifestyle appeal, and expanding services.

11.1.2 Legana Forecast Area

The **Legana Forecast Area** (as depicted in Figure 8) comprises the **Town Centre, Bulman's Brook Precinct, and a portion of the Western Highway Precinct**. It also captures Legana's primary residential area, which extends north from the West Tamar Highway to the River Tamar.

- 2021 Population: 4,393
- 2046 Forecast Population: 7,418
- Growth Rate: 2.1% annually - highest in the region.
- Demographic Shift:
 - » Residents aged 50+ will nearly double (1,726 in 2021 to 3,482 in 2046).
 - » Older Workers (50-64): 21.9% of population by 2046.
 - » Retirement-aged (65-79): 18.4%.
 - » Youth (0-34) share drops from 41.8% to 35.5%.

¹ REMPLAN

11.1.3 Balance West Tamar Forecast Area

The **Balance West Tamar Forecast Area** (depicted in Figure 7) includes the whole of West Tamar LGA, excluding the Legana Forecast Area and the townships of Exeter, Beaconsfield, Beauty Point, and Riverside. It includes parts of the Legana Structure Plan area, including the **Muddy Creek Precinct, Southern Precinct, and part of the Western Highway Precinct**.

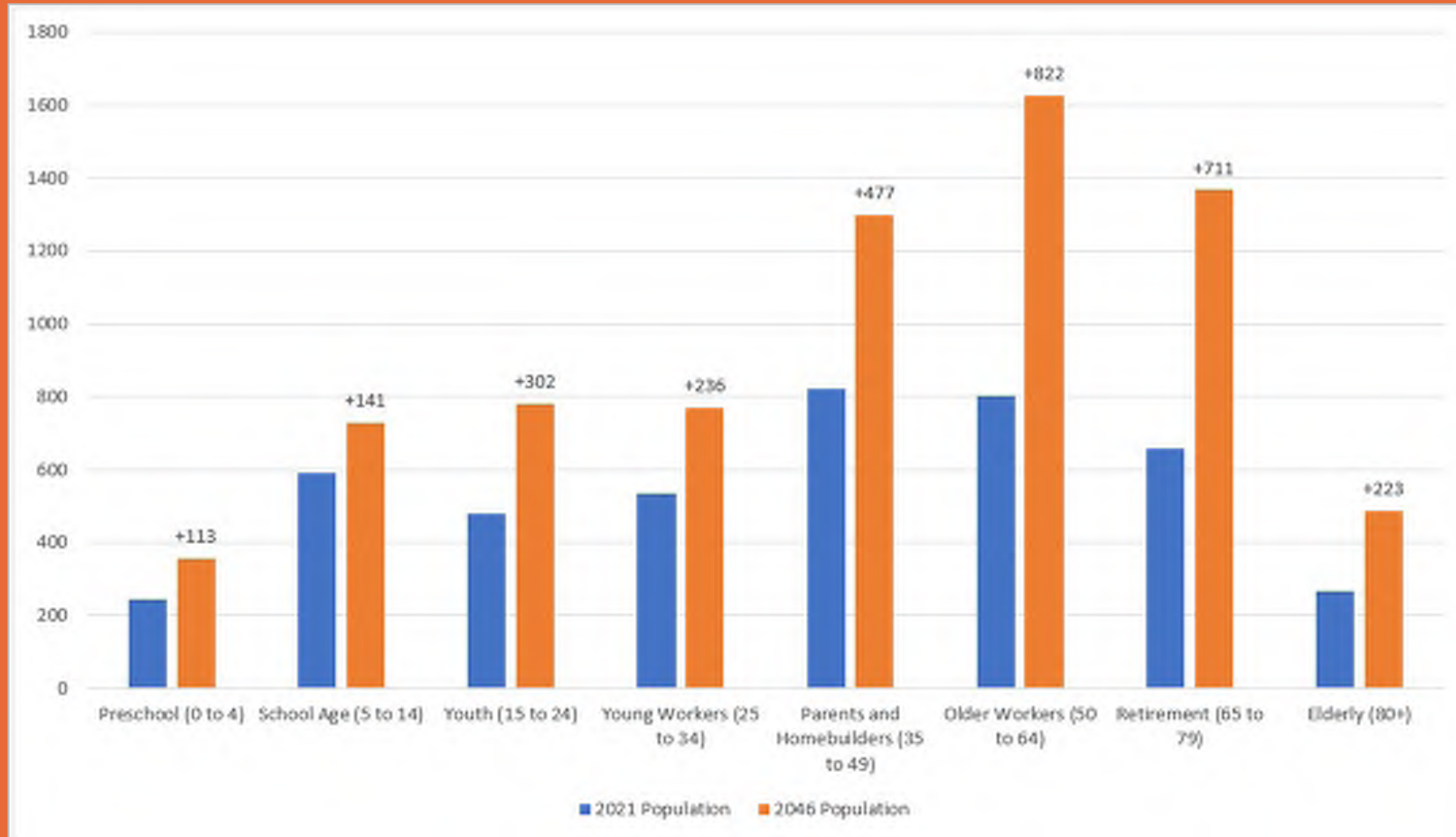
- 2021 Population: 7,481
- 2046 Forecast Population: 9,270
- Growth Rate: 0.8% annually.
- Demographic Shift:
 - » 58.3% of residents will be aged 50+ by 2046.
 - » Older Workers & Retirement-aged: each 24.6%.
 - » Youth (0-34) share drops to 27.4%.

A significant portion of this growth is anticipated to occur in the areas surrounding Legana, particularly within the **Muddy Creek and Southern Precincts**.



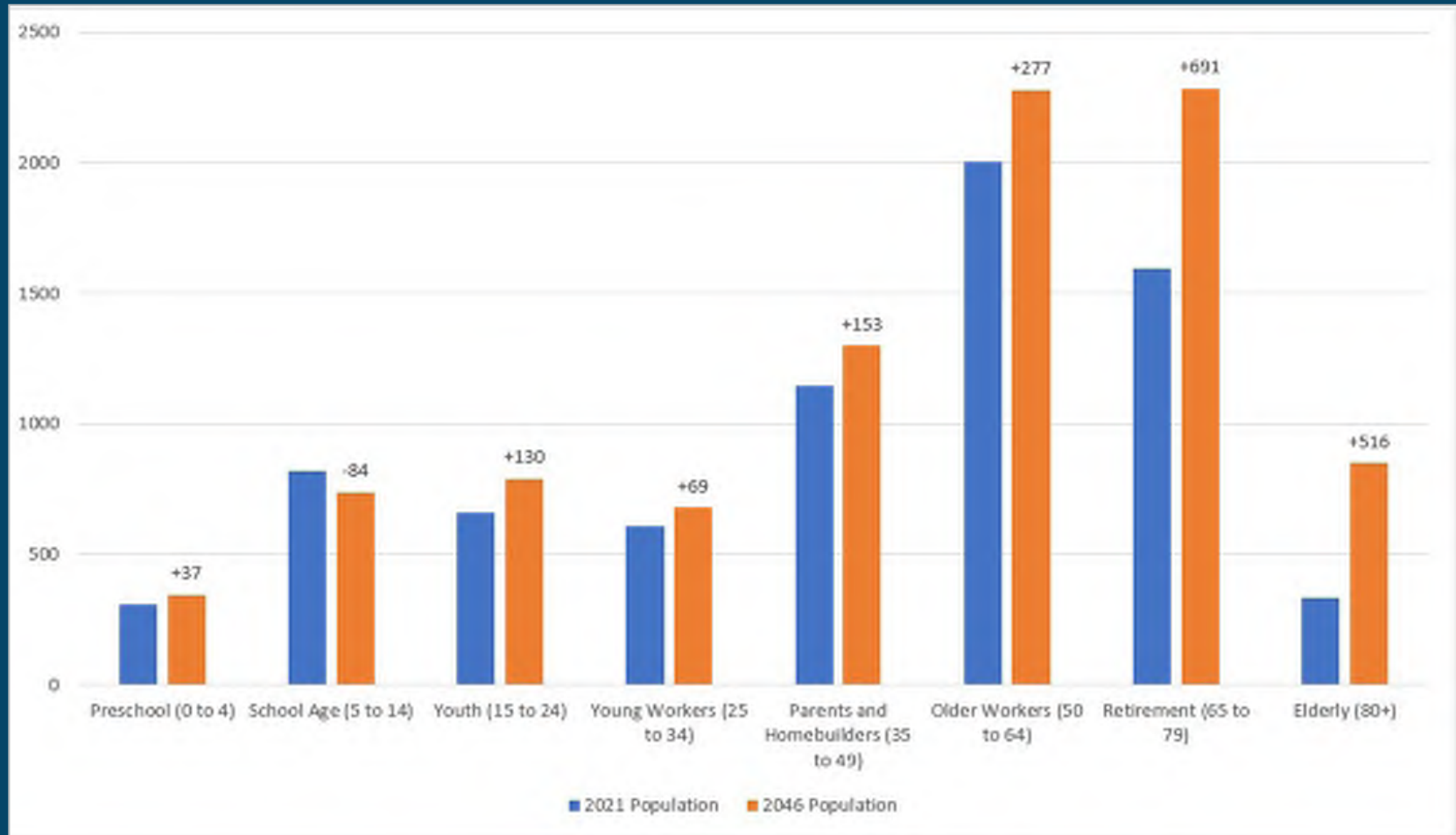
**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Table 3. Legana Forecast Area - Projected Demographic Change



**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Table 4. Balance West Tamar Forecast Area - Projected Demographic Change



11.2 Demographic and Housing Characteristics

11.2.1 Age Structure

Age data is essential to producing accurate population estimates based on the Census count. The age of people living in one geographical area can be broken down into service age groups, which divide the population into age categories that reflect typical life-stages. These stages include:

- Babies and pre-schoolers (0 to 4);
- Primary schoolers (5 to 11);
- Secondary schoolers (12 to 17);
- Tertiary education and independence (18 to 24);
- Young workforce (25 to 34);
- Parents and homebuilders (35 to 49);
- Older workers and pre-retirees (50 to 59);
- Empty nesters and retirees (60 to 69);
- Seniors (70 to 84); and
- Elderly aged (85 and over).

































These age groups then have a (generalised) correlation to housing requirements as outlined in Figure 8.

The Legana - Grindelwald and District is defined by an older population, with **42.4% of residents aged over 50**, with the main age groups consisting of **parents and homebuilders** (17.9%), **seniors** (14.0%), **older workers and pre-retirees** (12.4%), **empty nesters and retirees** (12.4%), and **young workforce** (10.6%).

The largest changes observed within the area between 2016 and 2021 were in:

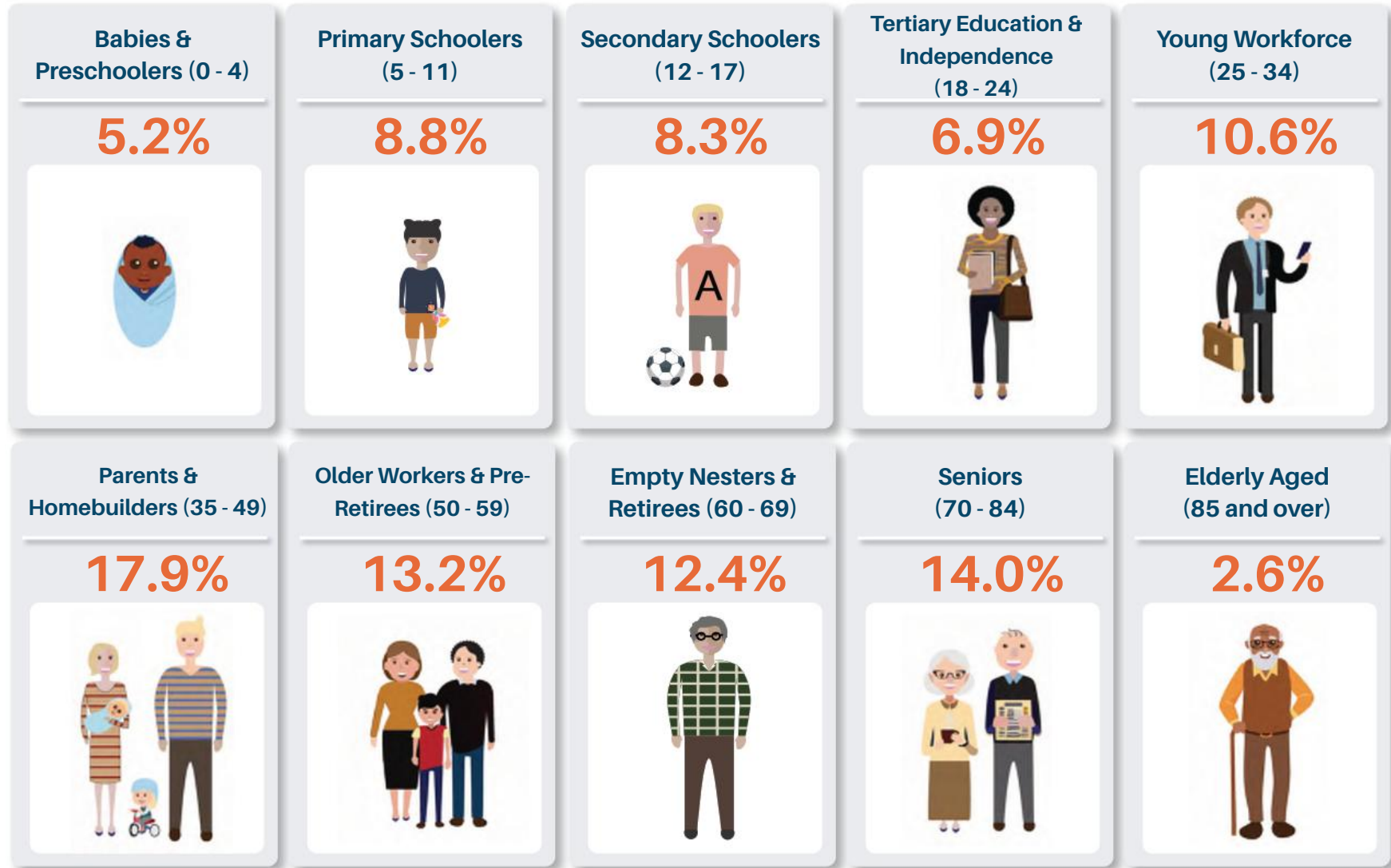
- Seniors (70 to 84) - An additional 212 residents;
- Young Workforce (25 to 34) - An additional 201 residents;
- Empty Nesters and Retirees (60 to 69) - An additional 87 residents; and
- Older Workers and Pre-retirees (50 to 59) - An additional 69 residents

Figure 9. Generalised Housing Requirements

Age Group	Living Arrangements	Dwelling Structure	Number of Bedrooms			
 Babies and pre-schoolers (0 to 4) Primary schoolers (5 to 11) Secondary schoolers (12 to 17)	Family home	Detached	  ↓  			
			Tertiary education and independence (18 - 24)	Group home	Detached	  
				Student Accommodation	Multi-unit	
 Young workforce (25 - 34)	First home	Detached / Unit	  →  			
		Multi-unit	  →  			
 Parents and homebuilders (35 - 49) Older workers and pre-retirees (50 - 59)	Family home	Detached	  ↓  			
			Empty nesters and retirees (60 - 69)	Downsizer home	  ↓  	
 Seniors (70 - 84)	Retirement living	Detached	 			
		Unit				
		Complex				
 Elderly aged (85 and over)	Aged care	Complex				

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Figure 10. Legana - Grindelwald and District Service Age Groups (2021 Census)



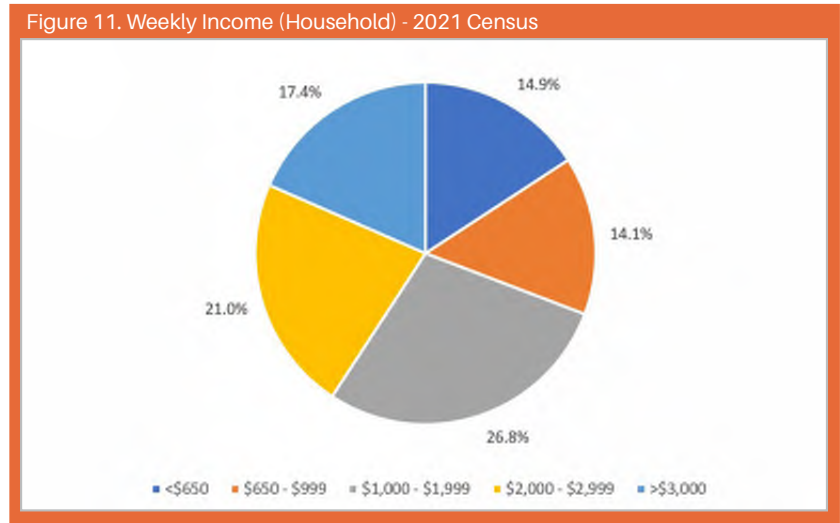
11.2.2 Household Income

Household income is the combined gross income of all persons residing in the dwelling and is a helpful tool in measuring the economic health of an area or to compare living conditions between geographic regions.

Based on Census data from 2021, the Legana - Grindelwald and District has a **median weekly income of \$1,636**.

Of those households, while the majority (62.3%) are considered to earn a 'moderate' income (\$800 - 2,999 per week), a significant proportion (21.3%) were classified as low income households (those earning less than \$800 per week); and 16.4% of households reported a high weekly income of over \$3,000 per week.

The existence of lower income households in the area suggests the potential need for affordable land and housing opportunities to be provided. Paradoxically, the strong representation of higher income households also supports the provision of higher value land and housing products.

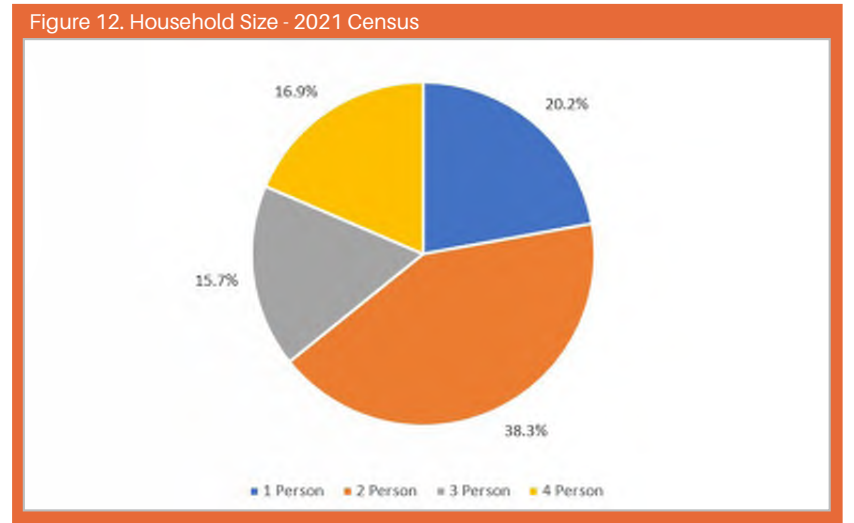


11.2.3 Household Size

Average household size (AHS) describes the average number of adults and children living in a household. This measure is a key determinant of underlying demand for housing. For example, a decline in AHS typically means more households comprising less people are being formed and there is, therefore, greater demand for housing for a given level of population growth. Changes in AHS can be driven by shifts in demographics and household preferences, as well as changes in housing prices and rent.

The **average household size** in the Legana - Grindelwald and District area is **2.57 persons per household**. The most common household size are 2 persons (38.3%), followed by lone person households (20.2%), 4 person households (16.9%), and 3 person households (15.7%).

This suggests a need for 2 - 3 bedroom dwellings as a priority, albeit the market preference is likely to be for 3 - 4 bedrooms to allow for guests and work from home capability.

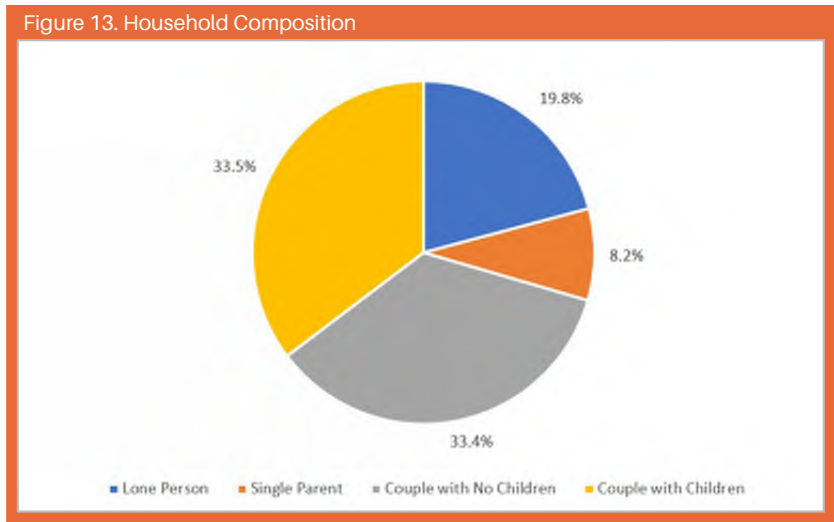


11.2.4 Household Composition

Household composition is determined by the people living together and their relationship to one another. The term household refers to all individuals who live in the same dwelling, who may or may not be related by blood or marriage. A household is distinct from the less inclusive category of family as it includes lone persons and group households. Household composition is one of the most important demographic indicators as it reveals the residential role and function of an area, era of settlement, and provides key insights into the level of demand for services and facilities which are directly correlated to age and household types.

The most common household typology within the Legana - Grindelwald and District area is couples with children (33.5%) and couples without children (33.4%), followed by lone person households (19.8%), and one parent families (8.2%).

There is clearly a strong emphasis on family accommodation and demand for single person residences.



11.2.5 Tenure

Tenure type describes whether a dwelling is owned, being purchased or rented by a household, or being occupied under another arrangement. Housing tenure provides insights into an area's socio-economic status as well as the role it plays in the housing market. Tenure can also reflect built form, with a significantly higher share of renters in high density housing and a substantially larger proportion of homeowners in separate housing, although this is not always the case.

In the Legana - Grindelwald and District area home ownership is notably high, with 42.4% of dwellings owned outright and an additional 41.3% owned with a mortgage. In contrast, rental arrangements are less prevalent, with private rentals comprising 12.2% of overall housing tenure. Social housing represents a very minor proportion, accounting for only 0.8% of all dwellings when compared to the typical provision of 4.5% across the Northern Tasmania area.

This suggests limited availability of government-supported housing options within West Tamar LGA.

11.2.6 Number of Bedrooms

Dwellings in the Legana - Grindelwald and District area have an average occupancy rate of 94.3%, where dwellings are usually made up of 3 bedrooms and occupied by 2.57 people.

From 2016 to 2021, there was strong demand for 3 and 4 bedroom dwellings, with 148 three (3) bedroom and 145 four (4) bedroom dwellings constructed. By contrast, only 62 two (2) bedroom dwellings were constructed.

This suggests ongoing demand for a range of housing products and sizes to meet changing household needs.

11.2.7 Dwelling Typology

Dwelling typology is an important determinant of the Legana - Grindelwald and District area's residential role and function. **A greater concentration of higher density dwellings is likely to attract more young adults and smaller households** (often renting), whilst **larger, detached or separate dwellings are more likely to attract families and prospective families**. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres.

The Legana - Grindelwald and District area is predominantly **characterised by separate housing (96.2%)**, followed by **medium density (2.8%) dwellings**. While **low-density housing remains dominant**, the existing presence of medium-density options indicates a level of community acceptance.

The presence of medium-density housing suggests a level of community openness to alternative housing forms. As such, there is an opportunity to expand the range of medium-density housing options, which would support greater housing diversity and affordability.



Source: realestate.com

11.3 Social Infrastructure Requirements

11.3.1 Community Facilities

While several community facilities are located in the surrounding area, the Legana township itself is currently served only by the **Legana War Memorial Hall and Legana Youth Centre**.

Across the broader West Tamar Local Government Area, however, residents have access to a comprehensive range of general and specialised community facilities, including a number of **community centres at Beaconsfield, Sidmouth, Windsor and Tresca** that offer a range of activities and services; and a **libraries at Beaconsfield and Exeter**.

Whilst these facilities are suitable to service to the existing Legana community, there is an opportunity for West Tamar Council to develop a civic, administrative, and/or community centre within Legana.

11.3.2 Childcare

There are **six registered childcare centres within the West Tamar LGA** which delivers around 300 childcare places. These facilities are split across Legana, Riverside, Exeter, and Beaconsfield, and include **Legana Early Learning Centre**, Discovery ELC, Exeter Childcare Centre, Windsor Children's Centre, Beaconsfield Early Learning Centre, and Earthlings Family Daycare. Additionally, a new childcare facility is currently under construction at 630-634 West Tamar Highway in Legana.

The population of children aged 0 to 4 in the West Tamar LGA is projected to increase by approximately 226 by 2041 (+18.1%). The existing childcare centres, along with the new facility under development at 630-634 West Tamar Highway are expected to accommodate this growing demand.

11.3.3 Primary, Secondary & Tertiary Education

West Tamar LGA is well serviced by educational facilities, with six primary schools located across Legana, Exeter, Riverside, Trevallyn, and Beaconsfield. These facilities include five public schools (new Legana Primary School, Exeter Primary School, Riverside Primary School, and Beaconsfield Primary School) and one Catholic School (St Anthony's Catholic Primary School). The Launceston Christian School offers schooling from kindergarten through to Year 12.

The **Legana Primary School opened in 2025**, offering comprehensive educational programs from kindergarten to Year 6. The school's designated intake area includes the suburbs of Legana and Grindelwald. It is intended to function as a feeder school for Riverside High School and Exeter High School.

By 2041, West Tamar LGA is projected to see a 15.1% increase in the number of school-aged children, amounting to an additional 237 students. This projected growth underscores the need to assess the provision of an additional school as part of the Legana Town Centre & Township Structure Plan.

11.3.4 Emergency Services

The **Exeter Police Station is the sole police station within the West Tamar LGA**. Ambulance services are currently provided by the Ambulance Tasmania Station located in Beaconsfield. However, plans are underway to establish a **new ambulance station within Legana** at Innova Business Park.

Fire protection across the region is supported by five volunteer fire brigades situated in Legana, Bridgenorth, Glengarry, Winkleigh, and Gravelly Beach. These emergency service facilities are strategically positioned to ensure effective coverage and timely response throughout the community.

11.3.5 Aged Care & Healthcare Facilities

The West Tamar LGA is moderately well-serviced by healthcare providers, including four medical centres (Legana Medical Centre, West Tamar Health, Exeter Medical Centre, and Beaconsfield Family Medical Practice) alongside two dental clinics (Riverside No Gap Dental and Legana Dental). The area also includes two pathology clinics (Launceston Pathology Beaconsfield and Launceston Pathology Riverside), as well as two podiatry services (St Johns Foot Clinic and In-Balance Podiatry Legana).

Plans are underway to expand healthcare offerings within the Legana town centre. At 2 Kenny Court, the existing fitness facility will be converted into a holistic health centre, providing low-impact physical activities such as Pilates, yoga, and physiotherapy, in addition to general practice, nursing care, and dental services. A new chiropractic clinic is also proposed for 9 Tatana Way as part of a broader development.

In terms of aged care, Regis Tasmania – Legana (operated by Regis), is the only facility of its kind in the West Tamar LGA. It offers 106 beds and operates 24/7, delivering a comprehensive range of services including residential aged care, palliative care, and secure dementia support.

The provision of an additional aged care facility should be considered as part of the Legana Town Centre & Township Structure Plan.

11.3.6 Places of Worship

There are numerous places of worship located within the West Tamar LGA to cater for a range of denominations. The following places of worship are located in Legana:

- Free Reformed Church of Legana
- Legana Christian Church
- Legana Uniting Church

11.3.7 Recreation, Parks & Public Open Space

There are 27 Council-owned parks and areas of public open space within the West Tamar LGA, offering a variety of recreational amenities, including 7 Destination Parks, 6 Neighbourhood Parks, 14 Local Parks, and a number of Sports Grounds, and the Riverside Swim Centre.

Legana is home to Tanner Drive Reserve and Jelisa Court playground (Local Parks) and the Legana Recreation Precinct (Neighbourhood Park/Sports Ground).

The Legana Recreation Precinct could be relocated near the new Legana Primary School on Old Dairy Way, creating a key regional facility for West Tamar.

Relocation could enable a second full-sized oval, soccer pitches, expanded tennis courts, and an indoor recreation centre.

11.3.8 Creative and Cultural Infrastructure

11.3.8.1 Creative and Cultural Spaces

There is currently no identified infrastructure for creative and cultural practice within the town centre or wider Legana area.

A local community space could be considered as part of the Legana Town Centre & Township Structure Plan.

11.3.8.2 Co-working and Creative Commerce Facilities

There is a significant gap in co-working and business incubator spaces, with no facilities currently situated within the West Tamar LGA.

The development of formal co-working spaces could be integrated into a civic or community centre and could be incorporated within the Town Centre.

12. Market Analysis

12.1 Overview

The Legana area is one of the faster growing precincts within Tasmania, with current population growth projections for 2021 – 2046 being some 3,025 additional people in Legana Forecast Area and a further 1,789 persons in the Balance West Tamar Forecast Area. Much of the Balance West Tamar Forecast Area population growth is likely to be in the vicinity of Legana, notably in the Southern Precinct of the study, parts of the Western Highway Precinct and in the Muddy Creek Hill Precinct, which will all fall within the Balance West Tamar Forecast Area.

This population growth can be expected to drive demand for retail purchases, service products and local employment activities.

While the location of new services and facilities and employment activities unrelated to local population growth are less easy to predict, the locational advantages of Legana and the lack of alternative opportunities for large scale employment delivery elsewhere in the wider region suggest that the study area has the propensity to capture a reasonable proportion of new employment activities in the region.

This section has been based on insights drawn for a range of market analysis research studies.

12.2 Retail Floorspace

On the assumption that retail floorspace supply and demand are currently in approximate equilibrium, the protection of new floorspace requirements should relate directly to the level of population growth and the degree to which retail floorspace supply is delivered locally.

Based upon a high population growth projection of 4,280 persons out of 2046 for the wider Legana area, and the delivery of 2.1m² of retail floorspace per additional person, retail floorspace demand should support the delivery of approximately 9,000m² additional floorspace. Of this floorspace demand, a portion of this space is likely to be provided outside the immediate area, for example, higher order purchases are only likely

to be provided in Launceston City Centre, in Hobart or in Melbourne, and bulky goods retailing, which is likely to be attracted to a standalone facility elsewhere. Accordingly, we anticipate that convenience retailing, weekly shopping trips and selected comparison shopping within the locality is unlikely to comprise more than two-thirds of overall floorspace demand generated by the projected population growth, hence resulting in the need to make provision for some 6,000m² of retail floorspace within the area over the next 20 years. This floorspace provision probably requires a site area of around 2.5 hectares to accommodate this space.

It is emphasised that these demand projections do not represent an end state. The total capacity of the Legana growth precincts is possibly as high as 11,000 – 14,500 persons (subject to sewer plant buffers), which would generate a demand for 23,000 – 30,000m² of retail floorspace, of which some 15,000 – 20,000m² could be expected to be provided locally, and requiring about 6 – 8 hectares of site area.

In the next twenty years, we would suggest a distribution of the additional 6,000m² of retail floorspace as follows:

- **Town Centre** - 4,000m²
- **Bulman's Brook Precinct** - 1,000m²
- **Southern Precinct** - 1,000m²

This provides for a new full line supermarket and speciality shops in the town centre, as well as a small grocer and basic supplies in each of Bulman's Brook and Southern Precinct.

Projecting forward to the ultimate development, the total growth in retail floorspace might be distributed as follows:

- **Town Centre** - 10,000m²
- **Bulman's Brook Precinct** - 4,000m²
- **Southern Precinct** - 6,000m²

In the next twenty years, the provision of around 4,000m² of retail floorspace in the Town Centre could be expected to require around 15,000m² of site area. The long term provision of 10,000m² of retail floorspace would require up to 40,000m² of site area within an expanded Town Centre.

This could then provide for mini-majors or a discount department store in the Town Centre and for the expansion of Bulman's Brook and the Southern Precinct to include full line supermarkets. The floorspace differential between Bulman's Brook and the Southern Precinct reflects the greater population growth potential in the Southern Precinct. Refer to the population, dwelling and floorspace projections for the three growth scenarios identified in the master planning concepts and the fourth projection for the 20 year time horizon.

12.3 Commercial Floorspace

Legana can be expected to attract some commercial activity in support of its growing population. Service industry is typically delivered at a rate of around 1.4m² per person, which if around two thirds of that floorspace is captured locally, resulting in around 0.9m² per person. This results in a floorspace requirement of around 3,900m² in the next twenty years and an ultimate floorspace expansion of around 13,400m², with some 9,000m² delivered locally. Some of this is likely to be delivered in association with a retail centre, a main road frontage or a suitably zoned, accessible location.

Local office accommodation, consulting services and health facilities would be in addition to these figures, while regional floorspace supply is much more dependent upon a broader range of locational choices and corporate decision-making.

Local facilities could be expected to locate within a retail centre on a main road or in a high exposure, accessible location. On the other hand, larger regional facilities have a higher propensity to be attracted to a precinct with larger lot sizes and zoned for their use typology. The Innova Precinct expansion would provide opportunities for these land uses. We have made allowance for around 10,000m² of floorspace expansion in the next twenty years (requiring a site area of 30,000 – 40,000m²) and up to 20,000 – 25,000m² of floorspace in the fully developed scenario (requiring 60,000– 80,000m² of site area).

Within the Town Centre, allowance has been made for 1,500m² of commercial floorspace within the next 20 years, requiring a site area of about 6,000m² and for an ultimate addition of some 5,000m² (site area of 20,000m²).

12.4 Community Floorspace

The opportunity exists to either relocate the whole inside workforce of the West Tamar Council from Riverside to a site within the expanded Legana Town Centre or to create a satellite office to accommodate space required for growth in the inside workforce. Both options would have the propensity to include library facilities, community meeting spaces, civic spaces and a town square, as well as providing for administrative functions. Galleries and exhibition spaces, youth facilities and health services are often part of such complexes though not essential. Flexible use of spaces could provide for a multitude of uses.

The advantages of locating the civic and community hub at Legana are summarised as follows:

- Accommodate growing spatial requirements of Council;
- Opportunity to provide efficient, flexible, and adaptable workspaces that enhance productivity;
- Opportunity to share staff and community spaces (e.g. meeting rooms) to manage costs and engender cohesion;
- Provide for an improved customer (rate payer) interface;
- Design for any desired operational changes and efficiencies;
- Help activate Legana Town Centre through the introduction of the new workforce and by the attraction of complementary uses;
- Provide a Council hub closer to the population and geographic centre of West Tamar.

We have identified a site of around 6,000m² within Legana Town Centre, fronting the extension of Tatana Way, which could delivery 2,000 – 3,000m² of floorspace over 2 levels and space for up to 100 car parks, within our concept for the Town Centre. Specific requirements would be subject to the undertaking of more detailed investigation of Council's floorspace and facility requirements and operational preferences.

Allowances for long term growth might suggest a site area of, say, 10,000m², providing for up to 4,000 – 8,000m² of floorspace over 2 levels.

12.5 Industrial Floorspace

Industrial development, because of its possible impacts on surrounding land uses, is typically confined to areas zoned specifically for industrial use. (Historical industrial business locations may be an exception to this.) Accordingly, the locating of such facilities in Legana will be a function of the availability of suitably zoned land.

Currently, there is a Light Industry Zone in the Innova Business Park and its extension. These locations are already heavily occupied and the take up of sites within the Innova Precinct extension demonstrates the attractiveness of this location and the lack of alternative locational choices in the region.

Accordingly, we have made an allowance for a further 12,500m² of industrial floorspace expansion over the next 20 years, and an ultimate provision of a further 25,000m² of floorspace over an area of 60,000 - 80,000m². This expansion would rely upon the south easterly expansion of the current Innova Precinct.

We would recommend excluding industrial development from the Legana Town Centre.

12.6 Town Centre Expansion Requirements

Based upon the foregoing analysis, provision for a near term growth of some 8,000m² of floorspace and around 25,000 - 30,000m² should be targeted for the Town Centre, while long term growth of up to 19,000m² of floorspace and 60,000 - 80,000m² of site area might be considered.

12.7 Residential Development Associated with the Town Centre

Opportunities should be provided for diversification and densification of housing products along the interface with the Town Centre in order to provide additional housing choices, especially for the rental market, first home buyers, downsizers, retirement and aged care. Additional opportunities can be provided in the nearby sections of the Southern and Western Highway Precincts.

Allowance has been made for a net addition of around 100 medium density dwellings over the next 20 years, with a long term target of 200 additional targets. While these numbers sound modest, they are tempered by the fact that the economics of replacing the investment in housing in this area can be expected to limit take up rates and a number of dwellings are likely to be replaced by higher value retail and commercial floorspace.

The 'uplift' incentive (via rezoning) will need to be considerable in order to attract new investment.



13 Opportunities & Constraints

13.1 Overview

The following analysis consolidates the findings from earlier sections of the report to identify areas within the Town Centre that hold development potential, as well as broader township locations suitable for future residential rezoning.

This summary outlines the physical, environmental, cultural, and infrastructure related opportunities and constraints identified through the analysis. It highlights design opportunities, defines areas with constrained or unconstrained potential for development, and assesses the achievable development intensity on the site.

13.2 Town Centre Opportunities & Constraints

13.2.1 Physical & Environmental

Land Availability

The primary constraint to the future growth of the Legana Town Centre is limited land availability, therefore it is imperative for the structure plan to consider opportunities for infill within the existing township boundary and expansion of the township into surrounding areas.

The Legana Recreation Precinct is currently located immediately to the east of the Town Centre. Relocating this precinct to the Southern Precinct, adjacent the Legana Primary School, would free up a significant amount of land for the township to expand into. After allowing for the space taken by the Tatana Way Extension, the recreation area could add approximately 23,000m² of additional land for Town Centre growth.

There are currently two vacant sites without development approval in the existing Town Centre that provide a further 4,500m² of site area. There are a few properties fronting West Tamar Highway that could provide for additional floorspace, however, they are already developed and therefore represent a very limited opportunity.

Expansion opportunities could be available by expanding the Town Centre to Fulton Street and Bulman Drive, and along the west side of Freshwater Point Road. Subject to redevelopment, these areas could deliver a further 4,000m² of Town Centre site expansion.

Land Slip

The existing Legana Town Centre is located in a low level landslip hazard band. Some areas of land that has been earmarked for future high residential density, such as land comprising the Regis aged care facility and a small area of land on the southern side of the West Tamar Highway, are located in a medium landslip hazard band, which will guide any future development of the land.

Slope

The Town Centre is predominantly flat, with most of the area featuring gentle slopes of less than 5%, making it highly suitable for commercial development.

Pedestrian Linkages

Pedestrian linkages are currently relatively poor, particularly along Legana Grove between the plaza and existing centre, which is inhibited by the loading zone servicing the shopping centre. There are opportunities to improve these linkages to encourage increased foot traffic and reduced reliance on cars, by:

- Relocating the loading zone and improved pedestrian crossing points along Tatana Way to connect the existing centre with the plaza and adjacent retail and commercial offerings;
- Providing new linkages between the West Tamar Highway and Tatana Way;
- Enhancing existing pedestrian linkages from adjacent residential areas to the Town Centre.

13.3.1 Legal & Cultural

The existing portion of General Business land remains well-aligned with the Precinct's intended development outcomes. There is an opportunity to strengthen and expand the commercial core of the Town Centre through the extension of General Residential zoned land and the introduction of the Urban Mixed Use zone.

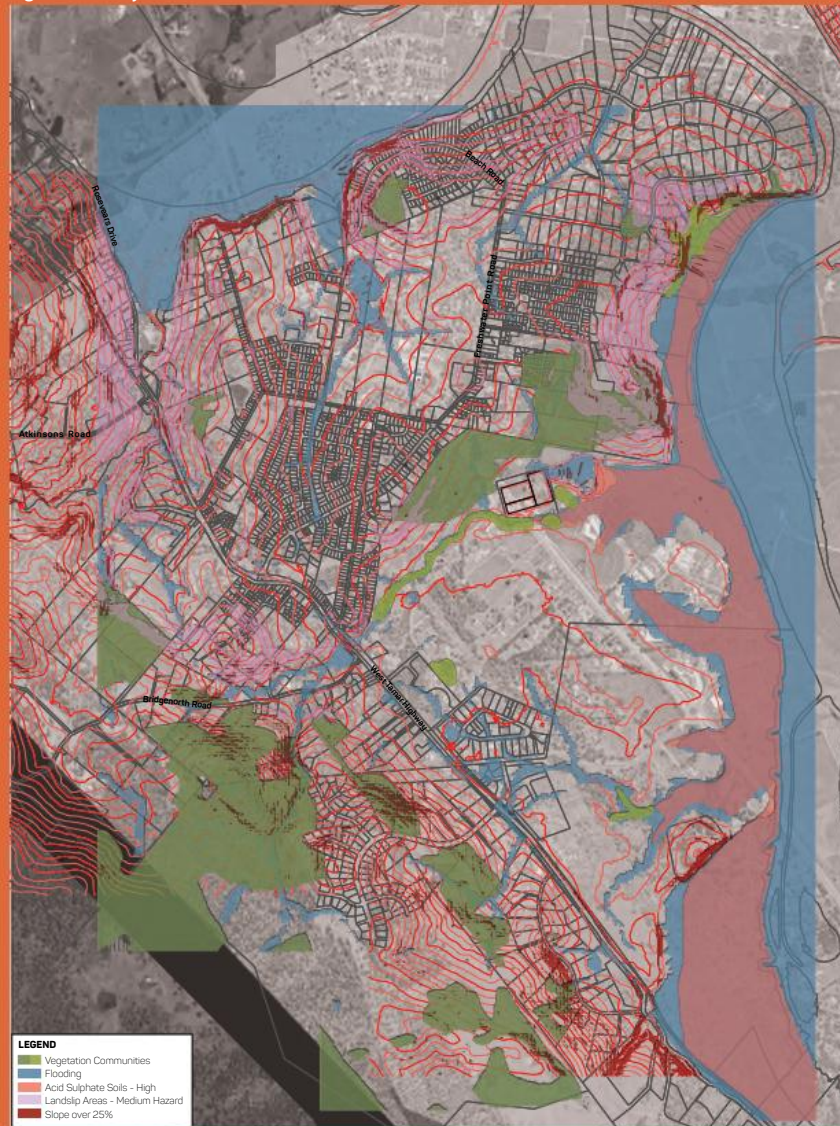
Additionally, there is potential to accommodate higher-density residential development in areas surrounding the Town Centre. In particular, sections of Bulman Drive, Fulton Street, and the southern frontage of the West Tamar Highway are considered suitable for rezoning to Inner Residential and Urban Mixed Use to support increased housing diversity and density in close proximity to key services and amenities.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Figure 14. Town Centre - Opportunities & Constraints



Figure 15. Physical & Environmental Constraints



13.3 Township Opportunities & Constraints

13.3.1 Physical & Environmental

General Constraints

- Development is influenced by flooding potential, watercourses, acid sulphate soils, landslip risks, tree cover, and steep slopes.

Bulman's Brook Precinct

- Mostly gentle to moderate slopes; steep areas near the northern boundary.
- Contains a man-made lake and intermittent watercourses.
- Lake aids in stormwater detention; waterway must be retained.
- Medium landslip hazard band in the north; larger allotments recommended.
- Orchards dominate; no significant vegetation communities.

Muddy Creek Precinct

- High landslip risk dominates.
- Least vulnerable areas are near Ridge Road and Bindaree Road, which are already developed.

Southern & Innova Precinct

- Primarily dairy grazing land with some key developments (e.g., sewer treatment works, industrial estates, school).
- Flooding and acid sulphate soils along the eastern perimeter are major constraints.
- Flood risk extends via creek lines and depressions; open channels or pipes needed.
- Contains distinct vegetation communities:
 - » Melaleuca ericifolia swamp forest (worthy of retention).
 - » Eucalyptus amygdalina inland forest/woodland (partially protected).
- Medium landslip risk band in some areas, but not a major constraint.
- Mostly flat terrain, except around the function and accommodation centre on a steep promontory.

Western Precinct

- Undeveloped land with existing residential/rural development.
- Multiple watercourses flow SW to NE; West Tamar Highway acts as a barrier.
- Stormwater detention and erosion control needed due to slope and urban runoff.
- Significant inland woodland may affect development density.
- Steep slopes and medium landslip band (especially north of Bridgenorth Road) limit development potential and may require larger allotments.

13.3.2 Legal & Cultural

13.3.2.1 Zoning

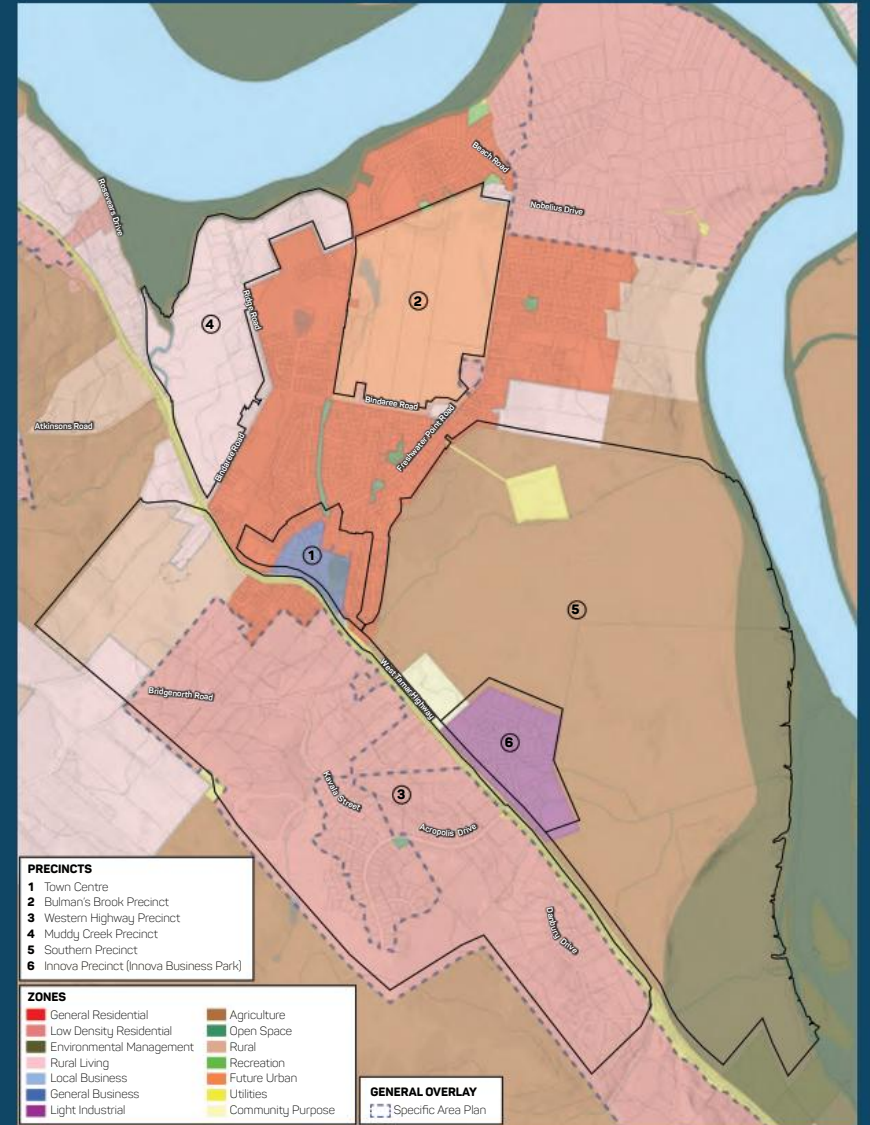
In most cases, the current zoning of the proposed development precincts will require rezoning in order to facilitate the desired development outcomes. The current zoning of each precinct is summarised as follows:

Precinct	Current Zoning
Bulman’s Brook Precinct	Future Urban
Muddy Creek Precinct	Rural Living
Southern Precinct	Agriculture Community Purpose Environmental Management Utilities
Innova Precinct	Light Industrial
Western Highway Precinct	General Residential Low Density Residential Rural Rural Living

13.3.2.2 Overlays

In addition to zoning, there are a number of overlays that have the potential to constrain future development. In some instances, i.e., the Priority Vegetation Overlay, an overlay is no longer relevant and therefore consideration could be given to removing it to prevent unwarranted constraints to development.

Figure 16. Legal & Cultural Constraints



13.3.3 Land Ownership

Consolidation or fragmentation of land ownership is critical to the delivery of development outcomes and to the coordination of harmonious development outcomes.

The **Bulman's Brook Precinct is in a single ownership** and should therefore be able to deliver a coordinated development outcome in which all aspects of the development are resolved and delivered at the commencement of the development.

The small amount of development proposed for **Muddy Creek Precinct does not require substantive coordination** and the ownership arrangements are largely irrelevant.

The **Southern Precinct is controlled by one major landowner**. Because of the scale of the individual sites, development delivery is not significantly constrained by this ownership. That said, **coordination of service infrastructure delivery, road connectivity and stormwater management all require a level of cooperation** to ensure economy of service provision and timely availability of services.

Innova Precinct should be able to be expanded over the land holding to the south east with minimal implications for the broader area. Stormwater management should include accommodation of flows from the west of West Tamar Highway, through the Precinct towards the north east and, thence, requires an outfall flow path to the Tamar River.

Extension of Innova Drive is also required to provide connectivity to adjoining development.

The Western Precinct is far more fragmented and is therefore likely to rely upon the ability to access and service individual development sites.

13.4 Infrastructure Opportunities & Constraints

Utilities and Services

- Established residential areas in Legana are well-served by sewer, water, power, and communications.
- All precincts within the Structure Plan study area have access to most services at their interface with surrounding urban areas.

Road Access

- West Tamar Highway has been upgraded to a divided four-lane road from Launceston to Freshwater Point Road.
- Multiple access points exist on both sides of the highway, supporting good connectivity for current and future development.
- Each precinct has specific road access routes:
 - » Muddy Creek: via Ridge Road and Bindaree Road.
 - » Bulman's Brook: via Jetty Road, Bindaree Road, and Freshwater Point Road.
 - » Southern Precinct: potential future links via Legana Park Drive, Old Dairy Way, Tatana Way, and others.
 - » Western Precinct: can use all existing highway access points.

Electricity Infrastructure

- A major transmission line (Hadspen-George Town 220kV) crosses the Western Precinct.
- Development is restricted within its registered and statutory easements.

Sewerage Infrastructure

- A sewerage treatment plant is located in the Southern Precinct.
 - » Setback requirements around the plant limit development.
 - » Decommissioning expected in 2035, potentially unlocking new residential opportunities.
- Large sewer mains and power lines cross the Southern Precinct and must be considered in future designs.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

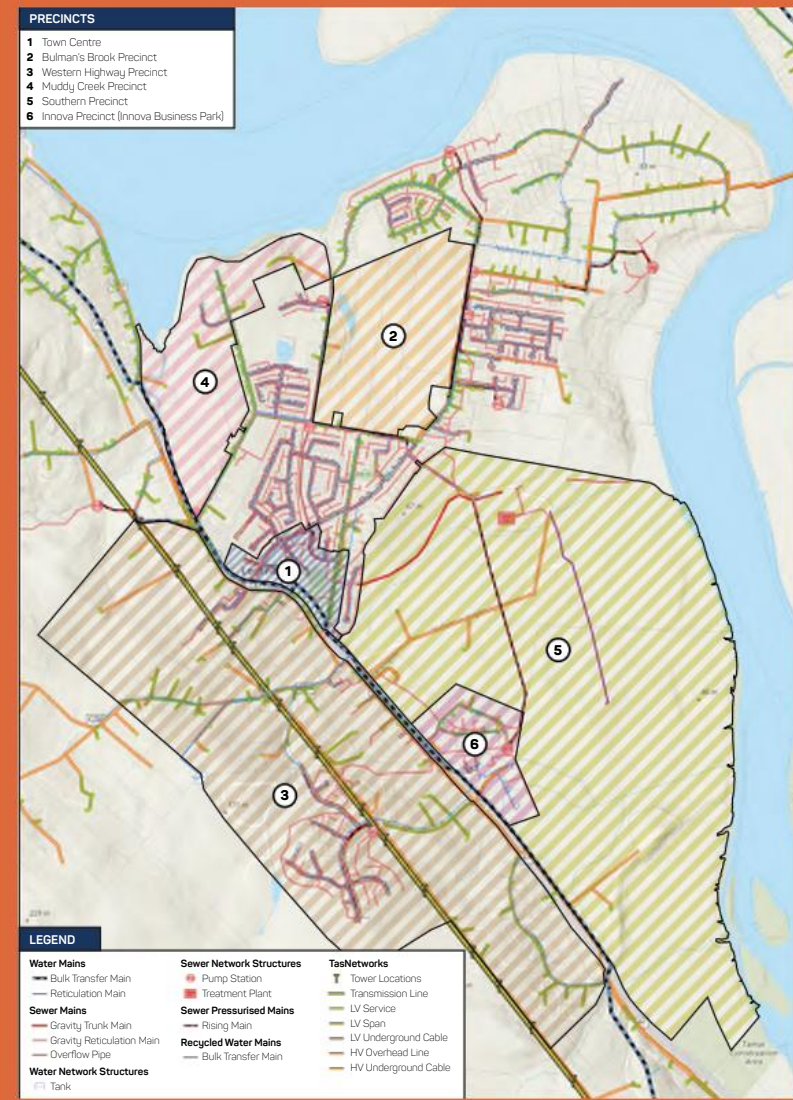
Public Transport

- Legana is served by:
 - » Two local bus routes (780, 782)
 - » Four regional routes passing through (784, 785, 787, 788)
- Future development in the Southern Precinct may support new or modified bus routes.

Cycling Infrastructure

- Few existing trails, but several are proposed, including:
 - » West Tamar Cycling Trail
 - » Legana Foreshore Trail
 - » Legana Loop Cycling Trail
 - » West Tamar Valley Cycling Trail
- New cycling paths along West Tamar Highway are under construction.
- Design of precincts should include cycling connections, especially to schools and future road extensions.

Figure 17. Infrastructure Constraints



13.5 Land Development Potential & Development Capability

Having regard to the foregoing analysis, the area can be divided into land that is potentially developable and that which is not developable. Within the land that is potentially developable, land is either constrained or unconstrained.

Figure 17 depicts the land that is constrained and unconstrained.

The unconstrained land is land that can be reasonably assumed to be capable of urban development, predominantly via residential subdivision and subsequent development of various forms of dwellings, but also including areas of retail, commercial, industrial, educational and recreational spaces.

The constrained land is land that has some development potential, but is potentially constrained by particular characteristics which are not necessarily fatal to the land's developability.

These constraints include:

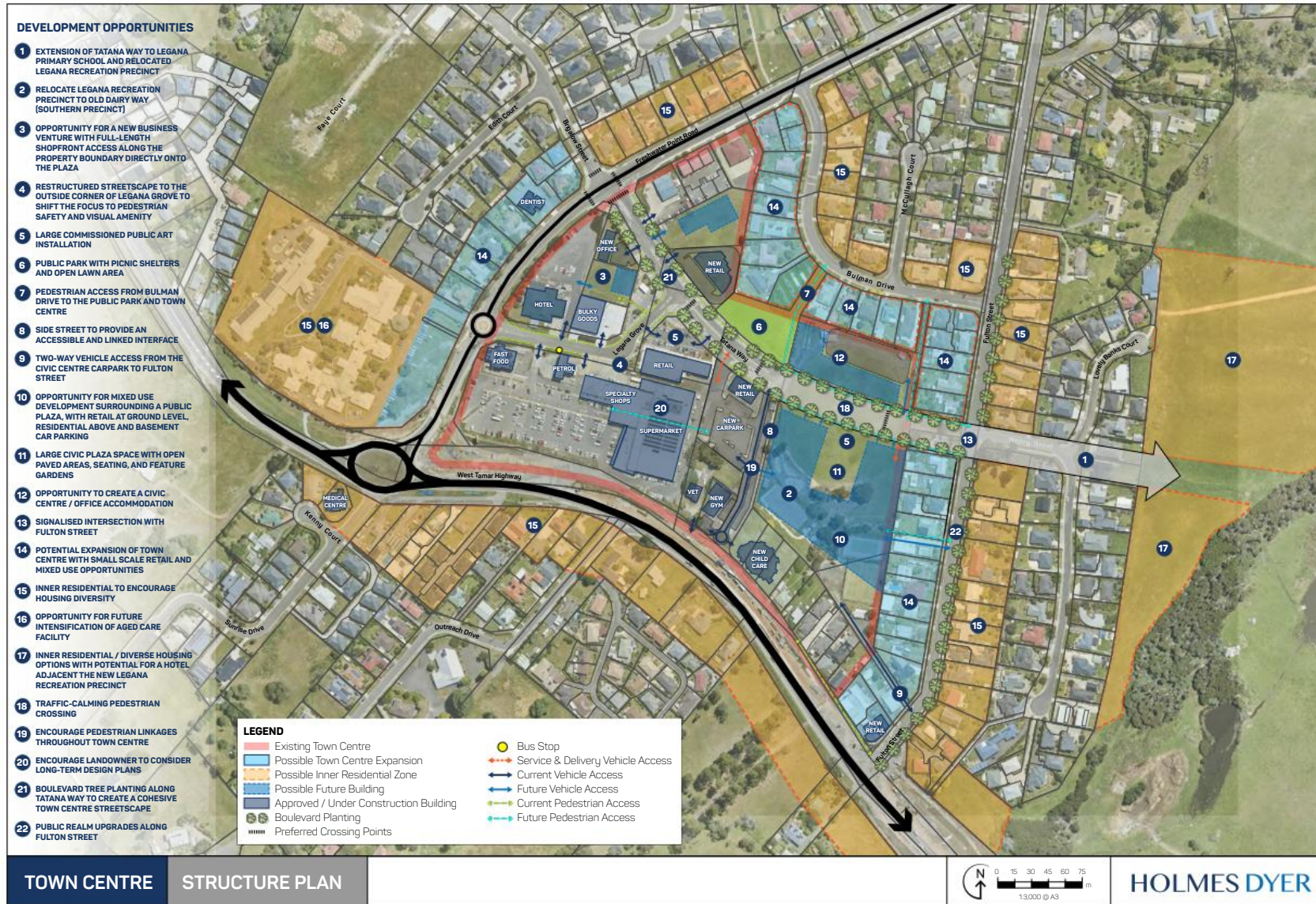
- **Land in proximity to the existing sewerage treatment works**, which is unavailable in the short to medium term but could become available after 2035, subject to the nature of any replacement facility and/or retention of any existing infrastructure;
- **Land subject to extensive tree cover** which is not protected by the Planning Scheme but which might include retention of portions of this vegetation, for example, via rural living or similar land uses;
- **Land subject to inundation and/or informal watercourses**, which could be readily modified to accept urban development; and
- **Isolated parcels of land are located within a moderate landslip hazard band** which could potentially be developed with larger allotments.

Figure 18. Development Capability



APPENDIX 1. STRUCTURE PLANS

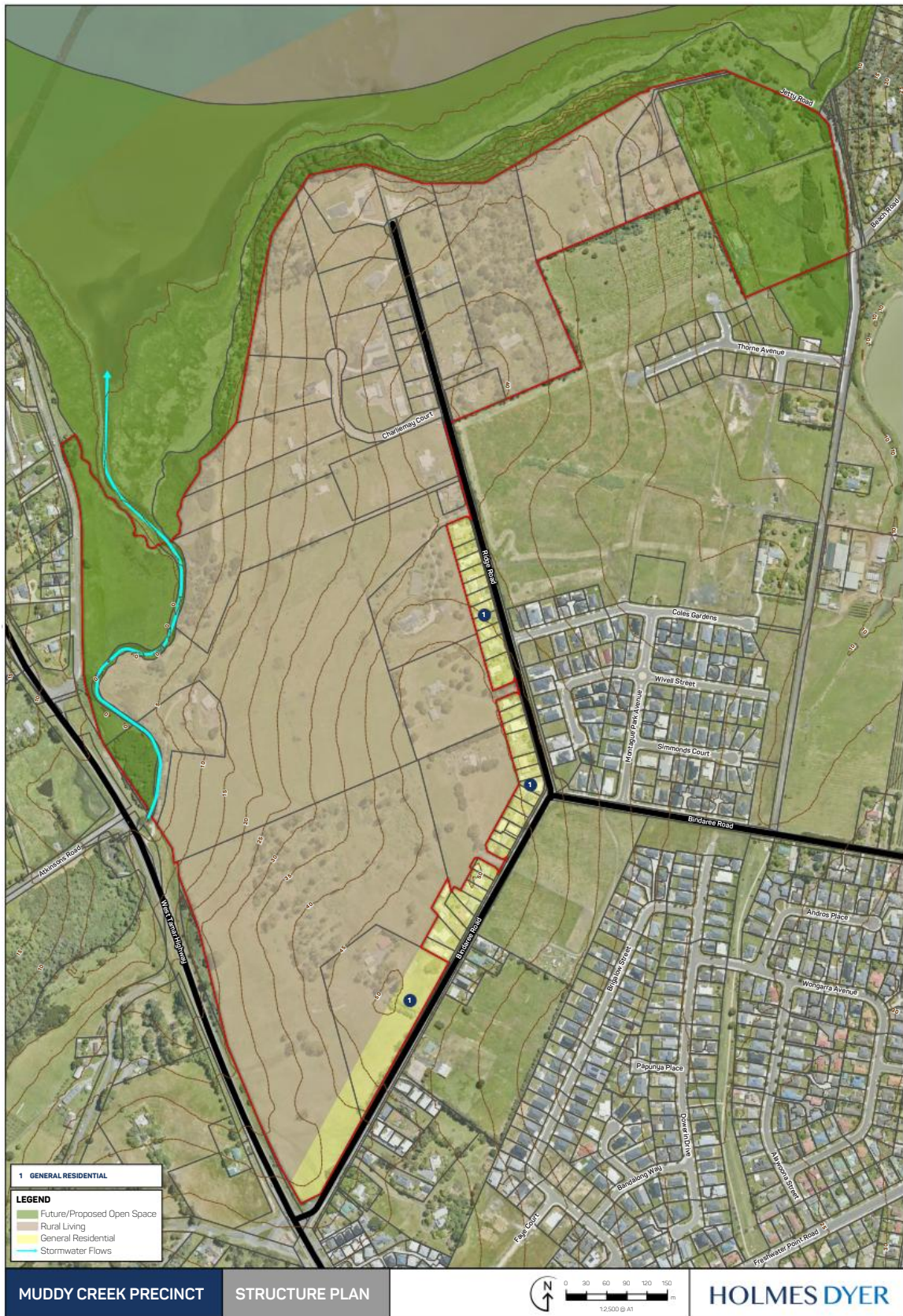
ORDINARY COUNCIL MEETING Tuesday 17 March 2026



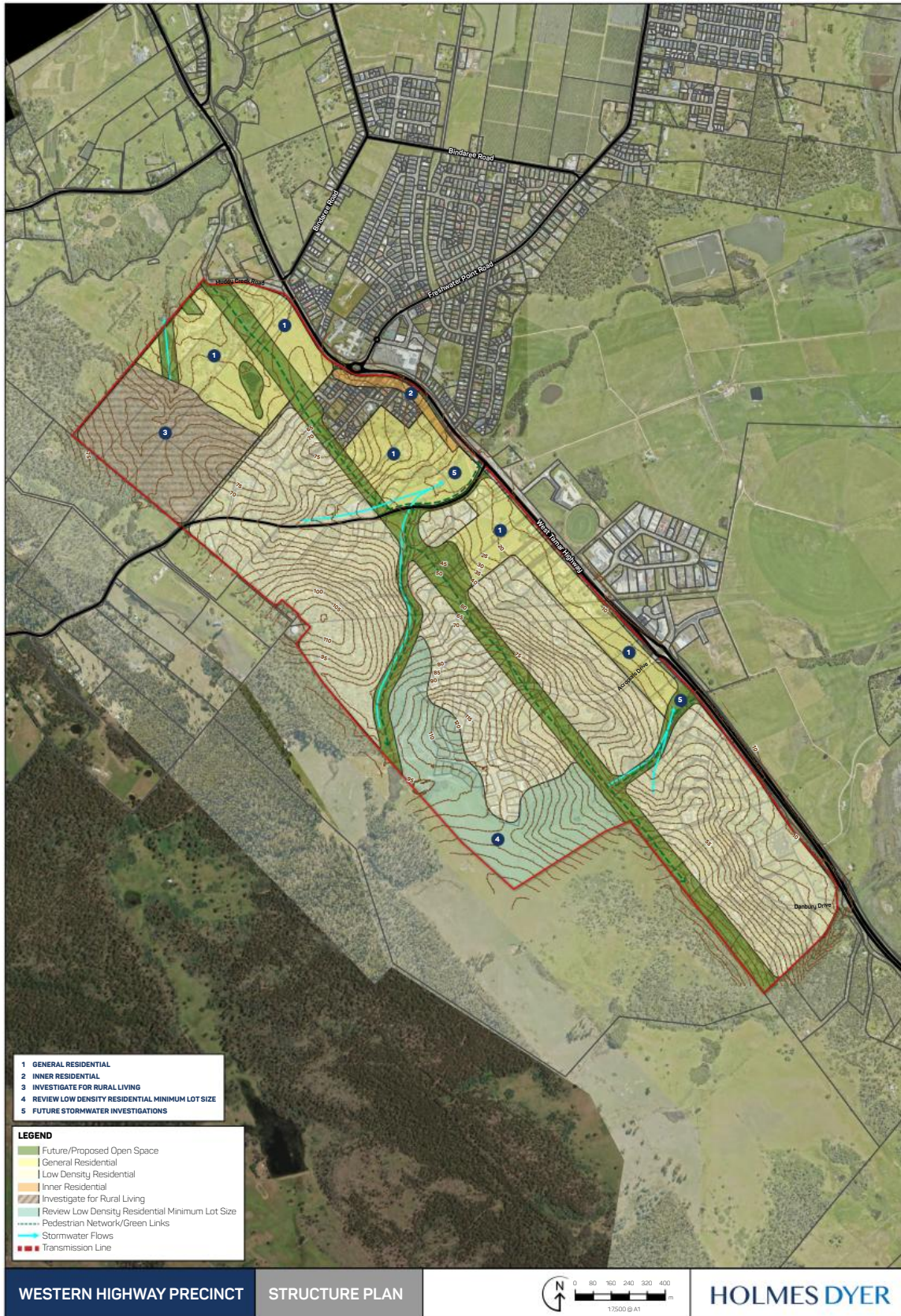
ORDINARY COUNCIL MEETING Tuesday 17 March 2026



ORDINARY COUNCIL MEETING
 Tuesday 17 March 2026



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



2 - 4 Eden Street | PO Box 16
Riverside TAS 7250

03 6326 9300
wtc@wtc.tas.gov.au

HOLMES DYER

**LEGANA TOWN CENTRE AND
TOWNSHIP STRUCTURE PLAN
ENGAGEMENT SUMMARY**

Prepared for:
West Tamar Council

Date:
10.03.2026

Executive Summary

The Draft Legana Town Centre & Township Structure Plan was released for community and stakeholder consultation from 1 December 2025 to 26 January 2026, providing residents, landowners, business operators, agencies and community groups with the opportunity to comment on the long term vision for Legana's growth. Engagement was undertaken through an online survey, written submissions and in person sessions, including a Town Centre workshop, a popup booth at the Legana Movie Night, and an open drop-in session.

In total, the consultation resulted in 46 survey responses, 14 written submissions, feedback from TasWater, and three drawing activities.

Feedback across all precincts showed strong community interest in ensuring Legana grows in a way that protects its natural values, supports local identity, enhances liveability and improves access to community facilities. Many respondents expressed the importance of retaining green spaces, improving walking and cycling links, and ensuring new development respects Legana's rural character. Others highlighted demand for more recreational spaces, youth friendly facilities, better transport connections, and improved everyday amenities such as a library, more shops, and upgraded play spaces. Across the township, residents also emphasised the importance of safe pedestrian access, traffic management, and ensuring growth does not increase car dependency.

Feedback on the Town Centre revealed strong support for new public spaces, a civic plaza, additional retail opportunities, and improved streetscapes, alongside concerns about the relocation of the existing recreation precinct and the future of the Memorial Hall. Views were mixed on the recreation precinct relocation, with some opposing the change and others supportive if high quality facilities are delivered. Submissions also stressed the need for clear communication about staging, rezoning, and how the Town Centre will evolve over time.

Precinct specific commentary provided further insight. In Bulman's Brook, respondents raised concerns about loss of rural atmosphere, traffic, and recreation needs, while acknowledging opportunities for local business hubs. In Muddy Creek, issues focused on land stability, traffic and appropriate zoning. The Southern Precinct drew comments about environmental impacts, the need for future education facilities, and support for a region allevel recreation precinct. In the Innova Business Park, respondents supported employment opportunities but emphasised the need for well managed development. Feedback for the Western Highway Precinct centred on vegetation protection and subdivision interest.

In response to community input, several refinements were made to the Structure Plan, including the removal of Development Opportunity 22 to address concerns about perceived Council acquisition, updates to clarify intentions for Town Centre expansion, adjustments to public realm initiatives, and refinement of development opportunities within the Western Highway and Southern Precincts, particularly around the Sewerage Treatment Plant. These changes strengthen clarity, protect community interests, and ensure the plan remains aligned with Legana's character and future needs.

Overall, the consultation demonstrated a community deeply invested in Legana's future. While residents support growth that delivers new services, housing diversity and improved infrastructure, they also want development to respect natural values, support social connection, provide high quality recreation, and maintain Legana's sense of place. The feedback gathered through this engagement will guide Council in refining the Structure Plan and ensuring future planning reflects the aspirations and priorities of the Legana community.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Contents

1. CONSULTATION OVERVIEW	3
2. IN PERSON CONSULTATION	4
2.1. TOWN CENTRE PRECINCT WORKSHOP	4
2.1.1. RESPONSE TO FEEDBACK	4
2.2. POP-UP BOOTH	4
2.3. DROP-IN SESSION	5
2.3.1. GENERAL COMMENTARY	5
2.4. RESPONSES TO FEEDBACK	5
2.5. CHANGES TO THE STRUCTURE PLAN IN RESPONSE TO FEEDBACK	6
2.6. DRAWING ACTIVITIES	7
3. ONLINE SURVEY	8
3.1. SURVEY RESPONSES	9
3.2. CHANGES TO THE STRUCTURE PLAN IN RESPONSE TO FEEDBACK	30
4. WRITTEN SUBMISSIONS.....	31
4.1. COMMUNITY SUBMISSIONS	31
4.2. KEY AGENCY SUBMISSIONS	37
4.2.1. TASWATER	37
4.2.2. STATE GROWTH	38
5. OVERALL SUMMARY OF CHANGES	42

Appendices

<i>Appendix 1. Survey Questions</i>	<i>43</i>
<i>Appendix 2. Survey Responses</i>	<i>44</i>

Figures

<i>Figure 1. Town Centre Structure Plan – Community Feedback</i>	<i>1</i>
<i>Figure 2. Bulman’s Brook Structure Plan – Community Feedback</i>	<i>1</i>
<i>Figure 3. Muddy Creek Structure Plan – Community Feedback.....</i>	<i>2</i>
<i>Figure 4. Western Highway Structure Plan – Community Feedback</i>	<i>3</i>
<i>Figure 5. Southern Precinct & Innova Business Park Structure Plan – Community Feedback</i>	<i>4</i>
<i>Figure 6. Provided Drawing Activities.....</i>	<i>7</i>
<i>Figure 7. Question 1 of Online Survey – Age of Respondents</i>	<i>8</i>
<i>Figure 8. Question 2 of Online Survey – Connection to Legana.....</i>	<i>9</i>
<i>Figure 9. West Tamar Highway Duplication – Between Freshwater Point Road and Acropolis Drive</i>	<i>36</i>
<i>Figure 10. Indicative Road Connections.....</i>	<i>40</i>
<i>Figure 11. Indicative Road Connections – Enlarged View.....</i>	<i>41</i>

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

1. Consultation Overview

Consultation was undertaken between 1 December 2025 and 26 January 2026, providing agency stakeholders and the local and broader community with the opportunity to review and provide feedback on the draft **Legana Town Centre & Township Structure Plan**. Information relating to the consultation was made available on Council's 'Have Your Say' webpage (<https://www.wtc.tas.gov.au/legana-structure-plan/>).

Formal submissions were invited via an online survey and in writing (by email or post). The survey comprised nineteen (19) questions and included opportunities for respondents to provide additional comments.

A copy of the survey is provided in **Appendix 1**.

In addition to the survey, the following in-person consultation sessions occurred:

- **Breakfast Workshop with Town Centre Precinct Landowners and Business Owners / Operators**
 - » Friday 5 December 2025
 - » Legana Tavern
 - » 7:30am to 9:00am
- **Pop-Up Booth at Legana Movie Night**
 - » Friday 5 December 2025
 - » Legana Primary School Oval
 - » 6pm – 8.30pm
- **Drop-In Session**
 - » Saturday 6 December 2025
 - » Legana Memorial Hall – 43 Fulton Street, Legana
 - » 9am – 12pm

At the conclusion of the consultation period, a total of **46 survey responses** (refer to **Appendix 2**), **14 written submissions** and **3 drawing activities** had been received; along with feedback from TasWater and State Growth.

2. In Person Consultation

2.1. Town Centre Precinct Workshop

A dedicated workshop was held with landowners and business operators within the Town Centre Precinct at the Legana Tavern. The workshop was attended by 28 participants, including private landowners, business owners and operators, and consultants representing select residents and businesses.

The session provided an overview of development opportunities identified for the Town Centre Precinct, along with an explanation of the purpose and limitations of a Structure Plan.

Feedback from the workshop was predominantly positive, with most attendees seeking to better understand the proposals and obtain general clarification.

Feedback and general commentary about the Town Centre included:

- Pedestrian connectivity between the Town Centre and Western Precinct needs to be improved.
- The extent of hardstand and concrete within the Town Centre should be reduced.
- A dedicated Precinct Parking Plan is needed for the Town Centre.
- Convenient and accessible parking is needed to ensure the Town Centre remains accessible to elderly residents.
- Strong support for the establishment of an urgent care clinic to reduce the need to travel into Launceston.
- Concern about the impact that increased building heights may have on existing views from tenancies within the Town Centre.

2.1.1. Response to Feedback

Of particular note, the following comments are provided:

- Pedestrian connectivity between the Town Centre and Western Highway Precinct is constrained by the highway upgrade and installation of a median retaining wall, however, two signalised pedestrian crossings will provide access to the Town Centre and Legana Primary School from the Western Highway Precinct.
- The Town Centre Structure Plan highlights the need for improved public realm initiatives, including the planting of additional street trees and the creation of a public park.
- A Precinct Parking Plan will be considered as part of a future Planning Scheme Amendment and/or subsequent development process.
- The zoning within the Town Centre (and proposed zoning of other precincts within the wider Legana Structure Plan) will allow for the delivery of an urgent care clinic or similar medical practice.
- Concerns about building heights and the impact on views are noted.

No amendments to the Legana Town Centre Structure Plan have been made in response to this feedback.

2.2. Pop-Up Booth

A Pop-Up Booth was set up at the Legana Movie Night (held on Friday 5 December 2025) between 6:00pm and 8:30pm.

Attendance was limited due to poor weather conditions. Those who visited the booth were provided with fact sheets and encouraged to attend the drop-in session and make an online submission. The drawing activity designed to garner feedback from younger members of the community was made available to those who visited the booth.

2.3. Drop-In Session

A drop-in session was held over a three-hour period on Saturday 6 December 2025, and was attended by 22 participants.

As part of the session, attendees were invited to consider how old they will be in 30 years' time, to prompt them to think about the *long-term* vision for Legana and timeframe of the Structure Plan.

Attendees had the opportunity to speak directly with Council staff and Holmes Dyer representatives. Staff guided participants through each of the Structure Plans and responded to questions throughout the session.

Participants were encouraged to record their comments, ideas, suggestions and general sentiment about each Structure Plan on sticky notes, which were placed directly onto the plans.

An overview of key feedback received on the Structure Plans is provided within the following **Figures**.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Figure 1. Town Centre Structure Plan – Community Feedback

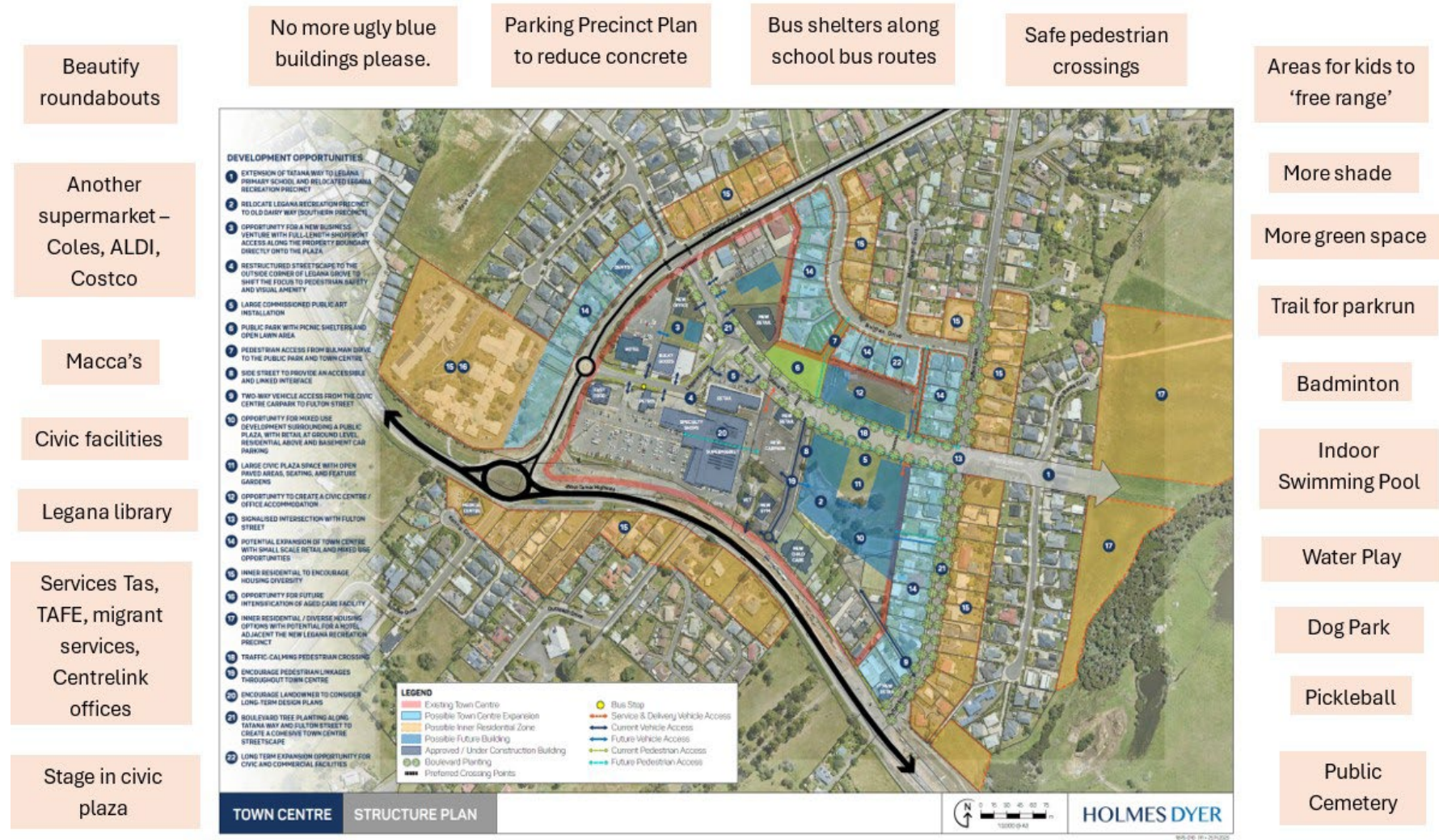
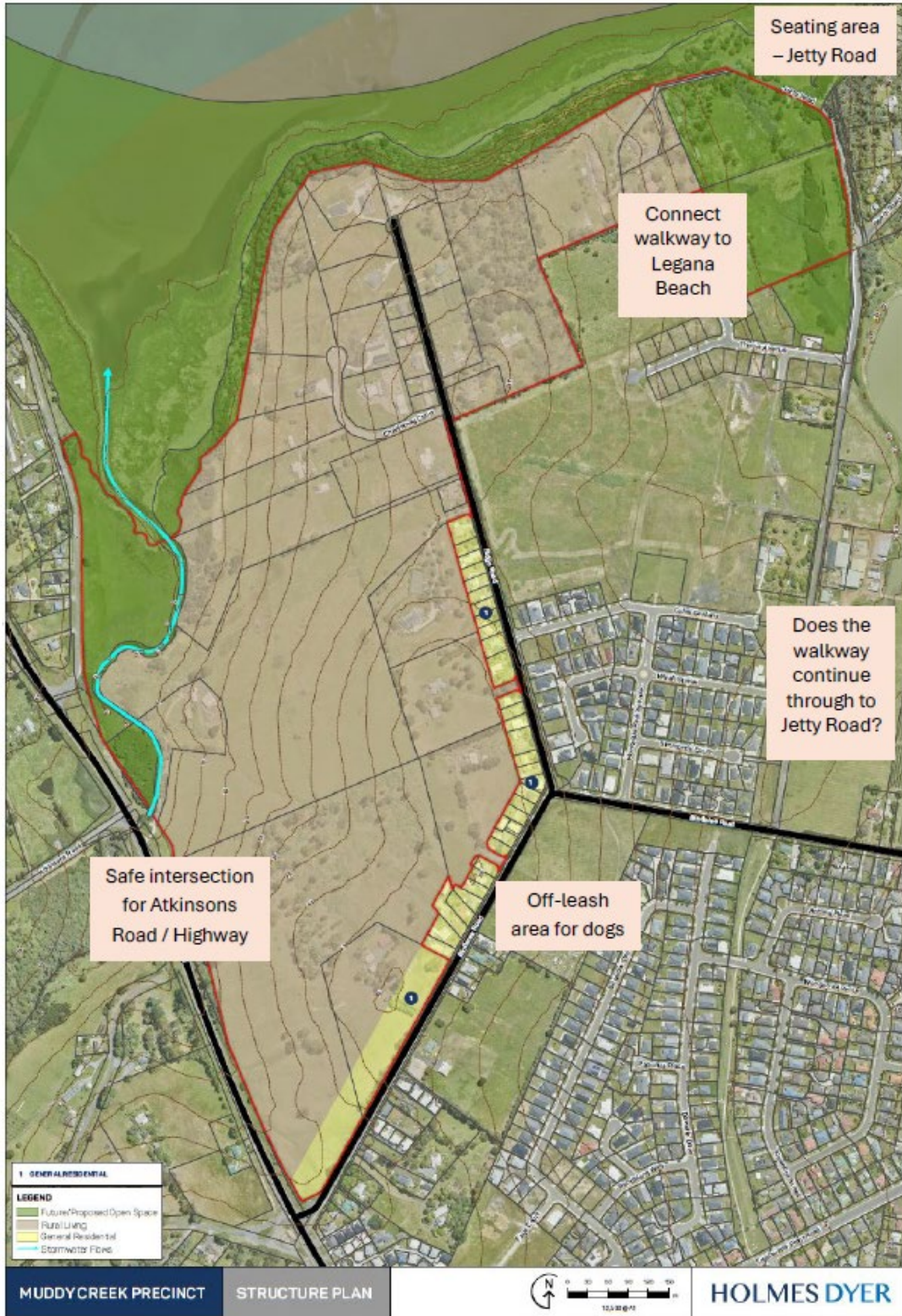


Figure 2. Bulman's Brook Structure Plan – Community Feedback



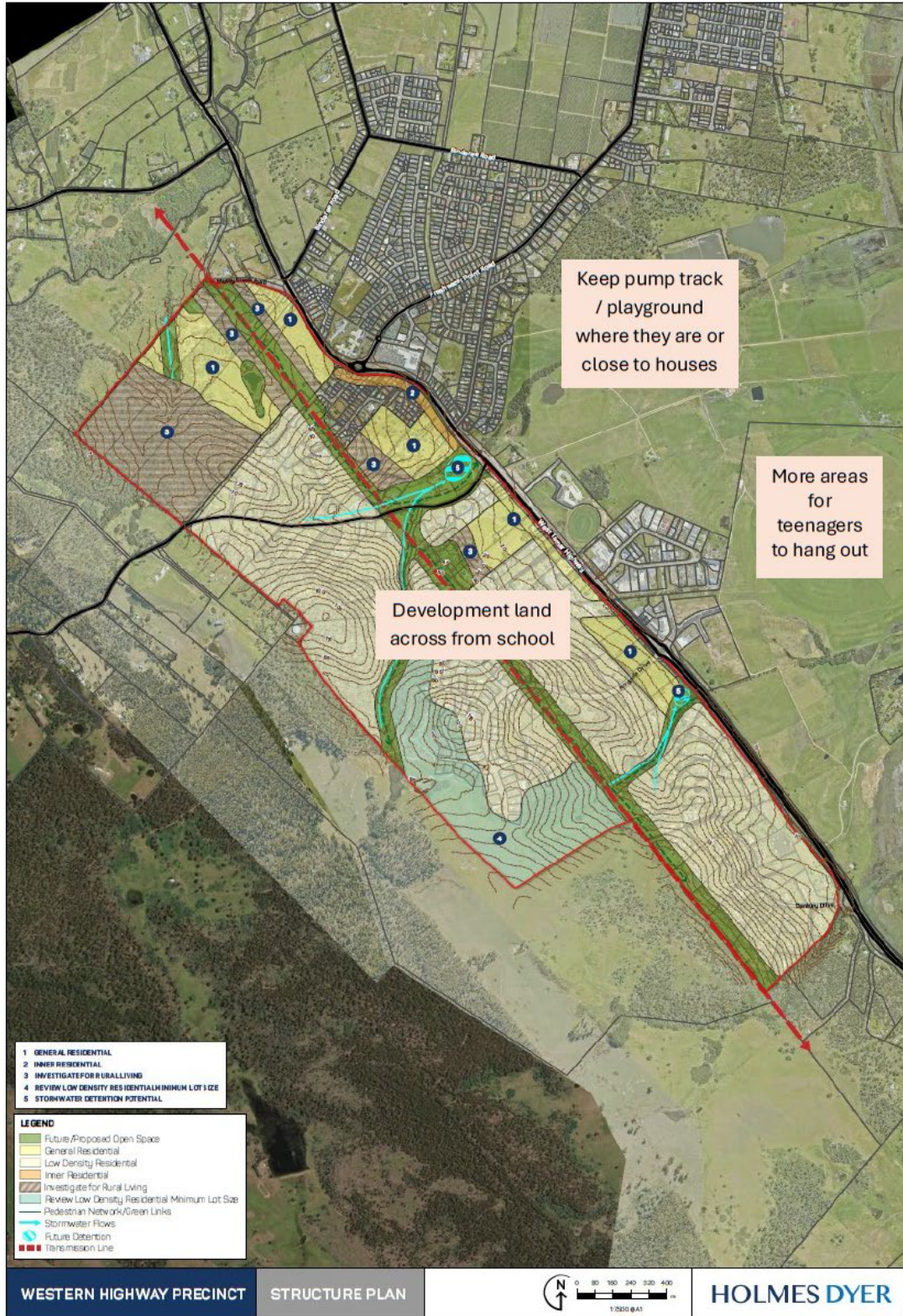
ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Figure 3. Muddy Creek Structure Plan – Community Feedback



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Figure 4. Western Highway Structure Plan – Community Feedback



**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Figure 5. Southern Precinct & Innova Business Park Structure Plan – Community Feedback



ORDINARY COUNCIL MEETING Tuesday 17 March 2026

2.3.1. General Commentary

In addition to written feedback captured through sticky notes, the following feedback and general commentary were recorded through conversations with attendees:

- The pump track should be retained.
- Strong interest in improved walkways and open space, including the riverside coastal path.
- Request for a teenage-appropriate outdoor space at the end of Partridge Street.
- Suggestion that a cemetery should be provided.
- Queries raised regarding potential bus routes and public transport availability.
- Many queries about staging, particularly around the creation of Tatana Way through the cricket ground.
- Provision of an off-leash dog area, with several attendees concerned about losing the existing dog park.
- There should be an extension of Yerrabi Way to Beach Road.
- Discussion regarding potential expansion of the General Residential Zone near the Southern Precinct.
- Key landowners expressed interest in how the Town Centre will evolve over time, particularly regarding supermarket expansion and long-term commercial investment planning.
- General concern about overdevelopment and traffic congestion.
- Support for an additional supermarket to meet demand and improve competition, which should be delivered in the short-term.
- Willingness to support a supermarket on the western side of the highway.
- Desire for Council to provide a local service desk in Legana.
- Mixed views on further development on the western side of the highway.
- Queries raised about the Sewerage Treatment Plant, including upgrade plans and timing.
- Park and Ride facilities were well received by several attendees.

During the drop-in session, two written submissions were received.

These submissions are considered in [Section 4](#) of this report.

2.4. Responses to Feedback

The following comments are provided in response to the feedback received at the drop-in session:

- While the pump track is relatively new and well utilised, the recreation precinct has been earmarked for relocation since the 2014 Legana Town Centre Structure Plan. It is intended that a new pump track will be constructed within the relocated recreation precinct.
- The Legana Town Centre and Township Structure Plan highlight the importance of additional pedestrian connections to improve walkability across the township, and shows indicative locations where connectivity can be improved.
- The Structure Plan identifies future areas of proposed open space within the Southern Precinct, Western Highway Precinct, and Bulman's Brook Precinct that will provide a range of recreational spaces to suit all community members.
- The parcel of land at the end of Partridge Road, identified during the drop-in session as a potential outdoor space or public park within the Bulman's Brook Precinct, is privately owned.
- The new location of the off-leash dog area will be considered as part of the broader relocation of the Legana Recreation Precinct.
- The suggestion that an additional Inner Residential area is identified within the Bulman's Brook Precinct is noted, however, as three Inner Residential areas have already been designated in locations adjoining substantial open space and future Local Business land, a fourth area is not warranted.
- The Structure Plan will enable an additional supermarket to be constructed within Legana, either within existing /proposed General or Local Business zoned areas, or as a discretionary use on land suggested

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

for Inner Residential or Commercial zoning. A smaller supermarket/shop (200m²) could be accommodated in General Residential zoned areas as a discretionary use.

- The suggestion to move the public park to the location identified for a civic centre is noted, however, this location has been earmarked for a number of years due to its central position within the Town Centre.
- Comments relating to public transport, traffic congestion, public realm enhancements, Parking Precinct Plan, and specific facilities (such as an indoor swimming pool or Services Tasmania) are noted and will inform the implementation of future Development Opportunities.

2.5. Changes to the Structure Plan in Response to Feedback

Minor wording changes have been made to the Structure Plan to reflect the feedback received and provide greater clarity around Development Opportunities.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

2.6. Drawing Activities

A Drawing Activity was made available at all in-person consultation sessions, inviting younger members of the community to draw what they would like to see in Legana. Three drawing activities were received during the consultation period.

Figure 6. Provided Drawing Activities



3. Online Survey

An online survey was made available on Council's *Have Your Say* platform from 1 December 2025 to 26 January 2026. During the consultation period, a total of **46 submissions** were received, representing approximately **0.9%** of the Legana community.

Responses were received from a broad range of age groups. The largest proportion of respondents were aged 35-44 years (34.7%), followed by those aged 25-34 years (21.7%), 45-54 years (19.5%), and 55-65 (10.8%).

The age demographic of respondents is depicted in **Figure 6**.

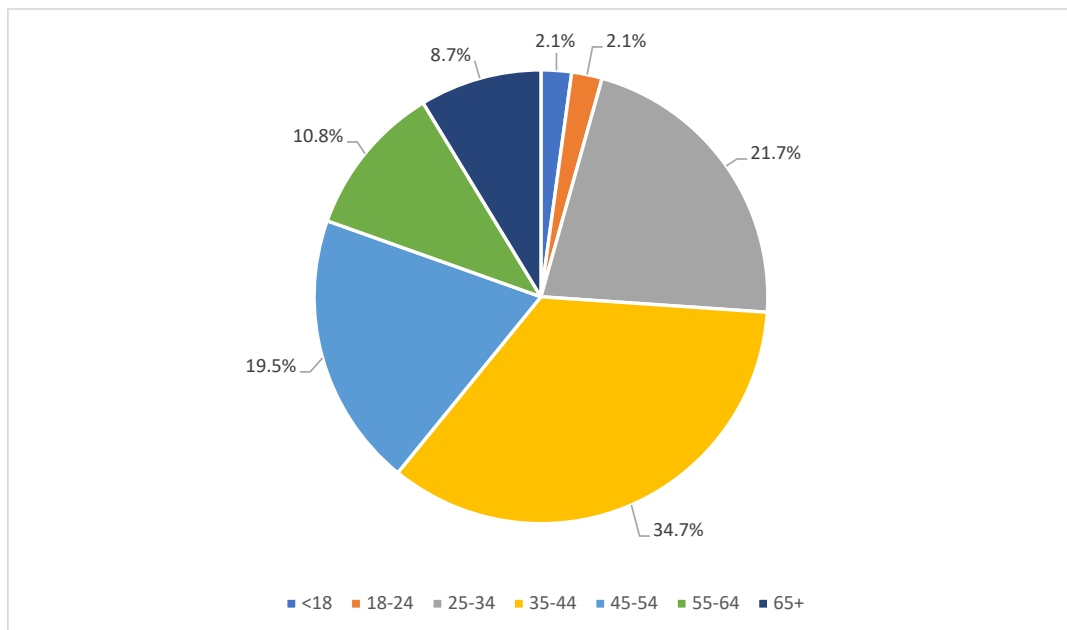
As part of the survey, respondents were asked to identify their connection to Legana. The majority of respondents identified as residents of Legana (66.6%), followed by frequent visitors (14.5%), and those indicating another type of connection (8.3%). It is noted that some respondents identified more than one connection to Legana.

Respondents who selected an 'Other' connection described a range of associations with Legana, including former residency, living in close proximity, having family members who reside in the area, owning property, and visiting Legana as it serves as the primary shopping precinct for nearby Rosevears.

Identified connections to Legana are depicted in **Figure 7**.

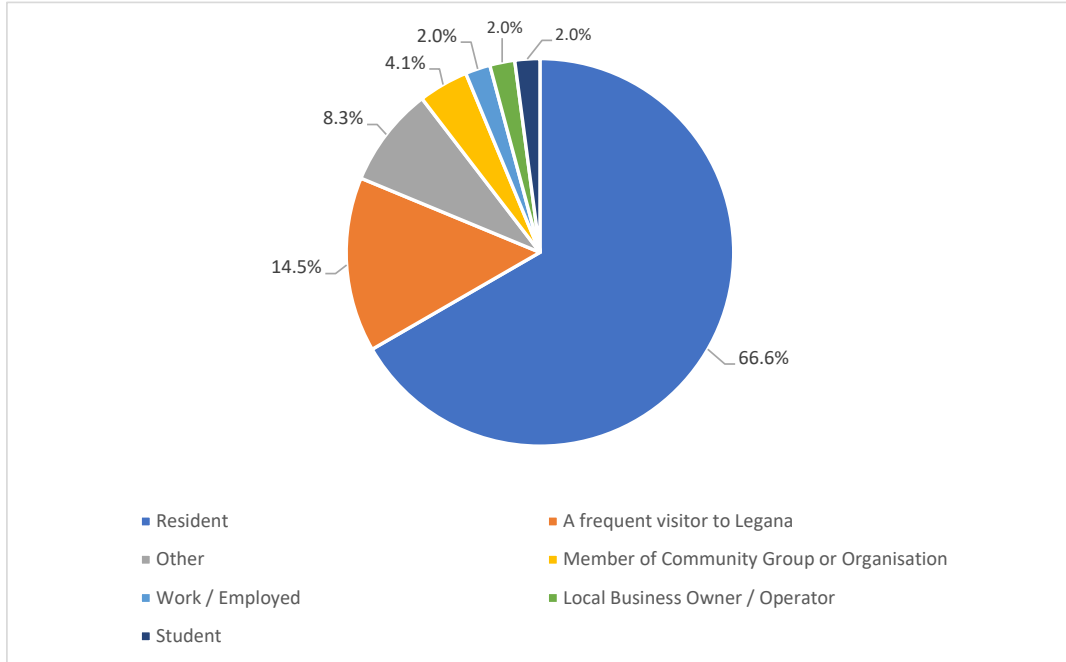
Respondents were further asked to identify whether they owned land within the identified precincts. The majority of respondents indicated that they did not own land within these precincts (61.3%). Of those who did, the highest proportion of responses were received from landowners within the Town Centre Precinct (18.1%), followed by the Western Highway Precinct (9.0%), Bulman's Brook Precinct (6.8%), and the Southern and Muddy Creek Precincts (2.2%).

Figure 7. Question 1 of Online Survey – Age of Respondents



ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Figure 8. Question 2 of Online Survey – Connection to Legana

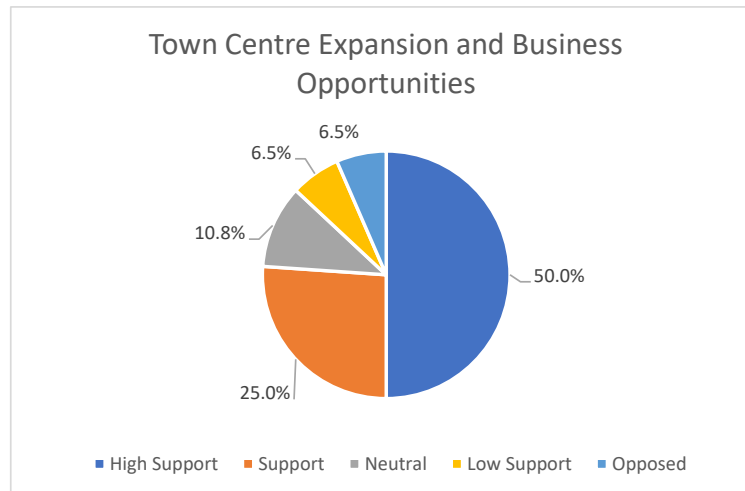
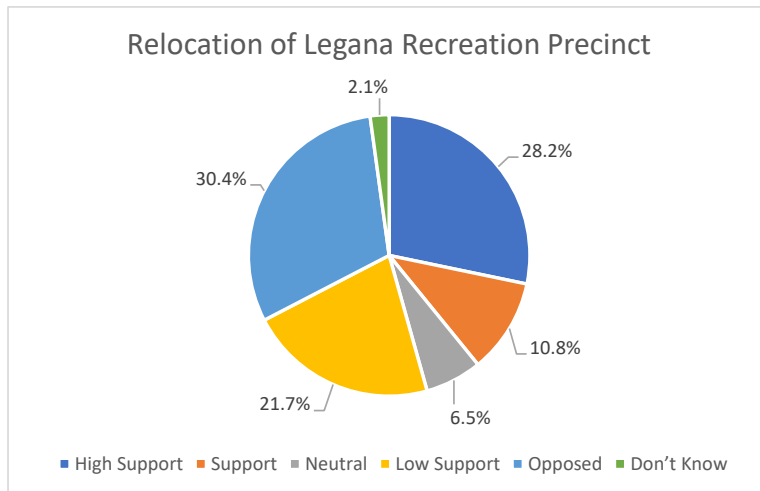
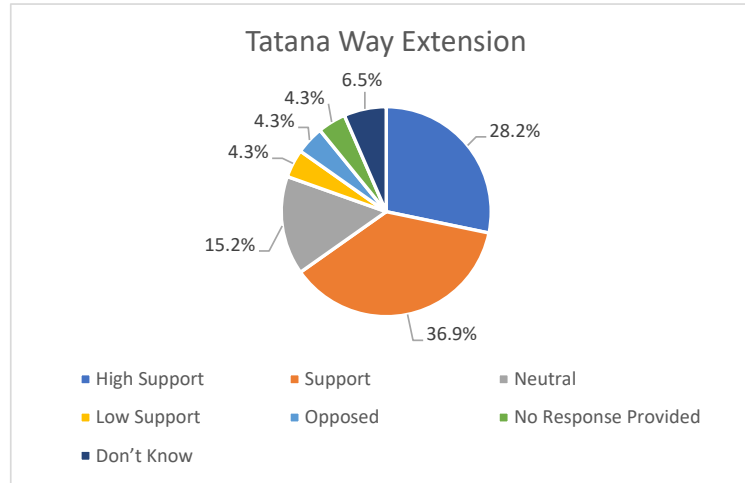
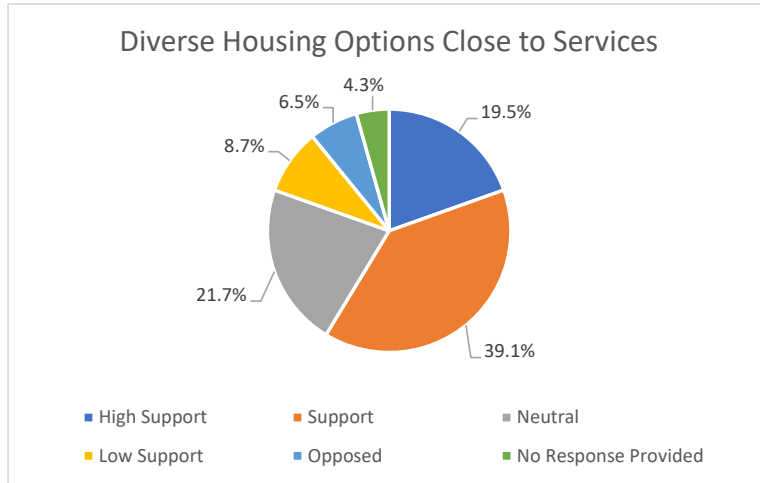


3.1. Survey Responses

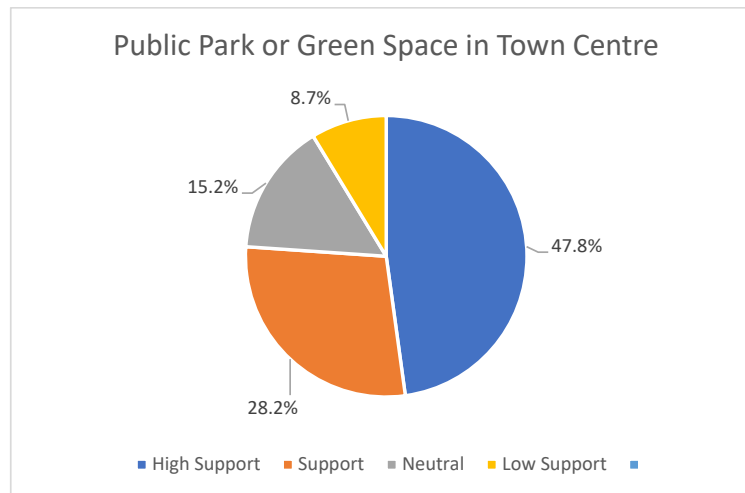
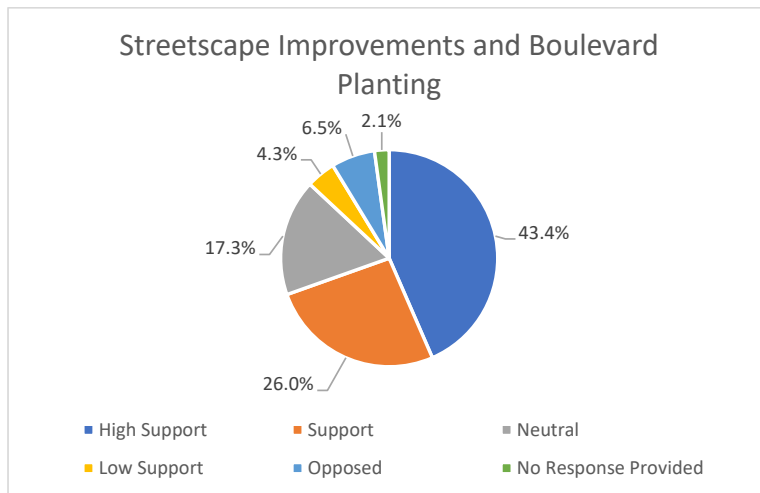
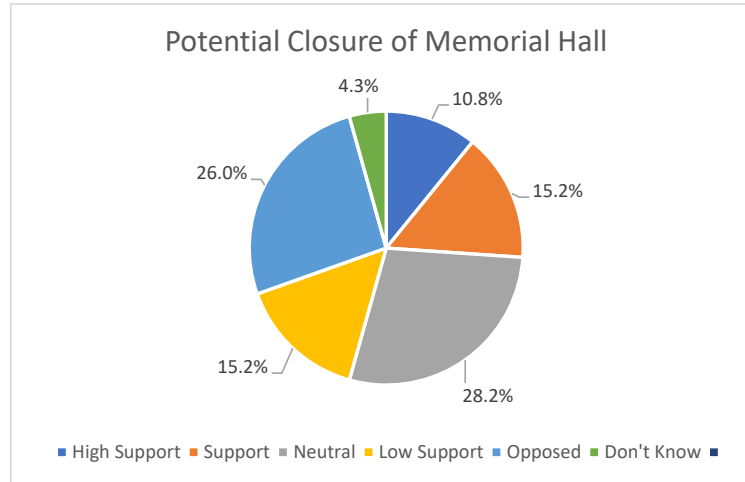
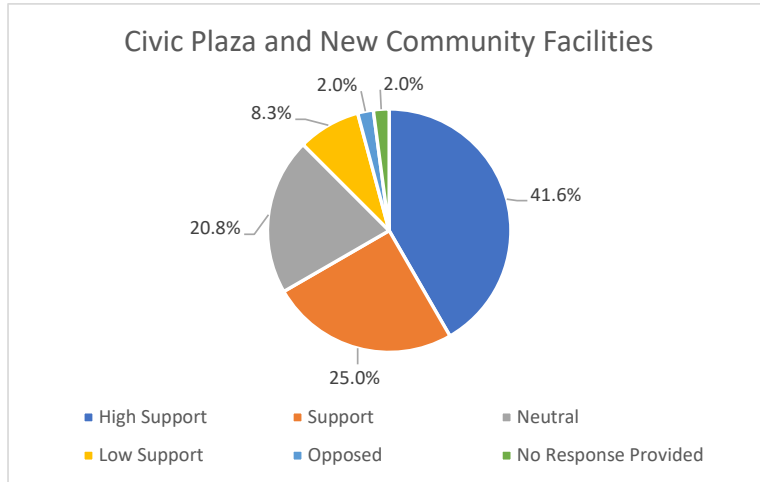
The survey comprised nineteen (19) questions and included opportunities for respondents to elaborate on the reasoning behind their answer to each question. A summary of responses received is provided below.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Question 4. To what extent do you support the proposed priorities for the Town Centre?



**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



ORDINARY COUNCIL MEETING Tuesday 17 March 2026

The responses to Question 4 indicate that the majority of respondents:

- **Support** diverse housing options close to services
- **Support** the extension of Tatana Way
- **Support** the relocation of the Legana Recreation Precinct
- **Support** the creation of a new Civic Plaza with community facilities
- **Support** streetscape improvements
- **Support** a public park or green space in the Town Centre
- **Do not support** the potential closure of Memorial Hall.

Question 5. If you strongly support or disagree with any of the above, tell us why? Do you have any other suggestions?

Respondents were provided with any opportunity to elaborate on any particular elements which they strongly supported or disagreed with. Additional commentary was provided by 31 people, and is summarised by theme below:

Theme	Responses
Recreation & Open Space	• Opposed to the relocation of the current recreation area
	• Would support the relocation of the majority of the Legana Recreation Precinct if high-quality and large-scale recreation facilities are also available north of the town centre
	• Support the relocation of the current recreation area and the potential to build a sporting complex
	• The relocation of the recreation precinct leaves no consideration for the immediate requirements for funding and upgrades to accommodate current growth at the tennis club
	• The pump track / playground / basketball court needs a new bigger area where parking isn't an issue along with more BBQs, seating and green space
	• Free, low effect options for teenagers is highly important
	• Park / play spaces needed near the Town Centre for families
Civic & Community Facilities	• Does Council need new offices. If space is at a premium, why use it for this purpose when offices already exist elsewhere?
	• Opposed to the removal of Memorial Hall
	• If the Memorial Hall is removed an alternative facility should be made available for community use
	• Remove ' <i>Development Opportunity 22 – Long Term Expansion Opportunity for Civic and Commercial Facilities</i> ' from the Town Centre for properties along Bulman Drive
	• Focus on community facilities and spaces in the Town Centre
Zoning	• Corner and small village shops should be zoned within residential areas to avoid the need to go to the Town Centre
	• Properties along Freshwater Point Road should be included in the mixed-use zone
Public Realm	• The Town Centre extension is not a great use of space, with too much concrete
	• Legana needs more smaller retail shops, eatery and office spaces to provide employment opportunities for younger kids

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Connectivity	<ul style="list-style-type: none"> Concerned that Legana will become more car dependent
	<ul style="list-style-type: none"> Traffic calming will be required in high wildlife activity areas
	<ul style="list-style-type: none"> Need for fully separated bike lands and pedestrian pathways throughout Legana connecting with Launceston and Exeter
	<ul style="list-style-type: none"> Public transport needs to be prioritised
Other	<ul style="list-style-type: none"> Improve services in other towns before moving things in Legana
	<ul style="list-style-type: none"> A lot of money to move the West Tamar further towards the Launceston CBD
	<ul style="list-style-type: none"> Need for more retail businesses and shops
	<ul style="list-style-type: none"> These items are critical to changing the function of Legana and building the Town Centre

In summary:

Residents expressed mixed views on relocating recreation facilities: some oppose the move, while others support it if high-quality alternatives are provided and current clubs still receive needed upgrades. There is strong demand for improved youth and family spaces, including larger play areas, more green space, and accessible low-cost activities.

Community facility feedback focused on protecting the Memorial Hall, questioning the need for new Council offices, and prioritising community-focused / civic spaces in the Town Centre.

Zoning comments supported opportunities for small local shops within residential areas and expanding the mixed-use zone along Freshwater Point Road.

Public realm feedback highlighted a desire for more small retail and employment-generating spaces and more greening of the Town Centre.

Connectivity concerns centred on increasing car dependence, the need for wildlife-sensitive traffic calming, better separated walking and cycling paths, and stronger public transport options.

Question 6. What is the most important element of the proposed Town Centre Precinct Plan that excites you or causes you concern.

Additional commentary to Question 6 was provided by 36 respondents, and is summarised by theme below:

Theme	Responses
Recreation & Open Space	<ul style="list-style-type: none"> Oppose the relocation of the recreation area / pump track
	<ul style="list-style-type: none"> Prefer the relocation of the pump track and playground to be in a bigger and/or more open area
	<ul style="list-style-type: none"> Relocation of the sports ground
	<ul style="list-style-type: none"> Would like to see an upgrade of the playground / park behind Freshwater Point Road / Jelissa Court
	<ul style="list-style-type: none"> Lack of 'village green', open space and minimal canopy cover
Zoning	<ul style="list-style-type: none"> Rezoning of Fulton Street for retail and mixed use will result in strangers walking directly nearby as children play in front yards
	<ul style="list-style-type: none"> Remove 'Development Opportunity 22 – Long Term Expansion Opportunity for Civic and Commercial Facilities' from the Town Centre for properties along Bulman Drive
	<ul style="list-style-type: none"> Corner and small village shops should be zoned within residential areas to avoid the need to go to the Town Centre (x1 submission)
Public Realm	<ul style="list-style-type: none"> The Town Centre extension is not a great use of space, with too much concrete

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

	<ul style="list-style-type: none"> Excited about the provision of new community facilities, streetscape improvements, parks, shops, and cafes
	<ul style="list-style-type: none"> Apartments and townhouses require variety, less dark colours, and more green communal spaces
	<ul style="list-style-type: none"> The Town Centre Precinct will result in a disjointed precinct
	<ul style="list-style-type: none"> Increased business activities and housing
	<ul style="list-style-type: none"> Coles supermarket would be a good competition for Woolworths
Civic & Community Facilities	<ul style="list-style-type: none"> Concerns about devaluation of property and/or property being taken to expand commercial and civil facilities
	<ul style="list-style-type: none"> Need for a library
	<ul style="list-style-type: none"> New community facilities
	<ul style="list-style-type: none"> Concerned about traffic on Freshwater Point Road
Traffic	<ul style="list-style-type: none"> The end of Fulton Street should be cut off from the highway to prevent vehicles travelling at speed
	<ul style="list-style-type: none"> Increase in car dependence
Connectivity	<ul style="list-style-type: none"> Footpaths need to be wide with bike accessibility
	<ul style="list-style-type: none"> Expansion of Tatana Way
	<ul style="list-style-type: none"> Children’s safety
Other	<ul style="list-style-type: none"> Expenditure in one location, there is already wasted space to use in far better condition
	<ul style="list-style-type: none"> Council wants a crown jewel
	<ul style="list-style-type: none"> Growth will increase house values
	<ul style="list-style-type: none"> Large level of growth causes concern

In summary:

Community feedback showed strong interest in enhancing recreation spaces, with many welcoming opportunities for larger, more inviting parks, upgraded play areas, and more greenery.

Residents shared constructive ideas about zoning, including creating neighbourhood shops and refining future commercial areas to better support the community.

Many people were excited about the potential for new facilities, cafés, shops, and improved public spaces in the Town Centre, along with more variety in housing design.

There was support for expanding community facilities—such as the addition of a library—and for improving traffic safety and walkability through better paths and connections.

Overall, while people are mindful of managing growth well, they also recognised the potential benefits for community amenity and property values.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Question 7. If new civic and community facilities are developed in the Town Centre, do you see the existing Memorial Hall as continuing to serve a useful purpose in future.

Respondents were invited to share their views on whether the existing Memorial Hall continues to serve a useful purpose as part of Legana’s future. Commentary could be provided under two distinct options: ‘Yes’ or ‘No’. Approximately 24 respondents provided a response to Question 7.

The following summarises the commentary received. Note that some respondents provided comments under both options.

Responses	
No – Tell Us Why	• Not sure
	• Bigger/better facility required due to no parking
	• Community events would be better serviced via undercover outdoor areas (e.g. Legana Primary School) or via indoor spaces (e.g. a Civic Centre) which catered for all weather events
	• Outgrown its function
	• Outdated and small
	• Needs upgrading
	• No longer required if modern facilities provided
Yes – Tell Us Why	• Could be repurposed
	• Historical significance
	• No mention of a new hall
	• Could be repurposed
	• Could be redeveloped into commercial offices and/or townhouses
	• Having multiple venues would be beneficial
	• Should have visual appearance improved / refurbished to increase utilisation
	• Should stay unless new facilities are in place
	• Community purpose, hiring for events etc.
	• There may be some use for it
• Could act as a cheap / free alternative location for smaller community groups unable to afford new facilities	
• It’s already there	

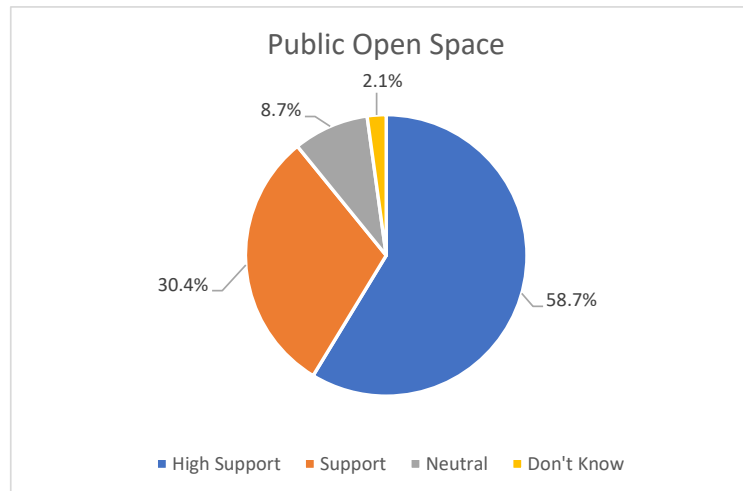
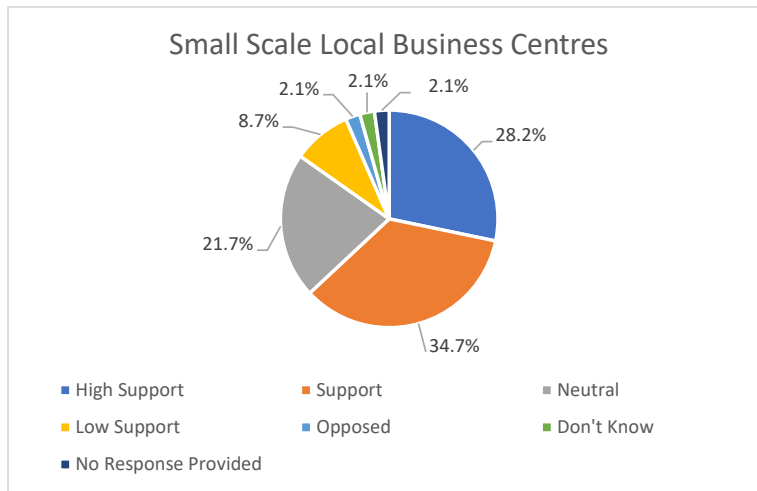
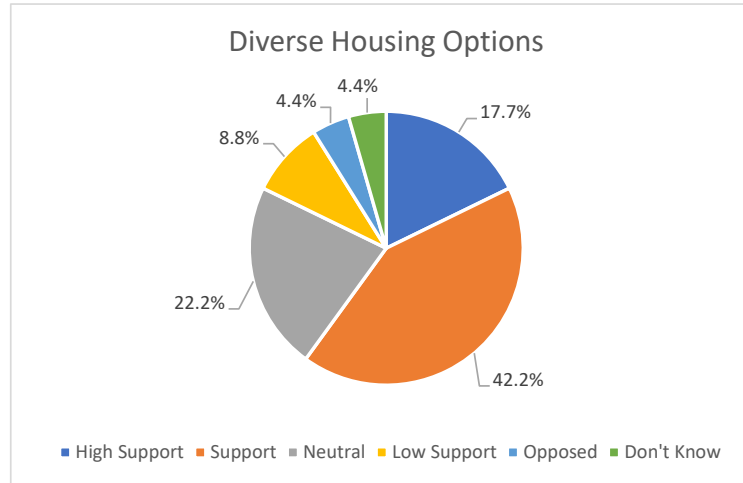
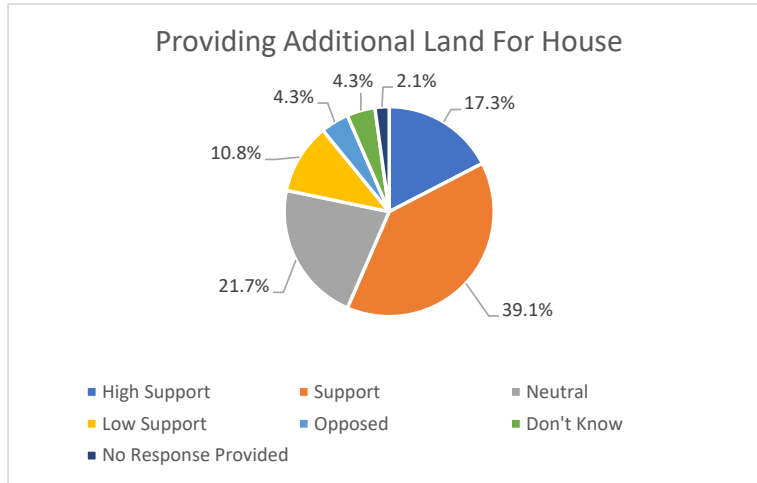
In summary:

Community feedback reflected a strong interest in ensuring the Memorial Hall continues to play a meaningful role in the area’s future. Many people see great potential for improvement—highlighting opportunities for a larger, modernised facility, better parking, and spaces that support year-round community events. Others emphasised the hall’s ongoing value, noting its history, existing community purpose, and the benefits of offering multiple venues to cater for different groups and budgets.

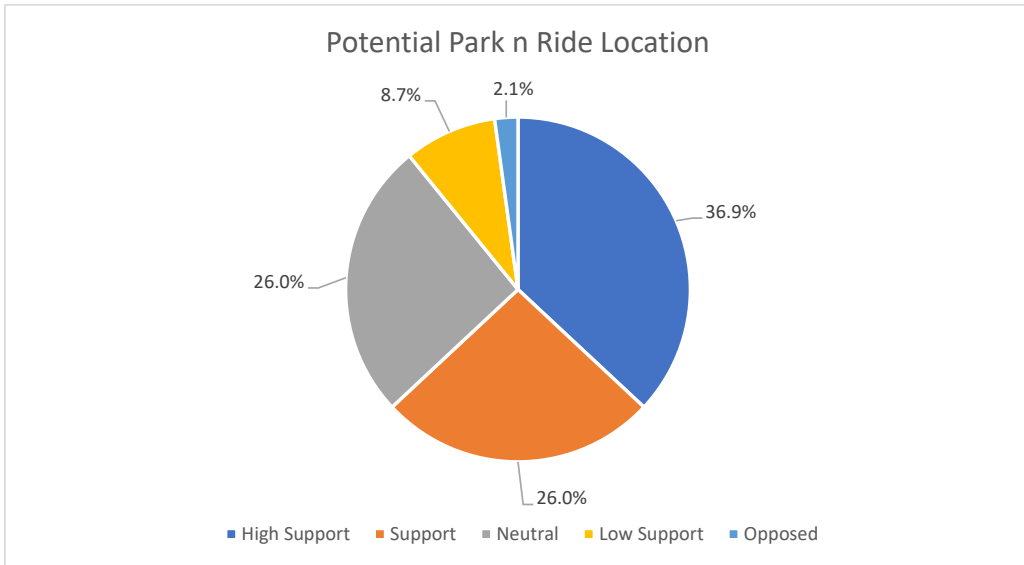
There was broad support for exploring options such as refurbishment, repurposing, or integrating the hall into a wider mix of community or commercial uses. Overall, the feedback shows support for creating flexible, functional spaces that continue to bring the community together.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Question 8. Please rate (1 to 5) your support for the proposed development priorities for each area.



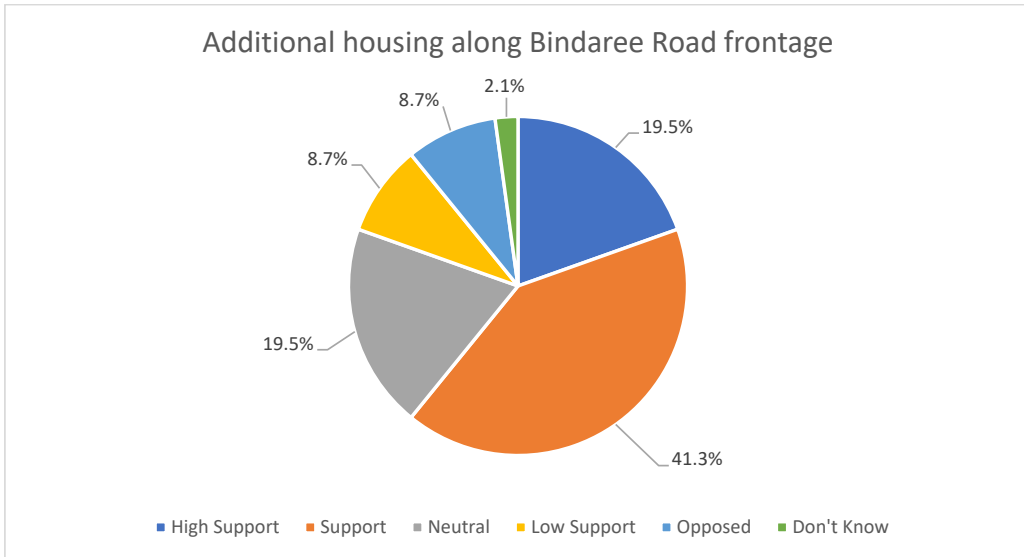
**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



The responses to Question 8 indicate that the majority of respondents:

- **Support** additional land for housing
- **Support** diverse housing options
- **Support** small scale local business centres
- **Support** public open space
- **Support** the potential Park and Ride locations

Question 9. Please rate (1 to 5) your support for the proposed development priorities.

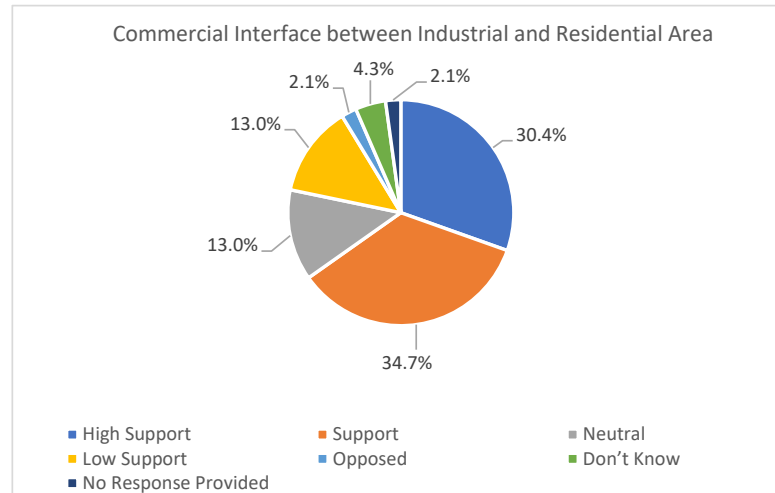
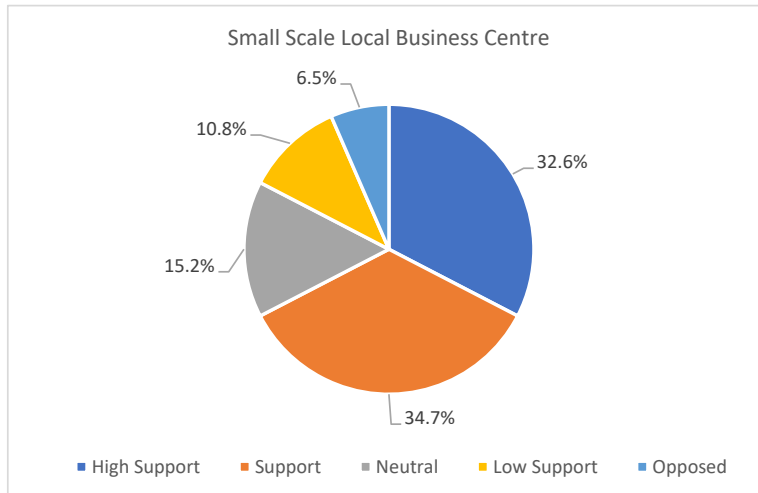
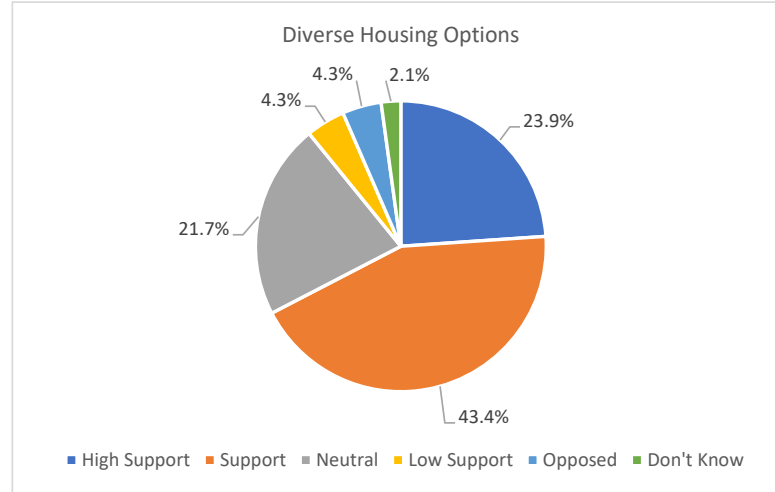
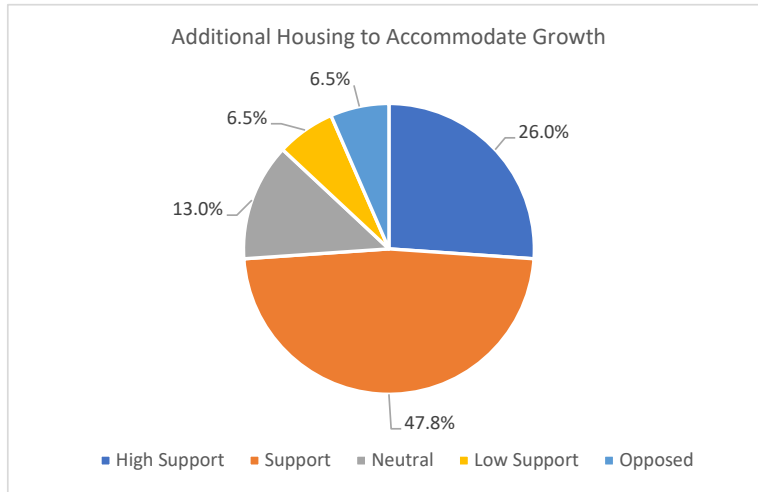


The responses to Question 9 indicate that the majority of respondents:

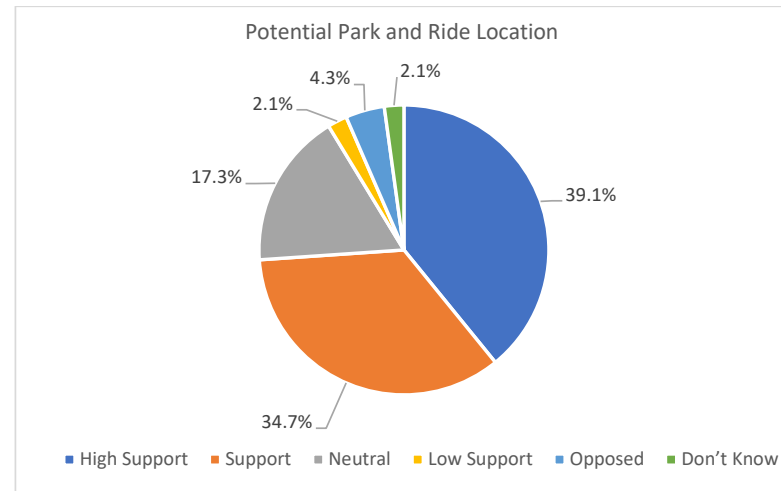
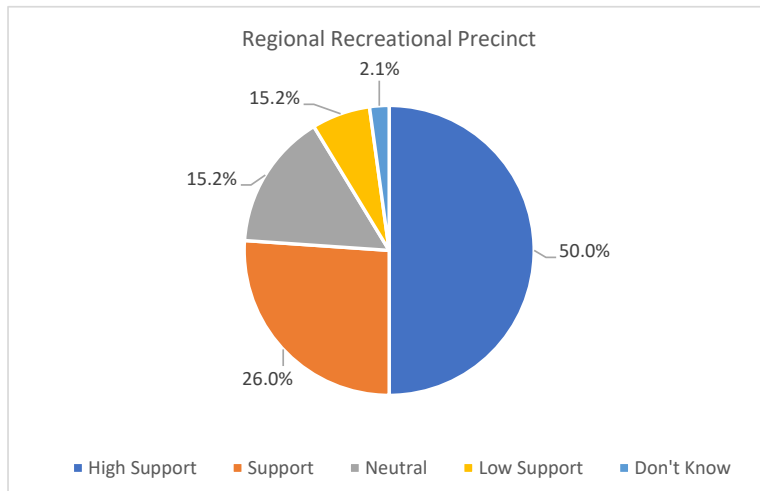
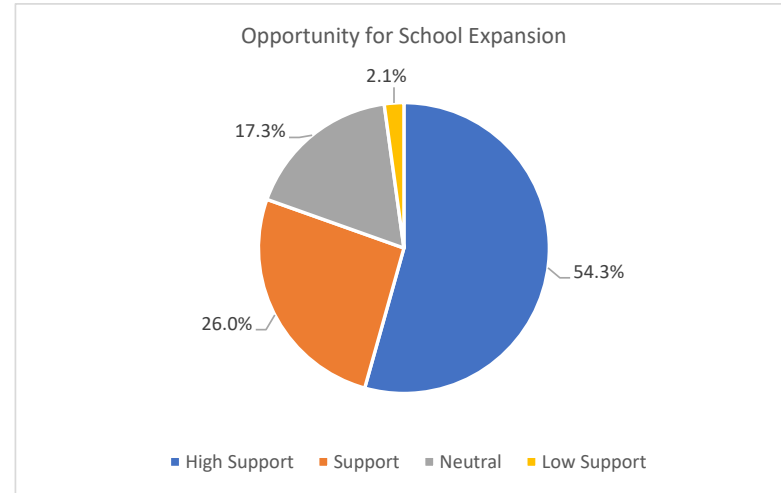
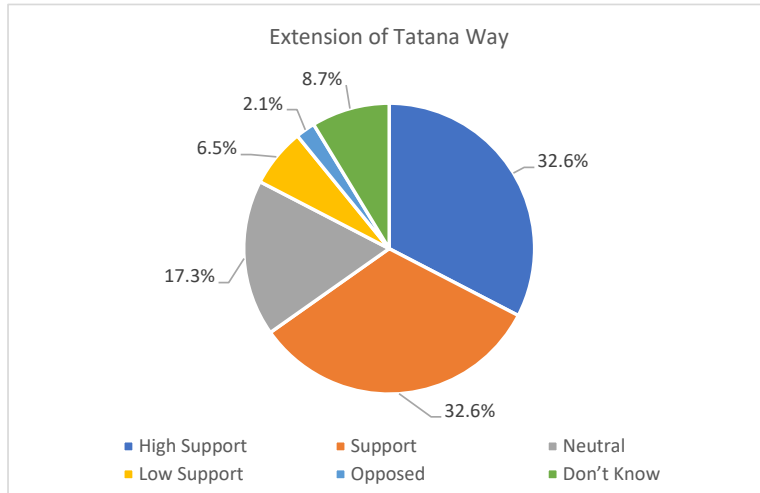
- **Support** additional housing along the Bindaree Road frontage.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Question 10. Please rate (1 to 5) your support for the proposed development priorities.



**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

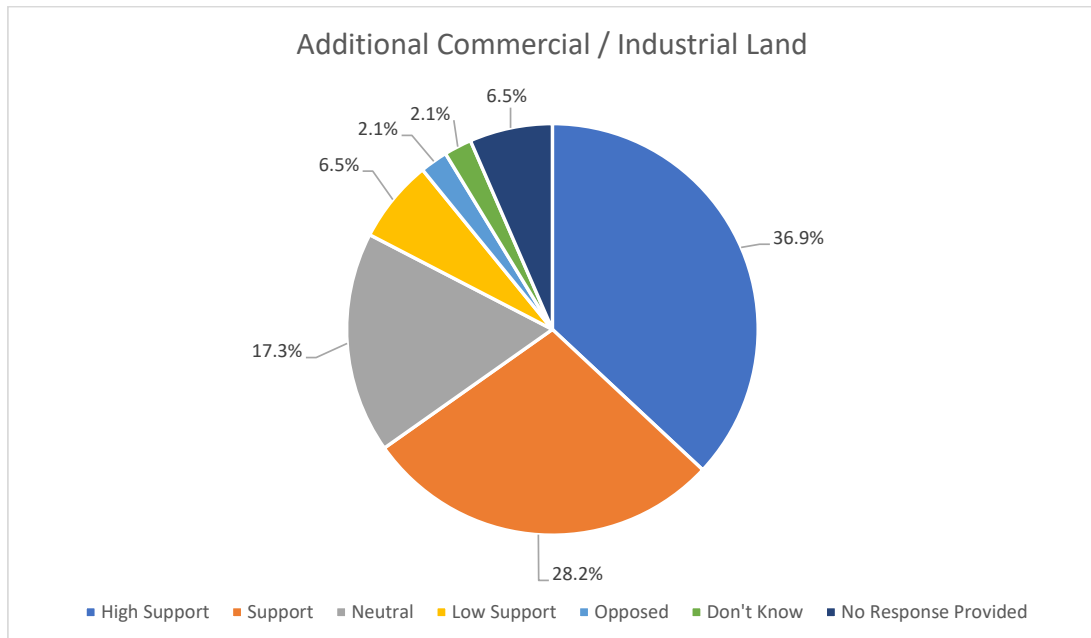


**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

The responses to Question 10 indicate that the majority of respondents:

- **Support** additional housing to accommodate growth
- **Support** diverse housing options
- **Support** the extension of Tatana Way
- **Support** small scale Local Business centres.
- **Support** a regional recreational precinct
- **Support** the opportunity for school expansion
- **Support** the potential Park and Ride locations
- **Support** a commercial interface being provided between Industrial and Residential areas (i.e., in the Southern Precinct / Innova Precinct).

Question 11. Please rate (1 to 5) your support for the proposed development priorities.

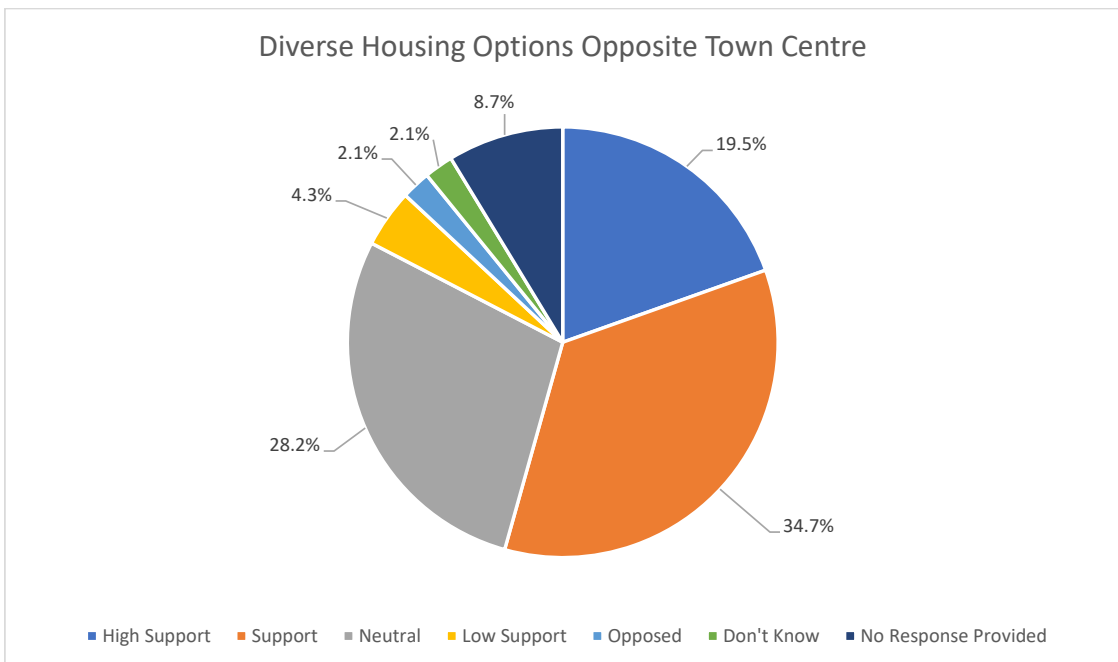
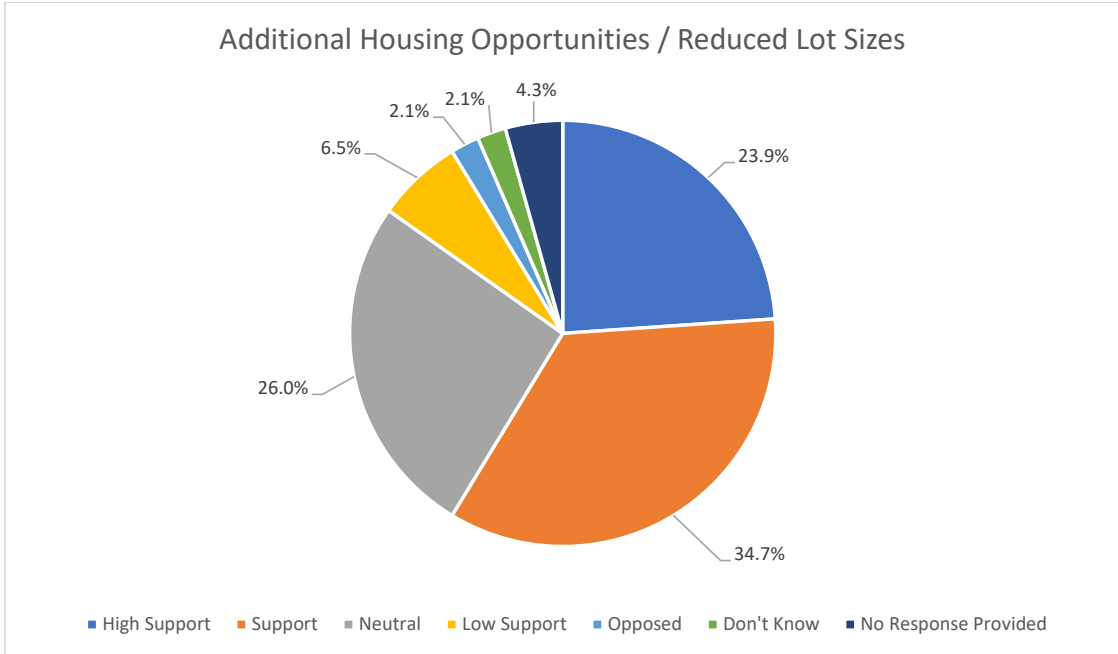


The responses to Question 11 indicate that the majority of respondents:

- **Support** the zoning of additional land for commercial and industrial purposes

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Question 12. Please rate (1 to 5) your support for the proposed development priorities.



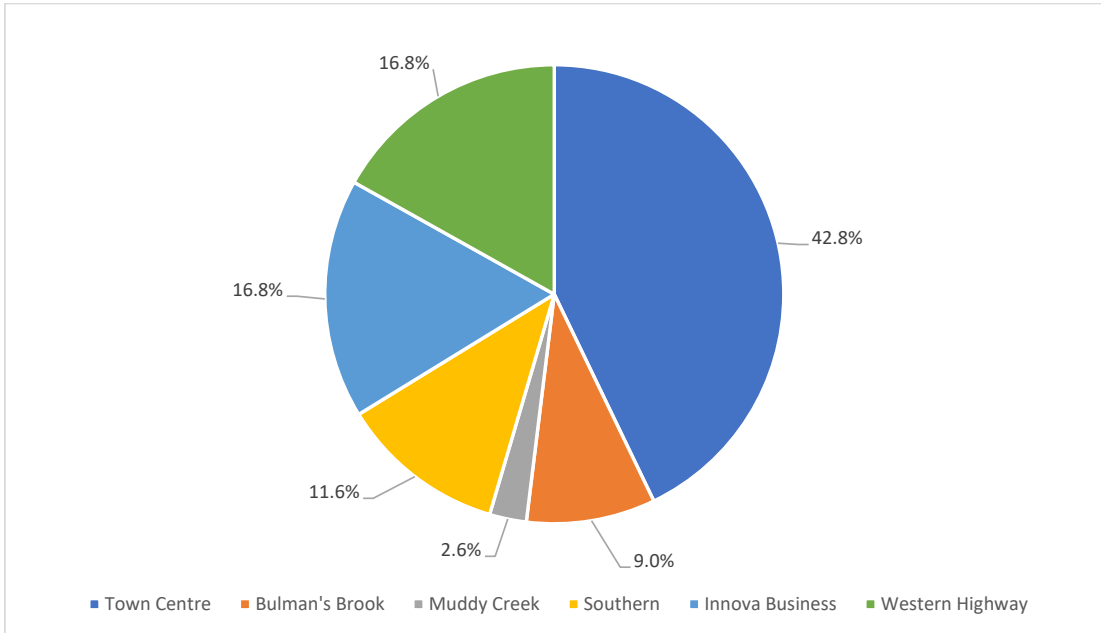
The responses to Question 12 indicate that the majority of respondents:

- **Support** the creation of additional housing opportunities and reduced lot sizes
- **Support** diverse housing options located opposite the Town Centre.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Question 13. If growth must be done in stages which precincts should the Council prioritise for development and investment over the next 5 – 10 years?

Respondents were asked to identify three (3) Precincts which Council should prioritise, with the following Precincts identified.



The responses to Question 13 indicate that the Top 3 Precincts that Council should prioritise are:

- Town Centre
- Innova Business Precinct
- Western Highway Precinct

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Questions 14 – 18

Respondents were invited to share their views on the specific Precinct Structure Plans, with the following comments provided.

	Comments
Question 14. Bulman’s Brook	• Loss of green space and rural atmosphere
	• More employment opportunities in the immediate Legana area
	• Would be a shame to see the orchards gone
	• Needs to be an area identified for private schools
	• Traffic congestion
	• Not enough recreation space
Question 15. Muddy Creek	• Landslip issues
	• Needs to be an area identified for private schools
	• Traffic
Question 16. Southern Precinct	• Impact on remnant vegetation, Tamar wetlands, and wildlife
	• High school will take too long to build for intended growth
	• Take away family land
	• Removal of farming land will take away the beauty of scenic drive
	• Council to take control of the land and money required to deliver infrastructure as part of the rezoning and development process
	• Potential to build a play-space, sporting complex for indoor sports, outdoor track, and field facility etc.
Question 17. Innova Business Park	• Wouldn’t this land be better used for residential
	• More employment opportunities in the immediate Legana area
	• Needs to be managed to ensure it generates jobs and does not become another poor light industrial subdivision
Question 18. Western Highway	• Loss of remnant vegetation
	• Let subdivision occur on Sunrise Drive

The following response is provided to the above comments:

Question 14 — Bulman’s Brook

- The Plan retains open space around the existing lake and integrates green links and pedestrian connections to preserve landscape character while supporting new housing.
- Bulman’s Brook includes two proposed local business hubs, creating opportunities for small businesses and services within walking distance of new neighbourhoods.
- The orchard site is currently zoned Future Urban. The Plan proposes transitioning this land to housing and community uses to meet future demand, but retains open-space elements to maintain local character.
- The Plan identifies the Southern Precinct as the primary location for expanded education facilities.
- A connected network of collector roads and paths is planned to support traffic flow and reduce local bottlenecks as the area grows.
- Bulman’s Brook includes open space surrounding the lake and connected green corridors, providing accessible recreation within the precinct.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Question 15 — Muddy Creek

- The Plan acknowledges terrain constraints and identifies only limited rezoning in Muddy Creek to ensure development responds appropriately to site conditions.
- Education growth is directed to the Southern Precinct, where suitable land and supporting infrastructure can be provided.
- Any development in Muddy Creek would rely on the upgraded collector road network and improved connections identified across the township.

Question 16 — Southern Precinct

- The Plan maps environmental constraints and incorporates these into the layout to avoid sensitive areas where possible.
- The precinct allows for future expansion of the education precinct, ensuring long-term capacity for additional schooling as the population grows.
- The area is identified as the primary long-term growth precinct, providing space for housing, schools and recreation needed to support township growth.
- Landscape planning principles guide development to maintain key view corridors and integrate vegetation into new neighbourhoods.
- The Structure Plan sets the strategic framework; detailed infrastructure funding and delivery is resolved through later planning, development agreements and rezoning processes.
- The precinct provides land for a new regional recreation precinct, enabling future facilities such as indoor courts, outdoor fields and play spaces.

Question 17 — Innova Business Park

- The Plan retains this land for employment purposes to ensure Legana grows as a complete community with local jobs as well as housing.
- Innova is intended to create local jobs, complementing business activity in the Town Centre and Bulman's Brook precincts.
- The Plan emphasises that employment areas must support high-quality development and avoid ad-hoc or incompatible industrial uses.

Question 18 — Western Highway

- Environmental constraints are mapped and used to guide appropriate development in this precinct.
- The Plan proposes reviewing allotment sizes and land suitability in the Western Highway Precinct to guide any future development opportunities.

In summary:

Community feedback showed strong interest in shaping each precinct in a way that enhances Legana's character while creating new opportunities for jobs, education, and recreation. Feedback indicates that value is placed on green spaces and the rural feel of Legana, with the importance of future planning ensuring significant areas of vegetation, scenic landscapes, and wildlife habitats are protected. At the same time, feedback recognised the potential for more local employment, new private schooling options, and upgraded recreation facilities—including ideas for play spaces, sporting complexes, and indoor/outdoor sports infrastructure.

Across Bulman's Brook, Muddy Creek, the Southern Precinct, Innova Business Park, and the Western Highway Precinct, respondents emphasised the importance of good traffic management, quality design, and ensuring new development contributes positively to the community. There was also support for ensuring business and employment areas are well-managed, so they become vibrant job-generating precincts.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Question 19. Is there anything else you would like to share or suggest regarding the Legana Town Centre & Township Structure Plan?

Respondents were provided with an opportunity to elaborate on particular elements of the Structure Plan of interest to them. Additional commentary was provided by 23 people.

Respondent Identifier	Key Issues / Items Raised	Response
No. 2	I find the lack of consideration for protecting let alone improving natural values very disappointing. Protecting the natural environment has great benefits for the community as well as wildlife. The plan seems to focus on maximising development - that's not necessarily the best outcome for the community. Good urban design considers quality of life and environmental sustainability.	<p>The Structure Plan incorporates several measures to protect and enhance environmental qualities while accommodating Legana's projected population growth.</p> <p>The Plan identifies significant areas of open space, natural creek corridors, and lakeside environments—including around Bulman's Brook—where development is paired with habitat protection, pedestrian connections, and new public spaces designed to retain and enhance natural character.</p> <p>It also places strong emphasis on high-quality urban design, walkability, and sustainable growth, ensuring that new neighbourhoods include green links, shared paths, and landscaping that support both community wellbeing and biodiversity. These elements are embedded across the key precincts and are central to achieving a balanced outcome for residents and the environment.</p>
No. 11	Overall I think the plan is a good one as long as the areas moved are replaced adequately and residents affected are consulted directly. I think Inner Residential along Freshwater Point Road facing properties is too restrictive and should be multi use like other areas directly across the road to provide more opportunities for local families including my own.	<p>Noted.</p> <p>No changes have been made to the Structure Plan in response to this feedback. It is considered that the extent of mixed-use zoning along Freshwater Point Road is sufficient to encourage a mix of uses directly across the road from the town centre.</p> <p>The Inner Residential Zone provides a more appropriate interface with existing General Residential areas while offering a fair degree of flexibility in terms of potential land uses.</p>
No. 12	Ensure you continue to communicate this process, let us know why some developments are being prioritised over others and continue to consult (even if inform only) all the way through development stages.	Noted.
No. 14	Would really appreciate better pedestrian access and footpaths. On the walk I do I am constantly crossing the road to keep to the small uneven footpaths. Only good part is near the orchards. I definitely can't be riding my bike in many places safely.	<p>Noted.</p> <p>The Structure Plan emphasises the importance of connectivity and highlights the need for improvements to public realm to encourage a walkable town with reduced car dependency.</p>
No. 17	As a member of a local Church I would love to see part of the developments include some land	A church (place of worship) can be developed in a range of existing zones within Legana as a

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

	zoned and set apart for a new Church within the Legana area. I love the plan for Legana and am excited to see it grow over the next decade.	Discretionary Use. While the Structure Plan does not allocate a specific site for a church, the recommended zoning will ensure there are suitable land-use provisions to facilitate the development of a church, subject to community interest and demand.
No. 18	Council needs to be really aggressive in getting the money to make all this happen and doing something to get a value capture from the rezonings that will benefit selected locals so that it's balanced with the investment of public funds that is required.	Noted. The Legana Town Centre and Township Structure Plan will assist council in obtaining funding by demonstrating that the necessary strategic planning has been undertaken to guide the coordinated and orderly growth of Legana.
No. 19	Development is necessary, but demolishing iconic resources is not necessary when these areas are iconic and used. I'm still concerned about the development of the extension of the town centre into Bulman Drive and the impact this will have on my property. I would like there to be ongoing transparency and clear communication as I gained a greater understanding from one of my neighbours of the plans after the meeting with the town planner than what we did at the information session at the Legana Tavern.	Noted. The Legana Town Centre and Township Structure Plan is a high level, 30-year plan to guide the future growth of Legana. It highlights locations where the town centre <i>could</i> expand in the future, but this would be dependent on a number of factors, including demand for growth and council's appetite to undertake a Planning Scheme Amendment process to rezone land. In the event land is re-zoned to support the future expansion of the Town Centre, the existing use of that land will not change until such time as the landowner seeks to develop their land.
No. 20	Greater communication with residents that are directly affected by the expansion of the town centre and rezoning.	Noted.
No. 21	Locals need cafes and bistros with nice outdoor areas adjacent to a park or safe space for kids. Current situation is very disappointing. Woolworths car park is also pretty unsafe/badly designed for pedestrians. Prefer no chains for cafes as they are pretty low bar. Don't waste the new commercial buildings on real estate agencies! They don't need to be in the centre of town, people do stuff online.	Noted.
No. 22	Desperately need a gym and hardware store. A Big W would be nice as well. Maybe Legana can have Tassie's first ALDI.	Noted. The zoning within the existing Town Centre (General Business) supports these uses. In addition, these uses are listed as Discretionary Uses within the Urban Mixed, Local Business and Commercial Zones, which have been earmarked as potential zones that could be applied in appropriate locations within the township.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

No. 24	<p>1. There really needs to be more recreational facilities throughout all of Legana (not just in one or two areas).</p> <p>2. Legana needs a library.</p> <p>3. Legana needs to attract private schools.</p>	<p>Noted.</p> <p>The Structure Plan aims to support a well-served and connected community by proposing more recreational spaces across multiple precincts—including new open spaces and pedestrian links in the Bulman’s Brook area and additional public spaces in the Town Centre—rather than concentrating facilities in one location. While a specific library site isn’t identified, the expanded Town Centre allows room for future community facilities such as a library as the population grows. The Plan also provides for an expanded educational precinct in the Southern Precinct, creating opportunities for additional schooling options, including private schools, should providers choose to invest.</p>
No. 26	<p>Please be considerate that these are people’s houses and investments, the terminology and phrases you use are important. It is important to have clear and effective communication. Please provide more community engagement in hours outside of working hours. Remove 22 and leave all of Bulman Drive as 14.</p>	<p>Noted.</p> <p>Development Opportunity 22 “Long term expansion opportunities for civic and commercial facilities” has been removed from the Structure Plan.</p>
No. 27	<p>Proactive Planning for Recreation and belonging. I appreciate that the new Legana Primary School and an oval are located in the Southern Precinct, and the plan speaks of a new regional level recreation facility development at this location. However, relocating the only centrally located recreation space to the outskirts and calling it "regional" does not solve the need for local, imbedded community spaces. The Structure Plan outlines significant future growth across multiple precincts like Southern and Bulman’s Brook. Legana ultimately needs more spaces for recreation and belonging in diverse locations around these new developments.</p> <p>These community spaces must be imbedded throughout the new housing developments as an initiative and at the start of planning, rather than being a reactive, single response to the problems and gaps created by this current Town Centre proposal. I question the implementation of new public gathering spaces and wonder if any of you have been to Legana to witness how often the current public gathering space, pictured on page 5, is used. My guess is you haven't. If we are looking at expanding the feel of community, should we make access for food vans to come and be part of the community like Hangry As on a Friday night. This is community building, the Legana people coming together on a Friday night</p>	<p>Noted.</p> <p>The Structure Plan seeks to deliver extensive open space, new recreation facilities and community-gathering opportunities across the township, with local parks embedded in every growth precinct; a new regional-level recreation precinct beside the Primary School; a revitalised Town Centre featuring a civic plaza, public park, and improved pedestrian-friendly streetscapes; combined with upgraded walking, cycling and transport connections.</p>

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

	<p>to support local food vans while connecting and spending time with each other.</p> <p>We are in a crucial time of life, where individuals are more isolated and disconnected due to social media, online shopping, and lack of support resources. I want to see Legana as a thriving community where all community members feel like they have a place to be seen, valued and belong. We urge the West Tamar Council to heed these concerns before this draft structure plan is finalised. We cannot allow our current community spaces to be sacrificed for commercial expansion at the expense of our youth and the overall liveability of Legana.</p>	
No. 31	<p>Appears again a plan for the council to get more rates with no real benefit to the community.</p>	<p>The Structure Plan has been prepared to ensure Legana has the services, open spaces, transport connections and community facilities it needs as the population grows. It includes new recreation areas, pedestrian and cycle links, expanded community-facility opportunities in the Town Centre, and improved access across key precincts, aimed at delivering long-term benefits for the community.</p>
No. 33	<p>Please don't remove the pump track. It's only 4 years old and has been integral part of the community for the kids.</p>	<p>Noted.</p> <p>It is acknowledged that the pump track is well utilised and much loved by the community. The relocation of the recreation precinct was flagged as necessary to support the growth the town centre in 2014, in the previous Legana Town Centre Structure Plan. In the event the recreation precinct is relocated, a new pump track will be constructed.</p>
No. 34	<p>Keen to see small local business villages or clusters distributed amongst housing rather than everything concentrated in the town centre. At least for low impact businesses. You have a chance to build some villages with some neighbourhood identity and reduce car use.</p>	<p>Agreed.</p> <p>This is one of the outcomes being sought by the Structure Plan.</p>
No. 35	<p>Keep teenagers in mind while making these plans</p>	<p>Noted.</p>
No. 36	<p>Don't remove the pump track, it's one of the biggest draw cards for families to visit Legana and it's a hub for families in the community.</p>	<p>Noted.</p> <p>Refer to commentary above.</p>
No. 38	<p>Please do not close the pump track. Keep it going and only add to it. Lots of green open spaces would be most welcome and needed. Foot paths so walking and riding is accessible and safe. A good gym for all to utilise.</p>	<p>Noted.</p> <p>Refer to commentary above.</p>

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

No. 39	Levelling supermarket car park for accessibility	Noted.
No. 43	Consider retaining the recreation space and having a reduced off leash area with it. The community love that space and is walking distance from homes and shops.	Noted.
No. 44	Can we consider getting a high school please? And more shops like LivEat, subway etc.	Noted. A location for a future high school is nominated within the Southern Precinct, behind the new Legana Primary School.
No. 45	Need better transport. We need a library. Why does Exeter get one and no one lives there? If this was Hobart, Legana would have a library. Why are the playgrounds so pathetic in this area! And now the recreation ground is going. The tennis club needs to have 4 courts. We cricket club needs changerooms and nets at its new ground.	The Structure Plan supports better transport through new shared paths, stronger pedestrian links and safer crossings delivered alongside the West Tamar Highway upgrades, making it easier to move around Legana without relying solely on cars. While a specific library site isn't identified, the expanded Town Centre allows space for future community facilities—including a potential library—as the population grows. The Plan also improves access to everyday recreation by spreading new open spaces and pedestrian connections across multiple precincts such as Bulman's Brook, rather than concentrating facilities in one spot. Relocating the existing recreation ground is intended to enable a larger, better-planned regional recreation precinct, with the detailed design of tennis courts, cricket changerooms and training facilities to be developed with user groups during future master planning.

In summary:

Respondents provided a wide range of thoughtful suggestions about the future of the Legana Town Centre and Township Structure Plan.

Many emphasised the importance of protecting Legana's natural values, including vegetation, wildlife habitats, orchards, and the rural character that makes the area unique. Others expressed the importance of communication, asking for clearer information, transparency, and ongoing engagement—particularly for residents directly affected by rezoning or town centre expansion.

A significant proportion of feedback focused on community facilities and services, with calls for a library, better recreational spaces across all precincts, improved playgrounds, a gym, and more youth-friendly spaces. Several respondents highlighted the growing need for private schools or a future high school, as well as safe footpaths, cycle routes, and accessible public spaces. Many want the pump track and existing recreation areas retained or enhanced, noting their value as well-used community hubs.

There was also strong interest in strengthening Legana's sense of community by creating local gathering places, small business clusters, outdoor dining opportunities, and spaces that support social connection—alongside suggestions for better pedestrian-friendly design, safer car parks, and more shops suitable for families. Some respondents also encouraged Council to ensure development is well-funded, job-creating, and balanced with community benefit.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Overall, the feedback reflects a community that is invested in Legana's growth but wants it to occur in a way that protects natural assets, supports liveability, invests in recreation and education, and keeps residents informed and involved throughout the process.

3.2. Changes to the Structure Plan in Response to Feedback

Feedback has informed the following revisions to the Town Centre Structure Plan:

- Development Opportunity 22 'Long Term Expansion Opportunity for Civic and Community Facilities' has been removed to alleviate community concerns surrounding Council acquisition or purchasing of privately owned properties.
- Additional wording has been provided for Development Opportunity 14 'Potential expansion of Town Centre with small-scale retail and mixed-use opportunities' providing clarity that Council does not intend to acquire or purchase land.
- Development Opportunity 21 has been updated from 'Boulevard tree planting along Tatana Way and Fulton Street to create a cohesive Town Centre Streetscape' to two separate items:
 - » Development Opportunity 21 'Create 'boulevard' planting along Tatana Way'
 - » Development Opportunity 22 'Public realm upgrades along Fulton Street'

This change reflects the different delivery timeframes likely required for each element.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

4. Written Submissions

4.1. Community Submissions

A total of 14 written submissions were received during the consultation period. Key issues raised are summarised below, together with responses to the matters identified.

Table 1. Overview & Response to Written Submissions

Theme	Key Issues / Items Raised	Response
Connectivity	<ul style="list-style-type: none"> Cycleway to be provided between Legana and Launceston 	<p>Noted - no change proposed.</p> <p>The Structure Plan does not alter the nature of the trails proposed under Council's <i>West Tamar Council Trails Strategy</i>, which includes trail connections between Legana and Launceston.</p>
	<ul style="list-style-type: none"> Linear open space should be a forethought 	<p>Noted - no change proposed.</p> <p>The Structure Plan has identified an expansive network of future / proposed areas of open space alongside pedestrian networks and green links to enhance connectivity within the township.</p>
	<ul style="list-style-type: none"> Residential development within Western Highway Precinct at risk of isolation from the Town Centre. 	<p>Noted.</p> <p>The West Tamar Highway is an existing physical barrier between the Town Centre and residential areas on the other side of the highway.</p> <p>The upgrades to the highway include two signalised pedestrian crossings from the Western Highway Precinct to the Town Centre as well as improved access points at Acropolis Drive, Bridgenorth Road, Outreach Drive and Sunrise Drive.</p> <p>Refer to the Figure 8 below.</p>
Economy	<ul style="list-style-type: none"> Local economy should be nurtured, with the freeing up of land vital for the long-term local economy. 	Agreed.
Legislation	<ul style="list-style-type: none"> Need to decrease regulatory burdens to encourage development. 	Noted.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Planning Policy	<ul style="list-style-type: none"> Supportive of Inner Residential zoning along portion of land bordering West Tamar Highway. 	Noted.
	<ul style="list-style-type: none"> Inner Residential zoning could be extended to create clusters of density, as opposed to linear strips of density. 	<p>Noted - no change proposed.</p> <p>Extending the Inner Residential Zone to create 'clusters of density' is not considered feasible, as land situated to the rear of the proposed zone along Sunrise Drive and Outreach Drive has already undergone substantial development, which significantly restricts future development opportunities.</p> <p>The identification of areas suitable for Inner Residential Zone has been based on the need to create a gradual transition between the Town Centre and existing residential areas, whilst providing an appropriate 'edge' to the Town Centre to highlight Legana's function as a residential area when travelling along the West Tamar Highway.</p> <p>For these reasons no changes to the linear nature of the Inner Residential Zone on the western side of the highway is proposed.</p>
	<ul style="list-style-type: none"> The General Residential Zone should be expanded across the entirety of 35 Bindaree Road, along with portions of Lot 1 Bindaree Road, 59 Bindaree Road, and 13 – 15 Ridge Road as residential development within this area is aligned with Regional Land Use Strategy and Council's Growth Strategy. 	<p>Noted - no change proposed.</p> <p>Extending the General Residential Zone beyond what is currently outlined raises concerns about an increased landslip risk if additional development were to occur.</p>
	<ul style="list-style-type: none"> A Specific Area Plan is required to deliver certain outcomes (e.g., Inner Residential Zone, expansion of Town Centre, limitations within Innova Precinct to prevent duplication of existing Town Centre services). 	<p>Agreed.</p> <p>The Structure Plan recognises the need for a Specific Area Plan (SAP) to be prepared as part of a future Planning Scheme Amendment. In particular, the Structure Plan identifies where a SAP will be required to guide the delivery of improved design quality and desired public realm outcomes within the Town Centre, Bulman's Brook, West Tamar Highway, Southern, and Innova Business Park precincts.</p>
	<ul style="list-style-type: none"> Supportive of General Residential zoning within Western Highway Precinct. 	Noted.
	<ul style="list-style-type: none"> The General Business Zone (potentially accompanied by a Specific Area Plan) should be extended over 715-717 West Tamar Highway to support mixed-use development and community health services. 	<p>Noted - no change proposed.</p> <p>The referenced property has been identified as appropriate for General Residential zoning, which provides for certain non-residential uses such as a medical centre,</p>

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

		<p>consulting rooms, food services (excluding takeaway premises incorporating a drive-through facility), a local shop and/or a fitness centre (amongst other activities).</p> <p>Introducing a General Business Zone within this section of the Western Highway Precinct is considered likely to disrupt the established Activity Centre Hierarchy for Legana, particularly given the Northern Tasmania Regional Land Use Strategy (NTRLUS) identifies future Neighbourhood or Town Centres within the Muddy Creek (not considered as part of the Structure Plan), Bulman’s Brook and Southern Precincts.</p> <p>Furthermore, the General Residential Zone is considered suitable for delivering non-residential services at a scale that is appropriate and reflective of the predominantly residential character of the Western Highway Precinct.</p>
	<ul style="list-style-type: none"> The removal of the Residential Supply and Density SAP should be undertaken in the short-term and better suited to be undertaken by West Tamar Council. 	<p>Noted.</p> <p>The Structure Plan anticipates that the Residential Supply and Density Specific Area Plan (Western Highway Precinct – Development Opportunity 4) will be reviewed by the West Tamar Council. It is acknowledged that Council may choose to review the Residential Supply and Density SAP within the next five years. Subsequent updates have been made to the Development Opportunities Matrix (Section 8.3.3), adjusting the timeframe for delivering Development Opportunity 4 from ‘Medium’ to ‘Short-Medium’.</p>
	<ul style="list-style-type: none"> Clarification sought as to what the orange colouring (Inner Residential) means when the land is already residential [in the Town Centre Precinct] 	<p>Noted.</p> <p>The orange colouring as depicted on the Town Centre Structure Plan identifies land considered suitable for Possible Inner Residential rezoning.</p>
Land Use	<ul style="list-style-type: none"> Proposed General Residential zoning over 715-717 West Tamar Highway’s frontage with the highway increases the potential for land-use conflict over time, as the existing retail premises operates as a non-conforming existing use. 	<p>Noted.</p> <p>It is understood that the referenced property currently operates as a retail plant nursery, and this use would not be affected should the rezoning proceed. If nursery operations were to cease following a future rezoning, the General Residential Zone would allow flexibility for a range of non-residential uses, provided they are of a scale that is considered appropriate to the predominantly residential character of the Western Highway Precinct.</p>
	<ul style="list-style-type: none"> ‘Investigate for Rural Living’ within vicinity of the Electricity Transmission Corridor may cause potential land use conflicts with adjacent General Residential zoning. 	<p>Noted and agreed.</p> <p>The Western Highway Structure Plan has been amended to remove Development Opportunity 3 – Investigate for Rural Living where it occurs within the vicinity of the</p>

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

		Electricity Transmission Corridor; with Development Opportunity 1 – Future Residential (which envisages General Residential zoning) applied instead.
	<ul style="list-style-type: none"> The Public Park on Tatana Way does not provide the best use of the site, and is not required if the civic plaza is pursued. 	<p>Noted, no change proposed.</p> <p>A public park has long been envisaged for this area and was identified in the previous Legana Town Centre Structure Plan 2014. Feedback received during the recent consultation period also highlighted community support for open space within the Town Centre, with its inclusion considered important should the relocation of the Legana Recreation Grounds proceed.</p>
	<ul style="list-style-type: none"> Development Opportunity 6 (Town Centre Precinct) is not required and could be utilised for commercial uses. 	Noted, no change proposed.
	<ul style="list-style-type: none"> The dog park is central to the community and multi-generational community gathering, whilst the other dog park is dangerous and difficult to access. Council should inform the community of the plans related to the dog park. 	Noted.
Stormwater	<ul style="list-style-type: none"> Rezoning of land in the Southern Precinct will increase stormwater movements through 8 Bridgenorth Road. Consideration required towards compensation or an alternative solution to stormwater management and/or open space corridor found. 	<p>Noted and agreed.</p> <p>The previously proposed stormwater detention basin and open space corridor within the mentioned property has been removed, with the extent of General Residential Zone revised to cover the entire allotment. No changes have been made to the extent of the Inner Residential Zone located along the property’s frontage to the West Tamar Highway.</p>
Infrastructure	<ul style="list-style-type: none"> Suggested that Council considers future power requirements for the Town Centre and how supply availability may be improved. 	Noted.
Environment	<ul style="list-style-type: none"> Queries as to why Council does not plant natives in Yerrabi Way and the central playground 	Noted.
	<ul style="list-style-type: none"> Legana needs more trees rather than destruction and cement 	Noted.
General	<ul style="list-style-type: none"> Terminology used for Town Centre Structure Plan Development Opportunity 22 should be revised, as it implies that Council is seeking to acquire, or otherwise purchase houses or residential blocks. 	<p>Noted and agreed.</p> <p>Council does not intend to acquire or purchase any houses or residential lots within the Town Centre or its surrounds as part of the Structure Plan. The purpose of Development Opportunity 22 was solely to highlight a potential long-term opportunity to support</p>

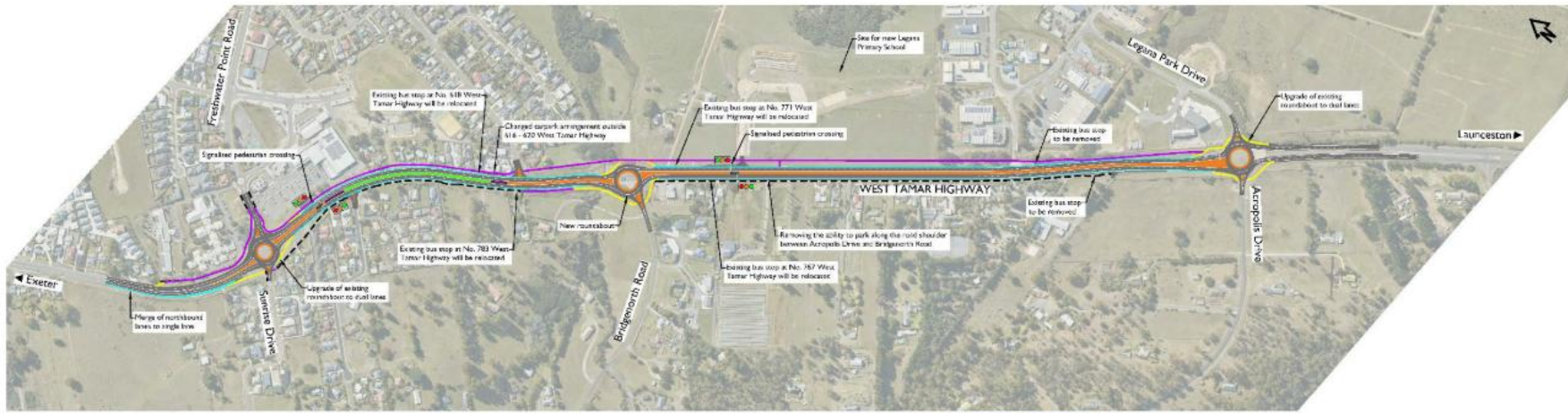
**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

	possible rezoning to mixed use, business, or inner-residential to allow greater flexibility for a range of land uses as the Town Centre evolves. Development Opportunity 22 'Long Term Expansion Opportunity for Civic and Community Facilities' has now been removed from the Legana Town Centre Structure Plan to alleviate any community concerns.
<ul style="list-style-type: none"> Generally supportive of Town Centre Development Opportunities, however Development Opportunity 20 consider unlikely given the current economic modelling for the shopping centre, but may be possible with long term redevelopment. 	Noted - no change proposed.
<ul style="list-style-type: none"> Objects to the mandated requirements for multi-storey development to address the street alignment, noting that customers generally priorities parking that is clearly visible form the adjoining street. Where these outcomes are sought, they should be facilitated through specific controls in the Planning Scheme that retain a degree of flexibility. 	Noted. This matter falls outside of the Structure Plan process, and would instead be considered as part of a future Planning Scheme Amendment and/or subsequent development application process.
<ul style="list-style-type: none"> Timeframes within the Western Highway Precinct are nominated as 'Short-Medium'. Can these Development Opportunities be acted on earlier? 	Noted.
<ul style="list-style-type: none"> Clarification requested as to what the green-shaded area represents within the Western Highway Precinct in the vicinity of the transmission lines. 	Noted. The green-shaded area as depicted on the Western Highway Structure Plan identifies areas of future / proposed open space.
<ul style="list-style-type: none"> Why was the Structure Plan prepared without Tasmanian consultants? 	Holmes Dyer is a national planning and development consultancy that was appointed based on their capabilities and considerable experience in structure planning, including within other councils of Tasmania.
<ul style="list-style-type: none"> Why doesn't the Council put up signs to allow people to learn about what is being built? 	Noted.
<ul style="list-style-type: none"> Communication should be transparent and clear 	Agreed.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Figure 9. West Tamar Highway Duplication – Between Freshwater Point Road and Acropolis Drive

West Tamar Highway Duplication - Between Freshwater Point Road and Acropolis Drive



Department of State Growth

LEGEND

	Solid Road		New Shared Path
	Traffic Island / Median		New Bike Path
	On-road Blue Lane		Existing Footpath
	Road with Acoustic Wall		Median with Safety Drive



4.2. Key Agency Submissions

4.2.1. TasWater

A written submission was provided by TasWater on 3 February 2026, which contained the following commentary:

Sewer Infrastructure	<ul style="list-style-type: none"> • Town Centre Precinct – No major issues, some mains could require upgrade • Bulman’s Brook Precinct – Whilst expected to be serviced by Thorne Avenue SPS, the preferred option to gravitate much of the development to the STP by a new trenchless deep sewer under Freshwater Point Road is still on the table if it can be funded and stacks up. • Western Highway Precinct – Muddy Creek SPS to require an upgrade if development occurs. The extent and speed of this development area is key, and if developed a few lots at a time makes a coordinated approach difficult. • Muddy Creek Precinct – On-site disposal is expected and is therefore not included in TasWater infrastructure plans. The ability for lots to use on-site disposal without risk of landslip is to be confirmed prior to any rezoning or subdivision. • Southern and Innova Precincts – Open space uses would be preferred within the current buffer area, as there will still be an odour risk that will need to be managed after the conversion of the STP to a pumping station. • A coordinated servicing plan will be required to demonstrate that the number of pumping stations and the amount of pumping has been minimised for the full development area.
Water Infrastructure	<ul style="list-style-type: none"> • The commentary in Section 9.3.1 regarding the degree of upgrading and upsizing of bulk water infrastructure is generally correct. However, there are also large sections of the reticulation that are undersized now and additional sections that will be undersized when future growth occurs. • All growth precincts in the Structure Plan are serviced by the Legana (Bridgenorth) Reservoir, which is supplied by the Reatta Road WTP via the bulk transfer main. • Water infrastructure capacity issues in Legana include: <ul style="list-style-type: none"> » Sections of the bulk transfer main from the Reatta Road WTP to Legana are expected to reach capacity in the next 10-20 years. » The inlet main which supplies the Legana (Bridgenorth) reservoir from the bulk main is currently undersized and will need to be upgraded. » The Legana (Bridgenorth) reservoir is expected to reach capacity in the next 10-20 years depending on growth. » Sections of the transfer main from the reservoir to the supply zone are currently undersized. » Large sections of reticulation with the supply zone are currently undersized and experience excessive headloss, pressure fluctuations and insufficient fire flows.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

4.2.1.1. Response to Feedback

The extent of residential development surrounding the Sewerage Treatment Plan (STP) has been revised based on received commentary to ensure the retention of a 700-metre buffer, which is required to mitigate potential odour impacts once the STP is converted to a pumping station.

Consequently, the northern portion of the previously identified General Residential land within the vicinity of the STP has been removed from the Southern Precinct Structure Plan and is now designated as future open space.

Further comments regarding the need for a coordinated servicing strategy and infrastructure upgrades are acknowledged and will be addressed through as part of a subsequent Planning Scheme Amendment process.

4.2.2. State Growth

A written submission was provided by State Growth on 12 February 2026, which contained the following commentary:

Highway Access and Internal Road Layout	<ul style="list-style-type: none"> • The West Tamar Highway is a ‘limited access road’. Existing access from lots to the highway are provided via an access license, however new or additional accesses to the highway cannot legally be approved. Any variation to the use of an existing access must demonstrate there will be no adverse impact on either safety and/or efficiency of the road. • It is recommended that Council review the practical ability for lots to achieve access for any land proposed to be rezoned adjoining the highway, noting that access will need to be obtained via the local road network. If access cannot be provided, then it is recommended these areas be retained within the current zone. • Section 9.4 should be revised to reference the West Tamar Highway as a limited access road. • The proposed access road from the Southern Precinct to West Tamar Highway will need to be considered by State Growth, and would require a transport analysis to address potential impacts on the highway, and the relationship of any new public road access to existing accesses. • The proposed road network west of the sewerage treatment plan within the Southern Precinct crosses through an area containing an identified threatened ecological forest community (<i>Eucalyptus amygdalina inland forest and woodland</i>). It may be preferable to include this area as open space and review the alignment of the road connection.
Passenger Transport	<ul style="list-style-type: none"> • The draft plan should be revised to address some inaccuracies relating to the provision of public transport in Section 9.4 and Section 13.4.
Park and Ride	<ul style="list-style-type: none"> • The two locations proposed are not consistent with the objectives of a park and ride. <ul style="list-style-type: none"> » Bulman’s Brook – The proposed location is removed from the West Tamar Highway corridor, which minimises the potential for mode shift and the ability for people in other West Tamar townships to access public transport. » Southern Precinct – The proposed location is removed from the West Tamar Highway corridor and is not close to any existing bus routes. The location is considered unlikely to promote mode shift and a change in behaviours. In addition, there is no guarantee that new bus routes could be created just to service a park and ride in this location.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

	<ul style="list-style-type: none"> The optimal location for a park and rise is adjacent to the West Tamar Highway
Active Transport	<ul style="list-style-type: none"> The inclusion of active transport infrastructure is supported An extension to the active transport facilities on West Tamar Highway from Legana Park Drive to opposite Danbury Drive (south), as an extension to a new shared path, would be beneficial It is recommended that the draft plan include consideration of crossing opportunities on the West Tamar Highway
Landslip Hazard	<ul style="list-style-type: none"> The draft plan should be revised to clarify that the mapped landslip hazard bands do not indicate landslip risk

4.2.2.1. Response to Feedback

Comments regarding the designation of the West Tamar Highway as a limited access road are acknowledged. Indicative road connection plans have been prepared to demonstrate that future development can be supported through the creation of a local road network that utilises existing connections to West Tamar Highway, such as Muddy Creek Road, Sunrise Drive, Outreach Drive, Bridgenorth Road and Acropolis Drive (refer to Figures 10 and 11). It is emphasised that these plans are indicative only, with the precise configuration of road linkages to be determined as part of any future Planning Scheme Amendments.

To address feedback specific to the Southern Precinct, the structure plan has been amended to remove sections of the proposed road network located within an area of threatened ecological community west of the sewerage treatment plant. Access to this facility will instead be provided via the existing track. The northern portion of the previously identified General Residential land in the vicinity of the STP has also been removed from the Southern Precinct Structure Plan and redesignated as future open space, consistent with commentary received from both TasWater and State Growth.

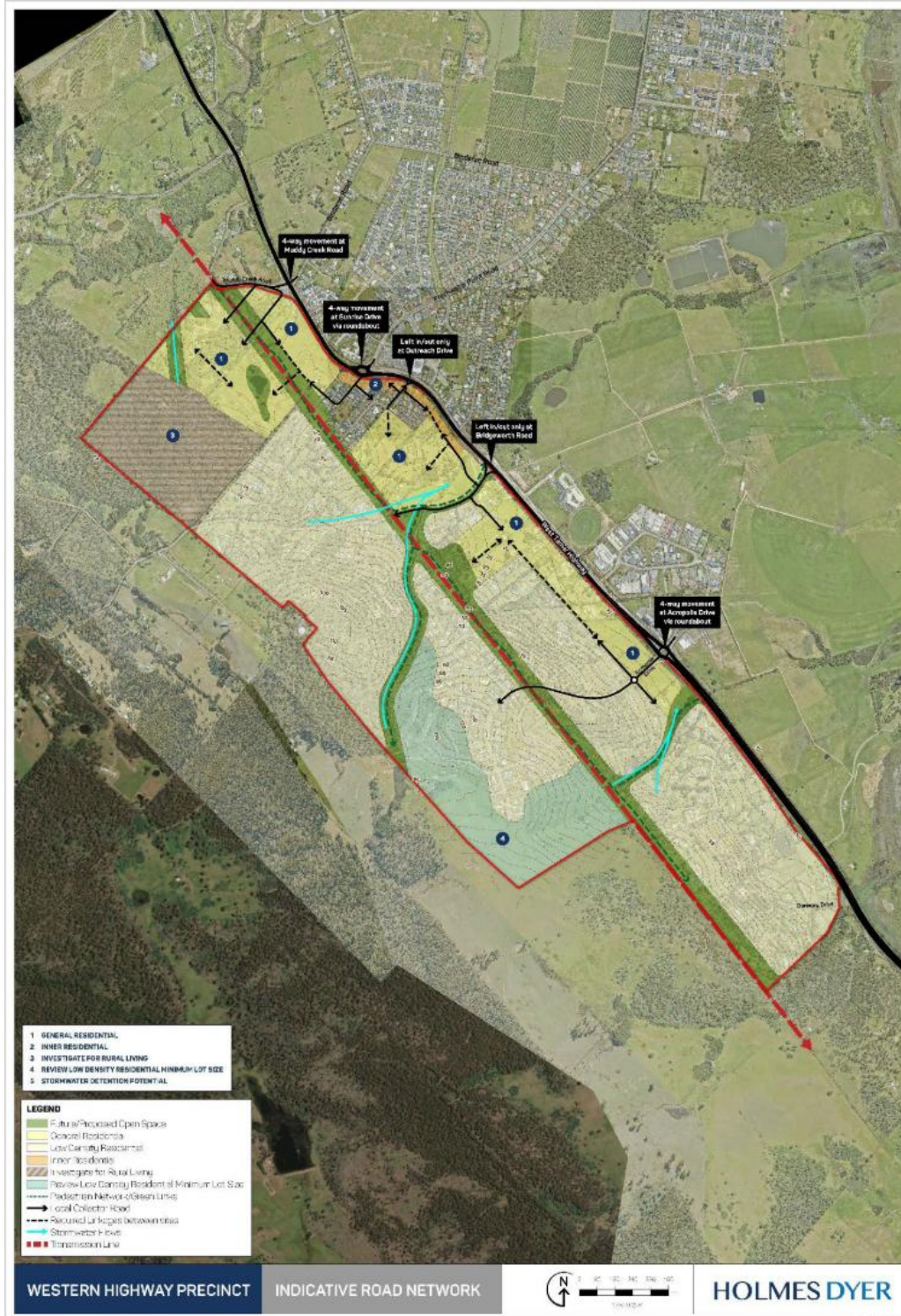
In addition, a new Development Opportunity (Development Opportunity 11 – New Connection to West Tamar Highway) has been introduced to reflect the need for further investigations associated with delivering the proposed access road from the Southern Precinct to the West Tamar Highway.

State Growth’s preference for any park and ride facility to be located adjacent to the West Tamar Highway has also been noted. As a result, indicative park and ride locations have been removed from the Bulman’s Brook and Southern Precinct Structure Plans, with Section 9.4 updated to highlight the need for ongoing discussions with State Growth regarding both the necessity and appropriate siting of such a facility.

Amendments have also been made to Sections 9.22, 9.4 and 13.4 to address additional feedback relating to references to the West Tamar Highway as a limited access road, as well as to correct and clarify wording.

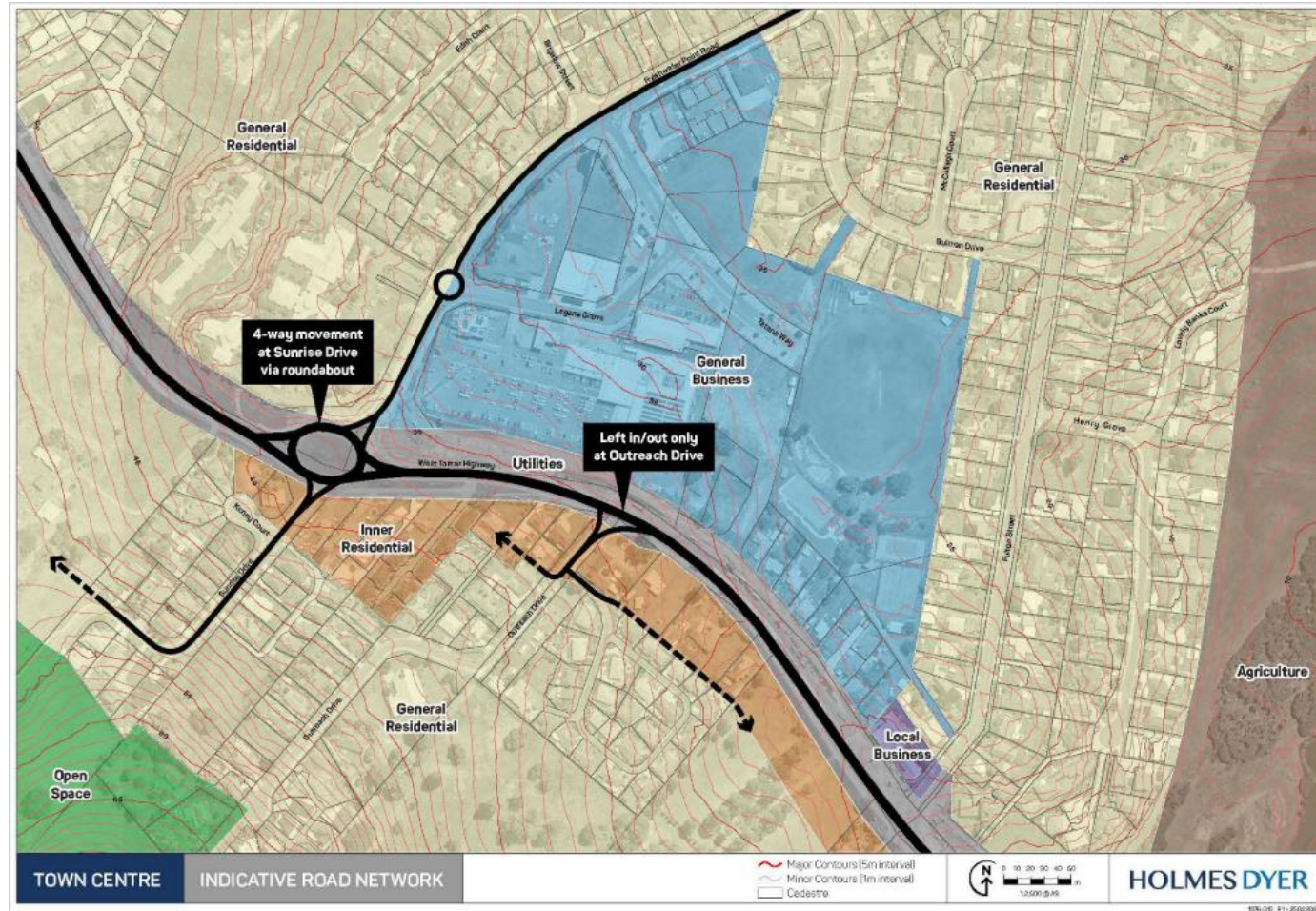
ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Figure 10. Indicative Road Connections



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Figure 11. Indicative Road Connections – Enlarged View



5. Overall Summary of Changes

In summary, the following changes have occurred due to feedback received:

- **Legana Town Centre & Township Structure Plan**
 - » Section 9.2.2 has been revised to clarify that mapped landslip hazard bands does not indicate landslip risk.
 - » Section 9.4 has been revised to reference the existing bus routes that service Legana via the local road network; to include further commentary on the need for continued discussions with State Growth regarding both the necessity and suitable location of a potential park and ride facility; and to acknowledge the West Tamar Highway's status as a limited access road.
 - » Section 13.4 has been amended to remove the previous reference to Route 781.
- **Town Centre Structure Plan**
 - » Development Opportunity 22 'Long Term Expansion Opportunity for Civic and Community Facilities' has been removed to alleviate community concerns surrounding Council acquisition or purchasing of privately owned properties.
 - » Additional wording has been provided for Development Opportunity 14 'Potential expansion of Town Centre with small-scale retail and mixed use opportunities' providing clarity that Council does not intend to acquire or purchase land.
 - » Development Opportunity 21 has been updated from 'Boulevard tree planting along Tatana Way and Fulton Street to create a cohesive Town Centre Streetscape' to two separate items to:
 - Development Opportunity 21 'Create 'boulevard' planting along Tatana Way'
 - Development Opportunity 22 'Public realm upgrades along Fulton Street'
- **Bulman's Brook Precinct**
 - » The indicative park and ride facility has been removed from the Bulman's Brook Precinct Structure Plan based on State Growth commentary regarding location suitability.
- **Western Highway Precinct**
 - » The Delivery Timeframe in association with Development Opportunity 4 'Review Low Density Residential Minimum Lot Size' has been revised from 'Medium' to 'Short-Medium'.
 - » The portion of Development Opportunity 3 'Investigate for Rural Living' within the vicinity of the Electricity Transmission Corridor has been removed and replaced with Development Opportunity 1 'Future Residential' to mitigate potential land use conflicts.
 - » The stormwater detention basin and open space corridor has been removed from 8 Bridgenorth Road, with the extent of General Residential Zone revised to cover the entire allotment. No changes have been made to the extent of the Inner Residential Zone located along the property's frontage to the West Tamar Highway.
- **Southern Precinct**
 - » The area previously identified for residential development surrounding the Sewerage Treatment Plant (STP) has been removed and replaced with open space to maintain a 700-metre buffer, to mitigate potential odour impacts once the STP is converted to a pumping station.
 - » The northern road network west of the STP has been removed to ensure the retention of the *Eucalyptus amygdalina inland forest and woodland*.
 - » Inclusion of Development Opportunity 11 'New Connection to West Tamar Highway' and associated wording acknowledging the need for future investigations and consultation with State Growth.
 - » The indicative park and ride facility has been removed from the Southern Precinct Structure Plan based on State Growth commentary regarding location suitability.

Appendix 1. Survey Questions

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Phase 2 Survey Questions

1. What is your age?
 - » Under 18
 - » 18-24
 - » 25-34
 - » 35-44
 - » 45-54
 - » 55-64
 - » 65+
2. How are you connected to the Legana Community? (select all that apply)
 - » A Legana resident (I live there)
 - » A local business owner/operator
 - » I work/am employed in Legana
 - » A member of a community group or organisation in Legana
 - » A study
 - » A frequent visitor to Legana
 - » Other (please specify)
3. Do you currently live in, or own land, within one of the structure plan precincts (select all that apply)*
 - » Town centre
 - » Bulman's Brook Precinct
 - » Muddy Creek Precinct
 - » Southern Precinct
 - » Innova Business Park
 - » Western Highway Precinct
 - » I don't own land within the identified precincts
4. To what extent do you support the proposed priorities for the town centre? Please rate (1 to 5)
 - » Diverse housing options
 - » Tatana Way extension
 - » Relocation of Legana Recreation Precinct
 - » Town centre expansion and business opportunities
 - » Civic plaza and new community facilities
 - » Potential closure of Memorial Hall
 - » Streetscape improvements and boulevard planting
 - » Public park or green space in Town Centre

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

5. If you strongly support or disagree with any of the above, tell us why? Do you have any other suggestions?
6. What is the most important element of the proposed Town Centre Precinct Plan that excites you or causes you concern?
7. If new civic and community facilities are developed in the town centre, do you see the existing Memorial Hall as continuing to serve a useful purpose in the future?
 - » No – Tell us why?
 - » Yes – Tell us why?
8. Please rate (1 to 5) your support for the proposed development priorities for each area.
 - » Providing additional land for housing
 - » Diverse housing options
 - » Small scale local business centres
 - » Public open space
 - » Potential Park and Ride location
9. Please rate (1 to 5) your support for the proposed development priorities
 - » Additional housing along Bindaree Road frontage
10. Please rate (1 to 5) your support for the proposed development priorities
 - » Additional housing to accommodate growth
 - » Diverse housing options
 - » Small scale local business centre
 - » Commercial interface between industrial and residential area
 - » Extension of Tatana Way
 - » Opportunity for school expansion
 - » Regional recreation precinct
 - » Potential Park and Ride location
11. Please rate (1 to 5) your support for the proposed development priorities
 - » Additional commercial / industrial land
12. Please rate (1 to 5) your support for the proposed development priorities
 - » Additional housing opportunities / reduced lot sizes
 - » Diverse housing options opposite Town Centre
13. If growth must be done in stages, which precincts should the Council prioritise for development and investment over the next 5-10 years? (select up to 3 boxes)
 - » Town Centre
 - » Bulman's Brook Precinct
 - » Muddy Creek Precinct
 - » Southern Precinct

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

- » Innova Business Park
- » Western Highway Precinct

14. Bulman's Brook

15. Muddy Creek

16. Southern Precinct

17. Innova Business Park

18. Western Highway

19. Is there anything else you would like to share or suggest regarding the Legana Town Centre & Township Structure Plan?

Appendix 2. Survey Responses

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Response No.	Q1. What is your age?	Q2. How are you connected to the Legana Community? (select all that apply)	Q3. Do you currently live in, or own land, within one of the structure plan precincts (select all that apply)*
1	55-64	A member of a community group or organisation in Legana	I don't own land within the identified precincts
2	55-64	A Legana resident (I live there)	I don't own land within the identified precincts
3	45-54	A Legana resident (I live there)	Town centre
4	25-34	A Legana resident (I live there)	Bulman's Brook Precinct
5	35-44	A Legana resident (I live there)	Town centre
6	25-34	A frequent visitor to Legana	I don't own land within the identified precincts
7	45-54	A local business owner/operator	I don't own land within the identified precincts
8	45-54	A Legana resident (I live there)	I don't own land within the identified precincts
9	45-54	Live near by, shop here	
10	35-44	A frequent visitor to Legana	I don't own land within the identified precincts
11	35-44	A Legana resident (I live there)	Town centre
12	35-44	Previous resident	
13	35-44	A Legana resident (I live there)	Western Highway Precinct
14	55-64	A Legana resident (I live there)	I don't own land within the identified precincts
15	55-64	A Legana resident (I live there)	I don't own land within the identified precincts
16	25-34	A Legana resident (I live there)	Western Highway Precinct
17	25-34	A Legana resident (I live there)	Town centre
18	45-54	A frequent visitor to Legana	I don't own land within the identified precincts
19	65+	A Legana resident (I live there)	Town centre
20	35-44	A Legana resident (I live there)	Town centre
21	35-44	A frequent visitor to Legana	I don't own land within the identified precincts
22	45-54	A Legana resident (I live there)	I don't own land within the identified precincts
23	35-44	A Legana resident (I live there)	I don't own land within the identified precincts
24	35-44	A Legana resident (I live there)	I don't own land within the identified precincts
25	35-44	A frequent visitor to Legana	I don't own land within the identified precincts
26	25-34	A Legana resident (I live there)	Town centre
27	35-44	A Legana resident (I live there)	I don't own land within the identified precincts
28	25-34	A Legana resident (I live there)	I don't own land within the identified precincts
29	18-24	A Legana resident (I live there)	I don't own land within the identified precincts
30	65+	A Legana resident (I live there)	Western Highway Precinct
31	25-34	A Legana resident (I live there)	Town centre
32	65+	Other	I don't own land within the identified precincts
33	25-34	A Legana resident (I live there)	I don't own land within the identified precincts
34	45-54	A frequent visitor to Legana	I don't own land within the identified precincts
35	35-44	A Legana resident (I live there)	Southern Precinct
36	35-44	I work/am employed in Legana	I don't own land within the identified precincts
37	65+	A Legana resident (I live there)	Bulman's Brook Precinct
38	35-44	A Legana resident (I live there)	I don't own land within the identified precincts
39	25-34	A Legana resident (I live there)	I don't own land within the identified precincts
40	45-54	Other	I don't own land within the identified precincts
41	55-64	A Legana resident (I live there)	Muddy Creek Precinct
42	Under 18	Student	I don't own land within the identified precincts
43	35-44	A Legana resident (I live there)	I don't own land within the identified precincts
44	35-44	A Legana resident (I live there)	I don't own land within the identified precincts
45	25-34	A Legana resident (I live there)	Bulman's Brook Precinct
46	45-54	A frequent visitor to Legana / A Legana resident (I live there)	Western Highway Precinct

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Q4. To what extent do you support the proposed priorities for the town centre? Please rate (1 to 5)

Response No.	Diverse housing options (units, townhouses, Tatana Way extension apartments) close to services	Relocation of Legana Recreation Precinct	Town centre expansion and business opportunities	Civic plaza and new community facilities	Potential closure of Memorial Hall	Streetscape improvements and boulevard planting	Public park or green space in Town Centre	
1	Neutral	Neutral	Opposed	Support	Support	Opposed	High Support	Support
2	Support	Low Support	Low Support	Neutral	Low Support	Low Support	Support	Support
3	Low Support	Support	Low Support	Support	Low Support	Opposed	Support	High Support
4	Opposed	Support	Support	High Support	Support	Neutral	High Support	High Support
5	High Support	Neutral	Low Support	High Support	High Support	High Support	High Support	Support
6	Support	Neutral	Opposed	Low Support	Opposed	Low Support	Opposed	Low Support
7	Low Support	Low Support	Opposed	Low Support	Neutral	Low Support	Neutral	Neutral
8	Neutral	Don't Know	High Support	High Support	Neutral	Neutral	Neutral	Low Support
9	Support	Support	High Support	High Support	High Support	Neutral	Neutral	Neutral
10	Neutral	High Support	High Support	High Support	High Support	Support	High Support	High Support
11	Support	High Support	Support	High Support	High Support	Support	High Support	High Support
12	Neutral	Support	Low Support	Support	High Support	Low Support	High Support	High Support
13	Support	Neutral	High Support	High Support	High Support	Neutral	Support	Support
14	Support	High Support	High Support	High Support	High Support	High Support	High Support	High Support
15	Support	Support	Support	Support	Neutral	Support	Neutral	Neutral
16	Support	Support	Support	Support	Support	Support	Support	Support
17	Support	High Support	High Support	High Support	Support	Opposed	High Support	High Support
18	High Support	High Support	High Support	High Support	High Support	High Support	High Support	Neutral
19	Neutral	Support	Low Support	Opposed	Neutral	Opposed	Opposed	Support
20	Opposed	Support	Low Support	Opposed	Neutral	Opposed	Opposed	Support
21	High Support	High Support	High Support	High Support	High Support	Don't Know	High Support	High Support
22	Neutral	Don't Know	Neutral	High Support	Support	Neutral	Support	Support
23	Low Support	Support	Low Support	Support	Support	Support	Neutral	High Support
24	Neutral	Neutral	Opposed	High Support	High Support	Support	High Support	High Support
25	High Support	High Support	Low Support	High Support	High Support	Neutral	High Support	Neutral
26	Low Support	Support	Low Support	Low Support	Low Support	Opposed	Support	Support
27	Support	Support	Opposed	High Support	Support	Low Support	Low Support	Low Support
28	Support	Support	High Support	High Support	Support	Neutral	Support	High Support
29	Support	High Support	Neutral	High Support	High Support	High Support	High Support	High Support
30	Support	Support	Low Support	Neutral	Support	Neutral	Support	Support
31	Support	Opposed	Opposed	Neutral	Neutral	Opposed	Low Support	Support
32	Support	Support	Opposed	Support	Support	Neutral	Support	Support
33	Opposed	Opposed	Opposed	Neutral	Neutral	Opposed	Neutral	Neutral
34	High Support	Don't Know	Don't Know	Opposed	High Support	Opposed	High Support	High Support
35	High Support	Neutral	Opposed	Neutral	Neutral	Neutral	Neutral	High Support
36	Neutral	Neutral	Opposed	Support	Support	Neutral	Neutral	Neutral
37	High Support		High Support	High Support	High Support	Opposed	High Support	High Support
38			Opposed	Support	Neutral	Opposed	Neutral	High Support
39	Neutral	Support	Opposed	Support	Support	Low Support	Support	High Support
40	High Support	High Support	High Support	High Support	High Support	High Support	High Support	High Support
41	Support	High Support	High Support	High Support	High Support	Neutral	High Support	High Support
42	Support	Support	High Support	High Support	High Support	Neutral	High Support	High Support
43	Support	High Support	Opposed	Support	Low Support	Don't Know	Support	Low Support
44	Neutral	High Support	Neutral	High Support	High Support	Opposed	High Support	High Support
45	High Support	High Support	Opposed	High Support	High Support	Low Support	High Support	High Support

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Q5. If you strongly support or disagree with any of the above, tell us why? Do you have any other suggestions?

Response No.

1 I strongly oppose the relocation of the current recreation area including the Tennis club, basket ball courts and pump track. The tennis club celebrated its 100 year anniversary last year and is well established in its current position. However it has outgrown its facilities and requires immediate upgrades with plenty of space available for growth at its current location. If it were to be relocated (5-10 year plan) then this leaves it with no consideration for immediate funding to accommodate its booming growth. There is plenty of space available in its current location for future growth.

2 Does council really need another large building project for new offices for itself? If space in the town centre is at a premium, why use it for this purpose when offices already exist elsewhere?

3 The presented town extension was somewhat vague; not great use of space (concrete eyesore). Removing current home for possible above shop housing. Who love the concrete areas of Launceston. It's a suburb not a major city.

4

5 I think the recreation precinct is better left close to where housing is. It creates a safer environment for children and doesn't require them riding along the main highway. Children's safety should always come first. It also allows more eyes on children's play areas which may deter adult predators

6 A lot of money to move the West Tamar further toward the Launceston CBD. Riverside and Legana and heavily WTC favourites and outer areas are often forgotten for even the scraps.

7 Improve services in other towns before moving things in Legana

8

9

10 The pump track/playground/basketball court needs a new bigger area where parking isn't an issue and more bbqs, seating green space

11 I am the owner of the property 21 freshwater point road legana/brigalow st corner and believe that the houses from my property down to the walking path along freshwater point road should be included in the multi-use zoning with on street parking the same as the other part of freshwater point road, directly across from my property and in front of the current doctors office. this mixed use zoning allows property owners to think of current and future uses for their land including the mentioned smaller residences but also to include the possibility of building office/business/cafe style walk in business premises with living residential out the back of these buildings or upstairs from in townhouse type upstairs apartment living whilst still improving the addition of more commercial retail spaces for the growing residents in the town centre area. As a parent of children hitting high school age and looking for work options in approx 3-5 years legana needs more smaller retail shops and eatery and office spaces so that the younger kids can have employment opportunities closer to home than launceston. I believe allowing the properties facing onto freshwater point road starting from the aged care home, ending at the corner of bulman drive on both sides of the road should be rezoned to multi-use to allow this. It provides more scope for current residence owners with a vision for the future of legana to flexibly alter their blocks and homes to suit the growth of the area without being stuck in just a "residential living" zone. There are some including myself who would like the opportunity in a few years to possibly develop their land into both residential and retail space so there is both income and living potential without being surrounded by unit blocks which impact the value of some homes. A row of smaller retail spaces along freshwater point road or cafe style upgrades with living upstairs would use this multiuse zoning more appropriately than inner residential solving two future issues at once. while providing employment opportunities for our young people outside of launceston and the usual large food companies like kfc and the supermarket. I believe this is a better solution and so do multiple other residents who reside in legana and grindelwald.

12 Focus on community facilities and spaces in the town centre, for the use and enjoyment of all and to enhance the feeling of a hub

13

14

15

16

17 It would be very sad to lose the memorial hall for its community use, however this would be ok if there are plans to relocate or build a new community use centre for various activities such as markets, hobbies and activities, Church usage, polling place etc. As Legana is a growing place for young families, it is vital to provide parks and playgrounds for all ages. I support relocating the recreation ground and the potential to build a sporting complex but I feel a key focus should be on creating a great new play-space (something like Riverbend, Launceston or Kingston Park, Kingston).

18 these items are critical to changing the function of Legana and building the town centre.

19 I live at 3 Bulman Drive Legana, the plan for this area is number 14 and 22. I oppose number 22 as this has a significant potential to impact the value of my property. As anyone is able to see these plans and it reads as if it may be rezoned to commercial facilities in the future. This reads that the council is wanting to acquire the land for commercial expansion and would significantly impact my livelihood.

20 I strongly disagree with dot point 22: long term expansion opportunity for civic and commercial facilities. As this directly affects my property with the potential of value drop and living conditions.

21

22 Legana population is growing and businesses needs to keep up. What is missing is things like Gyms, hardware stores, retail.

23 Park needed near town centre for families

24 I oppose the relocation of the Legana Recreation Precinct only on the grounds that there is very little in the way of large-scale playground/recreation facilities north of the Town Centre. Currently families north of the Town Centre can utilize the pump-track, playground, basketball courts, skating area and bbq's when walking to the town centre. Moving it further south, means that it becomes impractical. I would support the relocation of the majority of the recreation facilities if architecturally designed large-scale recreation facilities were also available north of the town centre. This might include large adventure playgrounds, bbq's, bike-tracks (with pump-track like inclusions), an expansion of exercise facilities, gardens and public art installations. This could also become a space where families could relax after purchasing food from the Town Centre. One area that could facilitate this is the green strip that already exists between Bindaree Road and Freshwater

Point Road.

25 Pump track and playground should always remain a part of legana town centre

26 Remove 22, long term civic from the town centre where houses are on Bulman Drive. Rezoning is appropriate and welcomed for urban mixed however not for commercial and civic space, this would be taking houses from people and

creates uncertainty and fear.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

I am lodging this submission to express my profound disappointment and alarm regarding the proposals in the Draft Legana Town Centre & Township Structure Plan, particularly the decision to Relocate the Legana Recreation Precinct to Old Dair Way (Southern Precinct). 1. The Betrayal of Our Youth: The Pump Track Disregard The plan's stated purpose for moving the current Recreation Precinct "which includes the hard-won, four-year-old pump track" is simply to "unlock centrally located land for future development". This is more than just a planning decision; it is a blatant and symbolic act of disregard for the young people of Legana and the West Tamar. This pump track was not a handout; it was brought about by listening to the local youth. To demolish this youth-led, family-friendly, active space to make way for yet more commercial development and "upper-level residential" sends a clear message: young people and community recreation are less valuable than commercial floorspace. If the West Tamar Council is serious about the ongoing discussions to retain young people and school leavers in Tasmania, then this proposal is absolutely self-defeating. When you disregard the efforts of young people and shove their spaces out of the centre of the community, you show them they don't matter. They will, in turn, choose to leave for places that offer them genuine spaces for belonging and celebration, not places where they are constantly relegated to the periphery. This action is sowing the seeds for future generations to be viewed as a nuisance and a problem by older generations, rather than being celebrated and supported. I am all for family-friendly, active spaces.

27 Our kids and families need MORE of this. Not less!

28

29 It would be good to have more things/shops in the city centre

30 Don't get rid of the pump track

I oppose removing the current recreation site noting this space was gifted to the Legana community for recreation not for the council to do as wished, removing the memorial hall is unacceptable it is used in high rotation for various community groups.

31

32 Just wanted to express our huge disappointment at the removal of the pump track. An absolutely fantastic community feature for our kids and their friends. This has been hugely disappointing to the kids to find this out yesterday and we'd like to plead that it be left there for then to continue to have a safe place to exist and be with their friends.

33 Concerned that Legana will become more hectic and car dependent so I'd like to see fully separated bike lanes and pedestrian pathways connecting all parts of the suburb and the suburb with Launceston and Exeter. Also public transport needs to be prioritised with dedicated bus lanes in critical locations where traffic is busiest. Corner and convenience stores and small village shopping street precincts should be zoned within residential areas so not everyone has to always go to the town centre or pass through it to meet every single need. Traffic calming in high wildlife activity areas needs to be in place.

34 Free, low effect options for teenagers is highly important. Keeping the pump track or building a new one is high priority for me. Keep teenagers busy and happy.

35 I moved to Launceston four years ago with my husband and four kids. I live in riverside and their favorite thing to do was to come to the Legana pump track. It was the highlight of their new city and although we don't use it as much anymore, for a large family it was our biggest draw card to come to Legana and we love it. Please don't get rid of it!!!!

36

37 Please do not close the playground and pump track. We absolutely love using this space for our family of 3 boys and whenever we are there we see so many other families there using the space. It's nice to see families out and active together and enjoying the outdoors. Having areas for kids to play is so important for their overall health. It's the only playground space like it in Legana. If Legana is growing as much as it is then spaces like this are very much needed.

38 Recreation precinct is currently pretty central for established households to access and close to shops, convenient for parents

39 will be great for the region, we need more retail businesses

40

41

42

The recreation precinct, in particular the pump track, has been incredibly successful for the community. The pump track often seems to have more young people, families and individuals utilising the facility more than other pump tracks in the region, eg. Launceston, George Town, Deloraine. The recreation precinct, although looks tired and needs more care (which is a WTC responsibility), is a positive and safe space for the community, close to homes, shops and loved by many. The pump track cost about \$200,000 to build, and building a new one in the future would be in excess of \$500,000 based off other LGA's costings. It was a beacon of light during the Covid pandemic, providing hope for a community that needed something to be proud of. The Youth Advisory Council were integral in identifying the need for such a facility, and helped design the pump track, assisted with the opening and provided creative insight with the artistic painting. The Youth Advisory Council also selected the play equipment located at the precinct, delivered youth activities at the site and turned this location from a dark and sketchy venue, to a place where families come for birthday parties, a place where friends meet on their bikes, and a place that outsiders venture to.

43

44

45 We need recreation facilities in Legana, not North Riverside. The current school is not accessible for most residents.

46

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Q6. What is the most important element of the proposed Town Centre Precinct Plan that excites you or causes you concern?

Response No.

- 1 Re location of current recreation area
- 2 Loss of green space
- 3 See above (REFER TO Q2 SHEET)
- 4
- 5 Children's safety
- 6 The expenditure in one location. There is already wasted space to use, in far better condition than used space in outer areas
- 7 Would seem council want a crown jewel
- 8
- 9
- 10 Pump track/playground being moved hopefully to somewhere bigger/more open

the only concern i have and multiple other parents in the freshwater point road area is that moving the recreational park/bike park will result in alot of families not having a space for their kids to spend their time in a quality space that they deserve, if it is to be moved having spoken to multiple families with primary and high school aged kids we would like the see the smaller playground park area behind freshwater point road/jelisa court upgraded to include a toilet, BBQ and better playground to suit all ages, currently alot of kids are within walking distance of the bike park and bbq area and moving this to near the school would result in a big loss for our families and kids. At the same time we understand the need for more commercial and retail spaces and that is why a upgrade of the smaller playground area as mentioned would be a conciliation to those looking for a replacement to spend time with their family within the town centre area - if this is not possible then an alternative space closer to the legana cbd needs to be created as good as a national level space near legana primary school would be this side of legana has alot of families and require a space of their own with at least 1 bbq and toilet.

11 New community facilities, streetscape improvements and public parks / spaces is all exciting.

12

13

14 Footpath needs to be wide and bike accessibility

15

16

My greatest concern, as a resident on Fulton Street is the eventual re-zoning to be used for retail and mixed use. We have children who love to play in our front yard and if this becomes a busy thoroughfare for the public this would be of concern for strangers walking directly nearby. I am also concerned with the plans for the end of Fulton Street (opening to the highway) as there still seems to be many vehicles short-cutting through Fulton Street from Freshwater Point Road to avoid the highway works, driving at great speed. I would like to see Fulton Street closed off from the Highway at the southern end to prevent this. With the eventual continuation of Tatana Way I think will make this somewhat better but can still see it being an issue. I am most excited about the Plaza and providing more boutique shopping and Cafe potential for the town centre.

17 relocation of the sports ground and extension of Tatana Way

18 I have a strong concerns for losing my house or devaluing it and not being able to purchase another house within the area as I am an aged pensioner not wanting to have to lose my house and repurchase.

19 My greatest concern is as above in question 5, the potential of my property being taken to expand commercial spaces.

Looking at the existing developments there are way too many detached houses that occupy most of the block. It leads to very minimal canopy cover, and most of the roof tiles are black. As climate change accelerates, this suburb will be hot if you don't plan adequate green spaces. For all the children here, there are not enough green spaces. I like the idea of apartments and townhouses, but you need more variety, and less dark colours. The apartments and townhouses need more green communal space adjacent. Just a note that Grindelwald seems to have no interest or development. Many houses are unoccupied. lake Louise and surrounds is left to residents to maintain. Seems like a wasted public space and wasted housing on flat, low risk land.

20 Growth. It will increase house value.

21 Large level of growth causes concern.

22 Excited about the Town Centre expansion and streetscape improvements (including the feature gardens and large public art installation). This area really needs to attract more cafe's and restaurants too. The biggest areas of concern is the

23 relocation of the Legana Recreation Precinct (leaving no large recreation facilities north of the Town Centre), as well as no plans to have a Legana Library.

24 More shops and community spaxes

25

The section 22 for houses in Bulman Drive causes me the greatest concern and I strongly oppose. This is also not as what was described by the council and planners at the community engagement, they said rezoning to urban mixed and still able to be residential. The removal of 22 from the houses on Bulman Drive would be welcomed.

26

Disjointed Design and Missed Opportunity for a Community Heart The plan outlines a vision for expanded retail and commercial offerings through the redevelopment of the current Recreation Precinct. This focus on commerce over community amenity has missed a prime opportunity to create a township truly centred around families and community. Disjointed Precinct: The proposed outcome is a shopping precinct that will be unnecessarily disjointed. For our elderly residents, the absence of one central, well-designed hub means they will be forced to drive between destinations or battle Tassie's "delightful weather" while walking. No True Village Green: While the plan references "expansive civic plaza space featuring open paved areas, seating, and landscaped feature gardens", this is still fundamentally part of a commercial/retail expansion. Legana, with its beautiful community, deserves a true Village Green—a central community-owned and dedicated open space with quality playground equipment and picnic tables, not a commercial plaza. The chance to develop Legana into a space that truly draws people together at its heart has been missed.

27

28

29 Just more business and growth for Legana.

30

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

- 31 Removing the pump track, tennis courts and recreation space
- 32 Must retain youth bicycle pump track facility in present form or other.
- 33 The removal of safe places for our children to be, have fun and get outdoors.
Worried car dependence will be the norm Concerned that legana will become more hectic and car dependent so I'd like to see fully separated bike lanes and pedestrian pathways connecting all parts of the suburb and the suburb with launceston and Exeter. Also public transport needs to be prioritised with dedicated bus lanes in critical locations where traffic is busiest. Corner and convenience stores and small village shopping street precincts should be zoned within residential areas so
- 34 not everyone has to always go to the town centre or pass through it to meet every single need. Traffic calming in high wildlife activity areas needs to be in place .
- 35 Relocation of Legana Recreation Precinct.
- 36 I love that Legana is being developed, it's such a great community, just please don't remove the pump track. All of the paths are great too, it helps keep my kids active by being able to walk and ride bikes safely around Legana.
- 37
- 38 Very concerned the pump track area will be closed. This is only 4 years old and would be such a waste on many levels to see it gone. Please work around this space. We need as much outdoor active spaces for people to be as possible.
- 39 New community facilities
- 40 increased business activity,, increased housing
- 41 More food businesses will be great. A Coles supermarket would be good competition for Woolworths.
- 42 New shopping, the ability to not always go into town
- 43 You are removing over \$500,000 of play equipment, bbq's, pump track and basketball court to put in a car park, pavement and a piece of art.
- 44
- 45 More shops. More playgrounds. We need a library.
- 46 Traffic on freshwater point road

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Q7. If new civic and community facilities are developed in the town centre, do you see the existing Memorial Hall as continuing to serve a useful purpose in future?		
Response No.	No - Tell Us Why	Yes - Tell Us Why
1	Not sure	
2		Historical significance. Will alternative venues meet community needs?
3		There was no mention of a new hall.
4		
5		
6		
7		It's already there!
8		
9		
10	No - no parking in the area needs a bigger better one no. As an attendee of the current local legana market every month ive received feedback that an undercover outdoor area like the legana primary school would be better utilised or an indoor space like a civic centre as it allows for community events no matter what the weather conditions, but it needs to be affordable for community groups etc to use the space too	i believe using the space where the current memorial hall is for redevelopment of commerical offices or townhouses or a combination of both would be a good idea
11		
12		Yes, look at repurposing for future use
13		
14	Outgrown its function, who uses it now apart from electoral services	
15		
16		
17	If there are still facilities provided for all community uses I think the memorial hall will not be needed anymore. these facilities would be provided in a new council office in the town centre	If there are multiple groups/activities wanting to run events at the same time, having multiple venues would be beneficial.
18		
19		Yes we have attended many birthday parties and community events in this facility. I don't see the benefit of removing it, you could improve on its visual appearance and it may be utilise more. What is the point of knocking everything down and removing history from a town.
20		We have held and been to many events at the hall. This is a integral part of the legana history and should not be removed.
21		
22		
23	No, something else can take its place + needs upgrade The current Memorial Hall will no longer be needed if modern facilities that	
24	serves the same purpose exists in the Town Centre.	
25		
26		Unless there are facilities already in place to replace the needs of the hall I think it must stay

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

27		
28		
29	It is very outdated and small	
30		
31		Until the council can demonstrate a space replicating the memorial hall it must stay. The council are notorious for not following through plans.
32		Refurbished for community hire would be a positive move.
33		
34		It's a part of the history and heritage of legana and it's a memorial and should not be demolished. It is a classic brick building with character and losing it to be replaced by some modern building would be a great loss to the neighbourhood.
35		
36		
37		
38		
39		Community purpose, hiring for events etc
40	no	
41		There may be some use for it.
42		
43	It is old and needs care, but has history and could be repurposed.	it could possibly be the cheap/free alternative location for smaller community groups that are unable to afford the new facilities.
44		
45	Only if something better is built.	
46	Too small	

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Q8. Please rate (1 to 5) your support for the proposed development priorities for each area.

Response No.	Providing additional land for housing	Diverse housing options (units, townhouses, apartments)	Small scale local business centres	Public open space	Potential Park n Ride location
1	Support	Neutral	Neutral	Support	Support
2	Low Support	Low Support	Neutral	High Support	Neutral
3	Support	Support	Support	High Support	Support
4	Opposed	Opposed	Opposed	Support	Neutral
5	High Support	High Support	Support	High Support	Support
6	Neutral	Support	Neutral	Neutral	Neutral
7	Support	Support	Neutral	Support	High Support
8	Don't know	Don't know	Don't know	Don't know	Support
9	Support	Support	Support	Support	Support
10	High Support	Low Support	High Support	High Support	High Support
11	High Support	High Support	High Support	High Support	High Support
12	Support	Support	Low Support	High Support	High Support
13	Support	Support	Support	Support	Neutral
14	Neutral	Neutral	Support	High Support	High Support
15	Support	Support	Neutral	Neutral	Neutral
16	Support	Support	Support	Support	Support
17	Support	Neutral	Low Support	High Support	Neutral
18	Support	Support	Support	Support	Neutral
19	Neutral	Neutral	Neutral	Support	Neutral
20	Neutral	Neutral	Neutral	Support	Neutral
21	Support	Support	High Support	High Support	High Support
22	Support	Opposed	Support	Support	Low Support
23	Low Support	Neutral	Neutral	High Support	Neutral
24	Support	Neutral	Support	High Support	Low Support
25	Neutral	High Support	High Support	High Support	High Support
26	Neutral	Neutral	Neutral	Neutral	Neutral
27	High Support	Support	High Support	High Support	Support
28	Neutral	Neutral	Support	High Support	Support
29	Support	Support	High Support	High Support	High Support
30	Support	Support	Support	High Support	High Support
31	Low Support	Support	Low Support	High Support	Low Support
32	Don't know	Don't know	Support	Support	High Support
33	Neutral	Neutral	Neutral	High Support	Neutral
34	Opposed	High Support	High Support	High Support	High Support
35	High Support	High Support	High Support	High Support	High Support
36	Support	Support	Support	Support	Support
37	High Support	High Support	High Support	High Support	Support
38	Neutral	Low Support	Support	Support	Opposed
39	Support	Support	Support	Support	Support
40	High Support	High Support	High Support	High Support	High Support
41	Low Support	Low Support	Low Support	Neutral	Low Support
42	High Support	High Support	High Support	High Support	High Support
43	Low Support	Support	High Support	High Support	High Support
44	Neutral	Neutral	High Support	High Support	High Support
45	Support	Support	Support	High Support	High Support
46		Support		High Support	Support

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Q9. Please rate (1 to 5) your support for the proposed development priorities

Response No.	Additional housing along Bindaree Road frontage
1	Support
2	Neutral
3	Don't know
4	Opposed
5	Support
6	Low Support
7	Opposed
8	Neutral
9	Support
10	High Support
11	High Support
12	High Support
13	Support
14	Support
15	Support
16	Support
17	Support
18	High Support
19	Neutral
20	Neutral
21	Support
22	Support
23	Low Support
24	Support
25	High Support
26	Neutral
27	Neutral
28	Low Support
29	High Support
30	Support
31	Low Support
32	Support
33	Neutral
34	Opposed
35	High Support
36	Support
37	High Support
38	Neutral
39	Support
40	High Support
41	Opposed
42	Support
43	Support

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

44 Neutral
45 Support
46 Support

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

010. Please rate (1 to 5) your support for the proposed development priorities

Response No.	Additional housing to accommodate growth	Diverse housing options (units, townhouses, apartments)	Small scale local business centre	Commercial interface between industrial and residential area	Extension of Tatana Way	Opportunity for school expansion	Regional Recreational Precinct	Potential Park and Ride location
1	Support	Support	Low Support	Low Support	Neutral	Support	Low Support	Support
2	Low Support	Neutral	Neutral	Neutral	Low Support	Neutral	Neutral	Neutral
3	Neutral	Neutral	Neutral	Support	Support	High Support	Don't Know	Support
4	Support	Opposed	Opposed	Low Support	Support	High Support	High Support	Neutral
5	Support	Support	Support	Support	Support	High Support	Support	Support
6	Support	Support	Low Support	Low Support	Neutral	Neutral	Neutral	Neutral
7	Opposed	Neutral	Low Support	Neutral	Neutral	Neutral	Low Support	Support
8	Support	Support	Support	Support	Don't Know	Support	Support	Don't Know
9	Support	Support	Support	Support	Support	Support	Support	Support
10	High Support	Low Support	High Support	High Support	High Support	High Support	High Support	High Support
11	High Support	High Support	High Support	High Support	High Support	High Support	Support	Support
12	Support	High Support	Low Support	Support	Support	High Support	High Support	High Support
13	High Support	Neutral	High Support	High Support	Neutral	High Support	High Support	High Support
14	Support	Support	Support	Support	Support	Support	Support	Support
15	Support	Support	Neutral	Neutral	Support	High Support	Support	Neutral
16	Support	Support	Support	Support	Support	Support	Support	Support
17	High Support	Neutral	Support	Support	High Support	Support	High Support	Support
18	High Support	High Support	High Support	Low Support	High Support	High Support	High Support	High Support
19	Opposed	Low Support	Opposed	Low Support	Low Support	Neutral	Low Support	Low Support
20	Opposed	Opposed	Opposed	Opposed	Neutral	Neutral	Support	Neutral
21	Support	Support	Support	Support	Support	High Support	High Support	High Support
22	High Support	Support	High Support	High Support	Don't Know	High Support	High Support	High Support
23	Low Support	Neutral	Neutral	Neutral	Support	Support	Support	Neutral
24	Support	Support	Support	Support	Neutral	High Support	Neutral	Support
25	High Support	High Support	High Support	High Support	High Support	High Support	High Support	High Support
26	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
27	Support	Support	High Support	Support	High Support	High Support	High Support	High Support
28	High Support	High Support	High Support	High Support	Support	High Support	High Support	High Support
29	Support	Support	High Support	High Support	High Support	High Support	High Support	High Support
30	Support	Support	Support	Support	Support	Support	Support	Support
31	Low Support	High Support	Low Support	Low Support	Opposed	Low Support	Neutral	Opposed
32	Support	Support	Support	Support	Low Support	Support	High Support	Support
33	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
34	Neutral	High Support	High Support	High Support	Don't Know	High Support	High Support	High Support
35	High Support	High Support	High Support	High Support	High Support	High Support	High Support	High Support
36	Support	Support	Support	Support	Support	Support	Support	Support
37	High Support	High Support	High Support	High Support	High Support	High Support	High Support	High Support
38	Neutral	Neutral	Neutral	Don't Know	Don't Know	Neutral	High Support	Opposed
39	Support	Support	Support	Don't Know	Support	Support	Neutral	Support
40	High Support	High Support	High Support	High Support	High Support	High Support	High Support	High Support
41	Support	Support	Support	High Support	High Support	High Support	High Support	Support
42	High Support	High Support	High Support	High Support	High Support	High Support	High Support	High Support
43	Support	Support	Support	Support	High Support	High Support	High Support	High Support
44	Neutral	High Support	High Support	High Support	High Support	High Support	High Support	High Support
45	Support	Support	Support	Support	High Support	High Support	High Support	High Support
46	Support	Support	Support	Support	Support	Support	Support	Support

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Q11. Please rate (1 to 5) your support for the proposed development priorities

Response No.	Additional Commercial/Industrial land
1	High Support
2	Low Support
3	High Support
4	Support
5	High Support
6	Neutral
7	Neutral
8	Don't Know
9	
10	High Support
11	High Support
12	High Support
13	High Support
14	Support
15	Support
16	Support
17	Neutral
18	Support
19	Low Support
20	Low Support
21	High Support
22	High Support
23	Neutral
24	Support
25	High Support
26	Neutral
27	Support
28	Neutral
29	High Support
30	Support
31	Opposed
32	Support
33	Neutral
34	High Support
35	High Support
36	Neutral
37	High Support
38	
39	Support
40	High Support
41	High Support
42	High Support
43	Support

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

44	Support
45	
46	Support

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Q12. Please rate (1 to 5) your support for the proposed development priorities

Response No.	Additional housing opportunities/reduced lot sizes	Diverse housing options opposite Town Centre (units, townhouses, apartments)
1	Support	Support
2	Neutral	Neutral
3	Neutral	Neutral
4	Opposed	Opposed
5	High Support	High Support
6	Support	Support
7	Neutral	Neutral
8	Support	Neutral
9	Support	Support
10	High Support	Low Support
11		Support
12	High Support	High Support
13	High Support	Neutral
14	Support	Support
15	Support	Support
16	Support	Support
17	Neutral	Neutral
18	High Support	High Support
19	Neutral	Neutral
20	Neutral	Low Support
21	Support	Support
22	Don't Know	Don't Know
23	Low Support	Neutral
24	Neutral	Support
25	High Support	
26	Neutral	Neutral
27	Neutral	Neutral
28	Support	High Support
29	Support	Support
30	Support	
31	Neutral	Support
32	Support	Neutral
33	Neutral	Neutral

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

34	High Support	High Support
35	High Support	High Support
36	Support	Support
37	Support	Support
38		
39	Support	Support
40	High Support	High Support
41	High Support	High Support
42	Low Support	High Support
43	Low Support	Support
44	Neutral	Neutral
45	High Support	
46	Support	Support

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Q13. If growth must be done in stages, which precincts should the Council prioritise for development and investment over the next 5-10 years? (select up to 3 boxes)

Response No.	Town Centre	Bulman's Brook Precinct	Muddy Creek Precinct	Southern Precinct	Innova Business Park	Western Highway Precinct
1	Town Centre				Innova Business Park	Western Highway Precinct
2	Town Centre					Western Highway Precinct
3		Bulman's Brook Precinct				
4				Southern Precinct	Innova Business Park	Western Highway Precinct
5	Town Centre				Innova Business Park	Western Highway Precinct
6						
7					Innova Business Park	
8	Town Centre					
9	Town Centre		Muddy Creek Precinct			Western Highway Precinct
10	Town Centre					
11	Town Centre	Bulman's Brook Precinct				
12	Town Centre	Bulman's Brook Precinct				Western Highway Precinct
13	Town Centre				Innova Business Park	Western Highway Precinct
14	Town Centre					
15	Town Centre	Bulman's Brook Precinct			Innova Business Park	
16						Western Highway Precinct
17	Town Centre			Southern Precinct		
18	Town Centre				Innova Business Park	Western Highway Precinct
19	Town Centre					
20	Town Centre					
21	Town Centre				Innova Business Park	
22	Town Centre			Southern Precinct	Innova Business Park	
23	Town Centre			Southern Precinct		Western Highway Precinct
24	Town Centre					
25	Town Centre					
26						
27						
28				Southern Precinct		Western Highway Precinct
29	Town Centre			Southern Precinct	Innova Business Park	
30	Town Centre					
31						
32	Town Centre			Southern Precinct		Western Highway Precinct
33	Town Centre					
34						
35						
36	Town Centre					
37	Town Centre			Southern Precinct		
38						
39	Town Centre	Bulman's Brook Precinct			Innova Business Park	
40	Town Centre	Bulman's Brook Precinct			Innova Business Park	
41	Town Centre				Innova Business Park	Western Highway Precinct
42	Town Centre	Bulman's Brook Precinct	Muddy Creek Precinct			
43				Southern Precinct		
44	Town Centre					
45	Town Centre					
46	Town Centre					

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Q4. Bulman's Brook

Response No.

1

Loss of green space and rural atmosphere. Loss of small scale agricultural possibilities and diversity of land use.

3

4

5

6

7

8

9

10

11 more employment opportunities in the immediate legana area for everyone

12

13

14

15

16

17

18 none

19

20

21

I like the orchard being in Legana. It provides a nice 'Tasmanian' industry. It would be a shame to see all that orchard land gone.

23

Are there any opportunities to attract private schools for this area. This is something that Legana sorely lacks.

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

42

43 traffic congestion, narrow freshwater point rd, not enough recreation space

44

45

46

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Q15. Muddy Creek

Response No.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42

landsip issues from previous rezoning attempt and refusal

Similar to Bulman's Brook. There really needs to be area identified for private schools. This is something that Legana desperately needs.

Too much traffic parks along the sides of Bindaree Rd now, making it almost a one-lane road most of the time. I feel this would only get worse with increased housing.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

43	traffic
44	
45	
46	

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Q15. Southern Precinct

Response No.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16

Potential impact on remnant vegetation and Tamar wetlands and wildlife.

As mentioned before, the potential to build a fantastic play-space within the recreation area off Tatana way would be a huge drawcard to young families. Something like Riverbend Park, Launceston or Kingston Park, Kingston would be a great use for the space North-West of the school. A sporting complex for indoor sports is highly needed. As well as potentially a outdoor track and field facility. As many schools and groups currently need to either hold school carnivals or Little

17 Athletics in St. Leonard's or on grass in Riverside.

18 Council needs to lead this area and be aggressive on taking the land and money for infrastructure thats required for the broader community as part of the rezoning and development process

19 Taking away further farm land will take away the beauty of this scenic drive.

20 I am concerned this will take away the family land.

- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46

high school will take too long to build for the growth intended in Legana

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Q17. Innova Business Park

Response No.

1

2 Wouldn't this land be better used for residential?

3

4

5

6

7

8

9

10

11 more employment opportunities in the immediate legana area for everyone

12

13

14

15

16

17

18 this needs to be managed so its not just another poor light industrial subdivision and uses actually generate jobs

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Q18. Western Highway

Response No.	
1	
2	Loss of remnant vegetation
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	Let subdivision occur on Sunrise Drive.
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Q19. Is there anything else you would like to share or suggest regarding the Legana Town Centre & Township Structure Plan

Response No.

1

I find the lack of consideration for protecting let alone improving natural values very disappointing. Protecting the natural environment has great benefits for the community as well as wildlife. The plan seems to focus on maximising development - that's not necessarily the best outcome for the community. Good urban design considers quality of life and environmental sustainability.

2

3

4

5

6

7

8

9

10

overall i think the plan is a good one as long the areas moved are replaced adequately and residents affected are consulted directly. I think inner residential along freshwater point road facing properties is too restrictive and should be multi use like other areas directly across the road to provide more opportunities for local families including my own.

11

Ensure you continue to communicate this process, let us know why some developments are being prioritised over others and continue to consult (even if inform only) all the way through development stages

12

13

Would really appreciate better pedestrian access and footpaths. On the walk i do i am constantly crossing the road to keep to the small uneven footpats. Only good part is near the orchards. I definitely cant be riding my bike in many places safely.

14

15

16

As a member of a local Church I would love to see part of the developments include some land zoned and set apart for a new Church within the Legana area. I love the plan for Legana and am excited to see it grow over the next decade.

17

Council needs to be really aggressive in getting the money to make all this happen and doing something to get a value capture from the rezonings that will benefit selected locals so that its balanced with the investment of public funds that is required.

18

Development is necessary, but demolishing iconic resources is not necessary when these areas are iconic and used. I'm still concerned about the development of the extension of the town centre into Bulman drive and the impact this will have on my property. I would like there to be ongoing transparency and clear communication as I gained a greater understanding from one of my neighbours of the plans after the met with the town planner than what we did at the informations session at the Legana Tavern

19

Greater communication with residents that are directly affected by the expansion of the town centre and rezoning.

20

Locals need cafes and bistro with nice outdoor area adjacent to a park or safe space for kids. Current situation is very disappointing. Woolworths car park is also pretty unsafe/badly designed for pedestrians. Prefer no chains for cafes as they are pretty low bar. Don't waste the new commercial buildings on real estate agencies! They don't need to be in the centre of town,

21

people do stuff online.

22

Desperately need a gym and hardware store. A Big W would be nice as well. Maybe Legana can have Tassie's first ALDI

23

24

1. There really needs to be more recreational facilities throughout all of Legana (not just in one or two areas). 2. Legana needs a library. 3. Legana needs to attract private schools.

25

26

Please be considerate that these are peoples houses and investments, the terminology and phrases you use are important. It is important to have clear and effective communication. Please provide more community engagement in hours outside of working hours. Remove 22 and leave all of Bulman drive as 14

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Proactive Planning for Recreation and Belonging I appreciate that the new Legana Primary School and an oval are located in the Southern Precinct , and the plan speaks of a new "regional level recreation facility development" at this location. However, relocating the only centrally located recreation space to the outskirts and calling it "regional" does not solve the need for local, imbedded community spaces. The Structure Plan outlines significant future growth across multiple precincts like Southern and Bulman's Brook. Legana ultimately needs more spaces for recreation and belonging in diverse locations around these new developments. These community spaces must be imbedded throughout the new housing developments as an initiative and at the start of planning, rather than being a reactive, single response to the problems and gaps created by this current Town Centre proposal. I question the implementation of new public gathering spaces and wonder if any of you have been to Legana to witness how often the current public gathering space, pictured on page 5, is used. My guess is you haven't. If we are looking at expanding the feel of community, should we make access for food vans to come and be part of the community like Hangry As on a Friday night. This is community building, the Legana people coming together on a Friday night to support local food vans while connecting and spending time with each other. We are in a crucial time of life, where individuals are more isolated and disconnected due to social media, online shopping, and lack of support resources. I want to see Legana as a thriving community where all community members feel like they have a place to be seen, valued and belong. We urge the West Tamar Council to heed these concerns before this draft structure plan is finalised. We cannot allow our current community spaces to be sacrificed for commercial expansion at the expense of our youth and the overall liveability of Legana.

27

28

29

30

31 Appears again a plan for the council to get more rates with no real benefit to the community

32

33 Please don't remove the pump track. It's only 4 years old and has been integral part of the community for the kids.

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

Keen to see small local business villages or clusters distributed amongst housing rather than everything concentrated in the town centre. At least for low impact businesses. You have a chance to build some villages with some neighbourhood identity and reduce car use.

35 Keep teenagers in mind while making these plans

36 Don't remove the pup track, it's one of the biggest draw cards for families to visit Legana and it's a hub for families in the community.

37

Please do not close the pump track. Keep it going and only add to it. Lots of green open spaces would be most welcome and needed. Foot paths so walking and riding is accessible and safe. A good gym for all to utilise.

39 Levelling supermarket car park for accessibility

40

41

42

43 Consider retaining the recreation space and having a reduced off leash area with it. The community love that space and is walking distance from homes and shops.

44 Can we consider getting a high school please? And more shops like LivEat, subway etc

Need better transport. We need a library. Why does Exeter get one and no one lives there? If this was Hobart, Legana would have a library. Why are the playgrounds so pathetic in this area!

45 And now the recreation ground is going. The tennis club needs to have 4 courts. We cricket club needs changerooms and nets at its new ground.

46

10.2 Dev 2 - Proposed Street Names in West Tamar

REPORT AUTHOR: Statutory Planner - Patrick McMahon

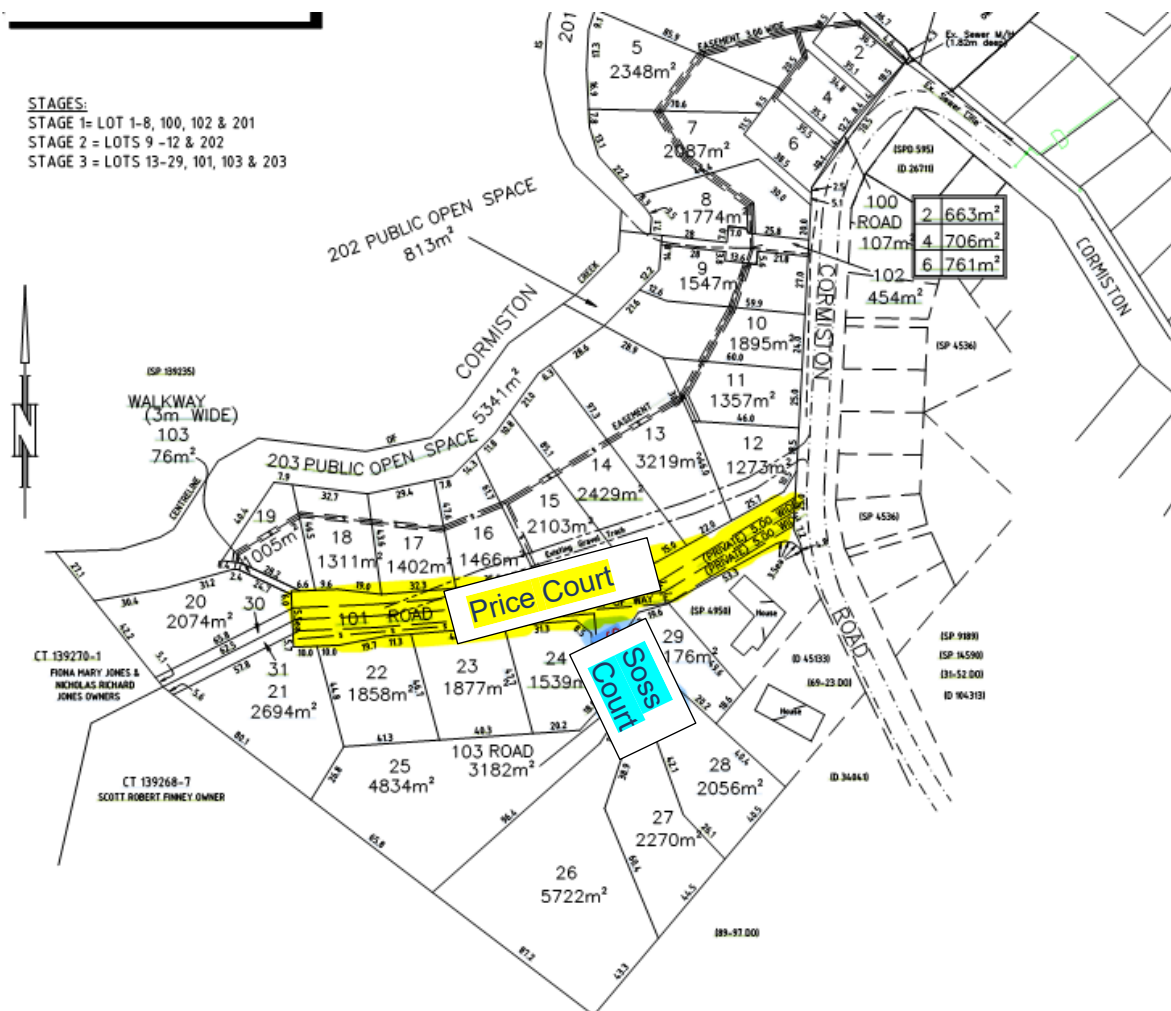
REPORT DATE: 26 February 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is for Council to consider a street name for two new cul-de-sacs in Riverside. The road is part of the Cormiston Road subdivision approved under DA103/04-3. The cul-de-sacs provide access to new lots as part of the approved subdivision.

BACKGROUND



The cul-de-sacs are located off Cormiston Road, approved under DA103/04-3. The developer has proposed two names, one for each road, that have been considered acceptable by Place Names Tasmania. The proposed names are as follows:

- 'Price Court' for the longer cul-de-sac; and
- 'Soss Court' for the shorter cul-de-sac.



STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

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

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The naming of public roads is the responsibility of Council but must be approved by Place Names Tasmania in accordance with the Guidelines. Once approved by Council, the names are forwarded to Place Names Tasmania to endorse in accordance with the Guidelines or to be considered by the Place Names Advisory Panel for an exemption to the Guidelines.

RISK CONSIDERATIONS

The risk is considered low given Place Names Tasmania have confirmed suitability of the names.

FINANCIAL IMPACT

Nil.

CONSULTATION

Place Names Tasmania have confirmed the suitability of the proposed names.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The proposed names both relate to a deceased friend of the developer who lived adjacent to the subdivision. 'Price' was the gentleman's last name, while 'Soss' was his nickname. The family of the deceased have given their approval for the use of the name.

As the name is appropriate and meets the Guidelines, it is recommended to be accepted.

RECOMMENDATION

That Council approve the naming of Price Court and Soss Court for the proposed roads and advise Place Names Tasmania accordingly.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

10.3 Dev 3 - Petition to Amend a Sealed Plan - 389 Auburn Road, Beaconsfield

REPORT AUTHOR: Statutory Planner - Patrick McMahon

REPORT DATE: 4 March 2026

ATTACHMENTS:

1. [10.3.1] Attachment 1 - Dev 3 Location Plan
2. [10.3.2] Attachment 2 - Dev 3 Title Plan
3. [10.3.3] Attachment 3 - Dev 3 Proposed Petition

SUMMARY

This report assessed a Petition to Amend a Sealed Plan under Section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

BACKGROUND

Description

The proposal is to amend a sealed plan by removing an existing Right-of-Way burdening Lot 1 in Sealed Plan 159266. This easement is not currently in use and will not be in use in the future.

The easement is 10.06m wide and only burdens the subject land, being 389 Auburn Road. There are two properties (651 & 653 Auburn Road) benefited by the easement. Neither use the easement for access; and, have both provided written consent to support its removal.

Applicant

Douglas and Collins Law firm, on behalf of the landowner Robert Death.

STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

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

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The proposal is an application pursuant to Section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

RISK CONSIDERATIONS

The risk is considered low as outlined above the easement is not used and both parties have consented to the request.

FINANCIAL IMPACT

Nil.

CONSULTATION

Notification was served on the affected landowners by the applicant. At the time of preparing this report no objections have been received by Council.

OPTIONS

Council may choose to:

1. Approve the application as presented;
2. Approve the application with amendments;
3. Refuse the application.

OFFICER'S COMMENTS

The proposal to remove the Right of Way from the subject title has been accepted and signed by the relevant title owners in the presence of a solicitor on 16 October 2025. The removal of the easement will therefore not negatively affect any members of the public nor parties affiliated to the title in question, and as such is recommended for approval.

RECOMMENDATION

That Council:

1. Authorise the signing and sealing of the attached Request to Amend a Sealed Plan form by the Chief Executive Officer and Mayor; and
2. Return that form to Douglas and Collins Lawyers.

DECISION

Moved:

Seconded:

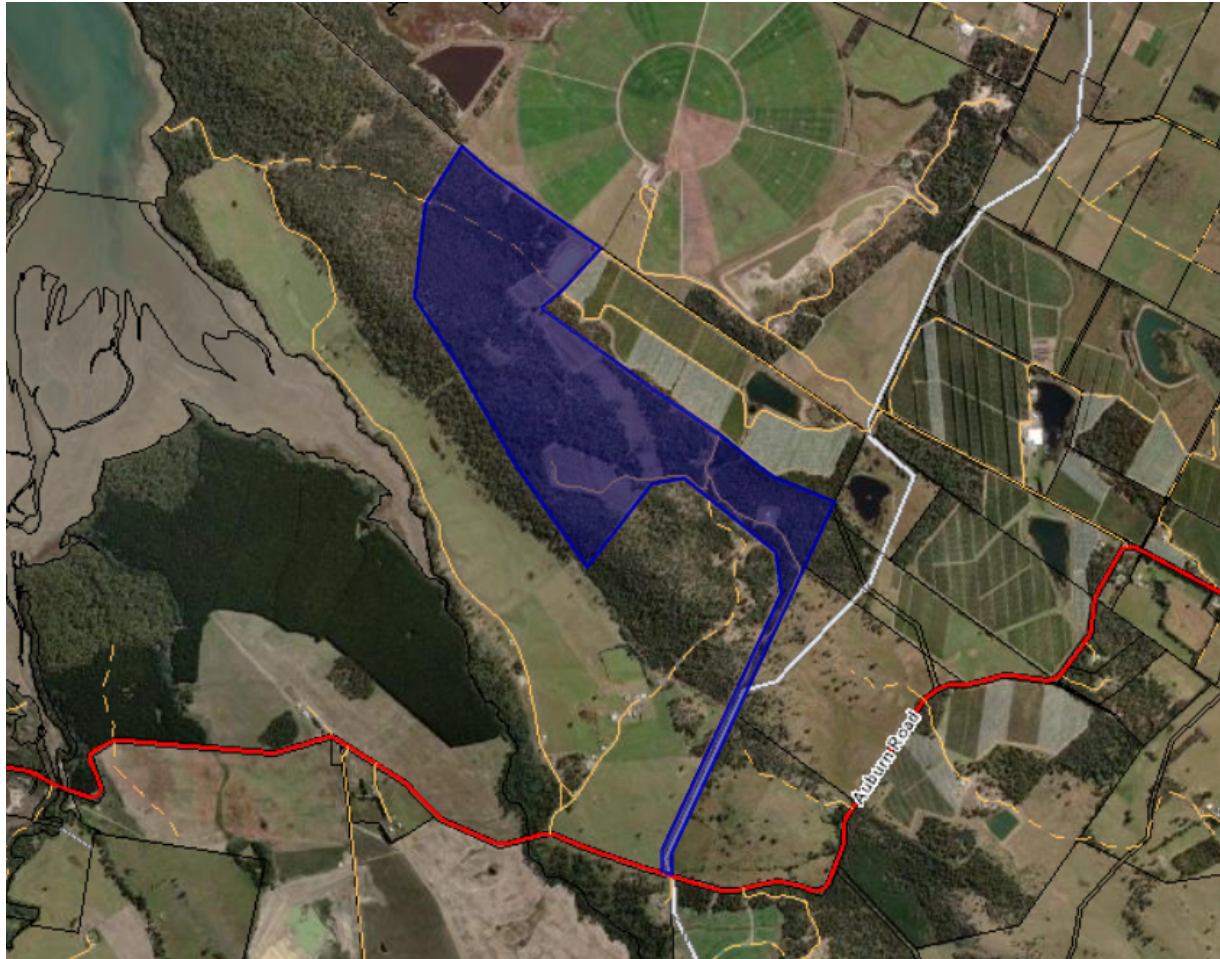
VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Dev 3 – Attachment 1 – Location Plan
Petition to Amend a Sealed Plan
389 Auburn Road, Beaconsfield



**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

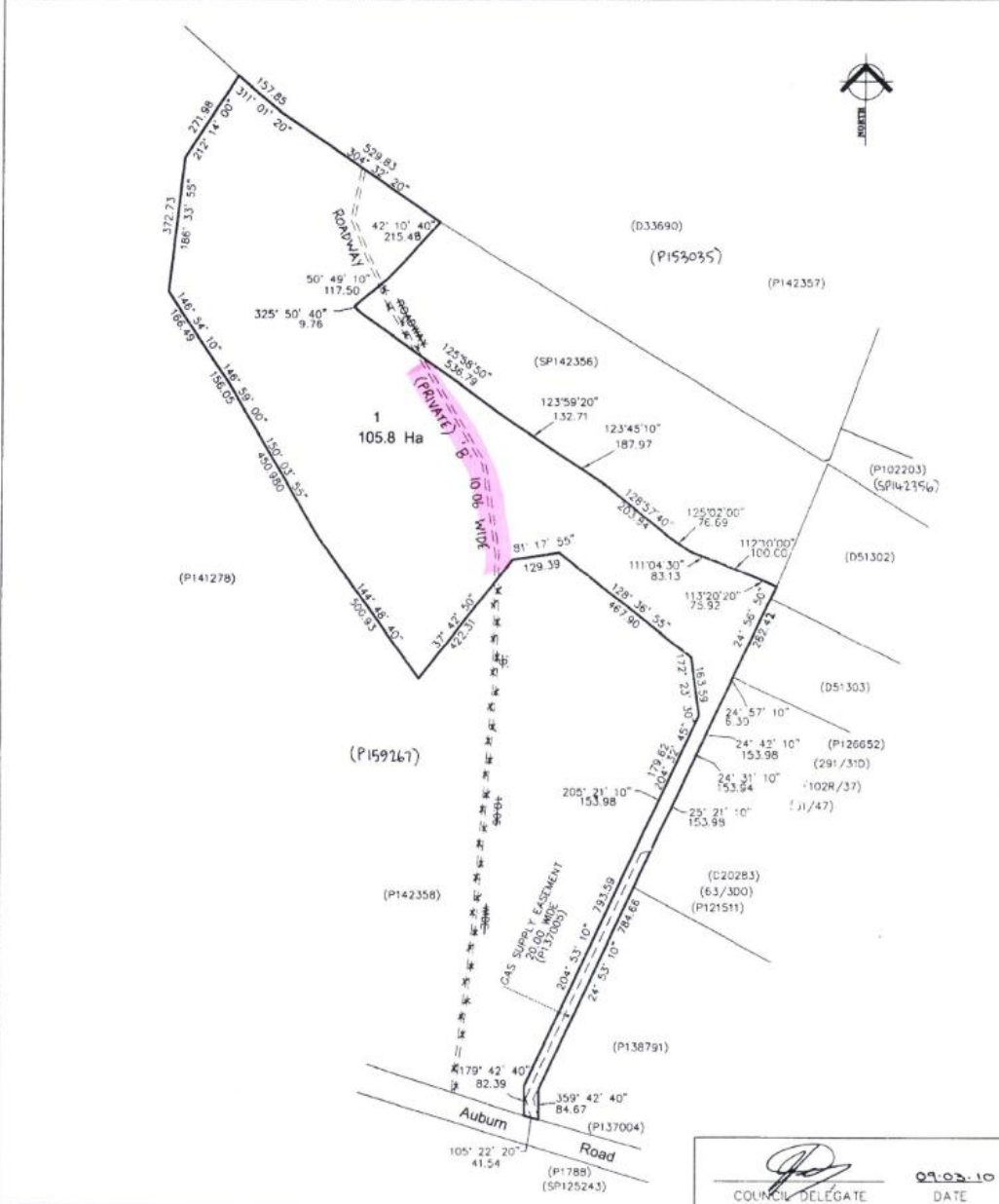


FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



OWNER Peter John Gill & Lois Patricia Gill	PLAN OF SURVEY	REGISTERED NUMBER SP159266
FOLIO REFERENCE C.T. 142358 Folio 1	BY SURVEYOR R.M. PECK G. J. WALKEM & CO	APPROVED EFFECTIVE FROM 27 APR 2010 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: Part of Lot 705 (720Ac). Gtd to William Barnes. Part of 500Ac. Gtd to John Hassell. Part of 1000 Ac. Gtd. to Gavin Rolston. Part of Lot 241 (756Ac). Gtd to Francis Young Wilmore.	LOCATION Land District of Devon Parish of Wells	
	SCALE 1:10000 LENGTHS IN METRES	

MAPSHEET MUNICIPAL 129 CODE No (4843-13)(4844-53)	LAST UPI No 4102439	LAST PLAN No. P142358	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
--	------------------------	--------------------------	--

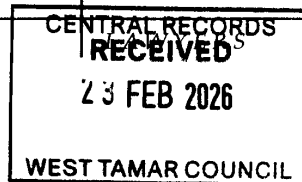


ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

DOUGLAS & COLLINS

I2026312054

DIRECTORS
Rohan J. Foon
Robert J. Hegarty
Kai M. Beyerle
CONSULTANT
Geoffrey W. Arnott
SENIOR ASSOCIATES
Sarah C. Pearce
Samuel D. Claessens
Simon D. Tonks
Isaac Anderson
Ben C. Ashman



Our Ref: KMB:AV:226688

Your Ref:

18 February 2026

West Tamar Council
PO Box 16
RIVERSIDE TAS 7250

By Email: wtc@wtc.tas.gov.au

Dear Sir or Madam

Re: Creation of Water Easements

I enclose the following:

1. Petition to Amend in accordance with Section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*;
2. Land Titles Office Request to Amend instrument; and
3. Cheque of \$1,012.00 payable to West Tamar Council for the fee for an Application for a Petition to Amend Registered Plan.

Please contact me if you have any questions in relation to the Petition or if you require anything further, otherwise I look forward to hearing from you in relation to my clients' application.

Yours faithfully
DOUGLAS & COLLINS

A handwritten signature in black ink, appearing to be "A" followed by a long horizontal stroke.

ANNA VAN DER MEULEN

Lawyer

Email: annavdm@douglascollins.com.au

DOUGLAS & COLLINS PTY LTD
HAVELOCK CHAMBERS 9-13 George Street, Launceston, Tasmania P.O. Box 994, Launceston, Tasmania 7250
TELEPHONE (03) 6332 3400 FACSIMILE (03) 6332 3499
EMAIL: office@douglascollins.com.au WEB: www.douglascollins.com.au

PETITION TO AMEND SEALED PLAN NO. 159266

**SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING AND
MISCELLANEOUS PROVISIONS) ACT 1993**

TO: WEST TAMAR COUNCIL

1. YOUR PETITIONER

ROBERT WILLIAM DEATH of 389 Auburn Road, Beaconsfield in Tasmania

2. SUBJECT LAND

The property situate at 389 Auburn Road, Beaconsfield in Tasmania comprised in Folio of the Register Volume 159266 Folio 1 ("the Subject Land"), being Lot 1 on Sealed Plan 159266 ("the Plan").

3. BACKGROUND

The Subject Land is burdened by an easement, which provides a Right of Carriageway in favour of Lot 1 on Plan No. 33690 over the land marked Roadway (Private) 'B' 10.06 wide shown on the Plan ("the Easement").

The Easement is not currently in use and there is no prospect of it being used in the future.

4. PROPOSED AMENDMENTS

The proposed amendment is to delete the Easement from the Schedule of Easements to SP159266 which only burdens the Subject Land.

5. PROPOSED SERVICE OF PETITION

Section 103(3) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* provides that a person making an application must serve a copy of the petition on all persons appearing to have "an estate or interest at law affected by the proposed amendment".

The Easement is in favour of Lot 1 on Plan No. 33690 which is now comprised in Folios of the Register Volume 153035 Folio 1 and Volume 142356 Folio 1 (the "Dominant Land") the first of which is owned by Penelope Ann Hewitt and John Brian Hewitt, Gemrate Pty. Limited and John Phillip Wilson and the second of which is owned by Brown Brothers Land Holdings No. 1 Pty Ltd

The owners of the Dominant Land have given their consent to this Petition which are annexed and marked "A" and "B".

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

It is not intended to serve this Petition on anyone else.

6. OTHER AFFECTED PERSONS

Pursuant to Section 103(3) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* there are no other persons affected by the proposed amendment other than those set out in Part 5 of this Petition.

7. SECTION 103 AMENDMENT

- 7.1 Section 103 of the Act is the only legal mechanism by which an easement or notation on a Sealed Plan may be varied, deleted or amended.
- 7.2 Division 2 of the Local Government (Building and Miscellaneous Provisions) Act 1993 provides for a Request to Amend the Sealed Plan document to be lodged with the Recorder of Titles to effect an amendment.

8. APPLICATION TO COUNCIL

- 8.1 The Application to Council for amendment of the Sealed Plan is as set out in this Petition.
- 8.2 Should Council approve the amendments proposed in this Petition, Council is requested to execute, seal and return the Request to Amend Sealed Plan No. 159266 which is lodged with this Petition.

DATED this 22nd day of January 2025/2026

SIGNED by **ROBERT WILLIAM DEATH**) Robert W. Death
DEATH in the presence of:)

Witness: KM
Witness Name: Kylie Maree Grant
Address: 45 Cameron Street
Launceston Tas 7250

10.4 Dev 4 - Strategic Planning Priorities

REPORT AUTHOR: Director Planning & Development - Michelle Riley

REPORT DATE: 10 March 2026

ATTACHMENTS: Nil

SUMMARY

This item is seeking endorsement of the schedule of Council's Strategic Planning priorities following the adoption of the West Tamar Growth Strategy.

BACKGROUND

Council adopted the West Tamar Growth Strategy in December 2025. The Strategy includes a number of recommendations in relation to delivering the objectives of the strategy.

These are reflected in the recommended Strategic Planning Priorities as follows:

2025-2026 (within current budget allocation)	<ul style="list-style-type: none">• Finalise the Exeter and District Structure Plan• Scoping for 5-year Local Provisions Schedule (Planning Scheme) Review• Review the Residential Supply and Density Specific Area Plan in the Riverside area and whether SAP should be removed / amended to allow lot sizes less than 5,000m²
2026-2027	<ul style="list-style-type: none">• Legana Town Centre Planning Scheme amendment to align with Legana Structure Plan (zoning, SAP including design guidelines)• West Tamar Housing Plan – including preferred housing typologies and recommendations to inform planning scheme amendments and investment opportunities• Planning scheme amendment – re-zoning between Exeter and Blackwall (subject to finalisation of the Draft Exeter and District Structure Plan)
2027-2028	<ul style="list-style-type: none">• 5-year Local Provisions Schedule Review (following scoping exercise above)• Legana Southern Precinct Planning Scheme amendment as identified in the Legana Structure Plan

STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

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

Council will:

- Undertake long term planning for sustainable development, including local area plans.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Ensuring Council's planning framework responds to the needs of the community is an important element of undertaking Council's functions under the *Local Government Act 1993* and the *Land Use Planning and Approvals Act 1993*.

RISK CONSIDERATIONS

There is a low risk associated with endorsing the recommended strategic planning priorities which will allow appropriate resourcing for the delivery of the tasks.

If additional priorities are identified, timing of delivery and additional budget and resource allocation may be required.

FINANCIAL IMPACT

Delivering the identified priorities will require an appropriate budget allocation over the next two financial years.

CONSULTATION

The Strategic Planning Priorities were discussed at Councillor workshop on 3 February 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The recommended strategic planning priorities align with the West Tamar Growth Strategy and can be appropriately managed within Council subject to appropriate budget allocation.

Endorsing the recommended priorities allows Council officers to appropriately allocate resources. It is noted that proponent lead applications may be made to progress other strategic planning projects not within the priorities identified.

RECOMMENDATION

That Council endorse the Strategic Planning Priorities listed above for the 2025-26, 2026-27 and 2027-28 financial years.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



DECISION

Moved:

Seconded:

VOTING

For:

Against:

11 CORPORATE

Nil

12 COMMUNITY

12.1 Comm 1 - Youth Advisory Council Minutes - February

REPORT AUTHOR: Acting Team Leader - Community Services - Eleanor Moore
Youth Development Officer - Kirsten Howard

REPORT DATE: 10 March 2026

ATTACHMENTS: 1. [12.1.1] YAC Minutes - 12 February 2026

SUMMARY

The purpose of this report is to provide the minutes of the Youth Advisory Council meeting held on 12 February 2026 to Council for receiving and noting.

BACKGROUND

YAC holds monthly meetings at the Windsor Community Precinct after school hours chaired by the Youth Mayor. The meetings are recorded through meeting minutes in order to record and report on the activities of YAC and discussions held.

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.1 Our Community

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

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

West Tamar Youth Strategy 2023-2026

RISK CONSIDERATIONS

LOW – YAC is an established and ongoing initiative. The membership process is transparent, and activities are recorded and reported each month. YAC is facilitated by the Council's Youth Development Officer.

FINANCIAL IMPACT

Nil

CONSULTATION

Nil

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The minutes for the 12 February 2026 YAC meeting are provided to Council for noting.

RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 12 February 2026.

DECISION

Moved:


Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

	MINUTES WEST TAMAR YOUTH ADVISORY COUNCIL
---	--

DATE/TIME	12 February 2026	4.00PM	VENUE	Windsor Community Precinct
PRESENT	Mille, Josie, Michael, Nathaniel, Todd, Mayor Christina, Cr Lynden, Esther, Jolisa, Cr Joy, Arianna, Nina, Evie, Ruth			
APOLOGIES	Kirsten, Alice, Ava, Elizabeth, Samantha			

ITEMS FOR DISCUSSION

1.1 GENERAL BUSINESS AND YAC MEMBERSHIP

Introduction

- Chairperson:
- Acknowledgement of Country:
- Minutes:

Staffing welcome

Michael spoke about his passion for Youth and focusing on inclusion and opportunities for young people.

TYF regional road show in Georgetown

Rachael from YNOT discussed upcoming Tasmanian Youth Forum (TYF). Three regional events and one George Town on Friday 27 March. Encouraging young people to attend. Opportunity to discuss topics including living in the north and what you would like introduced to your region. Prizes and food are on offer. YAC to organise a bus for this trip. YNOT are happy to provide transport from Launceston and pick up participants along the way. There are volunteer roles for YACs, including public speaking, acknowledgement of Country, behind the scenes opportunities. Kirsten has a list of roles that can be circulated.

Youth Mayor Update

Millie's first event was the handover of Youth Mayor role. She attended the two-night youth camp in Spring Beach. Millie gave a magnificent speech at Australia Day and attended a Citizenship Ceremony. She has her first Council meeting next week.

Advice to Council

- Potholes on Muddy Creek Rd are an issue.
- Youth Mayor Millie raised the underpass as an issue. Josie raised how dark the tunnel is and suggested lighting. Lynden Ferguson suggested starting a working group.
- Wetland board walk could do with an upgrade. Lynden to follow up in Council Meeting.
- New pathway in Cornwell St Beaconsfield is fantastic.
- Mayor raised that YAC participants could join the Northern Landcare group who would like to teach people environmental protection.

YAC in 2026

Major events

- Masquerade Ball – Talk about it in the March meeting

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

- Relay for Life – 14 March in Mowbray from 10am – 10pm. Raising money for Cancer Research.
- YAC could create a team and gather sponsorships. Michael to gather a list of people who are interested and create a group for the event. Set up the sponsorship.
- Youth Festival: YAC need to decide on a date. Event will be at Rose Bay Park, Gravelly Beach. YAC voted for the date to be Thursday 23 April.
- Community Garden Bed option for YAC.
- Anzac Day, Erykah offered to take the video and photo footage for Anzac Day. CDO mentioned upcoming meetings.

Other business

- Michael spoke about other programs, activity guide for Friday afternoon youth program and holiday programs. A new Pathway to Employment program.

MEETING CLOSED

5:15pm

Next Meeting

12 March 2026

4.00PM

Windsor Community Precinct

12.2 Comm 2 - Sponsorship Application - Volunteering Tasmania

REPORT AUTHOR: Acting Team Leader - Community Services - Eleanor Moore

REPORT DATE: 4 March 2026

ATTACHMENTS: Nil

SUMMARY

This report is seeking Council's approval for a 1-year sponsorship arrangement with Volunteering Tasmania for their 2026 Future of Volunteering Symposium.

BACKGROUND

2026 is the International Year of the Volunteer. Volunteering Tasmania is holding a Symposium at the Tailrace Centre on 14 May 2026. As Council has a high number of volunteers, Volunteering Tasmania have reached out with a sponsorship proposal.

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.5 Our Organisation

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

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

Council will:

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

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM 62.00 Sponsorship Policy

RISK CONSIDERATIONS

The risk consideration of sponsoring the state branch of a respected national organisation are low.

FINANCIAL IMPACT

To be confirmed dependent on the level of sponsorship approved by Council.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 3 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Council officers consider that this would be an appropriate event to sponsor, given the location of the Symposium and our use of volunteers throughout our organisation. This sponsorship aligns with West Tamar Councils Strategic Plan. Further encouraging volunteers is a key objective of Pillar 4 of West Tamar Councils "What's best for the West Tamar" Community Health and Wellbeing Plan.

Following discussion with Elected Members at the Interim Workshop held on 3 March 2026 the level of sponsorship considered appropriate is:

1. Gold Sponsorship - \$2,500

There are two Gold sponsorships opportunities available which offer various benefits, including:

- prominent logo recognition as a Gold sponsor;
- the opportunity to supply one pull up banner for display;
- Council's profile on the Symposium page of the Volunteering Tasmania website;
- a prominent position in the Trade Exhibition;
- complimentary registrations for two delegates; and
- the opportunity to provide two satchel inserts or promotional item for delegate satchel.

RECOMMENDATION

That Council approves a one (1) year Gold sponsorship in the amount of \$2,500.00 to Volunteering Tasmania for the Future of Volunteering Symposium 2026.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

DECISION

Moved:

Seconded:

VOTING

For:

Against:

12.3 Comm 3 - Sponsorship Application - Festival of Voices

REPORT AUTHOR: Acting Team Leader - Community Services - Eleanor Moore

REPORT DATE: 4 March 2026

ATTACHMENTS: Nil

SUMMARY

This report is seeking Council's approval for a 1-year sponsorship arrangement with the Festival of Voices for a Sip N Sing event at Rowella Hall.

BACKGROUND

Festival of Voices is a well-known Tasmanian event organiser based in Hobart. The organisation has been in existence since 2005 and aims to bring communities together through the power of singing.

Council sponsored the 2025 Sip N Sing event at Rowella Hall which was a sold-out event at near capacity of the Rowella Hall (98 tickets sold).

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.5 Our Organisation

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

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

Council will:

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

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM 62.00 Sponsorship Policy

RISK CONSIDERATIONS

Festival of Voices is an established organisation operating across the state for over 20 years. Their overall experience in running similar events, and the success of the 2025 event, would suggest that the overall risk to Council is low.

FINANCIAL IMPACT

The proposed sponsorship for 2026 is \$2,500 plus venue usage (currently \$165.00).

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 3 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The application was ranked highly when assessed against the sponsorship benefits outlined in the policy. Following the success of the 2025 event, it is recommended that further sponsorship be approved to bring Festival of Voices back to the West Tamar in 2026.

RECOMMENDATION

That Council:

1. Approves a one (1) year sponsorship of \$2,500 for the Festival of Voices 2026 Sip N Sing event at Rowella Hall; and
2. Approves the usage of Rowella Hall for the Festival of Voices 2026 Sip N Sing event at no cost.

DECISION

Moved:

Seconded:

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



VOTING

For:

Against:

12.4 Comm 4 - Rowella Community Hall Committee appointments

REPORT AUTHOR: Director Corporate & Community - David Gregory
Acting Team Leader - Community Services - Eleanor Moore

REPORT DATE: 3 March 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to seek Council's endorsement of new nominations to the Rowella Community Hall Committee as decided at the Rowella Community Hall Committee Meeting held on 2 March 2026.

BACKGROUND

The Rowella Community Hall Committee (**the Committee**) is a Special Committee of Council appointed to assist in the running of the Rowella Community Hall.

The current Committee of Chairperson, Secretary, Treasurer and two (2) community members were endorsed at Council's July Ordinary Council meeting.

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.1 Our Community

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

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

3.5 Our Organisation

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

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

Council will:

- Be accessible and responsive.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

WTC_HRM50.00 Functions and Procedures of Special Committees established under Section 24 (3) of the Local Government Act 1993 Policy

RISK CONSIDERATIONS

The risk associated with approval of the nominated Committee members is low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Consultation with Councillors will occur at the Pre-Meeting Workshop on 17 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

At the Committee's Annual General Meeting (**AGM**) in June 2025, only two (2) community members were appointed leaving up to six (6) vacancies. At the Ordinary Council Meeting in July 2025, Council Officers recommended that Council endorse the committee as nominated at the AGM and that the Committee should advise the Chief Executive Officer when further interest was shown to allow for endorsement by Council.

The Committee have now advised the Chief Executive Officer that three (3) new committee members have been approved by the Committee at their March meeting, and they are seeking formal Council approval of these appointments.

RECOMMENDATION

That Council endorses the appointment of the following three (3) people as Community Members of the Rowella Community Hall Committee:

1. Josephine Rowe
2. Gemma Pullen
3. Peter Dawson

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



DECISION

Moved:

Seconded:

VOTING

For:

Against:

12.5 Comm 5 - Community Grant Application - Deviot Community Hall

REPORT AUTHOR: Director Corporate & Community - David Gregory
Community Development Officer - Todd Mitchell

REPORT DATE: 10 March 2026

ATTACHMENTS: 1. [12.5.1] Community Grant Application - Deviot Community Hall
2. [12.5.2] Assessment Matrix Summary - Deviot Community Hall

SUMMARY

The purpose of this report is for Council to consider a Community Grant application received from Deviot Community Association Inc for Accessible Parking.

BACKGROUND

Grant applications are first assessed for eligibility and then scored against an assessment matrix containing various established criteria. Applications are then provided to Council for approval.

Grants up to \$1,000, applicants are not required to contribute financially to the project but must provide in-kind contributions. Evidence of these contributions must be included in the application.

Grants ranging from \$1,000 to \$5,000 applicants must contribute at least 10% of the overall project cost, either from their own funds or from a confirmed external funding source (excluding in-kind contributions).

Three Community Grant applications have been received for March. The first is Deviot Community Association Inc:

Applicant	Deviot Community Association Inc
Purpose	Accessible Parking
Amount Requested	\$5,000.00
Matrix Score	17/20
Grant Summary	Create two accessible parking places for the use of people with mobility issues who attend the various functions, classes and events at the hall.
Community Health and Wellbeing Plan	<p>Pillar One: Best Health and Wellbeing Outcomes and Objectives 'An Active and Health West Tamar'</p> <ul style="list-style-type: none"> 1.1.5 Community health, wellbeing and belonging is supported through participation in sport, recreation, events, programs and social activities in each local area. <p>Pillar Three: Best Economy 'Infrastructure supports economic activities'</p> <ul style="list-style-type: none"> 3.7.1 Essential physical infrastructure and services are sufficient to support local economic activity.

	<p>Pillar Four: Best Communities 'Positive community leadership, engagement and communications'</p> <ul style="list-style-type: none">• 4.6.1 Local community groups and connections involve all ages and are fostered and nurtured.
--	---

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.1 Our Community

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

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM-42.00 Grants and Assistance Policy

West Tamar Council's Community Grants program provides funding for projects and initiatives that respond to the social, cultural, recreational, economic, and environmental needs of West Tamar residents.

RISK CONSIDERATIONS

The existence of a consistent, equitable and transparent process to respond to requests for donations, grants and financial support should help reduce council's potential exposure to financial and reputational loss. The overall risk to Council is considered LOW.

FINANCIAL IMPACT

An established level of financial assistance is provided in the budget each year. For 2025-2026 Council initially allocated a total funding pool of \$60,000:

- Community Grants \$40,000
- Business Grants \$20,000

A further \$5,000 was transferred to the Community Grants funding pool in December 2025 (Minute 25/186) increasing the total available to \$45,000.

Grant funding is allocated first come first serve until funds are exhausted.

The current funding pool for Community Grants is as follows:

COMMUNITY GRANTS	
Legana Tennis Club	\$2,354.00
Beaconsfield House	\$1,350.00
Sidmouth Community Centre Inc.	\$4,434.95
Legana Early Learning Centre	\$5,000.00
Rotary Club of the West Tamar	\$3,129.00
Grindelwald Leisure Garden Estate	\$1,500.00
Tamar Sea Rescue	\$4,455.00
Greens Beach Golf Club	\$3,906.00
Exeter Services & Community Club	\$5,000.00
Tamar FM	\$1,800.00
Total commitment to date	\$32,928.95
Balance remaining	\$12,071.05
<u>Pending grant requests</u>	
*Kelso Community Centre	\$3,812.00
*Deviot Community Association Inc	\$5,000.00
*Launceston Little Athletics Centre	\$1,404.09

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

Pending Total:	\$10,216.09
-----------------------	--------------------

**Pending Council approval at Ordinary Council Meeting 17 March 2026.*

CONSULTATION

An Application Matrix was completed by Council Officers on 18 February 2026.

Councillors were consulted at Council's Interim Workshop held on 3 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

This application from the Deviot Community Association Inc strongly aligns with West Tamar Council's Positive Ageing Strategy and Community Health & Wellbeing plan regarding inclusion and accessibility. Upgrading facilities within the community supports participation for everyone.

RECOMMENDATION

That Council approves Deviot Community Association Inc's community grant application for \$5,000.00 to assist with the installation of two accessible parking spaces.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



Grants Program 2025/2026 - Application Form

Grant Overview

West Tamar Council’s Grants Program responds to funding requests for projects displaying evidence of community engagement, involvement and benefit.

Applications open on the 1 July 2025, and close 17 February 2026 (4pm or until the funding pool is exhausted). Applications will be assessed and funded on a ‘first-in’ basis. Applicants are responsible to ensure that their application is received by council by the closing date and time.

Funding applications can be made for amounts up to \$5000.00

Applicants seeking funding of up to \$1,000 are not required to contribute to the project financially, but are expected to provide in-kind contributions. Evidence of this is required in the application and during the acquittal process.

For applicants seeking \$1,000.00 – \$5,000.00, at least 10% of the overall financial cost of the project must be contributed by the applicant, or confirmed by an external funding source (excluding in-kind contributions).

Example: where an applicant has applied for a funding amount of \$5000, they would also need to contribute a minimum of \$500 (\$500 = 10% of \$5000) in addition to the grant amount.

Grant guidelines are available to the West Tamar Council website (wtc.tas.gov.au).

Applicants are advised to contact the Community Services Team to provide an overview of the project. Please read the guidelines thoroughly prior to submitting your application, and make contact on 6323 9200 to arrange a time.

Applicant Details

Organisation/Group Name	Deviot Community Association Inc	
ABN (if applicable)		
Postal Address	[REDACTED]	
Email Address	[REDACTED]	
Contact Name	Viv Tyson	
Contact Number	[REDACTED]	
Is your organisation registered for GST?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Project Overview

Project Name	Accessible Parking
Project Location	Deviot Community Hall
Project Dates	March-April 2026
Grant Funding Amount Requested	5000
Consulting Council Officer	Todd Mitchell

The personal information on this form is required by Council for the Community Grants Program. Your personal information will be used for this related purpose. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.wtc.tas.gov.au or at Council offices.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Project Description - Describe your project and why you are undertaking it. (50 - 250 words)

Our project is to create two accessible parking places for the use of people with mobility issues who attend the various functions, classes and events at our hall.

The Hall is situated below road level and there is a steep incline from the existing parking area to the door, making it difficult, and for some impossible, to negotiate this safely when using walking aids such as mobility frames or crutches and wheel chairs.

Assessment Criteria

Community Benefit – Describe how the project benefits the West Tamar community. (100 - 250 words)

This may include:

- The expected number of people the project directly and indirectly benefits
- Supporting evidence/Demographic data
- Projected benefit/outcome
- How the project aligns with your strategic/business plan

We have six classes offered by U3A using the hall each week. In addition there are two Pilates classes per week which focus on the mobility and strength of seniors in the community. In addition there are regular weekly markets and the Hall committee offers a calendar of social events over the year.

Any people with mobility issues would benefit from this project by being able to safely exit their cars to access the hall.

This project also aligns closely with the WTC's Positive Ageing Strategy, allowing for Inclusion and active participation in events at the hall and facilitating and supporting those with disabilities to be active community event participants.

This project also aligns closely with the stated aims of our Association:

The Deviot Community Association Inc. is a not for profit, voluntary organization which aims to build neighbourhood aspirations and provide a variety of opportunities for residents of the area and others to meet and interact and to undertake activities to promote community cohesion and individual health and well-being.

With this in mind we undertake to:

- Provide safe and comfortable amenities which meet current health and safety standards and which promote healthy lifestyles for all ages in our community

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Project Delivery – Outline how your organisation/business/group will be able to undertake and complete the proposed project, including how West Tamar Council will be acknowledged? (100-250 words)

This may include:

- A summary of the project timeline (recommended) and a brief overview of the steps involved in your project to demonstrate how it will be completed (tell us your plan)
- Site plans, photos (if applicable)
- Outline the roles/responsibilities of any group members, volunteers, service providers and/or contractors who will be undertaking work on this project. WTC Contractor Induction details will need to be provided prior to any works commencing (wtc.tas.gov.au/contractor_inductions)

JAN/FEB Secure funding for the project

FEB Begin prep work for the project, this will involve dismantling the fence and gate and re-locating these closer to the rear of the block by a small team of volunteers (see photo and plan)

MARCH/APRIL Contractor to prepare site base and complete required drainage and install the asphalted area
As per the quotation from Quickseal

Community Engagement – Outline clear engagement and partnerships with the community, enabling social connections and community participation. (50 - 250 words)

This may include:

- How does the project deliver a social/lifestyle benefit to the community
- Details of how the project is inclusive in its membership and supports the broader community
- Letters of support (copies submitted with the application)

This project will provide access to all activities at the hall for those people experiencing mobility issues. It will enable all an opportunity to be included and provide a safe place for them to exit and enter their vehicles. While residents of Deviot constitute a large proportion of our users, through U3A classes and markets and special events we find many people accessing our facilities from the wider community. It is noteworthy that several of our community members can no longer attend functions due to the lack of safe parking.

As a secondary benefit it will enable many of our stallholders who are elderly and physically infirm to load and unload their market goods in safety.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Expenditure Total	
--------------------------	--

Project Income – Include all confirmed funding and donations, including materials.

Income Description:	\$
Premier’s Discretionary Fund	2000
WTC Community Grant	5000
Deviot Community Ass	6673.60
Income Total	13673.60

All relevant quotes are attached	<input checked="" type="checkbox"/>
---	-------------------------------------

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Declaration

By signing and submitting this form I declare that:

- The information given in this application is true and accurate to the best of my knowledge.
- I agree to liaise with Council, should my application be successful OR do seek approval for any changes or variations to the project
- I agree to complete and submit an acquittal form within six (6) weeks of the project's completion and no later than 29 May 2026

Name	Vivien Tyson
Role/Position	Public Officer
Signature	
Date	3/5/26

Application Checklist

Before you lodge your application, check that you have provided all the required details and documents and check that your budget is accurate and complete.

The following may assist you, check that you have:

<input checked="" type="checkbox"/>	Checked eligibility against the guidelines
<input checked="" type="checkbox"/>	Contacted the Community Services Team on 6323 9200 prior to submitting an application
<input checked="" type="checkbox"/>	Completed all sections of application form (incomplete will not be assessed)
<input checked="" type="checkbox"/>	Attached relevant supporting documents (quotes matching the budget, insurances, letters of support etc.)
<input checked="" type="checkbox"/>	Kept a copy of your application
<input checked="" type="checkbox"/>	Signed the completed application

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



Driveway Crossing Application Form

This form must be completed and signed by the property owner

Please Note:

- In Tasmania the owner of the property is responsible for providing and looking after the driveway and crossing to an acceptable standard.
- All work undertaken in the road reserve, including driveways must be undertaken by a contractor approved by Council.

Date of application 21 21 20

Assessment No.: _____

Address of New Driveway

Unit/Street No 512 Street DEVIOT RD
Suburb DEVIOT

Property Owners Name DEVIOT COMMUNITY ASSOCIATION

Title _____ Given Name/s VIVIEN

Surname TYSON

Unit/Street No 512 Street DEVIOT RD

Suburb DEVIOT State TAS Postcode 7225

Postal Address (if different from street address) _____

Suburb GRAVELLY BEACH State TAS Postcode 7276

Daytime Phone _____ Mobile _____ Fax _____

Email address _____

WTC Approved (Road Reserve) Sub-Contractor Details

Contractor: Quick Seal Asphaltting WTC Work in Road Reserves

Contact No: 0448 644 550

Note: A list of WTC approved Sub-Contractors is available - 6323 9300 or visit our website

The purpose of the new driveway is: (Please cross)

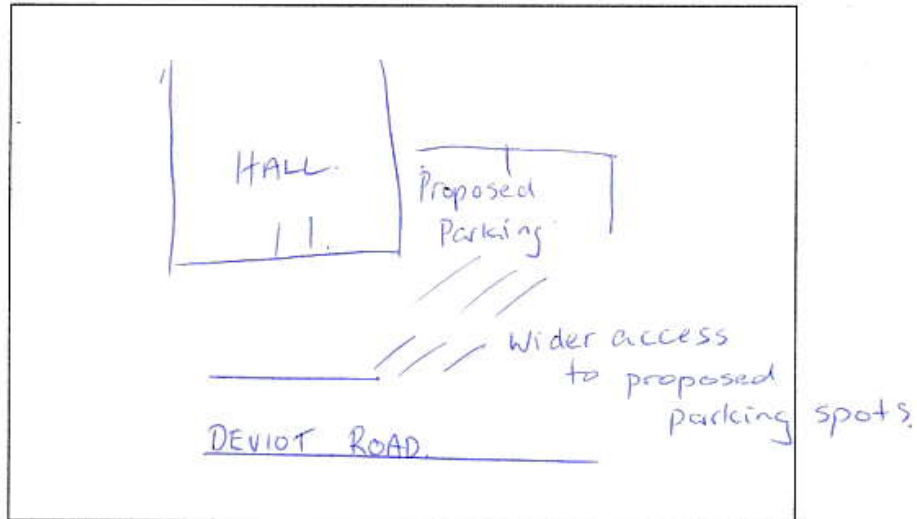
- | | |
|--|---|
| <input type="checkbox"/> Creating a new driveway access | <input type="checkbox"/> A second driveway access |
| <input checked="" type="checkbox"/> Making an existing driveway wider | <input type="checkbox"/> Replacing an old driveway with no change to its size |
| <input type="checkbox"/> Moving the driveway access to the other side of the property and removing the old driveway access | |
| <input type="checkbox"/> Replacing the driveway 'crossover' with no change to the driveway | |
| <input type="checkbox"/> Other: (Please explain) _____ | |

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



Driveway Crossing Application Form

Please draw a sketch of the proposed works in the blank space provided:



Please sign and date your application, and lodge with Council via email – wtc@wtc.tas.gov.au or via our customer service team

Your Signature

VDSys

Date

21/2/26

Public Officer

Deviot Community Association Inc.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



QUOTATION

Viv Tyson
512 Deviot Road
Deviot TAS 7275

Issue Date
5/11/2025
Quote Number
[REDACTED]
Reference
512 Deviot Road
Deviot

Quickseal Asphaltting
20-28 Gilmore Street
INVERMAY TAS 7248
Tel: 0363110124
ABN
59648038060

Description	Amount
Prep Area: 58m2 Digger out remove existing grass and soil back to solid funding. Supply, cart, reshape level wet and compact road base, up to 36 tonnes to allow min 250mm depth, Dig small spoon drain around outer edge for drainage, ready to asphalt. Supply plant, labour and materials.	\$5,928.00
Asphalt Area 58m2 Supply, cart, place and compact ac7 type n, 35mm depth Supply and install 2 x rubber wheel stops, Supply plant, labour and materials.	\$6,448.00
Subtotal:	\$12,376.00
Total GST:	\$1,237.60
Total:	\$13,613.60

Terms and Conditions

Quotation valid for 30 days from 28/1/2026

1. Pricing and Payment Terms:

- **Deposit:** 50% of the total cost is required upon acceptance or as arranged prior.
- **Final Payment:** The remaining balance is due upon project completion.
- **Late Fees:** A 5% per month late fee will be applied to overdue balances.

2. Weather Conditions:

- Work may be postponed due to inclement weather or other adverse conditions. We will communicate and make reasonable efforts to reschedule as soon as conditions permit.

3. Permits and Approvals:

- The customer is responsible for obtaining all necessary permits, approvals, or licenses. Any associated costs are the customer's responsibility.

4. Changes and Additional Work:

- Any changes to the scope or additional work requested will need to be priced and approved by the client before proceeding.

5. Subbase Issues:

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

- We are not responsible for unforeseen subbase problems, such as those arising from poor drainage or ground movement after job completion.
- We shall not be held responsible for the quality or durability of the sealing if the preparation work is conducted by a contractor other than ourselves. All warranties or guarantees on the sealing are void if preparation work is not performed by our team.
- If we encounter problems with the subbase during preparation or while inspecting existing prep work, we will stop work and discuss any potential additional costs with you before proceeding.

6. Safety and Compliance:

- We will adhere to all applicable safety regulations and standards.

7. Liability and Insurance:

- We carry General; Products Liability Insurance to the value of \$20,000,000.

8. Wheel Scrubbing:

- We will not be responsible for any excess wheel scrubbing on new asphalt or spray seal surfaces. The customer must ensure that vehicles are used in a manner that minimizes potential damage to these surfaces.

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



Grants Program 2025/2026 - Application Assessment Matrix

[This cover matrix provides an averaged score from individual initial assessments]

Application Information

Organisation/Group	Deviot Community Association Inc				
Project	Accessible Parking				
Amount Requested	\$5,000	Total Project Cost	\$13,673.00	Matrix Score	17/20

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score:
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	4
	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> • Clear Community benefit to support accessibility • Well aligned with PAC strategy. Inclusive of older demographic. • A well-used hall with a wide range of attendees who could benefit from the car spaces 				
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	4
	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> • Clear outline provided • Dates will need to be readjusted due to the application process – straight forward project 				
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	4
	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> • Accessible parking provides an opportunity for all to access events at the hall • Excellent way to engage a broader community & support people with mobility issues 				
Budget (Value 25%)	Incomplete	-	-	Clear, realistic and achievable. Official quotes must be provided.	5

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> • The Association is contributing more than the grant request. • Clearly outlined, provided a quote and costs. Paying large amount with own funds. • Clear Budget 			
TOTAL				17/20

WTC Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Assessed By	WTC Community Team
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Date	18 February 2026
Certificate of Currency Required	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>		

12.6 Comm 6 - Community Grant Applications - Launceston Little Athletics Centre

REPORT AUTHOR: Director Corporate & Community - David Gregory
 Community Development Officer - Todd Mitchell

REPORT DATE: 10 March 2026

ATTACHMENTS:

1. [12.6.1] Community Grant Application - Launceston Little Athletics Centre
2. [12.6.2] Assessment Matrix Summary - Launceston Little Athletics Centre

SUMMARY

The purpose of this report is for Council to consider a Community Grant application received from Launceston Little Athletics Centre for tear drop flags and event equipment.

BACKGROUND

Grant applications are first assessed for eligibility and then scored against an assessment matrix containing various established criteria. Applications are then provided to Council for approval.

Grants up to \$1,000, applicants are not required to contribute financially to the project but must provide in-kind contributions. Evidence of these contributions must be included in the application.

Grants ranging from \$1,000 to \$5,000 applicants must contribute at least 10% of the overall project cost, either from their own funds or from a confirmed external funding source (excluding in-kind contributions).

Three Community Grant applications have been received for February. The second is from Launceston Little Athletics Centre:

Applicant	Launceston Little Athletics Centre
Purpose	Purchases tear drop flags and event equipment
Amount Requested	\$1,404.09
Matrix Score	16.5/20
Grant Summary	This funding request is to purchase tear drop banners for promotion and equipment for athletic activities.
Community Health and Wellbeing Plan	<p>Pillar One: Best Health and Wellbeing ‘An active and health west tamar’</p> <ul style="list-style-type: none"> • 1.1.5 Community health, wellbeing and belonging is supported through participation in sport, recreation, events, programs and social activities in each local area. <p>Pillar Three: Best Economy ‘A strong visitor economy built on our area’s strengths’</p> <ul style="list-style-type: none"> • 3.1.5 Branding, value proposition, marketing and communications support the West Tamar identity.

	<p>Pillar Four: Best Communities 'A planned sustainable communities'</p> <ul style="list-style-type: none">• 4.1.3 Social infrastructure including sport and recreation facilities, keeps pace with need.
--	--

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.1 Our Community

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

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM-42.00 Grants and Assistance Policy

West Tamar Council's Community Grants program provides funding for projects and initiatives that respond to the social, cultural, recreational, economic, and environmental needs of West Tamar residents.

RISK CONSIDERATIONS

The existence of a consistent, equitable and transparent process to respond to requests for donations, grants and financial support should help reduce council's potential exposure to financial and reputational loss. The overall risk to Council is considered LOW.

FINANCIAL IMPACT

An established level of financial assistance is provided in the budget each year. For 2025-2026 Council initially allocated a total funding pool of \$60,000:

- Community Grants \$40,000
- Business Grants \$20,000

A further \$5,000 was transferred to the Community Grants funding pool in December 2025 (Minute 25/186) increasing the total available to \$45,000.

Grant funding is allocated first come first serve until funds are exhausted.

The current funding pool for Community Grants is as follows:

COMMUNITY GRANTS	
Legana Tennis Club	\$2,354.00
Beaconsfield House	\$1,350.00
Sidmouth Community Centre Inc.	\$4,434.95
Legana Early Learning Centre	\$5,000.00
Rotary Club of the West Tamar	\$3,129.00
Grindelwald Leisure Garden Estate	\$1,500.00
Tamar Sea Rescue	\$4,455.00
Greens Beach Golf Club	\$3,906.00
Exeter Services & Community Club	\$5,000.00
Tamar FM	\$1,800.00
Total commitment to date	\$32,928.95
Balance remaining	\$12,071.05
<u>Pending grant requests</u>	
*Kelso Community Centre	\$3,812.00
*Deviot Community Association Inc	\$5,000.00

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

*Launceston Little Athletics Centre	\$1,404.09
Pending Total:	\$10,216.09

**Pending Council approval at Ordinary Council Meeting 17 March 2026.*

CONSULTATION

An Application Matrix was completed by Council Officers on 18 February 2026.

Councillors were consulted at Council's Interim Workshop held on 3 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

With a matrix score of 16.5/20, this application from Launceston Little Athletics Centre strongly aligns with the Community Grant Guidelines.

Their proposal is straight forward, requesting tear drop flags to market and promote their club and update equipment that has aged.

With plans to purchase the flags locally and the equipment from a quality provider, LLAC are planning for future engagement with members.

RECOMMENDATION

That Council approve Launceston Little Athletics Centre community grant application for \$1,404.09 for the purchase of promotional flags and event equipment.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

I2026 3/1538



Grants Program 2025/2026 - Application Form

Grant Overview

West Tamar Council's Grants Program responds to funding requests for projects displaying evidence of community engagement, involvement and benefit.

Applications open on the 1 July 2025, and close 17 February 2026 (4pm or until the funding pool is exhausted). Applications will be assessed and funded on a 'first-in' basis. Applicants are responsible to ensure that their application is received by council by the closing date and time.

Funding applications can be made for amounts up to \$5000.00

Applicants seeking funding of up to \$1,000 are not required to contribute to the project financially, but are expected to provide in-kind contributions. Evidence of this is required in the application and during the acquittal process.

For applicants seeking \$1,000.00 – \$5,000.00, at least 10% of the overall financial cost of the project must be contributed by the applicant, or confirmed by an external funding source (excluding in-kind contributions).

Example: where an applicant has applied for a funding amount of \$5000, they would also need to contribute a minimum of \$500 (\$500 = 10% of \$5000) in addition to the grant amount.

Grant guidelines are available to the West Tamar Council website (wtc.tas.gov.au).

Applicants are advised to contact the Community Services Team to provide an overview of the project. Please read the guidelines thoroughly prior to submitting your application, and make contact on 6323 9200 to arrange a time.

Applicant Details

Organisation/Group Name	Launceston Little Athletics Centre	
ABN (if applicable)	18 510 986 424	
Postal Address	PO Box 58, Riverside, Tasmania 7250	
Email Address	launcestonlittleathletics@gmail.com	
Contact Name	Kristy Bown - Vice President	
Contact Number	[REDACTED]	
Is your organisation registered for GST?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Project Overview

Project Name	Tear drop flags and event equipment
Project Location	Windsor Park, Riverside
Project Dates	September 2026 – start of next athletics season
Grant Funding Amount Requested	\$1,404.09
Consulting Council Officer	

The personal information on this form is required by Council for the Community Grants Program. Your personal information will be used for this related purpose. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.wtc.tas.gov.au or at Council offices.

Project Description - Describe your project and why you are undertaking it. (50 - 250 words)

The Centre wishes to purchase four promotional flags. These flags will be used at our home ground, Windsor Park, on a weekly basis during our season to welcome our athletes, direct visitors and new families and display our Centre to passers-by and the general public. They will also be used when we hold Championship events to place in our presentation area so they can form a backdrop for our podium and our Centre photos, which are posted to social media, therefore promoting our Centre to our online followers also. The promotional flags will also be used to represent the Launceston Little Athletics Centre when we have athletes competing at multiple state events throughout the athletics season calendar held in Hobart, Penguin and St Leonards.

The Centre also wishes to purchase some new event equipment to replace gear which is aged, damaged and showing too much wear and tear to be used successfully for another season.

The equipment includes:

15 metre, 30 metre and 50 metre measuring tapes - used to measure athletes' throws and jumps

Official flag sets (red & white) - used to signal fair and foul attempts by officials

Field marker set - used to mark individual run up distances

Assessment Criteria

Community Benefit – Describe how the project benefits the West Tamar community. (100 - 250 words)

This may include:

- The expected number of people the project directly and indirectly benefits - Supporting evidence/Demographic data
- Projected benefit/outcome
- How the project aligns with your strategic/business plan

The majority of our registrations are made up from residents of the West Tamar area, with families coming together from areas such as Beauty Point, Beaconsfield, Exeter, Legana and Riverside for their children to participate in a family friendly, inclusive environment. Launceston Little Athletics prides itself on our acceptance of all, offering a range of events to support children's physical wellbeing as well as providing a safe space for friendships and personal growth. The Committee aims to continue the growth of our Centre, attracting more families with each season. To achieve this growth, we believe in promoting our Centre wherever possible and we wish to be in a position where we can have access to equipment which is of a high standard and in good condition. Our Centre's competitive athletes have a range of opportunities presented to them to be able to progress to represent Little Athletics Tasmania both around Tasmania and at interstate competitions, so being able to provide quality equipment is imperative for their development.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Project Delivery – Outline how your organisation/business/group will be able to undertake and complete the proposed project, including how West Tamar Council will be acknowledged? (100-250 words)

This may include:

A summary of the project timeline (recommended) and a brief overview of the steps involved in your project to demonstrate how it will be completed (tell us your plan)

Site plans, photos (if applicable)

Outline the roles/responsibilities of any group members, volunteers, service providers and/or contractors who will be undertaking work on this project. WTC Contractor Induction details will need to be provided prior to any works commencing ([wtc.tas.gov.au/contractor inductions](http://wtc.tas.gov.au/contractor_inductions))

The promotional flags will be sourced locally from Impression Promotional Products based in Launceston, supporting local small business and allowing ease of communication, design and delivery. We believe that once a design has been agreed upon it will only be approximately three weeks until the promotional flags are delivered and ready for use.

The equipment items we wish to purchase will be supplied by HART Sport as they are renowned for supplying quality gear which will be to standard for Athletics Australia.

Launceston Little Athletics has an up-to-date website and a strong presence on social media, with almost 1,500 followers on Facebook. Should we be successful with this grant and purchase the promotional flags and desired equipment, we would create a post recognising and thanking the West Tamar Council for their ongoing support of our Centre and athletes, as well as making announcements at Centre meets of the Council's support.

Community Engagement – Outline clear engagement and partnerships with the community, enabling social connections and community participation. (50 - 250 words)

This may include:

How does the project deliver a social/lifestyle benefit to the community

Details of how the project is inclusive in its membership and supports the broader community

Letters of support (copies submitted with the application)

The Launceston Little Athletics Centre was the first Little Athletics Centre formed in Tasmania in 1973. For 53 years Launceston Little Athletics has helped keep the children of the West Tamar municipality fit, healthy and having fun. We currently have approximately 130 registered athletes aged between 3 and 14 years old. We offer athletics events on a weekly basis between October and March and cater to all levels of fitness and all abilities, including modified events for athletes with disability.

Being involved in Little Athletics allows families to come together, builds friendships and provides healthy competition. Families can choose to just participate locally at Windsor Park or go on to compete across the state broadening their connections with fellow athletes from other areas.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Budget – Detail the items of expenditure that Council funding will be used for. Refer to ‘Community Grants Program 2025/2026 - Application Guidelines’ available on West Tamar Council’s website (wtc.tas.gov.au) to check funding eligibility.

4 x 2.2 metre tear drop promotional flags and ground spikes 6 x 15 metre measuring tapes 2 x 30 metre measuring tapes 2 x 50 metre measuring tapes 6 x sets of red and white official flags 1 x set of field markers

Reminder: For grant applications over \$1000.00, applicants must contribute at least 10% of the overall financial cost of the project, or have this funding confirmed from an external source. In-kind labour is not an eligible income source and only donations of labour from qualified professionals may be included in the income description (when supported in writing by the contractor/provider). Incomplete budget will not be scored.

Project Expenditure – Include all cost associated with the project and attached quotes (inclusive of GST, if applicable).

Expenditure Description	\$
Impression Promotional Products - tear drop flags and ground spikes	1,056.00
HART Sport - equipment	504.10

	Expenditure Total	1,560.10
--	--------------------------	-----------------

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

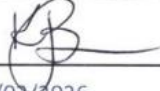
Project Income – Include all confirmed funding and donations, including materials.

Income Description:	\$
Launceston Little Athletics Centre 10%	156.01
Income Total	156.01
All relevant quotes are attached	X

Declaration

By signing and submitting this form I declare that:

- The information given in this application is true and accurate to the best of my knowledge. - I agree to liaise with Council, should my application be successful OR do seek approval for any changes or variations to the project
- I agree to complete and submit an acquittal form within six (6) weeks of the project's completion and no later than 29 May 2026

Name	Kristy Bown
Role/Position	Vice President
Signature	
Date	16/02/2026

Application Checklist

Before you lodge your application, check that you have provided all the required details and documents and check that your budget is accurate and complete.

The following may assist you, check that you have:

X	Checked eligibility against the guidelines
X	Contacted the Community Services Team on 6323 9200 prior to submitting an application
X	Completed all sections of application form (incomplete will not be assessed)
X	Attached relevant supporting documents (quotes matching the budget, insurances, letters of support etc.)
X	Kept a copy of your application
X	Signed the completed application

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Impression Promotional Products

43 Cameron Street, Launceston
Tasmania, Australia, 7250
03 63349632
info@impressionpromo.com.au



Quote





Created by
Damien Collins | damien@impressionpromo.com.au

Launceston Little Athletics

Club

Cristy Brown



Item	Quantity	Rate (Ex Tax)	Total								
 <p>Teardrop Banner - Small 2.2m Price inc. full colour double side print.</p> <p>Our vibrant Teardrop Banners and Flags are the perfect promotional tool to stand out in a crowd! Suitable for both indoor and outdoor use, our teardrop banner signs are very easy to set up using our durable pole system and premium base options. There's no better way to attract attention to your business at a trade show event or into your store.</p> <p>Lead time is 3 weeks from approval of your artwork.</p>	4	\$ 190.00	\$ 760.00								
<table border="1"> <thead> <tr> <th>Color</th> <th>Quantity</th> <th>Rate (Ex)</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Full</td> <td>4</td> <td>\$ 190.00</td> <td>\$ 760.00</td> </tr> </tbody> </table>	Color	Quantity	Rate (Ex)	Total	Full	4	\$ 190.00	\$ 760.00			
Color	Quantity	Rate (Ex)	Total								
Full	4	\$ 190.00	\$ 760.00								
 <p>Ground Spike (optional) Ground spike for teardrop and feather banners.</p>	4	\$ 40.00	\$ 160.00								
<table border="1"> <thead> <tr> <th>Color</th> <th>Quantity</th> <th>Rate (Ex)</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>W/A</td> <td>4</td> <td>\$ 40.00</td> <td>\$ 160.00</td> </tr> </tbody> </table>	Color	Quantity	Rate (Ex)	Total	W/A	4	\$ 40.00	\$ 160.00			
Color	Quantity	Rate (Ex)	Total								
W/A	4	\$ 40.00	\$ 160.00								
Freight	1	\$ 40.00	\$ 40.00								
		Subtotal	\$ 960.00								
		Tax	\$ 96.00								
		Total	\$ 1,056.00								

Terms and Conditions

DEPOSIT

Please note - your order may require a deposit and this will be communicated to you when you accept your quote.

PAYMENT TERMS

CCD - Your invoice must be paid before goods will be released to you. We accept direct debit, EFTPOS (which incurs a 1.55% surcharge), cash, or cheque. Full details will be on your final invoice.

GST

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

All unit prices are exclusive of GST.

LEAD TIMES

For merchandise orders - please allow 3 to 4 weeks FROM APPROVAL of your artwork.

For apparel orders - please allow 4 weeks FROM APPROVAL of your artwork.

URGENT JOBS

If you have a deadline for your job, you need to advise your account rep as soon as possible to ensure that we can actually achieve your deadline.

ARTWORK SETUP

Free for the first 30 minutes of each order.

CREATIVE DESIGN

Is charged at \$120 per hour exc. GST. This applies if you require us to re-draw artwork or to provide graphic design service.

FREIGHT

Cost of shipping from supplier to Tasmania is TBA. If you require a freight quote, please contact us as soon as possible

MARKETING

Please note: we use all printed merchandise in our own marketing material - please advise if you do not consent to this.

Quotation is valid for 30 days

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



QUOTE - [REDACTED]

Quote For - Ric Furfaro

Reference: [REDACTED]

Deliver to: Tasmania, 7250

launcestonlittleathleticstas@gmail.com

CODE	PRODUCT	UNIT PRICE	QUANTITY	LINE TOTAL (INC GST)
2-509-W	HART General Purpose Flags Colour: White	\$9.00	6	\$54.00
2-509-R	HART General Purpose Flags Colour: Red	\$9.00	6	\$54.00
2-513	HART Field Marker Set	\$62.90	1	\$62.90
2-473	HART Open Reel Fibreglass Tape Length: 50m	\$49.90	2	\$99.80
2-475	HART Open Reel Fibreglass Tape Length: 30m	\$34.50	2	\$69.00
2-477	HART Open Reel Fibreglass Tape Length: 15m	\$19.90	6	\$119.40
Quote Date: 15/02/2026 Valid Until: 17/03/2026		Subtotal (ex GST)		\$417.36
		Subtotal (inc GST)		\$459.10
		Shipping (inc GST)		\$45.00
		Total (inc GST)		\$504.10

HART Sport, 605 Zillmere Road, Aspley, QLD, 4034. ABN 85 664 465 034
info@hartsport.com.au
1300 764 719

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



Grants Program 2025/2026 - Application Assessment Matrix

[This cover matrix provides an averaged score from individual initial assessments]

Application Information

Organisation/Group	Launceston Little Athletics Centre				
Project	Tear Drop flags and event equipment				
Amount Requested	\$1,404.09	Total Project Cost	\$1,560.10	Matrix Score	16.5/20

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score:
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	4
<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> • LLAC identifies that the banners and equipment will enhance their community benefit and engagement • Will benefit the club and promote Little Athletics to the community • Will benefit members of LLA and promote new members/community wanting to be part of the club 					
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	4.5
<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> • Timeline is established with a three week turn around once equipment is ordered • The project delivery is clearly outlined and is supporting local businesses • Project outlined with clear cost breakdown and timelines and how the new equipment will benefit the club and community members 					
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	3.5
<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> • New equipment will boost community engagement and flags will promote LLAC • Benefits the community old and new, explains the inclusion of all for a number of years with many more to come • Clearly outlines what the club represents and how inclusive they are for participants current and new 					
Budget (Value 25%)	Incomplete	-	-	Clear, realistic and achievable. Official quotes must be provided.	4.5

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> Budget is straight forward and clearly identifies 10% contribution from LLAC The budget is well outlined Budget clearly outlined and amount paid by Club 	
TOTAL		16.5/20

WTC Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Assessed By	WTC Community Team
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Date	18 February 2026
Certificate of Currency Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>		

12.7 Comm 7 - Community Grant Applications - Kelso Community Centre

REPORT AUTHOR: Director Corporate & Community - David Gregory
Community Development Officer - Todd Mitchell

REPORT DATE: 10 March 2026

ATTACHMENTS: 1. [12.7.1] Community Grant Application - Kelso Community Centre
2. [12.7.2] Assessment Matrix Summary - Kelso Community Centre

SUMMARY

The purpose of this report is for Council to consider a Community Grant application received from Kelso Community Centre for accessible paths.

BACKGROUND

Grant applications are first assessed for eligibility and then scored against an assessment matrix containing various established criteria. Applications are then provided to Council for approval.

Grants up to \$1,000, applicants are not required to contribute financially to the project but must provide in-kind contributions. Evidence of these contributions must be included in the application.

Grants ranging from \$1,000 to \$5,000 applicants must contribute at least 10% of the overall project cost, either from their own funds or from a confirmed external funding source (excluding in-kind contributions).

Three Community Grant applications have been received for consideration in March. The third is from Kelso Community Centre:

Applicant	Kelso Community Centre
Purpose	Construct all weather access path to Kelso Community Centre
Amount Requested	\$3,812.00
Matrix Score	17/20
Grant Summary	This funding request is to upgrade the footpaths at the Kelso Community Centre to all weather accessible footpaths.
Community Health and Wellbeing Plan	<p>Pillar One: Best Health and Wellbeing Outcomes and Objectives ‘An Active and Health West Tamar’</p> <ul style="list-style-type: none"> 1.1.5 Community health, wellbeing and belonging is supported through participation in sport, recreation, events, programs and social activities in each local area. <p>Pillar Four: Best Communities ‘All in for one another’ inclusive communities</p> <ul style="list-style-type: none"> 4.2.7 Infrastructure, facilities and services are accessible to all.

	<p>Pillar Four: Best Communities 'Positive community leadership, engagement and communications'</p> <ul style="list-style-type: none">• 4.6.1 Local community groups and connections involve all ages and are fostered and nurtured.
--	---

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.1 Our Community

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

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM-42.00 Grants and Assistance Policy

West Tamar Council's Community Grants program provides funding for projects and initiatives that respond to the social, cultural, recreational, economic, and environmental needs of West Tamar residents.

RISK CONSIDERATIONS

The existence of a consistent, equitable and transparent process to respond to requests for donations, grants and financial support should help reduce council's potential exposure to financial and reputational loss. The overall risk to Council is considered LOW.

FINANCIAL IMPACT

An established level of financial assistance is provided in the budget each year. For 2025-2026 Council initially allocated a total funding pool of \$60,000:

- Community Grants \$40,000
- Business Grants \$20,000

A further \$5,000 was transferred to the Community Grants funding pool in December 2025 (Minute 25/186) increasing the total available to \$45,000.

Grant funding is allocated first come first serve until funds are exhausted.

The current funding pool for Community Grants is as follows:

COMMUNITY GRANTS	
Legana Tennis Club	\$2,354.00
Beaconsfield House	\$1,350.00
Sidmouth Community Centre Inc.	\$4,434.95
Legana Early Learning Centre	\$5,000.00
Rotary Club of the West Tamar	\$3,129.00
Grindelwald Leisure Garden Estate	\$1,500.00
Tamar Sea Rescue	\$4,455.00
Greens Beach Golf Club	\$3,906.00
Exeter Services & Community Club	\$5,000.00
Tamar FM	\$1,800.00
Total commitment to date	\$32,928.95
Balance remaining	\$12,071.05
<u>Pending grant requests</u>	
*Kelso Community Centre	\$3,812.00
*Deviot Community Association Inc	\$5,000.00

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

*Launceston Little Athletics Centre	\$1,404.09
Pending Total:	\$10,216.09

**Pending Council approval at Ordinary Council Meeting 17 March 2026.*

CONSULTATION

An Application Matrix was completed by Council Officers on 18 February 2026.

Councillors were consulted at Council's Interim Workshop held on 3 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The application received by Kelso Community Centre scored highly on the assessment matrix with 17/20. The applicant plans to outsource the work to an external contractor with the aim of having work completed by the end of May 2026.

The Kelso Community Centre is used for several events throughout the year and has many ageing and physically limited community members.

RECOMMENDATION

That Council approves Kelso Community Centre's community grant application for \$3,812.00 for the installation of two accessible and all-weather paths

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



Grants Program 2025/2026 - Application Form

Grant Overview

West Tamar Council's Grants Program responds to funding requests for projects displaying evidence of community engagement, involvement and benefit.

Applications open on the 1 July 2025, and close 17 February 2026 (4pm or until the funding pool is exhausted). Applications will be assessed and funded on a 'first-in' basis. Applicants are responsible to ensure that their application is received by council by the closing date and time.

Funding applications can be made for amounts up to \$5000.00

Applicants seeking funding of up to \$1,000 are not required to contribute to the project financially, but are expected to provide in-kind contributions. Evidence of this is required in the application and during the acquittal process.

For applicants seeking \$1,000.00 – \$5,000.00, at least 10% of the overall financial cost of the project must be contributed by the applicant, or confirmed by an external funding source (excluding in-kind contributions).

Example: where an applicant has applied for a funding amount of \$5000, they would also need to contribute a minimum of \$500 (\$500 = 10% of \$5000) in addition to the grant amount.

Grant guidelines are available to the West Tamar Council website (wtc.tas.gov.au).

Applicants are advised to contact the Community Services Team to provide an overview of the project. Please read the guidelines thoroughly prior to submitting your application, and make contact on 6323 9200 to arrange a time.

Applicant Details

Organisation/Group Name	Kelso Community Centre	
ABN (if applicable)		
Postal Address	[REDACTED]	
Email Address	[REDACTED]	
Contact Name	Kevin Osborne	
Contact Number	[REDACTED]	
Is your organisation registered for GST?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project Overview

Project Name	Construct all weather access path to Kelso Community Centre
Project Location	Kelso Community Centre, Foreshore Rd, Kelso
Project Dates	Completion prior to 29 May 2026
Grant Funding Amount Requested	\$4235.00
Consulting Council Officer	Todd Mitchell

The personal information on this form is required by Council for the Community Grants Program. Your personal information will be used for this related purpose. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.wtc.tas.gov.au or at Council offices.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Project Description - Describe your project and why you are undertaking it. (50 - 250 words)

The project involves the construction of two all weather concrete paths, one which runs from the roadway to the building ramp/deck (27m x 1m), and a second path connecting the ramp to the main steps (6m x 1m).

Currently we have a gravel path running from the roadway to the ramp which is frequently unusable due to flooding and an old paved path which is very uneven.

Given the age of many of the Centre's users and to adequately cater for mobility impaired users, the management committee is seeking to upgrade the area to an acceptable standard.

Assessment Criteria

Community Benefit – Describe how the project benefits the West Tamar community. (100 - 250 words)

This may include:

- The expected number of people the project directly and indirectly benefits
- Supporting evidence/Demographic data
- Projected benefit/outcome
- How the project aligns with your strategic/business plan

The project will be of benefit to users of the Community Centre. The Centre is regularly used by the AEC and TEC as a polling booth and statistics show that over 300 voters attended each of the last 5 elections. The Centre is used for community events such as Christmas Lunch (50 attendees in 2025 which is similar to the past 10 years), the annual fair (major fundraiser for the Centre maintenance (400 attendees), weekly craft group, casserole nights (35 attendees 2025) and community BBQ. Various groups use the centre for meetings (including WTNCA - formerly NAG). The Community Centre is now also set up as a Community Hub so that in situations such as the 2024 major power outage/flood, locals can come together and can use the generator for cooking, charging phones etc. and socialise.

Our strategic management plan (2017) included the need that the community has somewhere to meet. Suitable access is required for this to occur.

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Project Delivery – Outline how your organisation/business/group will be able to undertake and complete the proposed project, including how West Tamar Council will be acknowledged? (100-250 words)

This may include:

- A summary of the project timeline (recommended) and a brief overview of the steps involved in your project to demonstrate how it will be completed (tell us your plan)
- Site plans, photos (if applicable)
- Outline the roles/responsibilities of any group members, volunteers, service providers and/or contractors who will be undertaking work on this project. WTC Contractor Induction details will need to be provided prior to any works commencing (wtc.tas.gov.au/contractor_inductions)

The Kelso Community Management Group has sought quotes from a couple of contractors, the quote from the chosen contractor was within a hundred dollars of a ballpark estimate provided by a council officer. We would like to engage the services of a local contractor who will provide the materials and complete and acquit the project by the 29 May 2026.

Kelso Community Centre volunteers will complete any rehabilitation work of the surrounding area and will contribute 10% of the project cost (\$430). This money will be raised through community activities.

Community Engagement – Outline clear engagement and partnerships with the community, enabling social connections and community participation. (50 - 250 words)

This may include:

- How does the project deliver a social/lifestyle benefit to the community
- Details of how the project is inclusive in its membership and supports the broader community
- Letters of support (copies submitted with the application)

The Centre is used for hosting polling booths, private events and public gatherings such as the annual fair, Christmas Lunch, Casserole Nights and weekly art and craft sessions. These activities all require all weather and disability access at all times and this project compliments previous projects such as the installation of the ramp access which has helped make the hall accessible to many of our aging and physically handicapped community members.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Budget – Detail the items of expenditure that Council funding will be used for. Refer to ‘Community Grants Program 2025/2026 - Application Guidelines’ available on West Tamar Council’s website (wtc.tas.gov.au) to check funding eligibility.

Please refer to attached quote from Foxys Landscaping and Outdoor Services.

The quote covers, concrete works - form, reinforce, pour, finish. Includes concrete delivery of 25MPA and reinforcement mesh SL72 for the 2 sections of footpath.

Reminder: For grant applications over \$1000.00, applicants must contribute at least 10% of the overall financial cost of the project, or have this funding confirmed from an external source. In-kind labour is not an eligible income source and only donations of labour from qualified professionals may be included in the income description (when supported in writing by the contractor/provider). Incomplete budget will not be scored.

Project Expenditure – Include all cost associated with the project and attached quotes (inclusive of GST, if applicable).

Expenditure Description	\$
Concrete works	
Form, reinforce, pour, finish. Includes concrete delivery 25mpa and reinforcement mesh SL 72.	
Front path 27m x 1m	\$3080.00
Back/side step section 6m x 1m	\$770.00
GST	\$385.00
Total	\$4235.00

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

Expenditure Total	\$4235.00
--------------------------	------------------

Project Income – Include all confirmed funding and donations, including materials.

Income Description:	\$
Kelso Community Centre 10% contribution	\$423.00
Income Total	\$423.00

All relevant quotes are attached	<input checked="" type="checkbox"/>
---	-------------------------------------

ORDINARY COUNCIL MEETING Tuesday 17 March 2026

Declaration

By signing and submitting this form I declare that:

- The information given in this application is true and accurate to the best of my knowledge.
- I agree to liaise with Council, should my application be successful OR do seek approval for any changes or variations to the project
- I agree to complete and submit an acquittal form within six (6) weeks of the project's completion and no later than 29 May 2026

Name	Kevin Osborne
Role/Position	Treasurer
Signature	K Osborne
Date	2/2/26

Application Checklist

Before you lodge your application, check that you have provided all the required details and documents and check that your budget is accurate and complete.

The following may assist you, check that you have:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Checked eligibility against the guidelines |
| <input checked="" type="checkbox"/> | Contacted the Community Services Team on 6323 9200 prior to submitting an application |
| <input checked="" type="checkbox"/> | Completed all sections of application form (incomplete will not be assessed) |
| <input checked="" type="checkbox"/> | Attached relevant supporting documents (quotes matching the budget, insurances, letters of support etc.) |
| <input checked="" type="checkbox"/> | Kept a copy of your application |
| <input checked="" type="checkbox"/> | Signed the completed application |

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



5 Monica Pl Perth, TAS, 7300
Foxy'slandscaping@gmail.com
www.foxy'slandscaping.com.au
0422648414
ABN 78 372 064 015

Foxy's Landscaping and Outdoor Services

Estimate

For: Paul Beams
Kelso Community Centre
[REDACTED]

Estimate No: [REDACTED]
Date: 20/01/2026

ABN 78 372 064 015 Kelso community centre footpath upgrade

Description	Quantity	Rate	Amount
Concrete Works Form, Reinforce, Pour, Finish. Includes Concrete delivery 25MPA and Reinforcement mesh SL72. Rate is per M Square. (Front Footpath Section) 27x1m	28	\$110.00	\$3,080.00
Concrete Works Form, Reinforce, Pour, Finish. Includes Concrete 25MPA and Reinforcement mesh SL72. Rate is per M Square. (Back Side Step section) 6x1m	7	\$110.00	\$770.00
		Labour Subtotal	\$3,850.00
		Subtotal	\$3,850.00
		GST 10%	\$385.00
		Total	\$4,235.00
		Total	\$4,235.00

Notes

Quote provided as per request for Kelso Community Centre footpath upgrade. Front and Back sections individually.
Thanks

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026



Grants Program 2025/2026 - Application Assessment Matrix

[This cover matrix provides an averaged score from individual initial assessments]

Application Information

Organisation/Group	Kelso Community Centre				
Project	Construct all-weather access path to Kelso Community Centre				
Amount Requested	\$3,812.00	Total Project Cost	\$4,235.00	Matrix Score	17/20

Criteria:	Not evident (Score: 0)	Evident (Score: 1)	Good (Score: 2 - 3)	Excellent (Score: 4- 5)	Score:
Community Benefit (Value 25%)	Unclear/ Not stated	Provided but not detailed	Clear benefit to the community outlined	Clear, realistic and achievable benefit provided with supporting evidence	5
	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> Centre is clearly used for the community with many social activities This project will benefit the many users of the KCC and make accessibility easier Regularly used community centre, will benefit a wide range of community members 				
Project Delivery (Value 25%)	Unclear/ Not outlined or achievable	Delivery is provided (not detailed)	Delivery is outlined and realistic.	Clear, realistic and achievable, with supporting documentation	3
	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> Delivery is outlined Quote provided and estimated price Could be outlined and defined a little better 				
Community Engagement (Value 25%)	Unclear/ Not outlined	Provided but not detailed	Engagement and partnerships outlined	Clear, realistic and achievable, with supporting documentation	4
	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> Many activities held for the community, paths complement the ramp for accessibility This project engages the community through greater accessibility Benefits all the community. 				
Budget (Value 25%)	Incomplete	-	-	Clear, realistic and achievable. Official quotes must be provided.	5

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**

	<i>Comments (combined from individual assessments):</i> <ul style="list-style-type: none"> • Noted that Kelso Community Centre are contributing 10% of the total project costs, reducing the amount requested to \$3,812.00, not the full project cost • 	
TOTAL		17/20

WTC Risk Management Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
WTC Contractor Inductions	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Certificate of Currency Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

Assessed By	WTC Community Team
Date	18 February 2026

12.8 Comm 8 - Appointment of Deputy Chairperson - Positive Ageing Committee

REPORT AUTHOR: Director Corporate & Community - David Gregory
Acting Team Leader - Community Services - Eleanor Moore

REPORT DATE: 11 March 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to nominate a Deputy Chairperson for the Special Committee of Council known as the Positive Ageing Committee formed under Section 24 of the *Local Government Act 1993*.

BACKGROUND

The existing Positive Ageing Committee (**PAC**) was put on hold last year to allow for a new committee to be formed under new Terms of Reference (attached).

The new Terms of Reference were approved by Council at its 2025 November Ordinary Council meeting (minute reference 25/161) and allow for a committee comprising of two (2) Councillors and eight (8) general community members.

A Chairperson will be nominated by PAC at their first meeting from the general community members. Council will appoint one (1) of the Councillor members as Deputy Chairperson to Chair meetings in the absence of a Chairperson.

The Councillors currently nominated to be on PAC until the end of this term of Council are Cr Joy Allen and Cr Julie Sladden.

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.1 Our Community

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

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

3.5 Our Organisation

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

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

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Terms of Reference – Positive Ageing Committee

Local Government Act 1993

RISK CONSIDERATIONS

The risk considerations of appointing a Deputy Chairperson are low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Consultation with Councillors will occur at the Pre-Meeting Workshop to be held on 17 March 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

In accordance with the Terms of Reference, Council needs to appoint a Deputy Chairperson from one of the two (2) Councillors currently nominated to be on PAC – Cr Joy Allen and Cr Julie Sladden

RECOMMENDATION

That Council appoint _____ as Deputy Chairperson of PAC until the end of the current term of Council.

**ORDINARY COUNCIL MEETING
Tuesday 17 March 2026**



DECISION

Moved:

Seconded:

VOTING

For:

Against:

13 COMMUNITY ASSETS

13.1 Asset 1 - Capital Works Budget Variations

REPORT AUTHOR: Director Community Assets - Dino De Paoli

REPORT DATE: 6 March 2026

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

SUMMARY

The purpose of this item is to seek Council approval for the addition of a new project in the 2025/26FY capital works program and to report to Council on capital works project budget variations approved under delegation by the Chief Executive Officer (CEO).

BACKGROUND

With reference to section 82(5) of the *Local Government Act 1993*, Council may make adjustments to individual items within the capital works estimate by simple majority on the basis the total amount of the estimate is not altered.

Council has delegated authority to the CEO (Minute 36/24) to approve adjustments to capital works project budgets. The resolution stated:

That Council by absolute majority:

(1) In accordance with section 82(6) of the Local Government Act 1993 authorise the Chief Executive Officer to make adjustments not exceeding \$150,000 (and not exceeding the total amount of the estimates) within budget estimates as prescribed in section 82(2)(a), (b) and (d) of the Local Government Act 1993; and

(2) Direct that Council receive a report from the Chief Executive Officer at the next available ordinary Council meeting when the above delegation is exercised. The report must include details of any adjustments made to budget estimates.

The CEO has recently approved a number of minor budget variations to existing projects.

STRATEGIC PLAN

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

3.4 Our Infrastructure

Goal: To ensure the provision and maintenance of efficient and effective infrastructure and assets.

Objective: Provide for a broad range of infrastructure, services and future developments.

Council will:

- Develop and manage fit for purpose infrastructure in a sustainable manner.

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

- Manage our finances in a responsible manner and deliver value for our community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993 S82.(5) & (7)

RISK CONSIDERATIONS

The risk to Council in approving the new project to be added to the current capital works program is considered to be low, on the basis that the overall program cost does not change, and officers are confident the new project can be delivered this financial year without adversely impacting other projects.

Officers provide project risk information to the CEO for consideration and approval when requesting approval for project budget variations. In this instance, the financial risk to Council for the CEO approved variations is nil, on the basis that the project variations are minor in nature and there is no net change to the value of the overall capital works budget estimate.

FINANCIAL IMPACT

The proposed new project, and existing project budget variations approved by the CEO, result in nil overall change to the value of the capital works program.

CONSULTATION

The management and process for approval of variations for capital works project budgets by the CEO has been discussed with Council at previous Workshops.

It is noted the additional project for drainage works on Greens Beach Road, and the Miners Park BBQ project, have been discussed at the Council Workshop on 3 March 2026.

OFFICER'S COMMENTS

Greens Beach Road Stormwater Drainage

Two stages of reconstruction work have been undertaken on Greens Beach Road in recent years, with Stage 1 works being completed to the south of Paranaple Road and more recently Stage 2 works being completed north of Paranaple Road.

During Stage 1, work was not completed to rectify drainage across the frontage to the property at No.1314 Greens Beach Road.

Officers have obtained a quote to complete the outstanding work required and seek Council approval for inclusion of the project within the 2025/26FY capital works program, with a budget allocation of \$22,000 from a transfer of funds from the Paringa Avenue stormwater project (Project 65135 – Budget allocation \$150,000). The Paringa Avenue project has been awarded to a contractor with work scheduled to commence imminently. With consideration of a reduced budget of \$128,000 and potential contingencies, officers forecast this project to be completed within budget.

The project budget adjustments approved by the CEO have been made to the following projects and are detailed in the attachment:

- Tattersalls Road Bridge (Project 60015);
- Barbeque and shelter replacement program - Miners Park BBQ & Shelter (Project 67269);
- Notley Hills Road Reconstruction (Project 64092); and
- Bridgenorth Road Intersection Improvement (Project 64058).

RECOMMENDATION

That Council, by simple majority:

- 1) approves the addition of the new project Greens Beach Road Stormwater Drainage to the 2025/26FY capital works program with a budget allocation of \$22,000;
- 2) approves a budget transfer of \$22,000 from Project 65135 (Paringa Avenue Stormwater) to the Greens Beach Road Stormwater Drainage project; and
- 3) 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.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 17 March 2026

CEO Approved Project Budget Adjustments

Project No.	Project Name	Budget (\$)	Forecast Cost (\$)	Approved Variations (\$)	Adjusted Project Budget (\$)
60015	Tattersalls Road Bridge	201,000	160,000	-14,000	187,000
67269	Barbeque and shelter replacement program (Miners Park BBQ & Shelter)	35,000	47,421	+14,000	49,000
<p>Job #67269: Barbeque & Shelter Replacement program (Miner's Park BBQ & Shelter) Construction estimate for the new BBQ and shelter includes supply & installation of shelter, slab, BBQ and seating. This item was presented for discussion at the March Interim Workshop meeting. Proposal to transfer \$14,000 from Project 60015 (Beaconsfield, Tattersalls Road Bridge) to #67269. The bridge project is forecast to be completed under budget by approx. \$50,000.</p>					
64092	Notley Hills Road Reconstruction	300,000	260,000	-10,000	290,000
64058	Bridgenorth Road Intersection Improvement	10,000	20,000	+10,000	20,000
<p>Job #64058: Bridgenorth Road/Long Plains Road, intersection improvement This project is in the program to finalise outstanding issues with drainage and fencing with the property owner on the north east corner of the intersection. The intersection was reconstructed some years ago, but the dissatisfaction from the landowner has resulted in a delay in having new plan of survey finalised and sent to titles office for sealing. The forecast cost is based on recent quote from contractor to rectify concerns around drainage by installation of ag. drian in roadside trench, and completion of fencing and staining. Proposal to transfer \$10,000.00 from Project #64092 (Notley Hills Road Reconstruction) to #64058. The Notley Hills Road project is currently forecast to be completed within budget.</p>					

14 PEOPLE, CULTURE & SAFETY

Nil

15 PETITIONS

Nil

16 NOTICE OF MOTIONS

16.1 Motions on Notice

Nil

16.2 Motions without Notice

17 COUNCILLORS' QUESTIONS

17.1 Councillors' Questions on Notice

17.1.1 Cr Manticas

Question 1: Since the adoption of Council's updated Public Open Space Contribution Policy, how much revenue has been collected from developers through public open space contributions, and what is the current balance of those funds held by Council?

Response: *\$412,718 revenue collected since the public open space contribution policy was adopted by Council in August 2024. No current balance of funds is recorded due to the contributions being treated directly as income.*

Question 2: In relation to the Windsor Park Special Rate/Levy applied to properties within the Trevalyn and Riverside area:

What amount remains outstanding or is still expected to be collected from ratepayers?

Response: *Rates outstanding is treated as one figure and not specifically broken into the waste/general rates/ special levy components. As at the end of February approximately 22% of overall rates were still owing against rates raised.*

Question 3: In relation to the Greens Beach Foreshore Redevelopment under the Greens Beach Master Plan, has Council submitted the required documentation to the Tasmanian Parks and Wildlife Service as part of the Reserve Activity Assessment (RAA) process?

Response: *The RAA process has been initiated with Parks with documentation submitted by Council on the proposed project. Over the last few weeks, Council's consultant has been in communication with Parks and Wildlife to progress the RAA process and seek clarification on the class of assessment (Level) that will apply, prior to the compilation and arrangement of additional information into a case for assessment for Parks. Parks has progressed work on their assessment checklist and a scoping letter outlining their information requirements to proceed with a Level 1 assessment will be issued to Council in the next week or so. It is noted the additional information required by Parks may include specific details on species proposed to be removed and planted within the Greens Beach reserve area, mapping and details of excavation for the proposed works.*

17.1.2 Cr Larner

Question 1: The Department of Natural Resources and Environment (NRE/Parks) has completed its Final Level 3 Reserve Activity Assessment (RAA) and Environment Assessment Report (EAR) of the Stage 2 Gravelly Beach Foreshore Masterplan, now released on its 'Have your Say' portal. Parks (PWS) found this proposal failed to adequately address environmental risks associated with works within a dynamic coastal environment, including issues relating to the contaminated groyne opposite the post office, the need for sea wall repairs and the area's cultural and historical values; as well as the need for collaboration between community members, Council and PWS as to how this may be best achieved.

While Council's CEO had advised that no further direction has been received from Parks, the RAA (Appendix 2) contains clear recommendations, including statutory recommendations, for a Parks planning permit and authority for the seawall works; comprehensive soil testing (for acid sulphate analysis) and appropriate disposal of contaminated material

Parks also noted that Council did not sufficiently investigate nor accurately assess several community submissions to the original Masterplan. Unlike other foreshore masterplans (e.g. Greens Beach and Beauty Point), no community drop-in consultation was held.

The upcoming Saturday 21st March 'Grand Opening' of the completed on-shore works presents a golden opportunity for community engagement

Will Council provide an opportunity for community consultation at the 21st March Gravelly Beach event on how it proposes to address:

- seawall repairs
- long-standing groyne contamination
- upgrades to Ros Bay skate park/pump track
- installation of pictorial storyboards similar to those along Bridport Foreshore?

Response: *Council has not provided any direction to staff in relation to future stages of work at Gravelly Beach or in the Rose Bay Park to facilitate any community consultation on the items identified. The construction of works committed in Council's funding agreement with the Federal Government have been completed.*

Question 2: Recent capital works on Gravelly Beach Road at Blackwall included extensive kerb and channel, stormwater works, road sealing, and the construction of one replacement and two new cross-overs to service a long-frontage property.

What was the capital cost of this project (initiated by a councillor request); how many local residents requested this upgrade; and what safety or drainage considerations justified this work as a priority budget item?

Response: *The kerb and channel project on Gravelly Beach Road in Blackwall was approved by Council as part of its budget and capital works program for the 2025/26 financial year with an allocation of \$50,000 (Project No 63142). The CEO approved a project budget transfer to increase the budget from \$50,000 to \$70,000. This transfer was reported to Council at the 2 December 2025 Workshop and again in the January 2026 Ordinary Meeting agenda papers. The current costs against this*

project are \$68,848. The project was nominated and approved by Council to complete this section of Gravelly Beach Road to the standard of construction applied to the east and west. It is noted that only two driveway crossovers were constructed as part of the works, with one paid for by the adjoining property owner, and the other reconstructed by Council as part of the project.

Question 3:

Local residents have raised long-standing safety concerns regarding Gravelly Beach Road, especially near the Swim Centre, particularly the lack of a footpath and adequate stormwater drainage. The issue has been raised with Council for many years, especially for families with young children. Councillor Joy Allen had identified the need for such capital works at the time of last Budget and an engineering investigation identified the need for new power poles (approximately \$7,000 each) and partial land acquisition prior to construction.

What is the current estimated cost of:

- widening the road,
- constructing a basic footpath, and
- improving stormwater drainage at the location,

or, the overall cost required to deliver the project to address these safety concerns?

Response:

There has not been sufficient development of a concept design at this point in time to inform cost estimates for construction of a new path on Gravelly Beach Road from near the Beach Road intersection through to the swim centre. Council officers are preparing information for presentation and discussion with Council at the April Interim Workshop prior to undertaking any further work on this potential capital works project.

17.2 Councillors' Questions without Notice

17.3 Responses to Previous Questions on Notice

17.3.1 Cr Ferguson - Question from 17 February 2026 Ordinary Meeting

Question 1: As a part of the current West Tamar Council budget processes, can officers provide modelling for discontinuing the Launceston Urban Fire Brigade District levy and moving to a standardised municipality-wide rating approach for the next financial year or budget?

Response: *This has been modelled as part of the budget workshop process.*

17.3.2 Cr Sladden - Question from 17 February 2026 Ordinary Meeting

Question 1: We had a question from the community about who's responsible for maintaining the foot track between Gravelly Beach through to Swan Point, I think involving Patricia's Beach as well, as there's been a little bit of interest.

Response: *On checking Council's current leases with Parks and Wildlife, there is no lease over this particular area of the foreshore, either current or archived.*

17.3.3 Cr Manticas - Question from 17 February 2026 Ordinary Meeting

Question 1: There's been reports of the mulch at Beauty Point foreshore self-combusting and the fire brigade having to respond. Is the council aware of this being an issue?

Response: *Council officers have spoken with the contractor who supplied and installed the mulch as part of the foreshore improvement works. The mulch is marketed as a water saving mulch and is readily available in landscape supply yards. Council's contractor has been using this mulch product for a number of years and have never had any problem with the mulch self combusting. There have been two recent incidents that Council officers are aware of at Beauty Point where cigarette butts have been thrown into the mulch which likely caused the mulch to smoulder.*

18 INTO CLOSED MEETING

RECOMMENDATION

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

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 17 February 2026

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 – Appointment of Positive Ageing Committee Members

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

8.2 Confidential 2 – Deed of Variation and Extension of Lease

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(g) proposals for the council to acquire land or an interest in land or for the disposal of land;

Community Assets

9.1 Confidential 3 – Contract No. WTC 03/2025, Gravelly Beach Foreshore, Village Precinct – Contract Variation Approval

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

9.2 Confidential 4 – Contract No. WTC 01/2026 Road Reconstruction – Rosevears Drive & Brady's Lookout Road, Rosevears

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

19 OUT OF CLOSED MEETING

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

20 CLOSURE

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