



AGENDA

Tuesday 16 June 2026
Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

WEST TAMAR COUNCIL

PO Box 16
RIVERSIDE TAS 7250

Council Chambers
BEACONSFIELD TAS 7270

11 June 2026

To ALL COUNCILLORS

Dear Councillor

I wish to advise that an Ordinary meeting of the West Tamar Council will be held at the Windsor Community Precinct, 1 Windsor Drive, Riverside on Tuesday 16 June 2026 at 1:30 pm.



Dino De Paoli
Acting Chief Executive Officer

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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.

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1 PRESENT

1.1 Present

1.2 In Attendance

1.3 Apologies and Leave of Absence

Leave of absence: Cr Richard Ireland

2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 19 May 2026

ATTACHMENTS: 1. [2.1.1] 2026-05 Ordinary Council Meeting Minutes - Unconfirmed

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 19 May 2026 numbered 26/78 to 26/94 as provided to Councillors be received and confirmed as a true record of proceedings.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



MINUTES

Tuesday 19 May 2026 Ordinary Council Meeting

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**ORDINARY COUNCIL MEETING
Tuesday 19 May 2026**



1 PRESENT

1.1 Present

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

1.2 In Attendance

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

1.3 Apologies and Leave of Absence

Leave of absence: Cr Josh Manticas

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2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 21 April 2026

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 21 April 2026 numbered 26/59 to 26/77 as provided to Councillors be received and confirmed as a true record of proceedings.

Minute No. 26/78

DECISION

Moved: Cr Allen

Seconded: Cr Larner

That the Minutes of Council's Ordinary Meeting held on 21 April 2026 numbered 26/59 to 26/77 as provided to Councillors be received and confirmed as a true record of proceedings.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

3 LATE ITEMS

Nil

UNCONFIRMED

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4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

Perceived Interest - Cr Ferguson - Item 8.4 Submission - State Service Employee (Health) - leaving the room

Perceived Interest - Deputy Mayor Cr Rick Shegog - Item 8.4 Submission - Connection with Department of Health - leaving the room

UNCONFIRMED

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5 PUBLIC QUESTION TIME

5.1 Public Question Time

Commenced at: 1.34pm

Concluded at: 2.10pm

Kate McIvor, Gravelly Beach

Statement: Fire hydrants. Marking of fire hydrants. I posed a question to this council in person on the 21st of January 2025. I was answered via an email in the requisite timing on the 31st of January 2025 that council stated: "*recognises the importance of these markers and has refined its process to ensure that the appropriate reinstatement has been completed.*"

However, Loop Road hydrants are still not marked after roadworks two to three years ago. I spoke to Liam Cox, he is the Glengarry Fire Brigade Chief. He apparently sent a report through to TasWater and West Tamar Council on the 15th of May 2025. It was promised to be done on the 19th of May. It was not.

Liam Cox rang TasWater and West Tamar Council five to six months ago. From what I can gather, with Liam telling me, Long Plains Road has just been resealed, but no fire hydrant markers. Liam rang Robert Henderson, who is a volunteer in the Gravelly Beach Fire Brigade. He rang him regarding this in mid-March this year. So with that, they've still not been done.

I noticed that Gravelly Beach shop fire hydrant is also not marked after the roadworks. Now, the 10th of March 2026, this was promised to be done by TasWater.

Whose responsibility is the line marking of fire hydrants? From what I can gather now, it is West Tamar Council, as TasWater has relinquished that responsibility.

If West Tamar Council have it written in each work contract, why is each job then signed off as completed without the fire hydrant yellow markers with the blue cat's eyes close by placed and actioned? I counted one fire hydrant visible to my eye driving from my place at 398 Gravelly Beach Road to Exeter. One. The blue cat's eyes are either smashed off or gone completely. I see half of markers.

This is a safety hazard. A real safety hazard. And Liam has been—his email is reading like a transaction list, back and forth to TasWater to try to get something done. And all the time, apparently, since I was notified in an email which I have that it was not completed and never has been completed.

Question 1: I'd like to know whose responsibility it is, and why it hasn't been done, and if it has, why are jobs signed off when the fire hydrant markers are not painted on again?

Response: (From the Chief Executive Officer through the Chair) *Katie, there's a lot of questions in there, so some of them I may take on notice in relation to Loop Road and Long Plains Road. I'll give you a general answer, but we'll come back if that's okay.*

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In general, you did raise this question in '25, and so we've had a look at our contracts because prior to this financial year, TasWater were doing the hydrant marking. So it wasn't part of our contracts for us to do the hydrant marking. We would tell them where the reseals were occurring and they would go back and do that.

We've now, in the '25/'26 resealing process where it's been a reseal, we have got hydrant marking as part of our contract requirements. So that happens this financial year, and that's only for resealing.

So where, for example, Long Plains Road, if that happened two to three years ago, that would have been TasWater's responsibility. It's not so much that they've relinquished it, but we've taken responsibility for it in this financial year.

So in terms of those roads, I'll go back and answer those questions specifically, but the impact of your question in January '25 was for us to change how we actually contract those reseals, so that in '25/'26 our contractors are responsible for the hydrants. Before then, it is TasWater and we are actively working with them to try and get this sorted. I have been told that there is a TasWater project, I think, around auditing all of the markings across the state, so any of these will make sure are included through that process so that it can be closed off. So in part some of it is Council because we've taken it on, some of it is TasWater and should have been done, so we will chase them up in that instance as well.

Josephine Ford, Legana

Question 1: What I want to ask the Council is, why have I been charged for a waste disposal bin that I have not had for years? And which I actually returned to Council some years ago when they dropped it off again. I actually took it down to Council chambers and I actually put a note on the bin informing Council that I did not want this bin anymore as I have never used it.

I don't have waste, food waste. I have a compost, which—I am a vegetarian. And whatever waste, food waste I might have at different times, very rarely, I give it to my friend who has chooks.

But Council, for some reason or another, have continued, even though they know that I do not have the bin, they have continued to charge me, a pensioner I will stress, for a bin that I do not have, do not require. And I think Madam Mayor, I think when I brought it up quite some time ago, you told me that it was Council's policy for me to have a bin. Now, what has happened to my right as a person to have choice? What has happened to freedom of choice? I chose not to have the bin because I have no use for it. So as I said, why have I been forced, and I say forced, to pay for a bin that I haven't had for years?

Response: *Thank you for your question. There are quite a lot of issues in that question, so we will take it on notice.*

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Vince Zupan, Legana

Statement: Mayor, Deputy Mayor, Councillors, staff, gallery. I don't do this very often, but I just want to speak in regard to the proposed childcare Centre at 2 Faye Court in Legana.

Now, where do I start? I looked at the planning application that I got off the West Council website. And throughout the report, there were many inconsistencies. On the front page, the development said that it had 10 parking spaces plus a disability spot. Then in another diagram in the report, it showed 12 parking spots. And then that was in the Pitt & Sherry report.

The Prime Design report showed six. But reading the Pitt & Sherry report, it also showed in the beginning of the report that there were five spots and one disability spot, and no staff parking. But a few pages later, it had one parking spot for six staff... six parking spots, plus one parking spot for every six attendees. So they are expecting 36, so that's six. So that showed 12. So we had 11, 6, and 12 in the same report. I don't know if I'm missing something there.

I grew up in Trevallyn, I went to school in Riverside High School, I lived in West Riverside. I've been living in Penguin for 11 years. And as we speak, I'm building a house at Brigalow Street. That will be our new home. I was looking for a nice quiet residential area. Everything was going fine, and then I see the development for the childcare centre at 2 Faye Court.

Now looking at the report I did measurements on it, and the wall is about 5 meters back from the footpath. And from the bottom of that to the top of the building is 6.3 meters. I just think the size of this building it's almost like a penitentiary.

But for a block that's 1,024 square meters, to put on this childcare centre, and you've got to have so much playground as well per number of kids. The actual parking spot is only six... five plus a disability spot. Yes, kids are going to be dropped off and picked up during the day at different times. But there's only enough room for one car to come in at each time. So if you're, if the staff, they're going to have to park somewhere, and people usually park as close as they can to work.

Brigalow Street and Faye Court are going to become really unsafe. Because if two cars park on either side, it becomes a one-lane road. So if people are pulling off into Brigalow to go into Faye Court to turn in, they won't even know if there's any free spots in there because you can't see it from the road. So if somebody's coming out, and they're coming in, well, what's going to happen? Somebody's either going to have to reverse back into the last free spot, or the other car on the road will have to reverse back. I just think that's very unsafe.

Also in the report, they show that they're having up to 36 children from pretty much ages zero up to five. And they said that they're going to have a staff... five... they're going to have five carers for up to 36 children. Now I looked at the legislation in Tasmania, and on the figure shown there, you're probably looking at eight staff. Because people will go to lunch, people will go to the toilet, or whatever. And also there's got to be people at the drop-off point for the parents to drop their kids off. So their having five staff for 36 is just not going to work. They do mention that the

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counter staff person can be used to fill in, but that's still going to take it to six, but there's still meant to be eight.

Just before I got here, I went to Goodstart Early Learning Centre up in Techno Park. Now my children went there years ago. Now when I went there today, just an hour before I got here, they've got 120 kids there. But when they've got 120 kids, they've got 40 staff. So yes, the five staff is just unrealistic. This place has been running for 20 years, my kids went there, so that was all good.

Lastly, it's just the size. You've got a two-meter retaining wall, 1.8-meter fence, another 1.4-meter building, plus the roof, plus air conditioning. 6.7 meters. It's just in the wrong spot. Great business, wrong spot.

Response: *Thank you very much, and this matter will be assessed by our planners and it will come to the June Council meeting. Thank you.*

Graeme Hay, Beauty Point

Question 1: My first question is - I like to quote Oscar Wilde - "*once may be a misfortune, but twice begins to look like carelessness.*"

As we're not allowed to comment about the negative performance of West Tamar Council and their staff, maybe I'll leave it up to the Councillors and the staff to comment on, in the space of two days, two West Tamar Council vehicles were filled up with the wrong type of fuel. Who pays for that?

Response: *Is that your question, Mr. Hay? I'll take it on notice.*

Question 2: My second question might find rather strange. It's actually a comment, a compliment to Miss Allen and the Mayor. Who showed some empathy to a member of the public... [redacted from the audio in accordance with Regulation 43(8)(b) of the Local Government (Meeting Procedures (Regulations) 2025].

And it was by the good fortune of the Mayor and Joy Allen who somehow managed to find accommodation for her. In fact, I'm informed that they went well beyond that and making an offer which she was very grateful for. Could the two Councillors explain to us lowlife and the general public and ratepayers, how you managed to organise in very short time appropriate accommodation for this lovely lady?

Response: *I will take that question on notice as well, Mr. Hay.*

Question 3: As you know I'm regularly banned from attending the Council. On claims that my questions are a psychosocial hazard to the Councillors and the staff.

Regardless, these questions that I ask, they're part of a democracy and free speech in communications. To continue use of the Work Safe Act by the General Manager to gag and ban attendance at public meetings, when the opinion of a very large number of people who have viewed the video recordings of the questions and rate them as fair and equitable, and reasonable questions under the circumstances.

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Does the General Manager understand the claims of psychosocial damage? She is trivialising these claims and rejecting me from public meetings. In fact, to be absolutely precise because the tone and the style of my questions... and using the Act in such a trivial manner, does the General Manager hold the view that she actually is reducing the intent of the Act to deal with serious matters of abuse and psychosocial hazards in the workplace?

Response: *Mr. Hay, you should be directing your questions to me. I will take that question on notice as well and you will be responded to in the required time period.*

Frank Piscioneri, Legana

Statement: I totally support Vince what he's done here, but there is one area that hasn't been highlighted, and that is I'm actually the next-door neighbor to this new bit of infrastructure. And being in business most of my life and I'm certainly not one to object to development or progress, but I think that the parties concerned all need to be satisfied with what the construction's going to consist of.

And on that northeastern/western elevation of this new structure, is three meters from the boundary. And I've got a two-meter block wall and then a 1.8-meter colorbond fence, which is 3.8 meters right on my boundary and it sort of goes back with the elevation. But that blocks out 40% of my view, all the morning sun, and darkens between the two buildings and my place. And I would not have bought that block had I known that there was going to be a development of that size on my boundary all the way up to the full block.

And looking at the people that were involved with PDA, I know that she had a lot to do with the development of this proposal that was put forward by Pitt & Sherry. Um that they were the company that done all the surveying prior to the subdivision, so they were fully aware of what was happening all the way through this process obviously because they're part of this proposal that's been put forward.

So, and obviously so was TasLand. And TasLand never identified to me when I purchased that block, I tried to get that corner block and they wouldn't give it to me, but they never said why. And now I'm going to have this structure, 3.8 meters high on my boundary which is only going to be three meters from my house to that wall, all the way up that side, and I'm very concerned about the winter months and the darkness and not having access by any light whatsoever except in the middle of the day.

And I've been dealing with the people that are building it, and they never gave me any indication whatsoever what they were planning to do. So I think that I would like to, if the Council would even have a look at it, if they can redesign the fence. If this proposal goes ahead, then even if they change it to like a wrought iron structured fence so that it could still let a bit of light in and the sun in.

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Response: *Well, what will happen Mr. Piscioneri, is that the application has been made to Council. It will be considered by the planning scheme. If there are any areas where that application doesn't comply, uh that will also be addressed by the planner. And it will come to Council for final decision.*

Paul Whiddon, Legana

Question 1: If we come next meeting to speak at the next meeting, about this Faye Court development, does that mean it's already gone through or do we need to speak now?

Response: *No, you, you certainly need to speak, but when the agenda comes out in June, there will be the recommendation of the planner to Council for that development application. Now, if I don't know what that recommendation is going to be because it hasn't been fully assessed yet.*

But you certainly may come in and speak to that particular agenda item next month. Or now. But once the recommendation is made, then it's up to Council to determine whether they accept that recommendation.

Statement: Okay, on Pitt & Sherry's report, they state the visual concern, turning into Faye Court westward bound, does not comply to the Australian Standard. They already state that now.

So that's one point. The other point is about this fence that's going up, that's not there now. Four-meter high fence, if you're coming out of Faye Court, you can't see the cars coming on your left, down the street. It's a T-junction, you have to give way. That's an issue.

Noise issue. They've stated that the air conditioners mounted on the roof, 40% of the noise will be dropped by ground absorption. 60% will be dropped by the ground absorption, 40% of the remainder will be by the fence. I can't see how they got that issue when the air conditioners are mounted on the roof above the height of the fence. Now if that's not taken into consideration by the Council now, then they're going to approve it for next meeting.

Response: *If you do have those sorts of technical concerns that you'd like to bring to Council, you can either put them in writing or you can come into the Council chambers and request to speak with one of our planners to ask for an answer to the questions that you may have.*

Question 2: I've done both, but I've got a letter back saying that they've received it. Does that then go to the Planning Commission prior to the approval?

Response: *No, the planning application is made to Council, it's assessed by our planners, and if it complies with the Tasmanian Planning Scheme, the recommendation would be to pass it. If it doesn't comply, we would be recommended not to pass it.*

Question 3: But all the information that I have sent, and others have sent on technical issues regarding this application, where does that get addressed?

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Director Planning & Development entered the meeting at 2.06pm

Response: (From the Director Planning & Development through the Chair) *Thank you. Just to reassure you that all the representations get considered by the planner when they do their assessment. So when the agenda comes out for the June meeting, you'll see there's a report in there and it will go through all of the matters that are raised in the representations and how that's addressed through the planning scheme and relevant to the assessment.*

So, for example sometimes they make recommendations about conditions from a representation or they'll say how it meets the planning scheme or not. So there'll be an assessment against all the matters that you've raised through representations.

Point of Order called by Cr Ferguson at 2.07pm

Ross Harrison, Legana

Statement: I'd just like to say that I'm very, very much against this development. And I think that the planners will give very, very serious consideration to setting a precedent here that would set a hell of a lot of my work over the last, I don't know, a lot of time, 1996 I started down there in Legana, and turned a dirty creek that ran all the way, all the way down from the commercial area, right down through the area that you see there now, donated all the public open space. And I'm very, very disappointed that it even got to this point.

And there won't be any doubt at all that I'll be putting every effort I possibly can into protecting this sort of thing from happening. It'll set a precedent as I said, for people to just put childcare centres wherever they want to in a residential area, which will be wrong, very wrong. I've got a list of reasons I put in a representation, and there's nothing more important to me as the main reason for objecting to this than the neighbours' loss of amenity and the adverse impact on the residential street character that I've built up over, the last 20, 30 years down there. And I'd be strongly asking council to do everything that they possibly can to not set precedents like this. I understand your point, Mayor. I've been around a little while. I know exactly what you're talking about. But there's a lot you can do also. Been around long enough to know that.

Response: *Thank you, Mr Harrison*

Director Planning & Development left the meeting at 2.10pm

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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: I have sat back for 7 months, 6 of those months as a banned rate payer from attending WTC public meetings the basis that my questions are a psycho-social risk to the councillors and the Mayor, where most of those questions relate to council use of rate payers funds, clearly as example WTC minutes (April 2026) page 406 , budget estimates & recurring expenditure contained within the Budget Estimates document that I cannot find thus I have used this time to reflect on the direction of the West Tamar Council, given the three Interest rates, two more are expected by economists, TasWater rise over 20% for the next 4 years, fuel and transport costs, Insurance , electricity and even simple home internet & mobile prices rises, basic food and accomodation, rentals will rise with increase council rate rises if these are contemplated, the council appear to have by best estimated to have spent \$2million Dollars as discretionary expenditure that falls out-side of tradition council scope as in roads, garbage and services to rate payers, would it be fair to say the WTC have lost direction as its prime role is to service the rate payers needs first ?

Response: *I do not believe that it is fair to say that Council has lost direction as its "prime role is to service the rate payers needs first". Local Government's role is far wider than roads, rates and rubbish as can be seen by Section 20 of the Local Government Act 1993 and reproduced below:*

20. Functions and powers

- (1) In addition to any functions of a council in this or any other Act, a council has the following functions:
- (a) to provide for the health, safety and welfare of the community;
 - (b) to represent and promote the interests of the community;
 - (c) to provide for the peace, order and good government of the municipal area.

Council is focused on providing services and infrastructure to its community in line with the community's needs and the requirements of the Local Government Act 1993.

Question 2: Cost of living is the number one issue for rate payers, and in-fact almost every single Australian, last year only one Councillor, Rick Shegog asked the question asked as to "rate payers capacity to pay", can the Council advise rate payers how they the Council assess the capacity of their rate payers to be continually burdened by rising costs and is WTC considering rate rises ?

Response: *Council is currently finalising its draft 2026/2027 budget, and the impact of any potential rate increases on ratepayers is always considered as part of that process.*

Question 3: The West Tamar Council now have set themselves us as a Corporate structure in the American style of titles & positions we now have a CEO (Once was a General Manger,) we have an assortment of Directors from Corporate & Community to People, Culture & Safety, based on 2023–24 data, the percentage of total rates and charges revenue in arrears in Tasmania has been trending upward, increasing from 5.7 %in 2018–19 to 10.7 % in 2023-24 and is expected to exceed 15% by 2027, why has the

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West Tamar Council avoided the appointment of a dedicated director who's sole responsibilities would be to Rate Payer welfare ?

Response: *Any additional executive position has not been considered to date nor is it contemplated in the near term.*

UNCONFIRMED

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5.3 Responses to Questions from Previous Public Question Time

5.3.1 D Barr, Kayena

Our Ref: GO.COU.189

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

6 May 2026

Di Barr
[Redacted]

By email: [Redacted]

Dear Ms Barr



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

wtc.tas.gov.au

Response to Questions on Notice – Ordinary Council Meeting 21 April 2026

I refer to the question set out below taken on notice at the West Tamar Council meeting on 21 April 2026, and now provide the following response:

Question 1: *My comment is about the recent survey that was sent out to, I believe, property owners. I'd like to commend the council for actually doing a survey. I have been quite critical of the lack of effective consultation in the community for West Tamar Council, but I have a couple of questions. One: what expertise did the council seek when developing the survey?*

In terms of the survey questions, these follow the same set of questions that had been developed by previous administrations at Council and used across a series of yearly Resident Opinion Surveys dating back almost a decade through to 2023.

Yours sincerely

Kristen Desmond
CHIEF EXECUTIVE OFFICER



6 CHIEF EXECUTIVE OFFICER'S DECLARATION

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

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



Kristen Desmond
CHIEF EXECUTIVE OFFICER

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

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

7 PLANNING AUTHORITY

Nil

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8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in April and May 2026

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 13 May 2026

ATTACHMENTS: Nil

RECOMMENDATION

That Council receives the report on Council Workshops held on 21 April, 5 May and 12 May 2026.

Minute No. 26/79

DECISION

Moved: Cr Lyons

Seconded: Cr Allen

That Council receives the report on Council Workshops held on 21 April, 5 May and 12 May 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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8.2 CEO 2 - 3rd Quarter Performance Report - January to March 2026

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 May 2026

ATTACHMENTS: 1. [8.2.1] 3rd Quarter Performance Report - January to March 2026

RECOMMENDATION

That Council:

1. Receives the West Tamar Council 3rd Quarter Performance Report 1 January 2026 to 31 March 2026; and
2. Provides public access to the report as part of Council's commitment to ongoing good governance.

Minute No. 26/80

DECISION

Moved: Cr Larner

Seconded: Cr Ferguson

That Council:

1. Receives the West Tamar Council 3rd Quarter Performance Report 1 January 2026 to 31 March 2026; and
2. Provides public access to the report as part of Council's commitment to ongoing good governance.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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8.3 CEO 3 - Visit Northern Tasmania - Partnership Agreement

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 May 2026

ATTACHMENTS: 1. [8.3.1] VNT Funding Agreement - 1 July 2025 to 30 June 2028
Signed

RECOMMENDATION

That Council authorises the Chief Executive Officer to enter into negotiations with Tourism Northern Tasmania Inc (trading as Visit Northern Tasmania) for a new one (1) year Partnership Agreement for the 2026/27 financial year for the amount of \$50,996 plus CPI which includes both a regional and West Tamar Council specific Schedule.

Minute No. 26/81

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Sladden

That Council authorises the Chief Executive Officer to enter into negotiations with Tourism Northern Tasmania Inc (trading as Visit Northern Tasmania) for a new one (1) year Partnership Agreement for the 2026/27 financial year for the amount of \$50,996 plus CPI which includes both a regional and West Tamar Council specific Schedule.

VOTING

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

Against: Cr Lerner

Abstained: Nil

CARRIED 7/1

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8.4 CEO 4 - Submission to draft Public Health Amendment (Emergency Powers) Bill

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 13 May 2026

ATTACHMENTS: 1. [8.4.1] Submission on the Public Health Amendment (Emergency Powers) Bill 2026

RECOMMENDATION

That Council:

1. Endorse the attached submission to the draft Public Health Amendment (Emergency Powers) Bill; and
2. Authorise the Chief Executive Officer to sign the submission and submit to the Department of Health.

Cr Ferguson left the meeting at 2:22 pm

Deputy Mayor Cr Shegog left the meeting at 2:23 pm

Minute No. 26/82

DECISION

Moved: Cr Sladden

Seconded: Cr Ireland

That Council:

1. Endorse the attached submission to the draft Public Health Amendment (Emergency Powers) Bill; and
2. Authorise the Chief Executive Officer to sign the submission and submit to the Department of Health.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 6/0

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9 GOVERNANCE

9.1 Gov 1 - Appointments to the Delegations Review Committee

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 11 May 2026

ATTACHMENTS: Nil

*Deputy Mayor Cr Shegog entered the meeting at 2:33 pm
Cr Ferguson entered the meeting at 2:33 pm*

RECOMMENDATION

That Council appoint the following Councillors to the Delegations Review Committee, for a term concluding at the close of nominations for the 2026 Local Government Elections:

- a) Cr Lynden Ferguson
- b) Cr Joshua Manticas
- c) Deputy Mayor Cr Rick Shegog

Minute No. 26/83

DECISION

Moved: Cr Ferguson

Seconded: Cr Ireland

That Council appoint the following Councillors to the Delegations Review Committee, for a term concluding at the close of nominations for the 2026 Local Government Elections:

- a) Cr Lynden Ferguson
- b) Cr Joshua Manticas
- c) Deputy Mayor Cr Rick Shegog

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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10 SPECIAL COMMITTEES

10.1 Special 1 - Youth Advisory Council Minutes - April

REPORT AUTHOR: Youth Development Officer - Kirsten Howard

REPORT DATE: 11 May 2026

ATTACHMENTS: 1. [10.1.1] YAC Minutes - April 16 2026

RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 16 April 2026.

Director Corporate & Community entered the meeting at 2.36pm

Minute No. 26/84

DECISION

Moved: Cr Ferguson

Seconded: Cr Allen

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 16 April 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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10.2 Special 2 - Positive Ageing Committee Minutes - April

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 11 May 2026

ATTACHMENTS: 1. [10.2.1] Positive Ageing Committee Minutes - 27 April 2026

RECOMMENDATION

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee meeting held on 27 April 2026.

Minute No. 26/85

DECISION

Moved: Cr Allen

Seconded: Cr Sladden

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee meeting held on 27 April 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

Director Corporate & Community left the meeting at 2.41pm

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11 DEVELOPMENT

11.1 Dev 1 - Environmental Health and Municipal Fees and Charges

REPORT AUTHOR: Director Planning & Development - Michelle Riley

REPORT DATE: 13 May 2026

ATTACHMENTS: 1. [11.1.1] Environmental Health & Animal Control Fees & Charges
2026-27

RECOMMENDATION

That Council approves the following fees included as Attachment 1 for the 2026/2027 financial year under section 205 of the *Local Government Act 1993*, section 87 of the *Food Act 2003*, section 185 of the *Public Health Act 1997* and section 80 of the *Dog Control Act 2000*.

Director Planning & Development entered the meeting at 2.41pm

Minute No. 26/86

DECISION

Moved: Cr Ireland

Seconded: Cr Larner

That Council approves the following fees included as Attachment 1 for the 2026/2027 financial year under section 205 of the *Local Government Act 1993*, section 87 of the *Food Act 2003*, section 185 of the *Public Health Act 1997* and section 80 of the *Dog Control Act 2000*.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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11.2 Dev 2 - Proposed Street Names - Montague Park Stage 11 - 36 Jetty Road, Legana

REPORT AUTHOR: Statutory Planner - Patrick McMahon

REPORT DATE: 1 May 2026

ATTACHMENTS: Nil

RECOMMENDATION

That Council approve Option 1, adopting the name for Road 15 as Empire Drive and Road 16 as Smitten Street, and advise Place Names Tasmania accordingly.

Minute No. 26/87

DECISION

Moved: Cr Lyons

Seconded: Cr Ferguson

That Council approve Option 1, adopting the name for Road 15 as Empire Drive and Road 16 as Smitten Street, and advise Place Names Tasmania accordingly.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

Director Planning & Development left the meeting at 2.48pm

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12 CORPORATE

12.1 Corp 1 - Financial Management Strategy & Long Term Financial Plan 2026-2027 to 2035-2036

REPORT AUTHOR: Chief Financial Officer - Jason Barker CPA

REPORT DATE: 23 April 2026

ATTACHMENTS: 1. [12.1.1] LTFP & Strategy 2027-2036
2. [12.1.2] LTFP & Strategy 2027-2036 w/ Simple Markup

RECOMMENDATION

That Council adopts the Financial Management and Long-Term Financial Plan 2027-2036 as presented.

Director Corporate & Community entered the meeting at 2.48pm

Point of Order called by Cr Allen at 2.56pm

Minute No. 26/88

DECISION

Moved: Cr Ferguson

Seconded: Cr Allen

That Council adopts the Financial Management and Long-Term Financial Plan 2027-2036 as presented.

VOTING

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

Against: Cr Lerner

Abstained: Nil

CARRIED 7/1

Director Corporate & Community left the meeting at 3.00pm

13 COMMUNITY

Nil

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14 COMMUNITY ASSETS

14.1 Asset 1 - Capital Works Project Budget Adjustments

REPORT AUTHOR: Director Community Assets - Dino De Paoli

REPORT DATE: 13 May 2026

ATTACHMENTS: 1. [14.1.1] CEO Approved Project Budget Adjustments

RECOMMENDATION

That Council receives this report under the *Local Government Act 1993 section 82(7)* noting the capital works project budget adjustments approved under delegation by the Chief Executive Officer.

Director Community Assets entered the meeting at 3.00pm

Minute No. 26/89

DECISION

Moved: Cr Lyons

Seconded: Cr Larner

That Council receives this report under the *Local Government Act 1993 section 82(7)* noting the capital works project budget adjustments approved under delegation by the Chief Executive Officer.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

Director Community Assets left the meeting at 3.04pm

15 PEOPLE, CULTURE & SAFETY

Nil

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16 PETITIONS

16.1 Pet 1 - Petition Requesting Refusal of Planning Application

REPORT AUTHOR: Governance Officer - Tom Chalmers
REPORT DATE: 13 May 2026
ATTACHMENTS: 1. [16.1.1] Petition to West Tamar Council

RECOMMENDATION

That Council:

1. Note the tabling of the petition requesting "*that West Tamar Council wholly refuse approval of Application No. PA2025327*"; and
2. Consider any action to be taken during the 16 June 2026 Ordinary Council Meeting.

Minute No. 26/90

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Lyons

That Council:

1. Note the tabling of the petition requesting "*that West Tamar Council wholly refuse approval of Application No. PA2025327*"; and
2. Consider any action to be taken during the 16 June 2026 Ordinary Council Meeting.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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17 NOTICE OF MOTIONS

17.1 Motions on Notice

17.1.1 Cr Lyons - Motion on Notice regarding rezoning along Acropolis Drive

REPORT AUTHOR: Director Planning & Development - Michelle Riley

REPORT DATE: 11 May 2026

ATTACHMENTS:

1. [17.1.1.1] Western Highway Precinct - Legana Town Centre and Township Structure Plan
2. [17.1.1.2] Legana Town Centre and Township Structure Plan Map
3. [17.1.1.3] Comparison of assessment categories

Minute No. 26/91

Director Planning & Development entered the meeting at 3.11pm

MOTION

Moved: Cr Lyons

Seconded: Cr Allen

That the West Tamar Council review the Legana Town Centre Structure Plan to investigate the possibility of having an Urban Mixed Use zoning of the Southern area extending North of Acropolis Drive on the West side of the West Tamar Highway, to an area adjacent to the light industrial zone on the Eastern side of the West Tamar Highway or extending further North to Bridgenorth Road.

VOTING

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

Against: Deputy Mayor Cr Shegog

Abstained: Nil

CARRIED 7/1

Director Planning & Development left the meeting at 3.27pm

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17.1.2 Cr Shegog - Motion to Rescind Minute No. 26/44 regarding ALGA attendance

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 7 May 2026

ATTACHMENTS: Nil

MOTION

That Council:

1. rescind the motion of Council, Minute No. 26/44 of the March Council meeting in regard to the attendance of 4 Councillors at the 2026 Australian Local Government Association (ALGA) National General Assembly (NGA) to be held in Canberra between 23-25 June 2026, and
2. that Council agree to only send the Mayor and Chief Executive Officer to the ALGA NGA.

Minute No. 26/92

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Sladden

That Council:

1. rescind the motion of Council, Minute No. 26/44 of the March Council meeting in regard to the attendance of 4 Councillors at the 2026 Australian Local Government Association (ALGA) National General Assembly (NGA) to be held in Canberra between 23-25 June 2026, and
2. that Council agree to only send the Mayor and Chief Executive Officer to the ALGA NGA.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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17.2 Motions without Notice

Minute No. 26/93

MOTION

Moved: Cr Sladden

Seconded: Cr Lyons

That Council moves a motion of condolence for Robert (Bob) Richardson.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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18 COUNCILLORS' QUESTIONS

18.1 Councillors' Questions on Notice

18.1.1 Cr Larner

Question 1: What are the names and membership numbers of the seven groups and specific local communities targeted for consultation on the Legana Recreation Masterplan?

Response: *All information regarding consultation of the community and sporting groups in relation to the Legana Sports and Community Recreation Plan was provided as an attachment in the April Ordinary Council Meeting Agenda.*

Question 2: In the interests of transparency and community expectations, what are the exact consultation questions and answer options used in the community engagement for the Legana Recreation Plan?

Response: *All information regarding consultation of the community and sporting groups in relation to the Legana Sports and Community Recreation Plan was provided as an attachment in the April Ordinary Council Meeting Agenda.*

Question 3: Given West Tamar municipality's dispersed 'hyper-ageing' population, inflating cost pressures and that nearby Launceston City will soon be building a new major sports centre, how can Council justify funding a youth-focused sports and function facility (including bar) in Legana when our communities have competing priority needs for basic multi-use community infrastructure like safe footpaths, roads, stormwater, playgrounds, toilet blocks, seating and shelter?

Response: *It should be noted, Councillor Larner, that you are a member of Council and as such have been involved in workshops in relation to this decision. In fact, you were at the Council meeting when the decision was made. Therefore, you are aware of the reasons for Council's decision. There are competing priorities and it is Council's responsibility to balance these via the decisions it makes at the Council table.*

Council has in this instance workshopped options, carefully considered the financial implications, considered the needs of the community and come to a decision to support this important intergenerational investment. The supporting business case for this investment was provided in the April Ordinary Council Agenda and is publicly available.

I would also like to clarify the demographics of the West Tamar Municipality as I do not believe that your assertion of a 'hyper-ageing' population is entirely correct.

The latest REMPLAN demographics for the West Council municipality show the median age of our residents is 45 years. This figure has remained unchanged since 2016. The percentage of residents aged 60 years or older is 31 per cent while the number of residents aged 40 and under is almost 43 per cent of the population.

Legana has long been regarded as one of the fastest growing regional centres in Tasmania with a further 7,000 new residents expected by 2045.

As evidence of that, Legana's population grew by 17 per cent between 2016 and 2021. Further on average Legana has a younger profile than other areas of the West Tamar with 59.43 percent of the Legana community aged under 50.

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It is also disingenuous to suggest that the proposed recreational infrastructure is completely "youth-focused". Sporting and community facilities such as the one approved are used by a wide range of age demographics.

I further note that the Local Government Act 1993 sets out a Council's Functions and Powers in Section 20 as reproduced below:

20. Functions and powers

- (1) In addition to any functions of a council in this or any other Act, a council has the following functions:
- (a) to provide for the health, safety and welfare of the community;
 - (b) to represent and promote the interests of the community;
 - (c) to provide for the peace, order and good government of the municipal area.

The decision of Council to approve the Legana Sports and Community Recreation Plan and the commencement of preparatory work for stage one delivery fulfills Council's function to provide for the Health, Safety and Welfare of its community. It is core business of Council to investigate and approve infrastructure investments like this one.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

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18.2 Councillors' Questions without Notice

Cr Larner

Question 1: Can we have a percentage breakdown of the March residents' opinion survey including key feedback and concerns in time for the June council meeting, the annual capital budget?

Response: (From the Chief Executive Officer through the Chair) *There was a confidential discussion this morning about whether that information will be made public or not. I understand it's coming back to workshop in June, so I will leave it for Council to provide me with guidance at the June workshop.*

Question 2: I understand Council's wish to leave a long-term legacy in the Legana recreation multi-court club rooms and function centre, to serve Legana and that it is important to get it right.

The current 20 to 40 million stage proposal with the 10 million in grants appears to lack - and I have the business case here - strong evidence of local demand - that's in the NTDC report - to lack a clear operating model, and to lack proper assessment of costs, cost recovery, and return to Council.

It also highlights that the West Tamar master plan report identifies an extreme risk - that's the terminology - of misalignment between the project brief and stakeholder expectations with the available budget. A number of local or out-of-area stakeholder sporting groups appear to be expecting their own revenue-raising opportunities, which is commercialisation, or non-negotiable high-cost facilities provisions.

The newly built Northern Suburbs Community Recreation Hub in Mowbray at a cost of \$62.5 million now includes 11 indoor multi-purpose courts using grants of \$46.3 million from the Tas Government, \$15 million from the Federal Government. Those nearby facilities, a 16 km drive from Legana, already meet much of the need. The overall argument is that Council's priorities for the whole municipality may lie elsewhere over the next 20 years and that the project should be reconsidered carefully for now.

Question two. Can Council reconsider the detail of the 235 page business case for the Legana sports and recreation precinct...

Point of Order called by Cr Shegog at 3.40pm

Question 3: What are the numbers and employee roles of our internal council officials who comprise the project working group to brief the architects and stakeholder groups of the expected scope of this project and how long have they been working on it? Thank you.

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

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Cr Allen

Statement: I have some questions from the youth committee, the YAC committee. So each meeting as we talked about earlier, the youth are asked if they want to bring something to Council. So this time they've asked the following questions.

Question 1: Can a bin be provided near the bottle depot at Windsor? Or a skip bin? Because they feel that everyone's just throwing the bottles and things that don't belong in the bin over there, the deposit bin, and throwing the rejected pieces.

Response: (From the Chief Executive Officer through the Chair) *We will have a look at it. What we have found is when there were bins by the recycling machine, there were significant amounts of rubbish being left. It overflowed. We increased our level of service and it didn't make a difference. Since they've been removed, and I am down here quite often, the level of rubbish is actually probably 90% reduced. So we'll continue to monitor, but in fact, the difference it's made to that area by removing the bins has had a significantly positive impact. And the decision to do that was also done in seeking feedback from other councils and again their success in dealing with the rubbish that had been left behind was actually to take the rubbish bins away.*

Question 2: Can we please push the government for traffic lights at Forest Road? Now I did explain to them that it wasn't anything to do with Council, but they felt they would like us to push for there to be traffic lights there.

Response: (From the Chief Executive Officer through the Chair) *So there is the West Tamar corridor work that's being undertaken. There's a plan there and that does, I understand, include lights at Forest Road. My understanding is that will occur. It did go out for community consultation. We can certainly try and get an update from the Department of State Growth on where that is up to, but my understanding was that was a plan of the government as part of the Western corridor work.*

Statement: They would like to commend Council for the footpaths that have been put in Beaconsfield, and saying how happy they are to be able to push their skateboards, whatever, to the street or to the skate park, so they're happy with that.

Question 3: And would Council consider talking to Manion's bus service about a bus service in the summer on a regular basis to Greens Beach? Which would be lovely but it needs to be on notice.

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

Cr Ferguson

Question 1: Yeah, just earlier in the workshop, just, I asked if we could please contact the Department [of State Growth] regarding the works on the highway at Legana. I think it's just probably timely that community get an update on the timeline and expected stages. Some excellent work happening there. It's absolutely great. But I think we just need to know probably what to expect in the next coming months.

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18.3 Responses to Previous Questions on Notice

18.3.1 Cr Ferguson - Questions from 21 April 2026 Ordinary Council Meeting

Question 1: Yes, thank you. I've just got some that have come through Youth Advisory—thanks—through and also Councillor Allen sent these to me. I'll forward them on at some point, but just to read them out, they'll be on notice. So, bus stop opposite Jo's on the West Tamar Highway, Riverside, they—that's been identified, they really need a seat and shelter, it's being used by children, so the bus stop opposite Jo's Takeaway.

Response: *Officers will contact the Department of State Growth to enquire as to whether the Department has any intentions of installing a shelter in this location in the near future. If not, Council could determine to approve funding for a shelter, noting ongoing maintenance and renewal responsibility would lie with Council, with approval to be obtained from the Department prior to undertaking any work within the West Tamar Highway corridor.*

Question 2: And these, at look, these are not criticisms, they're just things that the group have brought to Council's attention. So, Tailrace Park, the basketball court they believe needs repaving, and they've also put forward that, hey, is there any potential for that being a full court at Tailrace? You know how it's got the half court and then the grass? Yep. And bike track—bike track, Gravelly Beach, they've highlighted that they think that would be good for casual riders. So, I'll get more information on that, but it's a question about whether that could be put into our planning. And the underpass—

Response: *The repaving and potential expansion of the basketball court surface at Tailrace would be a capital works project and Council could consider this project for inclusion in the 2027/28 financial year program. Officers can prepare information for Council workshop discussions in the lead up to the budget approval process in early 2027.*

Question 3: Yes. And so, and there was about improvements, so we're just wanting if we can get an update through - the YAC Council officer was putting together some sort of group with the school and us. And the footpath outside the Ophir Hotel in Beaconsfield is very uneven, needing repair. So, they've received a complaint from someone in a wheelchair. So I'll go back and talk to them about Snap Send Solve

Response: *Council's operations team identified the section of uneven footpath as a failed patch within a driveway crossing. Following reports of a trip hazard being reported and in the absence of any action by the property owner on the crossing, Council completed the necessary repair work on 17 March 2026.*

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18.3.2 Cr Shegog - Questions from 21 April 2026 Ordinary Council Meeting

Question 1: Just a couple of things, to Dino probably more so: have we commenced the Riverside pool investigations in relation to the suitability of the lining, re: the infrastructure under the pool?

Response: *Officers have prepared a scope of work and request for fee proposal document that has been issued to consultants for consideration. An update on consultant selection and program will be provided to Council at an upcoming Workshop.*

Question 2: I've also had some residents from Riverside inquiring about the SAP (Special Area Plan) in their area as far as where we're at as far as getting to a point where we're coming back to Council to discuss where we can lift SAPs?

Response: *Consultants have been appointed to provide technical input into the development of a potential Specific Area Plan and Local Provisions Schedule amendment for parts of Riverside. This technical advice is due to be completed mid-2026.*

UNCONFIRMED

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18.3.3 Cr Lerner - Questions from 21 April 2026 Ordinary Council Meeting

Question 1: How many annual man-hours or FTEs are dedicated to maintenance of Riverside's Windsor Park gardens and sports grounds?

Response: *Based on current allocations, the resources undertaking maintenance of the Windsor Park gardens and associated sports fields includes five operational staff. It is noted that these resources are also required to undertake maintenance of sports fields in other locations across the municipality. Council has 14 sports fields which require varying levels of service for maintenance depending on their classification. Across the 2024/25 financial year, the equivalent number of FTE based on employees and labour hire allocating time to work at the Windsor gardens and fields was 5.15.*

UNCONFIRMED

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18.3.4 Cr Manticas - Question from 21 April 2026 Ordinary Council Meeting

Question 1: Whilst staying focused on Kelso, it's been raised that the stormwater drain that goes out into the beach is still sort of blocked and clogged. And I wasn't too sure, I remember we were going to liaise somewhere with Parks and Wildlife, I thought.

Response: *Council's operations team has undertaken maintenance work to clear the stormwater drainage outlet north of the Kelso boat ramp. Council inspects this outlet on a monthly basis, with interim inspections also undertaken given the frequency of blockages at different times of the year.*

UNCONFIRMED

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19 INTO CLOSED MEETING

RECOMMENDATION

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

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 21 April 2026

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

Leave of Absence Requests

3.1 Confidential 1 - Leave of Absence Request – Cr Ireland

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

Corporate & Community

8.1 Confidential 1 – Renewal 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 2 – Potential sale of public land

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.

Minute No. 26/94

DECISION

Moved: Cr Lyons

Seconded: Cr Ferguson

That, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at 3.46pm to discuss the following items:

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 21 April 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

**ORDINARY COUNCIL MEETING
Tuesday 16 June 2026**

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necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

Leave of Absence Requests

3.1 Confidential 1 - Leave of Absence Request – Cr Ireland

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

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Community Assets

9.1 Confidential 2 – Potential sale of public land

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

**ORDINARY COUNCIL MEETING
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20 OUT OF CLOSED MEETING

Council resolved to move out of Closed Session at 4.18pm.

UNCONFIRMED

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21 CLOSURE

The meeting closed at 4.19pm.

UNCONFIRMED

3 LATE ITEMS

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

5 PUBLIC QUESTION TIME

General rules for public question time and questions without notice:

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

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

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

When addressing Council please state your name and address.

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

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

**ORDINARY COUNCIL MEETING
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5.1 Public Question Time

Commenced at:

Concluded at:

5.2 Public Questions on Notice

All answers to Questions on Notice have been prepared by the Acting Chief Executive Officer, Dino De Paoli

5.2.1 G Hay, Beauty Point

Question 1: There has been a lot of questions at council regarding clarity in legal fee's paid by the Mayor in Code of Conduct complains so, can rate payers be informed as to how much money has been spent by Council in defending any legal complaints cases started by any councillors in the past 3.5 years, being the term of this current Council, and which party or parties to the cases paid those costs?

Response: *In accordance with section 4.2 of Council's Council Meeting Engagement Policy (WT-HRM73.00), Public Question Time is not a platform for the making of statements or asking of questions that relate to confidential, personnel, or legal matters. Council is therefore unable to provide specific details of any legal action.*

Council's expenditure on legal fees, including the total costs met by the Council during the preceding financial year, are reported in the Annual Report in accordance with section 72 of the Local Government Act 1993.

Question 2: I am sure Councillors will understand a large percentage of rate payers are not well connected with access to public information, and there seems a great deal of mis-information circulating in the community so, could rate payers be informed if any current elected councillors have initiated anti-discrimination or planning permit complaint against the Council and if so, what legal fee's did Council pay for defending any such case's?

Response: *In accordance with section 4.2 of Council's Council Meeting Engagement Policy (WT-HRM73.00), Public Question Time is not a platform for the making of statements or asking of questions that relate to confidential, personnel, or legal matters. Council is therefore unable to provide specific details of any legal action.*

Question 3: Has there been any mediated legal case outcomes in favour of achieving change in Councils zoning enforcement or planning permit decisions or outcomes being favourable in the past 3.5 years the term of this current Council, to any councillor or business owner as litigants which would avoid costly Tribunal proceedings to the rate payers?

Response: *In accordance with section 4.2 of Council's Council Meeting Engagement Policy (WT-HRM73.00), Public Question Time is not a platform for the making of statements or asking of questions that relate to confidential, personnel, or legal matters. Council is therefore unable to provide specific details of any legal action.*

5.3 Responses to Questions from Previous Public Question Time

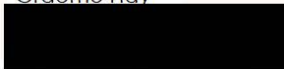
5.3.1 G Hay, Beauty Point

Our Ref: GO.COU.190

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

28 May 2026

Graeme Hay



By email: [REDACTED]

Dear Mr Hay



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

wtc.tas.gov.au

Response to Questions on Notice – Ordinary Council Meeting 19 May 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 19 May 2026, and now provide the following responses:

Question 1: *My first question is - I like to quote Oscar Wilde - "once may be a misfortune, but twice begins to look like carelessness."*

As we're not allowed to comment about the negative performance of West Tamar Council and their staff, maybe I'll leave it up to the Councillors and the staff to comment on, in the space of two days, two West Tamar Council vehicles were filled up with the wrong type of fuel. Who pays for that?

There is no evidence of two Council vehicles being filled up with the incorrect fuel within the space of two days.

There has been one recent incident, one incident some months ago, and an incident approximately 10 years ago.

In both incidents occurring in the last year there have been no costs incurred outside of the fuel. The cost of the fuel is born by Council.

Question 2: *My second question might find rather strange. It's actually a comment, a compliment to Miss Allen and the Mayor. Who showed some empathy to a member of the public... [redacted from the audio in accordance with Regulation 43(8)(b) of the Local Government (Meeting Procedures) Regulations 2025].*

And it was by the good fortune of the Mayor and Joy Allen who somehow managed to find accommodation for her. In fact, I'm informed that they went well beyond that and making an offer which she was very grateful for. Could the two Councillors explain to us lowlife and the general public and ratepayers, how you managed to organise in very short time appropriate accommodation for this lovely lady?



It is inappropriate for the private circumstances of a resident to be discussed in a public forum.

Question 3: *As you know I'm regularly banned from attending the Council. On claims that my questions are a psychosocial hazard to the Councillors and the staff.*

Regardless, these questions that I ask, they're part of a democracy and free speech in communications. To continue use of the Work Safe Act by the General Manager to gag and ban attendance at public meetings, when the opinion of a very large number of people who have viewed the video recordings of the questions and rate them as fair and equitable, and reasonable questions under the circumstances.

Does the General Manager understand the claims of psychosocial damage? She is trivialising these claims and rejecting me from public meetings. In fact, to be absolutely precise because the tone and the style of my questions... and using the Act in such a trivial manner, does the General Manager hold the view that she actually is reducing the intent of the Act to deal with serious matters of abuse and psychosocial hazards in the workplace?

The reasons for your restrictions from attending Council meetings have been provided to you each time a restriction has been put in place. You have also been provided with the behavioural expectations that apply to any member of the public who attend Council meetings when those restrictions have ceased.

Your questions can and have posed a psychological safety risk to staff and Councillors and, as such, restrictions from physically attending Council meetings have been imposed by me. That being said at no time have you been restricted from providing questions on notice, if they meet the requirements of the WTC-HRM 73.00 Council Meeting Engagement Policy and the *Local Government (Meeting Procedures) Regulations 2025*.

At no time have I curtailed your free speech or stopped you from asking difficult questions, I simply expect that these questions are put in a respectful manner in accordance with Council policies and the *Local Government (Meeting Procedures) Regulations 2025*.

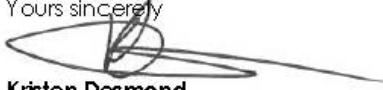
I do have a detailed knowledge of the issues relating to psychological safety of staff and Councillors.

I do not agree that I am reducing the intent or trivialising the serious issue of psychological safety. To not have addressed your previous behaviours would see me breaching my obligations under the *Work Health and Safety Act 2012* (the **Act**).

I will not apologise for prioritising a safe workplace for my staff and Councillors – this is not trivialising the Act but rather ensuring that there is clarity about what is acceptable behaviour in our workplace. If anything, this reinforces the importance of a psychologically safe workplace and that I take my obligations under the Act seriously.

ORDINARY COUNCIL MEETING
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Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER

5.3.2 J Ford, Legana

Our Ref: GO.COU.190

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

27 May 2026

Josephine Ford
[REDACTED]



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

Dear Miss Ford

Response to Question on Notice – Ordinary Council Meeting 19 May 2026

I refer to the question set out below taken on notice at the West Tamar Council meeting on 19 May 2026, and now provide the following response:

Question 1: *What I want to ask the Council is, why have I been charged for a waste disposal bin that I have not had for years? And which I actually returned to Council some years ago when they dropped it off again. I actually took it down to Council chambers and I actually put a note on the bin informing Council that I did not want this bin anymore as I have never used it.*

I don't have waste, food waste. I have a compost, which—I am a vegetarian. And whatever waste, food waste I might have at different times, very rarely, I give it to my friend who has chooks.

But Council, for some reason or another, have continued, even though they know that I do not have the bin, they have continued to charge me, a pensioner I will stress, for a bin that I do not have, do not require. And I think Madam Mayor, I think when I brought it up quite some time ago, you told me that it was Council's policy for me to have a bin. Now, what has happened to my right as a person to have choice? What has happened to freedom of choice? I chose not to have the bin because I have no use for it. So as I said, why have I been forced, and I say forced, to pay for a bin that I haven't had for years?

Council applies a waste management service charge to all properties within the municipality that are supplied with a waste collection service, in accordance with its Rates and Charges Policy. The amount of the service charge is approved by Council each year as part of its budget approval process for the forthcoming financial year. The service charge is required to pay the costs associated with general waste and recycling collection and disposal.

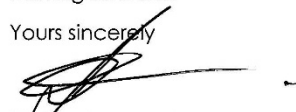
As per Council's letter to you dated 9 August 2019, the provision of a collection service for waste and recycling is not an opt-in or opt-out service.



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Our records show that you still have a recycling bin and Council is able to provide you with a general waste wheelie bin should you wish to make use of this service again moving forward.

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER

5.3.3 K Mclvor, Gravelly Beach

Our Ref: GO.COU.190

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

28 May 2026

Kate Mclvor
[REDACTED]

By email: [REDACTED]

Dear Ms Mclvor



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

wtc.tas.gov.au

Response to Question on Notice – Ordinary Council Meeting 19 May 2026

I refer to the question set out below taken on notice at the West Tamar Council meeting on 19 May 2026, and now provide the following response:

Question 1: [re Fire Hydrant line markings] *I'd like to know whose responsibility it is, and why it hasn't been done, and if it has, why are jobs signed off when the fire hydrant markers are not painted on again?*

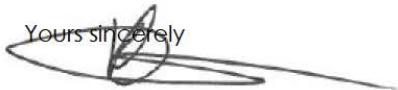
Council's road resealing contract for the 2025/26 financial year includes the requirement for our contractor to reinstate any hydrant road markings covered over by the resealing work. Prior to this current financial year, the reinstatement of hydrant markings was not part of our contracts, and was noted to be the responsibility of TasWater. Long Plains Road and Loop Road hydrant markings were not required to be reinstated by Council's contractor at the time.

Council officers have contacted TasWater in relation to Long Plains Road and Loop Road reinstatement of hydrant markings.

Officers have also been in contact with a representative from the Glengarry Volunteer Fire Brigade to discuss this matter.

We will continue to liaise with TasWater and Glengarry Volunteer Fire Brigade in relation to the progress of the reinstatement.

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER

6 ACTING 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."



Dino De Paoli

ACTING 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 - PA2025327 - Educational and Occasional Care (Childcare Centre) - 2 Faye Court, Legana

REPORT AUTHOR: Statutory Planner - Dee Yuvanesan

REPORT DATE: 1 June 2026

ATTACHMENTS:

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

INTRODUCTION

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

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

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

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

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

The purpose of this report is for the Council to consider a proposal for the construction of a childcare centre for thirty-six (36) children aged between 0-5. The childcare centre is proposed to operate from 7.30am to 6pm on weekdays. The building would be constructed towards the northwestern side boundary and have level access at a high point on the site requiring significant fill and consequently retaining walls up to 2m high facing both frontages, with 1.8m-high solid fencing to enclose the site. This leaves space for signage and landscaping on the northeastern primary frontage, an outdoor play area with shade sails on the southeastern secondary frontage and parking at the southwestern rear of the site.

The proposal includes a new ground base sign within the front setback, at the corner truncation of Faye Court and Brigalow Street, that complies with the Acceptable Solutions under the C1.0 Signs Code. Any further signage would require separate assessment.

The proposal includes six (6) car parking spaces including one (1) accessible space, and one (1) bicycle parking hoop, accessed from the existing sealed crossing at Faye Court. A condition is recommended to require the number of bike parking spaces to comply with the Acceptable Solution,

thus the proposal has not been assessed for the Performance Criteria for this standard. The car parking area would be sealed, and there would be only a pedestrian emergency exit to the primary frontage at Brigalow Street.

The proposal requires a discretion of the following development standards:

	Acceptable Solution	Proposed
8.3.1 A1 Hours of Operation	8.00am to 6.00pm	7.30am to 6.00pm
8.3.1 A4 Discretionary Uses	No Acceptable Solution	Mandatory Performance Criteria
8.5.1 A1 Frontage Setback	(a) Primary frontage - 4.5m	(a) Primary frontage (Brigalow Street) – 3.128m for the retaining wall
	(b) Secondary frontage - 3m	(b) Secondary frontage (Faye Court) – 0m setback for retaining wall
8.5.1 A2 Building Envelope and Side/Rear Setbacks	(a) Be contained within the building envelope	(a) Not contained within the building envelope
	(b) 1.5m, for a length of 9m (or one third, whichever is less) per boundary	(b) Side setback – 0m (retaining wall) for a length of 17.658m Rear setback – 0.61m (retaining wall) for a length of 16m
8.5.1 A3 (b) Impervious area	65%	66.6%
8.5.1 A4 Front fence	No Acceptable Solution – if within 4.5m of frontage	1.8m high solid fence a-top variable height retaining wall
8.5.1 A6 Setback of plant and equipment	10m from boundary adjoining sensitive use	Four (4) x air-conditioning units within 5.2m-6.8m of northwest side boundary, adjoining dwelling at 19 Brigalow Street
C2.6.5 A1.2 Pedestrian Access	Footpath to accessible carparking should be 1.5m wide	Footpath to the accessible car parking is not 1.5m wide for its entire length
C3.5.1 A1.4 Traffic generation at vehicle crossing	40 vehicles per day (5.5m long)	111 vehicles per day

STATUTORY REQUIREMENTS AND TIMEFRAMES

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

Receipt Date	22/10/2025
Request for further information	28/10/2025
Information satisfied	14/04/2026
Advertised	15/04/2026
Closing date for representations	04/05/2026
Day 42	19/05/2026

Extension of time granted	04/05/2026
Decision due	19/06/2026

THE APPLICATION

Application Details:

Development Application	PA2025327
Location	2 Faye Court, Legana
Applicant	Ignite Dreams Pty Ltd Pitt & Sherry obo Pawinee Eainsa-Ad
Planning Instrument	Tasmanian Planning Scheme – West Tamar (the Scheme)
Zone	8.0 General Residential
Use	Educational and Occasional Care: Childcare Centre
Codes	C1.0 Signs Code C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code
Specific Area Plans	NA

Site Details:

Area	1,048m ²
Slope	The site slopes gently down (7%) from the rear western corner to the frontage eastern corner.
Existing Use/Development	Vacant land in a new residential subdivision
Surrounding Use/Development	The site forms part of a large residential estate in the growing town of Legana. Land to the north and east is recently established suburban development while land south and west is zoned and approved for further suburban expansion, but not yet constructed. The site is a local high point with views across Legana and over the Tamar Estuary. It is 250m from Tatana Way and Legana's commercial town centre with good pedestrian infrastructure and access to a bus stop within 400m. There is ready access to the spine of Freshwater Point Road and the highway via the new round-about.

STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

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

Council will:

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

STATE POLICIES

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

LAND USE PLANNING AND APPROVALS ACT 1993

The proposal is consistent with the objectives of the Act.

GOVERNMENT CONSULTATION

The application did not require State Government referral.

FINANCIAL IMPACT

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

STANDARDS REQUIRING COUNCIL DISCRETION

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

CLAUSE 8.3.1 P1 Hours of Operation

ACCEPTABLE SOLUTION NOT ACHIEVED	<i>A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.</i>
PERFORMANCE CRITERIA	<p>P1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.</p>
ASSESSING OFFICER'S COMMENTS	<p>The proposed childcare centre will be operational between 7.30am to 6.00pm from Monday to Friday. The timing of operations will not comply with the Acceptable Solution for the morning period of 7.30am to 8.00am. Therefore, the expanded operating hours require assessment against the Performance Criteria.</p> <p>It is to be noted that, the timing of operations avoids late night or early morning periods where amenity is most sensitive and is only 30 minutes earlier than the hours of operation specified for the Zone under the Acceptable Solution.</p> <p>The proposed additional hours of operation, between 7.30am to 8.00am, will not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) The timing, duration, and extent of vehicle movements associated with the proposal are expected to be within standard daytime or early evening periods. Traffic generation between 7.30am to 8.00am is not considered excessive in timing or intensity and is unlikely to unreasonably impact adjoining residential uses, compared to the</p>

	<p>Acceptable Solution hours of operation. This is also considered consistent with the Traffic Impact Assessment report prepared by Pitt & Sherry, dated 9 April 2026 submitted with this application, which demonstrates that vehicle movements will only have a minor impact on surrounding road networks and amenity. In particular, the arrival of vehicles would be staggered over the morning period 7.30-9am rather than occurring entirely at 7.30am, which lessens the impact to a suitable level in the Residential area; and</p> <p>(b) With respect to emissions, principally noise generated by the childcare centre, it is anticipated to be within acceptable noise limits as demonstrated within the Noise Assessment report prepared by Pitt & Sherry dated 2 February 2026, submitted with this application. Lighting associated with the use will be limited in scale and appropriately shielded to prevent light spilling into adjoining properties. Noise generated by the use during the additional hours of operation between 7.30am to 8.00am would not cause an unreasonable loss of amenity to the adjoining residential properties compared to operational hours commencing at 8.00am. Usually this period would not include outdoor play time but involve arrival, signing in, and greeting educators and other children inside which would substantially reduce the impact on adjoining sensitive uses.</p> <p>Therefore, the Performance Criteria have been satisfied.</p>
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CLAUSE 8.3.1 P4 Discretionary Uses

ACCEPTABLE SOLUTION NOT ACHIEVED	<i>A4 No Acceptable Solution</i>
PERFORMANCE CRITERIA	<p>P4 A use listed as Discretionary must not cause an <u>unreasonable</u> loss of amenity to <u>adjacent</u> sensitive uses, having regard to:</p> <p style="margin-left: 40px;"> (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location. </p>
ASSESSING OFFICER'S COMMENTS	<p>The proposed Educational and Occasional Care use for the childcare centre is a discretionary use in the General Residential zone. As there is no Acceptable Solution specified for discretionary uses, an assessment against the Performance Criteria is required.</p> <p>Non-residential uses of an appropriate scale and impact, which serve the local community, are consistent with the purpose of the General residential zone. This Performance Criteria relates to the scale of the 'use' (i.e. activities) not the scale of the 'building', which is assessed elsewhere in this report. The proposed discretionary 'use' does not cause an unreasonable loss of amenity to the adjacent residential properties, as discussed below.</p>

The scheme defines amenity as follows:

Amenity - means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

The Tasmanian Civil and Administrative Tribunal (TASCAT or 'the tribunal') has, established a two-step test to assess what constitutes 'unreasonable loss of amenity':

- i. consider the overall amenity that exists at the relevant adjoining properties;
- ii. then determine the loss of amenity, if any, caused by the proposal and whether that loss is 'immoderate' or 'exorbitant' [1]

[1] MCB Developments Pty Ltd v Launceston City Council (No2) [2023] TASCAT 234 (20 December 2023)

The following assessment has been undertaken based on this approach:

- (a) The proposed childcare centre use is of a modest scale and intensity, accommodating up to 36 children within daytime hours, which is consistent with a neighbourhood-level community service which will primarily serve the local community. The capacity of 36 children, in conjunction with associated staff numbers, represents a moderate intensity of use that is not of a scale comparable to larger commercial or institutional developments. The hours of operation of the use are generally aligned with standard daytime activity periods, only on weekdays, which assists in limiting impacts outside typical residential waking hours. While the use will generate increased activity relative to a standard dwelling, including traffic movements and emissions, these impacts are characteristic of a small-scale childcare centre and are generally intermittent and concentrated at predictable times of the day. Operational impacts would cease outside of operating hours, at night and during the weekend, to be less than standard single dwelling. The intensity of the use is thus considered reasonable with the surrounding residential context.
- (b) The emissions generated by the use would not cause an unreasonable loss of amenity to the adjacent property, noting that they would be limited to daytime hours and meet the allowable thresholds for noise generation within residential areas, based on the proposed hours of operation. Noise emissions from outdoor play area are expected to be intermittent; however, the noise levels at the adjacent property will be mitigated to reasonable levels as the primary noise sources, being the outdoor play area and carpark, are separated from the adjacent dwelling by the building itself which extends the length of the Northwestern side boundary. The noise modelling contained within the submitted Noise Assessment Report, which has been reviewed by Council's Environmental Health Officer, with consideration of the noise regulations under the *Environmental Management and Pollution Control Act 1994*, demonstrates that the noise levels will be within allowable limits for a residential area. The side boundary fencing

	<p>further reduces noise projection towards the side and rear boundaries, from within the building in instances when doors or windows may be open. Due to the orientation of the vehicle access and outdoor play area towards the street, noise levels at adjacent residential dwellings will remain within allowable limits and not result in an unreasonable loss of residential amenity. No other emissions (such as odour, light, or waste) are anticipated to exceed typical residential expectations.</p> <p>(c) The adjoining property will experience a short duration increase in traffic volumes during morning and afternoon peak periods. While this represents a change from the current low-traffic residential environment, the nature of these impacts is intermittent, predictable, and confined to limited periods of the day which is also reduced through the staggered arrival of vehicles which is typical of child care drop-off and pick-up. The traffic generated is limited to light vehicles associated with parents and staff and does not include heavy vehicle movements other than standard waste collection. Outside these peak periods, traffic generation will substantially reduce to typical residential levels, thereby limiting ongoing impacts to the adjacent dwelling. In addition, a proposal serving the immediate local area would allow for active forms of transport rather than reliance solely on private vehicles. Some vehicle trips to the facility should be considered linked trips, not necessarily a new vehicle movement on the local road network. The road authority has assessed the anticipated use of on-street parking and traffic generated in peak hour, as being well within acceptable levels for a residential area. Therefore, the associated impacts on amenity for the adjacent dwelling cannot be considered unreasonable, 'exorbitant' or 'immoderate'.</p> <p>(d) While the proposal is a non-residential use within a residential area, childcare centres are a community-focused use that serves the local community. These types of uses can appropriately fit within residential areas, subject to reasonable amenity and off-site impacts. As outlined in the Purpose of the General Residential Zone, and the inclusion of Educational and Occasional Care within the zone Use Table, non-residential uses of this type, are not inherently incompatible with residential character, as they contribute to the intended role of the General Residential zone. The primary influence of the 'use' on character arises from patterns of activity, including vehicular movements during drop-in and drop-offs and the presence of multiple users on the site. During operating hours this represents an increased level of activity relative to a standard dwelling. Such activity would be most intense within morning and afternoon peak periods and does not persist throughout the day or into evening hours. As a result, the use does not fundamentally alter the character or residential nature of the area; and</p> <p>(e) Whether amenity impacts on the adjacent property are 'unreasonable' must also have regard to whether there is a need for the use in that location. In this context, 'location' does not refer to the subject site specifically but the 'locality', being the wider Legana area. This proposal provides an essential community-</p>
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	<p>focused service that supports the surrounding residential area. The location is appropriate within the residential zone in enhancing accessibility and convenience, improving walkability, the potential for easy trip-chaining and reducing the need for dedicated longer vehicle trips.</p> <p>Based on the established statutory interpretation principles used to undertake the above assessment, the amenity impacts of a 36-capacity childcare centre are not 'immoderate' or 'exorbitant' in a General residential zone and does not cause an unreasonable loss of amenity to the adjacent dwelling.</p> <p>Therefore, the proposal satisfies the Performance Criteria.</p>
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CLAUSE 8.5.1 P1 Non-dwelling development

ACCEPTABLE SOLUTION NOT ACHIEVED	<p><i>A1 A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</i></p> <ul style="list-style-type: none"> <i>a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</i> <i>b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</i> <i>c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street</i>
PERFORMANCE CRITERIA	<p>P1 A building that is not a dwelling, excluding for Food Services and local shop, must have a <u>setback</u> from a frontage <u>that is compatible</u> with the streetscape, having regard to any topographical constraints.</p>
ASSESSING OFFICER'S COMMENTS	<p>Terms relevant to an assessment of 8.5.1 P1 are defined below:</p> <ul style="list-style-type: none"> • Setback - "means the distance from any lot boundary to a building on the lot". • Frontage - "means a boundary of a lot which abuts a road" • Primary frontage – <ul style="list-style-type: none"> <i>(b) if there is only a single frontage, the frontage; or</i> <i>(b) if there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.</i> • Streetscape – " means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape for a particular site, <u>the above</u>

matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site, unless for a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule, where the extent of the streetscape may be determined by the relevant precinct provisions.

Brigalow Street – primary frontage

The proposed development includes a 1.8m high fence atop a 1.35m - 2m high retaining wall within 4.5m of the primary frontage along Brigalow Street. A portion of the side fence on the Northwestern side and the secondary pedestrian entry stairs from Brigalow Street is also within the front setback. This can be seen in Figures 1 and 2 below. These elements do not meet the Acceptable Solution (a) and require assessment against Performance Criteria P1.

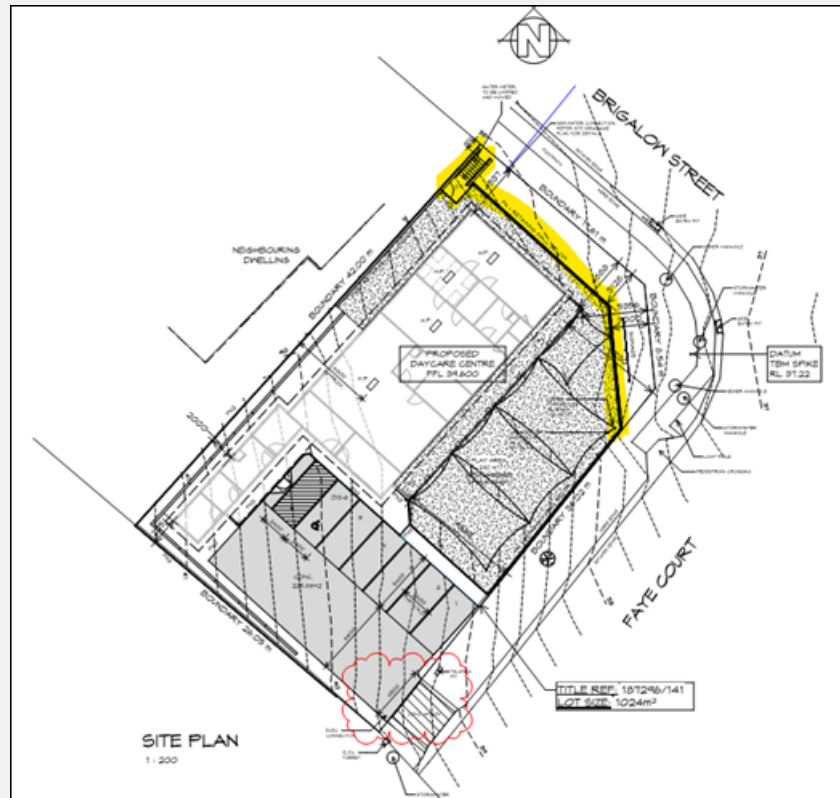


Figure 2- Northeastern Elevation facing the primary frontage (along Brigalow Street)

Faye Ct – Secondary frontage

Similarly, the proposal includes a 1.8m high fence atop a 0.741m - 2m high retaining wall within 3m of the secondary frontage along Faye Court. A part of the shade sails covering the outdoor play area are also within the secondary frontage setback to Faye Court. This is seen in Figures 3 and 4 below. These elements do not meet Acceptable Solution (b) of the clause above and require assessment against Performance Criteria P1.

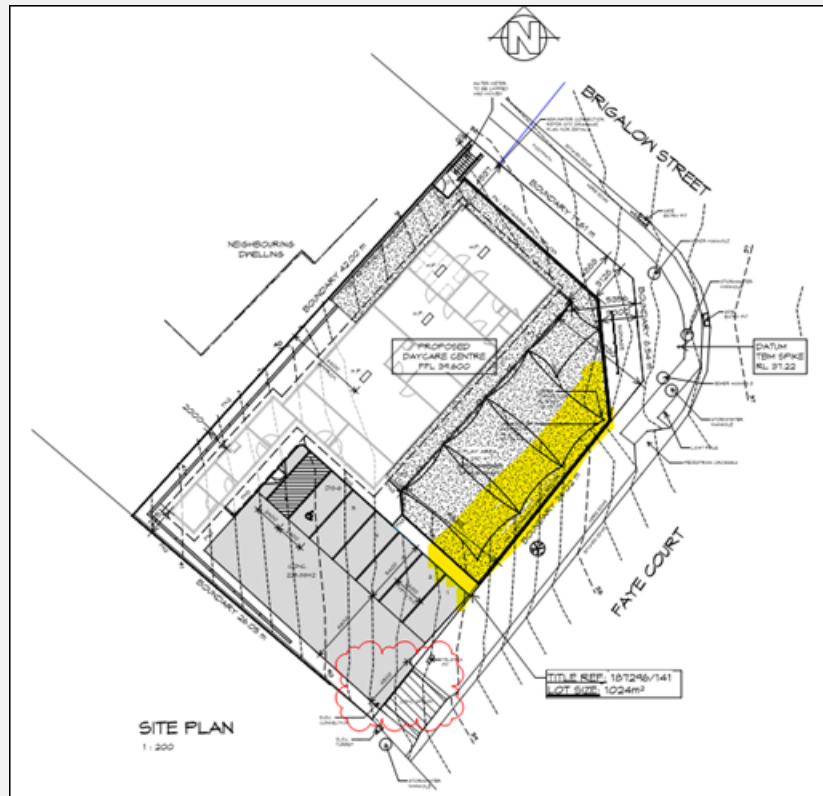


Figure 3 - Extract from site plan with the front fence, retaining wall and shade-sails within the secondary frontage setback (highlighted)

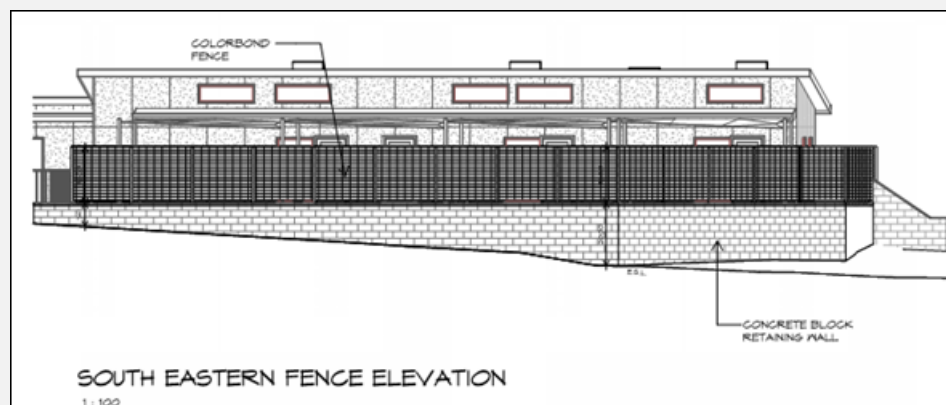


Figure 4 - Southeastern elevation facing the secondary frontage (along Faye Court)

While the proposed development is a non-residential use, the building itself responds appropriately to the streetscape through a single-storey built form and a setback from Brigalow Street and Faye Court, in line with the Acceptable Solution.

In *G Palmese v Hobart City Council and J Connolly [2022] TASCAT 137*, the Tribunal stated at [19] - “Setback is a quantitative element determined by the measurement of distance from the ‘building’ to the lot boundary. Compatibility of the setback with the streetscape is a broad aspirational concept involving an evaluative judgment”

Assessment against Performance Criteria P1 seeks to determine whether the setback is ‘compatible’ with other setbacks in the streetscape (ie. within Brigalow Street for 100m in either direction), as opposed to whether it is consistent or the same as other setbacks. It seeks to establish whether the distance of building elements from the front boundary is in broad correspondence or harmony with the streetscape.

As stated, the focus of this assessment is on the setback’s compatibility with the streetscape, not the built form’s compatibility with the streetscape. Compatibility cannot be reduced to a purely quantitative assessment: *Pain v Clarence City Council [2021] TASRMPAT 28*.

Separate assessments against the Performance Criteria has been undertaken below for the primary and secondary frontages.

Assessment of the Primary Frontage:

The proposal will have a setback from the primary frontage that is ‘compatible’ with the Brigalow Street streetscape, having regard to the topographical constraints. Due to the natural topography of the street, a number of dwellings along Brigalow Street have retaining walls along their front boundaries, albeit not to the same height, but within the same or similar setback distances.

A quantitative assessment of setback distances within the streetscape, as defined above, is provided in the following table.

Southern side of Brigalow Street	
Property	Approx. setback
9 Brigalow St	5.7m
1/11 Brigalow St	7.04m
13 Brigalow St	6.1m
15 Brigalow St	6.1m
2 Faye Ct	Subject site
19 Brigalow St	7.5m
1/21 Brigalow St	5m

25 Brigalow St	6.0m
27 Brigalow St	6.5m
29 Brigalow St	6.3m

Northern side of Brigalow Street

Property	Approx. setback
14 Brigalow St	5m
16 Brigalow St	Vacant
18 Brigalow St	Vacant
20 Brigalow St	5m
26 Brigalow St	2.5m
28 Brigalow St	6.0m
30 Brigalow St	3.5m from retaining wall

The above table demonstrates that there is a range of front setback distances within the streetscape, rather than a clearly defined pattern or building line. With consideration of the range of setbacks, the proposed setback of 4.5m has been assessed as being 'compatible' with the streetscape, having regard to topography, as discussed below.

The site gently slopes down from the rear western corner to the frontage eastern corner. The siting of the proposed fence and retaining walls appropriately responds to the site's sloping topography. As the site is sloping towards the Brigalow Street frontage, a combination of both cut in the western part of the site and fill within the eastern part of the site has been proposed to achieve a flat building area. This is required in part to maintain suitably accessible internal pathways with level access achieved from the car park which is constructed at a naturally higher point on the site. Legislative requirements for childcare centres also mandate specific outdoor areas per child, the need for this space accessible from the building influences the position of the retaining wall.

The stairs to the pedestrian access from Brigalow Street is also within the primary frontage. Due to the proposed difference in levels between the road and the building area, the stairs provide an important role in enabling egress from the site for pedestrians, primarily as an emergency exit. The primary entry to the building is oriented to the car park at the western end. This complies with building regulations.

For the portion of fence along the northwestern side boundary within the 4.5m frontage setback, this is required to preserve privacy between properties. It also has a modest function in reducing noise emissions from within the building on occasions when windows are open. The noise modelling has been undertaken based on the proposed location of the side boundary fences.

It is noted that, whilst the landscaping within the front setback to Brigalow Street improves the presentation of the development and its visual bulk, it does not directly alter the setback distance itself, and therefore its compatibility with setbacks in the streetscape. The focus of this assessment remains on the compatibility of the setback distance itself, not the visual appearance of the built form.

Assessment of the Secondary Frontage:

Faye Court is a recently established residential street within a developing subdivision and does not yet display a well-established pattern of built form or setbacks. The dwelling located opposite on Faye Court (15 Brigalow Street) has access from a low point at Brigalow Street and is cut into the land rather than filled. The setback of the dwelling is approximately 3.5m from its Faye Ct frontage. However, the presence of only a single development within the streetscape provides limited scope to establish setback compatibility. The absence of an established streetscape limits the ability to undertake a direct comparison of setback distances. As such, this assessment will primarily have regard to the setbacks compatibility topographical constraints.

As demonstrated within the architectural plans prepared by Prime Design, dated May 2026, the single storey building itself is setback from the Faye Court frontage in accordance with the Acceptable Solution. However, the proposal has a 1.8m high fence on top of a 0.741m to 2m high retaining wall within 3m setback of the secondary frontage. A part of the shade sails and supporting posts covering the outdoor play area is also within this setback.

The inclusion of the retaining wall in this location is a result of the proposed fill to achieve a flat building and outdoor play area. The retaining wall cannot be further setback from the secondary frontage due to the outdoor play area requirements. The proposal avoids locating the building itself within the frontage. The elements within the frontage are limited to retaining structures, fencing, and lightweight shade structures.

The location of the footpath within Faye Court is on the opposite side so the pedestrian experience would typically be at a distance from the site rather than standing directly next to a combined wall and fence that reaches 3.8m in height at the corner.

Given the evolving nature of the Faye Court streetscape and the absence of an established pattern of setback for compatibility, the proposal represents an outcome that responds to the constraints of the site and the functional requirements of the use.

Therefore, the proposal satisfies the Performance Criteria.

CLAUSE 8.5.1 P2 Non-dwelling development

<p>ACCEPTABLE SOLUTION NOT ACHIEVED</p>	<p><i>A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</i></p> <p>(a) <i>be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</i></p> <ul style="list-style-type: none"> <i>i. a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</i> <i>ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</i> <p>(b) <i>only have a setback less than 1.5m from a side or rear boundary if the building:</i></p> <ul style="list-style-type: none"> <i>i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</i> <i>ii. does not exceed a total length of 9m or one third of the length of the side or rear boundary (whichever is lesser).</i>
<p>PERFORMANCE CRITERIA</p>	<p>P2 The siting and scale of a building that is not a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity, having regard to:</p> <ul style="list-style-type: none"> i. reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; ii. overshadowing the private open space of a dwelling on an adjoining property; iii. overshadowing of an adjoining vacant property; and iv. visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and <p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The proposal has a 1.8m-high colourbond fence on top of a 1.26m concrete block retaining wall (maximum height on northwestern side boundary) directly on the side boundary for a length >9m. Both the retaining wall and fence cannot be exempt under clauses 4.6.8 and 4.6.4(b)(ii) of the planning scheme, so must be assessed as a structure within the side setback. This requires an assessment against the Performance Criteria.</p> <p>The figures below highlights the area relevant to this assessment.</p>

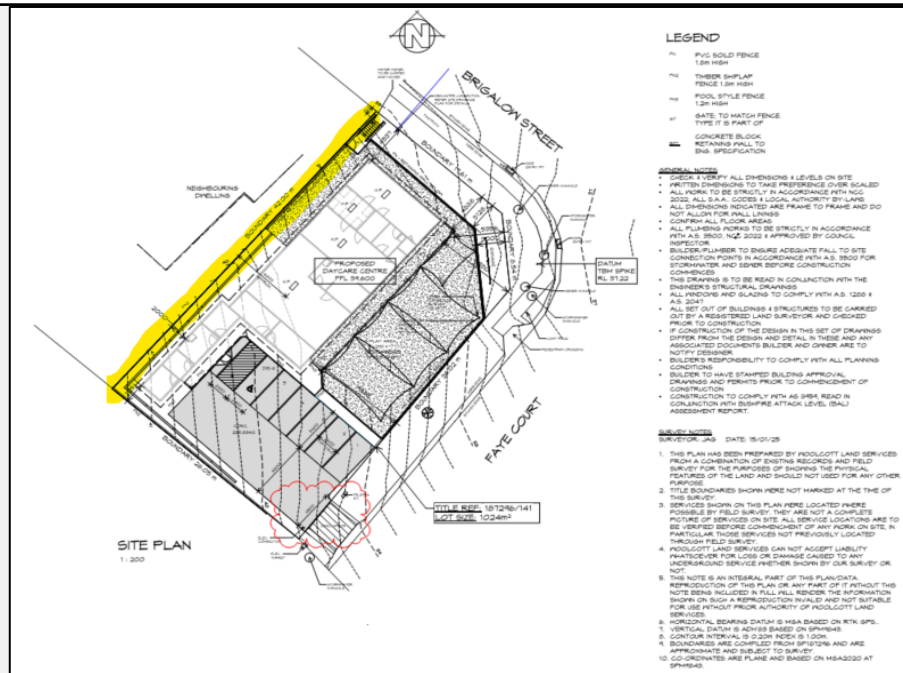


Figure 5 - Extract from site plan with the side fence and retaining wall within the northwestern side boundary setback (highlighted)

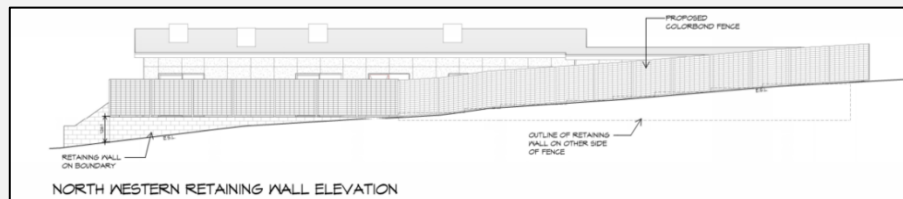


Figure 6 – Northwestern elevation facing the adjoining property at 19 Brigalow Street, Legana

It is to be noted that the discretion is only due to the fence and retaining wall along the northwestern side and southwestern rear boundaries as the building itself complies with the setbacks on both sides.

As the subject site is a corner lot with a vacant residential lot at the rear, the only adjoining property for the purpose of assessing separation between buildings, and loss of amenity, is at 19 Brigalow Street, Legana.

The following assessment will be undertaken using the two-step test [1] to analyse the amenity currently enjoyed at 19 Brigalow Street and if there is an 'unreasonable' loss due to the proposal.

The siting and scale of the combined fence and retaining wall within the northwestern side setback:

(a) Will not cause unreasonable loss of amenity, having regard to:

The proposed structure within the side setback will not reduce the sunlight in the habitable rooms on the adjoining property.

A shadow study was provided for 9am, 12pm and 3pm at the Winter Solstice which demonstrates that, the shadow generated

by the proposed development predominantly either falls on the subject site or on Faye Court. Due to the angle and direction of the sun, shadow from the proposed development will not be cast in the direction of 19 Faye Ct (refer to shadow diagrams).

No significant shadowing from the proposed development falls on the adjoining property at 19 Brigalow Street.

While some shadow is cast on the adjoining vacant land to the southwest, this is generated by the proposed 1.8m high side boundary fence, such that the overshadowing in this direction is no greater than a compliant residential development. Further, there are currently no habitable buildings to the southern rear side of the site that the proposed development could overshadow, as the lot is vacant. However, the shadow diagrams demonstrate that in the Winter Solstice, shadow is cast by the development onto the vacant land for part of the day, and not to an extent that would unreasonably impact its amenity. In addition, the approved location of the crossing to the future 4 Faye Court implies driveway and garage adjoining the subject site, parts of a dwelling less sensitive to overshadowing. The site's topography slopes up from Brigalow Street to the southwestern boundary. As the retaining wall on the southwestern boundary will be retaining cut, the wall will sit below the existing level of the adjacent vacant land. Despite being within the side boundary setback, the retaining wall will not increase the height of the 1.8m boundary fence, when viewed from the adjoining property, nor increase overshadowing impact.

The area of 19 Brigalow Street that directly adjoins the retaining wall consists of a driveway and garage, rather than being a habitable room or private open space. Having regard to the use of a garage/driveway, the proposed location of the retaining wall adjoining these parts of the adjoining property would not result in an unreasonable loss of amenity in relation to sunlight access to these areas, nor would viewing the retaining wall from the driveway or garage windows, unreasonably reduce the amenity of these spaces with regard to their normal use.



Figure 3- Streetscape view of the adjoining property facing the subject site

As mentioned above, the proposal will not overshadow any future private open space to the south to an unreasonable extent and there will be no significant impacts of overshadowing at 19

	<p>Brigalow Street, as shown in the submitted shadow diagrams (refer to attached Proposal Plans);</p> <p>The combined wall and fence height along this part of the side boundary will not cause a loss of amenity that is 'unreasonable' in relation to visual bulk, compared to a compliant single dwelling which could be built to the side boundary up to 3m for 9 metres in length.</p> <p>(b) The proposal also provides a level of separation from the building to adjoining property that is generally consistent with that of established development in the area. It is relevant to note, that a single dwelling in the General Residential Zone can be built to a side boundary to a height of 3m for a length of 9 metres, which is a common occurrence particularly for garage walls and residential retaining walls. There are many examples within the 400m catchment area from the subject site to demonstrate the building elements within side setbacks for part of the boundary length as seen in the table below. As such, the proposed separation distance of the retaining wall from the adjoining property is not inconsistent with other setbacks in the area.</p> <table border="1" data-bbox="533 999 1390 1402"> <thead> <tr> <th colspan="2">Properties within side setback</th> </tr> <tr> <th>Property</th> <th>Approx. setback</th> </tr> </thead> <tbody> <tr> <td>6 Edith Ct</td> <td>0m</td> </tr> <tr> <td>2 Edith Ct</td> <td>1.2m</td> </tr> <tr> <td>3 Brigalow Street</td> <td>0.7m</td> </tr> <tr> <td>5 Papunya Place</td> <td>0.5m</td> </tr> </tbody> </table> <p>Therefore, the proposal satisfies the Performance Criteria.</p>	Properties within side setback		Property	Approx. setback	6 Edith Ct	0m	2 Edith Ct	1.2m	3 Brigalow Street	0.7m	5 Papunya Place	0.5m
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CLAUSE 8.5.1 P3 Non-dwelling development

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A3 A building that is not a dwelling, must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 35% is free from impervious surfaces.</p>
PERFORMANCE CRITERIA	<p>P3 A building that is not a dwelling, must have:</p> <p>(a) site coverage consistent with that existing on established properties in the area; and</p>

	(b) reasonable space for the planting of gardens and landscaping.
ASSESSING OFFICER'S COMMENTS	<p>Site coverage would be well under 50%, however the proposal results in 66.6% impervious surface on the site, which is greater than the A3 (b) of the Acceptable Solution. This requires an assessment against the Performance Criteria</p> <p>The childcare centre will have:</p> <p>(a) A site coverage of 26.12% that is consistent with existing residential properties in the General Residential zone, and complies with A3(a) of the Acceptable Solution; and</p> <p>(b) 33.4% of the site area is free from impervious surfaces. This retains sufficient pervious landscaped area, including the outdoor play area to be covered with shade sail only, the proposed mulched area along the side boundaries and 3.1m wide landscaping area particularly along the Brigalow Street primary frontage. A childcare centre does not require gardens for the operation of the use, and proposed landscaping is considered suitable for the streetscape. The stormwater authority has advised there is no need for additional works to support the use, suggesting the proposal is suitable in the location.</p> <p>Therefore, the proposal satisfies the Performance Criteria.</p>

CLAUSE 8.5.1 P4 Non-dwelling development

ACCEPTABLE SOLUTION NOT ACHIEVED	<i>A4 No Acceptable Solution</i>
PERFORMANCE CRITERIA	<p>P4 A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p style="padding-left: 20px;">(i) the topography of the site; and</p> <p style="padding-left: 20px;">(ii) traffic volumes on the adjoining road.</p>
ASSESSING OFFICER'S COMMENTS	<p>The proposed solid front fence on top of the retaining wall is within 4.5m of the frontage (both within primary and secondary frontage). As the proposal cannot be exempt and there is no Acceptable Solution for a front fence within the 4.5m frontage, it needs to be assessed against the Performance Criteria.</p> <p>(a) The proposed PVC 1.8m solid fence along Brigalow Street and Faye Court, will provide a secure enclosure for the centre ensuring the safety of the children are protected. As the fence is solid, it limits direct visual permeability; however, passive surveillance is achieved through alternative design responses like distinct entry and exit point for pedestrians off Brigalow Street, and the car parking area on Faye Court.</p>

	<p>(b) The fence will be at a higher point on the site from the natural ground level and less transparent compared to the adjoining residential uses. However, the design of the fence can be justified by the need for the proposed non-residential use and its associated safety and acoustic requirements. As outlined in this report and with reference to the definition of compatibility in <i>Pain v Clarence City Council</i> [2021] TASRMPAT 28, the assessment of the front fence along Brigalow Street focuses on its responsiveness to the site's topographical conditions, rather than solely its visual presentation. Given the emerging nature of development along Faye Court and the absence of an established setback pattern, the assessment of the front fence within this streetscape is appropriately based on how it responds to site constraints and the functional requirements of the use.</p> <p>(i) The site slopes down from the rear western corner to the frontage eastern corner. The height of the retaining wall in the front has been adjusted accordingly to minimise the overall cut and fill required across the site as a whole. As the height of the fence is maintained to 1.8m, the proposed will provide a uniform and orderly frontage treatment.</p> <p>(ii) Brigalow Street is a residential street with no thoroughfare function, and Faye Court when complete, would be a residential cul-de-sac. The fence and retaining wall within the setback would not affect sightlines at the intersection and have no adverse impacts on traffic or traffic volumes.</p> <p>Therefore, the proposal satisfies the Performance Criteria.</p>
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CLAUSE 8.5.1 P6 Non-dwelling development

ACCEPTABLE SOLUTION NOT ACHIEVED	<i>A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.</i>
PERFORMANCE CRITERIA	<p>P6 Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.</p>
ASSESSING OFFICER'S COMMENTS	The proposal includes four (4) x roof-mounted heat pumps located between approximately 5.14m and 6.0m from the north-western side boundary, adjoining a dwelling at 19 Brigalow Street. As the setback does not meet the Acceptable Solution, the proposal is required to be assessed against the Performance Criteria

	<p>The proposed plant is located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <p>(a) The primary emissions from the air-conditioning units will be mechanical noise associated with operation. As stated in the Acoustic Impact Assessment report, dated 2 February 2026 and prepared by Pitt & Sherry attached with this application, the noise emissions from the equipment are within the fixed plant noise regulations listed in the Environmental Management and Pollution Control (Noise) Regulations 2016, which are 45 dB(A) from 7am to 10pm and 40 dB(A) from 10pm until 7am. The frequency of the emissions is expected to be generally consistent with standard daytime use of the childcare centre and is unlikely to cause a noticeable variation to the daytime ambient noise levels or loss of amenity to nearby residences.</p> <p>(b) The childcare centre is a daytime operation, with hours limited to between 7.30am and 6.00pm on weekdays. The operation of the air-conditioning units will occur within these hours and will not extend into late evening or night-time periods where residential amenity is more sensitive. The scale of the use (36 children capacity) is modest, and the associated plant is proportionate to servicing the building.</p> <p>(c) The plant will be in a relatively elevated position compared to the adjoining dwelling due to the fill at the front of the site. The combination of level differences, retaining walls, and boundary fencing provides a degree of physical separation that assists in attenuating noise transmission towards the adjoining property.</p> <p>(d) The air-conditioning units are proposed to be mounted on the rooftop of the building and are also distanced 5.14m to 6.0m from the 1.8m high solid boundary fencing atop the retaining wall. The separation and the combination of the high fence with the retaining wall will additionally act as an acoustic barrier as the sound power levels being projected downwards towards the fence line as considered by the acoustic consultants in their modelling. A planning permit condition is recommended to control the timing and operation of the mechanical plant thereby minimising the noise emissions.</p> <p>Therefore, the proposal satisfies the Performance Criteria.</p>
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CLAUSE C2.6.5 Pedestrian access

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1.2</p> <p><i>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</i></p>
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PERFORMANCE CRITERIA	<p>P1</p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site (b) the nature of the use; (c) the number of parking spaces (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.
ASSESSING OFFICER'S COMMENTS	<p>The proposed carpark has one (1) x disability accessible car parking space but does not have a footpath greater than 1.5m for its entire length, from the car park to the main entrance of the building. Rather, the proposal has a 1.6m wide footpath from the main car park until the Director's office within the building, which then tapers to 1.2m until the main entrance of the building. This triggers an assessment against the Performance Criteria.</p> <p>Safe and convenient pedestrian access is provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> (a) The proposed childcare centre is located on a corner lot adjoining Faye Court and Brigalow Street within the General Residential Zone. The site gently slopes down (~7%) from the rear western corner to the eastern corner, however once complete the site would be filled to be essentially flat where the use occurs. The access into the site will be via an existing sealed crossing from Faye Court. The proposed sealed parking allocated for the proposal will be conveniently located close to the site entrance. (b) The proposal is for a 36-children childcare centre aged between 0-5 years, which is considered a sensitive use in the zone. The car park within the site will be primarily used by the parents dropping off/picking up their children for a short-duration. The accessible space will be available for both customer and staff use if required. (c) As per Table C2.1 of the Planning Scheme, the proposed use requires a parking rate of 1 space per employee and the development has proposed six (6) x car parking spaces including one (1) x accessibility car parking space, complying with the required number of onsite parking spaces. (d) As indicated within the Traffic Impact Assessment report prepared by Pitt & Sherry dated 09 April 2026, submitted with this application, the frequency of vehicular movements is anticipated to be a maximum 30 movements in the peak hour, which will be parents dropping off and picking up their children with passenger vehicles. (e) The proposal has included one (1) x accessible car parking within the main car parking space with convenient and easy access to the main entrance of the childcare centre building.

	<p>(f) N/A - No footpath crossings are proposed. The footpath is on the far side of the road, and the internal path for users from the car park is on the side of the building compared to the car parking spaces.</p> <p>(g) The car park is located very close to the site's entry point. It is anticipated that the speed of the vehicles entering and exiting the site will be very low considering the small scale of the site, and the site's access and maneuvering availability. If accessing via the car park, the footpath to enter the main entrance of the building is available immediately near the main car park.</p> <p>(h) A 1.6m wide footpath has been provided from the main car park as far as the Director's office within the building. The width of the footpath then tapers to 1.2m until the main entrance of the building. The footpath is separated from the car park by a 1.2m high pool style fence along its entire length. This is considered to comply with Australian standards for a building of this type.</p> <p>(i) The orientation of the building, convenient location of the car park, and the 1.2m high pool style fence will efficiently protect the pedestrian footpath from the vehicles within the main car park.</p> <p>Therefore, the proposal satisfies the Performance Criteria.</p>
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CLAUSE C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction P1

ACCEPTABLE SOLUTION NOT ACHIEVED	<p>A1.4</p> <p><i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i></p> <p>(a) <i>the amounts in Table C3.1; or</i> (b) <i>allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</i></p>
PERFORMANCE CRITERIA	<p>P1</p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <p>(a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.</p>

ASSESSING OFFICER'S COMMENTS	<p>The proposal will have approximately 111 vehicular movements to and from the site in a day. As the proposal is anticipated to increase traffic by more than 40 vehicular movements per day and does not meet the requirements under Table C3.1 of the Tasmanian Planning Scheme, an assessment against the Performance Criteria is required.</p> <p>These movements are typically spread during the morning and afternoon periods, rather than concentrated into the road network peak hours, and are relatively short in duration, consistent with the operational characteristics of childcare centre uses. Some movements should be considered linked trips, rather than a new trip on the surround road network, as they may already be travelling on the road network to another facility.</p> <p>Vehicular traffic to and from the site will minimise any adverse effects on the safety and efficiency of the road, having regard to:</p> <ul style="list-style-type: none">(a) As outlined within the Traffic Impact Assessment report (TIA), prepared by Pitt & Sherry dated 09 April 2026, submitted with this application, the proposal is expected to generate approximately 111 vehicular movements per day.(b) The proposal is for a childcare centre and the traffic generated is anticipated to be from the vehicular movements created by predominantly light passenger vehicles of parents dropping off and picking up their children and the staff working on site. This would occur within two periods of high activity lasting a couple of hours from 7.30-9am and from 3.30-5pm, with relatively little traffic during the day.(c) Faye Court and Brigalow Street are both urban residential and sealed two-way local roads maintained by Council. There is also an existing footpath on one side of the road to provide safe and convenient access for pedestrians.(d) Both Brigalow Street and Faye Court are subject to the default speed limit of 50km/h, however, the Road Authority suggests the speed environment is much less than the default limit. The traffic flow into the site is anticipated to be from the surrounding road network or the operation of the Freshwater Point Road/ Brigalow Street/ Faye Court intersection. The site is at a corner and also not far from a bend in Brigalow Street, so speeds in the immediate area are likely to be naturally slower than the posted maximum.(e) There are no identified alternative access routes to enter and exit the site.(f) The need for proposed vehicular movement is to access the childcare centre. This would be mostly by either the staff working on site or the parents dropping off/picking up their children in the morning or evening using light vehicles. As discussed in 8.3.1 A4/P4 above, there is a significant need for childcare centre places in the growing town of Legana.(g) The Traffic Impact Assessment report prepared by Pitt & Sherry dated 09 April 2026, submitted with this application indicates that the surrounding road network has capacity to accommodate the
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	<p>anticipated increase in traffic without adverse impacts on safety or efficiency.</p> <p>(h) The Road Authority has provided advice and recommended conditions for inclusion on the permit, to ensure no adverse effects on the road network. The Road Authority agrees with the conclusions of the Traffic Impact Assessment that the surrounding road network can absorb the additional traffic and not cause an unreasonable loss of amenity to existing Council-maintained roads from either the additional traffic to the area or any on-street parking.</p> <p>Therefore, the proposal satisfies the performance criteria.</p>
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ROAD AUTHORITY COMMENTS

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

Surrounding road network

Brigalow Street and Bandalong Way have an 8.9m wide carriageway which provides sufficient space for on-street parking on one side of the road while maintaining provision for two-way passing traffic. Where Tasmanian road rules allow, it can provide on-street parking on both sides with one lane of passing traffic. Faye Court has a carriageway width of 7.4m which provides for on-street parking on one side.

A concrete footpath is located on the southern side of Brigalow Street, which connects the site frontage to Freshwater Point Road with a set of pedestrian access ramps at the Faye Court intersection. The footpath continues along the southern side of Faye Court for the extent of its current construction.

Faye Court will continue for an additional 120m in its current direction before terminating with a court bowl as part of an existing approval for a residential subdivision. The future construction will result in an additional 19 lots.

Brigalow Street has an uphill gradient when travelling from Freshwater Point Road, and a horizontal curve beyond Edith Court. The grade then flattens at the curve beyond Faye Court before changing to a downhill gradient. The combination of these factors results in a speed environment at the intersection with Faye Court which is less than the default 50 km/hr urban speed limit.

For assessment purposes, the speed environment at the Faye Court intersection has been conservatively estimated to be 40 km/hr, even though it is likely less when travelling southwest toward Faye Court, as the road has an 8% uphill grade before the horizontal curve at 26 Brigalow Street.

Sight distance is approximately 66m looking left and more than 100m looking right from the Faye Court intersection. Safe intersection sight distance from the Faye Court intersection is approximately 64m, for an approaching driver on Brigalow Street stopping on a wet road with a decision time of 4.5 seconds.

Traffic generation

Traffic generation is expected to be staggered through the morning peak as times for drop offs are likely to coincide with the personal circumstances of each carer, i.e. the start time of employment or other errands for the day, rather than the opening time of the facility itself. Peak hour traffic is dependent on the number of children using the facility.

The Guide to Transport Impact Assessment (the Guide) by Transport for New South Wales was used to estimate peak hour traffic. It is a highly regarded resource for transport practitioners to estimate and assess traffic impacts to developments. The document contains a summary of average trip generation rates for both vehicle and person trips at childcare centres based on surveyed counts from 2015 at similar sites in New South Wales.

The summary of survey results recommends an average trip generation rate of 0.81 vehicle trips per licensed child for an AM peak, and 0.80 vehicle trips per licensed child for the PM peak. This corresponds to 29.16 trips in the morning peak hour, rounded up to 30 for assessment purposes, with the 36-child capacity. It is noted that the Traffic Impact Assessment by Pitt & Sherry used a traffic generation rate of 0.85 trips/licensed child, which corresponds to person trips not vehicle trips.

The Guide includes a link to an Analysis Report, prepared by the consultant who undertook the 2015 child care centre surveys, which compared the data collected from each site to better understand how traffic generation is dependent on the number of children using a facility. The Analysis Report was reviewed as part of this assessment to determine the suitability of the summary rates shown in the Guide and to review the submitted Traffic Impact Assessment. The report includes a regression analysis for each type of care facility surveyed, to find a relationship between vehicle trips to a child care centre in peak hour and the number of children licensed at each centre. A formula with an R^2 value of 0.9286 was developed using the relationship. With 36 licensed places, the formula results in a predicted 26 trips in the morning peak hour. The previous estimate of 30 trips in the morning peak using the recommended value in the summary table is therefore considered suitable for assessment purposes.

The Guide also includes daily trip generation rates for child care centres. For long day care centres, the suggested average rate is 2.97 vehicle trips per licensed child per day. This equates to 107 vehicles per day (vpd). The Traffic Impact Assessment by Pitt and Sherry calculated the expected traffic generation to be 111 vpd, using an average daily factor of 3.07 vehicle trips per licensed child. From Table 5.59 of the Guide, this relates to person trips not vehicle trips.

The worst-case scenario for traffic generation would be if each licensed child were dropped off and picked up separately each day, resulting in four traffic movements per child. This would equate to 144 vpd. If the employees were also driving separately and parking on site, it would create an additional 12 trips, or a total of 156 vpd. This scenario is unlikely and unreasonable as employees will be parking offsite, and some vehicles will contain more than one child at drop off and pick up.

The 2015 child care centre surveys, mentioned previously, also collected data on the number of children associated with each traffic movement. The Analysis Report prepared by the consultant contains the average number of children in each car at drop off and pick up. For the surveyed long day care centre sites, the average number of children in each car in the morning and afternoon was 1.29 and 1.30, respectively.

Using the rate of 1.29 children per car at pick up and drop off equates to 112 vpd. For assessment purposes, this becomes 124 vpd when the six employees are included, even though employees will be parking offsite and not using the subject site's vehicular crossing.

As mentioned previously, Faye Court will provide access for 19 additional lots when fully constructed, resulting in an estimated additional 144 vpd. Even with the conservative estimate of 124 vpd from this proposal, the estimated future traffic on Faye Court would only be 268 vpd, which is very low. In the improbable event that every child and employee were to enter the site in the morning peak hour, the peak hour traffic associated with the child care centre would be 78 movements, or 94 movements including the future 19 residential lots. This is still much less than the environmental capacity goal of 200 vehicles per hour (vph) for a local residential street. Brigalow Street would likely continue to operate below the 200 vph target in this scenario, or at least below the 300 vph maximum.

When assessing the local impact to traffic generation, it should be noted that some of the trips using Brigalow Street should be considered linked trips, not necessarily new or additional trips, as traffic that would otherwise pass Faye Court to go to a different child care centre could instead enter Faye Court.

Car parking

Parking provision was also considered when assessing the effects on the safety and efficiency of the road network. The Car Parking and Sustainable Transport Code of the Tasmanian Planning Scheme includes a table of parking space requirements for various uses. Educational and Occasional Care requires one space per employee and one space for every six tertiary education students. The proposed six car parking spaces on site therefore meets the Acceptable Solution.

The application proposes to sign the six on-site parking spaces as pick-up/drop-off only, meaning the six employees would rely on the parking available on the surrounding streets. There is plenty of on-street parking available on surrounding streets such as Edith Court (less than 200m), or Tatana Way and Freshwater Point Road (less than 400m).

Even though the proposed onsite parking provision meets the Acceptable Solution, its suitability to provide adequate parking for the proposed Use is dependent on how long each vehicle occupies a parking space in peak hour, or how long each drop off is, to minimise any effect on the surrounding road network. The 2015 child care centre surveys also measured the average length of stay using vehicle number plate surveys. The average stay time in the morning at long day care centres was 5 minutes 41 seconds, according to the Analysis Report.

The Analysis Report also provides a summary of peak parking accumulation across the sites. A regression analysis was used to obtain a formula to calculate the peak parking accumulation based on the number of licensed places at a facility. For 36 licensed places, the formula results in a peak parking accumulation of 8 spaces. This equates to 0.219 spaces required per child. The Guide lists a recommended site parking requirement, based on previous 1992 surveys, of one space for every four children, or 0.25 spaces per child.

Until February 2026, the Victorian Planning Scheme required 0.22 parking spaces per child at child care centres. The car parking code was recently updated in Victoria to only require one space per employee, consistent with the Tasmanian Planning Scheme. It is anticipated that the Victorian Planning Scheme intends for staff parking to be provided on site and pick up and drop off to be on the surrounding streets. This is similar to an existing child care centre in Trevallyn (licensed for 30 children) which has on-site parking signed as staff parking only. Pick up and drop off relies entirely on the street parking available on Bain Terrace. A site visit

of the Bain Terrace facility was undertaken during the morning peak hour as part of this assessment. The on-street drop off appeared to be functioning well without impacting the flow of passing traffic. Some drop offs were observed to have multiple children.

The Analysis Report by the consultant notes observations of on-street drop-off and pick-up behaviour as part of the surveys. On-street parking was chosen out of convenience, even when off-street parking was available and unoccupied.

In this location, it is anticipated that staff parking off site and frequent turnover of on-site parking will reduce the impact to the surrounding area. The six parking spaces required by the Tasmanian Planning Scheme are considered adequate. It is therefore not recommended to require additional off-street parking to achieve eight or 10 spaces. As the summary of surveyed data of similar sites suggests, on-street parking will likely be utilised out of convenience even if off-street parking is provided. As Bain Terrace shows each morning, on-street drop off can work without affecting the surrounding road network. So whilst there is capacity for most drop-off and pick-up demand to occur within the site, the additional drop-off and pick-up that would inevitably occur on the street, will not have a detriment on the road network at the anticipated volumes.

Waste management

Waste management vehicles will not need to enter the site as bins will either be placed on Faye Court for collection by Council's fortnightly collection service or wheeled to the street for collection by a contractor through private agreement. Either option is acceptable and would not impact the road network or amenity, given the length of frontage available for placement of bins.

Vehicular crossing

A condition has been recommended that requires the site crossover to be upgraded to 5.5m wide to mitigate possible queuing on Faye Court. This will allow provision for two-way passing traffic into the site. Since the expected traffic at the vehicular crossing is 30 movements in the peak hour, it is likely that a vehicle will be entering at the same time as another is leaving.

Conclusion

The assessment has determined that the predicted traffic generated by the proposal will not cause an unreasonable loss of amenity or unreasonable impact to the road network. Even in the improbable scenario that every employee and child arrive separately in the peak hour, the peak hour traffic on Faye Court would still be less than half of the environmental capacity goal of 200 vph for residential streets. The surrounding road network can absorb the predicted traffic generated by the development, without any offsite works or upgrades, other than the upgrade to the site crossover to provide two-way passing traffic to the carpark. Some of the traffic to the site should be considered a linked trip, or a trip that would otherwise be made on Brigalow Street to attend another child care facility.

The six parking spaces proposed meet the Acceptable Solution parking rates of the Tasmanian Planning Scheme and are considered suitable for pick up and drop off. While the intent of the Scheme may be for employee parking to be on site, in this scenario on-site pick up and drop off is more appropriate, and it is recommended that the on-site parking be reserved for that purpose. There is sufficient on-street parking in the vicinity for employees, including on-street parking for any shortfall of drop offs in the morning peak if required.

STORMWATER AUTHORITY COMMENTS

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

The site has a connection to Council’s underground drainage network. Impervious areas created as part of the development will be drained and connected to the site stormwater connection. There are no upgrades required or conditions recommended for stormwater quantity or quality.

NOTIFICATION

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

The number of representations received during this time was twenty-five (25) formal individual written submissions inclusive of thirty-six (36) representors, a petition with fifty-two (52) signatures and one (1) late representation which raised no additional matters.

The number of formal representations including the written submissions and petition was twenty-six (26). The number of unique representors with appeal rights was fifty-nine (59), due to considerable overlap between the individual submissions and petition signatories.

The matters raised in the representations are addressed below:

Matters Raised in the Petition	<p>Matters raised in the petition included:</p> <ul style="list-style-type: none"> (i) Increased traffic flow and associated safety risks, particularly within residential street network not designed for high-volume use (ii) Elevated noise levels affecting the amenity of nearby residents (iii) Insufficient on-site parking, leading to overflow into surrounding streets (iv) Loss of residential tranquility and character (v) The construction of a 2m high retaining wall and a 1.8m solid boundary wall, which is visually intrusive and inconsistent with the existing streetscape.
ASSESSING OFFICER’S COMMENTS	<p>The matters raised by the petitioners have been addressed below:</p> <ul style="list-style-type: none"> (i) The Traffic Impact Assessment by Pitt and Sherry calculated the expected traffic generation to be 111 vehicles per day. As per the Road Authority's assessments and comments, the predicted traffic generated by the proposal will not cause an unreasonable loss of amenity or unreasonable impact on the road network. Even in the improbable scenario that every employee and child arrive separately in the peak hour, the peak hour traffic on Faye Court would still be less than half of the environmental capacity goal of 200 vehicles per hour for residential streets. The surrounding road network on Faye Court, Brigalow Street, and Freshwater Point Road intersection can all absorb the predicted traffic generated by the development. (ii) A Noise Assessment report, prepared by Pitt & Sherry dated 02 February 2026 was submitted in support of the proposal to evaluate

the potential acoustic impacts associated with the operation of the childcare centre, including children playing in indoor & outdoor areas, roof-mounted HVAC equipment and vehicle movements associated. The predicted noise levels for operation of fixed plant including air conditioning units were less than 40 dB(A) and comply with EMPCA noise regulations. At these levels, noise from the centre is not expected to cause a noticeable change to existing ambient noise levels or result in a loss of amenity to nearby residences. Overall noise levels were below EPP outdoor daytime indicator limits for “moderate annoyance” by several decibels.

- (iii) The car parking spaces associated with the proposal have been calculated based on the number of employees proposed as per Table C2.1 of the planning scheme. The proposed six car parking spaces on site therefore meet the Acceptable Solution. However, this application proposes to allocate the six on-site parking spaces as pick-up/drop-off only, and the staff would rely on the parking available on the surrounding streets. There is plenty of on-street parking available on surrounding streets such as Edith Court (less than 200m), or Tatana Way and Freshwater Point Road (less than 400m).
- (iv) In a General Residential Zone, a range of residential and community-based uses that support the day-to-day needs of local residents are considered potentially suitable. The planning scheme does allow for such non-residential developments to be assessed within the General residential zone, subject to compliance with the relevant planning provisions. This proposal is for a relatively modest scale 36 children capacity childcare centre. Considering the scale of the proposed building, its bulk and form, and the provision of landscaping and screening elements like the fence and retaining walls it is anticipated that the proposal would operate without unreasonably impacting the existing residential amenity and character. Residential character in established suburbs often depends on supporting non-residential uses such as retail, medical and educational facilities and services that serve the local community.
- (v) The retaining walls are proposed to address the site's topography and facilitate the development of the childcare centre to modern building standards. The height of the retaining walls varies across the site in response to existing ground levels, with fencing proposed above the retaining structures to provide safety and security for children attending the centre. The proposed fence is not exempt under clause 4.6.3 of the Planning scheme. The proposal was assessed against the relevant performance criteria 8.5.1 P4 as outlined earlier in this report.
- (vi) The fence will be situated at a higher elevation relative to the natural ground level and will present a lower degree of transparency than fencing typically associated with adjoining residential uses. However, compatibility with Brigalow Street is not determined solely by the relationship of built form to the existing streetscape. The street is characterised by varied topography, with a number of dwellings incorporating retaining walls along their front boundaries. While these structures may not be of equivalent height, they are generally located within comparable setback distances. Given the evolving nature of the Faye Court streetscape and the absence of a consistent or established

	<p>setback pattern, the proposal represents a context-responsive outcome that appropriately addresses both the physical constraints of the site and the functional requirements of the childcare use. Whilst the retaining walls and fencing will be visible from surrounding properties and the street, these elements are primarily associated with managing site levels and ensuring appropriate privacy and security for the childcare centre.</p>
<p>ISSUE 1 – Rezoning of the land</p>	<p>Opposition to the rezoning of the land from a residential zone to a commercial zone.</p>
<p>ASSESSING OFFICER’S COMMENTS</p>	<p>The application does not seek to change the zoning of the land. The site is zoned General Residential, and the proposal is for a childcare centre as a non-residential discretionary use within that zone. The application would not change the zoning of the land, nor would it establish a commercial zoning designation over the property.</p> <p>The assessment of the proposal has therefore been undertaken against the applicable provisions of the General Residential Zone.</p>
<p>ISSUE 2 – Inconsistent with Legana Town Centre and Township Structure Plan</p>	<p>Several submissions expressed concern that the proposal is not consistent with the Legana Town Centre and Township Structure Plan adopted by West Tamar Council in March 2026. In particular, they were concerned that the proposal is not aligning with the residential designation identified in the structure plan and would adversely impact the residential amenity and streetscape character.</p>
<p>ASSESSING OFFICER’S COMMENTS</p>	<p>The concerns regarding consistency with the Structure Plan are acknowledged. However, it is important to note that the Structure Plan is a strategic planning document intended to guide the long-term growth and development of Legana. While it provides direction for future land use and development outcomes, the statutory assessment of this planning application is undertaken against the relevant provisions of the Tasmanian Planning Scheme.</p> <p>The application does not undermine the broader strategic intent of the Structure Plan or the General Residential Zone. Rather, it represents a site-specific development proposal that has been assessed on its individual merits against the statutory planning controls.</p> <p>The subject site is located within the General Residential Zone, where a childcare centre is a discretionary use. The proposal has therefore been assessed against the relevant provisions of the planning scheme, in terms of its use and development.</p> <p>Consideration has been given to scale and design of the proposal and its potential impacts on the surrounding neighbourhood. As the proposal is for a small scale 36 children capacity childcare centre, it is anticipated that the centre can operate without unreasonably impacting the residential amenity.</p>
<p>ISSUE 3 – Inconsistency</p>	<p>Many submitters expressed that the proposal does not satisfy Clause 8.3.1, regarding the unreasonable loss of amenity to adjacent sensitive uses.</p>

with
8.3.1 P4

Clause

Concerns expressed regarding the proposal includes:

- (i) Loss of tranquility and amenity in general
- (ii) Inconsistency with the residential neighbourhood character
- (iii) Scale and operational characteristics of the proposal not being compatible with the residential setting
- (iv) Insufficient land size for development of this scale and bulk

It is noted that several submitters have referenced Clause 10.3.1 of the Interim Planning Scheme, which is no longer in effect, having been superseded by the Tasmanian Planning Scheme – however clause 8.3.1 is similar to the previous clause.

**ASSESSING
OFFICER'S
COMMENTS**

The above raised concerns are considered against the objective of 8.3.1 of the Planning Scheme:

- (i) In relation to residential amenity, the proposal incorporates setbacks, landscaping, fencing and designated outdoor play areas that assist in managing potential impacts on adjoining properties. While there is an increase in vehicular movements and noise compared to a single dwelling, these impacts are not considered unreasonable in the context of a childcare centre operating within a residential zone. Planning conditions have been recommended to manage the operational requirements of the proposal, including limits on the number of children attending the centre and hours of operation. This will assist in minimising unanticipated activities and amenity impacts by restricting it to the operational limits which have been assessed.
- (ii) In a General Residential Zone, a range of residential and community-based uses that support the day-to-day needs of local residents are considered potentially suitable. The planning scheme does allow for such non-residential developments such as child care centres to be assessed within the General Residential zone, subject to compliance with the relevant planning provisions. Certain non-residential uses are not out of character with residential areas where impacts on amenity are reasonable.
- (iii) The proposed childcare centre is designed to accommodate a maximum of 36 children which represents a relatively modest scale facility within the residential setting. The built form, orientation of the building, and the integration with the landscape in the front is intentionally designed to maintain a character appropriate to surrounding dwellings. Operational characteristics, including hours of operation, staffing levels and traffic generation, can be managed through planning conditions recommended within this permit to minimise impacts on residential amenity.
- (iv) The site area is 1,024m² with the building footprint only 320m². The proposed site coverage is only 31%, and such the proposal is not considered to represent an overdevelopment of the land. The site is of a sufficient size to support the scale of the development, achieving a reasonable balance between built form and open space while maintaining compatibility with the surrounding residential

	<p>environment. Drainage to the local stormwater system is considered sufficient to manage stormwater impacts.</p>
<p>ISSUE 4 – Noise Impacts and Acoustic Environment</p>	<p>There were concerns with the hours of operation and potential noise generated by the childcare center, including:</p> <ul style="list-style-type: none"> (i) Elevated noise levels in an otherwise quiet residential area. (ii) Expectation of consistent noise from children playing between 7.30am to 6.00pm, particularly within the outdoor play area. (iii) Concerns about operational noise in general, source not specified. (iv) Noise associated with the additional vehicle movements, slamming of car doors and engines. (v) Concerns that assumptions used in the noise assessment report are not correct, valid, or achievable. (vi) Dissatisfaction that the noise levels in the area would increase from Low to Moderate. (vii) Concerns that the noise level assumption of 60% absorption for the 4xroof mounted air-conditioning units is unreasonable. (viii) Noise assessment does not consider noise of children banging items against the fence. (ix) Concern that noise from indoor sources will be greater on sunny days when the doors are open. (x) Disruption to nearby residents working from home, shift workers and retired people who are home during the day.
<p>ASSESSING OFFICER'S COMMENTS</p>	<ul style="list-style-type: none"> (i) A Noise Assessment report, prepared by Pitt & Sherry dated 02 February 2026 was submitted in support of the proposal to evaluate the potential acoustic impacts associated with the operation of the childcare centre, including indoor & outdoor areas, heat mounted equipment and vehicle movements associated. (ii) Concerns included the introduction of elevated noise levels into a residential area through the noise generated by children playing outdoors between 7.30am and 6.00pm were noted. It is noted that children will have restricted access to the outdoor play area, which will be supervised by centre staff throughout the day. Thus, the outdoor noise levels can be constantly monitored. The outdoor play area has been specifically located adjacent to the road so that the primary noise source is separated from the adjacent residential property by the building, to assist in reducing the noise impacts, which is typically best practice. The Noise Assessment has been prepared by a qualified acoustic consultant using accepted industry methodologies and assessed by Council officers against relevant standards. (iii) The acoustic report submitted along with this application concluded that the level of noise from the centre at nearby residences, was modelled in SoundPLAN environmental noise modelling software which is an acoustic industry design standard. This included noise from cars moving in the car park, air-conditioning units, and children playing in the outdoor play area. Overall noise levels were below EPP outdoor daytime indicator limits for “moderate annoyance” by several decibels. The predicted noise levels for operation of fixed plant including air conditioning units were less than 40 dB(A) and comply with EMPCA noise regulations. At these levels noise from the centre

is not expected to cause a noticeable change to existing ambient noise levels or result in a loss of amenity to nearby residences.

- (iv) Predicted sound levels were determined using SoundPLAN environmental noise modelling software. Noise data for children within play areas was sourced from the Association of Australasian Acoustical Consultants (AAAC) Child Care Centre Noise Assessment Guidelines.
- (v) The predicted noise levels from the proposed childcare centre are all below the daytime EPP noise indicator level of 50 dB(A) for avoiding “moderate annoyance” by a significant margin. The margin is sufficient that even when the likely ambient noise from local traffic is considered, noise from the childcare centre is unlikely to cause the Tasmanian Environmental Protection Policy (Noise) 2009 (EPP) indicator levels to be exceeded.
- (vi) The absorption level applies to all sources of noise that were modelled by the noise consultants, not just roof top air conditioning units. This is standard industry practice with SoundPLAN. The Environmental Management and Pollution Control Act 1994 regulates noise levels for air conditioning units in residential areas - where the limits of 45 dB during the day and 40 dB at night is achieved, no further noise reduction through absorption, baffling or other measures is required. Where the established standards are achieved, the noise generated by the air conditioning units cannot be considered unreasonable in their amenity impact.
- (vii) Noise modelling cannot unfortunately account for all possible scenarios (regardless of how unlikely), relating to noise generation. Centre staff will be supervising children to ensure that these types of activities don't occur.
- (viii) Indoor noise levels (with doors open) have been modelled by the noise consultant.
- (ix) The submitted Noise Assessment indicates that noise generated by the development is not expected to result in a noticeable increase above existing background noise levels. As such, the level of impact on surrounding dwellings, including those occupied during the day, is anticipated to be limited

**ISSUE 5 – Traffic
and Road Safety**

Numerous submitters were concerned about the impact of additional traffic generated by the use, including:

- (i) Concentration of traffic during peak pick-up and drop-off times.**
- (ii) Increased traffic flow, with some submitters expecting the traffic volume to be significant.**
- (iii) Concern that the Traffic report doesn't accurately reflect the existing road conditions and capacity.**
- (iv) Increased congestion in the road network after the already approved subdivisions in the area are fully developed.**
- (v) Road network is not designed for the volume of short stay parking that would be generated by the use.**

- (vi) Issue with reduced visibility for drivers at the corner, particularly with overflow parking obstructing sightlines.
- (vii) Increased traffic impact during construction due to larger machinery being required compared to residential construction.
- (viii) TIA is inconsistent with West Tamar Council's own traffic survey.
- (ix) Limited capacity for Faye Ct to accommodate the additional traffic due to being a cul-de-sac which is not designed for a commercial level of use.
- (x) Safety risk associated with increased traffic on residential streets which are not designed for it, particularly with children walking and cycling within the area.
- (xi) Concerns about the adequacy of access for emergency service vehicles and waste collection trucks.
- (xii) Commercial waste collection vehicles will not be able to turn into Faye Court. Need more frequent garbage truck movements.

**ASSESSING
OFFICER'S
COMMENTS**

The proposal has been assessed against the relevant access, parking and traffic provisions of the Tasmanian Planning Scheme and is not considered to result in an unreasonable impact on the local road network.

The proposal is anticipated to have 111 daily vehicle movements, with up to 30 movements in the peak hours. As per the Traffic Impact Assessment report prepared by Pitt & Sherry dated 09 April 2026 submitted with this application, the predicted vehicular traffic is considered minor relative to existing network volumes and is not expected to adversely affect the performance of surrounding intersections or local roads. It is anticipated that the surrounding road network can absorb the additional traffic proposed without an unreasonable loss of amenity.

- (i) The assessment identifies that the childcare centre would generate additional vehicle movements, with the majority occurring during morning drop-off and afternoon pick-up periods. While the vehicular movement does not comply with the Acceptable Solution under Table C3.1 of the planning scheme, relevant consideration has been given to whether the surrounding road network can safely and efficiently accommodate the anticipated traffic demand. The drop off and pick up of children is expected to be spread over a few hours, resulting in a staggered AM and PM peak rather than a concentrated peak, likely at a different time to the road network peak hour.
- (ii) The TIA concludes that the projected traffic generation associated with a 36-place childcare centre can be accommodated within the capacity of the existing road network without any significant impacts on Faye Court, Brigalow Street, the surrounding road network or the operation of the Freshwater Point Road/ Brigalow Street/ Faye Court intersections. The Road Authority has provided advice that Faye Court will remain well within environmental capacity goals for local residential streets, even when it is fully developed.
- (iii) There is no evidence to indicate that the existing road conditions are not reflected accurately within the TIA report. The Road Authority has assessed the road conditions and capacity as suitable and agrees with the conclusions of the Traffic Impact Assessment, that the development will not impact the efficiency of the road network or cause an unreasonable loss of amenity.

- (iv) While future development of approved subdivisions may contribute to increased traffic volumes over time, the assessment of the current application is based on the proposal and the available evidence regarding the capacity and operation of the road network. As calculated and concluded within the Road Authority's comments, predicted traffic generated by the proposal will not cause an unreasonable loss of amenity or unreasonable impact to the road network. Having said that, the Road Authority's assessment has regard to a fully-developed Faye Court as it has an existing approval.
- (v) As stated in the Traffic Impact Assessment report, the drop in and drop offs for the children are proposed within the site and not on the street, however, it and the Road Authority has confirmed the surrounding road network does provide suitable on-street parking which could be used for on-street pickup if so desired.
- (vi) As mentioned within the Road Authority comments, the sight distance available from Faye Court is appropriate. Occurrences of illegal parking is a Police matter. Presuming any vehicle utilising the available kerbside parking is parked in accordance with Tasmanian Road Rules, sight distance from the intersection should not be unreasonably affected. The presence of parked vehicles naturally slows traffic as the available carriageway width is reduced. Prevalent on-street parking and obstacles can make passing drivers more aware to their surroundings as they look for obstacles, thus reducing their reaction time. If available sight distance is reduced by a parked car, the safe intersection sight distance may also be reduced as a result, meaning no effect.
- Consistent with any other construction for a non-residential use within a residential zone, a construction management plan condition is recommended to ensure that the construction phase is managed without causing any unreasonable impact to the surrounding properties. Construction vehicles associated with a childcare centre are still subject to the Heavy Vehicle National Law.
- (vii) Measuring the traffic volume increase as a percentage is not an effective method to determine loss of amenity on Brigalow Street or Faye Court because the starting volumes are so low. For example, even if the subject site were developed with a single residential dwelling, the traffic on Faye Court would theoretically increase 1900% when the future 19 lots are developed. The Traffic Impact Assessment and Road Authority have concluded that traffic generated by the proposal is modest and won't cause an unreasonable loss of amenity.
- (viii) The development is a modest scale and with most traffic associated with the use is generally for short-duration and is also managed through on-site parking and maneuvering areas, reducing the reliance on Faye Court.
- (ix) A concrete footpath is located on the southern side of Brigalow Street, which connects the site frontage to Freshwater Point Road with a set of pedestrian access ramps at the Faye Court intersection. The footpath continues along the southern side of Faye Court for the extent

	<p>of its current construction. This footpath will continue to provide safety to the pedestrians and children for walking/cycling.</p> <p>(x) A condition has been recommended to widen the existing crossover on Faye Court to 5.5m. This will allow provision for emergency vehicles to enter into the site when required.</p> <p>(xi) Waste management vehicles will not need to enter the site as bins will either be placed on Faye Court for collection by Council's fortnightly collection service or wheeled to the street for collection by a contractor through private agreement. Either option will not impact the road network or amenity.</p>
<p>ISSUE 6 – Insufficient on-site parking</p>	<p>Concerns that onsite parking is insufficient for the scale of the use and will result in overflow parking in the street, including in Brigalow Street, which has limited available street parking.</p> <p>(i) Several representors highlighted that the Planning report submitted by the applicant mentions 10 parking spaces, but the Proposal Plans and Traffic Report only include 6.</p> <p>(ii) Another representor highlighted perceived inconsistency in the Planning report regarding whether staff will be permitted to park onsite.</p> <p>(iii) Numerous submitters expressed that the amount of onsite parking is insufficient, and staff parking off-site will create greater impacts on traffic and on-street parking capacity.</p> <p>(iv) Short term parking by staff and parents will reduce the on-street parking available to surrounding residents.</p> <p>(v) Only having one accessible parking space is inadequate.</p> <p>(vi) There is no visitor parking provided.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The inconsistencies within the application documentation and the concerns raised about adequacy of on-site parking have been addressed below:</p> <p>(i) The submitted plans provide six (6) onsite parking spaces, including one accessible parking space, to service the proposed childcare centre. Although the application form submitted as supporting document indicates ten spaces (10), the assessment has been undertaken based on the parking provision shown on the proposal plans. The provision of six parking spaces meets the Acceptable Solution.</p> <p>(ii) The car parking spaces associated with the proposal have been calculated based on the number of staff required as per Table C2.1 of the planning scheme. The proposed six car parking spaces on site therefore meet the Acceptable Solution. However, this application proposes to allocate the six on-site parking spaces as pick-up/drop-off only, and the staff would rely on the parking available on the surrounding streets. This solution was chosen to reduce the perceived impact to the surrounding road network.</p> <p>(iii) As mentioned above, the car parking provided on site meets the required acceptable solution as per the Tasmanian Planning Scheme. There is sufficient on-street parking available for staff on surrounding</p>

	<p>streets such as Edith Court (less than 200m), or Tatana Way and Freshwater Point Road (less than 400m). Additionally, the applicant has proposed to have staggered start and finish times for staff, to coincide with the expected demand from staggered drop off and pick up times, so traffic movements by staff won't all be at the same time.</p> <p>(iv) As indicated by the Road Authority, there is sufficient on-street parking in the vicinity for employees and parents. This is a common characteristic of community and its associated uses and does not, in itself, indicate that the proposal will result in an unreasonable impact on the surrounding road network or create lesser demand for the residents to park on the street. Pick up and drop off will be provided on site.</p> <p>(v) The proposed parking layout complies with the acceptable solutions of clause C2.6.2 A1.2 of the planning scheme and includes one (1) accessible parking space. The number of accessible spaces is in accordance with the National Construction Code 2022-part D4D6, which requires 1 accessible space per 100 car parking for schools (class 9b buildings). However, the proposed 1 car accessible car parking for 6 car parks has thus been met.</p> <p>(vi) As per Table C2.1 of the scheme, a visitor car parking space is not a requirement for an Educational and Occasional Care use. However, visitors to the site will be able to utilise the on-site parking spaces.</p>
<p>ISSUE 7 – Lack of pedestrian infrastructure</p>	<p>Several submitters expressed concern regarding safety risk for pedestrians due to a lack of pedestrian infrastructure including footpaths and crossings, both for children and other residents.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The assessment of the application has included consideration of the site's access arrangements and the likely traffic and pedestrian movements generated by the proposed use.</p> <p>The proposal includes pedestrian access between the building and onsite parking areas, and vehicle access has been designed to provide safe entry and exit to the site which has been assessed in this application above.</p> <p>The scale of the proposed childcare centre is relatively modest, accommodating a maximum of 36 children, and the resulting increase in pedestrian activity is not expected to be of a magnitude that would create an unacceptable risk to pedestrian safety within the surrounding road network.</p> <p>The matters relating to the footpaths and crossings are associated with the existing public infrastructure network of the road rather than the assessment of the proposed use itself. The planning assessment has considered whether the development can operate safely and appropriately within the given context. Based on the information supplied within the application documentation and advice from Council's engineering officers, the proposal is considered capable of operating without resulting in unreasonable pedestrian safety impacts.</p>

ISSUE 8 – Environmental Health – **The childcare centre would have a negative cumulative impact on air quality, water quality (specifically, stormwater), and waste management.**

ASSESSING OFFICER’S COMMENTS

With respect to stormwater and water quality, the development is required to comply with Council's engineering and stormwater management requirements after planning approval stage. Detailed stormwater design and drainage measures will be assessed at the plumbing permit stage to ensure that runoff generated by the development is appropriately managed and does not adversely affect adjoining properties.

The proposal will also be required to provide appropriate waste storage and collection arrangements to service the childcare centre. Waste generated by the use is expected to be typical of a childcare facility and capable of being managed through private commercial waste contractor via kerbside collection on Faye Court, with no requirement for service vehicles to enter the site as mentioned by the applicant in the Traffic Impact Assessment report submitted with this application.

ISSUE 9 – Visual Impact of Retaining Wall and Fencing – **Several submitters expressed concerns regarding the combined height of the retaining wall and fence and its visual impact on the streetscape. Specifically, they noted the following:**

- (i) **Construction of a 2m high retaining wall with a 1.8m high fence on top will be visually intrusive and inconsistent with the existing streetscape, with a higher and more commercial appearance.**
- (ii) **The fencing is contrary to Clause 10.4.7 of the Planning Scheme.**
- (iii) **Height of wall/fence will block vehicle sight lines.**
- (iv) **The bulk of the retaining wall and fence will be an eyesore and look like a prison from the street.**

ASSESSING OFFICER’S COMMENTS

The assessment of the retaining wall along the Northwestern side, Northeastern side and Southeastern side have been previously undertaken as per clause 8.5.1 P1 and 8.5.1 P2 within this report.

- (i) The retaining walls are proposed to address the site's topography and facilitate the development of the childcare centre. The height of the retaining walls varies across the site in response to existing ground levels, with fencing proposed above the retaining structures to provide safety and security for children attending the centre.
- (ii) As assessed previously within the report, the proposed fence is not exempt under clause 4.6.3 of the Planning scheme. There are no acceptable solutions for fences within the frontage; the proposal was assessed against the relevant performance criteria 8.5.1 P4. As identified earlier, the fence will be at a higher point on the site from the natural ground level and less transparent compared to the adjoining residential uses. However, the design of the fence can be justified by the need for the proposed non-residential use and its associated safety and acoustic requirements. While the retaining walls and fencing will be visible from the adjacent properties and the street, it is noted that the structures are largely associated with the management of site levels and privacy.

	<p>(iii) The concerns regarding high wall and fences blocking the sight lines have been assessed by the Council's engineer and it has been concluded that appropriate sight distances are maintained at the site access and that the development can operate safely, subject to compliance with any relevant permit conditions. The retaining wall and fence is setback within Brigalow Street and at the corner.</p> <p>(iv) Although the retaining wall and fencing will introduce a more substantial built form element than a typical residential dwelling, it is not expected to result in 'unreasonable' or 'exorbitant' impacts on the streetscape, adjoining properties or the safe operation of the road network.</p>
<p>ISSUE 10 – Obstruction of Views and Sunlight</p>	<p>Concerns were raised regarding the building's height, reducing visual outlook and impeding natural light.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The proposed childcare centre is a single-storey building with a maximum building height of 5.952m which is well within the Acceptable Solution for building height within the zone, even when considering the increased ground level due to fill at the front of the site. The building has been specifically positioned within the site to separate the outdoor play area and car parking from the adjoining residential properties to minimise amenity impacts.</p> <p>The proposal is not expected to result in significant or unreasonable overshadowing impacts on adjoining properties, as demonstrated in the submitted shadow diagrams (refer attached).</p>
<p>ISSUE 11 – Community Impacts</p>	<p>Several representors raised broader concerns regarding the implications of the development for the future community, including:</p> <ul style="list-style-type: none"> (i) Reduction in property values within the surrounding residential area. (ii) Loss of privacy for neighbouring properties. (iii) Reduced overall livability for existing residents.
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>A number of representors have expressed concern that the proposed childcare centre may reduce surrounding property values, diminish privacy for neighbouring residents, generate ongoing noise complaints, and adversely affect the overall liveability of the locality.</p> <ul style="list-style-type: none"> (i) This planning assessment has considered impacts on amenity and character within the bounds of the relevant standards. The potential impact of a development on property values is not a matter that can be given weight in the assessment of a planning application. (ii) The subject site is a corner lot with adjoining vacant lots at the rear, to be developed in future. The issue of privacy and amenity to the adjoining dwelling to the northwest at 19 Brigalow Street has been considered as part of this assessment. The proposal is a single-storey childcare centre and does not include outdoor areas or upper-level windows that would create significant overlooking opportunities. Boundary fences and retaining walls are also proposed to assist in

	<p>maintaining privacy between the development and adjoining residential properties.</p> <p>(iii) The Planning Scheme identifies a Childcare centre as a discretionary use in the General Residential zone. Community facilities like childcare centres, may be located within residential areas where they provide services to the local community. Subject to appropriate planning conditions, it has thus been assessed that the development can operate without causing unreasonable detriment to the amenity or functioning of the surrounding neighbourhood.</p>
<p>ISSUE 12 – Quality of the Childcare</p>	<p>Several representors raised concerns regarding the adequacy of staffing numbers stated in the application. Specifically:</p> <p>(i) Proposal does not meet the required staffing ratios based on the number of children outlined on the ACECQA website, with the required staff being understated based on Australian Standards.</p> <p>(ii) Outdoor play space is not enough for the number of children.</p> <p>(iii) They will require additional staff just to cover reception/administration, lunch breaks for teachers and kitchen duties.</p> <p>(iv) There is limited space provided for storage and no benches or cupboards proposed in the class rooms.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>Several concerns were raised regarding whether the staffing numbers identified within the application are sufficient to meet regulatory requirements and support the operation of a childcare centre accommodating up to 36 children. This has been addressed below</p> <p>(i) The assessment undertaken is based on the planning scheme and statutory regulations. Matters relating to staffing ratios, operational management, and compliance with ACECQA website are administered through separate legislative and accreditation frameworks and are not determined through this planning permit process. As confirmed by the applicant <i>“the childcare centre cannot commence operation until it has received Service Approval from the Department for Education, Children and Young People. As part of this process, the Department will independently assess the service's ability to meet all regulatory requirements relating to staffing, supervision, health and safety, child wellbeing, and ongoing compliance with the National Quality Framework. This provides an additional level of assurance that the service will operate in accordance with all relevant legislation and regulatory requirements.”</i></p> <p>(ii) The Planning Scheme does not include specific requirements for outdoor play areas, as this is already regulated under separate legislation, which dictates the required area of outdoor space per child. The detailed design of outdoor play areas, and minimum play space standards, are matters that will be assessed through the relevant regulatory approval processes.</p> <p>(iii) The number of staff is only controlled through the planning scheme on the basis of car parking provision. The number of on-site parking spaces is six (6), and the applicant has confirmed the intention to have</p>

	<p>maximum of six (6) staff. The following additional details have been provided by the applicant:</p> <ul style="list-style-type: none"> ○ Administration staff: Administration functions will be managed off-site. ○ Lunch Break for staff: To ensure continuous supervision of children throughout the day, a lunch cover educator will temporarily replace staff members while they take their lunch breaks. Staff will generally leave the premises during their break period, and the lunch cover arrangement will ensure that educator-to-child ratios and supervision requirements are maintained at all times. Importantly, the lunch cover educator will not increase the total number of staff on site. The lunch cover educator will simply replace an educator who is on their lunch break, meaning there will continue to be a maximum of six staff members on site at any given time. ○ Kitchen Staff: Not required, as parents will provide meals and snacks for their children. <p>(iv) As indicated by the applicant, the proposed childcare centre provides outdoor and indoor spaces that exceed the requirements prescribed under the National Quality Framework (NQF) and the Education and Care Services National Regulations for the proposed number of children. Furthermore, it is important to note that the Department for Education will undertake a separate assessment before issuing a Service Approval. As part of this process, the department will ensure that all indoor and outdoor environments, storage arrangements, equipment, and learning spaces comply with the requirements of the National Quality Framework and provide a safe and suitable environment for children.</p>
<p>ISSUE 13 Community Need</p>	<p>– There is an insufficient need or demand for another childcare centre in this location with an existing centre already within 5km, with a new childcare centre about to open within a 5-minute walk.</p>
<p>ASSESSING OFFICER'S COMMENTS</p>	<p>The Planning Scheme does not require a proposal to demonstrate a specific community need or market demand.</p> <p>Matters relating to commercial demand, market competition and the potential impact of a development on existing or future childcare providers are not planning considerations that can be afforded weight in the determination of the application. The availability of alternative childcare services within the locality does not indicate that a proposed childcare centre is inappropriate from a planning perspective.</p> <p>The Planning Scheme anticipates that community-related uses, like childcare centres, may be established within residential areas where they are capable of operating in a manner that is compatible with the surrounding neighbourhood. The assessment of this application has therefore focused on the planning merits of the proposal rather than the commercial need for the facility.</p>

ISSUE 14 – Concerns regarding non-compliance with side setbacks and insufficient Building setback separation from residential dwellings.

ASSESSING OFFICER’S COMMENTS

The proposal has been assessed against clause 8.5.1 of the Planning Scheme. Where a proposal does not satisfy the applicable Acceptable Solution, it is assessed against the corresponding Performance Criteria to determine whether the planning objectives of the standard are achieved.

As assessed previously within the report, consideration has been given to the building's height, scale, and setback relationship to adjoining properties. The proposed development is a single-storey building and incorporates fencing and landscaping elements within the side setbacks that assist in reducing potential impacts on neighbouring residential properties.

The setback distances and building layout maintain an appropriate spatial relationship between buildings, and supporting reasonable levels of privacy, and amenity. The setbacks and separation distances proposed are considered appropriate having regard to the scale of the development, meeting the applicable performance requirements of the Planning Scheme.

ISSUE 15 – There are more suitable locations available for a childcare centre, such as within commercial or industrial zones, and where supported by Location Suitability adequate infrastructure.

ASSESSING OFFICER’S COMMENTS

As per the Tasmanian Planning scheme, childcare centres can be established within residential areas, subject to demonstrating that they can operate in a manner that is compatible with the surrounding neighbourhood and that any impacts can be appropriately managed.

This proposed childcare centre is located within the General Residential Zone to provide convenient access for local families and to support the day-to-day needs of the community.

While it is acknowledged that other locations may also be suitable for a childcare centre, the existence of potentially preferable or alternative sites is not a determinative planning consideration. The assessment has focused only on the merits of the proposal, and the proposal has been assessed as satisfying the applicable requirements of the Planning Scheme.

OPTIONS

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

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

PROFESSIONAL COMMENTS OF THE ASSESSING OFFICER

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

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

RECOMMENDATION

That application PA2025327 be determined as follows:

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

That the application for Educational and Occasional Care: Childcare Centre, by Ignite Dreams Pty Ltd Pitt & Sherry obo Pawinee Eainsa-Ad, for land at 2 Faye Court, Legana Lot No.141 on Plan No. 187296 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents:
 - (a) Plans by Prime Design, reference no. PD24423 and dated May 2026.
 - (b) Traffic Impact Assessment, prepared by Pitt & Sherry Rev 01 dated 09 April 2026.
 - (c) Noise Assessment, prepared by Pitt & Sherry Rev 01 dated 02 February 2026.

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.

HOURS OF OPERATION

2. The hours of operation, excluding office and administration tasks, must be confined to:
 - (a) Monday to Friday, 7.30 am to 6.00 pm.
3. Deliveries to and from the site by commercial vehicles must be confined to:
 - (a) Monday to Friday, 8.00 am – 6.00 pm.

CENTRE CAPACITY

4. The maximum capacity of the child care centre must not exceed thirty-six (36) children. The number of children on site must not exceed this limit at any time.

STAFF NUMBERS

5. The maximum number of employees on-site at any given time must not exceed six (6), inclusive of educators and any support staff.

TASWATER

6. The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2025/01240-WTC) attached.

TASNETWORKS

7. The development must be in accordance with the advice of TasNetworks (TasNetworks reference number CN25-262323).

RETAINING WALL

8. Prior to commencement of any works, the applicant must submit detailed engineering plans of the proposed retaining wall on the northwestern side boundary. The plans must show to the

Council's satisfaction that the proposed wall, including footings, would be entirely within the site boundary and not undermine existing or potential development on the adjoining land.

DRIVEWAY AND PARKING AREA CONSTRUCTION

9. Before commencement of the use, parking bays and access ways as shown on the endorsed plans must:
 - (a) be line-marked or otherwise delineated to indicate each car space and access lane;
 - (b) be properly constructed to such levels that they can be used in accordance with the plans, especially any accessible parking spaces which must be in accordance with Australian Standard AS/NZ2890.6-2009 Off-street parking for people with disabilities;
 - (c) be surfaced with an all-weather impervious surface; and
 - (d) be adequately drained to prevent stormwater being discharged to neighbouring property.Parking areas and access lanes must be kept available for these purposes at all times and maintained for the life of the use.
10. A minimum of six (6) parking spaces, including one (1) accessible space, must be provided on-site, as shown on the endorsed plans. With the exception of the accessible space, all parking spaces must be signed for pick-up and drop-off only. Employees must not park vehicles on the site during operating hours.
11. A minimum of two (2) bicycle parking spaces must be provided on site in the location shown on the endorsed plans, for use by customers and staff.

VEHICULAR CROSSING

12. Prior to the commencement of the use, the existing site crossover must be upgraded to provide provision for two-way passing traffic, with the following design criteria:
 - (a) Be 5.5m wide;
 - (b) Be positioned so the driveway apron has at least one metre of horizontal clearance to any existing street light pole or electrical turret;
 - (c) Where adjacent to communications infrastructure, pit lids shall either be offset from new driveway apron, or replaced with a trafficable lid, to the satisfaction of the Responsible Authority;
 - (d) Where a crossover is widened, the transition in the kerb and footpath must also be widened; and
 - (e) Be in accordance with Council Standard Drawings, in particular TSD-R09.
13. Works in the road reserve shall not commence until a Driveway Crossing Application Form has been submitted to Council and approved by the Road Authority.

CONSTRUCTION MANAGEMENT

14. Prior to the commencement of works (including vegetation removal), a construction management plan must be submitted detailing how soil and water is to be managed during the construction process to prevent the escape of soil and sediments beyond site boundaries. This plan must clearly set out the property owner's obligations for erection, inspection and maintenance of all control measures approved. The management plan must include the following:
 - (a) date and author;
 - (b) property boundaries, location of adjoining roads and other public land if any, impervious surfaces, underground services and existing drainage, contours, approximate grades of slope, directions of fall, north point and scale;
 - (c) general soil description;
 - (d) location and types of all existing vegetation, location and amount of proposed ground disturbance, limit of clearing, grading and filling and the proposed location of soil, sand, topsoil and other material stockpiles;
 - (e) critical natural areas such as drainage lines, cliffs, wetlands and unstable ground;

- (f) location of vegetation to be retained and removed;
- (g) location of stabilised site access;
- (h) initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure;
- (i) stormwater discharge point, if proposed;
- (j) location of all proposed temporary drainage control measures;
- (k) construction details;
- (l) location and details of all proposed erosion control measures;
- (m) location and details of all proposed measures to minimize dust generation and emission beyond the site boundaries;
- (n) location and details of all proposed sediment control measures;
- (o) a statement of who is responsible for establishing and maintaining erosion and sediment control measures;
- (p) site rehabilitation or landscaping/revegetation program;
- (q) estimated dates for start and finish of the works including installation sequence of different erosion and sediment controls;
- (r) any information required to address soil, water and dust control measures required to accommodate staging of the proposal; and
- (s) outline of the maintenance program for erosion and sediment controls. This must include weekly inspection as well as before and after every rain event and a reporting schedule to Council.

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

COMMENCED DEVELOPMENT STOP

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must be installed and maintained on site to ensure overland flows do not become a nuisance to adjoining properties or Council's infrastructure until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Community Assets or their delegate. This may require a revision of the approved Construction Management Plan – any changes must be approved by the Director of Community Assets or their delegate.

LIGHTING

- 15. Any external lighting, with the exception of security lighting, must be turned off when the use is not operating. Exterior and security lighting must be designed, located and baffled so that no direct light is emitted beyond the site boundaries.

OUTDOOR STORAGE AREAS

- 16. Goods, equipment, packaging, machinery and the like must not be stored outside a building so as to be visible from the public road, or any public thoroughfare or public place.

NOISE

- 17. Prior to the commencement of any works, the applicant must submit detailed plans and specifications of building's fixed plant. The plans and specifications must show to the Council's satisfaction that the fixed plant will be as shown in the endorsed plans and documents. In particular, the plans and specifications must confirm the assumptions made in the equipment

noise source details (Table 1) of the Noise Assessment prepared by Pitt & Sherry, dated 02 February 2026, Rev 01. If the detailed plans and specifications are not consistent with the endorsed plans, and do not confirm the assumptions made in the Noise Assessment, an addendum to the Noise Assessment must be undertaken by a suitably qualified person and provided to Council upon its completion to the satisfaction of the Director Planning and Development. This addendum will form part of this permit.

18. If a noise complaint is received by Council in regards to the use, and a relevant officer forms a reasonable suspicion that the noise exceeds that anticipated or approved in the endorsed report, an additional noise study must be undertaken by a suitably qualified person, and the report provided to Council upon its completion and any mitigation works required must be completed within a timeframe specified by Council to the satisfaction of the Director Planning and Development

SIGNS

19. The approved signage must not be illuminated without further approval.

WASTE DISPOSAL

20. Trade waste disposal bins must be provided on the site. The bins provided must not occupy or obstruct access to car parking or loading areas indicated on the endorsed plans.
21. All waste streams (waste, recycling, organic etc) generated by the use approved by this Permit must be disposed of in accordance with the requirements of a Waste Management Plan submitted to Council and approved by the Director Planning and Development prior to commencement of the use. This plan must include:
 - (a) Details of all waste streams including quantity;
 - (b) Details of storage, collection and disposal of all waste streams;
 - (c) Details and evidence of contracts held in regards to waste collection and disposal, including frequency; and
 - (d) Any other specific measures.

Permit Notes

Notations

- A. This permit was issued based on the proposal documents submitted for PA2025327. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit takes effect after:
 - (a) The 14-day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the

provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

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

DECISION

Moved:

Seconded:

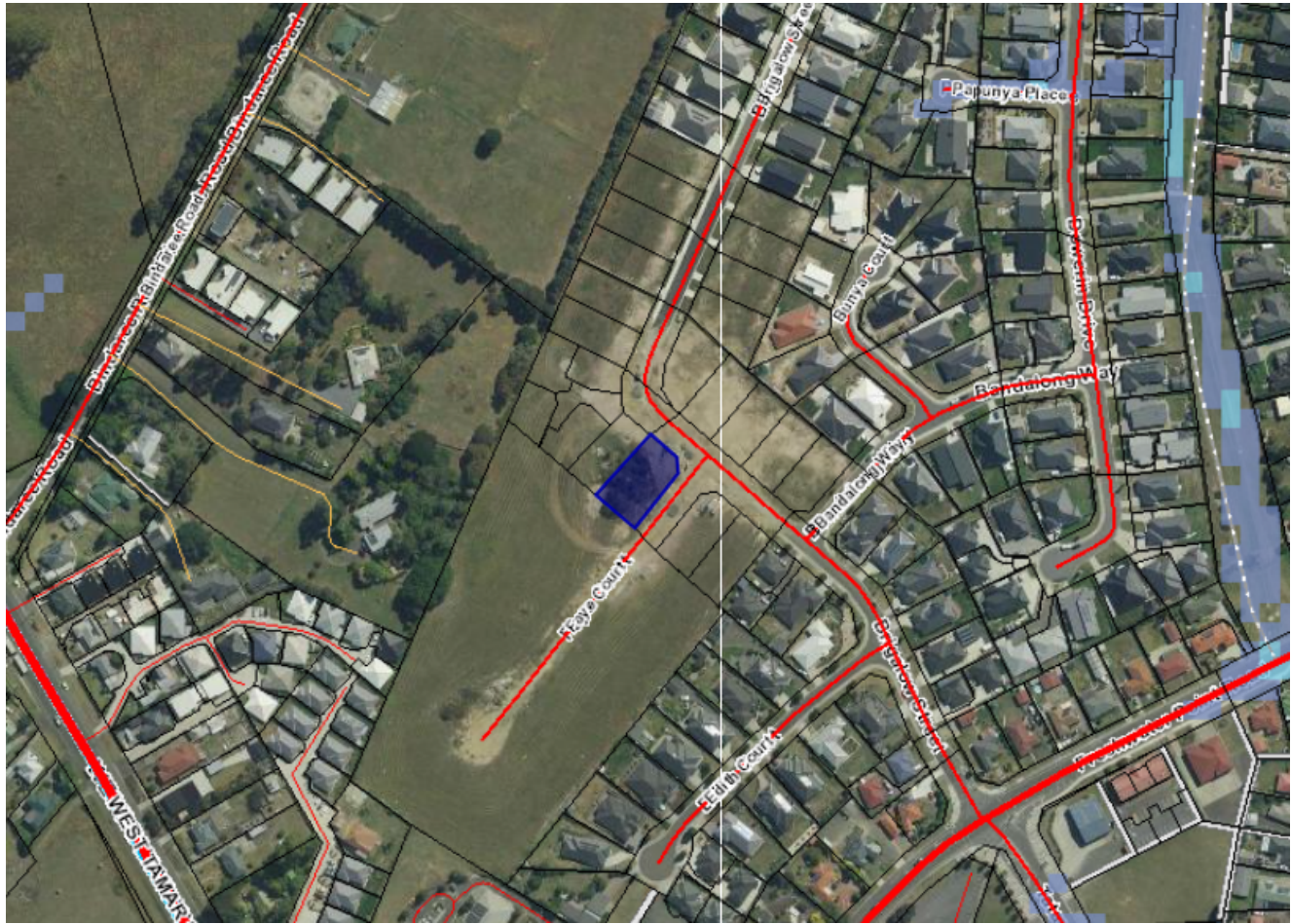
VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

Plan 1 – Attachment 1 – Location Plan
PA2025327
2 Faye Court, Legana

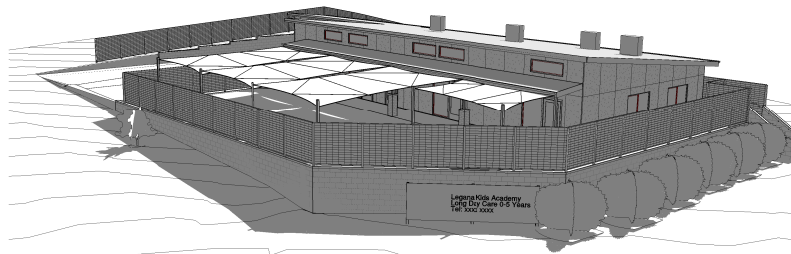
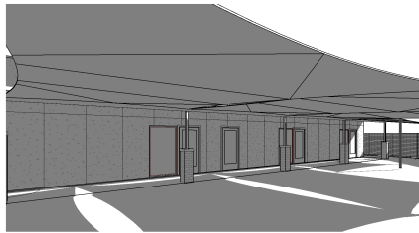
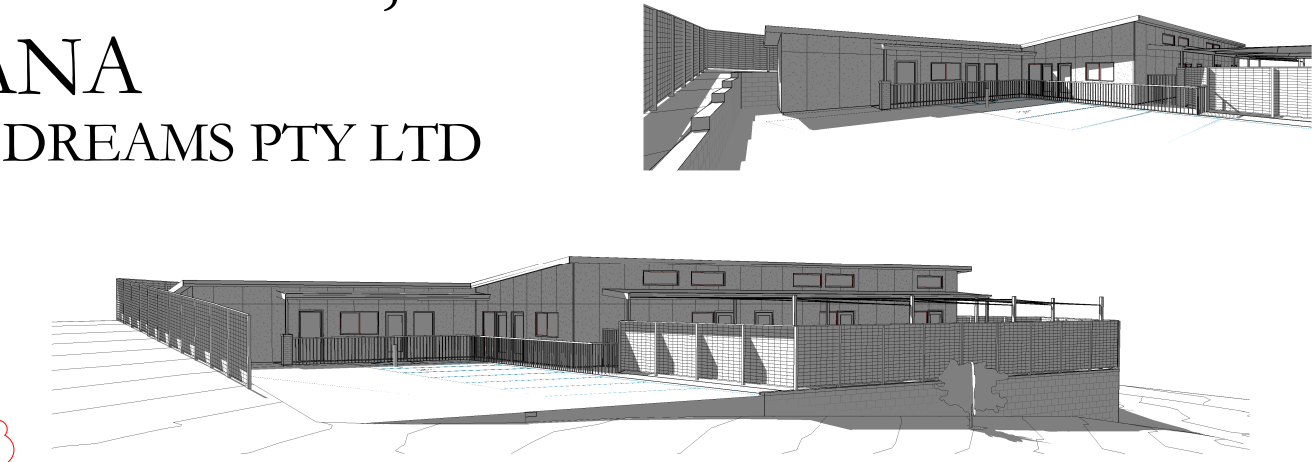
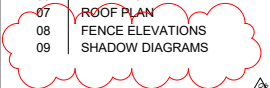


PROPOSED DAY CARE CENTRE 2 FAYE COURT, LEGANA IGNITE DREAMS PTY LTD

PD24423

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE LANDSCAPING PLAN
03	SITE DRAINAGE PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	ELEVATIONS
07	ROOF PLAN
08	FENCE ELEVATIONS
09	SHADOW DIAGRAMS



FLOOR AREA	267.57	m ²	(29.80 SQUARES)
TOTAL AREA	267.57		29.80

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 197296/141
SITE AREA: 1024m²
DESIGN WIND SPEED:
SOIL CLASSIFICATION:
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
EQAL RATING: EXEMPT
OTHER KNOWN HAZARDS: NONE KNOWN

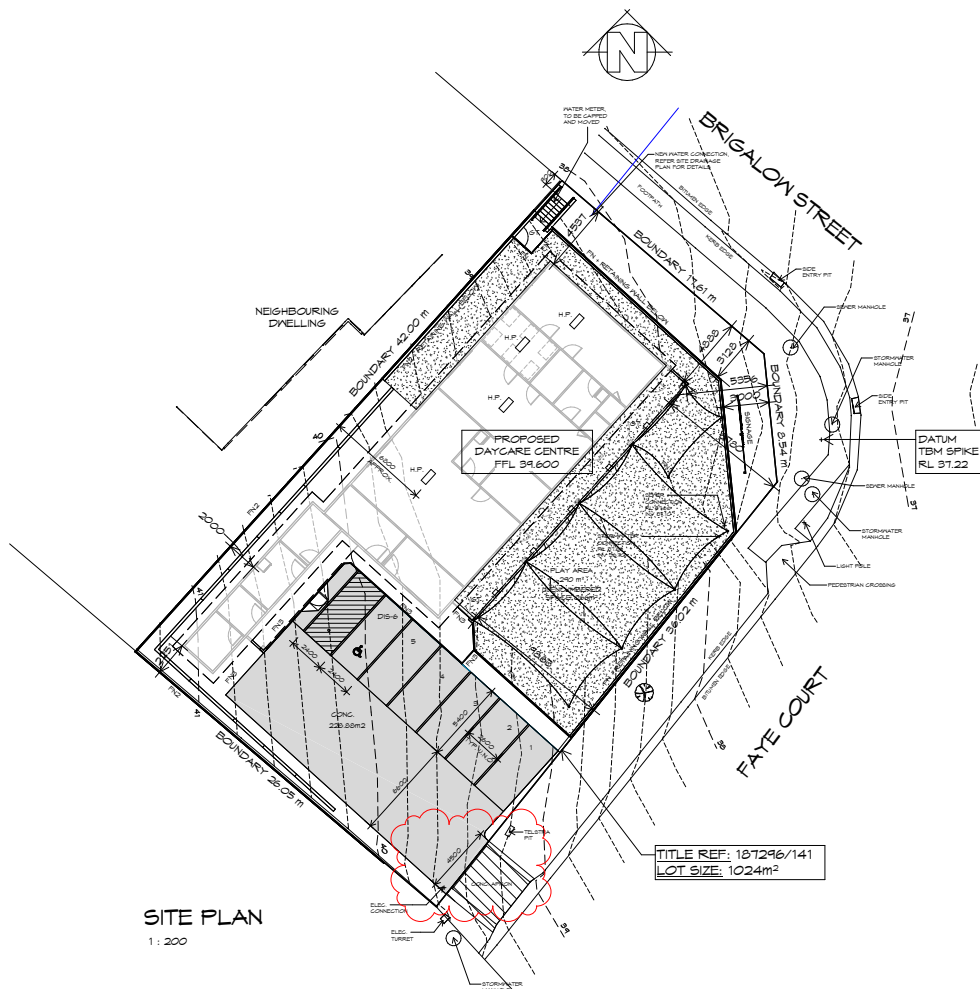
pd Prime Design
your build, your way

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Accredited Building Practitioner: Frank Gekus - No CC246A

MAY 2026

PLANNING

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



SITE PLAN
1 : 200

LEGEND

- FN PVC SOLID FENCE
1.8m HIGH
- FN2 TIMBER SHIPLAP
FENCE 1.8m HIGH
- FN3 POOL STYLE FENCE
1.2m HIGH
- GT GATE, TO MATCH FENCE
TYPE IT IS PART OF
- SEL CONCRETE BLOCK
RETAINING WALL TO
ENG. SPECIFICATION

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SURVEY NOTES

SURVEYOR: JAG DATE: 15/01/25

1. THIS PLAN HAS BEEN PREPARED BY KOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY, THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. KOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF KOOLCOTT LAND SERVICES.
6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS.
7. VERTICAL DATUM IS ADH83 BASED ON SPM9843.
8. CONTOUR INTERVAL IS 0.20m INDEX IS 1.00m.
9. BOUNDARIES ARE COMPILED FROM SP181296 AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND BASED ON MGA2020 AT SPM9843.



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Project:
PROPOSED DAY CARE CENTRE
2 FAYE COURT,
LEGANA

Client name:
IGNITE DREAMS PTY LTD

Drawing:
SITE PLAN

Drafted by:
D.D.H. **Approved by:**
Approver

Date:
29.05.2026 **Scale:**
1 : 200@A2

Project/Drawing no:
PD24423 -01 **Revision:**
06

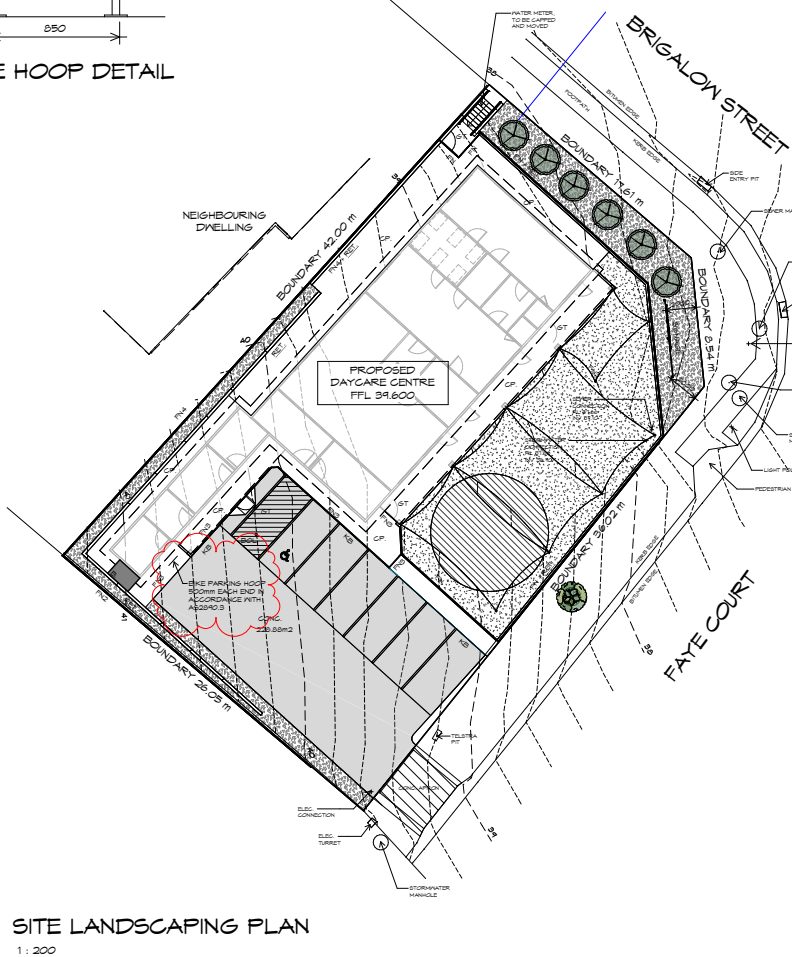
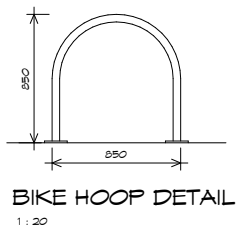


BUILDING DESIGNER
ACCREDITED MEMBER

Accredited building practitioner: Frank Geskus - No CC246A

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

**ORDINARY COUNCIL MEETING
Tuesday 16 June 2026**

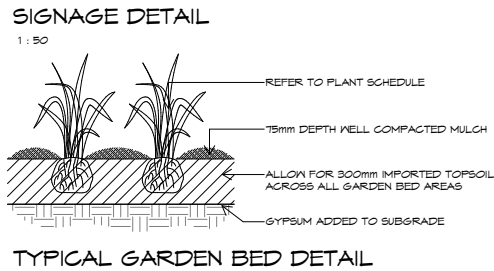
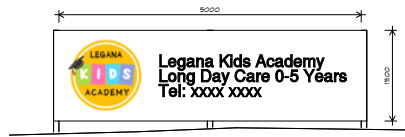


LEGEND

- PROPOSED SHRUB
- PROPOSED GROUNDCOVER/GRASS
- SOFT FALL
- SYNTHETIC LAWN
- MULCH OR SIMILAR
- CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- WASTE STORAGE
- FN1 PVC SOLID FENCE 1.8m HIGH
- FN2 TIMBER SHIPLAP FENCE 1.8m HIGH
- FN3 POOL STYLE FENCE 1.2m HIGH
- FN4 COLORBOND FENCE 1.8m HIGH
- GT GATE, TO MATCH FENCE TYPE IT IS PART OF
- RET. CONCRETE BLOCK RETAINING WALL TO ENG. SPECIFICATION
- KB KERB
- SIGNAGE GROUND BASE SIGN, REFER DWG BELOW FOR DETAILS

SITE COVERAGE
BUILDING FOOTPRINT 320m² / SITE AREA 1024m² = 0.3125
TOTAL SITE COVERAGE 31.25%

IMPERVIOUS SURFACES
IMPERVIOUS SURFACES 683m² / SITE AREA 1024m² = 0.667
TOTAL SITE FREE FROM IMPERVIOUS SURFACES 33.3%



PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED DAY CARE CENTRE
2 FAYE COURT,
LEGANA

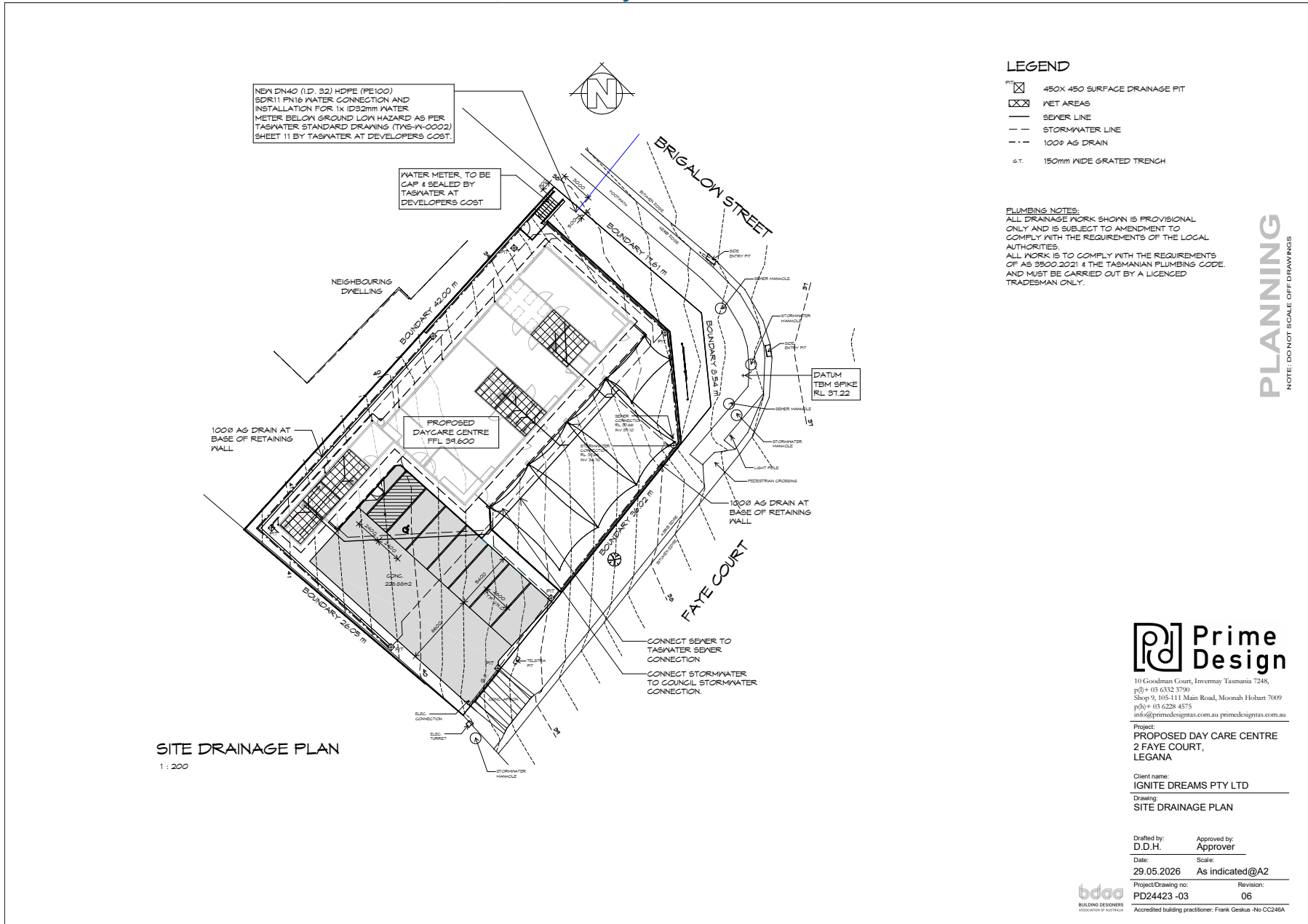
Client name:
IGNITE DREAMS PTY LTD
Drawing:
SITE LANDSCAPING PLAN

Drafted by: D.D.H.	Approved by: Approver
Date: 29.05.2026	Scale: As indicated@A2
Project/Drawing no.: PD24423 -02	Revision: 06

Accredited building practitioner: Frank Geskus - No CC246A



**ORDINARY COUNCIL MEETING
Tuesday 16 June 2026**



PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



LOCALITY PLAN
1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT** FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED DAY CARE CENTRE
2 FAYE COURT,
LEGANA**

Client name:
IGNITE DREAMS PTY LTD

Drawing:
LOCALITY PLAN

Drafted by:
D.D.H.

Approved by:
Approver



Date:
29.05.2026

Scale:
1 : 2000@A2

Project/Drawing no:
PD24423 -04

Revision:
06

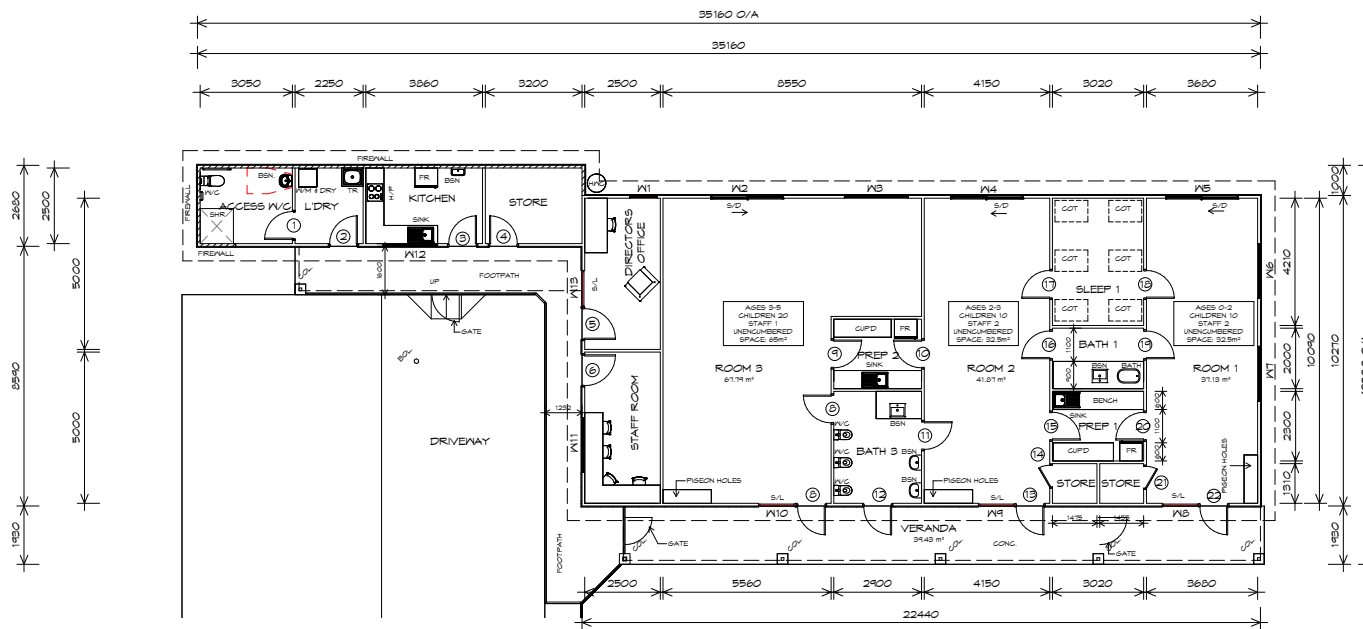


Accredited building practitioner: Frank Geskus -No CC246A

ORDINARY COUNCIL MEETING Tuesday 16 June 2026

LEGEND

- S/D SLIDING DOOR
- S/L SIDELIGHT
- COL COLUMN
- HWC HOT WATER CYLINDER
- BOL BOLLARD



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

FLOOR PLAN

1 : 100

FLOOR AREA 267.57 m² (28.80 SQUARES)
TOTAL AREA 267.57 28.80

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING, UNLESS OTHERWISE STATED. OUTDOOR AREAS ARE CALCULATED SEPARATELY.

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
M1	1800	910	AWNING WINDOW	
M2	2100	2410	SLIDING DOOR	
M3	1000	2110	AWNING WINDOW	
M4	2100	2410	SLIDING DOOR	
M5	2100	2410	SLIDING DOOR	
M6	1500	1810	AWNING WINDOW	
M7	1500	1810	AWNING WINDOW	
M8	2100	1210	FIXED WINDOW	
M9	2100	1210	FIXED WINDOW	
M10	2100	1210	FIXED WINDOW	
M11	1000	1810	AWNING WINDOW	
M12	1000	1810	AWNING WINDOW	
M13	2100	1210	FIXED WINDOW	
M14	800	1810	FIXED WINDOW	HIGHLIGHT WINDOW
M15	800	1810	FIXED WINDOW	HIGHLIGHT WINDOW
M16	800	1810	FIXED WINDOW	HIGHLIGHT WINDOW
M17	800	1810	FIXED WINDOW	HIGHLIGHT WINDOW
M18	800	1810	FIXED WINDOW	HIGHLIGHT WINDOW

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **???** BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING.

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	INTERNAL TIMBER DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	GLAZED EXTERNAL DOOR	
4	920	EXTERNAL SOLID DOOR	
5	1020	GLAZED EXTERNAL DOOR	
6	1020	GLAZED EXTERNAL DOOR	
9	920	GLAZED EXTERNAL DOOR	C/W SIDELIGHT
10	920	GLAZED EXTERNAL DOOR	
11	920	GLAZED EXTERNAL DOOR	
12	920	GLAZED EXTERNAL DOOR	
13	920	GLAZED EXTERNAL DOOR	C/W SIDELIGHT
14	120	ROBE DOOR	
15	920	GLAZED EXTERNAL DOOR	
16	920	GLAZED EXTERNAL DOOR	
17	920	GLAZED EXTERNAL DOOR	
18	920	GLAZED EXTERNAL DOOR	
19	920	GLAZED EXTERNAL DOOR	
20	920	GLAZED EXTERNAL DOOR	
21	120	ROBE DOOR	
22	920	GLAZED EXTERNAL DOOR	C/W SIDELIGHT



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Project:
**PROPOSED DAY CARE CENTRE
2 FAYE COURT,
LEGANA**

Client name:
IGNITE DREAMS PTY LTD

Drawing:
FLOOR PLAN

Drafted by:
D.D.H.

Approved by:
Approver



Date:

Scale:

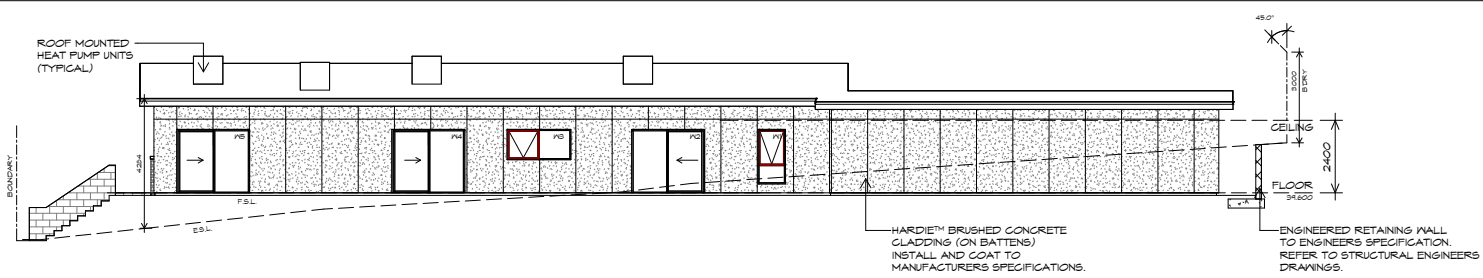
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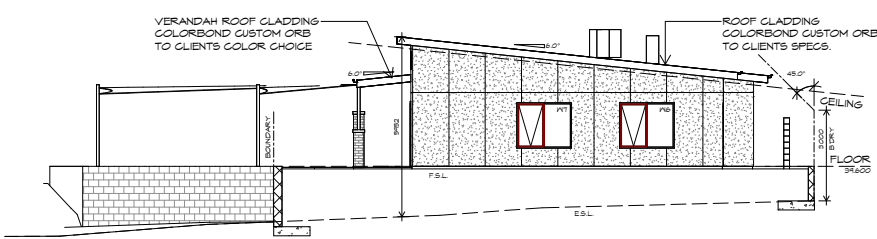


Project/Drawing no: **PD24423-05** Revision: **06**
Accredited building practitioner: Frank Gensku - No CC248A

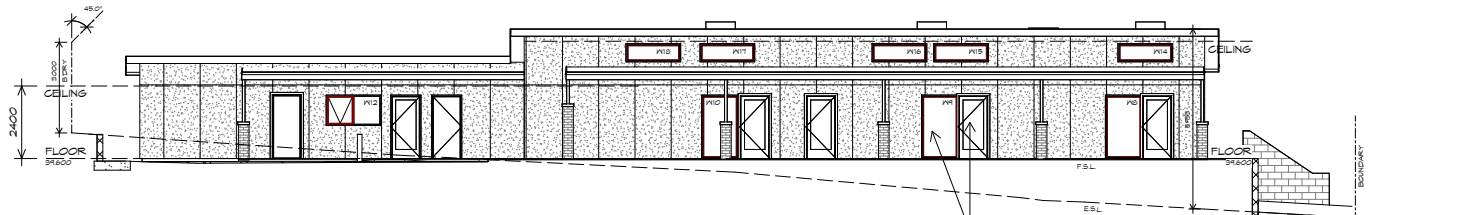
ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



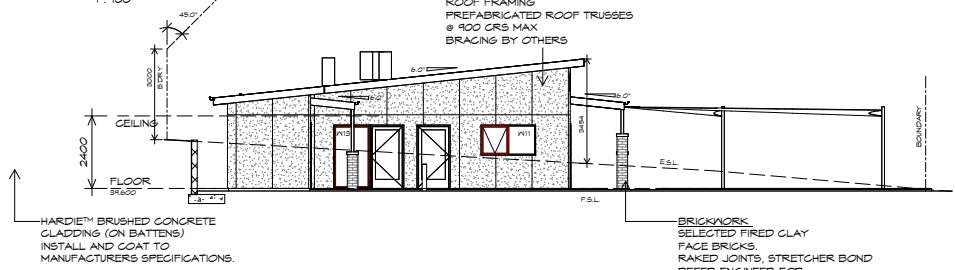
NORTH WESTERN ELEVATION
 1 : 100
 NOTE: FENCES/BLAUSTRADES NOT SHOWN FOR CLARITY



NORTH EASTERN ELEVATION
 1 : 100
 NOTE: FENCES/BLAUSTRADES NOT SHOWN FOR CLARITY



SOUTH EASTERN ELEVATION
 1 : 100
 NOTE: FENCES/BLAUSTRADES NOT SHOWN FOR CLARITY



SOUTH WESTERN ELEVATION
 1 : 100
 NOTE: FENCES/BLAUSTRADES NOT SHOWN FOR CLARITY

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
 PROPOSED DAY CARE CENTRE
 2 FAYE COURT,
 LEGANA

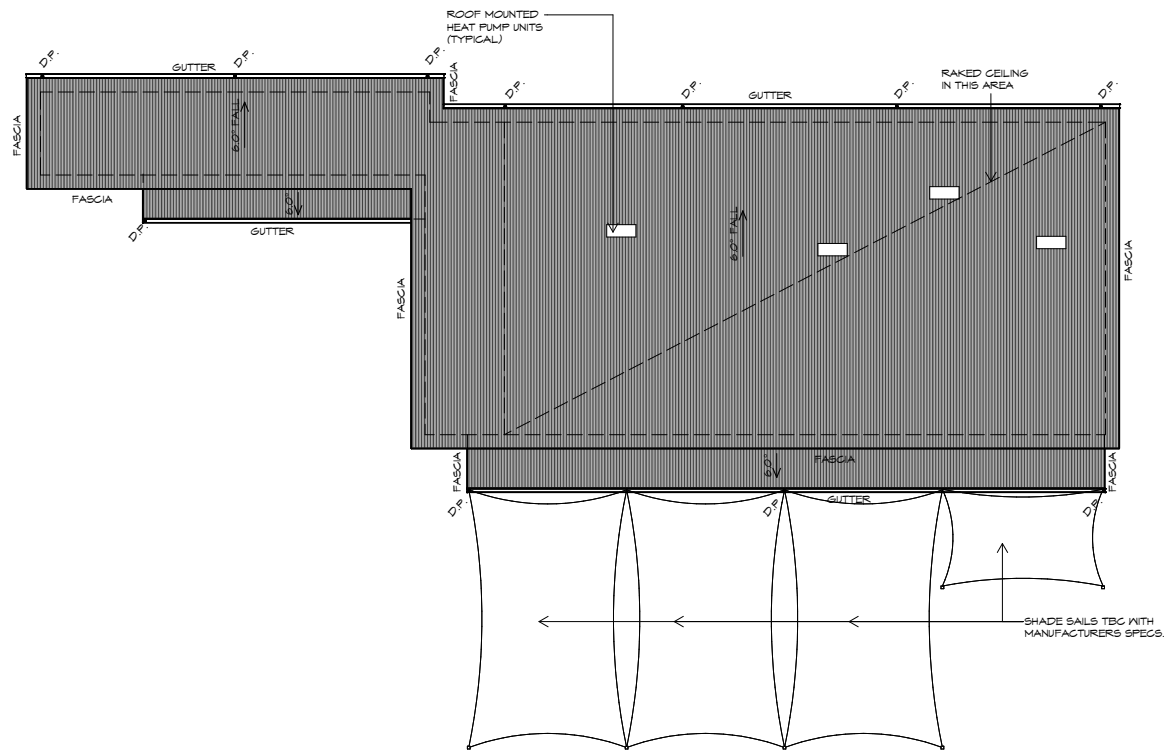
Client name:
 IGNITE DREAMS PTY LTD

Drawing:
 ELEVATIONS

Drafted by: D.D.H. **Approved by:** [Signature]
Date: 29.05.2026 **Scale:** 1 : 100@A2

Project/Drawing no: PD24423 -06 **Revision:** 06
 Accredited building practitioner: Frank Geskus - No CC246A

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



ROOF PLAN
1 : 100

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
 TO BE IN ACCORDANCE WITH
 ASS500.3
 WITH FALL NO LESS THAN
 1:100 FOR BOX GUTTERS
 1:500 FOR EAVES GUTTER

VALLEY GUTTERS ON A ROOF WITH A PITCH:
 A) MORE THAN 12.5° DEGREES - MUST
 HAVE A WIDTH OF NOT LESS THAN
 400mm AND ROOF OVERHANG OF NOT
 LESS THAN 150mm EACH SIDE OF VALLEY
 GUTTER.
 B) LESS THAN 12.5° DEGREES, MUST BE
 DESIGNED AS A BOX GUTTER.

LAP GUTTERS 15mm IN THE DIRECTION
 OF FLOW, RIVET & SEAL WITH AN
 APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
 PLAN ARE NOMINAL ONLY.
 EXACT LOCATION & NUMBER OF D.P.'S
 REQUIRED ARE TO BE IN ACCORDANCE
 WITH ASS500.3
 SPACING BETWEEN DOWNPIPES MUST NOT
 BE MORE THAN 12m & LOCATED AS CLOSE AS
 POSSIBLE TO VALLEY GUTTERS

METAL ROOF
 METAL SHEETING ROOF TO COMPLY WITH
 NCC 2022 VOL 1 F3 D2 & A.S. 1562.1

OVERFLOW MEASURES
 INSTALL 10mm CONTROLLED BACK GAP,
 STAND OFF BRACKET WITH SPACER,
 BACK OF GUTTER INSTALLED A MINIMUM OF
 10mm BELOW THE TOP OF FASCIA
 INSTALL IN ACCORDANCE WITH ASS500.3-2021

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
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LEGANA

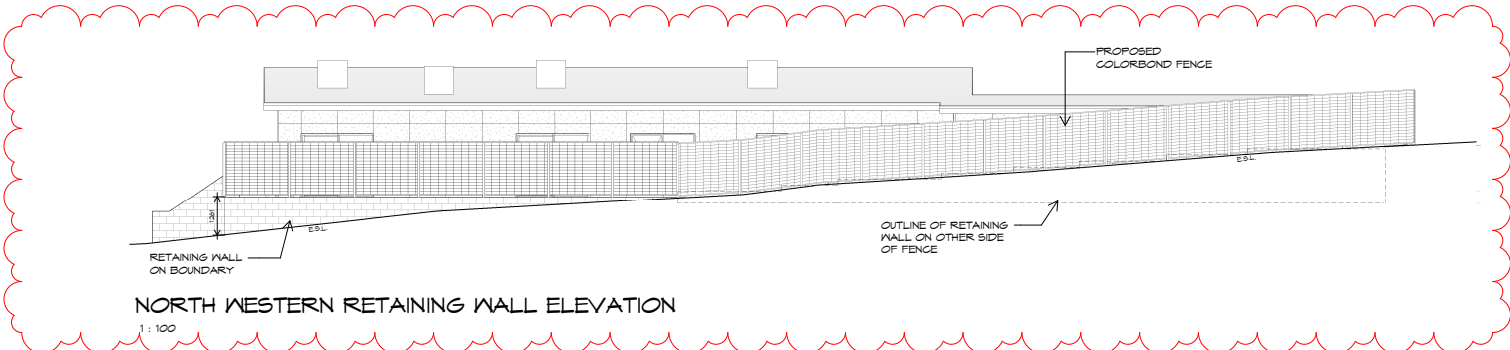
Client name:
IGNITE DREAMS PTY LTD

Drawing:
ROOF PLAN

Drafted by: D.D.H. **Approved by:** Approver
Date: 29.05.2026 **Scale:** 1 : 100@A2

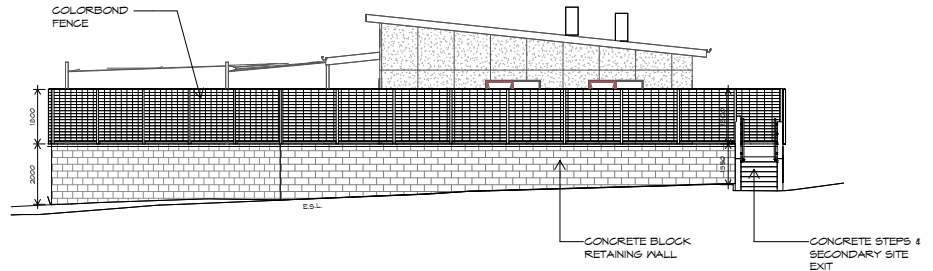
Project/Drawing no: PD24423 -07 **Revision:** 06
bdca BUILDING DESIGNER REGISTERED ARCHITECT Accredited building practitioner: Frank Geskus - No CC246A

**ORDINARY COUNCIL MEETING
Tuesday 16 June 2026**



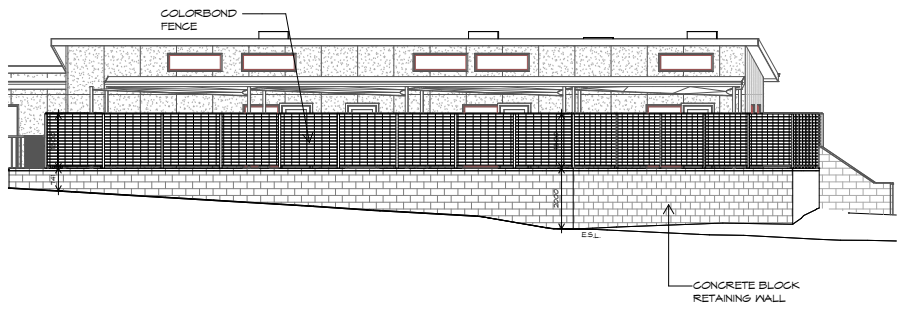
NORTH WESTERN RETAINING WALL ELEVATION

1 : 100



NORTH EASTERN FENCE ELEVATION

1 : 100



SOUTH EASTERN FENCE ELEVATION

1 : 100

NOTE:
SIGNAGE AND PLANTING
NOT SHOWN FOR CLARITY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED DAY CARE CENTRE
2 FAYE COURT,
LEGANA

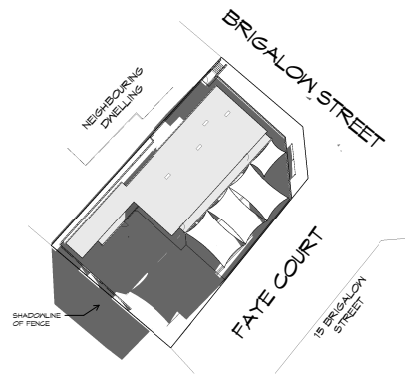
Client name:
IGNITE DREAMS PTY LTD

Drawing:
FENCE ELEVATIONS

Drafted by:	Approved by:	
Author	Approver	
Date:	Scale:	
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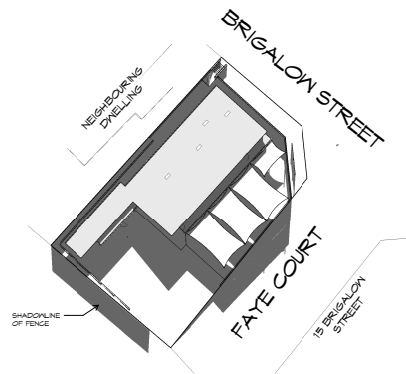
Project/Drawing no: PD24423 -08 **Revision:** 06
bdca BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
 Accredited building practitioner: Frank Geskus - No CC246A

**ORDINARY COUNCIL MEETING
Tuesday 16 June 2026**



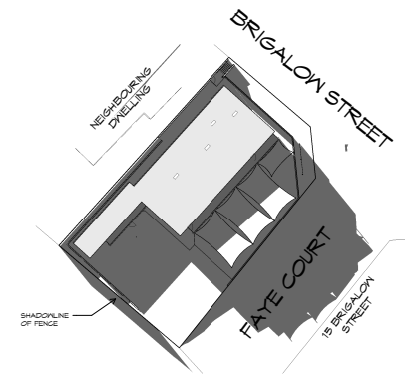
SHADOW DIAGRAM @9AM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 9AM



SHADOW DIAGRAM @12PM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 12PM



SHADOW DIAGRAM @3PM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 3PM

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED DAY CARE CENTRE
2 FAYE COURT,
LEGANA

Client name:
IGNITE DREAMS PTY LTD

Drawing:
SHADOW DIAGRAMS

Drafted by: Author	Approved by: Approver
Date: 29.05.2026	Scale: 1 : 500@A2

Project/Drawing no: PD24423 -09	Revision: 06
<small>BUILDING DESIGNER REGISTERED ARCHITECT</small>	
<small>Accredited building practitioner: Frank Geskus -No CC246A</small>	

8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in May and June 2026

REPORT AUTHOR: Acting Chief Executive Officer - Dino De Paoli

REPORT DATE: 9 June 2026

ATTACHMENTS: Nil

SUMMARY

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

DATE AND PURPOSE OF WORKSHOP HELD

19 May – Pre-meeting Workshop (half day)

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

Apologies: Nil

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

Topics Discussed: Pulse Survey Results
Draft Terms of Reference – Hall Committees
Contract Variation Approvals
LGAT Motions
Agenda Review
Other Business

2 June – Interim Workshop (full day)

- Present:** Mayor Cr Christina Holmdahl
Deputy Mayor Cr Rick Shegog
Cr Joy Allen
Cr Lynden Ferguson
Cr Geoff Lyons
Cr Josh Manticas
Cr Julie Sladden
- Apologies:** Cr Caroline Lerner
Cr Richard Ireland
- In Attendance:** Kristen Desmond – Chief Executive Officer
David Gregory – Director Corporate & Community
Dino De Paoli – Director Community Assets
Richard Heyward – Director People, Culture & Safety
Michelle Riley – Director Planning & Development
Matt Morgan – Executive Assistant
Kathryn Prince – Personal Assistant to the CEO and Mayor
Krstyna Ennis – Team Leader Planning
Jason Barker – Chief Financial Officer
- Topics Discussed:** Planning Update
Tatana Way Update
Bindaree Road – Ridge Road
Capital Works Program Projects Update
Capital Work Projects Budget Adjustments
Greens Beach Stormwater
Budget Update
Greens Beach Caravan Park Lease Valuation
Tamar Valley Tourism Signage
2026 Pulse Survey
Waste Management
Cr Manticas – Motion for Weekly Garbage Collection
Strategic Priorities
Exeter and District Structure Plan
Draft Aboriginal Cultural Heritage Bill 2026 – Public Consultation
Councillor Motions
Councillor Questions
Other Business

STRATEGIC PLAN

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

3.5 Our Organisation

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

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

Council will:

- Keep our people and our community informed.

3.5 Our Organisation

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

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

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2025

RISK CONSIDERATIONS

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

FINANCIAL IMPACT

Nil.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Nil.

RECOMMENDATION

That Council receives the report on Council Workshops held on 19 May and 2 June 2026.

**ORDINARY COUNCIL MEETING
Tuesday 16 June 2026**



DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.2 CEO 2 - Northern Tasmania Development Corporation (NTDC) Quarterly Report - January to March 2026

REPORT AUTHOR: Acting Chief Executive Officer - Dino De Paoli

REPORT DATE: 10 June 2026

ATTACHMENTS: 1. [8.2.1] NTDC Quarterly Report January - March 2026

SUMMARY

The purpose of this report is to provide Council with the Northern Tasmania Development Corporation (NTDC) Quarterly Report for the period January to March 2026.

BACKGROUND

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

STRATEGIC PLAN

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

3.5 Our Organisation

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

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

Council will:

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

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

NTDC Funding Agreement

RISK CONSIDERATIONS

Overall risk is considered Low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

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

RECOMMENDATION

That Council receives and notes the Northern Tasmania Development Corporation Ltd Quarterly Report for the period 1 January 2026 to 31 March 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



Northern Tasmania Development Corporation LTD

Quarterly Report

QUARTER THREE | JAN - MAR 2026



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ACKNOWLEDGEMENT OF COUNTRY

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

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



FINDING TRUE NORTH

Navigating a sustainable future in Northern Tasmania

OUR VISION

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

OUR PURPOSE

We grow Northern Tasmania by:

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

OUR VALUES



Connected



Clear



Creative



Curious

OUR STRATEGIC GOALS

Regional Development

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

Regional Collaboration

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

Organisational Strength

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

KEY PERFORMANCE INDICATORS

Strategic Leadership
100% Support

Project Management
≥ 95% OTAB

Engaged Membership
≥ 100% Retention

Project Delivery
≥ 12 Projects

Organisational Culture
≥ 95% Support

Continually Improve
≥ 80% Satisfaction

Enhanced Reputation
≥ 85% Positive

Diversified Revenue
> 50% Non-council

Chair's Introduction

The first quarter is often a bit slower than the others, but that has been far from the case for NTDC this year. As we leant in to the momentum of the Northern Tasmania Intermodal Freight Terminal (NTIFT – formerly known as TransLink) project, we have been delighted to see a functional design brief emerge for the project and the commencement of site evaluation. As this work is finalised, we expect to see more attention on this project and welcome any input or thoughts as these are publicly announced and debated.

Building from our growing capability in delivery, we have been developing a starting point to better understand what shared services each council is seeking which NTDC can deliver for the region. Our team should now be in member diaries to discuss each council's specific needs around shared services as we gather more detail and start to formulate an offering that is custom built for the benefit of members and the region.

With membership secured we are now embarking on our three yearly Strategic Planning process. We have engaged Leadership Space to deliver a full day strategy session with members on the 29th May, supported by an online survey with key stakeholders and interviews with members. I am very much looking forward to this process as it is a great opportunity for us to be clear with one another on where we want NTDC to go and set a plan to achieve it. Keeping in mind the need to stay focused on delivery that is within the bounds of our resources!

Over this period, we have been undertaking a process to recruit our next CEO. The Board were delighted with the quality of applications and at time of writing, we are advanced in the process of making an offer to a preferred candidate. Once appointed, I look forward to introducing them to you and working with them to build out a delivery schedule that will meet your needs as members and strengthen our region.

On the Board front, we have had some attrition due to competing commercial priorities, family illness and emerging conflicts of interest. We are currently operating with a small Board, which we will work on building out once the new CEO is appointed and we have a feel for the skills required to ensure diversity and well-rounded decision making.

Finally, I would like to thank you all personally for the vote of confidence to reappoint me as Chair for my final term with NTDC. It is a highly rewarding – if at times consuming – role, and I am deeply gratified by the collaboration and collective commitment to a thriving region that we have managed to achieve.



A handwritten signature in blue ink that reads "Allison Anderson". The signature is written in a cursive, flowing style.

Dr Allison Anderson
Chair

Annual Workplan Update

	PROJECT	PROGRESS	STATUS
Regional Development	• Population Program	• Flinders Island population profiling pilot commenced	In progress
	• NTRLUS review	• Infrastructure Audit completed • NTRLUS steering committee and RPG meetings held • NTRLUS drafting commenced	Completed In progress Commenced
	• TRANSlink Intermodal Facility	• Lead Design Consultant appointed • Stage 1 complete, Stage 2 commenced • Steering Committee & Project Team meetings • Risk, environment and planning workflows continued	In progress
	• Flinders pilot projects.	• Population profiling • Project Mgmt Support	Commenced Commenced
Regional Collaboration	• Gastronomy Northern Tas	• ACCN Conference 2026 hosted • Macao Chef Exchange • Seasonal gastronomy social media campaign	Completed Completed In Progress
	• Regional Advocacy	• Tamar Leaders Lunch – 11 March • Ministerial briefing with Kerry Vincent • Bell Bay Response Team meetings • Ferment HQ VIP tours	Completed Completed In progress In progress
Organisation Strength	• Member Representation	• MRG meeting held – 1 Apr • Council CEOs/GMs meeting – 30 Jan, 6 Mar	Completed Completed
	• Audit, Finance & Risk	• AFR meetings held – 2 Feb	Completed
	• NTDC Communications	• Funding Renewal with members	Completed
	• CEO recruitment	• Recruitment commenced	In progress
Next Quarter Goals	<ul style="list-style-type: none"> • NTDC 2026–29 Strategy co-design process • CEO recruitment • NTRLUS Review • TransLink Intermodal • MRG meetings • Gastronomy Northern Tas 	<ul style="list-style-type: none"> • Interviews with members and facilitated workshops inform drafting of strategy • Shared Services business modelling • On-boarding of new CEO • NTRLUS draft completed and submitted to State Planning Office • Business Case, masterplan continuance. Lead Design continues • To be held on 19 June • agriCULTURED program planning • Great2Go rollout • Gastronomy Food System Forum 	

REGIONAL
DEVELOPMENT

Regional Land Use Strategy Review

This quarter saw a number of significant milestones achieved:

- Regional Strategic Directions Community Engagement process completed with insights shared
- Infrastructure Audit and Gap Analysis completed and integrated into the NTRLUS drafting process
- New terms of reference for the NTRLUS Working Group to guide the duration of the drafting process
- NTRLUS drafting process commenced, with MESH Planning integrating all technical input data, facilitating in-person workshops with Working Group and State Partners, and proposing framework of NTRLUS strategy structure.
- The working group were visited by Minister of Planning Kerry Vincent during the January meeting, who reaffirmed his support for the work they are doing.

The Steering Committee and working group are now meeting fortnightly.



Flinders Island 'Pilot' Projects

We were delighted to welcome Flinders Council back as a member of NTDC for the remainder of this financial period. Aspirations of real regional collaborations are only strengthened when we are all together.

This pro rata membership period also allows us to trial new services for all our members in the following:

Project Management support - with a focus on supporting Council's airport developments.

Population Profiling - working with Council and Brand Tasmania to better profile and attract new people to the island community who have a greater propensity to become long-term residents.

Guide regional
economic development
in Northern Tasmania

GAME-CHANGER : FermentHQ

FermentHQ, the home of Tasmania's world-first fermentation institute, officially opened in August 2025 as part of the agriCULTURED program. Since then NTDC has been actively involved with VIP groups exploring the potential of this amazing facility.

We all should celebrate this game-changer for both the food system of Tasmania, as well as the visitor industry centred in and around the Tamar valley. When thinking about how our region lives up to our UNESCO Creative City of Gastronomy designation, Ferment HQ is a 'light on the hill' for many in the related industries of our food system.



Tamar Leaders Lunch Series

11 March - Bell Bay Industrial Precinct
Speakers - Minister Felix Ellis, CEO BBAMZ - Susie Bower
Facilitator - NTDC CEO, Chris Griffin

A big thank you to Launceston Chamber of Commerce for their ongoing partnership in delivering this series. Minister Ellis and Susie Bower provided candid and heart felt insights on the sustainability of existing industries and the opportunities ahead for new investment and advanced manufacturing at Bell Bay.



Bell Bay Response Team

In response to a fluid series of circumstances facing the Bell Bay Industrial Precinct, NTDC is part of the Bell Bay Response Team formed by the Minister of Business, Industry and Resources, Felix Ellis MP. This group's purpose is to provide insights and advice to the State Government to inform a collective response to support regional communities and industry.

REGIONAL COLLABORATION

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

MEETINGS AND COLLABORATIONS

Meetings

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

- Cradle Coast Authority, RDA Tasmania, LGAT - inaugural joint meeting
- Ferment HQ - cohosted VIP tours
- Minister Vincent - NTRLUS / NTIFT project / Regional advocacy
- Woolmers' Estate - Unshackled launch
- TEMT - Masterplan Launch
- RAI - Collaborative Regional Governance Structures
- RDA Tasmania - monthly sessions
- Bell Bay Response Team meetings
- Visit Northern Tasmania - regular sessions
- NRM North - regular sessions
- CRC Time Board - co-hosted visit
- City of Launceston - funding decision
- Regional Agencies meeting - new NTDC HQ



Events and Forums

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

- LGAT Population Forum - 13 February
- Tamar Valley Leaders Lunch - 11 March
- LCC - International Women's Day lunch - 20 March
- ACCN Conference - 25-27 March
- AMC Opening of Common User Facility - 27 March
- UTAS - AI Leadership Dialogue 31 March

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



ACCN Conference 26–27 March

Gastronomy Northern Tasmania and Hobart City of Literature were honoured to host the Australasian Creative Cities Network (ACCN) Conference. This annual conference brings together UNESCO Creative Cities from across Australasia to collaborate and apply creativity and culture in driving sustainability and urban renewal.

Over two days, Creative Cities of Melbourne, Adelaide, Bendigo, Geelong, Ballarat, and Dunedin joined us to showcase and celebrate our designations and co-design opportunities for development within our regions and across the network.

Hosting this event was an incredible opportunity to demonstrate the talent, commitment, and importance of our many creative industries across the state, and especially within the Northern Region.

We thank our program hosts, the attending cities, and our member councils for your commitment to our designation.



GASTRONOMY NORTHERN TASMANIA

From Macao with Love 19–25 March

For the fourth year running, Gastronomy Northern Tasmania accepted an invitation to be part of Macao's Gastronomy Carnival with travel expenses generously paid for by the host city.

Representing the North was chefs Danielle Lefrancios and Nick Graham of Hubert and Dan, cooking alongside chefs from 34 other Cities of Gastronomy.

Our chefs conducted two cooking demonstrations featuring Tasmanian lamb and local ingredients, and were featured in globally syndicated promotions of the Carnival, including a live-to-air Macanese TV Talk show.

Andrew Pitt Gastronomy Coordinator presented at a Cities Forum on FermentHQ, agriCULTURED and Great 2 Go.



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

**NORTHERN
TASMANIA
INTERMODAL
FREIGHT
TERMINAL**

Progress Stages to Date

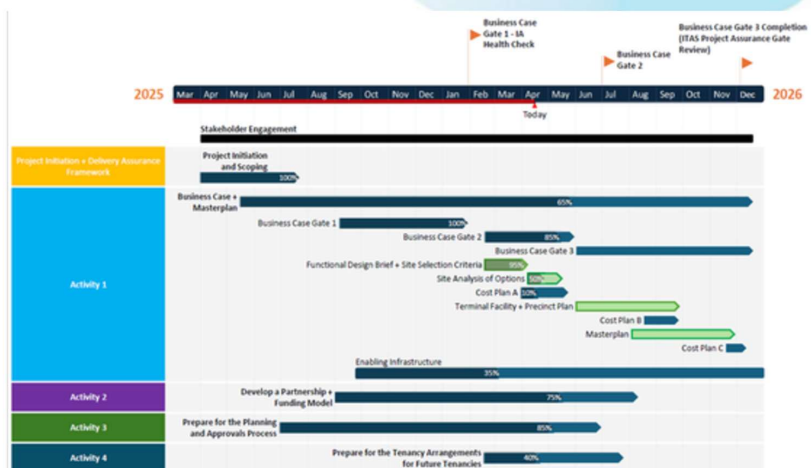
The project successfully completed Stage 1 (Defining Problems and Opportunities) of the business case. In stage 2, the project will develop a wide range of options that could address the problems and opportunities identified in Stage 1, and analyse these options to select a shortlist of potential locations for the Intermodal Freight Facility.

Utilising tools recommended by Infrastructure Australia, i) Initial Screening and ii) Strategic Merit Test, performance of options will be assessed against key objectives and constraints prior to progressing to a detailed MCA stage.

Key progress stages to date :

- **Program Summary:** 74% Completion.
- **Risk:** Establishment of risk reporting for Stage 2 of Business Case along with risk workshops
- **Procurement:** Appointment of Lead Design Consultant
- **Business Case Stage 1** (Strategic Assessment) – Infrastructure Australia Health Check completed
- **Terminal Facility:** Development of DRAFT Functional Design Brief
- **Site Evaluation:** Development of site shortlisting framework
- **Stakeholder and Community Engagement:**
 - Ministerial Briefing 21 January with Minister Kerry Vincent
 - Presentation to board of Tasmanian Transport Association on 12 March 2026
 - Commencement of Functional Design Brief User Group engagement workshops
 - Advisory Group sessions are held every 3 months.
 - TRANSLink Precinct Survey was undertaken in partnership with Office of Coordinator and Northern Midlands Business Association, this survey is now completed.
 - Project newsletters are issued every quarter and published on NTDC’s website.

NTDC’s Major Project Management of the planning for a northern logistics precinct in the North



NTDC Member Renewal 2026-29

We have worked progressively across the financial period with our Member Councils exploring the nature of membership renewal and the priorities they would like NTDC to embrace over the next three years.

We were elated to receive the support of seven Council Members in voting to renew membership of NTDC: City of Launceston, West Tamar, Meander Valley, Northern Midlands, Dorset, George Town, Break O'Day

Flinders Island rejoined as a member in December through until 30 June 2026. We are very excited about our new partnership with the island and are working solidly to prove the value of membership beyond 1 July.

Thank You again to all our member councils for your on-going support of Regional Collaboration in Northern Tasmania!



NTDC Strategic Planning Starts

With the agency's core funding assured, we are now focused on co-designing our 2026-29 Strategic Plan with our Member Councils and key strategic partners.

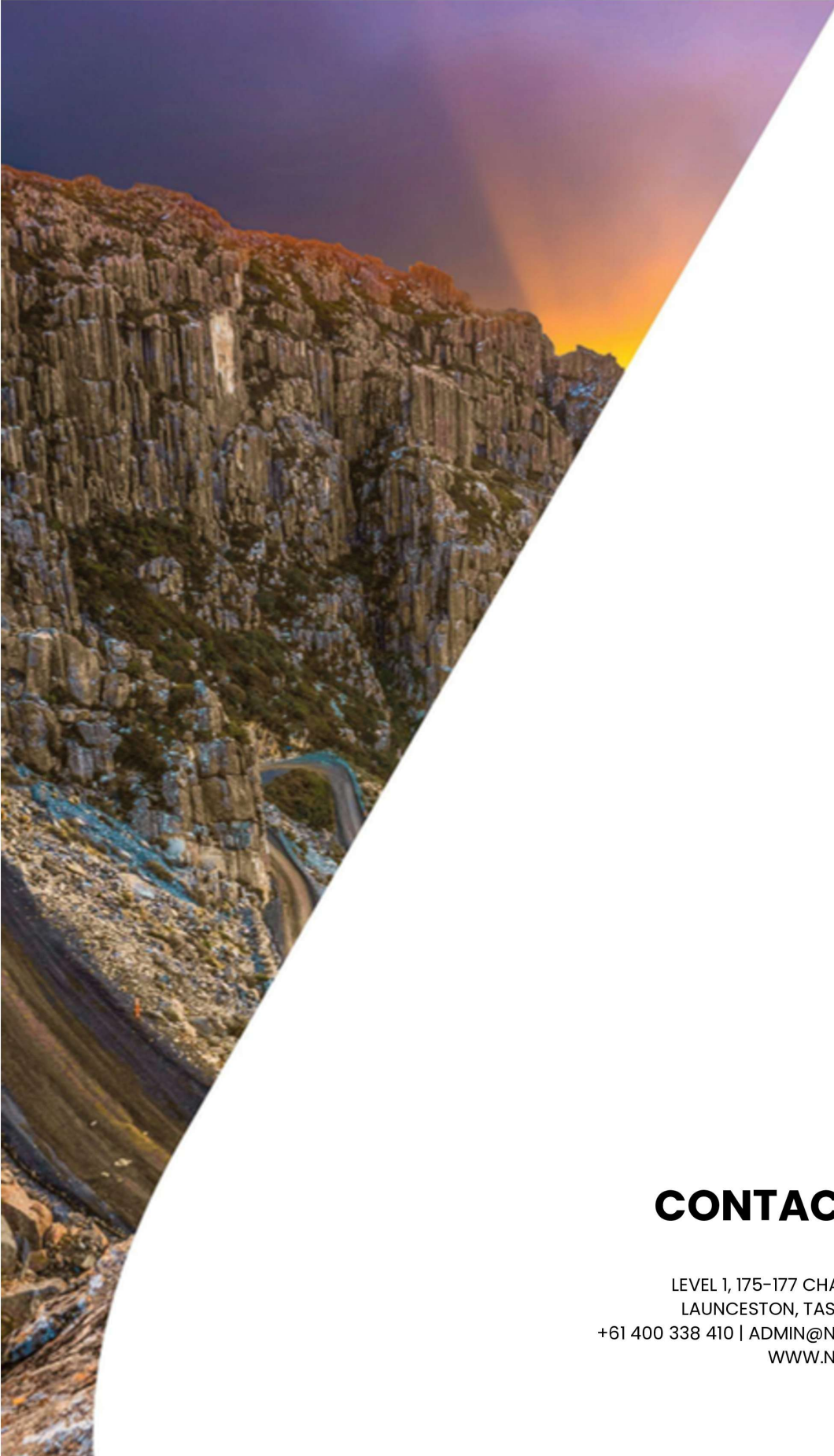
This process commenced on 1 April at our Member Representative Group quarter meeting. Members were given the opportunity to define key priority areas the agency should develop, including a future vision for Northern Tasmania to guide our collective efforts.

From here the following steps will be followed:

- NTDC Board strategic workshop - **10 April**
- Online partner surveys, and facilitated interviews with Member Councils - **27 Apr to 29 May**
- Shared services model development - **24 Apr to 29 May**
- Member Council strategy workshop - **29 May**
- Finalised strategy and annual workplan/budget - **19 June**

ORGANISATIONAL STRENGTH

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



CONTACT US

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9 GOVERNANCE

9.1 Gov 1 - Draft Terms of Reference - Rowella Hall Committee

REPORT AUTHOR:	Director Corporate & Community - David Gregory Governance Officer - Tom Chalmers
REPORT DATE:	10 June 2026
ATTACHMENTS:	1. [9.1.1] WT-TORxx.00 - Rowella Hall Committee Terms of Reference - June 2026

SUMMARY

The purpose of this report is to provide draft Terms of Reference for the Rowella Hall Committee (**Committee**), being a Special Committee of Council under section 24 of the *Local Government Act 1993*, for adoption by Council.

BACKGROUND

Special Committees of Council are required under the Act to operate under Terms of Reference approved by Council. The adoption of Terms of Reference ensures the Committee has clearly defined accountabilities and responsibilities, and operates with proper legislative compliance and governance oversight.

STRATEGIC PLAN

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

3.5 Our Organisation

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

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

Council will:

- Be open and transparent in how we make our decisions.
- Have appropriate policies and procedures in place with clearly defined accountability.
- Manage risks through continual assessment, review and improvement.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

WT-HR75.00 Governance of Special Committees

RISK CONSIDERATIONS

The adoption of Terms of Reference is seen as reducing risk.

FINANCIAL IMPACT

Nil.

CONSULTATION

Consultation with Councillors occurred at the 5 May 2026 Interim Workshop and the 19 May 2026 Pre-Meeting Workshop.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Significant effort has been made to develop suitably prescriptive Terms of Reference that are also flexible enough to accommodate the unique circumstances of the Hall Committees whilst supporting continuity of governance and retention of institutional knowledge by staggering the terms of Office Bearers. Support will be offered to the Committee whilst navigating the initial transitional and upcoming Local Government Election periods.

Feedback was sought from both Rowella Hall and Winkleigh Hall Committees and was considered when finalising the draft Terms of Reference with any further amendments to be discussed at the 16 June 2026 Ordinary Council Meeting.

RECOMMENDATION

That Council, pursuant to section 24 of the *Local Government Act 1993*:

1. Adopts the Terms of Reference for the Rowella Hall Committee as presented, effective 16 June 2026;
2. Allocates a new Terms of Reference number of 3.00;
3. Updates the version number to 1.00; and
4. Approves a review date of June 2028.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

Rowella Hall Committee – Terms of Reference



Document No.:	WT-TORxx.00	Approved By:	Council (26/xx)	
Issue No.:	1.00	Approved On:	DD MMM 2026	
Responsibility:	Corporate & Community	Review Date:	MMM 2028	
Document Control For External Release – N2026xxxxxxx				
Rev. No.	Date	Revision Details	Reviewer	Approver

1 ESTABLISHMENT

The Rowella Hall Committee (**the Committee**) is established by the West Tamar Council (**Council**) as a Special Committee of Council under Section 24 of the *Local Government Act 1993 (the Act)*.

2 PURPOSE

The primary purpose of the Committee is to assist and advise Council in:

- **Strategic Management:** Providing oversight and direction for the sustainable management, operation, and maintenance of the Rowella Hall as a key community asset.
- **Community Engagement:** Acting as a formal liaison between the community and Council to ensure the hall remains responsive to local needs and interests.
- **Facility Activation:** Encouraging and facilitating the broad use of the hall for social, recreational, and cultural activities that enhance community well-being.
- **Policy Compliance:** Ensuring the hall is managed in accordance with Council's strategic plans, relevant legislation (including the Local Government Act), and Workplace Health and Safety (WHS) requirements.
- **Risk Management:** Identifying and reporting maintenance requirements or safety concerns to ensure the facility remains a safe and accessible environment for all users.

3 OBJECTIVES

The specific objectives of the Committee are to:

- **Asset Maintenance & Improvement:** Identify and prioritise maintenance tasks, and recommend capital improvements to Council to ensure the hall remains fit-for-purpose and structurally sound.
- **Usage Promotion:** Develop strategies to increase the frequency and variety of hall bookings, ensuring the facility serves a diverse range of community groups and private functions.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

- **Community Advocacy:** Gather feedback from residents and hall users to provide Council with informed advice on how the facility can better serve the region.
- **Operational Efficiency:** Establish clear processes for the hiring and booking of the hall, ensuring that administrative tasks are handled consistently and transparently.
- **Financial Accountability:** Manage any delegated funds or fundraising proceeds in strict accordance with Council's financial policies and reporting requirements.
- **Governance Excellence:** Conduct all meetings and decision-making processes in a transparent manner, maintaining accurate records and adhering to the established Code of Conduct.

4 MEETINGS

4.1 MEETING FREQUENCY

The Committee shall meet as determined by the Committee, but no less than four (4) times in any calendar year including one (1) Annual General Meeting, unless in exceptional circumstances.

4.2 ANNUAL GENERAL MEETINGS

The Committee is required to hold an Annual General Meeting (AGM) once per year, on a date between 1 July and 30 September, ensuring that where a Local Government Election is reasonably expected to occur in a given year, the AGM is held prior to the commencement of any Local Government Election Period.

4.3 MEETING SCHEDULE

Before 30 November each year, the Committee shall provide to Council a schedule including the date, time and location of all proposed Committee meetings for the following calendar year, including the next Annual General Meeting, for noting at the December Ordinary Council Meeting.

Any revisions to the meeting schedule must be submitted to Council with sufficient lead time, generally five (5) working days, to ensure they are noted at an Ordinary Council meeting at least seven (7) days prior to the next scheduled Committee meeting date.

4.4 QUORUM

A quorum for any meeting of the Committee shall be an absolute majority (i.e. >50%) of the total Committee members at the time of the meeting and must include a minimum of two (2) Office Bearers and either the Councillor Committee member or their proxy.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

4.5 OPERATIONAL PROCEDURES

The Committee shall determine its own procedures for Question Time and other operational activities to ensure the efficient conduct of its business.

5 COMMITTEE MEMBERSHIP

5.1 COMPOSITION

The Committee shall consist of:

- One (1) Councillor Member and one (1) Councillor proxy, both appointed by Council, and
- No less than four (4) and no more than twelve (12) Community Members who are residents of the West Tamar municipal area, appointed by Council. This may include Councillors not otherwise appointed as Councillor Members by Council.

5.2 APPOINTMENT OF COMMITTEE MEMBERS

Appointments to the Committee will be in accordance with the following:

- Appointed Councillor Members will be appointed by Council for a term of two (2) years concurrent with their term of office or as otherwise determined by Council,
- Community Members are to be recommended to Council for appointment at the next Ordinary Council meeting until the next Annual General Meeting of the Committee, typically for a term of approximately one (1) year.

5.3 OFFICE BEARER POSITIONS

The Committee must appoint Community members to the positions of Chairperson, Deputy Chairperson, Secretary, and Treasurer (**the Office Bearers**). At the first Committee meeting after the Annual General Meeting, one (1) Community Member shall be elected by the Committee to each vacant Office Bearer position.

The Committee shall make every effort to appoint community members to all Office Bearer positions, prioritising the Chairperson, Secretary and Treasurer positions. Where an appointment to the position of Deputy Chairperson is unable to be made, the Secretary shall absorb all functions, duties, and accountabilities of the Deputy Chairperson for the remainder of the term or until a suitable appointment can be made.

The standard term of office for all Office Bearers is two (2) years. To ensure continuity of governance and the retention of institutional knowledge, the terms of Office Bearers shall be staggered on the following cycle:

- **Odd-Numbered Years:** The positions of Chairperson, Deputy Chairperson, and Treasurer shall be vacated and open for election at the AGM held in odd-numbered calendar years.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

- **Even-Numbered Years:** The position of Secretary shall be vacated and open for election at the AGM held in even-numbered calendar years.

Details of newly elected Office Bearers are to be provided to Council for noting at the next Ordinary Council meeting.

5.4 TRANSITIONAL ARRANGEMENTS UPON INITIAL FORMATION

To establish the staggered appointment cycle detailed in Section 5.3, upon the initial formation of the Committee the following transitional terms shall apply:

- The initial Chairperson, Deputy Chairperson, and Treasurer shall serve an initial term concluding at the AGM in the first applicable odd-numbered year.
- The initial Secretary shall serve an extended initial term, concluding at the AGM in the first applicable even-numbered year following the end of the initial two-year period.
- Following the conclusion of these initial transitional terms, all subsequent appointments shall revert to the standard two (2) year term.

5.5 DISSOLUTION AND ELECTION OF COMMITTEE AT ANNUAL GENERAL MEETING

During the Annual General Meeting, the terms for all Community Members and any Office Bearers due for rotation shall conclude. An election will then be undertaken to identify new Committee members for recommendation to Council for appointment. Per Section 5.3, Office Bearers are then elected at the first Committee meeting after the AGM.

5.6 VOTING ELIGIBILITY

Only residents of the West Tamar municipal area who are present at a given Committee meeting are eligible to vote.

5.7 ABSENCE OF APPOINTED CHAIRPERSON

In the absence of the appointed Chairperson, the Deputy Chairperson shall preside over a Committee meeting. Where neither the Chairperson nor the Deputy Chairperson is present, another Committee member shall be appointed to preside over the meeting, being the Councillor Member where present.

5.8 LEAVE OF ABSENCE

A Committee member may request a leave of absence from a meeting by notifying the Chairperson in writing prior to the commencement of the meeting. Where the Chairperson is the requestor, they shall notify the Councillor member and the Deputy Chairperson.

The granting of a leave of absence is subject to the following procedures:

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

- A request for a leave of absence is to be approved by a resolution of the Committee.
- A leave of absence submitted prior to a meeting may be approved during the relevant meeting, or for any future meeting for which the leave is sought.
- A leave of absence must be granted prior to the closure of the relevant meeting. A leave of absence cannot be granted retrospectively once a meeting has concluded.
- The minutes of the meeting must explicitly record whether a member's absence is an unexcused absence, an accepted apology, or a formally granted leave of absence.

5.9 ABANDONMENT OF POSITION

Where a Committee member is absent from three (3) consecutive meetings, or from three (3) of the most recent six (6) meetings, without having been granted a Leave or Leaves of Absence, the position will become vacant.

For clarity, an apology recorded in the minutes of a meeting does not constitute a Leave of Absence.

5.10 AD HOC VACANCIES

In the event of an ad hoc vacancy, i.e. a position becoming vacant due to abandonment, resignation, or inability to attend, appointments are to be undertaken as follows:

- **Councillor Member or proxy:** A new Councillor Member and/or proxy shall be appointed by Council at the next Ordinary Council meeting
- **Community Member:** A new Community Member may be elected at the next Committee meeting and recommended for appointment by Council at the next Ordinary Council meeting.
- **Office Bearer:** Election of a current Community Member to the vacant Office Bearer position shall occur at the next Committee meeting to serve out the remainder of the term. Details are to be provided to Council for noting at the next Ordinary Council meeting.

5.11 PROXY NOMINATION

Per Section 5.1 Composition, a Councillor is to be appointed by Council as proxy to the appointed Councillor Member. The nomination of proxies for Community Members is not permitted.

5.12 RESPONSIBILITIES OF OFFICE BEARERS

Office Bearers hold respective responsibilities as outlined in *WT-HRM75.00 - Governance of Special Committees and WT-HRM75.01 – Financial Guidelines for Special Committees*.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

6 REPORTING

The Committee is a hall management body and reports directly to Council.

Minutes of each Committee meeting, including Annual General Meetings, shall be provided to Council for presentation at the next available Ordinary Meeting of Council for consideration and noting.

The Committee has no authority to act or speak on behalf of Council unless explicitly authorised by a Council resolution.

7 FINANCE

7.1 FINANCIAL DELEGATION

The Committee has the delegated authority to incur expenses up to the limit of its available cash reserves. The Committee shall not enter into any financial commitment that exceeds its current bank balance without prior written approval from Council.

7.2 FEES AND CHARGES

The Committee must, by March of each calendar year, assess and provide to Council for endorsement the recommended fees and charges for the Hall.

8 REVIEW OF TERMS OF REFERENCE

These Terms of Reference shall be reviewed by the Committee and Council at least once every two (2) years, or following each ordinary Council election, to ensure they remain relevant and effective.

9 COUNCIL TRIGGERED DISSOLUTION

The Committee may be dissolved in its entirety at any time by a resolution of the Council.

10 APPROVAL

Approved by Council on DD MMM 2026 (26/xx)

Signed: _____
Chief Executive Officer

9.2 Gov 2 - Draft Terms of Reference - Winkleigh Hall Committee

REPORT AUTHOR: Director Corporate & Community - David Gregory
Governance Officer - Tom Chalmers

REPORT DATE: 10 June 2026

ATTACHMENTS: 1. [9.2.1] WT-TORxx.00 - Winkleigh Hall Committee Terms of Reference - June 2026

SUMMARY

The purpose of this report is to provide draft Terms of Reference for the Winkleigh Hall Committee (Committee), being a Special Committee of Council under section 24 of the *Local Government Act 1993*, for adoption by Council.

BACKGROUND

Special Committees of Council are required under the Act to operate under Terms of Reference approved by Council. The adoption of Terms of Reference ensures the Committee has clearly defined accountabilities and responsibilities, and operates with proper legislative compliance and governance oversight.

STRATEGIC PLAN

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

3.5 Our Organisation

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

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

Council will:

- Be open and transparent in how we make our decisions.
- Have appropriate policies and procedures in place with clearly defined accountability.
- Manage risks through continual assessment, review and improvement.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

WT-HR75.00 Governance of Special Committees

RISK CONSIDERATIONS

The adoption of Terms of Reference is seen as reducing risk.

FINANCIAL IMPACT

Nil.

CONSULTATION

Consultation with Councillors occurred at the 5 May 2026 Interim Workshop and the 19 May 2026 Pre-Meeting Workshop.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Significant effort has been made to develop suitably prescriptive Terms of Reference that are also flexible enough to accommodate the unique circumstances of the Hall Committees whilst supporting continuity of governance and retention of institutional knowledge by staggering the terms of Office Bearers. Support will be offered to the Committee whilst navigating the initial transitional and upcoming Local Government Election periods.

Feedback was sought from both Winkleigh Hall and Rowella Hall Committees and was considered when finalising the draft Terms of Reference with any further amendments to be discussed at the 16 June 2026 Ordinary Council Meeting.

RECOMMENDATION

That Council, pursuant to section 24 of the *Local Government Act 1993*:

1. Adopts the Terms of Reference for the Winkleigh Hall Committee as presented, effective 16 June 2026;
2. Allocates a new Terms of Reference number of 4.00;
3. Updates the version number to 1.00; and
4. Approves a review date of June 2028.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

Winkleigh Hall Committee – Terms of Reference



Document No.:	WT-TORxx.00	Approved By:	Council (26/xx)
Issue No.:	1.00	Approved On:	DD MMM 2026
Responsibility:	Corporate & Community	Review Date:	MMM 2028
Document Control For External Release – N2026xxxxxxx			
Rev. No.	Date	Revision Details	Reviewer Approver

1 ESTABLISHMENT

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2 PURPOSE

The primary purpose of the Committee is to assist and advise Council in:

- **Strategic Management:** Providing oversight and direction for the sustainable management, operation, and maintenance of the Winkleigh Hall as a key community asset.
- **Community Engagement:** Acting as a formal liaison between the community and Council to ensure the hall remains responsive to local needs and interests.
- **Facility Activation:** Encouraging and facilitating the broad use of the hall for social, recreational, and cultural activities that enhance community well-being.
- **Policy Compliance:** Ensuring the hall is managed in accordance with Council's strategic plans, relevant legislation (including the Local Government Act), and Workplace Health and Safety (WHS) requirements.
- **Risk Management:** Identifying and reporting maintenance requirements or safety concerns to ensure the facility remains a safe and accessible environment for all users.

3 OBJECTIVES

The specific objectives of the Committee are to:

- **Asset Maintenance & Improvement:** Identify and prioritise maintenance tasks, and recommend capital improvements to Council to ensure the hall remains fit-for-purpose and structurally sound.
- **Usage Promotion:** Develop strategies to increase the frequency and variety of hall bookings, ensuring the facility serves a diverse range of community groups and private functions.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

- **Community Advocacy:** Gather feedback from residents and hall users to provide Council with informed advice on how the facility can better serve the region.
- **Operational Efficiency:** Establish clear processes for the hiring and booking of the hall, ensuring that administrative tasks are handled consistently and transparently.
- **Financial Accountability:** Manage any delegated funds or fundraising proceeds in strict accordance with Council's financial policies and reporting requirements.
- **Governance Excellence:** Conduct all meetings and decision-making processes in a transparent manner, maintaining accurate records and adhering to the established Code of Conduct.

4 MEETINGS

4.1 MEETING FREQUENCY

The Committee shall meet as determined by the Committee, but no less than four (4) times in any calendar year including one (1) Annual General Meeting, unless in exceptional circumstances.

4.2 ANNUAL GENERAL MEETINGS

The Committee is required to hold an Annual General Meeting (AGM) once per year, on a date between 1 July and 30 September, ensuring that where a Local Government Election is reasonably expected to occur in a given year, the AGM is held prior to the commencement of any Local Government Election Period.

4.3 MEETING SCHEDULE

Before 30 November each year, the Committee shall provide to Council a schedule including the date, time and location of all proposed Committee meetings for the following calendar year, including the next Annual General Meeting, for noting at the December Ordinary Council Meeting.

Any revisions to the meeting schedule must be submitted to Council with sufficient lead time, generally five (5) working days, to ensure they are noted at an Ordinary Council meeting at least seven (7) days prior to the next scheduled Committee meeting date.

4.4 QUORUM

A quorum for any meeting of the Committee shall be an absolute majority (i.e. >50%) of the total Committee members at the time of the meeting and must include a minimum of two (2) Office Bearers and either the Councillor Committee member or their proxy.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

4.5 OPERATIONAL PROCEDURES

The Committee shall determine its own procedures for Question Time and other operational activities to ensure the efficient conduct of its business.

5 COMMITTEE MEMBERSHIP

5.1 COMPOSITION

The Committee shall consist of:

- One (1) Councillor Member and one (1) Councillor proxy, both appointed by Council, and
- No less than four (4) and no more than twelve (12) Community Members who are residents of the West Tamar municipal area, appointed by Council. This may include Councillors not otherwise appointed as Councillor Members by Council.

5.2 APPOINTMENT OF COMMITTEE MEMBERS

Appointments to the Committee will be in accordance with the following:

- Appointed Councillor Members will be appointed by Council for a term of two (2) years concurrent with their term of office or as otherwise determined by Council,
- Community Members are to be recommended to Council for appointment at the next Ordinary Council meeting until the next Annual General Meeting of the Committee, typically for a term of approximately one (1) year.

5.3 OFFICE BEARER POSITIONS

The Committee must appoint Community members to the positions of Chairperson, Deputy Chairperson, Secretary, and Treasurer (**the Office Bearers**). At the first Committee meeting after the Annual General Meeting, one (1) Community Member shall be elected by the Committee to each vacant Office Bearer position.

The Committee shall make every effort to appoint community members to all Office Bearer positions, prioritising the Chairperson, Secretary and Treasurer positions. Where an appointment to the position of Deputy Chairperson is unable to be made, the Secretary shall absorb all functions, duties, and accountabilities of the Deputy Chairperson for the remainder of the term or until a suitable appointment can be made.

The standard term of office for all Office Bearers is two (2) years. To ensure continuity of governance and the retention of institutional knowledge, the terms of Office Bearers shall be staggered on the following cycle:

- **Odd-Numbered Years:** The positions of Chairperson, Deputy Chairperson, and Treasurer shall be vacated and open for election at the AGM held in odd-numbered calendar years.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

- **Even-Numbered Years:** The position of Secretary shall be vacated and open for election at the AGM held in even-numbered calendar years.

Details of newly elected Office Bearers are to be provided to Council for noting at the next Ordinary Council meeting.

5.4 TRANSITIONAL ARRANGEMENTS UPON INITIAL FORMATION

To establish the staggered appointment cycle detailed in Section 5.3, upon the initial formation of the Committee the following transitional terms shall apply:

- The initial Chairperson, Deputy Chairperson, and Treasurer shall serve an initial term concluding at the AGM in the first applicable odd-numbered year.
- The initial Secretary shall serve an extended initial term, concluding at the AGM in the first applicable even-numbered year following the end of the initial two-year period.
- Following the conclusion of these initial transitional terms, all subsequent appointments shall revert to the standard two (2) year term.

5.5 DISSOLUTION AND ELECTION OF COMMITTEE AT ANNUAL GENERAL MEETING

During the Annual General Meeting, the terms for all Community Members and any Office Bearers due for rotation shall conclude. An election will then be undertaken to identify new Committee members for recommendation to Council for appointment. Per Section 5.3, Office Bearers are then elected at the first Committee meeting after the AGM.

5.6 VOTING ELIGIBILITY

Only residents of the West Tamar municipal area who are present at a given Committee meeting are eligible to vote.

5.7 ABSENCE OF APPOINTED CHAIRPERSON

In the absence of the appointed Chairperson, the Deputy Chairperson shall preside over a Committee meeting. Where neither the Chairperson nor the Deputy Chairperson is present, another Committee member shall be appointed to preside over the meeting, being the Councillor Member where present.

5.8 LEAVE OF ABSENCE

A Committee member may request a leave of absence from a meeting by notifying the Chairperson in writing prior to the commencement of the meeting. Where the Chairperson is the requestor, they shall notify the Councillor member and the Deputy Chairperson.

The granting of a leave of absence is subject to the following procedures:

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

- A request for a leave of absence is to be approved by a resolution of the Committee.
- A leave of absence submitted prior to a meeting may be approved during the relevant meeting, or for any future meeting for which the leave is sought.
- A leave of absence must be granted prior to the closure of the relevant meeting. A leave of absence cannot be granted retrospectively once a meeting has concluded.
- The minutes of the meeting must explicitly record whether a member's absence is an unexcused absence, an accepted apology, or a formally granted leave of absence.

5.9 ABANDONMENT OF POSITION

Where a Committee member is absent from three (3) consecutive meetings, or from three (3) of the most recent six (6) meetings, without having been granted a Leave or Leaves of Absence, the position will become vacant.

For clarity, an apology recorded in the minutes of a meeting does not constitute a Leave of Absence.

5.10 AD HOC VACANCIES

In the event of an ad hoc vacancy, i.e. a position becoming vacant due to abandonment, resignation, or inability to attend, appointments are to be undertaken as follows:

- **Councillor Member or proxy:** A new Councillor Member and/or proxy shall be appointed by Council at the next Ordinary Council meeting
- **Community Member:** A new Community Member may be elected at the next Committee meeting and recommended for appointment by Council at the next Ordinary Council meeting.
- **Office Bearer:** Election of a current Community Member to the vacant Office Bearer position shall occur at the next Committee meeting to serve out the remainder of the term. Details are to be provided to Council for noting at the next Ordinary Council meeting.

5.11 PROXY NOMINATION

Per Section 5.1 Composition, a Councillor is to be appointed by Council as proxy to the appointed Councillor Member. The nomination of proxies for Community Members is not permitted.

5.12 RESPONSIBILITIES OF OFFICE BEARERS

Office Bearers hold respective responsibilities as outlined in *WT-HRM75.00 - Governance of Special Committees* and *WT-HRM75.01 – Financial Guidelines for Special Committees*.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

6 REPORTING

The Committee is a hall management body and reports directly to Council.

Minutes of each Committee meeting, including Annual General Meetings, shall be provided to Council for presentation at the next available Ordinary Meeting of Council for consideration and noting.

The Committee has no authority to act or speak on behalf of Council unless explicitly authorised by a Council resolution.

7 FINANCE

7.1 FINANCIAL DELEGATION

The Committee has the delegated authority to incur expenses up to the limit of its available cash reserves. The Committee shall not enter into any financial commitment that exceeds its current bank balance without prior written approval from Council.

7.2 FEES AND CHARGES

The Committee must, by March of each calendar year, assess and provide to Council for endorsement the recommended fees and charges for the Hall.

8 REVIEW OF TERMS OF REFERENCE

These Terms of Reference shall be reviewed by the Committee and Council at least once every two (2) years, or following each ordinary Council election, to ensure they remain relevant and effective.

9 COUNCIL TRIGGERED DISSOLUTION

The Committee may be dissolved in its entirety at any time by a resolution of the Council.

10 APPROVAL

Approved by Council on DD MMM 2026 (26/xx)

Signed: _____
Chief Executive Officer

10 SPECIAL COMMITTEES

10.1 Special 1 - Youth Advisory Council Minutes - May

REPORT AUTHOR: Youth Development Officer - Kirsten Howard

REPORT DATE: 14 May 2026

ATTACHMENTS: 1. [10.1.1] YAC Minutes - May 14 2026

SUMMARY

The purpose of this report is to provide the minutes of the most recent Youth Advisory Council (YAC) meeting to Councillors for noting.

BACKGROUND

YAC holds monthly meetings at the Windsor Community Precinct after school hours chaired by the Youth Mayor. The meetings are recorded through meeting minutes to report on the activities of YAC and discussions held.

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Work in collaboration with its community.

3.1 Our Community

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

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

West Tamar Youth Strategy 2023-2026

RISK CONSIDERATIONS

YAC is an established and ongoing initiative of Council. The membership process is transparent, and activities are recorded and reported each month. YAC is facilitated by the Council's Youth Development Officer. There is low risk in Council receiving this report.

FINANCIAL IMPACT

Nil

CONSULTATION

Nil

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The minutes for the 14 May 2026 YAC meeting are provided to Council for noting.

RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 14 May 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

	MINUTES WEST TAMAR YOUTH ADVISORY COUNCIL
---	--

DATE/TIME	14 May 2026	4.00PM	VENUE	Windsor Community Precinct
PRESENT	Arianna, Ruth, Millie, Evie, Nina, Erykah, Esther, Josie(V), Nicole, Ava. Cr. Joy. A, Michael, Kirsten, Mayor Christina. H, Jorji, Kate.			
APOLOGIES	Elizabeth, Cr. Lynden. F, Alice			

ITEMS FOR DISCUSSION

1.0 GENERAL BUSINESS AND YAC MEMBERSHIP

1.1 Introduction

Chairperson: Millie
 Acknowledgement of Country: Millie
 Minutes: Esther

1.2 Previous meeting minutes

Moved by Esther and seconded by Evie.

1.3 Staffing welcome

We introduced our two new casuals (Youth Assistants) Jorji and Kate.

1.4 Youth Mayor Update

Millie went to the ANZAC Day ceremony in Beaconsfield where she gave a very well-received speech. We rewatched her speech during the meeting.

1.5 YMCA – Teen Mental Health First Aid session upcoming on Tue 26 May

We confirmed numbers for the upcoming session
 YAC members reviewed other trainings offered by the YMCA. The leadership and public speaking sessions received some interest; Michael will email to book the session in for the 2nd of June.

1.6 ABC Heywire program

Meeting with Taz & Em from the Future Isles on the 21st of May to undertake the Tamar Valley Voices storytelling competition. YAC members interested in this session are Nicole, Evie, Nina and Esther.

1.7 Listening Project

Kirsten will invite Ben to our next meeting to chat about their project and what support they'd like from YAC.

1.8 Advice to Council

Nicole – raised a point about buses to Greens Beach which was raised earlier in the year and she wanted a follow up.

Erykah – pathways in Beaconsfield are good – positive feedback.

Kirsten to investigate Riverside Underpass meetings and provide updated at next meeting.

Josie – wants a new dog park in Legana, or at least an upgrade. Not much publicity and it is out of the way, and many don't know about the space.

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Elizabeth – Could council put a general recycling bin near the bottle depot at Windsor Park? Many bottle lids and bottles are being binned or left behind if they aren't accepted by the scheme and often have to be taken back home to recycle.

Elizabeth – When are the traffic lights going in on the far end of forest road to manage traffic (might be Launceston issue but the traffic is still quite dangerous and confusing near Allawah street and Salt, which is dangerous for pedestrians crossing to the bus stop or to get down to the Tailrace.

Evie – spoke about bus shelters in the region.

1.9 Session with Janice Rodrigues (2026 Australian Youth Representative to the United Nations)

UN youth age (12-25) typically but can be flexible

Top challenges for young people:

Mental health, social media usage, intergenerational changes, transport, technology reliance, cost of living, education, financial literacy ‘How to become an adult’

Unique issues to our region for young people:

Education, training, practice life skills, external program funding by gov to support young people.

Transport – varieties, such as trams/trains, more buses and timetables.

Other states have better transport + training programs (e.g.) Canberra, what makes them different? (population density)

2.0 West Tamar Youth Festival event recap

Evie – great day, loved it. Sausage sizzle? (spoke about food vans and how they would need to make it worth their time as we had other activities for free)

Seats were in the sun all day, move chairs into shade. Rose bay was a good site

Esther – Location was very good. Did the sideshow alley get used much?

Ruth - was good to have a small sideshow alley this year

Josie – 2 people on games. Sideshow alley was good and the kids loved it, It was how and in the sun for an hour

Advertising our programs at the events, maybe use YAC stand to showcase youth groups, school holiday program, Friday afternoon and hand out maps/even schedules

Schedule of programs and activities, this will allow more down-time, as well as participation in services we get to attend.

More advertisement varieties and earlier on.

Shade & a water fountain (Tas water).

Mayor Christina. H suggested sunscreen samples from companies to distribute to event goers.

Cancer council sunscreen pop up station, such as the one at the Relay for Life event.

2.1 Upcoming events/ opportunities

National volunteer week dinner – 20th May, 6pm- late in Grindelwald.

2.2 General Business

Farewelled Ava as this was her last meeting.

Watched Tas Youth Forum video.

MEETING CLOSED

5:26PM

Next Meeting

11 June 2026

4.00PM

Windsor Community Precinct

10.2 Special 2 - Positive Ageing Committee Minutes - May

REPORT AUTHOR: Community Development Officer - Todd Mitchell

REPORT DATE: 4 June 2026

ATTACHMENTS: 1. [10.2.1] Positive Ageing Committee Meeting Minutes - May 2026

SUMMARY

The purpose of this report is to provide the minutes from the latest Positive Ageing Committee (PAC) meeting to Councillors for noting.

BACKGROUND

PAC holds monthly meetings at the Windsor Community Precinct. The meetings are recorded through meeting minutes to report on the activities of PAC and discussions held.

STRATEGIC PLAN

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

3.1 Our Community

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

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

Council will:

- Inform, consult and engage with the community to promote participation.
- Work in collaboration with its community.

3.1 Our Community

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

Objective: Residents enjoy a safe equitable and inclusive and sustainable lifestyle.

Council will:

- Foster an inclusive, engaged and active community through all its activities.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

West Tamar Council Positive Ageing Strategy 2022-2027
West Tamar Council Community Health and Wellbeing Plan

RISK CONSIDERATIONS

PAC is an established and ongoing committee of Council. The membership process is transparent, and activities are recorded and reported each month. PAC is facilitated by Council's Community Development Officer. There is low risk in Council receiving this report.

FINANCIAL IMPACT

Nil

CONSULTATION

Nil

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The minutes for the 25 May 2026 PAC meeting are provided to Council for noting.

RECOMMENDATION

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee meeting held on 25 May 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



DATE/TIME	25 May 2026	10.00AM	VENUE	Windsor Community Precinct
PRESENT	Joy Allen (JA) temporary Chairperson, Christina Holmdahl (CH), Christine Fulcher (CF), Carl Cooper (CC), Liz Swain (LS), Ian Saunders (IS), John Farrar (JF), Robyn Reed (RR), Heather Jolly (HJ), Fran Mamo (FM), Julie Sladden (JS) & Todd Mitchell secretary (TM)			
APOLOGIES	Ian Saunders (IS)			
ADDITIONAL				

ITEMS FOR DISCUSSION

CONFIRMATION OF PREVIOUS MEETING NOTES

- **Moved:** Liz Swain **Seconded:** Chris Fulcher

CORRESPONDENCE

- Liz Swain suggested that PAC members put their ideas forward on what they hope to achieve with PAC over the next two years.

BUSINESS ARISING

- - New members**
 - All members introduced themselves including what they have to offer the committee and what they hope to get out of the opportunity.
 - Chairperson**
 - Joy explained that she is acting chair until a new chair is appointed. Joy asked the committee who was interested in standing for chair. Liz Swain, Carl Cooper and Fran Mamo nominated for chairperson. Silent vote took place. Liz and Carl were rewarded equal votes. Carl then nominated Liz to be the Chairperson, and this was agreed by the committee. Liz Swain is the new Chairperson of PAC.
 - Terms of Reference**
 - Joy explained the role of PAC and went through the Terms of Reference. Joy referenced what other similar committees do in the community and for their council.
 - Volunteer inductions**
 - Todd handed out volunteer induction booklets and USB's to new members.
 - **PAC Strategy**

ORDINARY COUNCIL MEETING
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It has been suggested to set aside time to review and write a new strategy. Todd to find a facilitator. The original PAC strategy was conducted over several full days and was facilitated by a member for UTAS. Community groups and nursing homes were consulted.

- The six key aims and objectives of the Positive Ageing Strategy were discussed.

GENERAL BUSINESS

- Todd to book Liz and Robyn into Silver Mentors session 10am-12pm.
- Liz suggested an idea to create an ongoing document that is relevant to the ageing demographic and advertise to community via various communication channels. Simon Tennant could be engaged to support this idea.
- Todd to book Mandy in for next meeting to find out about Access to Health and needs in the community
- Carl suggested PAC reviews the 'A Respectful, Age-Friendly Island: Older Tasmanians Action Plan 2025-2029 and use this to support the review and implementation of the new PAC Strategy.
- Meetings can be for an hour and a half.
- Christina has proposed having a financial advisor speak to older people in the community.
- John suggested that marketing and promotion needs improving.

Action items	Owner(s)	Deadline	Status
1: Book Mandy Cooper into speak to PAC about A2Health	Todd	26.05.2026	In progress
2: Book Liz and Robyn into Silver Mentors session at Beaconsfield House	Todd	26.05.2026	Completed
3. Find facilitator to support the review and drafting of Positive Ageing Strategy as a strategic planning session.	Todd	1.06.2026 – proposed date 23 November	In progress
4. Organise Health forum for Seniors Week	Todd	1.06.2026 - Health Forum 30 October	In progress
5. PAC to potentially produce a specific document aimed at older residents in the West Tamar that could be attached to rates	PAC	TBA	Not started

MEETING CLOSED	11.30AM		
NEXT MEETING	22 June 2026	10.00AM	Windsor Community Precinct

11 DEVELOPMENT

11.1 Dev 1 - Petition to Amend a Sealed Plan - 21 Danbury Drive, Legana

REPORT AUTHOR: Statutory Planner - Patrick McMahon

REPORT DATE: 09 June 2026

ATTACHMENTS:

1. [11.1.1] Attachment 1 - Petition to Amend Sealed Plan
2. [11.1.2] Attachment 2 - Blank Instrument Form

SUMMARY

This report assesses a Petition to Amend a Sealed Plan under section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

BACKGROUND

Description

The proposal is to Amend a covenant binding Sealed Plans SP15688 and SP158531 to reduce ambiguity regarding the permissibility of constructing dwellings on the new lots that have been subdivided from these parent titles. The covenant currently includes the following restriction:

“(a) That there shall not be erected any building on the said Lot other than a private dwelling house, flats or stratum units and the buildings usually appurtenant thereto.

“(b) That no building erected on the said Lot shall be used for any purpose other than as a private dwelling house and/or for the provisions of professional services.

“(c) That there shall not be set up or carried on in or upon the said Lot hereby transferred or any part thereof any trade manufacture or business of any kind other than the provisions of professional services.

“(d) That there shall not be erected on the said Lot any dwelling house of a less value than Twenty five thousand dollars (exclusive of outbuildings) such value to be the actual cost in labour and materials only and any question as to value shall be settled by the Vendor or its authorised agent to whom all necessary vouchers shall be produced.

“(e) That there shall not be erected any dwelling house or portion thereof or other outbuilding nearer than twenty-five feet to any part of the roadway on to which the said Lot fronts.

“(f) That there shall not be kept on the said Lot any pig or greyhound and that the same shall not be used for the purposes of a poultry farm or commercial market garden PROVIDED HOWEVER that this condition shall not preclude the keeping at the rear of any dwelling house erected on the said Lot of a number of fowls reasonably required for domestic use.”

The land burdened by the covenant is shown in Figure 1 below.



Figure 1 – lots affected by the covenant

The amendment to the covenant would clearly articulate that a residential dwelling can be constructed on these new lots by amending the wording to include the following, after (a) “usually appurtenant thereto.”:

“For the avoidance of doubt, the subsequent subdivision of any Lot does not prevent the construction of a dwelling house upon the further Lot or further Lots the product of any subdivision”.

The parties to the covenant include the Vendor of the original subdivision that created the parent lots, and the current landowners of the lots that were created through that original subdivision and the subsequent lots that were created as detailed in the Petition to amend the plan included as Attachment 1. All current landowners burdened by the covenant have provided consent.

The petition was served on the Australian Securities and Investments Commission (ASIC) for the original Vendor as that company has been de-registered. All landowners provided consent and ASIC raised no objections.

Applicant

Ross A Hart, Solicitor, on behalf of the owner of 21 Danbury Drive, Ashleigh K Atkinson.

STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

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

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The proposal is an application pursuant to section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

RISK CONSIDERATIONS

The proposal is to amend a sealed plan to improve the clarity of the covenant requirements, with all parties to the covenant having provided written consent or no objection. The Risk is Low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Notification was served on the affected landowners by the applicant and a signed document was received showing consent of all parties involved. At the time of preparing this report no objections have been received by the Council.

OPTIONS

Council may choose to:

1. Approve the application as presented;
2. Approve the application with amendments;
3. Refuse the application.

OFFICER'S COMMENTS

The proposed amendment to the sealed plan is considered to have no negative impact on the Council or other involved parties, and functions to remove potential ambiguity regarding the legality of development of a residence on the new lots that have been subdivided off the parent titles.

Enforcement of a covenant of this nature is not the responsibility of Council and would need to be pursued by parties to the covenant through the Supreme Court. All parties have provided consent or no objection.

The subject land is within the Low Density Residential Zone and Specific Area Plan (SAP) for Residential Density and Supply, which already limits potential development to one dwelling per lot on the affected titles. Amending the covenant to clarify that one dwelling is permitted per lot is consistent with the Tasmanian Planning Scheme. As such, the proposal to amend the covenant is recommended for approval.

RECOMMENDATION

That Council:

1. Authorise the signing and sealing of the Request to Amend a Sealed Plan form (Attachment 2) by the Chief Executive Officer and Mayor; and
2. Return that form to Ross A Hart, the solicitor of Ashleigh K Atkinson for further processing.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

APPLICATION BY PETITION TO AMEND SEALED PLAN SP15688 AND SP 158531

TO: West Tamar Council
PO Box 16
RIVERSIDE TAS 7250

I, Ashleigh Kendall Atkinson of 21 Danbury Drive, Legana in Tasmania being the registered proprietor of Volume 170304 Folio 1 (hereinafter referred to as "the Petitioner") hereby apply to West Tamar Council to amend sealed plans 15688 and 158531 ("the Plans") in the manner hereinafter particularised within this petition.

Background

Plan 15688 was sealed by Council on 27 January 1981 by its predecessor Council, Beaconsfield Municipal Council. The plan came into effect upon registration of SP15688 and consisted of 3 lots, Volume 15688 Folio 32, Volume 15688 Folio 33 and Volume 15688 Folio 34.

Plan 158531 was sealed by Council on 12 November 2009. The plan came into effect upon registration of 158531 and consisted of 2 lots, Volume 158531 Folio 1 and Volume 158531 Folio 2.

Volume 15688 Folio 32 has been further subdivided and now consists of Volume 166539 Folio 1 and Volume 166539 Folio 2.

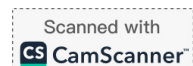
Volume 15688 Folio 33 has been subdivided and consisted of Volume 15831 Folio 1 and Volume 15831 Folio 2.

Volume 158531 Folio 1 has been further subdivided and consists of Volume 170304 Folio 1 and Volume 170304 Folio 2.

Volume 15688 Folio 34 has been further subdivided and consists of Volume 128065 Folio 1 and Volume 12865 Folio 2.

The only Lots affected by the covenants the subject of this application within the two Plans are the properties comprised within Volume 128065 Folio 1 known as 25 Danbury Drive, Legana, Volume 128065 Folio 2 known as 23 Danbury Drive, Legana, Volume 158531 Folio 2 known as 17 Danbury Drive, Legana, Volume 166539 Folio 1 known as Lot 1 Danbury Drive, Legana, Volume 166539 Folio 2 known as 11 Danbury Drive, Legana, Volume 170304 Folio 1 known as 21 Danbury Drive, Legana and Volume 170304 Folio 2 known as 19 Danbury Drive, Legana.

83079



ORDINARY COUNCIL MEETING
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The Schedule of Easements to the Plan burdens each of the Lots referred to above, with the covenants as follows:

“(a) that there shall not be erected any building on the said lot other than a private dwelling house, flats or stratum units and the buildings usually appurtenant thereto”.

That covenant is referred to as "the affected covenant" in this Petition.

The following persons benefit from the covenants within the Plans which includes the affected covenant:

	128065/1
	128065/2
	158531/2
	166539/1
	166539/2
	170304/1
	170304/2

The Proposed Amendment to the Plans

The Petitioner applies to West Tamar Council to amend the Schedule of Easements to each Sealed Plan by modifying the affected covenant as follows:

1. Add at the end after the words *“usually appurtenant thereto”* the following words:

“For the avoidance of doubt, the subsequent subdivision of any Lot does not prevent the construction of a dwelling house upon the further Lot or further Lots the product of any subdivision”.

The legislation

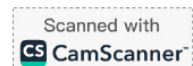
This matter is governed by the *Local Government (Building and Miscellaneous Provisions) Act 1993* Part 3, Division 5.

Section 103 (1) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* grants George Town Council as council the power to, on application of a person having interest in land subject to sealed plan to make amendments to the Plan.

Section 103 of the Act provides that a person having an interest in land subject to the sealed plan may make application to amend that Plan by petition and must serve a copy of the petition on all persons appearing by the registers under the *Land Titles Act 1980* and the *Registration of Deeds Act 1935* to have an estate or interest at law affected by the proposed amendments. In addition to the property owners, each mortgagee for any of the registered proprietors are entitled to receive notice of the petition.

In this case the petition must be served on the owners of land as particularised in annexure "A".

83079




ORDINARY COUNCIL MEETING
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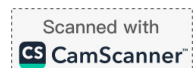
Section 104 (1) of the Act provides that after 28 days after the last petition is served in accordance with Section 103 (3) if no person has asked to be heard in opposition council can cause the amendment to be made by completing the request to amend form to this petition which is marked "B".

Executed by the Petitioner
Ashleigh Kendall Atkinson
this 8th day of May 2026
in the presence of


.....
Ashleigh Kendall Atkinson

Witness 
Ross Anthony Hart
Legal Practitioner
62A Cameron Street
LAUNCESTON TAS 7250

8307e



12 CORPORATE

12.1 Corp 1 - 2026/2027 Estimates and Rates and Charges

REPORT AUTHOR: Chief Financial Officer - Jason Barker CPA

REPORT DATE: 3 June 2026

ATTACHMENTS: 1. [12.1.1] Budget Summary 2026-27

SUMMARY

The purpose of this report is to adopt the 2026/27 Estimates and Rates and Charges.

BACKGROUND

Budget estimates and parameters were reviewed progressively at Council Workshops on 10 March, 14 April, 12 May and 2 June 2026. Further, the budget process was progressively reviewed by Council's Audit Panel on 3 December 2025 and 24 March 2026.

STRATEGIC PLAN

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

3.4 Our Infrastructure

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

Objective: Provide for a broad range of infrastructure, services and future developments.

Council will:

- Develop and manage fit for purpose infrastructure in a sustainable manner.

3.5 Our Organisation

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

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

Council will:

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

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The Estimates have been prepared and are presented to conform with section 82 of the *Local Government Act 1993*.

RISK CONSIDERATIONS

The risk to community affordability was balanced against the need to ensure financial sustainability and service delivery.

There is an inherent risk that circumstances may change in the future which may affect the projected financial estimates. Typically, unforeseen economic conditions, changes in community expectations and legislative changes can affect costs associated with services, service levels and governance activities.

FINANCIAL IMPACT

The Estimates for the 2026/2027 financial year, including the effects on the rates and charges, are attached to this report.

CONSULTATION

The Estimates underpin the Strategic Plan, which was developed using community consultation. Budget estimates and parameters were reviewed progressively at Council workshops on 10 March, 14 April, 12 May and 2 June 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

In setting rates and charges Council has considered the following:

- The funding for various strategies and plans;
- Statutory obligations;
- Needs and expectations of the community;
- Expected change in prices for goods and services; and
- Council's 10 year Long Term Financial Plan, Council's Long Term Strategic Asset Management Plan and objectives in Council's Strategic Plan.

RECOMMENDATION

That Council by absolute majority:

1. pursuant to section 82 of the *Local Government Act 1993* adopts the 2026/2027 Estimates; and
2. makes rates and charges for the period 1 July 2026 to 30 June 2027 in accordance with the following resolutions:

RESOLUTIONS:

1) General Rate

- a) That pursuant to section 90 of the *Local Government Act 1993* (the Act) Council makes the following General Rate in relation to all rateable land (excluding land which is exempt pursuant to the provisions of section 87) within the West Tamar Municipal Area for the period commencing 1 July 2026 to 30 June 2027, namely a rate of 6.413 cents in the dollar of assessed annual value of the land;
- b) That pursuant to section 107 of the Act, by reason of the use or predominate use of the land described below being for residential purposes, Council declares that the general rate shall be varied by increasing it by 0.19 cents in the dollar of assessed annual value to 6.603 cents in the dollar of assessed annual value of the land within the area identified by that part of the Launceston Urban Fire Brigade District located in the West Tamar Municipal Area as depicted on plan No. LD674a lodged with the Department of Environment and Land Management and the revenue raised from the variation in the General Rate be applied to the development of Windsor Park; and
- c) That pursuant to section 90 (4) of the Act, Council sets a minimum amount payable in respect of the general rate of \$240.00.
- d) That pursuant to section 129(4) of the Act, Council grants a remission of the rates paid or payable by the owners of land who have entered into a conservation covenant (from both the Protected Areas on Private Land and the Private Forest Reserves Programs) pursuant to the *Nature Conservation Act 2002* of:
 - i) \$6.00 per hectare; and
 - ii) with a minimum remission per rateable property of \$60.00 and a maximum remission per rateable property of \$600.00.
- e) That pursuant to section 129(4) of the Act, upon application by a registered Tasmanian fire service volunteer, Council grants a remission of the annual fire service contribution paid or payable on their principal place of residence.
- f) That pursuant to section 129(4) of the Act Council grants a remission of 100% of all council rates paid or payable by the ratepayers (the lessees/licences) holding Crown leases/licences for jetties/boatshed/slipways subject to the following criteria
 - i) the lessee/licencee must be a ratepayer of the West Tamar Municipal Area; and
 - ii) the land subject to the lease/licence must adjoin the lessee's/licencee's land and the Tamar River or Bass Strait; and
 - iii) the land subject to the lease/licence must be for the purpose of a jetty/boatshed/slipway and used only for private recreational purposes pertaining to the lessee; and
 - iv) the land subject to the lease/licence has no separate council service supplied and connected to that land.

2) Service Rates and Service Charges

That pursuant to sections 93 and 94 of the Act, Council makes the following service rates and service charges in respect of all rateable land within the West Tamar Municipal Area (including land which is otherwise exempt from rates pursuant to section 87 of the Act but excluding Crown Land to which council does not supply any of the following services) for the period commencing on the 1st day of July 2026 and ending on the 30th day of June 2027 namely:

- a) A service charge for waste management (garbage removal) in respect of all lands to which council supplies a waste management service as follows:
- i) \$271.00 for an 80-litre mobile garbage bin and one 140-litre mobile recycle bin;
 - ii) \$349.00 for a 140-litre mobile garbage bin and one 140-litre mobile recycle bin;
 - iii) \$476.00 for a 240-litre mobile garbage bin and one 140-litre mobile recycle bin;
 - iv) \$112.00 for a 240-litre mobile organic bin.

3) Separate Apportionments

For the purposes of this resolution the rates and charges shall apply to each parcel of land that is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

4) Fire Service Contribution

Pursuant to section 93A of the Act Council makes the following service rates in respect of the Fire Service Contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area of West Tamar Municipal Area:

- a) for land within the Launceston Permanent Brigade Rating District, a service rate of 0.992 cents in the dollar of assessed annual value;
- b) for land within the volunteer Beaconsfield, Gravelly Beach, Kelso and Legana Volunteer Brigade Rating District, a service rate of 0.276 cents in the dollar of assessed annual value; and
- c) For land within the General Land Brigade Rating District, a service rate of 0.254 cents in the dollar of assessed annual value.

Pursuant to section 90(3) of the Act Council sets the following minimum amounts payable in respect of this rate:

- Launceston Permanent Brigade Rating District \$52.00;
- Beaconsfield, Gravelly Beach, Kelso and Legana Volunteer Brigade Rating District \$52.00;
- General Land \$52.00.

5) Interest

That pursuant to section 128 of the Act if any rate or instalment is not paid on or before the date it falls due then there is payable a daily interest charge of 0.0291671% in respect of the unpaid rate or instalment for the period during which it is unpaid.

6) Rates payments

Pursuant to section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect;
- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2026;

- c) decides that where rates are payable by instalments, then they shall be paid by four approximately equal instalments and determines that the dates by which such instalments are to be paid shall be as follows:
- i) the first instalment on or before 31 August 2026;
 - ii) the second instalment on or before 30 October 2026;
 - iii) the third instalment on or before 26 February 2027; and
 - iv) the fourth instalment on or before 30 April 2027.

7) Discount for early payment

Pursuant to section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 30 September 2026, a discount of 1% upon the current rates and charges.

8) Adjusted values

For the purposes of each of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to section 89 of the Act.

9) Words and Expressions

Words and expressions used both in these resolutions and in the *Local Government Act 1993* or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they had in those Acts.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

REQUIRES ABSOLUTE MAJORITY OF COUNCIL



Budget
2026/27
Summary

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

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ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



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Statement of Cash Flows

	Budget 2025/26	Forecast 2025/26	Budget 2026/27
Cash Flows from Operating Activities	\$(000)	\$(000)	\$(000)
Rates	27,406	27,497	29,144
Interest received	920	1,188	1,233
Fees & user charges (inclusive of GST)	3,917	3,901	3,977
Grants (inclusive of GST)	5,571	6,694	1,583
Investment revenue from Water Corporation	656	853	984
Other receipts (inclusive of GST)	574	835	765
Net GST refund/payment	2,345	1,882	2,310
Payments to suppliers & employees (inclusive of GST)	(31,301)	(29,103)	(32,856)
Statutory contributions	(1,713)	(1,713)	(1,804)
Interest paid	0	0	0
Net cash provided by (used in) operating activities	8,374	12,034	5,336
Cash Flows from Investing Activities			
Payment for property, plant equipment and infrastructure	(21,611)	(11,706)	(19,934)
Proceeds from sale of fixed assets	3,322	1,714	3,332
Repayment of loans from community organisations	10	10	0
Capital grants & monetary contributions	7,052	1,751	1,491
Net cash provided by (used in) investing activities	(11,228)	(8,232)	(15,111)
Net Increase (Decrease) in Cash Held	(2,854)	3,802	(9,775)
Cash at the Beginning of the Year	21,155	23,231	27,033
Cash at End of Financial Year	18,301	27,033	17,258

Recommended minimum cash funding requirements		\$'000
Funds required for 3 months cash expense cover ratio		8,665
Committed funds - employee provisions, specific reserves and contract liabilities		4,108
Total minimum funds		12,773
The cash expense ratio compares the uncommitted cash balance against the total payments for operating and financing activities from the cash flow statement. 3 to 6 months cash is considered adequate.		

2025/26 estimates are inclusive of amended capital carryovers

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST components of cash flows arising from investing and financing activities, which are recovered from, or paid to, the ATO, are classified as operating cash flows.

ORDINARY COUNCIL MEETING
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Consolidated Budget Summary

	Budget 2025/26	Forecast 2025/26	Budget 2026/27
	\$(000)	\$(000)	\$(000)
Recurrent Income			
Rates and charges	27,406	27,497	29,144
Grants	5,496	5,330	4,999
Fees & user charges	3,667	3,661	3,727
Interest	920	1,188	1,233
Investment revenue water corporation	656	853	984
Other income	444	622	410
Total Recurrent Income	38,589	39,151	40,497
Expenses			
Employee benefits	14,126	12,948	14,597
Other materials & services	12,853	12,365	13,650
Statutory contributions - fire levy	1,713	1,713	1,804
Depreciation & amortisation	7,791	7,648	8,168
Other expenses	1,523	1,391	1,610
Total Expenses	38,006	36,065	39,829
Net (loss) on disposals	(475)	(420)	(470)
UNDERLYING SURPLUS/(DEFICIT)	108	2,666	198
Underlying surplus ratio	0.3%	6.8%	0.5%
Net profit on land sales		1,250	600
Timing Cwlth assistance grants	0	1,299	(3,500)
Capital grants	7,378	2,731	6,350
NET SURPLUS/(DEFICIT)	7,486	7,946	3,648
Capital Items			
Sale of assets	3,322	1,714	3,332
Less purchase/construction of assets	(21,611)	(11,706)	(19,934)
Repayment of loan receivables	10	10	0
Total Capital Items	(18,280)	(9,983)	(16,602)
Net loss (profit) on disposals	475	(830)	(130)
Less depreciation	7,791	7,648	8,168
Timing grants & sales	(326)	(980)	(4,858)
CASH OPERATING SURPLUS/(DEFICIT)	(2,854)	3,802	(9,774)
Cash at the beginning of the Year	21,155	23,231	27,034
Cash at End of Financial Year	18,301	27,034	17,260

2025/26 Estimates are inclusive of amended capital carryovers

ORDINARY COUNCIL MEETING Tuesday 16 June 2026



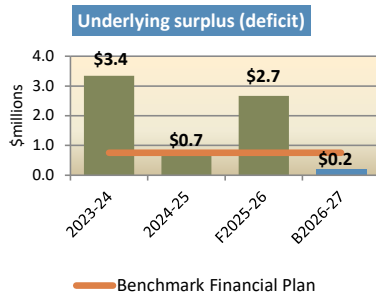
2026/27 Budget

Summary

Council has prepared estimates for the 2026/27 financial year. Key estimates are provided below covering the operating result, cash and deposits, and capital works of the Council. In preparing the estimates, Council continues to balance the demands for services, the operating costs of facilities and the need to deliver appropriate rating outcomes for the whole community.

1. Operating Result

Underlying surplus (deficit)



The net operating result for 2026/27 is a budgeted \$3.6m net result and an underlying surplus of \$0.2m (excludes capital grants). A series of one-off and cyclical expenditures is limiting the size of the budgeted surplus.

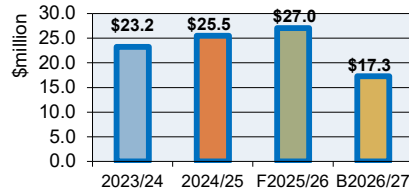
2. Rates

Council will increase rates by 4.9% in 2026/27 in order to maintain service levels and assist future sustainability. Council has attempted to minimise the impacts to ratepayers. In conjunction with the impact of increases in the fire levy, the average bill shift is estimated on average at \$2 per week per ratepayer.

3. Cash & Deposits

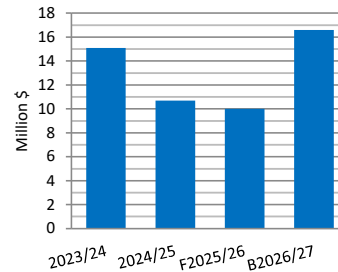
Cash & deposits are budgeted to decrease by \$9.8m during 2026/27 to \$17.3m as at 30 June 2027. Beginning cash for 2025/26 was boosted by 50% pre-payment of the ongoing Federal Assistance Grants. An 80% pre-payment (\$3.5m) is expected for the 2026/27 boosting cashflow timing once again.

Cash & Deposits



4. Capital works expenditure

Net capital expenditure



The capital expenditure budget funds the renewal, upgrade and additions to Council assets. The net capital works expenditure program for the 2026/27 year is budgeted at \$16.6m, of which \$7.1m relates to projects that will be carried forward from the 2025/26 year.

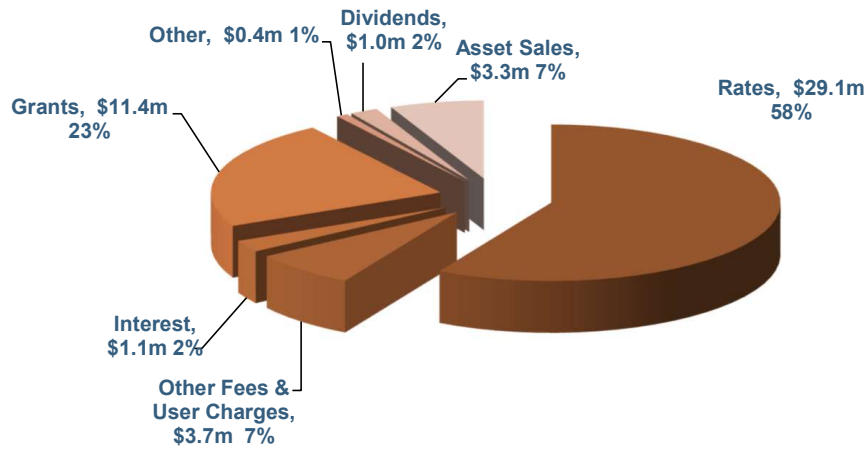
Capital works will be funded largely from operations, asset sales and unrestricted cash, however \$6m in estimated Commonwealth grant funding is an assisting component. This includes a \$5m Labor election commitment to go towards a planned Legana Basketball and Community Centre being staged over coming years. The capital expenditure program has been set and prioritised based on a rigorous process performed by Council officers and ensures there are adequate estimates towards renewal of assets identified by Council's long term asset management framework.

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026

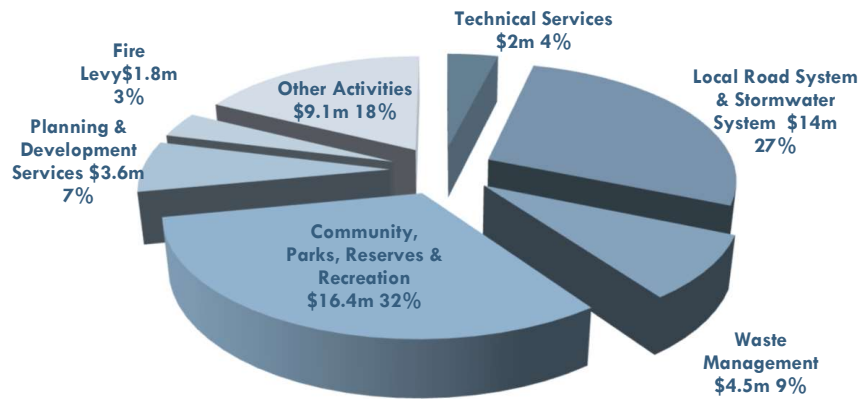


2026/27 Budget

Where monies are derived



Where monies are spent



ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget

Linkage to the Council Plan

Strategic Planning Framework

The estimates have been developed within an overall planning framework, which guides the council in identifying and meeting community needs and aspirations. These identified needs are converted into medium and long term plans (Strategic Plan, Financial Management Strategy and Financial Plan), as well as short term objectives, strategies and initiatives that are contained in the Annual Plan & Annual Estimates. Council is also held accountable through annual audited Financial Statements. The West Tamar Council Strategic Plan 2022-2032 summarises the key objectives and strategies that Council plans to pursue over the coming 10 year planning period. The Long-Term Financial Plan sits alongside the Strategic Plan and is an essential tool in delivery of the Strategic Plan. The Annual Plan is an annual document that is framed within the Strategic Plan. It outlines the key issues for consideration and details activity programs, targets and related KPIs. The Annual Plan then forms the basis of the Annual Estimates. The diagram below depicts the strategic planning framework of Council.

Our purpose

Our vision

To create an inclusive community where people want to live, work and invest.

Our values

Leadership

Providing governance for our community and leading with responsibility and purpose

Community

Encouraging engagement through participation, consultation and partnerships

Responsibility

Economically, socially and environmentally accountable

Customer Service

Committed to quality through friendly, respectful and proactive customer service

Communication

Listening to our community and communicating openly with honesty and integrity

Teamwork

Demonstrating a culture of shared vision, mutual respect and support for each other

Advocacy

Representing our community through lobbying in support of our community and to achieve our vision



ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget

Objectives

Our Community

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

Our Future

Objective: To encourage sustainable growth and prosperity.

Our Environment

Objective: To care for and achieve a balance between the natural and built environment.

Our Infrastructure

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

Our Organisation

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

Organisation Strategy - Financial Sustainability

Council will responsibly manage its resources, community assets, and the equitable distribution of costs – now and into the future – through the continual development and regular review of long-term financial management plans and strategies. Asset management plans are assessed to ensure that challenges and opportunities can be identified and addressed in an appropriate and financially sound manner. External funding options will be explored organisation-wide when undertaking new and existing programmes and activities.

Council’s services, facilities and infrastructure will continue to be assessed for community need. In their provision, consideration will be given to the effectiveness and efficiency of Council or partnership delivery. Accordingly, Council will continue to participate in resource sharing opportunities.

Estimates Processes

This section lists the estimates processes to be completed in order to adopt the estimates in accordance with the Act and Regulations. The first step in the estimates process is for the officers to prepare a first draft of the annual estimates and submit the draft to council for discussion, amendment and eventual adoption. An absolute majority must adopt the estimates prior to 31 August but not more than one month before the start of the relevant year.

The key dates for the estimates process are summarised below:

Estimate process	Date
Budget timetable set	Jan
Estimates reviewed with key officers	Jan
Request for capital works circulated	Jan
Capital works suggestions collated	Feb
Council Workshop	10th Mar
Council Capital Workshop	14th Apr
Council Workshop	12th May
Council Workshop	2nd June
Budget adoption	16th June
Provide Director of Local Government with rating resolution	July

The estimates process has six main functions for Council:

- To predict expenditure
- To ascertain revenue requirements
- To set rates and charges
- To authorise expenditure
- To control expenditure
- To provide a basis for review of actual performance

The 2025/26 forecasts and 2026/27 estimates presented in this report have been developed through a process of consultation and review with Council and Council officers.

ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget

Budget Strategy

Main elements

- Incremental approach (Use of appropriate index)
- Determining activity output levels and budgeting for those levels.
- Rating levels that will build community wealth through the achievement of underlying surpluses and provide assistance for future larger capital projects. Please refer to the Rating Strategy section of these budget papers.

Incremental Approach

The incremental approach involves the use of an appropriate index to adjust the previous budget or actual result to obtain a new budget. This approach is used where activities have not changed and management and councillors are satisfied that the desirable standard of efficiency has already been obtained. Some indexes considered were:

Inflation Indexes	
Consumer Price Index (CPI) Hobart	5.1%
Consumer Price Index (CPI) Aust	4.6%
Local Council cost Index	3.6%
Road and Bridge Construction (Aust)	2.0%
Heavy and Civil Engineering Construction (Aust)	1.7%
Building Construction Index (Tas) Non-residential	1.0%

Indexes Mar26

Current global conflicts have seen an impact on recent March inflation with events expected to have an inflation influence through out 2026/27. Road, construction and heavy and civil engineering indexes are yet to see these impacts flow through.

Consumer Price Index (CPI) measures the change in prices paid by households for goods and services for consumption purposes typically by measurement of the price change in a basket of consumer goods. The CPI can give a good indication as to how the Reserve Bank will view inflation and what it will do in relation to interest rates.

The Local Council Cost Index is formulated by LGAT and used as a general index. The figure provides an indication of how council expenditure might change over a period of time where spending "behaviour" remains constant. The indicator is calculated for the current year based on a 30% loading for construction, 45% loading for Hobart CPI and a 25% loading for the Public Sector Wages Price Index.

The Road & Bridge Construction (Aust) Index measures the general changes in prices in construction costs for the road and bridge construction sector.

Determining Activity Output Levels and Budgeting for those Levels

Sometimes it is appropriate to start the budget process by determining the desired service level of each activity and then calculating the inputs needed to produce that level of service. Because Council is not in a position to command unrestricted revenues, some activities are reduced, either arbitrarily or by selection of particular activities to restrict.

Labour Budgeting

Apart from expected enterprise agreement (EA) and superannuation guarantee increases, some additional budget provision has been factored for employee structure changes and for where employees are estimated to receive increments beyond the EA in recognition of career progression. 1.5 Full Time Equivalent FTE staff have been removed from the budget to recognise a level of ongoing vacancy.

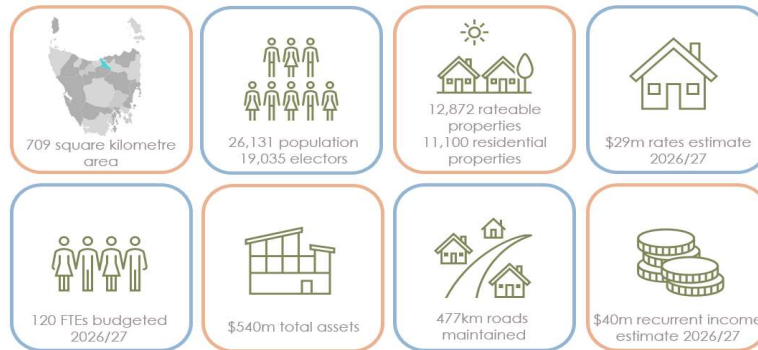
Capital Budgeting

\$7.1m of the net 2025/26 Capital Budget has been earmarked for a carryover into the 2026/27 Capital Budget.

ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget Snapshot of West Tamar Council



Estimates Influence

This section sets out the key factors from the internal and external environments which influence the estimates of Council.

Taswater

The Taswater Corporate Plan 2026-30 indicates increases to dividends for owner councils, an approximate \$0.26m increase for 2026-27 in base dividends to \$0.98m total for West Tamar Council. The overall investment rate of return based on investment value remains less than 2%.

Temporary and cyclic expenditures	
	\$'000
Council election costs	225
Structure plans & growth strategy	200
Trails strategy - grant funded	340
Tree removal program	80
Other plans, strategies & reviews	60
Additional building maintenance	185
Others	85
	1,175

Commonwealth grants

- Due to timing \$5m is re-budgeted following a Commonwealth election commitment for a Legana basketball and community centre. The grant is budgeted for expenditure in 2026-27 with the grant receipt estimated in 2027-28 cashflow.
- \$4.5m annual allocation of the Federal Assistance Grant Program. Recent changes to the grant methodology from a direct assessment approach and changes in assessment of service population have seen Council's allocation lower, but the use of caps and collars to the grant outcomes has seen a phased impact.
- \$1m allocation of the Roads to Recovery program will assist various capital road projects. The allocation from the program has increased in the 2024-2029 funding period.

Other grants

- \$0.34m of a \$0.5m State grant for a shared trail design between Launceston and Legana is anticipated to be expended in 2026-27.
- A charitable trust has been providing assistance to support the youth of the greater Beaconsfield area. Currently, the arrangement is in its 11th year with a commitment into 2027/28. The arrangement has assisted over \$1m to youth programs since inception.
- Council has budgeted \$0.1m in expenditure from a \$0.15m State Liberal election commitment for Greens Beach foreshore.
- Council continues to seek funding to assist developments of a number of projects. This includes the continued development of the new Legana recreation area, where a new community oval has recently opened and planning is underway for further development of the site.

ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget

Estimates Influences (continued)

Growth

Annual growth is rising through subdivision developments. Rateable properties have increased by approximately 700 in the municipal area in the last five years, an annual average increase of 1.1% to the rate base.

Waste Management

The recycle rewards container deposit scheme has contributed to decreasing volumes collected from kerbside recycling.

Council, in recent years has had to bear significant cost increases regarding landfill and in 2026/27 the State Waste Levy will attract a 50% increase (\$21 a tonne increase). A 12% increase overall in waste management costs is budgeted for 2026/27.

Labour Costs

The budget works on a continued aim to achieve a full complement of staff. Budgeted permanent full time equivalent (FTE) staff is shown below, comprising a total of 127 permanent staff when at full capacity.

Full Time Equivalent by Department	
Corporate & Community	33.2
People, Culture & Governance	6
Planning & Development	21.5
Infrastructure & Works	53.4
Chief Executive Officer	5
Total FTE Permanent	119.1

Enterprise Agreement (EA)

A 3 year agreement is at completion with a new agreement in negotiation for 2026/27. The budget has made provision for anticipated EA increases. Labour costs represent over a third (37%) of Council's recurrent expenditure.

Staff turnover and vacancies sees the budget excluding 1.5 FTE for assumed staff positions that won't be filled.

Council Elections

Local government elections scheduled for October 2026 will see an estimated cost of \$0.23m with a 25% uplift in charging from the last election.

Contracts - General

Council is in the process of renewing or modifying delivery of a number of operational contracts to maintain or improve service delivery with some budget impacts well beyond CPI increases. Specific areas are public amenities cleaning, Riverside Aquatic Centre management, tree trimming management, facilities maintenance and weed management.

Financial Management Strategy

The key focus of the Financial Management Strategy is to demonstrate and maintain financial sustainability in the medium and long term whilst achieving the strategic objectives of Council. The strategy was prepared to guide Council in its financial decision-making ensuring the following principles are followed:

The community's finances will be managed to provide sustainable and responsible financial management of the community's resources.

- Council will endeavour to maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation.
- Council's financial position will have a margin of comfort aimed to absorb the impact of unexpected developments, without the necessity for substantial increases in rates.
- Resources will be allocated to those activities that generate community benefit.
- Applying user pays principles where appropriate to do so and there is a clearly identifiable cohort benefit from using those facilities and services.

ORDINARY COUNCIL MEETING

Tuesday 16 June 2026



2026/27 Budget

Long Term Financial Plan

A Financial Plan covering the period 2025-2034 has been developed to assist Council in adopting estimates within a longer term prudent financial framework. In preparing the budget, a number of influences from Council's Financial Plan have been taken into consideration:

1. The achievement of a prudent balance between meeting the service needs of our community (both now and in the future) and remaining sustainable for future generations;
2. Increasing funds for development, and maintenance of facilities and infrastructure consistent with responsible asset management;
3. Accommodating funding requirements of long term asset management plans and;
4. Attempt to maintain rating levels that will phase out any overall financial shortfall.

Key directions arising from within the Financial Plan estimates are:

- A strong alignment with Council's strategic directions;
- An ongoing commitment to asset rehabilitation and replacement, i.e. the proper management of the community's infrastructure assets requires ongoing increases in revenue over the forward estimate period; and
- A commitment to ensure long term sustainability.

Legislative Requirements

Under the Local Government Act 1993, Council is required to prepare and adopt an Annual Plan and estimates for each financial year. The estimates are required to include estimated revenue, expenditure, borrowings, capital works and any other detail required by the Minister.

An absolute majority must adopt the estimates. They must be adopted before 31 August but not more than one month before the start of the relevant financial year.

The 2026/27 estimates, which are included in this report, are for the year 1 July 2026 to 30 June 2027 and are prepared in accordance with the Act. The estimates include an estimated Statement of Cash Flows and Income Statement and estimated Capital Works. These statements have been prepared for the year ended 30 June 2027 in accordance with Australian Accounting Standards and other mandatory professional reporting requirements, and in accordance with the Act. It also includes detailed information about the rates and charges to be levied, the capital works program to be undertaken and other financial information required by Council in order to make an informed decision about the adoption of the estimates.

**ORDINARY COUNCIL MEETING
Tuesday 16 June 2026**



2026/27 Budget

Rating

Rates and charges have long been identified as the main source of revenue for Council with legislation restricting other feasible revenue streams. Rates and charges account for approximately three quarters of the total revenue received by Council. Planning for future rate and charges increases has therefore been an important component of the budget process.

In order to maintain service levels and assist future sustainability, rates have been set to increase by 4.9% overall. In conjunction with the impact of increases in the fire levy the average bill shift is estimated on average at \$2 per week per ratepayer.

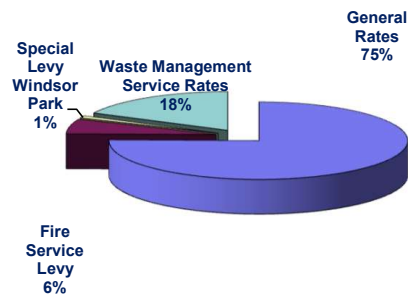
In setting rates and charges Council has considered the following:

- *Objectives outlined in Council's corporate plan;
- *Statutory obligations;
- *Needs and expectations of the community;
- *Expected change in prices for goods and services;
- *Council's 10 year strategic financial plan; and
- *Council's Long-term strategic asset management plan

Rate notices timetable

	Estimated issue dates	Due dates
July	Rate notice 09/07/26	
August	No reminder issued	Instalment 1 31/08/26
September		Payment in full due for discount Fri 30/09/26
October	Instalment 2 12/10/26	Instalment 2 30/10/26
February	Instalment 3 03/02/27	Instalment 3 26/02/27
April	Instalment 4 07/04/27	Instalment 4 30/04/27

Rating Sources 2026/27



Rate type	Cents in \$ of AAV	2025/26 Charge	Cents in \$ of AAV	2026/27 Charge
General Rate	6.806	(\$227 min)	6.413	(\$240 min)
Plus differential rate when applicable	0.25		0.19	
Fire Levies				
Permanent Fire Brigade-Riverside	1.064	(\$50min)	0.992	(\$52 min)
Volunteer Fire Brigade-Beaconsfield, Gravelly Beach, Legana & Kelso	0.298	(\$50min)	0.276	(\$52 min)
General Land Fire	0.264	(\$50min)	0.254	(\$52 min)
Waste Management				
80L mobile garbage bin*		\$258		\$271
140L mobile garbage bin		\$332		\$349
240L mobile garbage bin		\$453		\$476
Additional 240L mobile organics bin where offered		\$112		\$112

*80L mobile bin size is the minimum size but some older 85L and 90L bins covered under this charge

ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget

Rating Structure

Council has established a rating structure comprising general and service rates.

General Rates

The general rates are levied based on the Annual Assessed Value (AAV) of properties as determined by the Valuer General. Property values generally reflect the capacity of the ratepayer to pay. AAV is the gross annual income that, at the time of valuation, the owner of the property might reasonably expect to obtain from renting it to a tenant. Legislation requires that the AAV of land cannot be less than 4% of the capital value of the land.

Service Rates

The service rates currently cover waste management and fire service. The fire service charge is set at a rate that recovers the charge paid by Council to Tasmania Fire Service. The waste management charge is a user pays component designed to reflect payment based on usage of services provided by Council.

More information regarding Council's approach to determining and collecting rates from the community can be found in Council's Rates and Charges Policy.

AAV and Adjustment Factors

AAVs are determined each revaluation cycle, with the aim for a six year cycle.

The *Valuation of Land Act 2001* determines rating and taxing authorities are to be provided with market-based Adjustment Factors for property valuations when rating authorities are not subject to a revaluation cycle. Adjustment Factors help minimise large fluctuations to valuations that can occur between the revaluation cycles. Adjustment Factors are determined for defined classes of property (such as residential, commercial, industrial, primary production and other) and on a locality basis where necessary (e.g. Riverside, Trevallyn, Legana) within the municipal area. Application of the relevant Adjustment Factor to the government valuation of a property should arrive at a figure which approximates the current property market. Rates are applied based on this calculated figure.

A fresh valuation as at 1st of July 2021 was applied to 2022/23 rating and adjustment factors applied to 2024/25 rating. Further adjustment factors are expected to apply for 2026/27 rating.

Rate Types	Initial Rates Estimate 2026/27 \$'000	Average Rates per property \$
General Rates	21,696	1,697
Fire Service Levy Contribution	1,804	141
Special Levy Windsor Park (R'side & Trevallyn only)	215	51
Waste Management 80L Bin	195	270
Waste Management 140L Bin	2,671	346
Waste Management 240L Bin	1,795	472
Waste Management 240L (FOGO) Organics Bin	407	112
Total Rates and Charges	28,783	2,253

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



2026/27 Budget

Rating comparisons

Area	Year	Average AAV	General Rate & Special Levy**	Fire Levy	Garbage	Total	Increase/ (Decrease)	
		\$	\$	\$	\$	\$	%	\$
Primary Production	2026/27	43,276	2,775	110		2,885	-5.7%	(174)
	2025/26	43,276	2,945	114		3,060		
Residential - with dwelling Riverside & Trevallyn	2026/27	26,694	1,763	265	461	2,488	5.8%	137
	2025/26	23,491	1,658	250	444	2,351		
Residential - with dwelling others	2026/27	25,110	1,610	69	461	2,141	6.3%	127
	2025/26	22,097	1,504	66	444	2,014		
Vacant Land - residential or rural residential (not Riverside & Trevallyn)	2026/27	9,147	587	52		639	-1.7%	(11)
	2025/26	8,808	599	50		649		
Commerical	2026/27	78,046	5,005	215		5,220	-1.4%	(72)
	2025/26	74,499	5,070	222		5,292		

Examples based on following:

*Average rates change inclusive of a 4.9% general rate and garbage and 5.1% fire levy increment.

*140L garbage and recycle bin and FOGO bin where offered.

*Average Annual Assessed Value (AAV) based on total rateable AAV per suburb divided by number of rateable properties per suburb.

**Windsor Special Levy Riverside and Trevallyn areas only.

Valuation Adjustment Factors used in 2026-27 rating

Land Category	Factor 24-25 Rating	Factor 26-27 Rating	% of Ratepayers Impacted	% of Rates Impacted	Impact Rates Shift
Primary production	1.35	1.35	4%	6%	-8.2%
Residential - non vacant	1.1	1.25	86%	87%	1.5%
Commerical - non vacant	1.05	1.1	1%	3%	-3.8%
Vacant land residential (not including Riverside & Trevallyn)	1.3	1.35	6%	2%	1.7%

The above factors were applied to annual assessed values

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2026/27 Budget

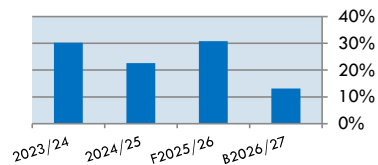
Analysis of Cash & Borrowing Position

	Budget 2025/26	Forecast 2025/26	Increase (Decrease)	Budget 2026/27	Increase (Decrease) from forecast
	\$'000	\$'000	\$'000	\$'000	\$'000
Cash flows					
Operating	8,374	12,034	(3,659)	5,337	(6,697)
Investing	(11,228)	(8,232)	(2,996)	(15,111)	(6,879)
Financing	0	0	0	0	0
Net increase (decrease) in cash	(2,854)	3,802	(6,655)	(9,774)	(13,576)
Cash at beginning of year	21,155	23,231	(2,077)	27,033	3,802
Cash at end of year	18,301	27,033	(8,732)	17,259	(9,774)

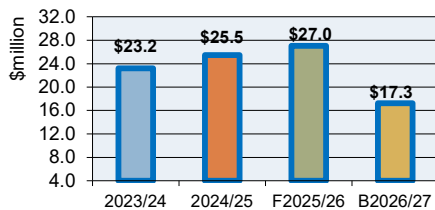
Cash

Cash and deposits are budgeted to decrease by \$6.3m during the 2026/27 year to \$17.3m as at 30 June 2027. \$7.1m of capital projects being carried over to next year and reduced operational estimates for 2025/26 has led to a larger cash forecast position for 2025/26.

Self Financing Ratio



Cash and Deposits on Hand



The Self Financing Ratio shows net operating cash flows generated by Council expressed as a percentage of operating revenue. The positive ratio indicated that Council is generating operational cash flows which are contributing towards its capital expenditure programs.

Borrowings

In recent years, cash and investments have been used as the primary funding source to maintain capital works programs. In the absence of surplus funds, loans will be considered in the mix of funding for future capital expenditure requirements. Loan funds were fully repaid in 2022-23 with further loans to be considered to assist capital funding.

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2026/27 Budget

Analysis of Capital Works

Capital Works Areas	Ref.	Budget Including Revised Carryovers 2025/26 \$'000	Forecast 2025/26 \$'000	Budget 2026/27 \$'000	Increase (Decrease) from Forecast \$'000
Works carried forward from 2025/26				8,743	8,743
Works for 2026/27					
Roads	1.1	5,917	3,611	7,275	3,664
Stormwater Capital		675	677	200	(477)
Waste		150	100	12	(88)
Community, Recreation, Parks & Reserves	1.4	11,860	5,403	2,404	(2,999)
Information Services		195	99	217	118
Individual and corporate assets	1.3	1,163	794	192	(602)
Grouped assets	1.3	1,651	1,022	891	(131)
Total Capital Expenditure	1.5	21,611	11,706	19,934	8,228
Capital Sales	1.4	(3,322)	(1,714)	(3,332)	(1,618)
Total Net Capital Works		18,289	9,992	16,602	6,610
Represented by:					
Asset renewal		11,704	6,833	13,354	6,521
Asset upgrade		2,374	1,630	1,689	59
New assets		7,533	3,243	4,891	1,648
Total Capital Expenditure	1.5	21,611	11,706	19,934	8,228

1.1 Roads (\$9.6m including carryovers)

Projects include \$2m for a renewal of a retaining wall on Deviot Road and \$0.6m for a reconstruction project in Bridgenorth road. \$0.5m is earmarked for a beginning seal stage of Valley road. Capital repairs to Loop of \$0.75m is included and \$1.2m will be spent on the annual programs of gravel resheeting and road reseals.

In the urban areas, \$0.5m is earmarked for retaining wall works on Riverside Drive and \$0.5m for a reconstruction of a section of Pitt Avenue.

Roads to Recovery funding of \$1m will assist the larger road projects.

1.2 Purchase of Grouped Assets (\$1.4m including carryovers)

Budget caters for plant, equipment and machinery purchases.

1.3 Capital Sales (\$3.3m)

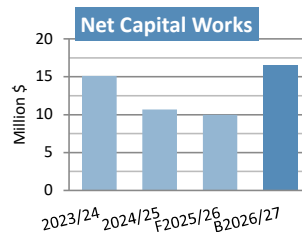
Capital sales factor a number of land sales from Council's new Innova Business Park which is located in the light industrial area within Legana. The new subdivision comprises 23 lots.

1.4 Community, Recreation, Parks and Reserves Capital (\$8m including carryovers)

Included is \$0.9m for capital maintenance works at the Riverside Aquatic Centre to assist longevity of the pool.

Also included is \$5.25m for beginning works towards a \$20m Legana Basketball and Multi Purpose Centre incorporating cricket clubrooms. The outcome is reliant upon achieving \$10m in funding between State and Federal grant programs with a commitment already pledged from the Federal government. Works are planned at the location of the new Legana oval.

\$0.2m is allocated for a new public toilet at Beaconsfield RSL Park and \$0.16m for a pump track at Rose Bay Park Gravelly Beach.



ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget

1.5 Total Gross Capital Expenditure Commitments (\$19.9m)

The total gross capital works expenditure program is budgeted at \$19.93m, of which \$8.7m relates to projects carried over from the 2025/26 year. For more details of the capital program see the detailed capital budget report at the end of this document.

Expenditure on Asset Renewal (\$13.4m), Asset Upgrades (\$1.7m), and New Assets (\$4.9m)

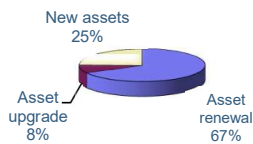
A distinction is made between different types of expenditure. Renewal expenditure is that which returns the service potential or the life of the asset up to that which it had originally.

Capital upgrade expenditure enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond that which it had originally.

Expenditure on new assets does not have any element of expansion or upgrade of existing assets but will result in an additional burden for future operation, maintenance and capital renewal.

The 2026/27 budget ensures adequate resources for the long term annual funding requirements for the renewal of assets as identified by long term asset management plans. Capital projects are being budgeted in a manner giving adequate priority to maintaining the existing service levels expected by the community.

Capital Purchases 2026/27

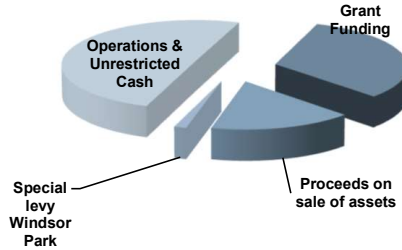


Funding Sources

Special Rate Windsor Park (\$0.21m)

Council will generate \$0.21m by inclusion of a differential rate of \$0.19 cents in the dollar of AAV in the Riverside area to assist funding of redevelopment works at Windsor Park. This levy is being phased out over 4 years beginning from

Capital Funding Sources



Proceeds from Sale of Assets (\$3.3m)

Includes a \$3m estimate for continued land sales from Council's Legana Innova Business Park. Other proceeds come from plant renewals.

Grants – Capital (\$6.3m committed)

Grant funding includes \$1m in Roads to Recovery funding which is planned to assist some larger road projects in 2026/27 and is an uplift of \$0.16m from the previous year allocation.

\$0.1m of a State election commitment will assist continued masterplan works for Greens Beach.

A \$5m Labor election commitment is funding a new Legana Basketball and Community Centre.

Operations & Unrestricted Cash (\$10m)

Revenue from operations and unrestricted cash will be used to fund the balance of the capital works program.

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2026/27 Budget

Analysis of Operating Estimates

Revenue

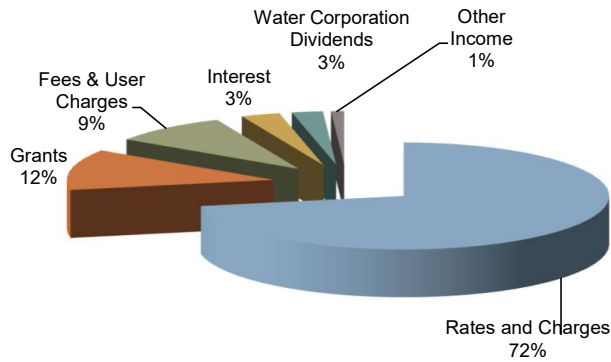
Revenue Types	Ref	Budget 2025/26	Forecast 2025/26	Increase (Decrease)	Budget 2026/27	Increase (Decrease) from Forecast
		\$'000	\$'000	\$'000	\$'000	\$'000
Rates						
General rates	2.1	20,520	20,601	81	21,867	1,266
Fire Service levy contribution		1,713	1,718	5	1,804	86
Special Levy Windsor Park		253	248	-5	213	(35)
Waste management service rates		4,809	4,810	1	5,136	326
Rates interest		110	120	10	125	5
Investment revenue - Water Corporation	2.2	656	853	197	984	131
Fees & Charges						
Animal control		196	227	31	198	(29)
Development fees		1,025	965	-60	998	33
Design perusal fees		20	20	0	20	0
Beaconsfield Mine & Heritage Centre		762	780	18	796	16
Health		52	58	6	60	2
Leases / Rentals / Hire		952	952	0	980	28
Rate certificates		225	250	25	255	5
Swimming pool		105	105	0	107	2
Waste management		254	238	-16	248	10
Cemeteries		47	38	-9	38	0
Other fees & charges		28	28	0	27	(1)
Grants						
Assistance grants ongoing (Cwlth)		4,450	4,390	-60	4,495	105
Beaconsfield Sport & Rec Plan (State)		25	50	25		(50)
Climate enhancing resilience (Cwlth)		336	313	-23		(313)
Climate resilience (State)		19	42	23		(42)
Exeter caravan and motorhome dump point			55			
Foreshore projects (Cwlth)		1,044	875	-169		(875)
Greens Beach redevelop foreshore (State)		150	30	-120	112	82
Irene Phelps Trust - B'fld youth		110	135	25	139	4
State Roll Toll		25	150	125	26	(124)
Tas relief & recovery arrangements (Cwlth)		80	120	40		(120)
Roads to Recovery (Cwlth)		831	831	0	987	156
Legana Sport & Recreation Plan (State)		22	75	53		(75)
Trails strategy	2.3	450	110	-340	340	230
Riverside Windsor Olympic 2 oval (State)			500	500		(500)
Labour election commitment - Legana Basketball and Community Centre		5,000		-5,000	5,000	5,000
Emergency relief equipment (State)		55	28	-27		(28)
Pontoons refurbish (State)		276	276	0		(276)
Riverside Tennis Club lighting (State)			27	27		(27)
Other			54		250	
Interest (excluding rates interest)		920	1,188	268	1,233	45
Recurrent and cash contributions		65	201	136	206	5
Reimbursements	2.4	307	300	-7	49	(251)
Other commissions		70	70	0	73	3
Other income		4	51	47	81	30
Profit on disposal assets		25	1,300	1,275	630	(670)
Total Revenue		45,991	43,182	(2,809)	47,477	4,295
Underlying Revenue		38,588	39,151	563	40,497	1,346
Capital cash contributions				0		0
Profit on disposal assets		25	1,300	1,275	630	(670)
Capital Grants	1.5	7,378	2,731	-4,647	6,350	3,619
Total Revenue		45,991	43,182	(2,809)	47,477	4,295

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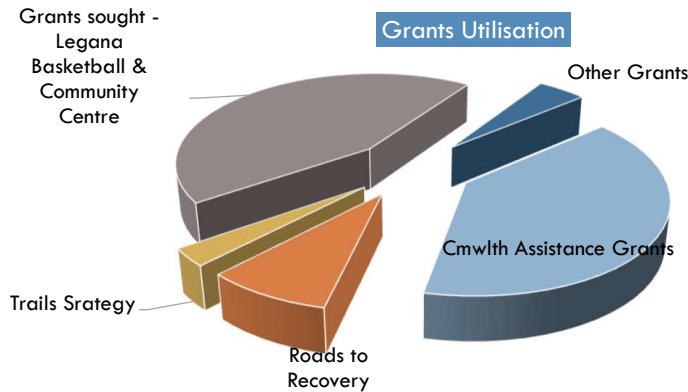


2026/27 Budget

Recurrent Revenue Sources



Grants Utilisation



Analysis of Operational Estimates

Revenue

2.1 General Rates (\$1.2m increase from forecast)

Council's general rate has been set to collect an additional 4.9% in rating income. Please refer to the Rating Strategy for more information.

2.2 Investment Revenue - Water Corporation (\$0.13m increase from forecast)

The Taswater Corporate Plan 2026-2030 indicates increases to dividends for owner councils.

2.3 Trails Strategy (\$0.23m increase from forecast)

The trails strategy grant funding involves the design of a shared use trail between Launceston and Legana.

2.4 Reimbursements (\$0.25m decrease from forecast)

Council has facilitated the financials for the Northern Tasmania Alliance of Resilient Councils (NTARC) which has dealt with a \$1m project on climate resilience. The decrease in reimbursements follows the completion of this project.

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2026/27 Budget

Operating Expenses

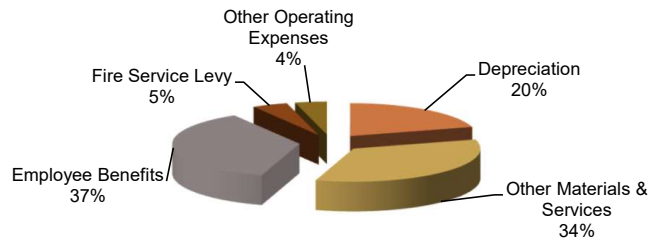
Expenditure Types	Ref	Budget 2025/26	Forecast 2025/26	Increase (Decrease)	Budget 2026/27	Increase (Decrease) from Forecast
		\$'000	\$'000	\$'000	\$'000	\$'000
Advertising & promotion		141	160	19	194	34
Audit fees		67	57	-10	63	6
Community grant expenditure		120	71	-49	95	24
Consumables general		112	127	15	134	7
Contractors						
Cleaning	3.1	571	541	-30	745	204
Climate change program	3.2	482	480	-2	0	-480
Collection costs debtors		60	58	-2	60	2
Health		143	37	-106	20	-17
Parks & Reserves		410	380	-30	438	58
Road system		701	860	159	876	16
Swimming pool operation		302	302	0	390	88
Property services		679	761	82	760	-1
Town Planning		226	196	-30	226	30
Trails strategy	3.3	450	110	-340	340	230
Waste and recycling		2,086	1,993	-93	2,131	138
Information technology		10	50	40	60	10
People, Culture & Governance		20	117	97	22	-95
Other contractors		571	562	-9	477	-85
Area Promotion		84	82	-2	87	5
Councillors	3.4	480	490	10	742	252
Depreciation	3.5	7,791	7,648	-143	8,168	520
Discount on rates		88	94	6	95	1
Economic development		280	276	-4	293	17
Electricity		450	455	5	463	8
Employee benefits	3.6	14,126	12,948	-1,178	14,597	1,649
Fire levy		1,713	1,713	0	1,804	91
Fringe benefits tax		132	93	-39	99	6
Fuel		381	296	-85	403	107
Insurance (excluding workers comp in labour costs)		433	404	-29	424	20
Land tax		106	92	-14	126	34
Legal		168	87	-81	167	80
Licences & registrations		489	510	21	640	130
Maintenance & repairs - fleet		212	255	43	232	-23
Merchandise		135	136	1	136	0
Minor furniture & equipment		70	37	-33	65	28
Parks & Reserves - materials and services		329	227	-102	253	26
Postage, Printing & stationery		143	151	8	170	19
Road system - materials and services		334	297	-37	344	47
Climate change program		25	25	0	0	-25
Subsidiary maintenance		125	90	-35	134	44
Subscriptions		166	165	-1	173	8
Telephone & communications		160	149	-11	154	5
Training		85	86	1	95	9
Valuation fees		110	75	-35	129	54
Waste disposal and management		1,378	1,441	63	1,797	356
Water & sewerage		343	350	7	387	37
Youth		65	54	-11	95	41
Other operating expenses		453	477	24	526	49
Total Underlying Operating Expenditure		38,005	36,065	(1,940)	39,829	3,764
Loss on disposals	3.7	500	470	-30	500	30
Total Expenditure		38,505	36,535	(1,970)	40,329	3,794

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2026/27 Budget

Operating Expenditure Sources



Analysis of Operational Estimates - Expenditure

3.1 Cleaning Contractors (\$0.2m increase from forecast)

Additional budget is being provided to improve the service levels regarding the cleaning of public amenities. This is currently budgeted under contractors, however providing the service in-house is being investigated.

3.2 Climate Change contractors (\$0.48m decrease from forecast)

Financial operations of the Northern Tasmania Alliance of Resilient Councils (NTARC) will suspend following completion of a \$1m project on climate resilience. The project sought to support 8 northern Councils, helping address climate change by building a greater understanding of climate exposure and vulnerability and improving adaptive capacity. Council has facilitated the financials of NTARC.

3.3 Trails Strategy (\$0.23m increase from forecast)

Involves the expenditure of remaining grant funds from a \$0.5m design project of a shared trail between Launceston and Legana

3.4 Coucillors (\$0.18m increase from forecast)

Costs will temporarily increase to cover the cost of Council elections scheduled for October 2026.

3.5 Depreciation (\$0.5m increase from forecast)

Increasing estimates reflect the pace of rising construction costs.

3.6 Employee Benefits (\$1.6m increase from forecast)

Includes all labour related costs such as wages, salaries, on-costs, including payroll tax, allowances, leave entitlements, superannuation and workers compensation insurance.

Permanent FTE by Department	
Corporate & Community	33.2
People & Culture	6.0
Planning & Development	21.5
Community Assets	53.4
Chief Executive Office	5.0
Total	119.1 FTE
Permanent Head Count	126
	119.1

1.5 Full Time Equivalents (FTEs) have been removed from the budget to recognise a level of ongoing vacancy from a full complement of staff (133 staff in total which includes casuals and temporary arrangements).

Council's Enterprise Agreement is up for re-negotiation and a budget allowance is made for an estimated increment.

3.7 Loss on Disposals

A 2026/27 budget amount of \$0.5m is included to recognise a situation with infrastructure renewals where some value may still be showing on the asset register at the time of disposal (the asset in other words has not been fully written off by depreciation). A key driver of this situation is the use of standard useful life estimates across asset groupings which, at an individual asset level, may not be truly reflective of an asset's actual useful life.

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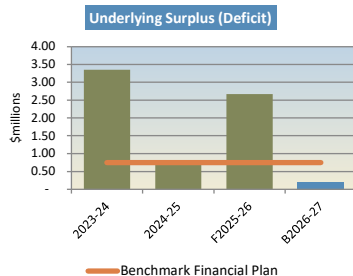


2026/27 Budget

Financial Sustainability Risk Indicators

A suite of financial sustainability risk indicators have been included in this planning document. These indicators should be considered collectively and are most useful when assessed over time as part of a trend analysis.

Indicator	Definition	Formula
Profitability indicators		
Net result (%)	This measures how much of each dollar collected as revenue translates to net result. A positive result indicates a surplus, and the larger the percentage, the stronger the result.	Net result / Total revenue
Underlying Surplus (%)	This measures an entity's ability to generate surplus in the ordinary course of business—excluding non-recurrent capital grants, non-monetary asset contributions, and other contributions to fund capital expenditure from net result. A surplus or increasing surplus suggests an improvement in the operating position.	Underlying surplus (or deficit) / Underlying revenue
Financing indicators		
Liquidity (ratio)	This measures an entity's ability to pay existing liabilities in the next 12 months. A ratio greater than 1.0 means there are more cash and liquid assets than short-term liabilities.	Current assets / Current liabilities
Internal financing (%)	This measures an entity's ability to finance capital works using cash generated by its operating cash flows. The higher the percentage, the greater the ability for the entity to finance capital works from its own funds.	Net operating cash flow (including capital grants) / Net capital expenditure
Indebtedness (%)	This assesses an entity's ability to pay the principal and interest on borrowings, as and when they fall due, from the funds it generates. The lower the ratio, the less revenue the entity is required to use to repay its total debt. Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions	Non-current liabilities / Own-sourced revenue
Asset renewal and maintenance indicators		
Capital replacement (ratio)	This compares of the rate of spending on infrastructure, property, plant and equipment, and intangibles with the corresponding depreciation and amortisation. This is a long-term indicator, as capital expenditure can differ in the short term if there are insufficient funds available from operations, and borrowing is not an option. A ratio less than 1.0 means the spending on capital works has not kept pace with consumption of assets.	Cash outflows for property, plant and equipment / Depreciation
Renewal Gap (ratio)	Also referred to as the sustainability ratio, this compares the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1.0 indicate that spending on existing assets is faster than the depreciation rate.	Renewal expenditure / Depreciation
Asset renewal funding (ratio)	This measures the capacity to fund asset replacement requirements. An inability to fund future requirements will result in revenue/expense/debt consequences, or a reduction in service levels.	Capital renewal expenditure per financial plan relative to capital renewal expenditure requirement sourced from asset management plans / renewal expenditure requirement from asset management plans.



Underlying surplus (deficit) is the difference between day-to-day income and expenses for the period, adjusted by excluding amounts received specifically to fund new or upgraded assets and physical resources received free of charge. This indicator is seen as a better indicator of sustainable or recurring operations as it excludes capital grants which can be project specific and thus non-recurring, and other amounts which are recorded as income due to accounting standard requirements.

ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget

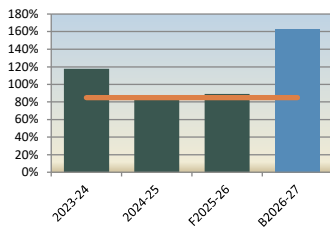
Financial Sustainability Risk Indicators

Risk	Net result	Underlying Surplus	Liquidity	Internal financing	Indebtedness	Capital replacement	Renewal Gap
2025-26 Forecasts	Low 18%	Low 6.8%	Low 4	Low 137%	Low 1%	Low 1.53	Medium 0.9
2026-27 Budget	Low 8%	Medium 0.5%	Low 4	High 41%	Low 1%	Low 2.4	Low 1.6

Risk Assessment Criteria							
High	Less than negative 10% Insufficient revenue is being generated to fund operations and asset renewal.	>Less than 0% Insufficient surplus being generated to fund operations.	Less than 0.75 Immediate sustainability issues with insufficient current assets to cover liabilities.	Less than 75% Limited cash generated from operations to fund new assets and asset renewal.	More than 60% Potentially long-term concern over ability to repay debt levels from own-source revenue.	Less than 1.0 Spending on capital works has not kept pace with consumption of assets.	Less than 0.5 Spending on existing assets has not kept pace with consumption of these assets.
Medium	Negative 10%–0% A risk of long-term run down of cash reserves and inability to fund asset renewals.	0%–5% Surplus being generated to fund operations.	0.75–1.0 Need for caution with cash flow, as issues could arise with meeting obligations as they fall due.	75–100% May not be generating sufficient cash from operations to fund new assets.	40–60% Some concern over the ability to repay debt from own-source revenue.	1.0–1.5 May indicate spending on asset renewal is insufficient.	0.5–1.0 May indicate insufficient spending on renewal of existing assets.
Low	More than 0% Generating surpluses consistently.	More than 5% Generating strong surpluses to fund operations.	More than 1.0 No immediate issues with repaying short-term liabilities as they fall due.	More than 100% Generating enough cash from operations to fund new assets.	40% or less No concern over the ability to repay debt from own-source revenue.	More than 1.5 Low risk of insufficient spending on asset renewal.	More than 1.0 Low risk of insufficient spending on asset base.

Source Victorian Auditor-General's Office (VAGO)

Asset sustainability (Renewal Gap) ratio



Audit Tasmania suggests an asset sustainability ratio of at least 100% based on the premise that if a Council wishes to maintain its existing service levels from assets, then a Council would need to spend an amount equivalent to about 100% of annual depreciation on average over time in renewing assets.

The industry benchmark should be viewed with caution as depreciation expenses tend to be relatively stable over a period of time whereas capital renewal outlays will inevitably be subject to peaks and troughs. In some years (or even periods of several years), Council is justified in spending considerably more or less on asset renewal than its level of depreciation expenses. However, informed understanding is needed. It does not indicate that Council is under-investing in its assets and creating a financial burden for future generations. As demonstrated by the asset renewal funding ratio, Council is funding 100% of its known asset renewal requirements.

Internal Financing Ratio 2026-27

The ratio comes up with a high risk indicator meaning limited cash generated in 2026-27 to fund assets. Once \$3.5m in prepayments of federal assistance grants and \$5m in capital grant expenditure before grant receipts are factored then this indicator appears reasonable.

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2026/27 Budget

Budget Report by Program

Technical Services			
	2025/26 Budget	2025/26 Forecast	2026/27 Budget
	\$	\$	\$
Technical Services			
Operating Income			
Fees & Charges	-470,000	-130,000	-360,000
Operating Income	-470,000	-130,000	-360,000
Operating Expenditure			
Depreciation	0	0	0
Employee Costs	1,149,000	1,258,500	1,493,000
Materials & Services	578,850	214,900	439,050
Other Operating Expenses	44,000	36,500	59,000
Operating Expenditure	1,771,850	1,509,900	1,991,050
Technical Services Total	1,301,850	1,379,900	1,631,050

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Tuesday 16 June 2026



2026/27 Budget

Budget Report by Program

Trading Activities/Undertakings

	2025/26 Budget	2025/26 Forecast	2026/27 Budget
	\$	\$	\$
Trading Activities/Undertakings			
Operating Income			
Fees & Charges	0	0	0
Other Income	-67,600	-67,600	-72,000
Rates	-1,712,700	-1,718,000	-1,803,800
Operating Income	-1,780,300	-1,785,600	-1,875,800
Operating Expenditure			
Employee Costs	0	0	0
Materials & Services	0	0	0
Statutory Contributions	1,712,700	1,712,700	1,803,800
Operating Expenditure	1,712,700	1,712,700	1,803,800
Trading Activities/Undertakings Total	-67,600	-72,900	-72,000

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2026/27 Budget

Budget Report by Program

Waste Management

	2025/26 Budget	2025/26 Forecast	2026/27 Budget
	\$	\$	\$
Waste Management			
Operating Income			
Fees & Charges	-254,000	-237,600	-247,000
Other Income	0	-50,000	-80,000
Rates	-4,810,000	-4,810,000	-5,136,000
Operating Income	-5,064,000	-5,097,600	-5,463,000
Operating Expenditure			
Depreciation	64,500	64,400	32,500
Employee Costs	169,450	198,900	208,800
Materials & Services	3,723,650	3,733,900	4,236,800
Other Operating Expenses	0	0	0
Operating Expenditure	3,957,600	3,997,200	4,478,100
Capital Income			
Capital Grants	0	0	0
Capital Income	0	0	0
Waste Management	-1,106,400	-1,100,400	-984,900

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2026/27 Budget

Budget Report by Program

Local Road System

	2025/26 Budget	2025/26 Forecast	2026/27 Budget
	\$	\$	\$
Local Road System			
Operating Income			
Grants Current	-1,905,500	-2,119,500	-1,900,500
Other Income	-70,000	-202,000	-210,000
Operating Income	-1,975,500	-2,321,500	-2,110,500
Operating Expenditure			
Depreciation	4,709,500	4,653,700	4,991,100
Employee Costs	1,894,550	1,458,625	1,957,900
Materials & Services	2,220,400	2,256,450	2,343,650
Other Operating Expenses	12,500	7,500	9,500
Operating Expenditure	8,836,950	8,376,275	9,302,150
Capital Income			
Asset Disposal	0	0	0
Capital Grants	-831,366	-831,000	-987,000
Contribution & Recognition of Assets	0	0	0
Capital Income	-831,366	-831,000	-987,000
Capital Expenditure			
Asset Donations	0	0	0
Asset Disposal	500,000	450,000	500,000
Capital Expenditure	500,000	450,000	500,000
Local Road System	6,530,084	5,673,775	6,704,650

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2026/27 Budget

Budget Report by Program

Parks & Reserves

	2025/26 Budget \$	2025/26 Forecast \$	2026/27 Budget \$
Parks & Reserves			
Operating Income			
Fees & Charges	-49,000	-49,800	-50,800
Grants Current	0	0	0
Other Income	0	0	0
Rates	-253,000	-248,000	-213,000
Operating Income	-302,000	-297,800	-263,800
Operating Expenditure			
Depreciation	760,900	811,800	960,400
Employee Costs	1,370,700	1,226,200	1,365,800
Materials & Services	1,229,400	1,129,000	1,238,400
Other Operating Expenses	0	3,100	0
Operating Expenditure	3,361,000	3,170,100	3,564,600
Capital Income			
Capital Grants	-1,044,000	-1,406,637	0
Contribution & Recognition of Assets	0	0	0
Capital Income	-1,044,000	-1,406,637	0
Capital Expenditure			
Asset Donations	0	0	0
Net (profit) loss on Asset Disposal	0	20,000	0
Capital Expenditure	0	20,000	0
Parks & Reserves	2,015,000	1,485,663	3,300,800

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Budget Report by Program

Recreational Facilities

	2025/26 Budget	2025/26 Forecast	2026/27 Budget
	\$	\$	\$
Recreational Facilities			
Operating Income			
Fees & Charges	-201,350	-200,550	-209,450
Grants Current	-25,000	-50,000	0
Other Income	-5,200	-25,200	-19,250
Operating Income	-231,550	-275,750	-228,700
Operating Expenditure			
Depreciation	684,600	675,300	724,700
Employee Costs	301,800	196,250	258,400
Materials & Services	1,147,550	1,237,150	1,242,750
Other Operating Expenses	10,120	3,720	6,730
Operating Expenditure	2,144,070	2,112,420	2,232,580
Capital Income			
Profit on disposal	0	0	0
Contributions Capital Non Monetary	0	0	0
Contributions Capital Monetary	0	0	0
Capital Grants	-5,448,000	-462,350	-5,362,500
Capital Income	-5,448,000	-462,350	-5,362,500
Capital Expenditure			
Loss on Asset Disposal	0	0	0
Capital Expenditure	0	0	0
Recreational Facilities	-3,535,480	1,374,320	-3,358,620

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2026/27 Budget

Budget Report by Program

Planning & Development Services

	2025/26 Budget	2025/26 Forecast	2026/27 Budget
	\$	\$	\$
Planning & Development Services			
Operating Income			
Fees & Charges	-1,320,900	-1,287,700	-1,294,250
Grants Current	0	0	0
Other Income	-18,000	-18,400	-18,800
Operating Income	-1,338,900	-1,306,100	-1,313,050
Operating Expenditure			
Depreciation	13,600	13,500	13,800
Employee Costs	2,920,860	2,403,960	2,856,260
Materials & Services	722,800	485,500	550,500
Other Operating Expenses	169,800	133,000	179,600
Operating Expenditure	3,827,060	3,035,960	3,600,160
Planning & Development Services	2,488,160	1,729,860	2,287,110

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2026/27 Budget

Budget Report by Program

Community Services

	2025/26 Budget	2025/26 Forecast	2026/27 Budget
	\$	\$	\$
Community Services			
Operating Income			
Fees & Charges	-1,507,300	-1,525,700	-1,558,500
Grants Current	-110,000	-155,850	-138,500
Interest	0	0	0
Other Income	-16,500	-50	-6,500
Operating Income	-1,633,800	-1,681,600	-1,703,500
Operating Expenditure			
Depreciation	513,500	533,300	590,900
Employee Costs	1,720,300	1,624,750	1,914,100
Materials & Services	1,754,550	1,636,960	2,068,350
Other Operating Expenses	321,100	278,800	320,400
Operating Expenditure	4,309,450	4,073,810	4,893,750
Capital Income			
Capital Grants	-55,000	-30,800	0
Capital Income	-55,000	-30,800	0
Community Services	2,620,650	2,361,410	3,190,250

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2026/27 Budget

Budget Report by Program

Other Activities

	2025/26 Budget	2025/26 Forecast	2026/27 Budget
	\$	\$	\$
Other Activities			
Operating Income			
Fees & Charges	-314,000	-340,100	-347,000
Grants Current	-3,005,000	-2,895,000	-2,620,000
Interest	-920,000	-1,187,700	-1,232,700
Investment Revenue from Water Corporation	-656,000	-852,800	-984,000
Other Income	-266,500	-258,800	-3,750
Rates	-20,630,000	-20,720,500	-21,991,500
Operating Income	-25,791,500	-26,254,900	-27,178,950
Operating Expenditure			
Depreciation	1,044,000	895,600	854,500
Employee Costs	4,599,600	4,580,400	4,542,400
Finance Charges	1,500	1,400	500
Materials & Services	1,475,500	1,670,700	1,535,450
Other Operating Expenses	963,550	927,300	1,029,400
Operating Expenditure	8,084,150	8,075,400	7,962,250
Net (Profit) loss on disposals	-25,000	-1,300,000	-630,000
Other Activities	-17,732,350	-19,479,500	-19,846,700

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2026/27 Budget

Capital Budget 2026-26		2025/26	2025/26	Initial	2026/27
Work No		Amended Budget	Forecast	Carryover to 2026/27	Proposed Budget
		\$	\$	\$	\$
Transport Capital					
Bridges					
1	Guard Rail upgrades to bring steel rails to current standards	60002	90,000	91,000	90,000
2	Beaconsfield, Tattersalls Rd, bridge 1328 over Anderson Crk - superstructure replacement and guardrail	60015	153,000	160,000	
Bridges Total			243,000	251,000	90,000
Footpaths					
4	Beaconsfield, Shaw Street, Cornwall to Fysh St	60235	180,000	190,000	
5	Beaconsfield, Archer St, Grubb St to Shaw St	60236	160,000	160,000	
6	Beauty Point, Kitchener Av, Flinders St to Esplanade	60237	5,000	5,000	
7	Beauty Point, Beatty St, additional works	60220	10,000	9,000	
8	Gravelly Beach, river edge retaining wall and footpath near boat ramp	60238	150,000	0	150,000
9	Riverside, Grinter Street, from Francis St to No 33, investigate and design	60239	20,000	2,000	
10	Trevallyn, Bowen Avenue - footpath	60232	0	(9,500)	
11	Riverside, Pendennis Street - footpath	60233	20,000	19,000	
12	Beaconsfield, Cornwall Street - footpath	60234	65,000	62,000	
13	Beaconsfield - New Footpaths Program - Crowther Street	60240			90,000
14	Beaconsfield - New Footpaths Program - Archer Street	60241			110,000
15	Beaconsfield - New Footpaths Program - Fysh Street	60242			60,000
18	Beauty Point, Charles St, access ramp improvements including Beatty St	60243			10,000
19	Riverside, West Tamar Highway parking lanes, #460 WTH, footpath reconstruction	60245			20,000
21	Riverside, Riverside Dr, Rannoch Ave to Pitten Crief	60248			25,000
22	Legana, Partridge Dr, Quail St to end, reconstruct	60246			65,000
26	Beaconsfield, Grubb Street - new pedestrian crossings	60247			20,000
Footpaths Total			610,000	437,500	550,000
Gravel Resheeting					
30	Gravel Resheet Program	64013	380,000	250,000	400,000
Gravel Resheeting Total			380,000	250,000	400,000
Road Reseals					
31	Reseal Program Annual Allocation	61000	700,000	730,000	800,000
Road Reseals Total			700,000	730,000	800,000

ORDINARY COUNCIL MEETING
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2026/27 Budget

Capital Budget 2026-26		Work No	2025/26	2025/26	Initial	2026/27
			Amended Budget	Forecast	Carryover to 2026/27	Proposed Budget
			\$	\$	\$	\$
Urban Streets						
32	Beauty Point, West Arm Rd, Kitchener Ave to Mainwaring Street, kerb and channel - design 25/26	63139	10,000	10,000		
33	Blackwall, 29 to 45 Gravelly Beach Road, kerb and channel	63142	70,000	80,000		0
34	Legana, Tatana Way, extension to Fulton St stage 3	63143	100,000	40,000		
35	Riverside, New Ecclestone Rd, property access road reconstruct at No 45	63144	50,000	50,000		
36	Riverside, Riverside Drive, No 31 to No 71, retaining wall construction and pavement repairs, design and investigation	63145	70,000	30,000	20,000	500,000
37	Riverside, Ecclestone Rd, New Ecclestone Rd to Allison Ave, design new retaining wall	63146	20,000	6,000	14,000	
38	Riverside WTH, verge treatment Cormiston Rd to creek approx 200m.	63147	70,000	110,000		
39	Beaconsfield, Julian St, upgrade Weld St to Bell St	63140	150,000	130,000		0
40	Beaconsfield streetscape improvement plan	63116	40,000	0	40,000	40,000
41	Design works - various infrastructure projects	69061	60,000	40,000	40,000	50,000
42	Legana, Bindaree Rd, reconstruct the intersections at Bindaree and Ridge Rd	63103	50,000	12,000	38,000	300,000
43	Riverside, Pitt Av, k&c and footpath from Cherry Ave to Anthony St	63137	720,000	250,000	470,000	500,000
44	Riverside, Riverside Drive, pavement/embankment reconstruction - design 24/25	63134	0	(2,300)		
45	Trevallyn, Cherry Road, reconstruct between Newland St and existing kerb (150m)	63100	0	0		0
46	Beaconsfield, Grubb St, disability parking outside of Beaconsfield House	63151				25,000
48	Beauty Point, Charles St, bus shelter cover	63152				15,000
50	Gravelly Beach Rd, Rose Bay corner, kerb and channel northern side	63153				65,000
52	Riverside, Ecclestone Rd to end, access road patch pavement and resurface	63148				50,000
53	Riverside, Cooper Cr, rebuild failing pavement	63149				150,000
54	Riverside, Ecclestone Rd, Allison A to Stephensdale Dr, replace failed pavement	63154				300,000
55	Riverside, Rowsphorn Rd, pavement reconstruction	63150				300,000
Urban Streets Total			1,410,000	755,700	622,000	2,295,000

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2026/27 Budget

Capital Budget 2026-26		2025/26	2025/26	Initial	2026/27	
	Work No	Amended Budget	Forecast	Carryover to 2026/27	Proposed Budget	
		\$	\$	\$	\$	
Rural Roads						
58	Deviot Rd retaining wall, reconstruct	64062	838,000	200,000	638,000	2,000,000
59	Notley Hills Rd reconstruction	64092	272,000	250,000		
60	Road guardrail upgrades	64093	20,000	20,000		60,000
61	Rosevears Drive, from Brady's Lookout Rd south 300m	64088	375,000	300,000	75,000	75,000
62	Rosevears, Brady's Lookout Rd, + 175m reconstruct	64087	530,000	0	525,000	525,000
63	Sidmouth, Valley Rd, upgrade pavement and seal, stage 1	64089	250,000	70,000	180,000	400,000
64	Bridgenorth Rd/Long Plains Rd, intersection improvement	64058	20,000	12,500		
65	Grindelwald, Atkinsons Rd, road base, drainage, kerb and channel further stage	64051	340,000	334,000		0
70	Road intersection sealing projects	64099				100,000
72	Bridgenorth Rd, Long Plains road =100m to +600m, reconstruct	64094				615,000
73	Glengarry, Loop Road - Culvert, embankment and pavement reconstruction	64097				755,000
75	Notley Hills Road - Reconstruction Stage 4	64098				400,000
77	Kelso Foreshore Retaining Wall	64096				30,000
78	Intersection Safety Improvement - Greens Beach Road and Kellys Lookout Road	64095				50,000
80	Beaconsfield, Greens Beach Road - Pavement reconstruction	64100				450,000
Rural Roads Total			2,645,000	1,186,500	1,418,000	5,460,000
Total Transport			5,988,000	3,610,700	2,320,000	9,595,000

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2026/27 Budget

Capital Budget 2026-26		Work No	2025/26	2025/26	Initial	2026/27
			Amended Budget	Forecast	Carryover to 2026/27	Proposed Budget
			\$	\$	\$	\$
Stormwater						
81	Beauty Point, 31 Esplanade, stormwater line to reduce flooding	65131	80,000	80,000		
82	Beauty Point, Eton street, SW	65134	60,000	80,000		
83	Lanena, Paringa Av, pipe open channel to improve capacity and mitigate flooding risk	65135	150,000	120,000		
84	Riverside, New Ecclestone Rd, extend road side drain pipe to creek	65136	284,000	300,000		
85	Beauty Point, Flinders St, stormwater upgrade existing culvert to open drain at No 32 Flinders St - Design	65132	50,000	0	50,000	50,000
86	Emergency infrastructure works and unplanned infrastructure contributions, budget allocation	69056	75,000	75,000		75,000
87	Legana, Jetty Rd, drainage works to mitigate flooding Beach Rd, investigate and design	65133	10,000	0	10,000	10,000
89	Riverside, Pomona Rd, Tamar Rise to Riverside Dr. New stormwater pipeline design.	65137				40,000
90	Green Beach, 49 Gardners Rd, upgrade	65138				20,000
91	Gravelly Beach Rd, drainage No #395-397 to improve access	65139				5,000
92	Gravelly Beach, Little Swan Point, Teggs Rd +50m, pipe open drain	65140				60,000
94	Greens Beach Road - Stormwater improvement	65141		22,000		
Stormwater Capital Total			709,000	677,000	60,000	260,000
Waste Management						
98	Beaconsfield, Waste Transfer Station barrier	65910	80,000	100,000		
99	Exeter Waste Transfer Station - Shipping Container	65912	0			12,000
100	Exeter Depot wash bay improvements	65911	50,000	0		
Waste Management Capital Total			130,000	100,000	0	12,000
Community, Recreation, Parks & Reserves Capital						
101	Barbeque and shelter replacement program ongoing	67269	49,000	30,000	5,000	35,000
102	Beaconsfield basketball ring, 1/3 court RSL Park	67209	35,000	37,000		
103	Beaconsfield Cemetery, expand capacity and improvements	67240	50,000	25,000	25,000	85,000
104	Beaconsfield Community Centre, internal improvements	67287	11,000	11,000		
105	Beaconsfield Grubb Recreation St public toilet renewal, design 24-25	67290	250,000	250,000		
106	Beaconsfield Lions lookout upgrade	67271	8,000	0		
107	Beaconsfield Mine and Heritage Centre, CCTV upgrade	67288	11,000	11,500		
105	Beauty Point Cricket Club, toilet upgrade	67295	28,000	15,000		
106	Beauty Point foreshore master plan, partially Cmwth funded	67200	276,000	243,000		0
107	Brady's Lookout capital maintenance	67273	40,000	0	40,000	

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2026/27 Budget

Capital Budget 2026-26		Work No	2025/26	2025/26	Initial	2026/27
			Amended Budget	Forecast	Carryover to 2026/27	Proposed Budget
			\$	\$	\$	\$
Community, Recreation, Parks & Reserves Capital (Continued)						
108	Bridgenorth Football Club, electronic scoreboard - \$25,000 grant dependant	67296	45,000	20,000		
109	Clarence Point Hall, heating/electrical upgrade	67300	12,000	9,500		
110	Dog parks, amenities improvement program	67301	60,000	70,000		
111	Exeter Community Hub, kitchen upgrade, cabinetry, oven & deepfryer	67214	14,000	3,000		
112	Exeter Community Park, Exeter Arts facility - investigate / design 25/26	67179	20,000	2,000	18,000	18,000
113	Exeter RV parking & dump point	67321	85,000	65,000		
114	Exeter, Goat track trail upgrades, West Tamar Landcare	67302	20,000	20,000		
115	Frankford Cemetery plinths	67319	5,000	5,000		
116	Gravelly Beach Foreshore Project, partially Cmwth funded	67201	1,130,000	905,000		
117	Greens Beach Masterplan implementation stage 1 - State grant	67292	150,000	60,000	90,000	100,000
118	Greens Beach Caravan Park, sewerage upgrade	67286	265,000	65,000	200,000	200,000
119	Greyhound off leash area	67303	40,000	29,000		
120	Kayena, Bonnie Beach, retaining structure and toilet ramp	67275	55,000	55,000		
121	Kelso toilet & carpark, \$150k grant component	67254	445,000	425,000		
122	Legana Basketball and Community Centre - Cmwth funded	67320	5,000,000	0	5,000,000	
123	Legana Indoor Basketball Facility beginning works - grant dependant	67251	350,000	200,000	150,000	3,250,000
	Legana Cricket multi purpose clubrooms and nets	67350	0			2,000,000
124	Legana Hall, upgrade design	67304	20,000	0	20,000	25,000
125	Legana Orchard estate Jonagold Gold Playground	67293	344,000	320,000		
126	Legana Park design and toilets renewal	67294	300,000	0		
127	Legana Tennis Club, rebuild retaining wall	67305	20,000	26,000		
128	Parks various, fencing provision	67306	25,000	0		
129	Playground renewal program (PRP)	67106	100,000	105,000		
130	Pontoon capital maintenance, \$276k grant dependent	67307	358,000	358,000		
131	Riverside Office, dog cage enclosure 2 bay	67265	7,000	7,000		
132	Riverside Olympic Football Club, general joinery changerooms	67314	20,000	20,000		
133	Riverside Olympic Football Club, spectator seating	67315	15,000	15,000		0
134	Riverside Swimming Centre, capital maintenance	67225	550,000	550,000		900,000
135	Riverside Tennis Club, kitchen upgrade	67308	50,000	40,000		
136	Riverside Tennis Club, upgrade lights to LED	67311	40,000	33,000		0
137	Riverside Tennis Club, upgrade mens urinal	67313	10,000	8,500		
138	Riverside Windsor Park, resurface for Olympic 2 ground	67309	1,500,000	1,350,000		
139	Riverside, Windsor Park, Launceston Football Club, replace urinal	67312	10,000	9,500		

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2026/27 Budget

Capital Budget 2026-26		2025/26	2025/26	Initial	2026/27
	Work No	Amended Budget	Forecast	Carryover to 2026/27	Proposed Budget
		\$	\$	\$	\$
Community, Recreation, Parks & Reserves Capital (Continued)					
140	Rowella Hall, improvements / development masterplan	67310	10,000	0	10,000
141	Municipal Entrance x3 & Tourism signage	67298	65,000	0	65,000
142	Power point installation at food van sites	67332	0		20,000
145	Trevallyn dam, signage water quality	67297	6,000	0	
146	Winkleigh Hall AV audio visual installation	67322	8,000	4,500	
147	Beaconsfield Community Centre – AV Equipment public area	67333			10,000
148	Beaconsfield Mens Shed - Initial scoping and planning towards a purpose built shed	67323			20,000
149	Beaconsfield Tennis Club Court 3 Surface and Fence (Council contribution 20%)	67334			55,000
150	Beaconsfield, Grubb St, seal parking area RV rest area	67335			36,000
152	Beaconsfield, RSL Park, public toilet and drinking fountain	67336			210,000
153	Beaconsfield RSL Park, renew Howitzer display area	67337			15,000
157	Brady's Lookout platform, renewal. Stage 1 design.	67324			60,000
158	Bridgenorth Football Club - Netting behind goals at Bridgenorth Ground	67338			17,000
160	Exeter Bowls and Community Club Inc - Upgrade shade facilities - subject to \$59k grant and \$15k cash from EBC	67339			74,000
161	Exeter Community Hub - Private Space	67340			20,000
162	Exeter Community Hub - Tamar Valley Film Society, UVA - new chairs	67341			15,000
163	Exeter Community Hub, contribution to light towers, \$55k State Grant to Club. \$69k Project	67326			13,000
165	Exeter, playground for children	67342			50,000
168	Frankford Hall - water tank 20,000 litres	67327			15,000
170	Gravelly Beach, Rose Bay Park, pump track	67343			165,000
171	Gravelly Beach, Anzac Park, BBQ, picnic table and shelter	67344			25,000
173	Riverside, Eden St, fence around play ground	67345			16,000
174	Riverside Cricket Club - Floodlights - outside nets/pole safety padding - further \$ grant dependant	67328			35,000
176	Riverside, Tailrace Park, Scout Hall improvements	67346			45,000
180	Riverside, Eden St Playground, provision of shade structure over part of seating/play area	67347			50,000
181	Riverside, Eden St, dog park in greenspace opposite Council offices	67348			25,000
190	Rosevears Pontoon - Renewal - \$250k potential grant	67329			280,000
192	Flag poles and lighting at Council Parks	67349			30,000
197	Windsor Community Precinct - Loading Bay Design	67330			2,500
198	Winkleigh Hall - upgrading rest rooms	67331			35,000
Community, Recreation, Parks and Reserves Total			11,912,000	5,402,500	5,623,000
					8,026,500

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2026/27 Budget

Capital Budget 2026-26		2025/26	2025/26	Initial	2026/27
Work	No	Amended Budget	Forecast	Carryover to 2026/27	Proposed Budget
		\$	\$	\$	\$
Purchase of Individual & Corporate Assets					
206	Exeter Depot, shade shelter	69082	20,000	12,000	
207	Exeter Depot, SES shed minor extension - design	69083	10,000	0	
208	Exeter - Tamar Visitor Centre - refurbishment	69084	20,000	20,000	
209	Exeter Depot, back-up generator and wiring	69085	30,000	30,000	
210	Riverside Office, accessibility access - design	69091	20,000		
211	Riverside Office, shower installation	69086	15,000	0	
212	Windsor Community Precinct, indoor training centre - replace nets & flooring	69087	150,000	125,000	
213	Windsor Community Precinct, undercover seating outside pharmacy	69088	15,000	15,000	
214	Windsor Community Precinct, Council Chambers establishment	69081	120,000	124,000	7,000
215	Windsor Community Precinct, install LEDs	69089	40,000	40,000	
216	Windsor Community Precinct, install LED lights throughout Medical Practice	69090	8,000	7,000	
217	Exeter Depot, security improvements	69068	40,000	40,000	32,000
218	Exeter Depot, design Property Services shed	69067	20,000	0	20,000
219	Organisation unified alarm system & surveillance- in stages	69053	70,000	70,000	
220	Windsor Community Precinct, CCTV & security lighting upgrade	69075	49,000	40,000	
221	Windsor Community Precinct, directional signage program	69078	16,000	0	16,000
222	Xmas decorations and flagtrax	69033	100,000	101,000	50,000
223	Health & Safety asset purchases	69092	20,000	20,000	
224	Beaconsfield Depot facility improvements	69071	40,000	0	40,000
225	Legana, Industrial Estate extension	69064	350,000	150,000	100,000
226	Windsor Community Precinct, chambers council chairs - bulk buy	69076	10,000	0	
228	Beaconsfield Community Centre AV equipment - Youth Trust funded	69101			15,000
229	Beaconsfield Youth Centre storage	69102			10,000
232	Tamar Function Centre - Safety Rail – downstairs Space	69095			20,000
233	Tamar Function Centre – Tables replacement	69096			5,000
234	Tamar Function Centre, AV System – Youth Space and TFC Downstairs Space (12)	69103			5,000
236	Tamar Visitor Centre – CCTV	69097			15,000
239	Windsor Community Precinct Audio Visuals	69098			15,000
242	Windsor Precinct - Council Chambers - Acoustic improvement	69100			8,000
244	Windsor Community Precinct, Outside seating and shading (café)	69099			10,000
Purchase of Individual Assets Total			1,163,000	794,000	176,000

ORDINARY COUNCIL MEETING
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2026/27 Budget

Capital Budget 2026-26	Work No	2025/26 Amended Budget	2025/26 Forecast	Initial Carryover to 2026/27	2026/27 Proposed Budget
		\$	\$	\$	\$
Information Technology					
199 Hardware / User Devices	68536	70,000	70,000		70,000
200 Software, expense management system	68543	10,000	0	10,000	12,000
201 Software, WTC Software suite enhancement	68504	75,000	20,000	55,000	200,000
202 Tablets - WHS Online	68544	15,000	0		0
203 Ethernet wiring upgrade, Riverside	68540	10,000	0	10,000	10,000
204 UPS Batteries / upgrades	68507	10,000	9,000		0
205 Monitors bulk buy	68541	5,000	0		0
Information Services Capital Total		195,000	99,000	75,000	292,000
Purchase of Grouped Assets					
245 Furniture, fittings and equipment	69500	75,000	75,000		77,000
247 Land and buildings	69510	410,000	336,000	30,000	30,000
246 Plant & Equipment	69502	118,000	106,000	50,000	452,500
248 Tractors & machinery	69520	41,000	41,000		
249 Trucks	69530	503,000	233,000	270,000	280,000
250 Mowers	69540	50,000	50,000		
251 Light fleet (utes, sedans, wagons, vans)	69570	0			541,000
252 Utilities and vans	69550	158,000	108,000	54,000	
253 Sedans and wagons	69560	159,000	74,000	85,000	
Purchase of Grouped Assets Total		1,514,000	1,023,000	489,000	1,380,500
Sale/Disposal of Assets					
254 Disposal of land and buildings	69800	(3,000,000)	(1,482,000)	(1,500,000)	(3,000,000)
255 Disposal of plant (trade and tender)	69810	(321,500)	(232,000)	(131,000)	(332,000)
Sale of Assets Total		(3,321,500)	(1,714,000)	(1,631,000)	(3,332,000)
Total Capital Purchases		21,611,000	11,706,200	8,743,000	19,934,000
Total Capital Sales		(3,321,500)	(1,714,000)	(1,631,000)	(3,332,000)
Total Net Capital Works		18,289,500	9,992,200	7,112,000	16,602,000

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



2026/27 Budget

Capital Budget 2026-26	Work No	2025/26 Amended Budget	2025/26 Forecast	Initial Carryover to 2026/27	2026/27 Proposed Budget
		\$	\$	\$	\$
Components Capital Purchases Gross					
Renewal		11,608,600	6,832,575		13,353,500
Upgrade		2,244,900	1,630,675		1,689,500
New		7,757,500	3,242,950		4,891,000
Total Capital Purchases Gross		21,611,000	11,706,200		19,934,000
Capital Purchases Funded by:					
Beauty Point foreshore project \$3m (Cwlth)			32,000		
Legana Basketball and Community Centre (Cwlth)		5,000,000	0	5,000,000	5,000,000
Gravelly Beach foreshore project \$2m (cwlth)		1,044,000	875,000		
Kelso toilet & carpark			2,800		
Roads to Recovery		831,366	831,000		987,000
Legana community sport and recreation masterplan (election commitment)		22,000	74,750		
Resilience grant emergency equipment (State)		55,000	28,000		
Greens Beach redevelop foreshore reserve (State)		150,000	30,000	112,500	112,500
Riverside Tennis club - lighting upgrade (State)			26,600		
Pontoons Deviot & Bonnie Beach		276,000			
Exeter caravan and motorhome dump station			2,200		
Deviot Pontoon - Better fishing fund			180,000		
Bonnie Beach Pontoon - Better fishing fund			96,000		
Rosevears Pontoon - MAST grant being negotiated					250,000
Riverside, Windsor Olympic 2 Oval resurface			499,637		
Total Capital Grants		7,378,366	2,677,987	5,112,500	6,349,500
Sale of Assets		3,321,500	1,714,000		3,332,000
Special Levy Windsor Park		253,000	248,000		213,000
Operations / Working Capital		10,658,134	7,066,213		10,039,500
Total Capital Purchases Gross		21,611,000	11,706,200		19,934,000
Asset Sustainability Ratio					
Asset sustainability ratio - <i>benchmark 100%</i>		149%	89%		163%
Capex on renewal of existing assets		11,608,600	6,832,575		13,353,500
Annual depreciation expense		7,790,600	7,647,600		8,167,900

ORDINARY COUNCIL MEETING Tuesday 16 June 2026



2026/27 Budget

Concepts & Definitions

Annual Plan

This document sets out the medium term goals and objectives as part of the overall strategic planning framework and strategic plan, and is prepared under section 71 of the Act

Capital Contributions

Capital contributions include assets contributed by developers, government grants and contributions received for capital purposes and contributions from developers such as open space.

Capital Expenditure

Capital expenditure is relatively large (material) expenditure that produces economic benefits expected to last for more than 12 months.

Carry Forward Capital Works

Carry forward capital works are those that are incomplete in the current estimates year due to unavoidable delays and will be completed in the following estimates year.

Cash Surplus/(Deficit)

The Cash Surplus/(Deficit) comprises cash received from operating activities, and from sales and purchases of non-financial assets.

Consolidated Summary Sheet

The consolidated summary sheet presents information on revenue and expenses, capital items and cash.

Net Increase in Cash Held

Net Increase in Cash Held is the sum of net cash flows from all operating, investing and financing activities. This measure provides a mechanism for managing the cash position to ensure that sufficient cash is available to fund council decisions.

Net Surplus/(Deficit)

The overall surplus or deficit is a measure of the on-going sustainability of the operations of Council. It indicates whether Council is generating enough revenue to cover the cost of its operations.

Statement of Cash Flow

The Cash Flow Statement records Council's cash receipts and payments, outlining how Council obtains and disposes of cash. This statement categorises cash flows into operating, investing and financing activities.

Operating activities are related to the collection of taxes, the distribution of grants, and the provision of goods and services.

Investing activities are related to the acquisition and disposal of financial and non-financial assets.

Financing activities are related to changing the size and composition of a government's financial structure.

The convention is that all inflows carry a positive sign and all outflows carry a negative sign (regardless of whether they are gross or net cash flows). The Cash Flow Statement reports two major fiscal measures: Net Increase in Cash Held and Cash Surplus/(Deficit).

Underlying Surplus/(Deficit)

The underlying surplus or deficit is a measure of financial sustainability which can be masked in the total operating result by non-recurring or capital related items. The result is the recurrent income (not including income received specifically for new or upgraded assets, physical resources received free of charge or other income of a capital nature) of a council for a financial year less the recurrent expenses of the council for the financial year.

12.2 Corp 2 - 2026/2027 Fees & Charges

REPORT AUTHOR: Chief Financial Officer - Jason Barker CPA

REPORT DATE: 3 June 2026

ATTACHMENTS: 1. [12.2.1] Fees & Charges 2026-27

SUMMARY

The purpose of this report is for Council to adopt its fees and charges for the 2026/2027 financial year.

BACKGROUND

The officers responsible have reviewed the fees and charges. The level of increase of fees and charges was reviewed at Budget Workshops held on 10 March and 12 May 2026.

Due to the timing of issuing registration notices a range of licence and registration fees and charges were adopted at the Council Meeting on 19 May 2026 for Environmental Health and Animal Control (Minute No. 26/86). These fees and charges are therefore not included in the attachment to this report.

STRATEGIC PLAN

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

3.2 Our Future

Goal: To encourage sustainable growth and prosperity.

Objective: Existing businesses grow and sustainable new businesses are attracted to our Region with a focus on tourism, hospitality, agriculture, viticulture, artisan trades, home business and light industries.

Council will:

- Participate in local, regional and state bodies supporting economic development in the region.

3.4 Our Infrastructure

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

Objective: Provide for a broad range of infrastructure, services and future developments.

Council will:

- Develop and manage fit for purpose infrastructure in a sustainable manner.

3.4 Our Infrastructure

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

Objective: Planning is innovative and smart.

Council will:

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

3.5 Our Organisation

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

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

Council will:

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

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Council has the authority under section 205 of the *Local Government Act 1993* to impose specific fees and charges. Further, certain fees are supported through the following acts or regulations:

- *Building Act 2016 and Building Regulations 2016*
- Fees units prescribed under *Local Government (General) Regulations 2025 and Local Government (Meeting Procedures) Regulations 2025*
- *Right to Information Regulations 2021*

RISK CONSIDERATIONS

The risk to community affordability was balanced against the need to ensure financial sustainability and service delivery.

FINANCIAL IMPACT

The recommended fees and charges reflect the 2026/2027 budgeted revenues.

CONSULTATION

Council officers presented the proposed fees and charges to budget Workshops held on 10 March and 12 May 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Council fees and charges have been reviewed during the budget process with considerations of cost recovery, financial sustainability, legislative compliance, community needs and competitive neutrality all taken into account.

RECOMMENDATION

That Council pursuant to section 205 of the *Local Government Act 1993*, makes the fees and charges for the period 1 July 2026 to 30 June 2027 as set out in the attached document titled Fees & Charges 2026-27.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
ADMINISTRATION CHARGES			
Application for Rate Certificate 337	\$253.08	TBA	N
Application for Rate Certificate 132	\$57.30	TBA	N
Council's Code for Tenders & Contracts - copy	\$25.00	\$26.00	Y
BEACONSFIELD MINE & HERITAGE CENTRE			
Entry Fees			
Adult	\$24	\$25	Y
Child (0 to 5 years old)	Free	Free	Y
Child (6 to 16 years old)	\$9	\$10	Y
Pensioner / Senior / Concession	\$18	\$19	Y
Family (2 adults and up to 4 children, 6-16yr old)	\$57	\$64	Y
Group Rates per person			
Group booking - effective from Aug each year	\$17.50	\$17.50	Y
Coach drivers/hostess/organiser	Free	Free	
School Groups under 16 years	\$6.50	\$6.50	Y
Teachers free @ 1 per 10 students	\$14 for additional adults	\$14 for additional adults	Y
Special event permission		Contact Tourism and Economic Development Officer	
CEMETERIES - BEACONSFIELD, FRANKFORD AND WINKLEIGH			
Reservations			
Lawn / Monumental Plot	\$699	\$730	N
Rose Garden, Niche & Colonnade Wall	\$428	\$447	N
Digging of Graves			
Grave re-open	\$2,675	\$2,795	Y
Standard Depth (2.1m)	\$2,889	\$3,019	Y
Additional depth / width	at cost	at cost	
Child's Grave (under 16 years)	Nil	Nil	Y
Exhumation	\$4280 + digging fee	\$4470 + diggin fee	Y
Surcharge for weekends, public holidays & after 3pm on week days	\$1,074	\$1,122	Y
Interment of ashes (without a reservation and including placement of plaque)	\$428	\$447	N
Placement of plaque and/or ashes	\$150	\$157	Y
Re-open Monumental Grave (removal of cement cover)	\$195	\$204	Y

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
BUILDING PERMIT AUTHORITY			
Application for a building permit - permit authority fee)			
Class 1	\$462	\$483	N
Class 1 Each additional unit if more than 1 unit/dwelling	\$80	\$84	N
Class 1 < \$20,000	\$310	\$324	N
Class 2 - 9	\$927	\$969	N
Class 2 - 9 < \$20,000	\$462	\$483	N
Class 10	\$321	\$335	N
Class 10 < \$20,000	\$155	\$162	N
Demolition Only	\$303	\$317	N
Underpinning Only	\$303	\$317	N
Application for permit of substantial compliance	Double the standard fee	Double the standard fee	N
Application for a staged building permit - permit authority fee only (Per Stage)	\$462	\$483	N
Each additional unit if more than 1 unit/dwelling	\$80	\$84	N
Application for a building certificate (not associated with strata)	\$462	\$483	N
Application to amend a building permit (includes Substantial Compliance amendment)			
Class 1	\$310	\$324	N
Class 2-9	\$463	\$484	N
Class 10 building	\$155	\$162	N
Strata Development			
Application for a Strata development	\$340 + \$182 per lot	\$344+ \$190 per lot	N
Amendment to a Strata Plan	\$425	\$444	N
Application for extension of time of building permit	\$155	\$162	N
Expired permit extension (special circumstances)	\$255	\$266	N
Building administration fee (BAF)	0.1% of total cost of works \$20,000 and over	0.1% of total cost of works \$20,000 and over	N
State Government industry building training levies	0.2% of total cost of works \$20,000 and over	0.2% of total cost of works \$20,000 and over	N
Permit authority fees (for notifiable applications only)			
Notification lodgement from building surveyor Class 10	\$155	\$162	N
Notification lodgement from building surveyor Class 1	\$292	\$305	N
Notification lodgement from building surveyor Class 2-9	\$427	\$446	N
Notification lodgement from building surveyor Class Demo	\$155	\$162	N

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
BUILDING PERMIT AUTHORITY (Continued)			
Administration services (per hour)	\$155	\$162	N
Notification of Low risk work (Mandatory)			
Low Risk Work - Form 80 - Category 1	\$96	\$100	N
Low Risk Work - Form 80 - Category 2	\$96	\$100	N
Low Risk work - Form 80 - Non Mandatory	no charge	no charge	
Photocopying new application plans A4	\$20	\$21	Y
Photocopying new application plans A3	\$33	\$34	Y
Record search & release of documents (Price on Application. fee per 15 minutes, minimum 15 minute charge. On average a search takes an hour)	\$20	\$21	Y
BUILDING SURVEYING			
Application for assessment for certificate of likely compliance, inspections, and certificate of final inspection (new buildings, additions, structural alterations including demolition and underpinning):			
Class 1 (Category 3) - Assessment and 4 inspections	\$1,926	\$2,119	Y
Class 1 (Category 4) - Assessment and 4 Inspections	\$2,354	\$2,589	Y
Class 1 (Category 3 & 4) Each additional unit if more than 1 unit/dwelling	\$232 per unit/dwelling	\$255 per unit/dwelling	Y
Class 1 Alterations & Additions < \$20,000 (Category 3 & 4)	\$1,177	\$1,295	Y
Class 2 - 9 (Category 3) - Assessment and inspections as required	\$2,461	\$2,707	Y
Class 2 - 9 (Category 4) - Assessment and inspections as required	\$2,782	\$3,060	Y
Class 2 - 9 (Category 3 & 4) More than 2 units or over 500m ²	POA	POA	Y
Class 2 - 9 Alterations < \$20,000 (Category 3 & 4)	\$1,391	\$1,530	Y
Class 10 (Category 3) Assessment and 2 Inspections	\$749	\$824	Y
Class 10 (Category 4) Assessment and 2 Inspections	\$1,070	\$1,177	Y
Class 10 Alterations & Additions < \$20,000 (Category 3 & 4)	\$482	\$530	Y
Application for Certificate of Occupancy (per dwelling, unit or building) including for change of use.	\$235	\$259	N
Temporary occupancy permit (per event or per year for temporary structures - max 3 yrs)	\$332	\$365	N
Extension of certificate of likely compliance (first extension)	\$273	\$285	Y

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
BUILDING SURVEYING (Continued)			
Extension of certificate of likely compliance (second extension)	\$300	\$314	Y
Extension of certificate of likely compliance (third and further subsequent extension)	\$342	\$357	Y
Extension of expired certificate of likely/substantial compliance (Special circumstances) - Up to 12 months after expiry	\$342	\$376	Y
Extension of expired certificate of likely/substantial compliance (Special circumstances) - After the first 12 months of the expired application, a fee will be charged for every year the application has not been extended. After the 12 month period the first 12 months will be included in the 5 year period.		\$200	
Application to amend certificate of likely/substantial compliance			
Class 1 building	\$696	\$766	Y
Class 2-9 building (May require further referrals and costs)	\$883	\$971	Y
Class 10 building	\$310	\$341	Y
Substantial Compliance application	Double the standard fee	Double the standard fee	Y
Owner Builder	20% loading on normal fee (not on substantial compliance)	30% loading on normal fee (not on substantial compliance)	Y
Demolition only	\$621	\$683	Y
Underpinning Only	\$803	\$883	Y
Audit Report	\$803	\$883	Y
Application for temporary occupancy permit - Class 1a use only	\$589	\$648	N
Application for temporary occupancy permit - Commercial use (Price on Application)	POA	POA	
Waterproofing Inspection		\$200	
Additional inspection	\$182	\$200	Y
Building Surveying including written report and/or determination of building categories (per hour)	\$182	\$200	Y
Additional Authorities - Reports	Additional charges direct charge to client	Additional charges direct charge to client + \$200 admin fee	Y

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
DEVELOPMENT WORKS (Inc Subdivision Construction)			
Plan Checking and final inspections for privately supervised works (only applies to works that have been certified by a qualified engineer approved by the Director Community Assets)	1.5% of value of public works. Minimum fee of \$540	1.5% of value of public works. Minimum fee of \$564	Y
Plan checking and inspections for subdivision works not privately supervised or which do not create public works		\$564	Y
Inspections of failed works	\$165 per hour for contracted inspections or re-inspections of works that failed a previous inspection.	\$172 per hour for contracted inspections or re-inspections of works that failed a previous inspection.	Y
Road closure application fee		\$350	N
Road closure late application fee - in addition to normal fee		\$150	N
Road closure statutory advertising		\$450	Y
Applications for Works in a Road Reservation. Private Underground Electrical Connections		\$344	N
<i>N.B. Public works are defined as any works that council is obliged to maintain for the community and include roads, footpaths, drainage (both underground and surface), landscaping, parks and public buildings.</i>			

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
PLANNING			
Planning Applications			
Particular uses or development (plus advertising fee if discretionary):			
Compliance assessment	\$104	\$109	N
Demolition	\$104	\$109	N
Domestic outbuildings, (including roofed decks) up to 54m ² (but not including habitable rooms or house extensions)	\$364	\$380	N
Home based business	\$245	\$256	N
Signage	\$245	\$256	N
Boundary adjustment; consolidation of lots	\$621	\$649	N
Subdivision	\$687 + \$152 per lot (\$1,313 min)	\$718 + \$159 per lot (\$1,372 min)	N
All other Permitted applications	\$505	\$528	N
All discretionary applications (plus advertising fee):			
Single dwelling	\$608	\$635	N
Resource Development	\$505	\$528	N
Change of use (no development)	\$608	\$635	N
Discretionary - All other use classes:			
Development < or = \$500,000	\$893 + \$4.8 per \$1,000	\$933 + \$5 per \$1,000	N
Development \$500,001 to \$5,000,000	\$2,903 + \$1.50 per \$1,000	\$3,034 + \$1.57 per \$1,000	N
Development \$5,000,001 to \$10,000,000	\$5976 + \$1.24 per \$1,000	\$6,245 + \$1.30 per \$1,000	N
Development > \$10,000,001	\$10,923 + \$0.36 per \$1,000	\$11,415 + \$0.38 per \$1,000	N
Submission or amended plan prior to determination (at applicants request)	Calculated as if new application - minimum fee being cost of original application	Calculated as if new application - minimum fee being cost of original application	N
Advertising fee	\$425	\$444	N
Visitor accomodation where section 11A of the LUPA regulations apply	\$250	\$250	N

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
PLANNING (continued)			
Application to amend the planning scheme:			
Re-zoning Application	\$6,080+ fee payable to Tasmanian Planning Commission	\$6,354 + fee payable to Tasmanian Planning Commission	N
Text Amendment	\$6,080+ fee payable to Tasmanian Planning Commission	\$6,354 + fee payable to Tasmanian Planning Commission	N
Section 40T Applications	Fee for amendment(s) + fee for development application	Fee for amendment(s) + fee for development application	N
Miscellaneous Charges:			
Part 5 Agreement (processing and sealing, exclusive of cost of drafting and or creation of agreement)	\$723	\$756	N
Examination and sealing of final plan of subdivision	\$417 + \$152 per lot	\$436 + \$159 per lot	N
Application to amend sealed plan	\$1,012	\$1,058	N
Application for an adhesion order	\$750	\$784	N
Copy of Planning Scheme ordinance (available free from website)	\$288	\$301	N
Application for a minor amendment to a permitted planning permit	\$288	\$301	N
Application for a minor amendment to a discretionary planning permit	\$608	\$635	N
Permit extension request	\$288	\$301	N
If application withdrawn before a decision is made by Council or its delegated authority	As determined by the Director Planning & Development Services	As determined by the Director Planning & Development Services	N
Professional Reports - where development application requires EIA or specialist study to be assessed by suitably qualified person not contained within Council (e.g. archaeologist). Actual amount charged shall be paid by applicant in addition to applicable fee.	Cost of the peer review study + 15% administration fee	Cost of the peer review study + 15% administration fee	Y
Record Search & Release of Documents (Price on Application, fee per 15 minutes minimum 15 min charge. On average a search takes an hour)	\$20	\$21	Y
Photocopying new application plans A4	\$20	\$21	Y
Photocopying new application plans A3	\$33	\$34	Y
Planning inspection and report (such as staged development compliance)	\$165/hour Minimum \$85	\$172/hour Minum \$89	Y
Retrospective applications	Double the standard fee	Double the standard fee	N

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
MISCELLANEOUS			
Abatement of fire hazards	Contractor's charge plus \$245	Contractor's charge plus \$256	Y
Storage fee for seized abandoned vehicles	\$186 per week or part thereof plus towing costs	\$194 per week or part thereof plus towing costs	Y
PLUMBING PERMIT AUTHORITY			
Permit authority application fees			
Illegal works (2 x applicable fee)	Double the standard fee	Double the standard fee	N
Extension plumbing permit	\$255	\$266	N
Amended plumbing permit			
Class 1 to 10 no fixtures	\$186	\$194	N
Class 1 to 10 fixtures	\$350	\$366	N
PLUMBING SURVEYING			
Plumbing certificate of likely compliance for buildings and additions			
Class 1 and 10 up to 1 fixture	\$647	\$676	Y
Class 1 and 10 up to 3 fixtures (per unit/dwelling)	\$918	\$959	Y
Class 1 and 10 up to 6 fixtures (per unit/dwelling)	\$1,068	\$1,116	Y
Class 1 and 10 up to 9 fixtures (per unit/dwelling)	\$1,222	\$1,277	Y
Class 1 and 10 up to 12 fixtures (per unit/dwelling)	\$1,388	\$1,450	Y
Class 1 and 10 more than 12 fixtures (per unit/dwelling)	\$1,553	\$1,623	Y
Class 2 to 9 (Price On Application)	POA	POA	Y
Backflow, pool, tradewaste	\$551	\$576	Y
Onsite wastewater/sewer replacements	\$569	\$595	Y
Demolition Only	\$425	\$444	Y
Additional inspection	\$166	\$173	Y

ORDINARY COUNCIL MEETING
Tuesday 16 June 2026



Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
TOURISM - TAMAR VISITOR CENTRE			
Display space for DL/Postcard brochure x1 ^	\$80	\$120	Y
Display space for DL/Postcard brochure x2 ^	\$135	\$203	Y
Display space for DL /Postcard brochure x3 ^	\$200	\$300	Y
Display space for A5 brochure x1 ^	\$100	\$150	Y
Display space for A5 brochure x2 ^	\$150	\$225	Y
Display space for A5 brochure x3 ^	\$220	\$330	Y
Display space for A4 brochure ^	\$135	\$203	Y
^ 50% discount available to businesses located in the West Tamar municipality			
Roadside Signage (limit 1 per operator, includes 1 x DL brochure display)	\$500	\$525	Y
Full Display Board (180cm H x 120cm W) - 12 months - includes 1 x DL brochure display.	\$450	\$475	Y
Tourism Signage Fee	By agreement - aim for 90% cost recovery and 10% Council assistance	At Cost	Y
Commission on bookings	15%	Per individual agreement	Y
15 x TV Digital Display: 15 sec video OR 15 images - limited to 1 per operator	\$150	\$160	Y
30 x TV Digital Display: 30 sec video OR 30 images - limited to 1 per operator	\$300	\$315	Y
Operator Spotlight Event - limited to 1 per operator	\$200	\$210	Y

WASTE DISPOSAL			
Waste Transfer Stations, Beaconsfield & Exeter			
Waste material of a general, household nature and greenwaste			
Bags up to 60 litres (each)	\$5	\$5	Y
240 litre bins (each)	\$10	\$10	Y
Car or Station wagon	\$18	\$19	Y
Ute, Van, Single Axle Trailer	\$28	\$29	Y
Tandem Axle Trailer, small truck up to 4.5t GVM (covered load)	\$43	\$45	Y
Greenwaste excludes contaminated green waste, scrap timber and stumps and logs greater than 150mm in diameter			

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Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
WASTE DISPOSAL (Continued)			
Other Items			
Waste material of a building, construction, renovation or of a commercial nature			
Loose, low density and weight	\$73/cubic metre	\$76/cubic metre	Y
Clean fill up to 0.5 cubic metre (small rocks/rubble, broken bricks, broken concrete). Disposal subject to approval	\$100/half cubic metre	\$104/half cubic metre	Y
Compacted, high density and weight (not accepted 2024-25)			Y
Light scrap steel & non ferrous metal (up to 1 cubic metre)	Free	Free	
Recyclable waste (household quantity, up to half a cubic metre, including separated and sorted recyclables, drum muster (triple rinsed), batteries, fluorescent tubes and light bulbs, e-waste (Exeter only - televisions, computers, screens & keyboards) and polystyrene (Exeter only))	Free	Free	
Car or Motorcycle Tyres - each	\$13	\$14	Y
Car or Motorcycle Tyres with rims - each	\$21	\$22	Y
Light Truck & Four Wheel Drive Tyres - each	\$17	\$18	Y
Light Truck & Four Wheel Drive Tyres with rims - each	\$43	\$45	Y
Truck Tyres - each	\$37	\$39	Y
Truck Tyres with rims - each	\$82	\$85	Y
Larger tyres from other vehicles or contaminated tyres will not be accepted			
Mattresses (all sizes) - each	\$17	\$18	Y
Refrigerators & freezers - each	\$8.50	\$9	Y
Waste Oil per litre residential customers only - free up to 6 litres (20 litre limit)	\$1.10	\$1.20	Y
Disposal of Chemicals	Not accepted	Not accepted	
Kerbside Collection Service			
Change allocated bin size eg; upsizing or additional bins (fee plus difference of annual waste charge). Upgrade to 240 litre recycle free if done at the same time as another bin size change request. Downsizes are free.	\$58	\$60	N
Bin latch	\$10	\$10	Y

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Fees & Charges 2026/27
(includes GST where applicable)

2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
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COMMUNITY SERVICES FACILITIES AND RECREATION SPACES

Bonds APPLY FOR all Halls, Meeting Rooms, Facilities, and Parks where applicable *discounts do not apply			
Bond where alcohol will be consumed **	\$584	\$610	**
Bond where NO alcohol consumed **	\$292	\$305	**
<i>**Bonds are NOT subject to GST, however if bonds are forfeited then GST is chargeable.</i>			
Public Liability Insurance for Hall, Meeting Rooms and Facility # *discounts do not apply			
If Alcohol is being consumed	\$79	\$83	Y
If no Alcohol	\$36	\$38	Y
# Public Liability cover is not available for some activities including but not limited to: sports, concerts, buskers, fireworks, child minding			
Key/fob replacement	\$67	\$70	Y
Discounts * denotes discounts do not apply Discounts of 50% may apply for some room and ground hire only to Permanent, Community, and Government users (includes tenants where applicable) this includes Junior, Senior and School groups - No further discounts apply . At Rowella Hall all discounts must be a decision by the full Committee and taken prior to hire agreement being lodged.			

HALLS - BEACONSFIELD COMMUNITY CENTRE, CLARENCE POINT, LEGANA HALL, FRANKFORD SOLDIERS MEMORIAL HALL

Social functions (up to 12 hours) e.g. weddings, engagements, parties.*	\$289	\$300	Y
Hourly rate	\$32	\$37	Y

*Includes use of kitchen

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Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
HALLS - EXETER COMMUNITY HUB			
Social functions e.g. weddings, engagements, parties (includes use of AV equipment and kitchen).	\$289	\$330	Y
Licensed Bar access - Exeter only	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	Y
Hourly rate (includes use of AV equipment and kitchen)	\$35	\$40	Y
Hire of Commercial Kitchen - 2 hours	\$17	\$40	Y
Hire of Commercial Kitchen - 8 hours		\$150	
Squash courts per hour (including lights)	\$10/hr + Light costs \$1/15mins	\$15	Y

HALLS - WINKLEIGH HALL			
Children's party	\$50	\$50	Y
Funeral	\$120	\$150	Y
Night Function	\$120	\$150	Y
Day meeting	\$75	\$75	Y
Bond		\$200	

HALLS - ROWELLA HALL			
Day / Night booking (9am-1am)	165*	165*	Y
Main hall (hourly rate) (minimum 2 hours)	\$33	\$33	Y
Meeting Room (hourly rate) (minimum 2 hours)	\$25	\$25	Y
Kitchen Only (hourly rate) (minimum 2 hours)	\$20*	\$20*	Y
Wedding Hire Fee (allowing for set up from 2pm day before and clean up the day after until 12 noon)	\$330*	\$330*	Y
Hire of Equipment – When used on the premises this equipment is included in the hire of the Hall. Equipment is also subject to a cleaning fee if returned dirty.			
White Picket fencing (by arrangement)	\$60*	\$60*	Y
Glasses, Crockery, Cutlery (per person)	\$5*	\$5*	Y
Trestle Tables - each	\$5.50*	\$5.50*	Y
Stackable chairs (orange and white only) - each	\$5.50*	\$5.50*	Y

MEETING ROOMS - BEACONSFIELD OLD COURT HOUSE			
Hourly rate	\$26	\$27	Y

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Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
WINDSOR COMMUNITY PRECINCT - COMMUNITY HALL			
Community Hall Area 1, (includes use of kitchen and AV equipment) - hourly rate	\$103	\$125	Y
Community Hall small space - Area 2 (includes use of kitchen and AV equipment) - hourly rate	\$43	\$55	Y
Community Hall large space - Area 3 (includes use of AV equipment) - hourly rate	\$62	\$80	Y
Set up/set down all meeting rooms (meetings, conferences only) Does not include tea, coffee package	\$107	\$112	Y
Daily rate conferences/meetings (includes set up/set down, AV equipment, white board) *	\$417	\$436	Y
Add tea, coffee, milk: basic package (sachets, papercups, longlife mik)*	\$3.20 per person	\$3.30 per person	
WINDSOR COMMUNITY PRECINCT - TAMAR FUNCTION CENTRE			
Set up/set down all meeting rooms (meetings, conferences only) Does not include tea, coffee package	\$107	\$112	Y
Hourly rate conferences/meetings (includes AV equipment, white board) *	\$103	\$80	Y
Daily rate conferences/meetings (includes set up/set down, AV equipment, white board) *	\$417	\$436	Y
Add tea, coffee, milk: basic package (sachets, papercups, longlife mik)*	\$3.20 per person	\$3.30 per person	
Social functions/events (weddings, balls, parties etc.) * includes use of kitchen	\$289	\$360	Y
WINDSOR COMMUNITY PRECINCT - INDOOR TRAINING CENTRE			
Indoor Training Centre - per hour	\$75	\$78	Y
Indoor Training Centre Exercise Classes	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	Y
RIVERSIDE CRICKET CLUB FUNCTION ROOMS			
Riverside Olympic Football Centre and Riverside Cricket Club function areas	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	Y

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Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
WINDSOR COMMUNITY PRECINCT - GROUNDS			
Please note public toilets will be open on grounds as per bookings			
Training lights per hour/ground	\$17	\$18	Y
Windsor Park per training session (max 2 hours) - ground only	\$67	\$70	Y
Windsor Park per training add 1 changeroom	\$24	\$25	Y
Windsor Park per match - ground only	\$110	\$115	Y
Windsor Park 3 x changerooms, 2 coaches boxes and timekeepers/scorers box per match	\$110	\$115	Y
additional changerooms - match day	\$49	\$51	Y
Windsor Park -Athletic Carnivals *	\$346	\$362	Y
Windsor Park - Kiosk (per hire) (outside of LFC/LLA who have kiosk included in agreement)	\$73	\$76	Y
Windsor Park - General Hire Special Events	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	Y
Cricket # 1 Turf Wicket - per match - no changerooms (ground staff required on day)	\$256	\$268	Y
Cricket # 1 - 3 x changerooms and scorers box and board	\$256	\$268	Y
Cricket Gala days / special events (may include all grounds)	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	
Media platform, cricket/soccer grounds	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	
Kiosk (per hire) (outside of RCC who have kiosk included in agreement)	\$72	\$76	Y
Cricket # 2 Synthetic Pitch - no changerooms	\$241	\$252	Y
Cricket # 2 Taster area - training ground only	\$22	\$23	Y
Junior #1 - Synthetic Pitch - small ground Training (max 2 hours)	\$22	\$23	Y
Junior #1 - Cricket (per match)	\$86	\$90	Y
Outdoor Cricket Nets - Training	\$48	\$50	Y

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Fees & Charges 2026/27
 (includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
WINDSOR COMMUNITY PRECINCT - GROUNDS (Continued)			
Amphitheatre - per session (max 2 hours)	\$22	\$23	Y
LCS Oval - Cricket Match (ground only)	\$236	\$247	Y
LCS Oval - Cricket Training	\$22	\$23	Y
LCS Oval - Football/Soccer Match	\$86	\$90	Y
LCS Oval - Football/Soccer Training	\$22	\$23	Y
LCS Oval - Negotiated	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	Y
Olympic #1 Soccer Pitch - Training session (max 2 hours) - ground only	\$44	\$46	Y
Olympic #1 Soccer Pitch - add 1 changeroom	\$22	\$23	Y
Olympic #1 Soccer Pitch - per match - ground only	\$86	\$90	Y
Olympic #1 Soccer Pitch - 3 x changerooms	\$86	\$90	
Olympic #2 Soccer Pitch - Training session (max 2 hours) - ground only	\$44	\$46	Y
Olympic #2 Soccer Pitch - add 1 changeroom	\$22	\$23	Y
Olympic #2 Soccer Pitch - per match - ground only	\$86	\$90	Y
Olympic #2 Soccer Pitch - 3 x changerooms	\$86	\$90	Y

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Fees & Charges 2026/27
 (includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
WEST TAMAR SPORT GROUNDS AND FACILITIES (Bridgenorth Recreation Ground, Beaconsfield Cricket Ground, Beaconsfield Junior Football Ground, West Arm Recreation Ground - Beauty Point)			
Includes training lights were applicable. Access to clubrooms and change facilities to be negotiated with club - refer West Tamar Council Community Guide for contact details.			
Bridgenorth - Ground Only - Training (max 2 hours)	\$42	\$44	Y
Bridgenorth - Changerooms - per match x2	\$34	\$36	Y
Bridgenorth - Function Facilities	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	
Beaconsfield Cricket - Ground Only - per match	\$88	\$92	Y
Beaconsfield Cricket - Changerooms per match x 2	\$34	\$36	Y
Beaconsfield Cricket - Function Facilities	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	
Beaconsfield Junior Football Ground - ground only Training (max 2 hours)	\$40	\$42	Y
Beaconsfield Junior Football Ground - ground only per match	\$42	\$44	Y
Beaconsfield Junior Football Ground - Changerooms per match x2	\$33	\$34	Y
Beaconsfield Junior Football Ground - Function Facilities	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	
West Arm - football ground only - training	\$48	\$50	Y
West Arm - football ground only - per match	\$48	\$50	Y
West Arm - cricket ground only - training	\$34	\$36	Y
West Arm - cricket ground only - per match	\$48	\$50	Y
West Arm - changerooms per match x 2	\$33	\$34	Y
West Arm Function Facilities	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	

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Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
WEST TAMAR SPORT GROUNDS AND FACILITIES (Legana Recreation Ground, Legana Oval)			
Legana Recreation Ground, Legana Grove - (Astroturf Wicket) per 6 hours	\$86	\$90	Y
Legana Recreation Ground, Legana Grove - facilities	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	
Legana Oval, Old Dairy Way - Training lights per hour	\$17	\$18	Y
Legana Oval, Old Dairy Way - per training session (max 2 hours) - ground only	\$44	\$46	Y
Legana Oval, Old Dairy Way - per changeroom (inc toilet facilities)	\$24	\$25	Y
Legana Oval, Old Dairy Way - per cricket match - ground only	\$236	\$247	Y
Legana Oval, Old Dairy Way - Football/Junior cricket match	\$86	\$90	Y
Legana Oval, Old Dairy Way - General hire special events	Contact Windsor Community Precinct Customer Service Officer	Contact Windsor Community Precinct Community Officer	
BEACONSFIELD TENNIS COURTS			
Court Hire - Charge per session.	\$18	\$19	Y
COMMUNITY SERVICES FACILITIES AND RECREATION SPACES OTHER CHARGES			
Security Call Out Fee - security firm or council officer	at cost	at cost	Y
Sport & Recreation Key Charge (for additional or replacement keys/fob)	\$67	\$70	Y
Additional cleaning fees - facilities. Failure to leave the facility in a clean state additional cleaning fee.	\$107 per hour per cleaner	\$112 per hour per cleaner	Y
COMMUNITY GARDEN			
Communal membership	\$39	\$40	Y
Personal membership	\$73	\$75	Y

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Fees & Charges 2026/27
(includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
SPORTING GROUPS/COMMUNITY ORGANISATIONS			
LEASE/LICENCE/USER FEES			
Beaconsfield Cricket Club	\$2,525	\$2,650	Y
Beaconsfield RSL Sub Branch	\$546	\$570	Y
Beaconsfield Tennis Club	\$1,316	\$1,375	Y
Beaconsfield Trotting Club - use of track	\$760	\$794	Y
Beaconsfield Men's Shed	\$1,466	\$1,532	Y
Beaconsfield Online Access Centre	\$546	\$570	Y
Beauty Point Cricket Club	\$1,873	\$1,957	Y
Bridgenorth Football Club	\$2,536	\$2,650	Y
City of Launceston Basketball Club - storage	\$530	\$570	Y
Esk Valley Orienteering Club - storage	\$1,113	\$1,118	Y
Exeter Bowls Club	\$2,434	\$2,544	Y
Exeter Services & Community Club	\$1,659	\$1,734	Y
Friends of Edinburgh Park	\$2,975	\$3,109	Y
Girl Guides Legana	\$546	\$570	Y
Launceston Football Club	\$15,515	\$16,213	Y
Launceston Little Athletics	\$3,050	\$3,187	Y
Launceston Surf Life Saving Club	\$556	\$570	Y
Legana Badminton	\$546	\$570	Y
Legana Cricket Club	\$1,873	\$1,957	Y
Legana Tennis Club	\$1,316	\$1,375	Y
People of the Point Inc	\$535	\$570	Y
Riverside Cricket Club	\$10,379	\$10,846	Y
Riverside Olympic Football Club	\$10,379	\$10,846	Y
Riverside Tennis Club	\$1,316	\$1,375	Y
Riverside Men's Shed land	\$706	\$738	Y
Scouts Tasmania land	\$556	\$570	Y
Tamar Demons, Beaconsfield Grubb St ground	\$1,188	\$1,241	Y
Tamar Valley Social Badminton Club	\$1,059	\$1,118	Y
Tamar Valley Film Society	\$1,070	\$1,118	Y
Tresca Community Centre Committee Inc	\$2,226	\$2,326	Y
Tamar Valley U3A	\$369	\$386	Y

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Fees & Charges 2026/27
 (includes GST where applicable)

	2025/2026 Fees & Charges	2026/2027 Fees & Charges	GST
RIVERSIDE SWIMMING CENTRE			
Single entry Child (4-18 years or age)	\$3.70	\$4.00	Y
Single entry Adult	\$6.50	\$7.00	Y
Single entry Family (2 adults/2 kids)	\$17.50	\$18.00	Y
Single entry Spectator	\$2	\$2	Y
Multi-swim (20 swims) Child	\$56	\$56	Y
Multi-swim (20 swims) Adult	\$90	\$90	Y
Pool hire per hour (including school carnivals)	\$244	\$260	Y
Pool hire per student (for school fun days)	\$9	\$9	Y
Pool hire per hour outside normal hours	\$257	\$300	Y
Season Ticket Child (4-18 years or age)	\$111	\$115	Y
Season Ticket Adult	\$180	\$180	Y
Season Ticket Family (2 Adults/2 Children)	\$285	\$295	Y
Waterslide Single ticket	\$1	\$1	Y
Waterslide 3 slide multi ticket	\$3	\$3	Y

13 COMMUNITY

Nil

14 COMMUNITY ASSETS

14.1 Asset 1 - Capital Works Projects Budget Adjustments

REPORT AUTHOR: Director Community Assets - Dino De Paoli

REPORT DATE: 9 June 2026

ATTACHMENTS: 1. [14.1.1] CEO Approved Project Budget Adjustments

SUMMARY

The purpose of this item is to report to Council on capital works project budget adjustments approved under delegation by the Chief Executive Officer (**CEO**), per Minute 36/24 (March 2024 Ordinary Council Meeting).

BACKGROUND

Council has delegated authority to the CEO (Minute 36/24) to approve adjustments to capital works project budgets. The resolution stated:

That Council by absolute majority:

(1) In accordance with section 82(6) of the *Local Government Act 1993* authorise the Chief Executive Officer to make adjustments not exceeding \$150,000 (and not exceeding the total amount of the estimates) within budget estimates as prescribed in section 82(2)(a), (b) and (d) of the *Local Government Act 1993*; and

(2) Direct that Council receive a report from the Chief Executive Officer at the next available ordinary Council meeting when the above delegation is exercised. The report must include details of any adjustments made to budget estimates.

The CEO has recently approved four (4) budget adjustments to existing projects.

STRATEGIC PLAN

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

3.4 Our Infrastructure

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

Objective: Provide for a broad range of infrastructure, services and future developments.

Council will:

- Develop and manage fit for purpose infrastructure in a sustainable manner.

3.5 Our Organisation

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

Objective: Council is financially sustainable.

Council will:

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993 S82.(7)

Council Minute 36/24 (March 2024 Ordinary Council Meeting)

RISK CONSIDERATIONS

Project risks are considered by Officers prior to presenting project budget variations to the CEO for consideration and approval. In this instance, the financial risk to Council is minimal, on the basis that the project budget variations proposed are minor in nature and there is no net change to the value of the overall capital works budget estimate.

FINANCIAL IMPACT

The approved project budget adjustments are within the CEO's delegation. There is nil overall change to the value of the capital works program as a result of the project budget adjustments approved by the CEO.

CONSULTATION

The management and process for approval of adjustments for capital works project budgets has been discussed with Council at previous Workshops.

The project adjustments in this paper were included in the Council Workshop papers on 16 June 2026.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The project budget adjustments approved by the CEO have been made to the following projects and are detailed in the attachment:

- Purchase of Tractors/Machinery (Project 69520); and
- Purchase of Utilities (Project 69550).

And

- Exeter RV Car Park Stage 1: Dump Point (Project 67321); and
- Beaconsfield Waste Transfer Station Barrier (Project 65910).

RECOMMENDATION

That Council receives this report under the *Local Government Act 1993 section 82(7)* noting the capital works project budget adjustments approved under delegation by the Chief Executive Officer.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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CEO Approved Project Budget Adjustments

Project No.	Project Name	Available Budget (\$)	Forecast Cost (\$)	Proposed Adjustment (\$)	Adjusted Project Budget (\$)
69520	Purchase of Tractors/Machinery	41,000	45,000	+4,500	45,500
69550	Purchase of Utilities	216,000	51,500	-4,500	211,500
<p>In-line with Council's 10-year plant replacement program, the UTV (utility terrain vehicle) located at Windsor Park is due for replacement. After carrying out an assessment of replacement options it was recommended that Council replace the current item with a fully electric version of the current UTV. Benefits of the proposed replacement include significant reduction in noise pollution, reduced maintenance requirements and costs, lower running costs; lower emissions, improved WHS outcomes.</p>					

Project No.	Project Name	Available Budget (\$)	Forecast Cost (\$)	Proposed Adjustment (\$)	Adjusted Project Budget (\$)
67321	Exeter RV Car Park Stage 1: Dump Point	65,000	84,379	+20,000	85,000
65910	Beaconsfield Waste Transfer Station Barrier	100,000	70,000	-20,000	80,000
<p>The capital works program for the 2025/26 FY included project #67321 to install an RV dump station at Exeter. The only tender that was received was higher than the cost estimate by \$18,000. In forecasting total project costs, Officers have allowed for provisional items and Council overheads. The Caravan and Motorhome Plan funding provides for \$55,000 during the 2025/2026 FY, with a Deed of Variation allowing for works to be completed by 31 July 2026.</p> <p>The capital works program for the 2025/2026 FY also included project #65910 to design and install safety barriers at the Beaconsfield Waste Transfer Station. A contract has been awarded for this work which is forecast to be completed within the adjusted project budget.</p>					

15 PEOPLE, CULTURE & SAFETY

Nil

16 PETITIONS

Nil

17 NOTICE OF MOTIONS

17.1 Motions on Notice

17.1.1 Cr Manticas - Motion regarding general rubbish collection

REPORT AUTHOR: Acting Chief Executive Officer - Dino De Paoli

REPORT DATE: 9 June 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to provide Council with advice in relation to a motion received on notice from Cr Josh Manticas in accordance with section 65 of the *Local Government Act 1993*.

COUNCILLOR'S MOTION

The following motion was received from Cr Josh Manticas for inclusion in the June Council Meeting Agenda:

"That Council initiate weekly general rubbish collection and fortnightly recycling collection from January 2027."

OFFICER'S COMMENTS

The increase in costs over recent years associated with the development, operation and rehabilitation of landfills, together with a stronger community and political focus on recycling and sustainability principles, had led to many councils nationally and in Tasmania moving from a weekly waste collection service to a fortnightly collection, with the incorporation of a food organics and garden organics (**FOGO**) collection service.

The National Waste Policy Action Plan includes a number of targets for improved recycling and reduction in waste generated by households with specific reference to changing behaviors in respect to how we manage our waste. The recent adoption of a fortnightly waste collection, coupled with the introduction of a FOGO service, by councils in Devonport, Burnie, Circular Head and Meander Valley, is an example of how a change in the level of service will change behaviors to improve diversion of materials from waste bins to comingled recycling and FOGO bins.

West Tamar Council introduced an opt-in FOGO kerbside collection service in 2018/19 with approximately 3,500 bins being issued to property owners, being close to 30% of the number of waste bins in circulation. On average, around 40% of the waste in kerbside wheelie bins are organics that can be diverted into FOGO. As the Council FOGO service is opt-in, contamination rates are very low and the total annual tonnage of organics diverted from landfill over the last financial year was 1,300 tonnes.

Council Meeting records indicate that in 1999 Council issued a tender for its kerbside collection service stipulating a fortnightly collection cycle, however, records have not yet been sourced to indicate whether this was the time when Council may have moved from a weekly to fortnightly collection service.

Council officers have previously reported to the Council Meeting in April 2025 that the additional cost for the introduction of a weekly waste collection service would be in the order of \$46 per annum

minimum for all rateable properties with a kerbside collection, excluding any increase in waste volumes or per bin lift costs linked with the current kerbside collection contract. It is highly likely that residents will change recycling and organics diversion behaviors if they are provided with a weekly waste service, hence the associated cost can be expected to be greater than \$46 (e.g. \$59 for 20% increase in waste based on April 2025 calculations). Further, a weekly service may discourage residents from taking up the option of having a FOGO service.

Council's kerbside collection contractor has indicated that an additional kerbside collection truck would be required should Council determine to move to a weekly waste collection service. A new truck would have a delivery lead time of 6 to 12 months, depending on the timing for placement of an order, and the waste collection contractor would also seek to renegotiate their contract, which introduces further uncertainty in respect to timeframes for implementation, and also the per bin lift costs associated with the current contract.

Council officers have received minimal enquiries from residents requesting a weekly service and discuss with all customers the options for obtaining an additional waste bin or a FOGO service. At the present time, there are only 387 properties with multiple waste bins (which includes multi-units on properties) representing approximately 3% of Council's total waste bin count.

MOTION

That Council initiate weekly general rubbish collection and fortnightly recycling collection from January 2027.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17.1.2 Cr Larner - Motion to release Survey Results

REPORT AUTHOR: Acting Chief Executive Officer - Dino De Paoli

REPORT DATE: 9 June 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to provide Council with advice in relation to a motion received on notice from Cr Caroline Larner in accordance with section 65 of the *Local Government Act 1993*.

COUNCILLOR'S MOTION

The following motion was received from Cr Caroline Larner for inclusion in the June Council Meeting Agenda:

"That Council:

Release the 2026 Residents Opinion Survey Results Summary, including the 'Baseline Competence' scores for each settlement cluster within West Tamar's dispersed communities, for the following locations:

- *Trevallyn and Riverside*
- *Legana and Grindelwald*
- *Exeter and Districts (Blackwall, Gravelly Beach, Swan Point, Deviot, Lanena and Rosevears)*
- *Beaconsfield and Beauty Point*
- *Greens Beach, Clarence Point and Kelso"*

COUNCILLOR'S RATIONALE

This motion aligns with Council's Strategic Plan 2022–2032, section 3.5, Our Organisation, which commits Council to valuing its people and delivering for the community.

It particularly supports the commitments to keep the community informed and engaged, to be open and transparent in decision-making, and to be accessible and responsive.

Publication of these results would assist Council and the community to assess perceptions of Council's performance across key service areas, including advocacy, infrastructure, value for money, planning and building, parks and open spaces, and customer service.

Making this information available at a settlement-cluster level would strengthen transparency, support informed community engagement, and help build public confidence in Council's service delivery.

OFFICER'S COMMENTS

The results from the recent survey will be made available to the public as part of Council's upcoming fourth quarter quarterly report. Whilst Council is not legislatively required to release the results, it is committed to transparency in line with the current Strategic Plan. By releasing the results in the quarterly report, this maintains clear lines of reporting of Council's activities to the community and ensures that all information is released in a consistent manner.

MOTION

That Council:

Release the 2026 Residents Opinion Survey Results Summary, including the 'Baseline Competence' scores for each settlement cluster within West Tamar's dispersed communities, for the following locations:

- Trevallyn and Riverside
- Legana and Grindelwald
- Exeter and Districts (Blackwall, Gravelly Beach, Swan Point, Deviot, Lanena and Rosevears)
- Beaconsfield and Beauty Point
- Greens Beach, Clarence Point and Kelso

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17.1.3 Cr Larner - Motion to reduce Business Grants 2026/27

REPORT AUTHOR: Acting Chief Executive Officer - Dino De Paoli

REPORT DATE: 9 June 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to provide Council with advice in relation to a motion received on notice from Cr Caroline Larner in accordance with section 65 of the *Local Government Act 1993*.

COUNCILLOR'S MOTION

The following motion was received from Cr Caroline Larner for inclusion in the June Council Meeting Agenda:

"That Council:

- 1. reduce the maximum annual Business Grant allocation in the 2026/27 Budget from \$20,000 to \$2,000; and*
- 2. note that this amendment supports a more financially sustainable and equitable allocation of Council resources, with greater priority given to core services and asset renewal."*

COUNCILLOR'S RATIONALE

Council's 2026/27 Budget includes an annual Business Grant of up to \$20,000, allocated through a competitive application process. In the 2025/26 financial year, the full \$20,000 grant was awarded to a single successful applicant.

By comparison, the 2024/25 Budget set the maximum annual Business Grant at \$2,000.

Council expenditure on grants to corporate and business enterprises totals \$140,000 in the 2026/27 Budget, including a three-year agreement providing a CPI-adjusted annual grant of \$98,000 to a Northern Tasmanian corporate advocacy organisation.

In addition, a number of capital expenditure asset renewals, including road resurfacing and footpath works, have been deferred or not funded in the 2025/26 and 2026/27 Budgets, while Council's Internal Financing indicator is assessed as High Risk and its Underlying Surplus indicator as Medium Risk for the period 2026/27.

OFFICER'S COMMENTS

Council introduced a business grant category in 2024/25 with a total annual allocation of \$10,000. This grant allocation was fully distributed with 5 successful applicants receiving grants between \$1,500 and \$2,500 each.

As part of the 2025/26 budget estimates process, the business grant allocation was increased to \$20,000 and following Council assessment of applications the full allocation was awarded to one applicant.

The draft 2026/27 budget estimates have not been approved by Council at the time of receiving this motion and are included in this Agenda for consideration by Council. Councillors have discussed at workshops held on 10 March 2026, 14 April 2026, 12 May 2026 and 2 June 2026, the composition of the draft budget for next financial year and provided feedback and commentary to Council Officers to ensure that a functional and financially responsible result is achieved.

MOTION

That Council:

1. reduce the maximum annual Business Grant allocation in the 2026/27 Budget from \$20,000 to \$2,000; and
2. note that this amendment supports a more financially sustainable and equitable allocation of Council resources, with greater priority given to core services and asset renewal.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17.1.4 Cr Larner - Motion regarding TasWater

REPORT AUTHOR: Acting Chief Executive Officer - Dino De Paoli

REPORT DATE: 9 June 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to provide Council with advice in relation to a motion received on notice from Cr Caroline Larner in accordance with section 65 of the *Local Government Act 1993*.

COUNCILLOR'S MOTION

The following motion was received from Cr Caroline Larner for inclusion in the June Council Meeting Agenda:

"That Council:

- 1. write to the Minister for Natural Resources and Environment seeking review of Tasmanian councils' shareholder ownership interests in the water and sewerage sector; and*
- 2. advocate for a pathway for West Tamar Council to formally relinquish its investment in TasWater Corporation."*

COUNCILLOR'S RATIONALE

Tasmanian water and sewerage assets were progressively developed with public funding before responsibility transferred to local government in 1997 and, from 1 July 2013, to TasWater.

Despite reform, infrastructure renewals and upgrades have not kept pace with growth and regulatory requirements in regional municipalities, including West Tamar.

This Motion would demonstrate good faith, modestly support TasWater's financial sustainability and capital delivery, and provide leadership for other councils.

Council continues to receive indexed TasWater dividends, while TasWater has indicated its cash flow is insufficient to fund all required infrastructure upgrades sought by shareholder councils.

West Tamar Council has previously opposed deferral of critical sewage treatment upgrades because delays constrain housing supply, growth, and environmental outcomes.

West Tamar's projected population growth and dispersed settlement pattern require timely investment in reliable water and sewerage infrastructure to support new housing and protect environmental values.

OFFICER'S COMMENTS

TasWater was formed as a corporation under the *Water and Sewerage Corporation Act 2012* which states under section 5. Formation of Corporation that *"The councils are to form, or participate in the formation of, a proprietary company limited by shares that is to be incorporated under the*

Corporations Act". By definition under the *Acts Interpretation Act 1931* and the *Local Government Act 1993*, West Tamar Council is included under the term "council".

Further, section 10(3) of the *Water and Sewerage Corporation Act 2012* explicitly states that "A member of the Corporation must not dispose of the shares or other securities in the Corporation held by that member". Accordingly, Council is barred by legislation from relinquishing its shares in the TasWater Corporation.

Relinquishing shares, if it were possible, would not automatically mean that the West Tamar region would experience greater investment by TasWater, nor is there any suggestion that the assets backing the current level of dividend return, would be converted back to Council ownership.

Council is required to act in a financially responsible manner and the loss of the annual dividends paid to Council would impact on the operational budget by an expected \$984,000 per year. This is a significant loss of revenue that would need to be recovered through an approximate 4% increase in rates or from other revenue sources. Alternatively, a reduction in service level would be required.

Council Officers are unable to identify material benefit to Council of relinquishing its share of its ownership of TasWater and would have concern that removing Council's voice as a shareholder would impact future investment and improvement of infrastructure in the West Tamar region. It is noted that Council's current Annual Plan, endorsed by Council, includes an action to continue to advocate strongly for the upgrade of TasWater infrastructure in Legana and Exeter.

MOTION

That Council:

1. write to the Minister for Natural Resources and Environment seeking review of Tasmanian councils' shareholder ownership interests in the water and sewerage sector; and
2. advocate for a pathway for West Tamar Council to formally relinquish its investment in TasWater Corporation.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17.2 Motions without Notice

18 COUNCILLORS' QUESTIONS

18.1 Councillors' Questions on Notice

18.1.1 Cr Larner

Question 1: What are the names, membership numbers and meeting locations of the local community groups, organisations and broader Tasmanian bodies consulted by Council in relation to the Draft Strategic Plan 2026-2036, which is currently open for public submissions?

Response: *In total, 209 invitations were sent out to various groups, associations, businesses and individuals to attend the workshops:*

- Youth - 54 invitations
- Positive Ageing - 12 invitations
- Community Reference groups - 61 invitations
- Recreation groups - 39 invitations
- Businesses and business groups - 43 invitations

The above included:

- Council committees, including the Positive Ageing Committee, the Youth Advisory Committee, the Rowella Hall Committee and the Winkleigh Hall Committee.
- State Government bodies, including the Department of Health, the Department for Education, Children and Young People, Libraries Tasmania, and Tasmania Police;
- Community and recreation groups, including community halls (outside of those run by Council), Neighbourhood House representatives, various sporting groups and community clubs; and
- Local businesses and business groups, including tourism bodies.

Other than the Council committees listed above, Council notes that it has no oversight of membership numbers or meeting locations of the groups, associations and businesses consulted in relation to the Draft Strategic Plan.

A total of five separate workshops were held over a number of days - across several venues, specifically the Tailrace Centre, Beaconsfield Community Centre and the Windsor Precinct – with 60 attendees across the five workshops.

Separate workshops were held for both the Councillors and Council's Executive Management Team.

A list of business and community group invitees and attendees will be provided to Councillors at a future workshop.

Question 2: Since the Draft Strategic Plan 2026-2036 gives 'equal weight' to social infrastructure and physical infrastructure, and to youth and older age outcomes despite uneven percentage demographics for the next 10 years – In the interests of transparency, and prior to the close of submissions on 28 June 2026, what is the format and content of the questionnaire(s) or form(s) used in consultation on the Draft Strategic Plan 2036, including the questions participants were asked to answer or complete?

Response: *The focus groups listed above were not facilitated in a traditional Q&A format, so there was not a single list of set questions presented to participants. Instead, the sessions used a structured prioritisation method for engagement.*

The convenor put a set of evidence-based assumptions to each group and had participants rank what mattered most to them, with full freedom to comment on each item, challenge the wording, and to add anything that had been missed.

The assumptions came out of a review of around 60 strategic documents (27 Council strategies, 25 regional and stakeholder strategies, and 8 confidential studies), distilled into a Strategic Issues Brief document. That Brief is what each workshop interrogated.

The engagement process comprised of three elements: a set of sharp strategic provocations, a "day in the life of a 2036 resident" exercise, and the structured ranking of issues across community, environment, economy, infrastructure and governance. These elements were tailored to each consulted group.

Question 3: What are the updated five-year indexed costings¹, for the delivery of the Legana Recreation Masterplan, taking into account the withdrawal of the State Government's earlier \$5,000,000 funding option, the reinstatement of the fuel tax from 1 July 2026, and the current economic conditions affecting the construction sector?

¹ALGWA Masterclass – 'Focusing on Financials': According to Finpro Consultant Group's Corporate Director, Tony Rocca, advises, "Asset Sales are not a solution. Such revenues must go to the Cap.Ex. reserve for vital infrastructure". Further, an Indexed Financial Plan demonstrates \$1 million in today's dollars projects in 5 years to \$5 – 7 million.

Response: *Council officers have previously prepared a 10 year financial forecast for the Legana Recreation Masterplan which considered both capital and operational expenditure and was presented at Council Workshop. As this financial modelling was discussed at Workshop, we are not able to provide updated information at this point in time. To model costs taking into account a reduced grants outcome would require a revised scope. More specifics around the makeup of an altered scope would need to be known and discussed with Council before updated costings could be forecast.*

Council's Long Term Financial Plan was approved at the May 2026 Council Meeting. The financial plan is reviewed annually and provides for a 10 year outlook. The financial plan allows for various indexation factors, including consumer price and construction cost indices, for both revenue and expenditure in line with the approved assumptions underpinning the plan.

There are still global impacts that may affect Council's financial position from time to time. The potential impacts are not certain but the draft budget has been prepared to include some allowance for the current economic environment. Councillors have scrutinized the draft 2026/27 budget at recent workshops to ensure Council's financial position will be healthy over the coming financial year and provide the best outcome for the community.

18.2 Councillors' Questions without Notice

18.3 Responses to Previous Questions on Notice

18.3.1 Cr Larner Question From 19 May 2026

Question 1: **Legana Precinct** - What are the numbers and employee roles of our internal council officials who comprise the project working group to brief the architects and stakeholder groups of the expected scope of this project and how long have they been working on it?

Response: *The Chief Executive Officer and Director Community Assets have been working with Council officers since the commencement of the Legana Recreational Precinct masterplan work following approval of capital project funding in the 2024/25 financial year. Following approval of the masterplan by Council at the April 2026 Council Meeting, officers have been preparing a brief to be issued to consultants to provide detailed architectural and engineering services to the first stage of the project, in line with the approved masterplan and existing funding approval. Regular briefings on this important project will be provided to Councillors at future Workshops.*

18.3.2 Cr Allen Question From 19 May 2026

Question 1: **Bus Service to Greens Beach** - Would Council consider talking to Manion's bus service about a bus service in the summer on a regular basis to Greens Beach?

Response: *We have written to both Manions Coaches and Transport Tasmania (part of the Department of State Growth) requesting consideration of a summer bus service to Greens Beach. Manions Coaches have advised that the organisation of the bus routes is the responsibility of Transport Tasmania. We will update Council and the Youth Advisory Council once a response has been received.*

19 INTO CLOSED MEETING

RECOMMENDATION

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

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 19 May 2026

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

Leave of Absence Requests

3.1 Confidential 1 - Leave of Absence Request – Cr Lynden Ferguson

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

3.2 Confidential 2 - Leave of Absence Request – Cr Julie Sladden

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

20 OUT OF CLOSED MEETING

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

21 CLOSURE

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