



## **MINUTES**

# **Tuesday 17 March 2026 Ordinary Council Meeting**

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## 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;

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

## 1 PRESENT

### 1.1 Present

Mayor Cr Christina Holmdahl  
Cr Joy Allen  
Cr Lynden Ferguson  
Cr Richard Ireland  
Cr Caroline Lerner  
Cr Geoff Lyons  
Cr Josh Manticas  
Cr Julie Sladden

### 1.2 In Attendance

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

### 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

#### 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.

#### Minute No. 26/38

#### DECISION

Moved: Cr Allen

Seconded: Cr Ferguson

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.

#### VOTING

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

Against: Nil

Abstained: Cr Larner

**CARRIED 7/1**

### 3 LATE ITEMS

Nil

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

Cr Manticas declared a pecuniary interest in item **10.4 Dev 4 - Strategic Planning Priorities** due to family land affected by the strategic priorities of Council - left the room

Cr Ferguson declared a pecuniary interest in item **10.4 Dev 4 - Strategic Planning Priorities** due to living in a SAP area that was given priority - left the room

## 5 PUBLIC QUESTION TIME

### 5.1 Public Question Time

Commenced at: 1.35pm

#### **James Stewart, Launceston**

**Statement:** It's in relation to the Section 71 agreement, that's the removal at 12 Dalmatian Court in Legana. We're proposing to remove the Section 71 agreement from this property which prevents the construction of habitable buildings at the rear of that site.

We have undertaken modelling through this process. We've presented that modelling to TasWater in relation to noise and odour. TasWater have reviewed that modelling, it falls within their acceptable limits, and on that basis TasWater were comfortable that future sensitive uses within that buffer area would meet the acceptable limits from their perspective.

In relation to the other matter I wanted to raise, it was just that the attenuation code under the planning scheme does apply to applications for future sensitive use in this area so any application that comes before Council, it will need to have modelling and reporting done as part of that process. Essentially, it's a bit of a duplication on what the Section 71 agreement does actually provide for and Council's environmental health officer would get to review that information, and in addition, that modelling and reporting would get referred to TasWater, so they would get to review that as part of that referral process.

And the final point I just wanted to note in relation to this application was that this goes through to the Tasmanian Planning Commission. So they'll be the ones that actually make the final determination on this matter. A bit of a different process going through the commission, because we only had four out of the five landowner consents, but generally the impacted landowners were supportive of this process. So that will go to the commission, they'll review all the information and they'll be the ones that make the final determination. So as the motion stands at the moment, we're supportive of it, and we'd ask council to support that motion. Thank you.

**Response:** *Thank you very much.*

#### **Claire Hester, Hobart**

**Statement:** I'm a director of ERA Advisory. We've been assisting the Dourias Group with the subdivision on West Arm Road in Beauty Point over the last three years, thank you for the opportunity to speak to this today.

As you would be aware, it's a residential subdivision, it's a site that's split-zoned both rural and residential. The residential subdivision component is entirely within the general residential zone, 133 new residential lots. The proposal also includes an open space lot. All of the residential lots will be a minimum of 450 square meters, they meet the permitted lot size, they're on flat land and can accommodate the building area clear of all the permitted setbacks. The proposal is to subdivide the land over 11

stages, starting from the north moving south, so there's a logical sequential approach to the development of the subdivision.

Generally, my clients are happy with the conditions that the council officers have put on the agenda for the application. We just have a couple of comments that I'd like to make. One of them is around the public open space. We'd negotiated with the council staff around two and a half percent land and two and a half percent cash-in-lieu. We understand now that the Councillors' preference is for land. My clients have no problem with that, so there is a condition on the permit that requires that 5% land and we will work with the council staff on identifying the preferred location for that.

The other one is in regards to the frog management strategy and specifically around condition 11. Condition 11 requires that all of the works associated with the frog management strategy are to be done as part of Stage 1. Stage 1 is simply for a boundary adjustment between the two lots. So that is problematic from our perspective in terms of it's a significant investment into one particular part of it which requires the decommissioning of a dam and the creation of a wetland for that dam. Certainly, my clients are very happy to do that work, just not part of Stage 1.

So we're just seeking, and this is where I come to my question, seeking a change to the conditions on the permit, condition 11, where instead of just stating for Stage 1, we are wanting it to state "between Stage 2 and Stage 8 as agreed to by Council" so there's a level of flexibility of when all of the frog management strategy needs to be implemented.

**Response:** *We take your question and it will be debated by council. Thank you very much Ms. Hester.*

Concluded at: 1.41pm

## 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

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### 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](http://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.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*;
  - (c) 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) Reinstate any affected road markings or signage.
  - (d) Provision of a vehicular crossing for each lot within the subdivision;
  - (e) Provision of an access from Road 1 to balance lot 200, at least 5m wide;
  - (f) Provision of a heavy-duty type crossover and driveway apron to any public open space lot, at least 4m wide;
  - (g) Redundant crossings are to be removed;
  - (h) Provision of a suitable-sized turning head at the end of Road 7;
  - (i) 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;
  - (j) 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;
  - (k) Provision of a footpath on at least one side of each new road;
  - (l) Provision of a footpath on both sides of the following roads: Road 4, Road 7, and Road 3 between Road 4 and Lempriere Avenue;
  - (m) 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;
  - (n) 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;
  - (o) 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.
  - (p) 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;

- (q) Provision of pedestrian access ramps on Road 4 at the location of the indented parking (western end);
- (r) Provision of a public street lighting scheme;
- (s) All necessary line marking and signage, including street name signs;
- (t) Provision of separation lines on the centre of Road 4 along the frontage of the adjoining Bowls Club;
- (u) Provision of 50 kilometre per hour speed zone signage on Road 1 after the intersection with West Arm Road;
- (v) Provision of a solid centre-line at the curve in the road adjacent to Lot 134;
- (w) 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](http://www.tascat.tas.gov.au).

#### **Permit Commencement**

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

*Team Leader Planning entered the meeting at 1.44pm*

#### **Minute No. 26/39**

#### **DECISION**

Moved: Cr Manticas

Seconded: Cr Ferguson

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). Land for POS is to include land in the general area of Lots 103-106, or another suitable location agreed by Council. 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](http://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 09/07/24, 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.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*;
- (c) 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) Reinstate any affected road markings or signage.
- (d) Provision of a vehicular crossing for each lot within the subdivision;
- (e) Provision of an access from Road 1 to balance lot 200, at least 5m wide;
- (f) Provision of a heavy-duty type crossover and driveway apron to any public open space lot, at least 4m wide;

- (g) Redundant crossings are to be removed;
- (h) Provision of a suitable-sized turning head at the end of Road 7;
- (i) 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;
- (j) 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;
- (k) Provision of a footpath on at least one side of each new road;
- (l) Provision of a footpath on both sides of the following roads: Road 4, Road 7, and Road 3 between Road 4 and Lempriere Avenue;
- (m) 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;
- (n) 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;
- (o) 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.
- (p) 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;
- (q) Provision of pedestrian access ramps on Road 4 at the location of the indented parking (western end);
- (r) Provision of a public street lighting scheme;
- (s) All necessary line marking and signage, including street name signs;
- (t) Provision of separation lines on the centre of Road 4 along the frontage of the adjoining Bowls Club;
- (u) Provision of 50 kilometre per hour speed zone signage on Road 1 after the intersection with West Arm Road;
- (v) Provision of a solid centre-line at the curve in the road adjacent to Lot 134;
- (w) 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](http://www.tascat.tas.gov.au).

#### Permit Commencement

- F. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which

**ORDINARY COUNCIL MEETING  
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the permit has been granted within the 14-day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 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

---

*Cr Lyons left the meeting at 1:56 pm*

### 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.

### Minute No. 26/40

### DECISION

Moved: Cr Ireland

Seconded: Cr Larner

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.

**ORDINARY COUNCIL MEETING  
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**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 7/0**

*Cr Lyons entered the meeting at 2:00 pm*

*Team Leader Planning left the meeting at 2.00pm*

## 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

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### RECOMMENDATION

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

**Minute No. 26/41**

### DECISION

Moved: Cr Allen

Seconded: Cr Ferguson

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

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 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

---

### RECOMMENDATION

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

### Minute No. 26/42

### DECISION

Moved: Cr Larner

Seconded: Cr Manticas

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

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

### 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

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#### 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.

#### Minute No. 26/43

#### DECISION

Moved: Cr Ireland

Seconded: Cr Sladden

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.

#### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

#### 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

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#### 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 Larner and Cr Julie Sladden at the 2026 National General Assembly of Local Government for professional development purposes.

#### Minute No. 26/44

#### DECISION

Moved: Cr Manticas

Seconded: Cr Ferguson

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 Larner and Cr Julie Sladden at the 2026 National General Assembly of Local Government for professional development purposes.

#### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 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

---

### 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.

*Team Leader Planning entered the meeting at 2.10pm*

**Minute No. 26/45**

### DECISION

Moved: Cr Lyons

Seconded: Cr Ireland

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.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 10.2 Dev 2 - Proposed Street Names in West Tamar

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

**REPORT DATE:** 26 February 2026

**ATTACHMENTS:** Nil

---

### RECOMMENDATION

That Council approve the naming of Price Court and Soss Court for the proposed roads and advise Place Names Tasmania accordingly.

### Minute No. 26/46

### DECISION

Moved: Cr Lyons

Seconded: Cr Manticas

That Council approve the naming of Price Court and Soss Court for the proposed roads and advise Place Names Tasmania accordingly.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

### 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

---

### 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.

### Minute No. 26/47

### DECISION

Moved: Cr Manticas

Seconded: Cr Ireland

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.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

*Team Leader Planning left the meeting at 2.29pm*

#### 10.4 Dev 4 - Strategic Planning Priorities

**REPORT AUTHOR:** Director Planning & Development - Michelle Riley

**REPORT DATE:** 10 March 2026

**ATTACHMENTS:** Nil

---

#### RECOMMENDATION

That Council:

1. Endorse the Strategic Planning Priorities listed above for the 2025-26, 2026-27 and 2027-28 financial years.

*Cr Ferguson left the meeting at 2:30 pm*

*Cr Manticas left the meeting at 2:30 pm*

*Director Planning & Development entered the meeting at 2.30pm*

**Minute No. 26/48**

#### DECISION

Moved: Cr Allen

Seconded: Cr Ireland

That Council:

1. Endorse the Strategic Planning Priorities listed above for the 2025-26, 2026-27 and 2027-28 financial years.

#### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 6/0**

*Director Planning & Development left the meeting at 2.33pm*

*Cr Ferguson entered the meeting at 2:33 pm*

*Cr Manticas entered the meeting at 2:33 pm*

## 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

---

#### RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 12 February 2026.

*Director Corporate & Community entered the meeting at 2.34pm*

**Minute No. 26/49**

#### DECISION

Moved: Cr Allen

Seconded: Cr Lyons

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 12 February 2026.

#### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 12.2 Comm 2 - Sponsorship Application - Volunteering Tasmania

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

**REPORT DATE:** 4 March 2026

**ATTACHMENTS:** Nil

---

### 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.

### Minute No. 26/50

### DECISION

Moved: Cr Ferguson

Seconded: Cr Larner

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.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

### 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

---

#### 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.

#### Minute No. 26/51

#### DECISION

Moved: Cr Allen

Seconded: Cr Lyons

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.

#### VOTING

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

Against: Cr Ireland, Cr Lerner and Cr Manticas

Abstained: Nil

**CARRIED 5/3**

## 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

---

### 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

### Minute No. 26/52

### DECISION

Moved: Cr Allen

Seconded: Cr Ireland

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

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 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

---

### 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.

### Minute No. 26/53

### DECISION

Moved: Cr Larner

Seconded: Cr Sladden

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.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 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

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### RECOMMENDATION

That Council approve Launceston Little Athletics Centre community grant application for \$1,404.09 for the purchase of promotional flags and event equipment.

**Minute No. 26/54**

### DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

That Council approve Launceston Little Athletics Centre community grant application for \$1,404.09 for the purchase of promotional flags and event equipment.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 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

---

### 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.

### Minute No. 26/55

### DECISION

Moved: Cr Ferguson

Seconded: Cr Lyons

That Council approves Kelso Community Centre's community grant application for \$3,812.00 for the installation of two accessible and all-weather paths.

### VOTING

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

## 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

---

### RECOMMENDATION

That Council appoint \_\_\_\_\_ as Deputy Chairperson of PAC until the end of the current term of Council.

### Minute No. 26/56

### DECISION

Moved: Cr Manticas

Seconded: Cr Ireland

That Council appoint Cr Joy Allen as Deputy Chairperson of PAC until the end of the current term of Council.

### VOTING

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

Against: Nil

Abstained: Cr Allen

**CARRIED 7/1**

*Director Corporate & Community left the meeting at 2.59pm*

## 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

---

### 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.

*Director Community Assets entered the meeting at 3.00pm*

**Minute No. 26/57**

### DECISION

Moved: Cr Manticas

Seconded: Cr Ferguson

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.

**ORDINARY COUNCIL MEETING  
Tuesday 17 March 2026**



**VOTING**

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

Against: Nil

Abstained: Nil

**CARRIED UNANIMOUSLY 8/0**

*Director Community Assets left the meeting at 3.02pm*

## 14 PEOPLE, CULTURE & SAFETY

Nil

## 15 PETITIONS

Nil

## 16 NOTICE OF MOTIONS

### 16.1 Motions on Notice

Nil

**16.2 Motions without Notice**

Nil

## 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

### Cr Ferguson

**Question 1:** Before Christmas I raised the issue of traffic flow in Cleghorn Avenue around school time pickups. And so my question is, can Council please develop a path forward in how we can contribute to that issue? The issue is effectively that it seems to be a queuing of traffic at certain times. I would suggest it's probably not legal at times, there's a real problem there. I'm just wondering effectively whether our Council can lead this space and try to pull together the people that need to talk to put a plan together that obviously will take some time to work on.

**Response:** (From the CEO through the Chair) *Just to let you know that has been a concern that's been raised with us and a concern that council officers have raised repeatedly with Tasmania Police. So we'll continue to work with Tasmania Police because they are the ones ultimately who should be acting in this space, but certainly I can let you know we are being as proactive as we possibly can around trying to get an answer to that, and we'll continue to keep Council updated on how we're progressing with that.*

### Cr Manticas

**Question 1:** I know it's briefly been asked before in an informal setting, the shade sail cloth at RSL Park in Beaconsfield has not been there for a couple of months. And I'm just seeking an update as to when we can expect a replacement?

**Response:** (From the CEO through the Chair) *I'll take that one on notice because I don't have the answer to hand.*

**Question 2:** A follow-up question in respect to a question on notice with regards to public open space contribution and the cash amounts that Council has raised. My understanding is that anything that is raised by public open space under the LGBMP Act Section 117 says we need to spend that money back in the area for which it was collected. I just wanted to get clarification from the council as to why we don't treat that as a separate ledger?

**Response:** (From the CEO through the Chair) *I'll take that one on notice as well, and we'll report that one back to you.*

**Question 3:** My last question also relates to a question on notice that was raised with regards to the Windsor special levy. I think my question might not have been clear enough that it didn't obviously get the response that I was expecting. My question is, the Windsor levy is levied against residents of Riverside and Trevallyn for the purpose of maintaining Windsor Park. Why is there not a ledger about the capital contributions that Council put in so that when that levy is levied against ratepayers, we know exactly how much those ratepayers have left to pay off the works down here at Windsor Park?

**Response:** (From the CEO through the Chair) *Again I'll take that one on notice. There is as I understand it a ledger, I think there was just a miscommunication around understanding exactly what you were after, but we'll print the answer that you're actually after, and we'll take this one on notice.*

**Cr Lyons**

**Question 1:** The Legana orchards playground, I thought we had started to do the base for that but there doesn't seem to be any movement there.

**Response:** (From the CEO through the Chair) *There's been a delay in starting that because the contractor who is doing the civil works there was also doing Gravelly Beach and there was a delay at Gravelly Beach. They are anticipated to start in the next three weeks or so, I think it was early April with those civil works so they're not very far away.*

**Question 2:** On the corner of Bald Hill Road and Veulalee, I know the West Tamar Council filled a pothole there, the pothole's emptied again. I think it might be Launceston City Council's area actually, but it's a matter of filling it with some bitumen, it seems to come out because everyone hits that corner at the same spot I suppose.

**Response:** (From the CEO through the Chair) *We'll have a look at that for you.*

**Question 3:** Scout hall at the Tailrace, apparently there's a new roof going on or something? What's happening there?

**Response:** (From the CEO through the Chair) *Yes, I'll get details to you on notice but there is a new roof that is planned to be put on there because of the state of that asset it was a requirement to do that. We'll come back with full details on notice.*

**Cr Ireland**

**Question 1:** One simple thing, could we perhaps expedite getting that TV installed? When we did this amendment to the motion to this planning thing, Mr. Dourias was totally blindsided because he had no idea what we were talking about until we gave him the bit of paper. So it's really embarrassing when they're saying they have no idea, and it's not that big a deal, it doesn't have to be a fancy TV like that, just a TV. And while you're doing that, are you gonna fix the lectern as well so I can actually see who's in the audience, please?

**Response:** (From the CEO through the Chair) *Sure, we'll take those on notice and see what we can do to fix them for you.*

**Cr Larner**

**Question 1:** As a Councillor, I was asked by a local resident to get council, I quote "to get Council to cut down a dead tree with a cracked trunk that was leaning towards Little Swan Point Road, a potential danger to regular traffic and pedestrians." I replied my role as a councillor was not to direct Council's workforce, that it would be best that he take a picture and send it via Snap Send Solve phone app. And the problem was dealt with by a council contractor within a few days, which was great. But shortly afterwards when I saw the resident, I praised his effectiveness in getting the job done, but by his expression he was not happy with me.

*Cr Manticas called a point of order*

Councillors attended an influential communication workshop which was great, and I've been asking the CEO for a record of those responses we put up on the window as to what the question might be and how to respond. It would be really useful if I could have that report of what those answers were that participants of the workshop contributed, and it might have helped me with that particular situation. Is it possible to have that summary and maybe made available to others who might be interested?

**Response:** (From the CEO through the Chair) *In terms of that, yes Councillor, you have asked for that and I apologise you haven't got it to date, but there are many, many and very different priorities currently on my desk and that continues to be one of those jobs that I need to get done.*

**Question 2:** Exeter structure plan is on Council's website not as a draft anymore, it's the final?

**Response:** (From the CEO through the Chair) *Council has not approved the Exeter structure plan. There is no final structure plan.*

**Question 3:** Standalone Legana Cricket Club, which is a particular local club, has been promised new club rooms by Council to allow the Tatana Way development, as noted on the Legana structure plan, to proceed. The question is, is it reasonable to expect that a like-for-like floor area replacement club rooms be provided at the new location, wherever it is, as against a more substantial bright and shiny large development that might blow Council's existing funds reserve in light of more urgent capital works needed in the municipality, such as those needed to relieve pedestrian safety concerns and amenity in footpaths provision. That's the question.

**Response:** (From the CEO through the Chair) *Cr Larner, as you're aware, Council has been looking at the Legana Recreation Precinct master planning that has occurred. No decision has been made. In terms of balancing priorities, that is something that council will need to do, and as has previously been discussed, I anticipate that the recreation master plan in its totality will come to Council for a decision in April. Just bear in mind that the master plan that you have are concepts, we are not in a detailed design stage. So what council has seen to date are concepts, and that's what Council will be asked to make a decision on in April.*

### 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 3.15pm 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;*

#### Minute No. 26/58

### DECISION

Moved: Cr Ireland

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 3.15pm to discuss the following items:

## Confirmation of Minutes

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## VOTING

For: Mayor Cr Holmdahl, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, 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 4.31pm.

## 20 CLOSURE

There being no further business, the meeting closed at 4.31pm