



AGENDA

Tuesday 18 August 2026
Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

WEST TAMAR COUNCIL

PO Box 16
RIVERSIDE TAS 7250

Council Chambers
BEACONSFIELD TAS 7270

13 August 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 18 August 2026 at 1:30 pm.



Kristen Desmond
Chief Executive Officer

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ACKNOWLEDGEMENT OF COUNTRY

We start today's meeting by acknowledging and paying respects to the Ieterremairrener and pangerninghe Aboriginal people, the Traditional Custodians of the land on which we are gathered today.

Council pays its respects to their Elders past and present and acknowledges all Aboriginal and Torres Strait Islanders here today.

PUBLIC ATTENDANCE

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1 PRESENT

1.1 Present

1.2 In Attendance

1.3 Apologies and Leave of Absence

Leave of Absence - Cr Lynden Ferguson

2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 21 July 2026

ATTACHMENTS: 1. [2.1.1] 2026-07 Ordinary Council Meeting Unconfirmed

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 21 July 2026 numbered 26/112 to 26/130 as provided to Councillors be received and confirmed as a true record of proceedings.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



MINUTES

Tuesday 21 July 2026

Ordinary Council Meeting

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1 PRESENT

1.1 Present

Mayor Cr Christina Holmdahl
Deputy Mayor Cr Rick Shegog
Cr Lynden Ferguson
Cr Richard Ireland
Cr Caroline Lerner
Cr Geoff Lyons
Cr Josh Manticas

1.2 In Attendance

Chief Executive Officer
Director Corporate & Community
Director Community Assets
Director Planning & Development
Director People, Culture & Safety
Executive Assistant to the CEO
Manager Communications & Engagement
Governance Officer

Kristen Desmond
David Gregory
Dino De Paoli
Michelle Riley
Richard Heyward
Amy Le Gassick
Simon Tennant
Matt Morgan

1.3 Apologies and Leave of Absence

Leave of absence: Cr Julie Sladden
Apology Cr Joy Allen

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2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 16 June 2026

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 16 June 2026 numbered 26/95 to 26/111 as provided to Councillors be received and confirmed as a true record of proceedings.

Minute No. 26/112

DECISION

Moved: Cr Ireland

Seconded: Cr Lyons

That the Minutes of Council's Ordinary Meeting held on 16 June 2026 numbered 26/95 to 26/111 as provided to Councillors be received and confirmed as a true record of proceedings.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

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3 LATE ITEMS

Nil

UNCONFIRMED

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

Cr Manticas item 17.1 - I've made a personal representation in the planning application referred to in Cr Larner's motion, as such as Cr Larner's motion attempts to alter the planning pathway I am unable to debate merits

Cr Larner item 17.1.1 - Pursuant to clause 6(a) of Part 2 of the Code, I disclose the following facts, being the nature of my interest in this matter:

- (a) I have lodged a personal representation opposing the progression of the Firmus AI Factory Bell Bay proposal in its current planning framework;
- (b) that representation reserves the right to be heard as a subsequent hearing of the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal, contingent on further information regarding the cumulative effects of the project;
- (c) I have separately requested the Minister to declare the project a major project under section 60C of the *Land Use Planning and Approvals Act 1993* (Tas), on the grounds of cross-municipal effect on the West Tamar municipal area; and
- (d) I am listed as the mover of item 17.1.1 on the agenda for this meeting, a Notice of Motion seeking urgent State/Ministerial intervention in respect of the Firmus Data Centre proposal

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5 PUBLIC QUESTION TIME

5.1 Public Question Time

Commenced at: 1:36pm

Concluded at: 2:05pm

Cush Allison, Port Sorell

Question 1: With the AI data centre opening up, the community response—I was the coordinator of a meeting at West Tamar where 200 people attended. I also attended the Exeter meeting where 150 people attended in your municipality. There is lots of questions asked there being asked by the community.

Are the councillors aware and informed of the health impacts—direct health impacts—of the EMF (electromagnetic field), the LNF (low-noise frequency), and specifically the ELF (the extreme low frequency), within a 12 km radius of any of the associated infrastructure that is proposed with the AI data centres, including substations, transmission lines, and wind turbines? Thank you.

Response: *I'm sure you're aware that the data centre is going to be located in the George Town Municipality. So, the George Town Council would be required to take into consideration all of the concerns of the ratepayers in George Town. This isn't an issue that the West Tamar Council can make a statement about, because it's not in our municipality and it won't be coming to us for assessment.*

Question 2: With all due respect, Ms. Mayor, I did mention 12-kilometre radius and the associated infrastructure, which includes the transmission lines and substations, which are in West Tamar's Municipality?

Response: *I heard that, but it's still not an issue that the West Tamar Council will be considering. The George Town Council will take all of those issues into account.*

Question 3: Thank you, but can I get that in writing as well?

Response: *Yes, we have your address, and we'll answer you that way.*

Point of Order Called by Cr Lerner at 1:39pm

Graham Hay, Beauty Point

Statement: I see a small number of the West Tamar Councillors spending what I believe an extraordinary amount of time in dealing with matters in George Town. Something to do with an AI centre. Could we not see the councillors spend their time and effort in dealing and looking after the welfare of the ratepayers of West Tamar, please?

Response: *Thank you, Mr Hay.*

Question 1: The West Tamar Council last month increased the rates again. It appears with complete disregard of the capacity of ratepayers in the shire or the council area to pay. You seem to be ignorant of the fact that Tasmania has the highest unemployment rate of any state and getting worse—300 jobs lost in the last two

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weeks. It's got the lowest economic growth in Australia. As you probably all know, credit growth is being reduced, and that appears and will lead to what obviously is going to be a credit squeeze and possibly a recession. In the last quarterly report, delinquency rates in payment of rates to the West Tamar Council are approaching 25%. What plan has the Council got in place when delinquency rates—payment of rates—becomes considerably higher, in fact, will be a record for the late payment of rates? What's the Council's plan?

Response: *Mr. Hay, I'll take that question on notice, but I will just advise you that the Council does have a hardship policy where ratepayers who do have hardship in meeting the cost of the rates can negotiate with Council. But the rest of your question, I will take on notice.*

Question 3: The third question relates again to what appears disregard to reasonable use of ratepayer funding. There's been a large amount of ratepayer funding paid as grants to private enterprises in the West Tamar Council area. These are, I remind you, private enterprises—not semi-government or government institutions, or organisations that support the community—private enterprise. As these private enterprise companies' close shop or go broke, will the ratepayers have their funds returned?

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

Joanna Grey, Exeter

Statement: I would like to comment on a matter recorded in the council agenda, a motion about the referral of AI factory approvals regarding a request that a major project declaration be pursued so that a comprehensive, independent assessment panel can be appointed by the Tasmanian Planning Commission to thoroughly evaluate the cumulative regional impacts on water, energy, noise, and community amenity. While there is not a proposal before this Council—I fully accept that—it is only a matter of time.

It might also be noted that the existing application with the George Town Council will actually affect people living on this side of the Tamar River. It would be a wise thing to get ahead of this issue. It has become of major concern to the general public and business people, as seen from the meetings and petitions with regard to the lack of appropriate consultation, legislation, and regulation when dealing with these AI factory applications.

I attended the last meeting at the George Town Council chambers as an observer, and it became apparent that the questions being asked in relation to concerns to do with this development were not covered. To sum up the responses, it was that the questions didn't fit the regulations and guidelines. Therefore, no answer was required within the council remit. Surely this alone indicates that there needs to be specific, robust, targeted regulation to apply to these AI factory projects to protect the general public and businesses.

Most of us are concerned about the amount of water and energy used. We are already having increases in cost for both. There is also a noise issue associated with these factories. There are concerns about additives in the water and how this will affect our agriculture. Spills happen even in closed loop.

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The massive stacks emit an incredible amount of heat. According to the *Spotlight* program, reports of over 150 degrees. There are concerns over the environment and climate change. It would be good if we could learn from the overseas experience and warnings. The public is making moves against these giants as we debate.

In summary, I'd like to point out that everyone from the council level to parliament level—state and federal—are the ones charged with making these decisions. Public moneys pay public servant wages. Surely we can expect that public concerns shape those decisions. The people who elect councils and politicians to make these decisions will be affected by AI factory development for a very long time. Whether you're a supporter or against these AI factories, the regulation is just not fit for purpose to protect the ordinary people and businesses. I can safely say from the public's point of view—and probably the businesses, too—this isn't going to go away.

Question 1: When an AI development proposal is submitted to the West Tamar Council, is the Council aware of the scale of community concern, and will you, as our representatives, base your actions on those concerns?

Question 2: Are you aware that the communities and businesses here in Australia and overseas are increasingly successful in legal challenges to these AI factories? Thank you for your time in this most important matter.

Response: *Thank you for your questions and for the speech beforehand. As I have stated previously, this issue is a matter for the George Town Council. If you believe that proper process wasn't followed in the council meeting that you went to, you should raise that issue with the Director of Local Government, of the Department of Local Government. With regards to your questions, they have been taken on notice, and they'll be responded to. We do have your address, and we'll respond in the required timeline.*

M Fletcher, Beauty Point

Question 1: I did ask you in my three questions—which you have replied to, or at least Kristen has replied to—regarding what research, investigation, or consultation you have been doing regarding the AI centres. As you can see from the questions today, it's a matter of concern. And I know that you *are* concerned, because you have been to some of the meetings with Firmus.

I would like to ask you what your overall view is of this, because the effect will actually affect us on the West Tamar. There's a possibility, a very high possibility, it will affect us visually, it will affect us in the noise value, and other factors. So, I know you are doing some listening. Would you be prepared to look into this further with regards to the residents in the West Tamar Council, and perhaps reassure them that you're keeping a close eye on what is happening and what the effects on our community could be?

Response: *I can't answer your question. I think it's fair to say that everybody around this table is trying to get as much information as they can, but the whole point is that regardless of what we might think of this—and as the Chair of this meeting, I can't give you an opinion—it is a matter for the George Town Council. You are entitled to make representation to the George Town Council with your concerns. You're*

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entitled to go to the council meeting and speak the way you are here. But the West Tamar Council has no position on this, because it's not a matter that we can become involved in.

Question: That was a little bit parallel to my question. My question was: Would you be doing any consultation and research—not that you would have a position on this, but to overlook some of the... to address some of the concerns that the people in your constituency are experiencing?

Response: *We are doing... I'm certainly doing a lot of reading, and Councillor Larner passed a paper around today, so I think we're as well informed as we can be. And I did go to—and my councillor colleague, Deputy Mayor Rick Shegog and Councillor Josh Manticas and Councillor Lynden Ferguson also went along—we went along to talk to our ratepayers to see what their views were.*

I can't say to you that we can do anything about this. The concerns that you have have to be taken to the George Town Council, and those matters will be assessed. There'll be all sorts of environmental requirements also, I suspect, but we can't get involved formally in any kind of debate about this issue.

Statement: I understand your position, but as representatives of the constituency here in West Tamar, it would be useful to know that you are negotiating, either as Councillor Larner has mentioned, to look after the interests of the people here.

Response: *Thank You.*

Heather Knyn, Rowella

Statement: I'm speaking today as a ratepayer of the West Tamar Municipality regarding the proposed data centre at Long Reach, which is currently in the process of approval with the George Town Council. My appeal to the West Tamar Council is to formally request the Premier and Cabinet of the Tasmanian Government to consider the Firmus application proposal DA2026/9 and related infrastructure as a project of state significance.

I'm not sure whether you can actually do that, but that's what I would like you to do as a council. Obviously, you have no ability to talk to George Town about the planning, as it's their council, and every council is separate, and I completely understand that. But this is one way that possibly as councillors representing us, you could help us move that process to a greater, higher level.

There are many reasons why the Council should request the Premier and Cabinet to take over this process. Firstly, the noise pollution and the detrimental effects it may have on human health, highlighted in many of the studies in my submission that I sent to George Town, which I emailed all of you separately.

Secondly, even though Rowella and surrounding areas have industrial sound in its proximity, this sound is intermittent. So, we do know that we are going to have sound from wood chipping, the boats coming in—we know that, we accept that, but we know that it's going to end, whereas the data centre is 24 hours a day, 7 days a week.

So not only will the decibel be the level that we can hear, infrasound, which is 50 megahertz or less and cannot be heard by the human ear, has been shown to

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cause anxiety, depression, lethargy, vertigo, dizziness, and a constant pressure on your body. And it cannot be blocked out by windows and doors—it passes through those. So, it's like having pressure on you all day and all night.

Thirdly, the effects to wildlife. Numerous studies have been done on the detrimental effects to birds—it affects the inner ear of the bird; bees—there's a study showing that bees freeze at the hive when they come to do their dance, which tells them where to get their food. The infrasound, which we can't hear, makes them freeze, so they cannot tell the rest of the hive where to go for their food; and livestock as well. And all of this is readily available on Google Scholar.

Fourthly, a new study from Oxford University, which I emailed to you all on Friday, is the heat island effect. This heat bloom that arises from a data centre and how it changes the local climate to within a 10-kilometre radius. This may affect all the great vines growing in the area. And I've actually spoken to Go Farm from the big vineyards on Auburn Road. I have a call in with Costa, who are partly financing that, and an email currently waiting for a reply from Driscoll's, who are also partly financing that large orchard.

Fourth, the possible effect on tourism on the West Tamar Municipality, who have recently received the Gold Award for our area, which we were all very proud of. Speaking of the Rowella area in which I live, I think of a time when a group of tourists come along, have a lovely glass of wine, a lovely cheese board, and 276 diesel engines are tested for two hours—let alone the constant hum that they will have while they're sitting there trying to enjoy their glass of wine.

What could the possibilities of this scenario do to tourism in our area? Would bad reviews on TripAdvisor be detrimental not just to the wineries, but all the other businesses that rely on our tourism industry in the West Tamar? Word quickly spreads on the internet, and all the funding and moneys that we've spent on tourism to this region will be compromised.

Move to give Ms Knyn an extra 1 minute

Moved: Cr Larner

Seconded Deputy Mayor Cr Shegog

Carried unanimously 7:0

Thank you, very kind. I don't really have any questions, but I do have sort of like some questions just to bring up. All these issues and many more issues raise a number of questions. Firstly, does George Town Council have the resources and the manpower to research definitively the effects of this planning application? That's a serious question. And are the current regulations and legislation that this application is being judged upon be comprehensive enough to ensure the safety of surrounding residents?

The Prime Minister has just announced the Office of AI, established in the Office of the Prime Minister and Cabinet on the 15th of July, which will coordinate across Australian Government agencies to design and legislate the new Artificial Intelligence (AI) standard and unlock AI training in Australia. These standards will include mandatory requirements for large AI data centres, including setting standards for energy and water with strong copyright protections. We need to slow

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down this process to allow the Federal Government's new department under the Prime Minister to put forward.

Cr Larner requested a further 3 minutes for Ms Kynan to speak.

Rejected by Mayor on the grounds an extension had already been provided.

We need to slow down the process to allow the Federal Government's new department under the Prime Minister to put forward their protective legislation, and by asking the West Tamar Council to appeal to the State Government and to determine the project as a project of state significance will give us time to investigate on all levels the Firmus project.

Response: *Thank You.*

David Duncan, Legana

Statement: Madam Mayor, I'd like to withdraw my opportunity to ask a question at this time. It's my second council meeting. My first one, I brought my Class to a meeting like this, and we did the "No Straw" campaign, as you would remember. Today is my first to attend a general council meeting before I stand for election for the West Tamar Council, and I just wanted to see what today brought from the users as well. So, thank you for the opportunity.

Response: *Thank you for attending.*

Uta Weidemeier, Beauty Point

Statement: Good afternoon, Madam Mayor, everyone in the room. Thank you for attending.

I'm here in support of our very courageous residents, as we just heard everyone was presenting really well their concerns in regards to the AI data centre. And I also have my concerns, and I have raised that with George Town Council in writing, and they are having a meeting on the 26th, 28th, perhaps a little bit later in the month to determine whether the data centre would be approved or not.

So my strongest concern, why I also saw various residents from the West Tamar in these recent meetings we had in the region, my very strong concern is in regards to the water handling of the AI data centre. And I know it's a matter of the George Town Council, and we heard from other residents their concerns, so I'd just like to reinforce this, taking this opportunity, that everyone be aware.

They are proposing that the water will be recycled, cleaned perhaps internally with chemicals, but then the vapour—90% of the water will be released via vapour, and that's not a concern only for the George Town region, it's for the West Tamar as well, as vapour, as we know, goes just about anywhere, everywhere. And we know from medical research that it takes 20 or 30 years sometimes for things to be recognised in the public.

So, my strongest concern here is if this data centre is approved and being allowed to vent 90% of their water what they use in a recycled fashion in their system,

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potentially dosed with various amounts of chemicals, that that will just evaporate, but then condensate in people's lungs at worst, or in their food, in the the region for any crops. There was a lady pointed out the dance of the bees would be affected by the low-frequency noise, but also the water. I think that's a very, very important point.

And I was hoping to ask whether West Tamar Council would support a specifically assigned researcher to investigate those concerns, whether there's any support available from West Tamar Council towards the George Town Council to help us being safe—not only in West Tamar, but also in the east.

Response: *I actually think that the George Town Council is going to be required to ensure very, very strict monitoring of all the water, the vapours, the noise. That will go through a very stringent assessment process, and it would be better if the George Town Council raised that issue. Again, it's something we as a council can't get involved in.*

Statement: Okay, but I wanted to just be present here, listening in. I'm going to go to the George Town Council meeting. I sent my submission there as well, and I'd like to thank you for anything you do to keep us all safe here.

Response: *Thank you. And if I can just add to it that on a previous project that was once planned for the West Tamar on the other side, but it was going to affect West Tamar, there were very, very strict monitoring guidelines that were imposed on the proponent. That project thankfully didn't go ahead, but I think that all of the issues that you raised, you need to convince the George Town Council that they should be doing that.*

Statement: I'd just like, in closing, like to say the last project which I think we all know we talk about, which was proposed for the East Tamar region, the George Town Council referred me to the EPA. So I submitted at that time a 20-page submission to the EPA, and luckily that project was not approved.

Response: *Thank you very much.*

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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 M Fletcher, Beauty Point

Question 1: What research, investigations, or independent assessments has the West Tamar Council undertaken or reviewed to evaluate the potential impacts of the proposed AI Data Centre on the residents of the West Tamar municipality? Please identify the studies, reports, or expert advice that informed Council's assessment.

Response: *West Tamar Council is not the Planning Authority for the application and has not undertaken or commissioned assessment of the proposal.*

Question 2: Has the West Tamar Council consulted, or does it intend to consult, with other potentially affected local councils – including Georgetown Council, Meander Valley Council (which includes Wesley Vale), the City of Launceston – and relevant Tasmanian Government agencies regarding the proposed Firmus AI Data Centre? If so, what issues have been discussed, and how will those discussions inform the Council's decision-making?

Response: *No, the application is required to undergo public exhibition under the Land Use Planning and Approvals Act 1993 with the Application to be determined by George Town Council.*

Question 3: Has the West Tamar Council assessed the potential impacts of the proposed Firmus AI Data Centre on the residents of the West Tamar municipality? Specifically, has the Council undertaken or reviewed assessments of:

- Potential health impacts;
- Visual impacts on surrounding communities and landscapes;
- Noise impacts, including the potential for noise to carry across the Tamar River; and
- Any other environmental or amenity impacts?

If such assessments have been completed, will the Council make them public?

Response: *No, West Tamar Council has no jurisdiction in assessing or determining the application.*

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5.3 Responses to Questions from Previous Public Question Time

5.3.1 G Hay, Beauty Point

Our Ref: GO.COU.191

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

26 June 2026

Graeme Hay

[REDACTED]

By email: [REDACTED]

Dear Mr Hay

Response to Questions on Notice – Ordinary Council Meeting 16 June 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 16 June 2026, and now provide the following responses:

Question 1: *There are three questions I'd like the council to address today. They relate to expenditure of ratepayers' funds. The answers to these questions was refused, stating that public question time is not a platform for making statements, which is directly contrary to what the Mayor just stated.*

Or asking questions that relate to the personal — confidential personal or legal matters of the council. Therefore, none are able to answer the questions. My question wasn't about legal matters; it was about the expenditure of legal fees of ratepayers' funds in dealing with code of conduct complaints that are on the public record.

As was the case with the Mayor who was pursued vigorously, and with her understanding of transparency and the function of government, she admitted that she used ratepayers' funds - which she was unaware of the law and legislation - and gladly refunded those funds.

Why can't the management of the West Tamar Council offer the same degree of integrity that we saw from the Mayor when it comes to expenditure of ratepayers' funds?

Response: Council takes the stewardship of public funds with the utmost seriousness.

All Council expenditure is governed by strict financial management protocols and the statutory requirements set out in the Local Government Act 1993.



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To ensure transparency and integrity, Council's financial statements and expenditure processes are not only overseen by the Council's Audit Panel, but are also independently audited by the Tasmanian Audit Office every financial year. The outcomes of these rigorous assessments are published in our Annual Report, which is fully accessible to the public on our website.

If you have specific, documented evidence of financial mismanagement or a lack of integrity regarding a particular project, you are encouraged to submit it formally through our official complaints process so it can be investigated thoroughly.

Question 2: *All right, for clarity this afternoon, I've previously raised statements are banned, apparently, by the management of the council.*

Would the Mayor please clarify that statements in writing are not acceptable, but statements verbally are acceptable, or both statements, whichever method, are acceptable to the council?

Response: The procedures for submitting questions to Council on notice are outlined in the Council Meeting Engagement Policy, which is available to view on the Council's website. Under the provisions of Questions on Notice, members of the public can submit up to three (3) written questions to the CEO, which will be answered in the agenda and published at the next Ordinary Council Meeting. In terms of making statements to Council, they can be made during the Council meeting during Public Questions without Notice, which provides members of the public up to five (5) minutes to make one (1) statement and/or up to three (3) questions. There is no provision in the Policy for written statements (on notice).

Question 3: *I've read with considerable interest today's agenda in relation to rate rises. Is anybody around this council chamber, I'm sure the attendees will be aware, there's records more to me than private insolvencies; consumer confidence is at a 40-year low, as with business confidence; youth unemployment in Tasmania exceeds 12%; Tasmania has the highest rate of unemployment; very large employers in this state are being propped up by the socialist government in Canberra for the purpose of keeping people employed.*

Your own records show that your delinquencies for rate payment of rates are approaching 25%. The consensus among respected economists in Australia state, and what would appear obvious to most people, that we're either entering an era of recession or stagflation.

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When will this council, appears to be left-wing, pull its head in and stop wasting ratepayers' money?

And why the hell have you got ratepayers'—two years' rates, in two years in a row going well above inflation?

Is it not time that the council get back to core activities and service the ratepayers instead of grandiose schemes?

Response: During Budget discussions held earlier in the year, Council placed significant importance on managing a number of competing priorities when setting the municipal rates. These included maintaining a robust level of capital investment across the municipality as well as being fiscally responsibly by maintaining an underlying surplus each year. The reality is, costs continue to increase across the board, with this year's rate increase of 4.9 per cent below the Hobart CPI figure of 5.1 per cent.

Council takes its responsibility of striking a balance between keeping rate increases to a minimum and being in a position to continue to deliver quality services to our community very seriously and will continue to do so in line with the organisation's Long Term Finance Plan.

Yours sincerely

A handwritten signature in black ink, appearing to read "Kristen Desmond", written over a horizontal line.

Kristen Desmond
CHIEF EXECUTIVE OFFICER

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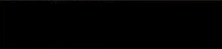
5.3.2 C Swan, Swan Point

Our Ref: GO.COU.191

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

26 June 2026

Cheryl Swan



Erion Street, Riverside TAS 7250
PO Box 11, Riverside TAS 7250
e. info@wtc.tas.gov.au
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wtc.tas.gov.au

Dear Ms Swan

Response to Questions on Notice – Ordinary Council Meeting 16 June 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 16 June 2026, and now provide the following responses:

Question 1: *Good afternoon. As you know, I've been attending Council Meetings best part of 10 years now, and I've often raised the issue of lack of footpaths in areas such as Paper Beach, Swan Point.*

I've only had a brief look at the budget for this coming year, but I couldn't find anything in there for footpaths in older areas like Paper Beach and Swan Point.

I'm just wondering why are those areas being neglected when large, proposed developments that are not basic infrastructure are given priority, such as a further expansion of the Gravelly Beach Foreshore development that's already just had millions spent on it?

Why are areas that been established decades before such an area even existed, prior to land reclamation, why are areas such as what I have just talked about being neglected?

Response: Council considers many capital works project requests from the community during the development and approval of its budget each financial year. Council needs to assess the merits of each project against multiple criteria and unfortunately not all requests can be approved for funding. Council is committed to improving footpath amenity for the community in older, developed areas, as can be seen through the recent work in Beaconsfield.

Question 2: *The other issue that I'd like to raise is the speed limits on various roads. Paper Beach Road is notorious for people taking the lives of the poor native animals regularly.*



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Every week, there's more and more and more animals on the side of the road, in the ditch, on the middle of the road.

And yet, even though it's been asked before, the speed limits and notification that, you know, there's wildlife in the area is not being addressed.

It's a safety issue, not just for the poor animals, but for us humans as well.

Response: Council does note the concerns raised in relation to road safety and the impact on wildlife. Council officers assess requests for the installation of wildlife warning signs on a case by case basis. Consideration is given to the traffic volumes on any road, the number of animal strikes that may be occurring and also whether there are any threatened species frequenting that area, eg. Tasmanian devils.

Question 3: *And also through Gravelly Beach, we have this wonderful new foreshore area, but there's no reduction in the speed limit and especially when there's events and there's people parking on the opposite side of the road to the already provided car parking space, it is quite dangerous for families, youngsters, and people driving through to negotiate pedestrians as well as safely negotiating cars coming and going in that area. I've raised these issues time and time and time again, and I'm just fobbed off and the issues are never addressed.*

I'm just wondering, isn't it time some of these issues were actually appropriately addressed?

Response: Council officers have, in recent weeks undertaken monitoring of traffic on Gravelly Beach Road. The data from this monitoring will be assessed to inform any upcoming application by Council to the Transport Commission seeking a review of the posted speed limit

Yours sincerely

A handwritten signature in black ink, appearing to read "Kristen Desmond", written over a horizontal line.

**Kristen Desmond
CHIEF EXECUTIVE OFFICER**

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5.3.3 P Kearney, Lanena

Our Ref: GO.COU.191

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

June 2026

Peter Kearney
[REDACTED]

By E-mail: [REDACTED]

Dear Mr Kearney

Response to Questions on Notice – Ordinary Council Meeting 16 June 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 16 June 2026, and now provide the following responses:

Question 1: *Dark Mofo has opened, over 45,000 entries over 4 days. The Hobart chair of business, Edwin Johnstone, said the festival "put Hobart on the map." Small Business Council's Robert Mallett said the event was "immeasurably important to Hobart" - those are quotes from the Mercury.*

I believe Hobart is very successful at being highly parochial. That's okay, because we've got an obligation to fight for our community in our region. I have a slogan that I sort of live by:

"If you don't fight, you lose." I also believe that the North is being done over.

What leadership is the council providing to change this situation?

Response:

The Chief Executive Officer has been included in a newly formed Regional Leadership group convened by the Launceston Chamber of Commerce, that is tasked with looking at attraction opportunities for conferences and events into the North of the State. This leadership group includes the Chief Executive Officer of the City of Launceston Council and Chief Executives of TICT, Business Events Tasmania, Visit Northern Tasmania and Launceston Airport. Council through its participation in this group is taking a leading role in ensuring that the North does and can attract high-quality events.

Question 2: *Next question: I have been told that today a council person will be inspecting maintenance requests for the building at the Exeter childcare centre that's currently owned by the council to see if the requests for maintenance are valid under the terms of the lease.*



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Has that visit occurred?

Response:

The inspection of the Exeter Child Care Centre was undertaken on Thursday 18 June 2026.

Yours sincerely

A handwritten signature in black ink, appearing to read "Kristen Desmond", written over a horizontal line.

**Kristen Desmond
CHIEF EXECUTIVE OFFICER**



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5.3.4 V Zupan, Legana

Our Ref: GO.COU.191

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

26 June 2026

Vince Zupan
[REDACTED]

By E-mail: [REDACTED]

Dear Mr Zupan

Response to Questions on Notice – Ordinary Council Meeting 16 June 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 16 June 2026, and now provide the following responses:

Question 1: *Under the West Tamar Planning Scheme, they said, okay, there's six parking spots, there's six staff.*

Okay, so if the centre gets the go-ahead two things can happen. With the six staff, which is five carers and one admin, there's no way that they'll be able to run 30 to 36 kids. I've done heaps and heaps of sums on this. So, there's two things going to happen. The state government's going to say, "All right, you've got your five staff, but you can have 24, 25, 26 kids." Now, the second outcome is that they hire more staff so that they can look after safely the 30 to 36 kids.

I have the question for the council: if the childcare centre, if they choose the first outcome, is there any recourse if they hire more staff?

Does this go against the West Tamar Council planning scheme, which says they have to have six staff?

Response:

The Planning Authority refused the Planning application for Educational and Occasional Care (Childcare Centre).

Yours sincerely

Kristen Desmond
CHIEF EXECUTIVE OFFICER



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6 CHIEF EXECUTIVE OFFICER'S DECLARATION

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

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



Kristen Desmond
CHIEF EXECUTIVE OFFICER

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

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

7 PLANNING AUTHORITY

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

7.1 Plan 1 - PA2026070 - Residential: Outbuilding at 35a Ecclestone Road, Riverside

REPORT AUTHOR: Senior Statutory Planner - Eric Smith

REPORT DATE: 10 July 2026

ATTACHMENTS:

1. [7.1.1] Plan 1 PA2026070 35a Ecclestone Road Riverside location Plan (2)
2. [7.1.2] Plan 1 - P A 2026070 35 a Ecclestone Road, Riverside submitted plans

Team Leader - Planning entered the meeting at 2:06pm

RECOMMENDATION

That application PA2026070 be determined as follows:

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

That the application for Residential – Outbuilding (Retrospective), by M Cubitt, for land at 35A Ecclestone Road, Riverside Lot No.2 on Plan No. 183011 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 submitted to Council by the applicant on 28 May 2026 (as attached to this permit). Any other development and/or use, or substantial intensification of the approved use, may require separate assessment and a fresh application should be submitted to Council.

CONSTRUCTION MANAGEMENT

2. Soil, water and dust must be managed on the site during construction to:
 - (a) prevent the escape of soil and sediments beyond site boundaries; and
 - (b) direct water runoff to a lawful point of discharge without causing nuisance for neighbours.

COMMENCED DEVELOPMENT STOP

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must be installed and maintained on site until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Community Assets or their delegate.

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OUTBUILDINGS

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

Permit Notes

Notations

- A. This permit was issued based on the proposal documents submitted for PA2026070. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
- (a) The 14-day appeal period expires; or
 - (b) Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - (c) Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or
 - (d) Any other required approvals under this or any other Act are granted.
- C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

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

Minute No. 26/113

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DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Ferguson

That application PA2026070 be determined as follows:

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

That the application for Residential – Outbuilding (Retrospective), by M Cubitt, for land at 35A Ecclestone Road, Riverside Lot No.2 on Plan No. 183011 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 submitted to Council by the applicant on 28 May 2026 (as attached to this permit).Any other development and/or use, or substantial intensification of the approved use, may require separate assessment and a fresh application should be submitted to Council.

CONSTRUCTION MANAGEMENT

- 2. Soil, water and dust must be managed on the site during construction to:
 - a. prevent the escape of soil and sediments beyond site boundaries; and
 - b. direct water runoff to a lawful point of discharge without causing nuisance for neighbours.

COMMENCED DEVELOPMENT STOP

Where development has commenced on site and then stops for two weeks or more, interim stormwater, erosion and dust control measures must be installed and maintained on site until work recommences. The measures must include weekly inspections and reporting to Council as well as before and after every rain event to the satisfaction of the Director of Community Assets or their delegate.

OUTBUILDINGS

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

Permit Notes

Notations

- A. This permit was issued based on the proposal documents submitted for PA2026070. You should contact Council with any other use or developments, as they may require the separate approval of Council.
- B. This permit take effect after:
 - c. The 14-day appeal period expires; or
 - d. Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or

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e. Any agreement that is required by this permit pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* is executed; or

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

C. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land use Planning and Approvals Act 1993* as amended, by a request to Council.

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

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

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

Team Leader - Planning left the meeting at 2:10pm

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8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in June and July

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 16 July 2026

ATTACHMENTS: Nil

Point of order called by Deputy Mayor Cr Shegog at 2:11pm

RECOMMENDATION

That Council receives the report on Council Workshops held on 16 June 2026 and 7 July 2026.

Minute No. 26/114

DECISION

Moved: Cr Lyons

Seconded: Cr Manticas

That Council receives the report on Council Workshops held on 16 June 2026 and 7 July 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

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8.2 CEO 2 - Draft Terms of Reference - Frankford Soldiers Memorial Hall

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 10 July 2026

ATTACHMENTS:

1. [8.2.1] WT TORxx 00 Frankford Hall Committee Terms of Reference MMM 2026 DRAFT
2. [8.2.2] W T- HR M 75.00 Governance of Special Committees Policy April 2026
3. [8.2.3] WT- HRM 75.01 - Financial Guidelines for Special Committees - MMM 2026 DRAFT
4. [8.2.4] Frankford Hall Survey Flyer
5. [8.2.5] 2026-01 - Ordinary Council Meeting Minutes - Extract Minute 267

RECOMMENDATION

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

1. Adopts the Terms of Reference for a Frankford Soldiers Memorial Hall Committee as presented, effective 21 July 2026;
2. Endorses the proposed timeline for the formation of a new Frankford Soldiers Memorial Hall Committee as presented;
3. Allocates a new Terms of Reference number of 5.00;
4. Updates the version number to 1.00; and
5. Approves a review date of July 2028.

Minute No. 26/115

DECISION

Moved: Cr Lyons

Seconded: Cr Ireland

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

1. Adopts the Terms of Reference for a Frankford Soldiers Memorial Hall Committee as presented, effective 21 July 2026;
2. Endorses the proposed timeline for the formation of a new Frankford Soldiers Memorial Hall Committee as presented;
3. Allocates a new Terms of Reference number of 5.00;
4. Updates the version number to 1.00; and
5. Approves a review date of July 2028.

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VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

UNCONFIRMED

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8.3 CEO 3 - 2026-2036 Community Strategic Plan

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 21 July 2026

ATTACHMENTS:

1. [8.3.1] WTC Strategic Plan Strategy Analysis Report
2. [8.3.2] WTC Consultation Synthesis Report
3. [8.3.3] WTC Strategic Findings Report
4. [8.3.4] WTC Community Plan Consultation Analysis
5. [8.3.5] WTC Community Strategic Plan

RECOMMENDATION

That Council:

1. Adopts the 2026-2036 Community Strategic Plan as presented;
2. Makes a copy available for inspection at Council's Beaconsfield and Riverside Offices and the Windsor Community Precinct;
3. Ensures an electronic copy is available on Council's website; and
4. Provides a copy to the Director of Local Government and the Director of Public Health.

Meeting was adjourned at 2:26pm

Meeting resumed at 2:36pm

MOTION

Moved: Cr Lerner

Seconded:

That Council:

1. Notes that on 16 June 2026 it resolved unanimously (item 17.1.1) to release the summary results of the May 2026 Residents Opinions Survey, a community survey which was immediately superseded by consultation for Draft Community Structure Plan 2026-2036 (CSP)
2. Notes the ratification decision on CSP and Annual Plan 2026-2027 is in current meeting agenda and that the Annual Plan must refer to Strategic Plan 2022-2026.
3. Council elections occur in October 2026 and with the potential change in Councillors at that time, in addition to expressed community concerns about the 'generic' AI generated CSP document, without reference to current Residents Opinion Survey ("Pulse") Results Release
4. Improved transparency of community sentiment requires immediate release of "Pulse Survey" results, by settlement cluster.
5. Deferral of ratification for CSP until after Council election date with included deferral on decision to ratify the Annual Plan, currently reliant on reference to provisions of Structure Plan 2022-2026, until date after and subsequent to post-election ratification of Community Structure Plan 2026-2036

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MOTION LAPSED FOR WANT OF A SECONDER

Minute No. 26/116

DECISION

Moved: Cr Manticas

Seconded: Cr Ferguson

That Council:

1. Adopts the 2026-2036 Community Strategic Plan as presented;
2. Makes a copy available for inspection at Council's Beaconsfield and Riverside Offices and the Windsor Community Precinct;
3. Ensures an electronic copy is available on Council's website; and
4. Provides a copy to the Director of Local Government and the Director of Public Health

VOTING

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

Against: Cr Larner

Abstained: Nil

CARRIED 6/1

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8.4 CEO 4 - 2026-2027 Annual Plan

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond
REPORT DATE: 21 July 2026
ATTACHMENTS: 1. [8.4.1] WTC 2026-2027 Annual Plan

RECOMMENDATION

That Council:

1. Adopts the 2026/2027 Annual Plan as presented;
2. Makes a copy available for inspection at Council's Beaconsfield and Riverside Offices and the Windsor Community Precinct;
3. Ensures an electronic copy is available on Council's website; and
4. Provides a copy to the Director of Local Government and the Director of Public Health.

Minute No. 26/117

DECISION

Moved: Cr Manticas

Seconded: Deputy Mayor Cr Shegog

That Council:

1. Adopts the 2026/2027 Annual Plan as presented;
2. Makes a copy available for inspection at Council's Beaconsfield and Riverside Offices and the Windsor Community Precinct;
3. Ensures an electronic copy is available on Council's website; and
4. Provides a copy to the Director of Local Government and the Director of Public Health.

VOTING

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

Against: Cr Larner

Abstained: Nil

CARRIED 6/1

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9 GOVERNANCE

9.1 Gov 1 - West Tamar Council Audit Panel Minutes

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 15 April 2026

ATTACHMENTS:

1. [9.1.1] Audit Panel Minutes 24 March 2026 UNCONFIRMED v2
2. [9.1.2] Audit Panel Minutes 29 June 2026 UNCONFIRMED
3. [9.1.3] Audit Panel - Minutes 24 March 2026 CONFIRMED

RECOMMENDATION

That Council receives and notes the confirmed Minutes of the Audit Panel meeting held on 24 March 2026 and the unconfirmed Minutes of the Audit Panel meeting held on 29 June 2026.

Minute No. 26/118

DECISION

Moved: Cr Ireland

Seconded: Cr Manticas

That Council receives and notes the confirmed Minutes of the Audit Panel meeting held on 24 March 2026 and the unconfirmed Minutes of the Audit Panel meeting held on 29 June 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

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9.2 Gov 2 - West Tamar Council Audit Panel Annual Report 2025-2026

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 8 July 2026

ATTACHMENTS:

1. [9.2.1] WTC Audit Panel - Annual Report 2025-2026
2. [9.2.2] WTC Audit Panel - Performance Self-Assessment 2025-2026

RECOMMENDATION

That Council receives for information the Audit Panel Annual Report 2025-2026 and Annual Performance Self-Assessment 2025-2026.

Minute No. 26/119

DECISION

Moved: Cr Lyons

Seconded: Cr Ferguson

That Council receives for information the Audit Panel Annual Report 2025-2026 and Annual Performance Self-Assessment 2025-2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

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9.3 Gov 3 - West Tamar Council Audit Panel Annual Work Plan 2026-2027

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 8 July 2026

ATTACHMENTS: 1. [9.3.1] WTC - Audit Panel - Annual Workplan 2026-2027

RECOMMENDATION

That Council approves the adoption of the 2026-2027 Annual Work Plan as presented.

Minute No. 26/120

DECISION

Moved: Cr Lyons

Seconded: Cr Ferguson

That Council approves the adoption of the 2026-2027 Annual Work Plan as presented.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

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9.4 Gov 4 - New Election Period Policy

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 8 July 2026

ATTACHMENTS: 1. [9.4.1] W T- HR Mxx.00 - Election Period Policy - MMM 2026 - (Tracked Changes 2 July 2026)

RECOMMENDATION

That Council:

1. Adopts the new Election Period policy effective 21 July 2026;
2. Allocates a new policy number of 55.00;
3. Updates the version number to 1.00; and
4. Approves a review date of June 2030.

MOTION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Manticas

That Council:

1. Adopts the new Election Period policy with section 6.4 - Media, being removed effective 21 July 2026;
2. Allocates a new policy number of 55.00;
3. Updates the version number to 1.00; and
4. Approves a review date of June 2030.

VOTING

For: Cr Ferguson

Against: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Ireland, Cr Lerner, Cr Lyons and Cr Manticas

Abstained: Nil

LOST 1/6

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10 SPECIAL COMMITTEES

10.1 Special 1 - Youth Advisory Council Minutes - June 2026

REPORT AUTHOR: Youth Development Officer - Kirsten Howard

REPORT DATE: 3 July 2026

ATTACHMENTS: 1. [10.1.1] Youth Advisory Council Minutes - 11 June 2026

Director - Corporate and Community entered the meeting at 3:26pm

RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 11 June 2026.

Minute No. 26/121

DECISION

Moved: Cr Ferguson

Seconded: Cr Lyons

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 11 June 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

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10.2 Special 2 - Positive Ageing Committee Minutes - June 2026

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 1 July 2026

ATTACHMENTS: 1. [10.2.1] Positive Ageing Committee Minutes - 22 June 2026

RECOMMENDATION

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee meeting held on 22 June 2026.

Minute No. 26/122

DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee meeting held on 22 June 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

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10.3 Special 3 - Rowella Hall Committee - Nomination of Members

REPORT AUTHOR: Acting Team Leader Community Services - Eleanor Moore

REPORT DATE: 13 July 2026

ATTACHMENTS: Nil

RECOMMENDATION

That Council in accordance with the WT-HRM 75.03 Rowella Hall Terms of Reference endorses the appointment of the following nine (9) people as Community Members (pending nomination of Office Bearers) of the Rowella Hall Committee until the next Annual General Meeting of the Committee:

1. Amanda Cooper
2. Andrea O'Halloran
3. Charmaine Campbell
4. Danny Penney
5. Gemma Pullen
6. Ian Blayden
7. Josephine Rowe
8. Peter Dawson
9. Tina Swain

Minute No. 26/123

DECISION

Moved: Cr Lyons

Seconded: Cr Lerner

That Council in accordance with the WT-HRM 75.03 Rowella Hall Terms of Reference endorses the appointment of the following nine (9) people as Community Members (pending nomination of Office Bearers) of the Rowella Hall Committee until the next Annual General Meeting of the Committee:

1. Amanda Cooper
2. Andrea O'Halloran
3. Charmaine Campbell
4. Danny Penney

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- 5. Gemma Pullen
- 6. Ian Blayden
- 7. Josephine Rowe
- 8. Peter Dawson
- 9. Tina Swain

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

Director Corporate and Community left the meeting at 3:46pm

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11 DEVELOPMENT

11.1 Dev 1 - Submission to State Planning Provisions - Draft amendment 01-2026 - Secondary Residence

REPORT AUTHOR: Principal Strategic Planner - Tiffany Heys

REPORT DATE: 7 July 2026

ATTACHMENTS: 1. [11.1.1] Draft submission on Draft Amendment 01 2026 Secondary Residence (2)

Director - Planning and Development entered the meeting at 3:46pm

RECOMMENDATION

That Council:

1. Endorse the submission on the Draft Amendment 01-2026 – State Planning Provisions - Secondary Residence included as Attachment 1; and
2. Authorise the Chief Executive Officer to sign the submission and submit to the Tasmanian Planning Commission.

Minute No. 26/124

DECISION

Moved: Cr Lyons

Seconded: Cr Manticas

That Council:

1. Endorse the submission on the Draft Amendment 01-2026 – State Planning Provisions - Secondary Residence included as Attachment 1; and
2. Authorise the Chief Executive Officer to sign the submission and submit to the Tasmanian Planning Commission.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

Director Planning and Development left the meeting at 3:50pm

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12 CORPORATE

12.1 Corp 1 - Proposed Funding Agreement - Just Cats Tasmania Inc

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 13 July 2026

ATTACHMENTS: 1. [12.1.1] Funding Proposal - Just Cats Tasmania Inc

Director - Corporate and Community entered the meeting at 3:51pm

RECOMMENDATION

That Council:

1. Authorises the Chief Executive Officer to negotiate a Funding Agreement with Just Cats Tasmania Inc. which includes the following conditions:
 - a. An allocation of \$12,000 for the 2026/27 financial year increased by 3% each subsequent financial year for the duration of the Funding Agreement;
 - b. Just Cats Tasmania Inc. is excluded from applying for any further West Tamar Council funds, including any Grants, for the duration of the Funding Agreement; and
 - c. Just Cats Tasmania Inc. provide an annual acquittal and activity report by 31 August each year relating to the previous financial year; and
 - d. Funding be used for programs and services that directly support cat management and animal welfare outcomes that benefit the West Tamar municipality.
2. Authorises the Chief Executive Officer to take all steps necessary to sign the Funding Agreement once terms satisfactory to the Chief Executive Officer are agreed.

Minute No. 26/125

DECISION

Moved: Cr Ferguson

Seconded: Cr Lyons

That Council:

1. Authorises the Chief Executive Officer to negotiate a Funding Agreement with Just Cats Tasmania Inc. which includes the following conditions:
 - a. An allocation of \$12,000 for the 2026/27 financial year increased by 3% each subsequent financial year for the duration of the Funding Agreement;
 - b. Just Cats Tasmania Inc. is excluded from applying for any further West Tamar Council funds, including any Grants, for the duration of the Funding Agreement; and
 - c. Just Cats Tasmania Inc. provide an annual acquittal and activity report by 31 August each year relating to the previous financial year; and

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- d. Funding be used for programs and services that directly support cat management and animal welfare outcomes that benefit the West Tamar municipality.
2. Authorises the Chief Executive Officer to take all steps necessary to sign the Funding Agreement once terms satisfactory to the Chief Executive Officer are agreed.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

UNCONFIRMED

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13 COMMUNITY

13.1 Comm 1 - Sponsorship Request - Royal Yacht Club of Tasmania

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 13 July 2026

ATTACHMENTS: 1. [13.1.1] Sponsorship Request - Australian Three Peaks Race

RECOMMENDATION

That Council:

1. Express in-principle support for the Australian Three Peaks Race commencing from Beauty Point in 2027.
2. Approve a financial contribution of \$10,000 as a Host Region Partner.
3. Provide in-kind support, subject to detailed planning and a cost cap of \$2,500.
4. Request a detailed event operations plan from the Royal Yacht Club of Tasmania outlining infrastructure, traffic, waste, and activation requirements.
5. Engage with Visit Northern Tasmania and local tourism operators to maximise regional benefits.
6. Receive a further report once operational requirements and costs are confirmed.

Minute No. 26/126

DECISION

Moved: Cr Ireland

Seconded: Cr Ferguson

That Council:

1. Express in-principle support for the Australian Three Peaks Race commencing from Beauty Point in 2027.
2. Approve a financial contribution of \$10,000 as a Host Region Partner.
3. Provide in-kind support, subject to detailed planning and a cost cap of \$2,500.
4. Request a detailed event operations plan from the Royal Yacht Club of Tasmania outlining infrastructure, traffic, waste, and activation requirements.
5. Engage with Visit Northern Tasmania and local tourism operators to maximise regional benefits.
6. Receive a further report once operational requirements and costs are confirmed.

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VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

UNCONFIRMED

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13.2 Comm 2 - Sponsorship Request - Transplant Games

REPORT AUTHOR: Director Corporate & Community - David Gregory
Acting Team Leader Community Services - Eleanor Moore

REPORT DATE: 13 July 2026

ATTACHMENTS: 1. [13.2.1] Sponsorship Request – Volunteer Thank You BBQ 2026
Australian Transplant Games

RECOMMENDATION

That Council:

1. Approve a \$5,000 cash sponsorship to Transplant Australia to support the Volunteer Thank You BBQ associated with the 2026 Australian Transplant Games.
2. Acknowledge the hosting of the football competition within the West Tamar municipality at Windsor Park.
3. Authorise the Chief Executive Officer to finalise sponsorship arrangements and recognition opportunities with Transplant Australia.
4. Receive a post-event summary outlining outcomes and attendance associated with the Volunteer Thank You BBQ.

Minute No. 26/127

DECISION

Moved: Cr Ferguson

Seconded: Cr Ireland

That Council:

1. Approve a \$5,000 cash sponsorship to Transplant Australia to support the Volunteer Thank You BBQ associated with the 2026 Australian Transplant Games.
2. Acknowledge the hosting of the football competition within the West Tamar municipality at Windsor Park.
3. Authorise the Chief Executive Officer to finalise sponsorship arrangements and recognition opportunities with Transplant Australia.
4. Receive a post-event summary outlining outcomes and attendance associated with the Volunteer Thank You BBQ.

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VOTING

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

Against: Cr Larner and Cr Manticas

Abstained: Nil

CARRIED 5/2

Director - Corporate and Community left at 4:12pm

UNCONFIRMED

14 COMMUNITY ASSETS

Nil

UNCONFIRMED

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15 PEOPLE, CULTURE & SAFETY

Nil

UNCONFIRMED

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16 PETITIONS

Cr Larner presented a petition on behalf of a ratepayer to the CEO for assessment. Assessment of the petition will be in accordance with the *Local Government Act 1993*.

Point of order called by Cr Ferguson at 4:13pm

UNCONFIRMED

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17 NOTICE OF MOTIONS

17.1 Motions on Notice

17.1.1 Cr Larner - Motion on urgent intervention request for Firmus Data Centre

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 21 July 2026

ATTACHMENTS: Nil

Cr Larner left the meeting at 4:15pm

Cr Manticas left the meeting at 4:15pm

MOTION

That Council:

1. Acknowledges the unprecedented scale of the proposed 288MW Firmus Technologies Data Centre at Long Reach (DA 2026/29) and its significant environmental, acoustic, and grid-capacity implications for the broader Tamar Valley region.
2. Direct the Mayor to write an urgent letter to the Minister for Housing and Planning (The Hon. Kerry Vincent MP) requesting that the State Government immediately declare the project a Major Project under the Land Use Planning and Approvals Act 1993.
3. Requests that a Major Project declaration be pursued so that a comprehensive, independent assessment panel can be appointed by the Tasmanian Planning Commission to thoroughly evaluate the cumulative regional impacts on water, energy, noise and community amenity.

Point of Order was called by Cr Deputy Mayor Shegog at 4:16pm

MOTION LAPSED FOR WANT OF A MOVER

Cr Larner returned to the meeting at 4:20pm

Cr Manticas returned to the meeting at 4:20pm

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17.1.2 Cr Manticas. Notice of Motion - Elector Poll for Weekly Garbage Collection

REPORT AUTHOR: Executive Assistant - Matt Morgan

REPORT DATE: 14 July 2026

ATTACHMENTS: Nil

MOTION

1. Council support an elector poll to be run in conjunction with the 2026 Local Government Elections, asking the question - *"Do you support weekly rubbish collection, excluding FOGO and recycling?"*
2. Council authorises the CEO to liaise with the Commissioner to run an elector poll to coincide with the 2026 Local Government Elections

DECISION

Moved: Cr Manticas

Seconded: Deputy Mayor Cr Shegog

VOTING

For: Deputy Mayor Cr Shegog and Cr Manticas

Against: Mayor Cr Holmdahl, Cr Ferguson, Cr Ireland, Cr Lerner and Cr Lyons

Abstained: Nil

LOST 2/5

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17.2 Motions without Notice

Meeting adjourned at 4:37pm

Meeting resumed at 4:51pm

MOTION WITHOUT NOTICE

Moved: Cr Manticas

That Council:

1. Write to the Ministers for Planning and Environment to ask whether Tasmania's current planning and environmental laws are fully equipped to assess modern, high-tech, emerging industries and whether in their view introducing clearer statewide standards would provide greater certainty for communities, councils, and developers.

Minute No. 26/128

DECISION

Moved: Cr Manticas

Seconded: Cr Ferguson

That Council:

1. Write to the Ministers for Planning and Environment to ask whether Tasmania's current planning and environmental laws are fully equipped to assess modern, high-tech, emerging industries and whether in their view introducing clearer statewide standards would provide greater certainty for communities, councils, and developers.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

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MOTION WITHOUT NOTICE

Moved: Cr Lerner

That Council:

1. Notes that on 16 June 2026 it resolved unanimously (Item 17.1.1) to release the summary results of the 2026 Residents and Ratepayers Opinion Survey;
2. Notes that, as at the date of this meeting, those results have not been published;
3. Requests the General Manager to publish the survey results summary by settlement cluster on Council's website within 14 days of this meeting; and
4. Requests the General Manager provide a written report to the next Ordinary Meeting setting out the reasons for the delay in publication since 16 June 2026 resolution.

MOTION WITHDRAWN

UNCONFIRMED

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MOTION WITHOUT NOTICE

Moved: Mayor Cr Holmdahl

Title: Welcoming and supporting the Sikh Community in West Tamar

That Council:

1. Acknowledge the official opening of **Gurdwara Sat Sangat Sahib**, the Sikh Community Centre in Grindelwald, as a significant milestone for the Sikh community and the broader West Tamar municipality.
2. Recognise the valuable contribution that Sikh residents have made, and continue to make, to the social, cultural and economic life of the West Tamar, including through volunteering, education, local business and community service.
3. Express its disappointment at the racist and hateful comments made online following the opening of the Gurdwara, together with the reported vandalism of the site shortly afterwards.
4. Reaffirm that racism, religious intolerance and threats of violence have no place in the West Tamar community and that all residents deserve to feel safe, respected and welcome.
5. Request that the CEO:
 - write to the Akaal Sikh Society Launceston Inc. expressing Council's support and solidarity;
 - investigate opportunities for Council to work with the Sikh community on multicultural and community-building initiatives;
 - liaise with Tasmania Police regarding any practical measures that may assist in ensuring community safety around the Gurdwara; and
 - report back to Council on any actions Council can take to strengthen community cohesion and support culturally and linguistically diverse communities within the municipality.

Mayor stepped down from the Chair at 5.06pm

Deputy Mayor took the Chair at 5.06pm

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Minute No. 26/129

DECISION

Moved: Mayor Cr Holmdahl

Seconded: Cr Lyons

That Council:

1. Acknowledge the official opening of **Gurdwara Sat Sangat Sahib**, the Sikh Community Centre in Grindelwald, as a significant milestone for the Sikh community and the broader West Tamar municipality.
2. Recognise the valuable contribution that Sikh residents have made, and continue to make, to the social, cultural and economic life of the West Tamar, including through volunteering, education, local business and community service.
3. Express its disappointment at the racist and hateful comments made online following the opening of the Gurdwara, together with the reported vandalism of the site shortly afterwards.
4. Reaffirm that racism, religious intolerance and threats of violence have no place in the West Tamar community and that all residents deserve to feel safe, respected and welcome.
5. Request that the CEO:
 - write to the Akaal Sikh Society Launceston Inc. expressing Council's support and solidarity;
 - investigate opportunities for Council to work with the Sikh community on multicultural and community-building initiatives;
 - liaise with Tasmania Police regarding any practical measures that may assist in ensuring community safety around the Gurdwara; and
 - report back to Council on any actions Council can take to strengthen community cohesion and support culturally and linguistically diverse communities within the municipality.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

Deputy Mayor stepped down from the Chair at 5.11pm

The Mayor resumed the Chair at 5.11pm

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18 COUNCILLORS' QUESTIONS

18.1 Councillors' Questions on Notice

Nil.

UNCONFIRMED

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18.2 Councillors' Questions without Notice

Cr Ferguson

Question 1: Just for noting – I've actually already been up to liaise with the manager, but, was just interested in getting an update from State Growth on the Riverside connections or crossings that were concept plans. We're interested in getting an update on that.

Response: *Thank you.*

Question 2: The other thing I discussed was the Exeter tip, just some feedback about some difficulty in navigating it and whether Council have considered the layout and what can be done to make it easier to navigate.

Response: *Thank you*

Cr Shegog: Can I just have an update from Dino on the pedestrian bridge at Stony Brook, please?

Response: (From the Director Community Assets, through the Chair) *At this point in time, we're still gathering information. We hope to have an update in the next two weeks.*

Cr Larner

Question 1: Just asking for an update on Council's, deliberations over the Arts—the Arts Group. I think there was some talk about the Exeter Hub and whether that has progressed.

Response: (From the Chief Executive Officer through the Chair). *Thank you, Councillor Larner. We are moving into consultation phase with that in terms of talking to the key tenants at the Hub, and then it'll go more broadly than that. So that is still moving.*

Question 2: I attended the Rowella Hall Committee in Councillor Shegog's absence, and there was a presentation from one of the local vineyard operators who was asking, with the Festival of Halls coming up—I think January, they said—whether Council might consider support for—he's an entrepreneurial guy that had been to see his show.

So, he specialises in liaising with the community as to what their stories are, so there's that living history, and it certainly goes with, the hall, you know, centenaries and all. Then he presents it as quite a humorous show, and it's very entertaining, and it's good humour, you know, I've recently had good fortune of hearing, a resident of George Town concerning the industrial hub—his family and, local experience of what the Bell Bay precinct meant.

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And his stories are very vivid, and it would be a lovely thing to do, on behalf of the hall. So, I'm just wondering, has there been any feedback on that, Councillor Shegog?

Response: Mayor - *I'll just make one point, and then I'll pass it over to the CEO. The Festival of Small Halls is a business, and they come along and they book the small halls in the community. I believe that you have to pay to attend, but an issue that Councillor Manticas brought up the last time support for this particular project came up was that they've got a good balance.*

(From the Chief Executive Officer through the Chair) What I can say, Councillor Larner, is we've received no formal request. If, there is something like that, there is either sponsorship or community grants processes, and I would be encouraging anyone who wants to look at that to go through that process.

UNCONFIRMED

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18.3 Responses to Previous Questions on Notice

18.3.1 Cr Sladden Question From 16 June 2026

Question 1: I have a question about the slide at the pool. I notice it's been taken down, and I was just wondering about the progress and do we have an ETA on when it might be finished?

Response: *Councils contractor will begin remobilising to site on Tuesday 23 June, to deliver the reconditioned slide components and re-erection of the slide is forecast to occur over the following two to three days.*

UNCONFIRMED

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18.3.2 Cr Manticas Question From 16 June 2026

Question 1: Is the responsibility of spraying and cleaning out the roadside drains also the responsibility of Department of State Growth (DSG) and the State with regards to that stretch of road? If so, could we get an e-mail address published by way of a response here that community members can email directly their concerns with DSG?

Response: *The Department of State Growth is responsible for the maintenance of the open drains between Beaconsfield and Beauty Point townships in respect to spraying and cleaning out. Council has been undertaking maintenance work on the pathway between the townships to rectify issues with encroaching vegetation and trip hazards. The Department of State Growth Transport Services contact phone number for customer enquiries is 1300 139 933, or an on-line form can be completed at the following webpage link: <https://www.transport.tas.gov.au/contact-us/make-an-enquiry-about-a-state-road>.*

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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 16 June 2026

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

Leave of Absence Request

3.1 Confidential 2 - Leave of Absence Request – Cr Geoff Lyons

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.

Late Items

4.1 Motion to accept Late Item Report 6.1 Chief Executive Officer's Performance Report 2025/2026

Office of the Mayor

6.1 Late Item – Chief Executive Officer's Performance Report 2025/2026

This report will be submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(a) personnel matters, including complaints against an employee of the council.

Notice of Motions

12.1 Motion of Notice – Cr Shegog – Confidential Motion regarding Naming of Memorial Park.

Minute No. 26/130

DECISION

Moved: Cr Lyons

Seconded: Cr Ireland

That, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at 5.17pm to discuss the following items:

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 16 June 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

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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 Request

3.1 Confidential 2 - Leave of Absence Request – Cr Geoff Lyons

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.

Late Items

4.1 Motion to accept Late Item Report 6.1 Chief Executive Officer's Performance Report 2025/2026

Office of the Mayor

6.1 Late Item – Chief Executive Officer's Performance Report 2025/2026

This report will be submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(a) personnel matters, including complaints against an employee of the council.

Notice of Motions

12.1 Motion of Notice – Cr Shegog – Confidential Motion regarding Naming of Memorial Park.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

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20 OUT OF CLOSED MEETING

Council resolved to move out of Closed Session at 5:45pm.

UNCONFIRMED

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21 CLOSURE

The Meeting closed at 5.45pm

UNCONFIRMED

3 LATE ITEMS

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

5 PUBLIC QUESTION TIME

General rules for public question time and questions without notice:

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

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

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

When addressing Council please state your name and address.

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

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

5.1 Public Question Time

Commenced at:

Concluded at:

5.2 Public Questions on Notice

5.2.1 B Brown, Legana

Question 1: What was the total cost to Council of the engagement with consultant Stephen Yarwood referred to in Council's media release of 27 May 2026, covering the AI supported development of the Draft Community Strategic Plan and associated workshops and analysis?

Response: *West Tamar Council paid \$19,500 excluding GST (\$21,450 including GST) for the preparation of its 10-Year Community Strategic Plan 2026–2036. This fee included a fixed fee of \$2,000 for travel, car hire and accommodation for Stephen Yarwood travel to Tasmania for all face-to-face workshops. It should also be noted that Council retains all intellectual property from the process.*

There were no variations, no additional invoices and no reimbursable expenses. Clause 3.2 of the Professional Services Agreement was explicit: "All expenses are included within the Fee. There are no additional Reimbursable Expenses." Council's exposure was capped at \$19,500.

The agreement was priced based seven consultant days. The work took approximately thirteen days. The difference was absorbed by the consultant.

	Contracted	Actual
Consultant days	7	~13
Professional fee	\$17,500	\$17,500
Effective rate per day	\$2,500	~\$1,350

For context, the standard day rate for this practice is \$4,000. Thirteen days at standard rates is \$52,000 of professional time. Council was charged \$17,500.

A breakdown of outputs of the consultancy is set out below:

Reports and documents produced for Council	18
Pages of analytical reporting	154
Published Plan	28 pages
Words of written analysis	more than 50,000
Source pages reviewed	more than 1,800

<i>Presentations built</i>	<i>8, totalling 326 slides</i>
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<i>Hours of face-to-face facilitation</i>	<i>13.5</i>
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Question 2: What controls currently apply within West Tamar Council to the use of artificial intelligence by staff and Councillors?

Response: *Select Council officers have been authorised by the Chief Executive Officer to utilise Microsoft Copilot and Google NotebookLM for efficiency and the processing of large datasets. These tools are deployed and operate under strict commercial privacy agreements and function as secure, ring-fenced environments. This ensures that all information is retained exclusively within the Council's secure tenant, preventing data leakage and explicitly prohibiting its use in the ongoing training of public AI models. Council officer access to other AI models is blocked on a case-by-case basis through IT controls.*

The use of AI by Councillors must be in accordance with any requirements of the Local Government Act 1993 and other relevant legislation including the Local Government (Code of Conduct) Order 2024.

Question 3: May Council staff enter Council information into artificial intelligence tools, including draft reports, community submissions and documents containing personal information about residents?

Response: *Per the response to question 2, Council officers may utilise approved tools exclusively within Council's secure tenant, where authorised.*

5.2.2 B McDonnell, Winkleigh

Question 1: Who voted to reduce winkleigh road speed limit from 100 to 80kmh?

Response: *In the Ordinary Council Meeting held on 16 September 2025, Council voted unanimously (9/0) to endorse the recommendations of the road safety review for Winkleigh Road between the West Tamar Highway and Glengarry Road, and authorised the Chief Executive Officer to write to the Commissioner for Transport to formally request approval to reduce the 100km/hr posted speed limits on both Winkleigh Road and Flowery Gully Road to 80km/hr.*

Question 2: Why was there no mail out to the residents of Winkleigh Road asking their thoughts? I've asked several people who live on Winkleigh Road and no one knew or was asked.

Response: *In August 2023, due to receipt of numerous requests from members of the public to look at specific areas, Council undertook public consultation on a speed limit review to ascertain the community's opinion on whether the speed limits in the municipality were considered appropriate. The results of the survey were included in Council's Ordinary Council meeting in December 2023 and Council Officers identified a number of priority areas for speed limit review.*

In April 2025, Council tabled a petition from residents of Winkleigh Road, requesting that Council consider a reduction in the speed limit on Winkleigh Road. As Council has already engaged a consultant to undertake a review of Auburn Road and Rowella Road as part of the larger piece of work which came out of the 2023 public consultation, their scope of work was expanded to include Winkleigh Road.

The consultants provided key recommendations to Council, which included:

- *Proposed reduction in the posted speed limit from 100km/hr to 80km/hr;*
- *Installation of additional speed limit and warning signage;*
- *Centreline improvement and installation of RRPM's (retro reflective pavement markers); and*
- *Installation of barrier fencing.*

As set out above, the recommendations were unanimously endorsed by Council in September 2025.

Question 3: Before any limits are changed can council not go any further and ask the people/businesses who live on the road their opinion

Response: *Council had received substantial feedback from residents living on Winkleigh Road before the decision to write to the Commissioner for Transport was made.*

5.2.3 G Hay, Beauty Point

Question 1: At a Public meeting 25Th July at Beaconsfield The Mayor was fielded a question on the expected financial return to Rate Payers for their investment in an industrial sub division at Leganna know Innova Park, part way through The Mayors well informed reply into the expected financial gain for the Rate Payers she was stopped by the CEO on the grounds that information on potential returns on that investment where “Commercially in confidence”.

To my knowledge after a lot of effort I understand that 3 lots have been sold, one to FERMEN HQ on extremely favourable terms , Tas Petroleum & lastly to State Growth for a proposed Ambulance Station, a rate Payer should not have to pay for a search of the Land Titles Office to discover where their rates are used and then some how make an estimate the return to them.

Can the CEO please explain the rational in claiming the returns of rate payers investment would be commercially in Confidence. ?

Response: *The price of light industrial land at Innova Business Park is commercial in confidence to ensure that Council can receive the best possible price for the sale of its land. Whilst sale negotiations are underway, it would be inappropriate to discuss land prices.*

Question 2: The Innova Park is an industrial sub division funded by Rate Payers , there is no signage showing its for sale, there is no promotion through a specialist real estate agent, if a industrial was to come to Tasmania and the State badly need their investment they would have no idea of the land being for sale & development and thus future employment.

How is the West Tamar Council expecting to sell the vacant lots ?

Response: *Council is working with agencies such as the Office of the Coordinator General, Austrade, NTDC and has received numerous EOI's from proponents wishing to buy blocks. Major investors looking for light industrial land usually have contact with the above agencies and would certainly know of the land availability. Council has a firm vision on what type of development it would like to see at this site and the avenues being used to negotiate sales is appropriate.*

Question 3: The Council's Grants and Assistance Policy offers a variety of Rate Pters funds as grants to support various sectors in Business as you acknowledged in my Questions in July 2026 to the question –

“As these private enterprise companies close shop or go broke, will the ratepayers have their funds returned” ?

Your reply - “Should the project not proceed, substantially change, or is not delivered, conditions of the Funding Agreement require full or partial repayment”.

My question is - that you require a refund of the grant if the project changes or is not delivered in line with the terms of the grant agreement or becomes insolvent

has the West Tamar Council a PPSR registration as a creditor over the assets of the grant recipient to protect the Rate Payers Funds ?

Response: *West Tamar Council's Business Grants program features a number of safeguards to protect Council's investment on behalf of its ratepayers. Successful grant applicants are required to complete a detailed grant acquittal, which will be provided as part of the funding agreement package. Applicants must also successfully demonstrate the project outcomes and provide a statement of income and expenditure.*

Council retains the right to request an independent audit if the financial information in the report is not deemed sufficient. If an applicant is unable to provide the reporting information required, they will be ineligible for any potential future funding.

Successful applicants are required to present Council with a tax invoice to enable the payment to the approved grant amount.

In making a submission to the Grants program, all applicants must show that they operate with fewer than 20 full-time equivalent employees, have a valid ABN, and a principal place of business operations located within the West Tamar Council area. They must also contribute at least 10% of the overall project cost.

Applicants must also attest that they are not be subject to any legal impediment or adverse circumstances, they must be able to complete and acquit the project by the due date outlined in an approved funding agreement, while they must also provide a letter of support with all applications.

5.2.4 S Carter, Beauty Point

Question 1: The West Tamar Council (WTC) actively supports and funds regional bodies to drive strategic development and environmental management. Specifically, the Council partners with Tamar NRM to implement regional frameworks and advocates for local interests. Additionally, WTC paid \$85,101 in annual membership fees to the Northern Tasmania Development Corporation (NTDC) for both the 2023/24 and 2024/25 financial years to support regional industry development.

Recent local developments and major capital investments—such as the \$4.85 million allocation for a Recyclable Material Facility—raise critical questions regarding regional collaboration, transparency, and asset allocation.

How do the strategic objectives of Tamar NRM and the NTDC align with the recent major industrial data centre proposal in George Town? Specifically, on what exact date did the NTDC become aware of this proposal? If regional bodies or neighbouring councils were briefed as early as January 2026, why did WTC not proactively share this information with our community given its immense regional significance?

Response: *NTDC became aware of the proposal when there was media attention around the DA being submitted. It was not formally briefed on the project.*

Question 2: Given that major regional industrial developments appear to progress independently of NTDC initiatives, how does the Council justify the ongoing annual expenditure of \$85,101 for this membership, and how is its return on investment measured?

Response: *NTDC's role is not to originate or control every major private development in Northern Tasmania. Private investment can and should progress independently through proponents, councils and statutory approval processes. The value of NTDC membership is in what councils can achieve collectively that would be harder or less efficient to achieve individually — including advocating for regionally significant projects that have been agreed to by members, coordinated planning, shared research, stakeholder engagement and project development.*

For West Tamar, NTDC supports issues that cross municipal boundaries, including regional land use planning, population and workforce planning, infrastructure priorities, economic development and coordinated advocacy to State and Federal Government. NTDC also provides specialist capability that councils may otherwise need to procure or duplicate themselves, including strategic planning, regional research, advocacy, major project management and facilitation across government and industry. Membership provides West Tamar with a stronger collective voice, particularly to state and federal government, where the majority of our infrastructure investment such as roads, sewerage, bridges, walkways, power, etc comes from. NTDC's job is to act as a conduit between councils, industry and government, and to advocate for agreed Northern Tasmanian priorities.

The return on investment from NTDC is assessed against outcomes agreed with member councils across the North.

Question 3: Will the new \$4.85 million Recyclable Material Facility be equipped and permitted to accept commercial e-waste from large-scale industrial projects like the George Town data centre? Additionally, what specific growth projections and forward estimates were used to justify this multi-million-dollar capital expenditure?

Response: *I am unable to answer this question as I have no knowledge of the Facility you are referring to. Council has not and has no plans to build a Recyclable Material Facility.*

5.3 Responses to Questions from Previous Public Question Time

5.3.1 A Taylor, Beauty Point (presented by H Knyn, Rowella)

Question 1: Will the Council publicly support lobbying the State Minister to urgently declare the proposed Data Centre at Bell Bay as Major Project under the Land Use Planning and Approvals Amendment Major Projects Act 2020?

Response: *A Motion on Notice from Cr Caroline Lerner was brought to the July 2026 Ordinary Council Meeting in relation to the above. The motion was not supported by the Councillors.*

Question 2: How will the Council ensure that high water and power consumption does not negatively impact local residents, agriculture and the Tamar River ecosystem?

Response: *It is not the role of councils in Tasmania to monitor water or power consumption. That task sits with the relevant State Government authorities.*

Question 3: How does the Council plan to expand public consultation given widespread community concerns over secret development and the lack of State Specific Regulation for AI infrastructure?

Response: *The Council is not aware of any "secret developments" for any infrastructure developments - AI or otherwise - in the region. It is a statutory requirement that all Development Applications lodged with Council are advertised publicly for 14 days in the local newspaper, a site notice placed on the relevant property boundary and notifying all adjoining owners/occupiers by mail. Submitted applications are also listed on the Council's website.*

At the July Ordinary Council Meeting, Councillors unanimously supported a Motion without Notice from Cr Josh Manticas, requesting Council to write to the Ministers for Planning and Environment to ask whether Tasmania's current planning and environmental laws are fully equipped to assess modern, high-tech, emerging industries and whether in their view introducing clearer statewide standards would provide greater certainty for communities, councils, and developers.

Once correspondence has been provided by the relevant ministers, Council will publish those responses in its next available meeting agenda.

5.3.2 B Brown, Legana (presented by H Knyn, Rowella)

Question 1: Will Council request that the Minister for Housing and Planning declare the proposed Firmus Technologies data centre at Bell Bay, George Town DA 2026/29, a Major Project under the Land Use Planning and Approvals Act 1993, so that its regional impacts across the West Tamar are independently assessed before a decision is made?

Response: *A Motion on Notice from Cr Caroline Larner was brought to the July 2026 Ordinary Council Meeting in relation to the above. The motion was not supported by the Councillors.*

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5.3.3 C Allison, Port Sorell

Our Ref: GO.COU.192

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

31 July 2026

Cush Allison
[REDACTED]
[REDACTED]



Eden Street, Riverside TAS 7250
PO Box 116, Riverside TAS 7250
e. info@wtc.tas.gov.au
p. 03 6323 9300

wtc.tas.gov.au

Dear Mr Allison,

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

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 21 July 2026, and now provide the following responses:

Question 1: With the AI data centre opening up, the community response - I was the coordinator of a meeting at West Tamar where 200 people attended. I also attended the Exeter meeting where 150 people attended in your municipality. There is lots of questions asked there being asked by the community.

Are the councillors aware and informed of the health impacts—direct health impacts—of the EMF (electromagnetic field), the LNF (low-noise frequency), and specifically the ELF (the extreme low frequency), within a 12 km radius of any of the associated infrastructure that is proposed with the AI data centres, including substations, transmission lines, and wind turbines?

I did mention 12-kilometre radius and the associated infrastructure, which includes the transmission lines and substations, which are in West Tamar's Municipality

Response: *The proposal for the data centre will be assessed by the George Town Council, which will be required to take into consideration all the concerns raised by its residents, and those raised by West Tamar residents who have made representations during the statutory advertising period. In the context of its role as the Planning Authority and the requirements of the Tasmanian Planning Scheme.*

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER



ORDINARY COUNCIL MEETING
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5.3.4 G Hay, Beauty Point

Our Ref: GO.COU.192

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

5 August 2026

Graeme Hay
[REDACTED]
[REDACTED]

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 21 July 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 21 July 2026, and now provide the following responses:

Question 1: The West Tamar Council last month increased the rates again. It appears with complete disregard of the capacity of ratepayers in the shire or the council area to pay. You seem to be ignorant of the fact that Tasmania has the highest unemployment rate of any state and getting worse—300 jobs lost in the last two weeks. It's got the lowest economic growth in Australia. As you probably all know, credit growth is being reduced, and that appears and will lead to what obviously is going to be a credit squeeze and possibly a recession. In the last quarterly report, delinquency rates in payment of rates to the West Tamar Council are approaching 25%. What plan has the Council got in place when delinquency rates—payment of rates—becomes considerably higher, in fact, will be a record for the late payment of rates? What's the Council's plan?

Response: Council closely monitors rates balances and has processes in place to follow up any overdue amounts. When a ratepayer has difficulty meeting the required payment, officers discuss payment arrangements and where appropriate encourage them to apply for assistance through Council's Financial Hardship Assistance Policy.

The amount of outstanding rates indicated in the 3rd Quarter Performance Report is slightly higher at 18.9% than the prior year at 18.3% with the payment of final instalments not yet past due.

Question 2: The question relates again to what appears disregard to reasonable use of ratepayer funding. There's been a large amount of ratepayer funding paid as grants to private enterprises in the West Tamar Council area. These are, I remind you, private enterprises—not semi-government or government institutions, or organisations that support

the community—private enterprise. As these private enterprise companies close shop or go broke, will the ratepayers have their funds returned?

Response: Council's Grants and Assistance Policy offers a variety of grants to support various sectors of our municipality. Council recently introduced a competitive Business Grants program where eligible small businesses are able to apply for financial support for projects that support local business growth and/or encourage innovation and investment within the municipality. Potential projects go through a rigorous assessment process, and successful applicants must enter into a Funding Agreement with Council, submit regular project updates, and provide a final acquittal. Should the project not proceed, substantially change, or is not delivered, conditions of the Funding Agreement require full or partial repayment of the grant funds and the return of unspent funds. Once a project is complete and fully acquitted there are no further obligations regarding the return of funds.

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

5.3.5 J Gray, Exeter

Our Ref: GO.COU.192

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

31 July 2026

Joanna Grey
[REDACTED]
[REDACTED]

By email: [REDACTED]

Dear Ms Grey



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 July 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 21 July 2026, and now provide the following responses:

Question 1: When an AI development proposal is submitted to the West Tamar Council, is the Council aware of the scale of community concern, and will you, as our representatives, base your actions on those concerns?

Response: Yes, Council is aware of the concerns raised by a number of people in the community regarding data centres. The question, however, is hypothetical as Council is not aware of ANY proposal for a data centre development in the West Tamar. What we can say is that under the existing Tasmanian Planning Scheme, Council would be limited to assessing an application for a data centre under the provisions laid out in the scheme. That doesn't mean Council wouldn't be aware of community concerns - it means it is simply doing the job it has been directed to do under legislation by the State Government.

Question 2: Are you aware that the communities and businesses here in Australia and overseas are increasingly successful in legal challenges to these AI factories?

Response: Council is aware of a number of legal challenges to the approval of data centre applications.

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER



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5.3.6 H Knyn, Rowella

Our Ref: GO.COU.192

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

31 July 2026

Heather Knyn
[REDACTED]
[REDACTED]

By email: [REDACTED]

Dear Ms Knyn



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

wtcc.tas.gov.au

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

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 21 July 2026, and now provide the following responses:

Question 1: Does George Town Council have the resources and the manpower to research definitively the effects of this planning application?

Response: *The West Tamar Council cannot speak to the ability of any other council to administer its statutory planning obligations. That said, councils employ professional planning experts who are extremely well versed in the provisions of the Tasmanian Planning Scheme, which this application will be considered against.*

Question 2: Are the current regulations and legislation that this application is being judged upon be comprehensive enough to ensure the safety of surrounding residents?

Response: *Council has written to the Minister for Planning and the Minister for Environment and asked them to consider if the planning and environmental regulations are fit for purpose.*

Yours sincerely



Kristen Desmond
CHIEF EXECUTIVE OFFICER



6 CHIEF EXECUTIVE OFFICER'S DECLARATION

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

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



Kristen Desmond
CHIEF EXECUTIVE OFFICER

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

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

7 PLANNING AUTHORITY

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

Nil

8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in July and August

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 12 August 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

21 July 2026 – Pre-meeting Workshop (half day)

Present: Mayor Cr Christina Holmdahl
Deputy Mayor Cr Rick Shegog
Cr Lynden Ferguson
Cr Richard Ireland
Cr Caroline Lerner
Cr Geoff Lyons
Cr Josh Manticas

Apologies: Cr Joy Allen
Cr Julie Sladden

In Attendance: Kristen Desmond – Chief Executive Officer
Dino De Paoli – Director Community Assets
David Gregory – Director Corporate & Community
Richard Heyward – Director People, Culture & Safety
Michelle Riley – Director Planning & Development
Krstyna Ennis – Team Leader Planning
Simone Tennant – Manager Communications & Engagement
Eleanor Moore – Acting Team Leader – Community Services
Kathryn Prince – Personal Assistant to the CEO and Mayor
Matt Morgan – Executive Assistant
Amy Le Gassick – Executive Assistant
Millie Van Est – Youth Mayor

Topics Discussed: Agenda Review
Proposed Approach: Legana Structure Plan review – Western Precinct
Youth Mayor Age Range Discussion
Telecommunications at Legana
LGAT Motions for August meeting
Beaconsfield Men's Shed – Proposal
Mobile Food Vender Locations
Councillor Motions
Councillor Questions
Other Business

4 August 2026 – Interim Workshop (full day)

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

Apologies: Cr Lynden Ferguson
Cr Caroline Lerner

In Attendance: Kristen Desmond – Chief Executive Officer
Dino De Paoli – Director Community Assets
Richard Heyward – Director People, Culture & Safety
Michelle Riley – Director Planning & Development
Jason Barker – Chief Financial Officer
Simon Tennant – Manager Communications & Engagement
Eleanor Moore – Acting Team Leader – Community Services
Kathryn Prince – Personal Assistant to the CEO and Mayor
Matt Morgan – Executive Assistant
Alicia Perry – Tourism & Economic Development Officer

Presenter: Marc Edwards – Page Seager

Topics Discussed: Planning Appeal
Capital Budget Additional Carry-Overs & Adjustments
2026-27 Business Grants
Windsor Community Garden walk through
Funding Agreement
Sponsorship Request
Cr Shegog Motion – Memorial Park
Cr Lyons Motion – Riverside Aquatic Centre
Economic Diversification and Investment Strategy – Consultation Draft
Australia Day – Awards Categories and Timeline
Australia Day – Ceremony and Grants
Legana Recreation Precinct Update
Capital Works Program – Project Status Update
Stony Brook Pedestrian Bridge Update
Proposed extension to SES Shed at Council Depot – Biloo Street
Draft 4th Quarterly Report
Councillor Questions
Other Business

11 August 2026 – Strategic Workshop (half day)

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

Apologies:	Cr Lynden Ferguson Cr Caroline Larner
In Attendance:	Kristen Desmond – Chief Executive Officer Dino De Paoli – Director Community Assets Michelle Riley – Director Planning & Development David Gregory – Director Corporate & Community Simon Tennant – Manager Communications & Engagement Krstyna Ennis – Team Leader Planning Dee Yuvanesan – Statutory Planner Chloe Holley – Student Statutory Planner Ben Longo – Council Engineer Tiffany Heys – Principal Strategic Planner Marcus Grantham – Manager Community Development Kathryn Prince – Personal Assistant to the CEO and Mayor
Presenter:	Mark Petrusma – Senior Associate: Transport, Ratio Ariel Utz – Associate: Landscape, Ratio Jarryd Field – Senior Civil Engineer, Verdo Tas
Topics Discussed:	Exeter & District Structure Plan Riverside Structure Plan West Tamar Housing Plan

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Heart: Community and Wellbeing

Goal 9: People can reach services, information and civic life more easily across the whole municipality

9.2 Improve how Council communicates decisions, services, activities and opportunities through plain English, local channels and easier to find information.

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 21 July, 4 August and 11 August 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.2 CEO 2 - Designation of Windsor Gardens as a Botanical Garden

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 August 2026

ATTACHMENTS:

1. [8.2.1] Botanic Garden presentation - Australian Plant Society Tasmania Northern Group
2. [8.2.2] Letter of Support - West Tamar Landcare
3. [8.2.3] Petition to Declare Windsor Park Gardens a Botanical Garden

SUMMARY

The purpose of this report is to request Council's to designate the gardens at the Windsor Community Precinct as the Windsor Community Precinct Botanical Gardens.

BACKGROUND

The Australian Plants Society Tasmania Inc Northern Group (**APSTN**) wrote to Mayor Cr Christina Holmdahl in early 2023 requesting that the Council recognise the uniqueness and status of the parklands at Windsor Community Precinct by naming it a Botanical Garden.

In the Pre-Meeting Workshop on 20 August 2024, Council received a presentation from APSTN, a copy of which is attached to this report, outlining their rationale for the request and in November 2024, West Tamar Landcare provided Council with a letter of support in relation to the same.

In December 2025, Council received a petition for recognition of Windsor Park Gardens as an official Botanical Garden.

The petition entitled "*Support for Petition to Declare Windsor Park Gardens a Botanical Garden*" called for Council to:

1. Accelerate the process of formally declaring the Windsor Park Garden, Riverside, as a Botanical Garden under Council recognition;
2. With assistance of APST (Australian Plants Society Tasmania), ensure that appropriate, signage, and long-term management of the Garden as a recognized site of botanical, educational, and cultural value to local residents and visitors
3. Acknowledge the Garden's role in conserving Tasmanian native plants, supporting biodiversity, and providing the community with opportunities for education, recreation, and wellbeing.

The petition was tabled and considered in the Ordinary Council Meeting in January 2026 and Council resolved under resolution no. 26/16 to authorise the Chief Executive Officer to investigate the opportunity for a botanical garden in the West Tamar municipality in the 2026/27 financial year, in particular considering alignment with other West Tamar Council community strategies.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Heart: Community and Wellbeing

Goal 6: People feel part of local life and can see themselves in West Tamar's future

6.1 Design and support welcoming public places, programs and local settings that reduce isolation and strengthen everyday belonging.

6.2 Keep safety, inclusion and accessibility in view when shaping public spaces, facilities, events and local communications.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

Botanic Gardens Conservation Strategy 1989

International Agenda for Botanic Gardens in Conservation 2000

RISK CONSIDERATIONS

The risk associated with designating the gardens located at the Windsor Community Precinct is considered low, as there are no official requirements or registers of Botanical Gardens in Australia.

FINANCIAL IMPACT

The financial impact would be limited, mainly to the establishment of adequate labelling of the plants and any signage indicating the gardens to be botanical gardens. All maintenance of the gardens is currently established in the budget.

CONSULTATION

Consultation with Councillors occurred at the Pre-Meeting Workshop held in August 2024, the Interim Workshop held on 13 January 2026 and Ordinary Council Meeting held on 20 January 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

Windsor Community Precinct is a precinct that has comprehensive facilities including playgrounds, BBQs, public toilets, dog areas, walking tracks, a community garden and parking. The area is also known as "Windsor Park", a designation also relating to the main Windsor Park Oval.

The gardens in question are not currently recognised as a separate part of the Precinct but have been designed around the walking tracks which extend throughout the Precinct providing a pleasant space for the public to walk through, with seating areas throughout.

The Australian National Botanic Gardens in Canberra are administered by the Director of National Parks. They advise that there is no agency which gives legal accreditation to botanic gardens however there are some generally accepted criteria for defining the terms "botanic gardens" or "botanical gardens".

These criteria are as follows:

1. A reasonable degree of permanence;
2. An underlying scientific basis for the collections
3. Proper documentation of the collections, including wild origin;
4. Monitoring of the plants in the collections
5. Adequate labelling of the plants
6. Open to the public
7. Communication of information to other gardens, institutions and the public;
8. Exchange of seed or other materials with other botanic gardens, arboreta or research institutions;
9. Undertaking of scientific or technical research on plants in the collections
10. Maintenance of research programs in plant taxonomy in associated herbaria.

A botanical garden may meet these criteria in part or whole.

The Botanic Gardens Conservation International has provided the following definition of a botanic garden which it hopes encompasses the spirit of a true botanic garden:

“Botanic gardens are institutions holding documented collections of living plants for the purposes of scientific research, conservation, display and education.”

(Wyse Jackson 1999, p.27)

APSTN has identified that the gardens at the Windsor Community Precinct meets 1, 4, 6, 7 and 8, and partially meets criteria 3, 5 and 9.

Since their establishment, Council Officers have endeavoured to make the gardens at Windsor Community Precinct a haven for native Australian plants, particularly those native to Tasmania. The landscaping and gardening have been arranged in a way to create small microclimatic conditions suitable for a variety of species. Council Officers also exchange seed and other materials with other botanic gardens to ensure the survival of endangered species and varieties.

Council Officers recommend the designation of the gardens at the Windsor Community Precinct as official botanical gardens. Directional signage for the Precinct should be updated in due course to note that the gardens and walking tracks are designated the Windsor Community Precinct Botanical Gardens.

It is also noted that APSTN and Landcare have indicated that should Council wish to create a “Friends of Windsor Park Botanic Gardens” or similar type group, they would be willing to be considered for involvement to assist in the management of the gardens.

RECOMMENDATION

That Council:

1. Designates the gardens located at the Windsor Community Precinct as the “Windsor Community Precinct Botanical Gardens”.
2. Requests the Chief Executive Officer to:
 - a. take all actions necessary to update signage at the Windsor Community Precinct; and
 - b. investigate the potential to establish a new Special Committee of Council or a community group of volunteers to assist with the maintenance of the Botanical Gardens and bring the outcome of the investigation to a future Workshop.

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**

DECISION

Moved:

Seconded:

VOTING

For:

Against:

Information folder concerning the re-naming of Windsor Parklands and Gardens as a Botanical Garden

Prepared for the WTC workshop on August 20th by Australian Plants Society
Tasmania (Northern Group)

Contents

1. Timeline of development of Windsor Park Gardens
2. Public awareness of Windsor Park Gardens as a public resource
3. Science and Education uses of Windsor Gardens and Parklands – some examples
4. Why name it a botanical Garden - the cost and how to go about it.
5. Setting up a supporting *Friends Group* for a Windsor Botanical Garden
6. Whose idea was it in the first place?
7. Windsor Park Botanical Garden – a summary
8. Original letter to Mayor Christina Holmdahl - sent January 2023
9. Several pages of photos

Windsor Community Precinct Parklands – Timeline of development

Background

- Prior to 2007, before the establishment of the Windsor Park Health and Community Centre complex, the Windsor Park Football Ground was the only facility on a 10-hectare block of low-lying, degraded farmland owned by West Tamar Council, through which a little-known track went down to the Tamar River.
- In 2007, a concept plan for the area to establish a large Health and Community Centre and develop the area through providing more playing fields for cricket and soccer, was produced by West Tamar Council.

2007- 2010

- As an assistant to the original project gardener, Tony Roberts was asked to work on re-routing a walking trail which was to be subsumed by the health complex about to be built.
- At this initial stage, Tony's first idea of re-routing the trail through native flora plantings was mooted and agreed to.
- A walkway was begun highlighting imaginative plantings of Tasmania's understorey species which were complemented with Tony Roberts' dolerite rockwork and sculptures from local artists.

2010-present

- Tony was now the Project Gardener for the whole area.
- After successfully completing the native flora walkway, other areas of the parklands were developed bit by bit and grant by grant, all of which highlighted the use of various Tasmanian plants and genera.
This includes endemic eucalypts, native Allocasuarina species, native hakeas, melaleucas, correas, grasses, small groundcovers, edible plants, numerous other understorey plants, wetland plants etc – in a variety of situations, full-sun, shade, creek-side revegetation, wet areas, wind- breaks, native bird and animal habitats, children's play areas, dog-exercise yard, car-parks, forecourt planters and close planting to buildings.
- All this was complemented by imaginative use of dolerite rockwork and earthworks to create swathes and undulations.
- Innovative drainage design for this low-lying area was also undertaken by Tony Roberts and WTC staff.
- The design demonstrates how native plants can filter contaminants from water run-off – a real contribution to the environment.

Summary

- The Windsor Community Precinct Native Parkland has evolved through a progression of smaller but coherent projects, each one the brainchild of Tony Roberts and WTC staff.
- Today a full range of the possibilities and landscaping potential of Tasmania's native plants, is on display.
- It is no small project and WTC staff have not only designed but undertaken the work associated with layout, plantings, rockwork, and drainage always with support from West Tamar Council.

Growing public awareness of Windsor Park as a significant resource

- There are 199 Tasmanian species planted there, including 57 endemic species.
- Many plants already have engraved metal labels. QR codes done, and to be attached.
- A booklet *'Tasmanian Native Gardens, Windsor Community Precinct: general information and plant species'*
- Tours for community groups often done at weekends, showing how Tasmanian native plants can be used effectively for landscaping.
- Forestry Tasmania have used the area to conduct two Eucalypt ID workshops for its staff.
- Royal Tasmanian Botanical Garden sent its Native Garden curatorial team to visit and talk with Windsor Park gardeners about their ideas and experiences with various plants in a public park environment.
- Visit from the Tasmanian Seed Conservation Centre (TSCC) staff who were convinced that the area was secure and suitable to meet its requirements and standards for establishing a seed orchard, a rarity outside the confines of the Royal Tasmanian Botanic Gardens. This was undertaken during 2020 – 2022.
- A visit from 2 UTAS plant scientists (Acacia experts) to view Windsor Park plantings of rare Tasmanian acacias.

**SCIENCE AND EDUCATION USES OF WINDSOR GARDENS
AND PARKLANDS: SOME EXAMPLES**

- The Forestry Dept and Threatened Plants Tasmania have both held Eucalypt ID training courses here because of the number of species that are growing in the park, including some threatened species. Access to such a wide range of eucalypt species is rarely available in one place. (The same goes for allocasuarina and acacia species.)
- The Royal Tasmanian Botanical Gardens sent its Tas. Native Plants Curator and his team to tour and talk to Tony Roberts.
- The Tasmanian Seed Conservation Centre (Hobart) senior staff visited and inspected the gardens before agreeing to a seed project being undertaken at the APST nursery which is located in the park. This project was very successful, raising a much greater number of seeds than expected.
- Earlier this year the garden was able to supply a large number of cuttings from an endangered plant species for use by the RTBG on an important project.
- There are numerous smaller groups who have toured the gardens.
- There is great potential for schools, the university and TAFE to use the plant collection for botany studies.

Why name it a Botanical Garden?

- Special nature of the garden
- Rare to have whole park planted with **Tasmanian native flora**
- Rarer still to showcase landscaping **potential** of Tasmanian native flora
- Accord it its deserved status
- Would maximise awareness of its **uniqueness within the community and beyond**
- The site is unique in Tasmania in **being developed 'from scratch' to highlight Tasmanian native plants exclusively by imaginative landscaping efforts that create small microclimatic conditions to suit the needs of a wide range of local species.**
- Create positive view of WTC as a **progressive council**

Cost?

- Signage
- More name plates (many already done)
- Publicity material
- Records – office support

How to go about it?

- Declare new name with fanfare
- Set up a Friends Community Group

Setting up a Friends Group for Windsor Botanical Garden

- Many members of APST Northern Group have long experience in setting up and running *Friends Groups*.
- Members can be involved in many activities including weeding, planting, propagation, guiding visitors, and helping with the educational program.
- There is virtually no cost associated with a *friends group* as members would all be volunteers. Even insurance can be obtained cheaply through e. g. Tas Landcare Association, as APST NG have found out with other groups it has been involved in.
- Australian Association of Friends of Botanic Gardens – AAFBG, will also advise and assist in setting up and running effective *Friends Groups*.

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Whose idea?

Although the request to West Tamar Council to consider re-naming the Windsor Park Gardens and Parklands as a Botanical Garden came from the ***Australian Plants Society Tasmania Northern Group***, the original idea came from two other sources: -

1. From a senior curator at the Royal Tasmanian Botanical Gardens, Lorraine Perrins, who was responsible, amongst other things, for The Tasmanian Seed Conservation Centre.
2. From the President of the Australian Association of Friends of Botanic Gardens (AAFBG) who led a group visiting Windsor Gardens and Parklands in 2022. after their visit, she asked the pertinent question "*Why isn't this a botanical garden?*"

Windsor Park Botanical Garden – summary

1. There are more than 140 botanical gardens in Australia.
2. In Tasmania there is one registered botanical garden – the Royal Tasmanian Botanical Gardens (1818) – Hobart
3. Four gardens meet the criteria but are not officially botanical gardens:
 - a. Cliff Grounds Reserve – Launceston
 - b. The Tasmanian Arboretum – Devonport, Tasmania
 - c. Tasmanian Bushland Garden – Buckland (an initiative of APST.)
 - d. Heritage Forest – Invermay – (include the APST North Native Plant Garden)
4. In 1989, the International Union for the Conservation of Nature (IUCN) defined the characteristics of ideal botanic gardens: *(How Windsor Park measures up in green)*
 - a. A reasonable degree of permanence ✓
 - b. Open to the public ✓
 - c. Adequate labelling of the plants *getting there*
 - d. Communication of information to other gardens, institutions and the public ✓
 - e. An underlying scientific basis for the collections
 - f. Proper documentation of the collections, including wild origin *some done*
 - g. Monitoring the plants in the collections. ✓
 - h. Exchange of seeds or other materials with other botanic gardens, arboreta or research stations ✓
 - i. Undertaking of scientific or technical research on plants in the collections *some done*
 - j. Maintenance of research programs in plant taxonomy in associated herbaria.

A majority of points on this list is a good basis for registering the gardens. The Windsor Park Gardens meets the first 6 or 7 listed points.
5. *Why seek Botanic Garden Status?* The site is unique in Tasmania in being developed 'from scratch' to highlight Australian native plants exclusively by imaginative landscaping efforts that create small microclimatic conditions to suit the needs of a wide range of local species.
6. The **VALUE** of a botanic garden extends well beyond the benefits to botanists and horticulturists to education and to members of the general public.
7. The **COST** of the Botanic Gardens will be the continued level of staffing plus signs and plaques for educational and general information purposes. The Council and its admirable parks and recreation employees have made a huge investment over the years.
8. A '**Friends of Windsor Park Botanic Gardens**' with local volunteers would be supported by the Australian Association of Friends of Botanic Gardens (AAFBG).
9. In urging the West Tamar Council to name the Windsor Park Gardens a Botanic Garden, APST believes that the major criteria have already been met and that the re-naming should be done without delay.

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



**AUSTRALIAN PLANTS SOCIETY TASMANIA Inc.
NORTHERN GROUP**

www.apstasnorth.org Email: apstasnorth@gmail.com
45 Osborne Avenue, Trevallyn, Tas. 7250

17th January, 2023

Dear Cr. Holmdahl,

Our Australian Plants Society Tasmania (APST) has always appreciated your interest in and support of, our nursery at Windsor Community Precinct, which continues to thrive. Thank you.

We've been encouraged to float with you and the WTC an idea that is of great interest to the APST Northern Group. It is to recognise the uniqueness and status of the parklands at the Windsor Precinct by naming it a ***Botanical Garden***.

It seems there are no mandatory requirements to naming a garden a 'Botanical Garden' however the *International Association of Botanic Gardens* has suggested criteria to be met in part or whole before such a name is adopted (see attached below). The Windsor Park parklands meet those criteria already.

Increasingly other organizations both around and outside the State are aware of the garden's special qualities and it has occurred to us that the West Tamar Council itself may not be aware of just how special and unique this garden is. You may be interested to know that the following have visited or used the gardens in recent times.

1. APST inc. have held their annual meeting there including a tour of the gardens.
2. The Forestry Dept held 2 x Eucalypt ID staff training sessions in the gardens.
3. The Royal Tasmanian Botanical Gardens sent its Tas. Native Plants Curator and his team to tour and talk to Tony Roberts.
4. The Tasmanian Seed Conservation Centre (Hobart) Senior staff visited and inspected the gardens before agreeing to a seed project being undertaken at the APST nursery.
5. Representatives from *Australian Association of Friends of Botanic Gardens*, from all over the Australia, had the Windsor Gardens on their itinerary when they toured Tasmania in 2019. A second scheduled tour was cancelled due to Covid. A spokesman for this Group expressed her surprise that it was not named as a ***Botanical Garden***.
6. There are numerous smaller groups who have toured the gardens.

Naming the Windsor Park parklands as a 'Botanical Garden' would accord the area much deserved status and, being the only one so named in Northern Tasmania, would bring much kudos to West Tamar Council as a progressive and can-do organisation.

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**

We'd very much like to meet with you to discuss this idea further.

Sincerely

Anna McGrane
(Business Secretary, APST Northern Group)

Document for your interest :-

The International Association of Botanic Gardens decided in 1963 that a botanic garden is a place 'open to the public in which the plants are labelled'.(1)

In 2019, Botanic Gardens Conservation International defines a botanic garden having met a list of criteria, either in part or whole, such as:

- Having a reasonable degree of permanence
- an underlying scientific basis for the collections
- proper documentation of the collections, including wild origin
- monitoring of the plants in the collections
- adequate labelling of the plants
- open to the public
- communication of information to other gardens, institutions and the public
- exchange of seed or other materials with other botanic gardens, arboreta or research institutions
- undertaking of scientific or technical research on plants in the collections
- maintenance of research programs in plant taxonomy in associated herbaria.(2)

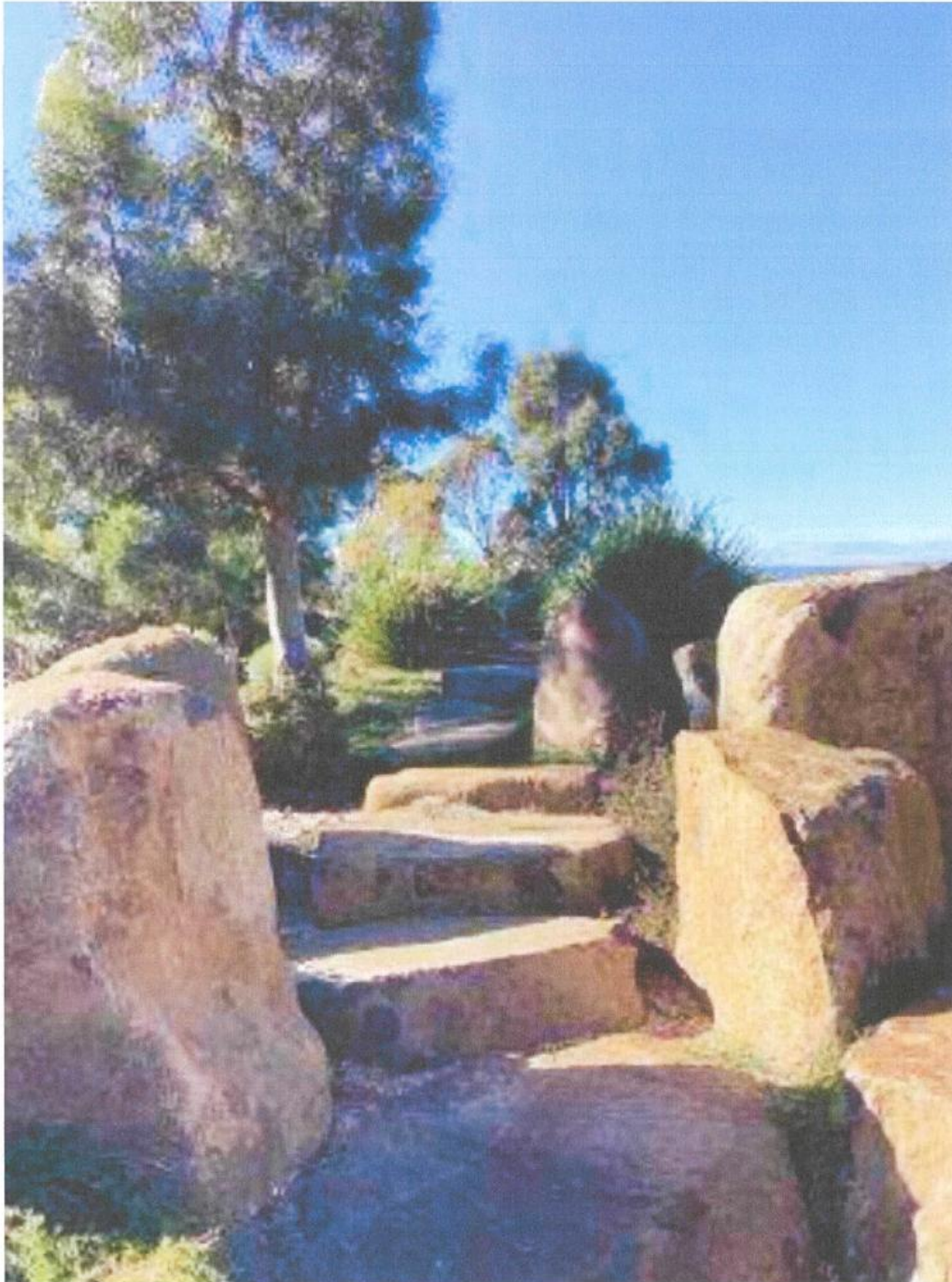
ORDINARY COUNCIL MEETING
Tuesday 18 August 2026











**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**

West Tamar Landcare Group Inc
2899 West Tamar Highway
LOIRA Tas 7275
23 October 2024

Kristen Desmond
General Manager
West Tamar Council
wtc.tas.gov.au



RE West Tamar Landcare Groups support for establishment of plantings at Windsor Precinct as a Botanic Garden

Dear Kristen,

At the most recent meeting of West Tamar Landcare Group a resolution was passed to formally endorse and support the idea proposed by the Australian Plant Society (Tasmania) to identify the native plantings and landscaped areas of the Windsor Precinct at Riverside as a Botanic Garden.

We understand that while there is no legal designation or accreditation required for an area to be named a botanic garden, we understand there are generally accepted criteria for defining such a garden, as provided on the Australian National Botanic Gardens website (<https://www.anbg.gov.au/gardens/about/management/what-is-a-botanic-gardens.html>)

We suggest that the designation of the area as a formal Botanic Garden by West Tamar Council would provide an additional drawcard for visitation to the West Tamar, complementing the Tamar Wetlands as well as capturing the significance of this unique and magnificent garden for its scientific and educational value as part of a national network of botanic gardens. We recognise the existing value of this area for community benefit and recreation, we think the designation as a Botanic Garden will only enhance this value.

We believe Council have already received a presentation on this proposal and that the matter is under consideration, we respectfully encourage Council to support and enable this process, bringing due recognition to this incredible achievement in public and open space design.

West Tamar Landcare is fully supportive of this proposal and are prepared to work with Council in a voluntary capacity on a management committee or other required entity to ensure the success and permanence of the area as a Botanic Garden.

Yours sincerely

Jayne Shapter
Secretary,
West Tamar Landcare Group.



Australian Plants Society Incorporated
Patron: Her Excellency, the Honourable Barbara Baker AC, Governor
of Tasmania

1 Old Coach Rd
Gravelly Beach
Tas 7276

npresident@apstas.org.au

18 December 2025

Mayor Christina Holmdahl and Councillors

West Tamar Council
2 Windsor Drive
Riverside TAS 7250

Re: Support for Petition to Declare Windsor Park Gardens a Botanical Garden

Dear Mayor and Councillors,

The Australian Plants Society Tasmania (APST) wishes to formally commend and endorse the accompanying petition signed by our members and wider community supporters advocating for the declaration of Windsor Park Gardens as an official **botanical garden**. There are 47 signatures on the petition.

This petition highlights the strong community support for recognising the ecological, horticultural, and educational significance of Windsor Park Gardens. Its signatories add meaningful weight to the detailed submission our Group previously provided to Council, outlining the many benefits that botanical garden status would bring, including:

- **Conservation and protection of biodiversity**, with particular emphasis on native plant species and local habitat.
- **Expanded educational and interpretive opportunities** for schools, community groups and visitors.
- **Development of a curated living collection** showcasing the botanical richness of northern Tasmania.

- **Enhanced cultural, recreational, and tourism value** for the West Tamar municipality.

APST is greatly encouraged by the alignment between community sentiment and our long-standing commitment to promoting the understanding, cultivation, and conservation of Tasmanian native plants. The petition is a clear indication that residents deeply value the gardens and wish to see their status elevated and safeguarded for future generations.

We respectfully urge the West Tamar Council to give full consideration to this expression of public interest and take steps to progress the declaration of Windsor Park Gardens as a botanical garden. The APST Northern Group stands ready to support the Council through shared expertise, collaborative planning, volunteer contributions, and ongoing engagement.

Thank you for your consideration and for your ongoing efforts to protect and enhance the natural assets of the West Tamar region.

Yours faithfully



Dale Luck

President Northern Group

Australian Plants Society Tasmania (Inc.)

Petition to West Tamar Council

Recognition of Windsor Park Gardens as an Official Botanical Garden

To the Mayor and Councillors of the West Tamar Council:

The undersigned members of the Australian Plants Society Tasmania, supporting residents of the municipality and other parties interested in Tasmanian plants respectfully petition the West Tamar Council to:

1. Accelerate the process of formally declaring the Windsor Park Garden, Riverside, as a Botanical Garden under Council recognition;
2. With assistance of APST, ensure that appropriate, signage, and long-term management of the Garden as a recognized site of botanical, educational, and cultural value to local residents and visitors
3. Acknowledge the Garden's role in conserving Tasmanian native plants, supporting biodiversity, and providing the community with opportunities for education, recreation, and wellbeing.

Grounds for the Petition:

- Windsor Park Garden has been developed over the years into an acclaimed and established showplace actively maintained for a collection of Tasmanian flora, developed and cared for by West Tamar Council staff.
- Recognition as a Botanical Garden will strengthen conservation outcomes, attract tourism, and support environmental education for schools and the wider community.
- Formal declaration will also safeguard the Garden's status into the future and highlight Council's leadership in environmental stewardship.

Name (print)	Address	Signature	Date
KATE SHAW	11 GREVILLEA WAY KINGSTON	K Shaw	7/11/25
Poe Wright	1 Ash Dr Kingston	P Wright	7/11/25
James Talbot	20 Josephine Pl Newnham	JT	7/11/25
Suzanna Talbot	20 Josephine Pl Newnham	S Talbot	7/11/25
Ann Scott	31 Elizabeth St	A Scott	7/11/25
RB Beattie	84 ABBOTT ST ELTON	ROBERTA BLACKWOOD-BEATIE	7/11/25
Megan Darke	231 Greaves Rd Haverford	M.Darke	7/11/25
Lynne Mockridge	110 SENATOR COURT, NEWNHAM	L Mockridge	7.11.25
CATHERINE PEARCE	8 RUPERT ST, NEWSTEAD	C Pearce	7.11.25

(Additional same format signature sheets may be attached. Each page must include the petition text above.)

Petition to West Tamar Council

Recognition of Windsor Park Gardens as an Official Botanical Garden

To the Mayor and Councillors of the West Tamar Council:

The undersigned members of the Australian Plants Society Tasmania, supporting residents of the municipality and other parties interested in Tasmanian plants respectfully petition the West Tamar Council to:

1. Accelerate the process of formally declaring the Windsor Park Garden, Riverside, as a Botanical Garden under Council recognition;
2. With assistance of APST, ensure that appropriate, signage, and long-term management of the Garden as a recognized site of botanical, educational, and cultural value to local residents and visitors
3. Acknowledge the Garden's role in conserving Tasmanian native plants, supporting biodiversity, and providing the community with opportunities for education, recreation, and wellbeing.

Grounds for the Petition:

- Windsor Park Garden has been developed over the years into an acclaimed and established showplace actively maintained for a collection of Tasmanian flora, developed and cared for by West Tamar Council staff.
- Recognition as a Botanical Garden will strengthen conservation outcomes, attract tourism, and support environmental education for schools and the wider community.
- Formal declaration will also safeguard the Garden's status into the future and highlight Council's leadership in environmental stewardship.

Name (print)	Address	Signature	Date
KEITH DACE	231 GREAVES ROAD FREDERICK GUMBY	Keith Dace	7/11/25
ANDREW SMITH	42 SALISBURY CR. WEST LAUNCESTON	Andrew Smith	7/11/25
Mick Ling	89 New Eccleston Rd Riverside	Mick Ling	07/11/2025
Sally Johnson	89 New Eccleston Rd Riverside	Sally Johnson	7/11/2025
Rose Tilsley	91 Bani Terrace Trevallyn	Rose Tilsley	7/11/25
MALCOLM TILSLEY	" " " "	Malcolm Tilsley	7/11/25
DANE LUCE	16 Warragul St N'end	Dane Luce	7/11/25
Anna McGrane	3 Balfour St, L'ham	Anna McGrane	7/11/25
Rosemary Verbeeten	1 dd Coach Road Cradelly Beach	Rosemary Verbeeten	7/11/25

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Name (print)	Address	Signature	Date
R & L Skabo	6 Kootana Trevallyn	R & L Skabo	7/11/25
Anthony Crawford	493 Timberbox Rd	Anthony Crawford	7/11/25
Anne Crawford	" " "	Anne Crawford	7/11/25
Kay Pallett	1771 West Tamar Hwy	Kay Pallett	7/11/25
Clare Bulbully	28 Port Davies Rd, Emile 7255	Clare Bulbully	" "
Rhonda Tomlinson	P.O. Box 250 Sheffield	Rhonda Tomlinson	" "
Colin Hallane	16 Denis Drive, Riverend	Colin Hallane	" "
Paul Woolf	13 Canine & Riverside	Paul Woolf	" "
JOHN TABOR	1. VINE ST HANLEY GLEN 705 7307	JOHN TABOR	" "

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Name (print)	Address	Signature	Date
JILL CARNEY	9, RUDD PLACE WESTBURY RD PROSPECT	<i>J. Carney</i>	7.11.25
MARG KILLEN	13 CAMINA CIT RIVERSIDE 7250	<i>M. Killen</i>	7.11.25
Ian Blayden	652 Acland Rd Kaguna, 7170	<i>I. Blayden</i>	7.11.25
KATHERINE MARSDEN	9 SHELTON PLACE WEST HOBART TAS	<i>K. Marsden</i>	7.11.25
LARINE LONGMAN	307 JOHN LEE DR. DILSTON, 7252 TAS.	<i>L. Longman</i>	7.11.25
PETER LONGMAN	307 JOHN LEE DR. DILSTON, 7252 TAS	<i>P. Longman</i>	7.11.25
Karen Waldon	46 Robin St Newstead TAS 7250	<i>K. Waldon</i>	7.11.25
MARILYN HONEYBUN	2/13 SANDSTONE GUE BLACKHANS BAY	<i>M. Honeybun</i>	7.11.25
Noel Manning	46 Robin St NEW STEAD 7250	<i>N. Manning</i>	7.11.25

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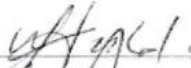
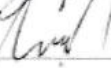
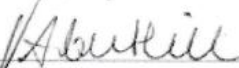
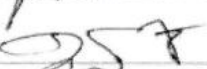
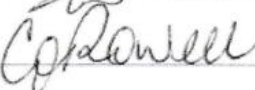
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Name (print)	Address	Signature	Date
JEFF CAMPBELL	1565, Midland Hwy Park		7.11.25
Christine McHugh	7 Hooper Cres, Mount 7000 Stuart		7.11.25
Edith Blayden	687 Auburn Rd Karyena		7/11/25
BILL HUSBAND	12 RECORD AVE. FRANKLINVILLE		8/11/25
Mary Husband	12 Record Ave Yoonjhen		8/11/25
DAVID ROUGH	5 DOCKING CRT LTH		8/11/25
SUE CUTHILL	4 NORWOOD HUE L'TON		8/11/25
DAVID BUES-	363 28th Lees DISTRICT		8/11/25
CAROLINE ROWELL	5 DOCKING COURT NEWSTEAD		8/11/25

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Name (print)	Address	Signature	Date
Sue Abernethy	363 John Lees Dr	Sue Abernethy	8/11/25
Harvey Corrie	4 Pomona Ave	Harvey Corrie	8/11/25

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This petition contains 47 signatures

It is lodged by

Dale Luck

16 Warragul St

Norwood, Tas

President, Australian Plants society, Northern Group



8.3 CEO 3 - 4th Quarter Performance Report - April to June 2026

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 11 August 2026

ATTACHMENTS: 1. [8.3.1] 4th Quarter Performance Report - April to June 2026

SUMMARY

The purpose of this report is to provide the West Tamar Council 4th Quarterly Performance Report for the period 1 April to 30 June 2026 to Council for endorsement.

BACKGROUND

The Quarterly Report details Council's progress in line with the Annual Plan actions for the financial year.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Heart: Community and Wellbeing

Goal 9: People can reach services, information and civic life more easily across the whole municipality

9.2 Improve how Council communicates decisions, services, activities and opportunities through plain English, local channels and easier to find information.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Section 27(c) of the *Local Government Act 1993* states that "*the Mayor is to promote good governance by, and within, the Council*".

RISK CONSIDERATIONS

A quarterly report is designed to minimise risk to the organisation and increased transparency through providing an ongoing performance report on the Council's financial, strategic and customer service objectives, to the elected members and the community.

FINANCIAL IMPACT

Nil.

CONSULTATION

The draft 4th Quarterly Report was provided to Councillors for consideration at workshop on Tuesday 4 August 2026. The report will also be provided to the Audit Panel at the next scheduled meeting.

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 4th Quarterly Performance Report for the period April to June 2026 is provided for consideration and endorsement.

RECOMMENDATION

That Council:

1. Receives the West Tamar Council 4th Quarter Performance Report 1 April 2026 to 30 June 2026; and
2. Provides public access to the report as part of Council's commitment to ongoing good governance

DECISION

Moved:

Seconded:

VOTING

For:

Against:

West Tamar Council

QUARTERLY REPORT

Edition 12
Apr-Jun 2026





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Message from the CEO

As we conclude the fourth quarter of the 2025–26 financial year, I am delighted to share a summary of our progress, operational highlights, and community achievements across the West Tamar municipality.

A landmark milestone this quarter was Council's endorsement of the Legana Community Sports and Recreation Precinct Master Plan.

Positioned to be the largest project our Council has undertaken to date, this intergenerational initiative features an indoor multi-purpose facility, sports clubrooms, change facilities, and an outdoor central hub.

Backed by a \$5 million federal commitment - alongside \$5 million in Council funding, this development directly addresses regional court shortages while supporting our key growth area.

Operationally, our team continues to deliver high-quality outcomes.

Frontline staff achieved a 97.6 per cent compliance rate across 416 customer service requests.

This dedication was underscored by our 2026 Community Sentiment Survey, where frontline customer service achieved a chart-topping satisfaction score of 7.0 out of 10, and premier open spaces like the Windsor Community Precinct earned 6.9 out of 10.

Overall, the survey established a robust baseline, with the overwhelming majority of respondents rating Council performance as satisfactory or above.

Financially, our position remains disciplined.

We met our year-end target of keeping outstanding rates down to 5 per cent and received \$3.6 million pre-payment of federal financial assistance grant allocations.

Civically, we welcomed 28 new Australian citizens across ceremonies in April and June, while completing key governance enhancements, including live-streaming capabilities at Windsor Council Chambers.

As we move forward, we remain dedicated to building on this trusted foundation to deliver equitable, high-quality infrastructure and services across our entire municipality.



Kristen Desmond
Chief Executive Officer



CEO Meeting Schedule

Quarter 4, 2025-26 – April to June 2026

APRIL	
1	Visit Northern Tasmania (VNT) Workshop
	NTDC MRG Board Meeting
2	Meeting with West Tamar Health
8	Interim Council Workshop
10	Local Government Association of Tasmania – General Meeting
13	Meeting with Proponent
	Roundtable with NBN Co.
14	Strategic Workshop – Exeter Structure Plan/Beaconsfield
	Pre-Master Plan Working Group Catch Up
15	Tamar Estuary Management Taskforce (TEMT) – Master Plan Working Group
	Community Information Session – Beach Road, Legana
16	Northern Tasmania Regional Land Use Strategy (NTRLUS) – Steering Committee
	Bell Bay Response Team Meeting
20	Meeting with Tas Police - Divisional Inspector Groves
21	Pre-Meeting Council Workshop
	April Council Meeting
22	Meeting with Minister Palmer
23	Meeting with Consultant
	Meeting with Proponent
	Citizenship Ceremony
24	Northern GM/CEO's Regional Meeting
25	Anzac Day Service - Beaconsfield
27	Positive Aging Committee (PAC) Meeting
	Local Councils Discussion – Tamar Valley – Growing Tourism
28	International workers Memorial Day Ceremony
	Beaconsfield Recreation Plan Meeting
29	Local Government Professionals Tasmania Meeting
30	Northern Tasmania Regional Land Use Strategy (NTRLUS) – Steering Committee
	Meeting with Ratepayer
MAY	
5	Interim Council Workshop
6	Roundtable with Senator The Honourable James McGrath
	Northern Tasmania Regional Land Use Strategy (NTRLUS) – Steering Committee
	Meeting with Proponent
	ACBC – Hong Kong: Gateway to Asia Seminar
11	Local Government Professionals (LG Pro) Conference Working Group
12	Council Budget Strategic Workshop
	Meeting with Ratepayer
13	Local Government Professional (LG Pro) Management Challenge
14	Meeting Head of Tasmanian Operations Hawthorn Football Club
15	Meeting with Janie Finlay
	Meeting with Northern Tasmanian Development Corporation (NTDC)

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

	Function – TOMRA One Year Cleanaway Operations in Tasmania
16	Governor Barbara Baker's visit to FermentHQ
17	Function - Winkleigh Hall Biggest Morning Tea
19	Pre-Meeting Council Workshop
	May Council Meeting
20	Tamar Valley Wine Route Briefing
	Meeting with Tamar Natural Resource Management (NRM)
	Bell Bay Response Team Meeting
	West Tamar Council Volunteer Dinner
21	Meeting with Consultant
	Meeting with Proponent
22	Circular North Steering Committee
	State Budget Lunch
23	Meeting with Ratepayer
25	Meeting with Consultant – Community Strategic Plan
26	Northern Tasmania Development Corporation (NTDC) Meeting
	Media Opportunity - Legana
	Meeting NTARC DRF Meeting
	Meeting with Ratepayers
27	Launceston Chamber of Commerce – Leadership Group Meeting
	Meeting with Consultant – ReadyTech Software
28	Meeting TEMT Master Plan Working Group
	Meeting Local Government Professional (LG Pro) Working Group Meeting
29	State Budget Breakfast Reply
	Northern Tasmania Development Corporation (NTDC) Strategy Workshop
JUNE	
1	Media Interview – ABC – Community Strategic Plan
	Tamar Estuary Management Taskforce (TEMT) Working Group Meeting
	Meeting with Ratepayer
	Potential Sponsorship Discussion
2	Council Interim Workshop
	Presentation with Visit Northern Tasmania (VNT) Board
3	National Reconciliation Week Breakfast
	Local Government Professional Board Meeting
	Northern Tasmania Regional Land Use (NTRLUS) Steering Committee Meeting
	Launceston Airport Departure Lounge Opening
4	Meeting with Potential Supplier
	Meeting with Current Supplier
	Meeting with Proponent
5	Mentoring Session
	Circular North Steering Committee Meeting
	Northern GM/CEO's Regional Meeting - June
9	Annual Leave 9-20/06/2026
22	Tamar Estuary Management Taskforce (TEMT) Working Group Meeting
25	TasWater AGM
26	Auditee Information Session
26	Meeting Electoral Commissioner
29	Audit Panel Meeting Q4 FY26
30	Meeting Kristy McBain

Use of the Council Seal

Date Common Seal Affixed	Reference No	Document Under Seal	Applicant/Other Party	Names of Signatories
9/04/2026	229	Lease of Crown Land at Bonnie Beach Road, Kayena	Department of Natural Resources and Environment, Office of the Crown Solicitor	CEO Kristen Desmond, Mayor Christina Holmdahl
9/04/2026	230	Contract No. WTC 33/2025 Management and Operation of the Riverside Swimming Centre	Aquatic Management Services Tas	CEO Kristen Desmond, Mayor Christina Holmdahl
21/04/2026	231	Deed of Variation and Extension of Lease	Charl Reinard Fourie t/a Windsor Psychology	CEO Kristen Desmond, Mayor Christina Holmdahl
28/04/2026	232	Deed of Variation: Caravan and Motorhome Plan	The Crown in Right of Tasmania	CEO Kristen Desmond, Mayor Christina Holmdahl
28/04/2026	233	Council Lease [DRNRET Ref: 017730]	The Honourable Nicholas John Henry Duigan MP	CEO Kristen Desmond, Mayor Christina Holmdahl
1/05/2026	234	Caveat Forbidding the Granting of an Application under Section 138W registered number N198032	James Launder and Rosemary Launder	CEO Kristen Desmond, Mayor Christina Holmdahl
1/05/2026	235	Request to Amend Sealed Plan 159266	Douglas & Collins Lawyers	CEO Kristen Desmond, Mayor Christina Holmdahl
28/05/2026	237	PA2023047 - Schedule of Easements to support final plan with Lot 23 and Lot 300	Tasmanian Water & Sewerage Corporation Pty Ltd (TasWater)	CEO Kristen Desmond, Mayor Christina Holmdahl
5/06/2026	238	Deed of Renewal and Variation of Lease - WTC & Smile Planet Pty Ltd	Smile Planet ("the Tenant") and Charl Jacob ("the Guarantor")	CEO Kristen Desmond, Mayor Christina Holmdahl
5/06/2026	239	DA103/04-3 Final Survey Diagram Schedule of Easements	Bass Corporation Pty Ltd	CEO Kristen Desmond, Mayor Christina Holmdahl
11/06/2026	240	TasWater Form of Proxy - Kristen Desmond to attend	Tasmanian Water & Sewerage Corporation	Acting CEO Dino De Paoli, Mayor Christina Holmdahl

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

		TasWater AGM as proxy for Cr Ireland	Pty Ltd (ACN 162 220 653)	
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Audit Panel Actions

	Audit Panel Action Sheet
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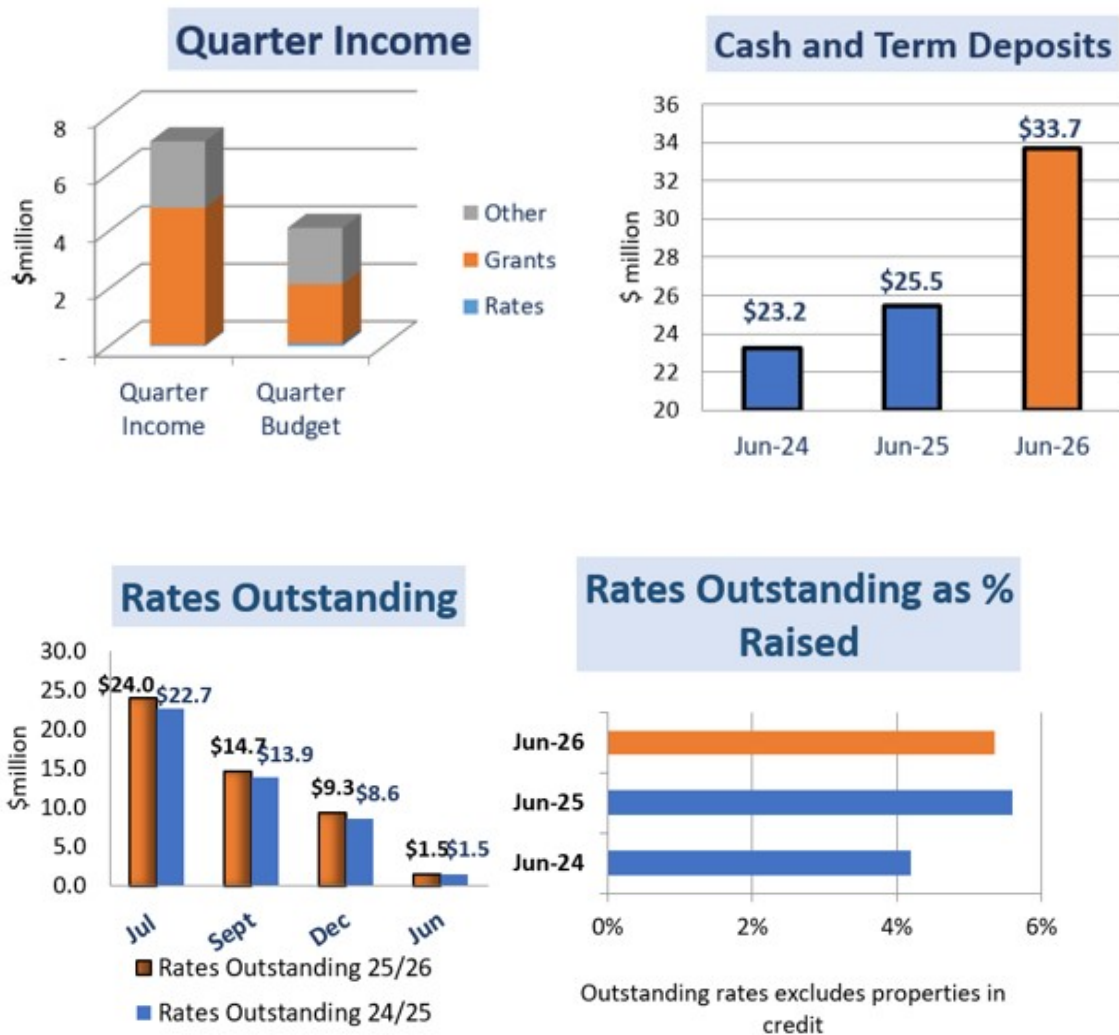
Ref	Date	Item	Action	Responsible	Comment
2512.01	8/12/25	4.1	Review to be undertaken of audits completed to date and requirements for periodic audits to be undertaken	Governance Officer	March June 2026
2512.02	8/12/25	6.5	Review Delegations of certain powers to the Chief Executive Officer and subsequent delegation to relevant Council officers	Governance Officer	March June 2026
2603.01	24/03/26	2.5	Credit Card Policy to proceed to Council	Chief Financial Officer	April 2026
2603.02	24/03/26	2.6	Standardise progress reporting across Directorates in Quarterly reporting	Chief Executive Officer	May 2026
2603.03	24/03/26	4.3	Finalise proposed Internal Audit program for FY27	Governance Officer	June 2026
2604.01	29/06/26	6.1	Provide further detail on Council's insurance broker's market engagement strategy	Governance Officer	August 2026
2604.02	29/06/26	7.1	Progress Audit Panel Charter review for recommendation to Council at August 2026 meeting	Governance Officer	August 2026
2604.03	29/06/26	7.2	Submit Annual Report of the Audit Panel 2025-2026 and Annual Work Plan 2026-2027 to Council for information and approval	Chief Executive Officer	July 2026
2604.04	29/06/26	7.3	Submit Audit Panel Performance Self-Assessment to Council for information and approval	Chief Executive Officer	July 2026

* Denotes items completed previously and able to be removed

BOLD Denotes items completed or included on the current agenda

Financial Reports

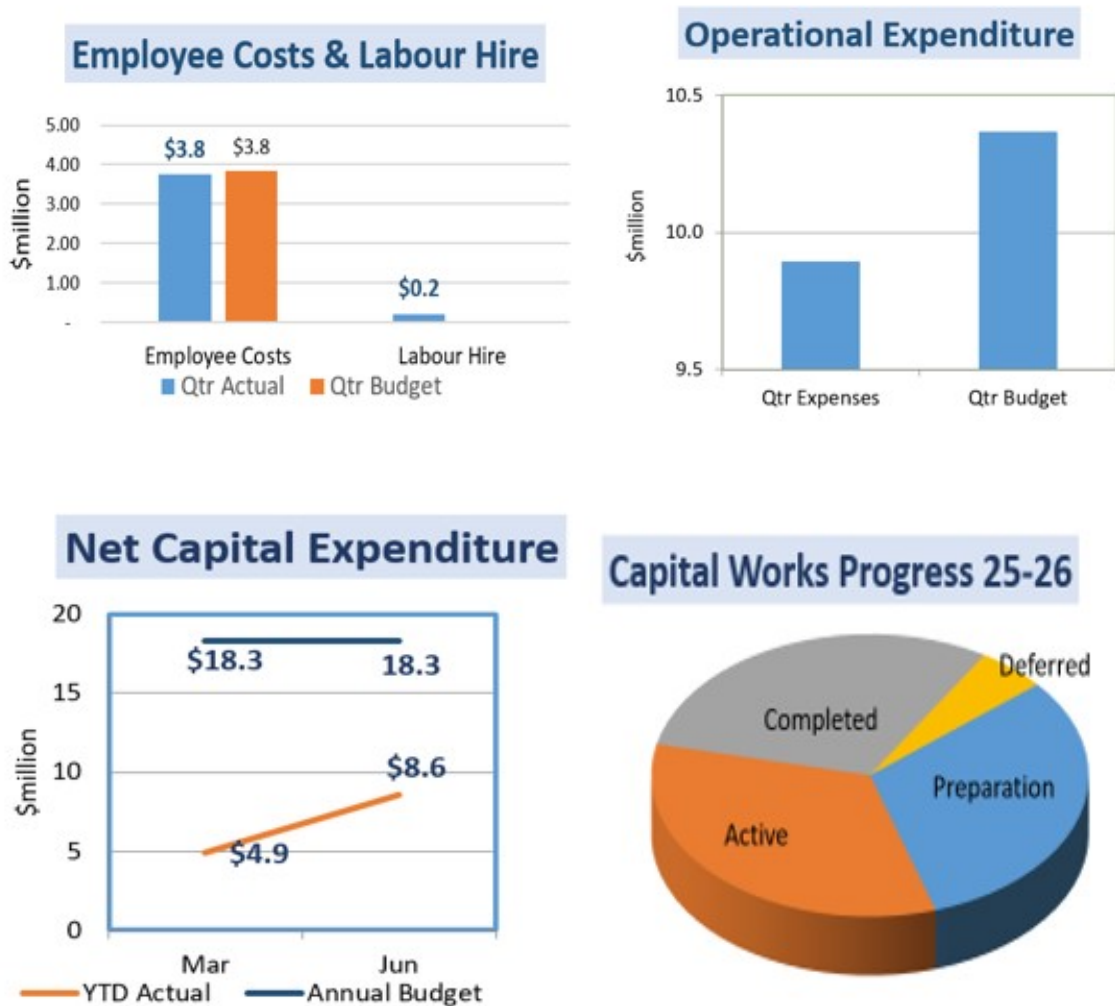
Grants for the quarter are ahead of budget due to the unexpected and unbudgeted \$3.6m, 80% prepayment of 2026-27 financial assistance grant allocations.



Rates outstanding at year end has increased \$0.7m from the balance 12 months earlier with over 5% of rates still outstanding as at 30 June 2026. The percentage has slightly decreased from 30 June 2025.

Financial Reports

Operational expenses for the quarter are slightly behind budget, mainly driven by contractors \$0.35m under budget for the quarter. Employee costs were marginally under for the quarter but more than offset by the use of labour hire \$0.2m ahead of budget for the quarter reported under materials and services.



There was more net capital expenditure activity for the quarter than previous quarters for the financial year however expenditure YTD still well below budget with net capital expenditure of \$8.5m earmarked overall for carryover into the 2025-26 financial year capital budget. \$5.2m of the variance relates to timing around the Legana Indoor Basketball and Community Centre project.

Service Delivery

Customer Service Requests

- 416 total Customer Service Requests
- 406 compliant
- 10 non-compliant
- 97.6 per cent compliant
- Works and Infrastructure responded to 311 customer service requests during the fourth quarter

Planning and Development

Description	Previous Year Total	Q3 Mar 26	Q4 Jun 26	Year to Date
S57 Discretionary	180	54	42	208
S57 Discretionary (avg days)		41.83	36.73	
S58 Permitted	42	18	18	62
S58 Permitted (avg days)		18.38	13.61	
S56 Amended Permits	21	4	6	18
No permit required/exempt	125	37	28	152
Planning Appeals	2	3	1	5

Building

Description	Previous Year Total	Q3 Mar 26	Q4 Jun 26	Year to Date
Council issued Certificate of Likely Compliance (COLC)	107	7	6	41
Privately surveyed (COLC)	164	64	84	293
Council issued Permits	45	6	13	41
Privately surveyed Certificates of Substantial Compliance	10	2	6	14
Inspections	383	56	52	262

Service Delivery

Plumbing

Description	Previous Year Total	Q3 Mar 26	Q4 Jun 26	Year to Date
CoLC/Permit:				
West Tamar Council	167	52	525	219
Dorset Council	40	11	12	44
George Town Council	207	27	19	88
Flinders Island Council	18	2	5	13
Inspections:				
West Tamar Council	550	96	120	486
Dorset Council	68	6	4	36
George Town Council	136	27	29	149
Flinders Island Council	7	0	0	0
Drainage Nuisances:	59	5	6	20

Compliance

Development Compliance

Description	Previous Year Total	Q3 Mar 26	Q4 Jun 26	Year to Date
Complaints received and investigation initiated	62	17	0	47
Building orders issued	47	7	12	43
Plumbing orders issued	18	3	2	8
Planning notice of intent	3	0	1	1
Planning Enforcement notice issued	1	0	1	1
Matter resolved - withdrawn	5	1	0	5
Matter resolved – satisfied/revoked	15	6	15	45

There were 309 ongoing compliance matters during the June Quarter 2026, which includes historic building orders which have not previously been reported on.

Environmental Health

Description	Previous Year Total	Q3 Mar 26	Q4 Jun 26	Year to Date
New food business applications approved	16	7	7	33
Food business inspections - number	250	28	29	141
Vaccinations administered – number	0	0	0	409
Complaints received and investigations initiated - number	77	18	20	84
Complaints resolved - number	61	14	19	74
Notifiable disease investigations	15	5	3	10
OWMS consent	44	23	11	66
OWMS inspections	73	10	10	44

Compliance

Municipal Inspectors

Description	Previous Year Total	Q3 Mar 26	Q4 Jun 26	Year to Date
Dog registrations - number	16935	3858		
Lifetime Dog Registrations - Total		384	475	1556
Dogs at large detained - number	75	12	19	59
Barking dog complaints investigated - number	6	0	4	14
Dog attacks investigated – number	21	9	9	25
Burials - number	16	2	2	9
Internment of ashes - number	5	5	1	7
Fire abatement inspections - number	114	76	0	131
Fire abatement notices issued - number	80	55	0	93

Community

Event highlights

CITIZENSHIP CEREMONIES

West Tamar Council hosted two citizenship ceremonies during the fourth quarter – one in April and one in June.

In April, Council welcomed 12 new Australian citizens to our beautiful

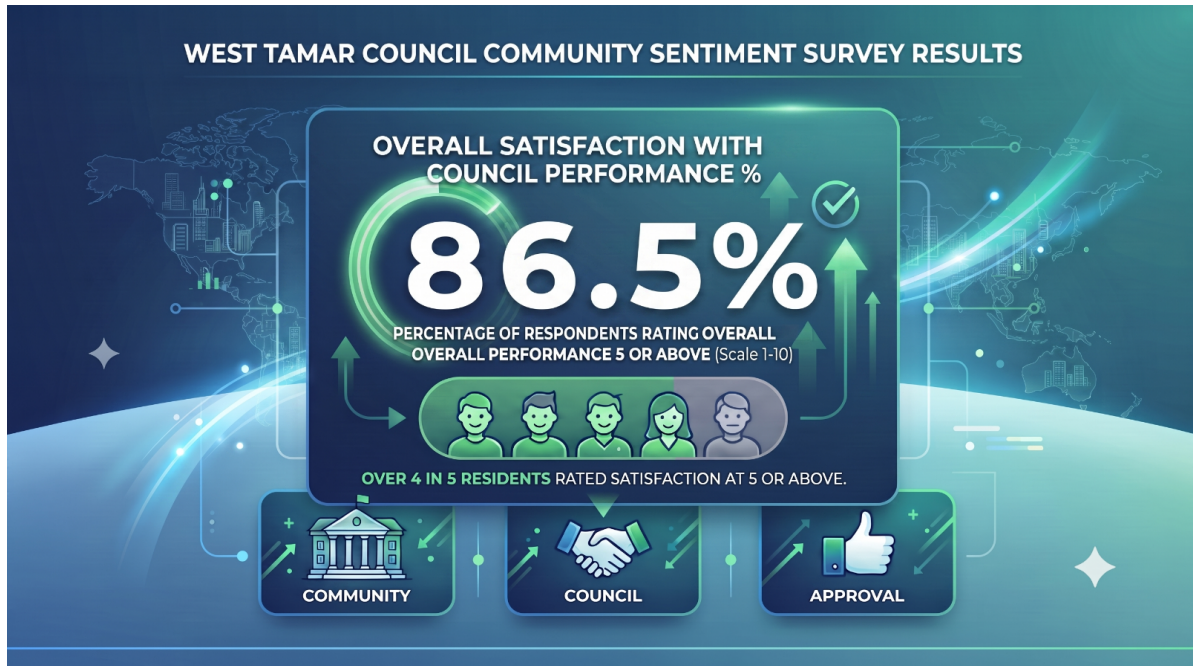


municipality - with conferees from the UK, the US, Nepal, China, Afghanistan, France and India.

In June, Council welcomed a further 16 new Australian citizens, with conferees from Germany, India, Vietnam, Nepal, Afghanistan, New Zealand, the UK and the Czech Republic.



Community Sentiment Survey



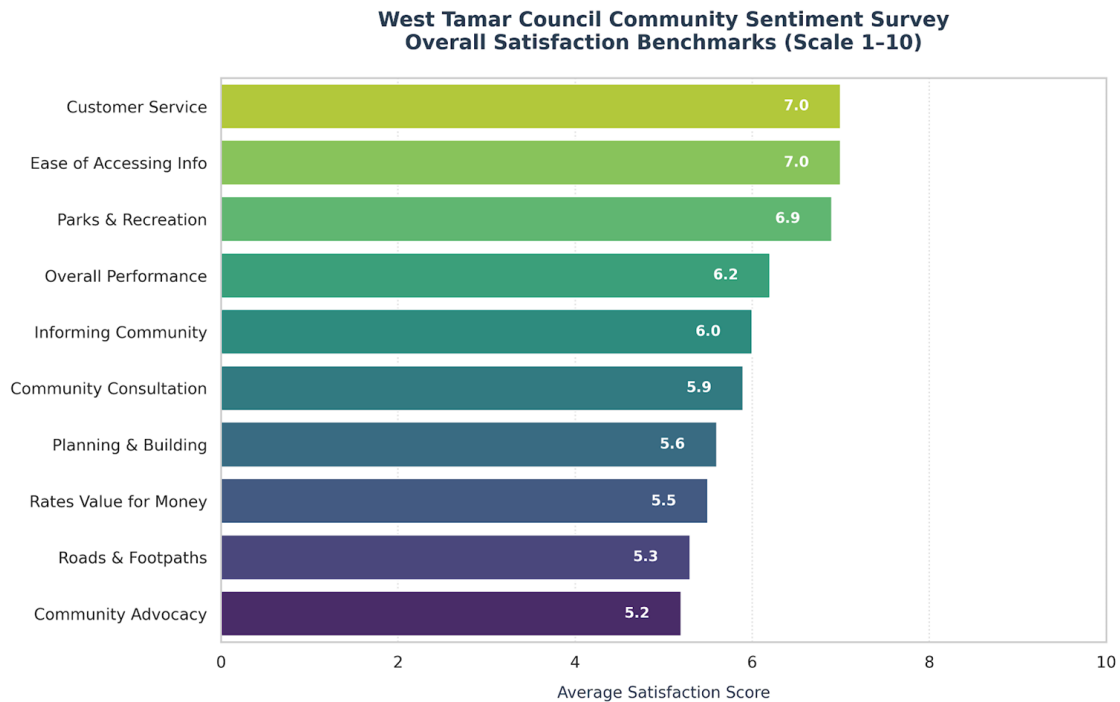
The 2026 Community Sentiment Survey provides West Tamar Council with a valuable, data-driven view of its performance, highlighting a solid foundation of community satisfaction and trust.

Conducted earlier this year and with an invitation to participate sent out to all ratepayers across the municipality. 683 residents participated in the survey and the below is collated feedback from those 683 residents.

While these contributions offer excellent qualitative and quantitative direction for future planning, it is worth noting that overall participation represents a highly engaged subset of the municipality.

The total number of participants accounts for just 2.6% of the overall West Tamar population (26,136 residents) and 3.5% of registered voters (19,035 electors), indicating that the results captured a targeted but not definitive pulse-check of passionate community members.

Community Sentiment Survey

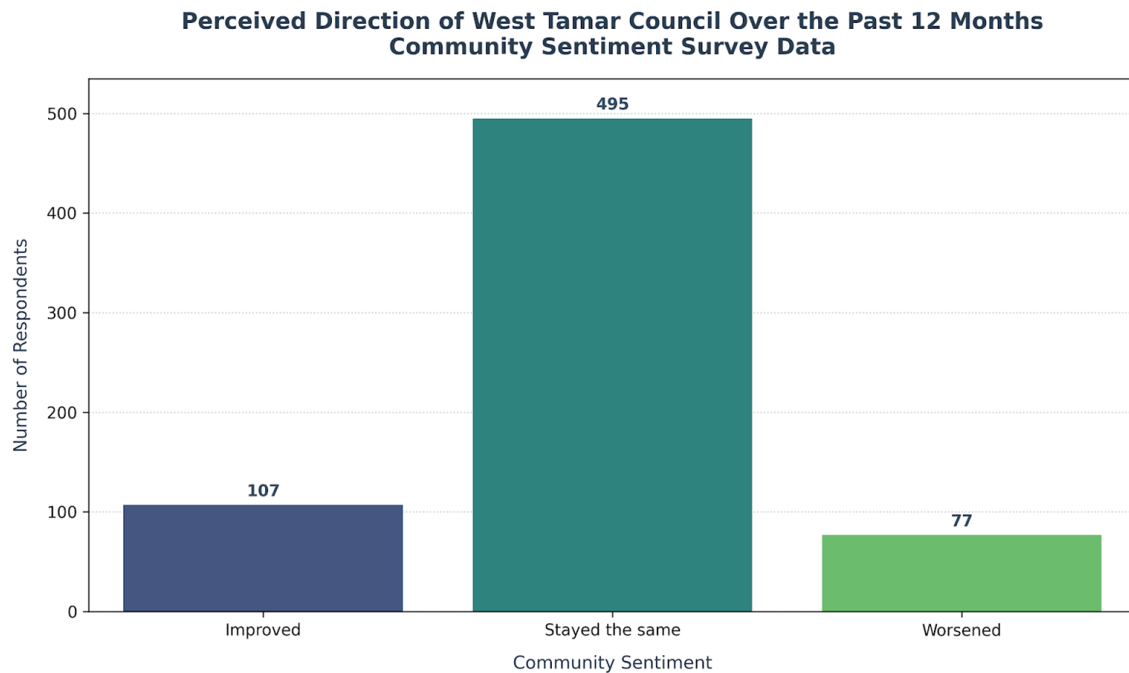


Celebrating Frontline Success & Core Stability

The results demonstrate that the majority of community members who participated, rate Council's performance as satisfactory or above, establishing a robust and positive sentiment baseline across the municipality:

- **Excellence in Customer Service:** Frontline operations emerged as a premier organisational asset, with Customer Service and Ease of Access to Information both achieving outstanding satisfaction scores of 7.0 out of 10. Open-ended responses consistently praised staff across the Riverside and Beaconsfield offices as responsive, professional, and helpful.
- **High-Value Recreational Assets:** The municipality's premier public open spaces achieved an outstanding score of 6.9, with the Windsor Community Precinct and Tailrace facilities widely celebrated as top-tier regional assets.
- **Sustained Institutional Trust:** Overall Council Performance secured a solid and commendable score of 6.2. This institutional stability is heavily reinforced by data regarding the Council's performance over the past 12 months, where an overwhelming majority of 495 respondents reported that the Council's direction has successfully "stayed the same," while a further 107 residents noted clear improvements.
- **Effective Engagement Touchpoints:** Corporate communication frameworks sit comfortably above the neutral midpoint, with Community Information earning a positive 6.0 and Community Consultation securing a 5.9, reflecting a healthy, active dialogue between Council and its ratepayers.

Community Sentiment Survey



Strategic Opportunities & Constructive Baselines

Even within lower-scoring service areas, the metrics reflect a constructive foundation for future focus rather than deep dissatisfaction.

Council Planning and Building services achieved a steady 5.6, Value for Money from Rates sat at 5.5, and Local Roads and Footpaths maintenance recorded a 5.3.

These tight, mid-tier scoring clusters provide a clear strategic directive.

Rather than correcting systemic failures, the community is encouraging the Council to bridge the gap between its highly successful "transactional responsiveness" (such as quick repairs via the Snap Send Solve app) and more complex, long-term case management for local infrastructure assets.

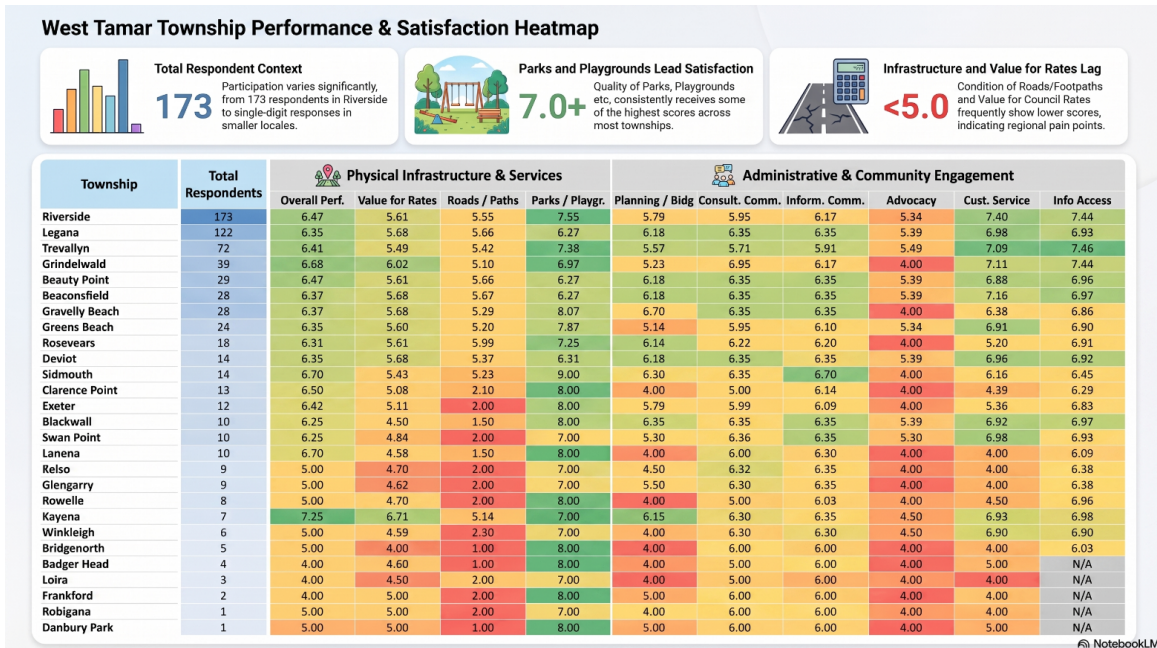
Evolving Expectations & Jurisdictional Distinctions

The insights highlight positive spaces where community priorities are evolving, notably a strong desire for enhanced waste management frequency among young families and a call for continued geographic equity in infrastructure distribution between northern and southern districts.

Crucially, the executive analysis reveals that a significant portion of resident frustration is directed toward high-visibility infrastructure issues that sit entirely outside the Council's jurisdiction.

Community members frequently used the platform to advocate for action on state-controlled matters, including traffic congestion management and a proposed second bridge for the Tamar River, ongoing timeline delays with

Community Sentiment Survey



the West Tamar Highway upgrades under the Department of State Growth, and safety-driven speed limit reductions through Exeter.

Moving into the 2027 strategic planning period, this survey establishes a highly optimistic blueprint.

By leveraging its deeply trusted customer service foundation and premier recreational assets, West Tamar Council is uniquely positioned to address complex case management and deliver equitable, visible, and local infrastructure outcomes that celebrate the natural character of the entire municipality.

Strategic Opportunities & Jurisdictional Remit

Even in lower-scoring categories, the data reflects constructive baselines for future focus rather than outright dissatisfaction.

Council Advocacy scored an average of 5.2 out of 10, Local Roads and Footpaths reached 5.3, Value for Money from Rates scored 5.5, and Planning and Building services sat at 5.6.

These results point to opportunities for Council to bridge the gap between its highly successful transactional responsiveness and more complex, long-term asset management.

Crucially, the community frequently used the survey to voice strong feedback on high-visibility infrastructure issues that sit entirely outside the Council's jurisdiction.

Community

Community Facility Bookings

	April	May	June
WINDSOR COMMUNITY PRECINCT			
Windsor Community Hall (Area 1)	13	21	14
Myrtle Room (Area 2)	20	30	24
Huon Room (Area 3)	13	70	19
Windsor Computer Hub	15	15	25
Windsor Chambers	11	8	0
Youth Space (currently tenanted)	n/a	21	22
Tamar Function Centre	1	1	10

	April	May	June
WCP - RECREATION			
Amphitheatre	0	1	0
Indoor Training Centre	25	29	45
Windsor Oval	48	46	45
Launceston Christian School Oval	30	40	39
Olympic 1	0	15	14
Olympic 2	0	0	0
Cricket 1	0	2	0
Cricket 2	30	37	36
Taster	30	34	33
Junior 1	2	4	5
Orienteering Trails	1	0	0
Cross Country Trails	0	3	3
Legana Precinct Oval	9	N/A	N/A

	April	May	June
COMMUNITY HALLS/FUNCTION SPACES			
Legana Hall	40	48	52
Rowella Hall	6	9	7
Frankford Hall	2	1	0
Clarence Point Hall	2	3	3
Exeter Community Hub – Function Room	25	28	30
Exeter Squash Courts	n/a	0	0
Beaconsfield Community Centre - Gym	15	13	15
Beaconsfield Community Centre – Function Room	12	6	5

Community

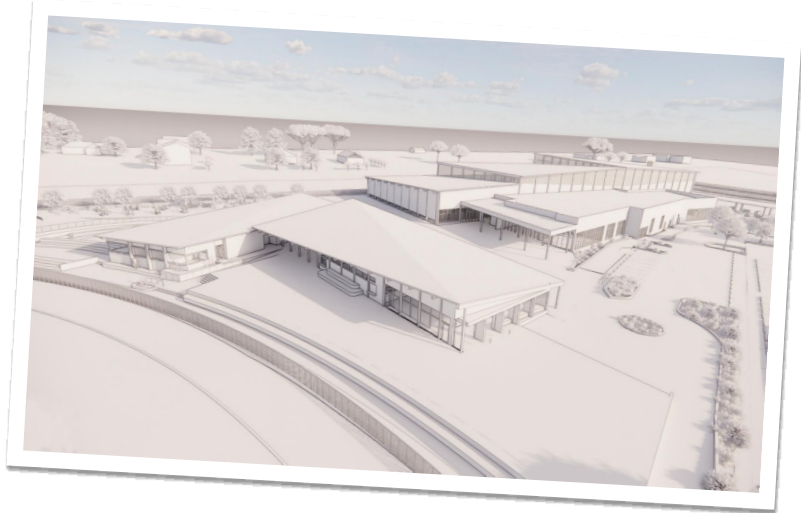
Beaconsfield Mine and Heritage Centre

1. GROUPS					
Date	Number of entries	Number of Groups			
April	2647	10 groups			
May	1898	4 groups			
June	1383	5 groups			
2. SOCIAL MEDIA INSIGHTS BMHC					
Facebook	Followers	Post Views	Post Engagement		
April	3321 total followers	Post views 8.7k	Post engagement 953		
May	3341 total followers	Post views 20k	Post engagement 1287		
June	3364 total followers	Post views 37k	Post engagement 2.2k		
3. VISITOR FIGURES					
Year	2021-22	2022-23	2023-24 YTD	2024-25 YTD	2025-26 YTD
Visitor Numbers YTD			30,542	34,291	33,220

Key Project Update

LEGANA COMMUNITY SPORTS AND RECREATION PRECINCT MASTER PLAN

At its April ordinary Council meeting, West Tamar Council supported an intergenerational investment into Legana by endorsing the Legana Community Sports and Recreation Precinct Master Plan and the scoping of stage one works.



The business case for the master plan supports two linked decisions for the Legana Community, Sports and Recreation Precinct on Council land adjacent to the Legana Primary School.

The master plan includes an indoor multi-purpose facility, new clubrooms and function and hospitality spaces, change rooms, an outdoor central hub and market area, cricket training nets and staged parking.

Stage 1 of the project is due to commence in the 2026/27 financial year as the first, fundable package – which would include the indoor multi-purpose courts and the cricket clubrooms and change rooms, which will address the region’s documented indoor court shortage.

Mayor Christina Holmdahl said the master plan will deliver many benefits for both the community and the regional economy.

“Legana is unquestionably the key growth area of the West Tamar municipality,” Mayor Holmdahl said. “It’s important that Council takes a long-term view of providing facilities that keep step with the growth of Legana, while addressing a key shortage of this type of facility in the Northern region.”

Mayor Holmdahl said that if the overall project is brought to fruition, it is expected to be the single largest project the West Tamar Council has undertaken to date.

Modelling outlined in the business case states that total output impacts of the plan would be in the vicinity of \$32 million for the Legana area, \$33.8 million for the municipality and \$41.6 million for the northern region, with up to 68 jobs created in the West Tamar alone.

The federal government has already committed \$5 million towards the indoor multi-purpose facility, with Council to provide a further \$5 million for the sports clubrooms, function centre and outdoor cricket nets.

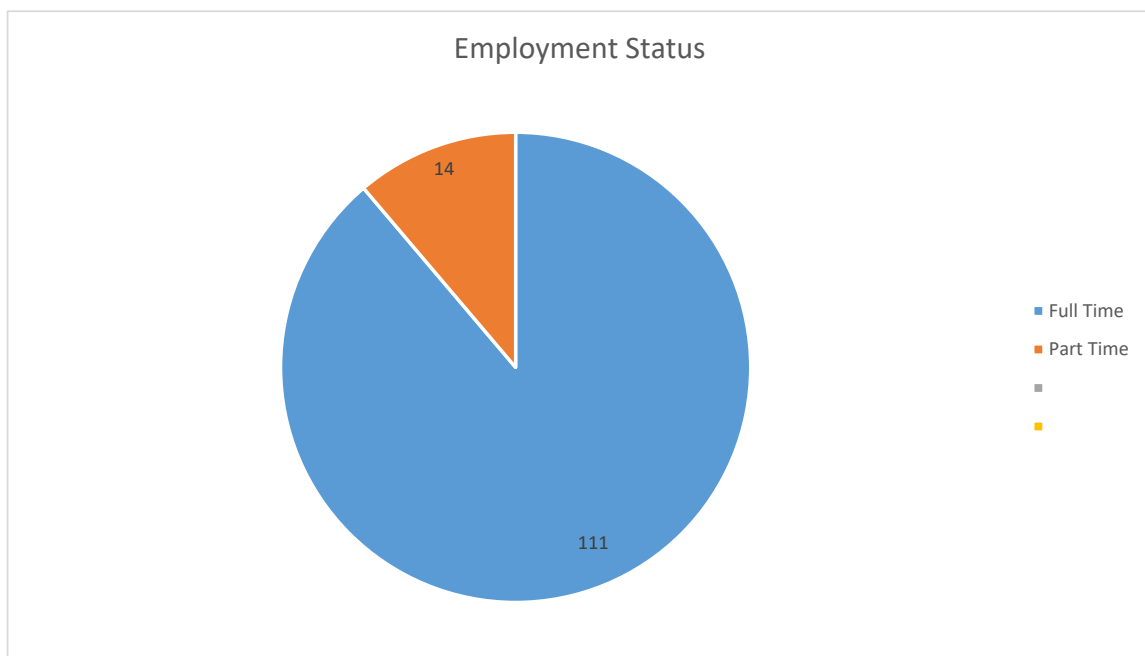
Workforce

At the end of the reporting period Council had a headcount of 122 employees. This equated to an establishment of 107.76 FTE.

Council has budgeted 118 FTE establishment for the 2025/26 year.

Council continues to work through the process of filling current staff vacancies.

The workforce profile can be found in the chart below:



Seven staff departed Council during this period (including casual and part-time employees), with 4 new staff members joining Council during the same period.

The turnover rate for the quarter was approximately 5.6 per cent.

Incident Reporting

The chart below sets out the April to June 2026 incidents reported along with the total numbers of hazards reported through Council's Take 5 process.

Description	April	May	June	Total Incidents
Near miss	2	2	1	5
Minor first-aid injury	1	2	0	3
Serious injury	0	0	0	0
Equipment/property/vehicle damage	4	1	1	6
Psychosocial hazards	1	0	0	1
Serious or Notifiable incidents	0	0	0	0
Minor incident (other)	3	3	1	7
Total incidents	11	8	3	22

Incident severity	Low	Medium	High	Critical
	15	7	0	0

Appendix 1 – Operational Summary

Operational Report June Quarter 2026					
	Draft Quarter Apr- Jun 26 \$'000	Budget Quarter Apr-Jun 26 \$'(000)	Variance \$'(000)	Draft YTD \$'(000)	Annual Budget \$'(000)
Recurrent Income					
Fees & Charges	(908)	(839)	69	(3,811)	(3,667)
Grants Current	(4,770)	(2,048)	2,722	(5,269)	(5,496)
Interest	(883)	(624)	259	(1,306)	(920)
Investment Water Corporation	(312)	(164)	148	(853)	(656)
Other Income	(161)	(225)	(64)	(604)	(444)
Rates	(46)	(107)	(61)	(27,503)	(27,406)
Total Recurrent Income	(7,080)	(4,006)	3,073	(39,346)	(38,588)
Expenditure					
Depreciation	1,882	1,948	66	7,598	7,791
Employee Costs	3,760	3,836	76	12,952	14,126
Finance Charges	0	0	0	1	2
Materials & Services	3,525	3,817	292	11,820	12,853
Other Operating Expenses	298	339	41	1,293	1,521
Statutory Contributions	428	428	0	1,713	1,713
Total Underlying Expenditure	9,894	10,369	475	35,377	38,005
Net loss on disposal	(47)	475	522	531	475
Underlying (Surplus)/Deficit	2,768	6,838	4,070	(3,438)	(108)
Profit on sale land	0	0	0	(578)	0
Timing Federal Assistance Grant	0	0	0	(1,407)	0
Capital contributions	(2,910)	0	2,910	(2,957)	0
Capital Grants	(1,220)	(6,015)	(4,795)	(2,863)	(7,378)
Net (Surplus)/Deficit	(1,361)	823	2,184	(14,199)	(7,486)

Appendix 2 – Capital Works Program

Capital Works Report 2025-26 Reporting		Work No	YTD Actual \$'(000)	Forecast 25-26 \$'(000)	Annual Budget \$'(000)	Code
Transport Capital						
Bridges						
1	Guard Rail upgrades to bring steel rails to current standards	60002	93	91	90	C
2	Beaconsfield, Tattersalls Rd, bridge 1328 over Anderson Crk - superstructure replacement and guardrail	60015	155	160	153	C
Bridges Total			248	251	243	
Footpaths						
3	Beaconsfield, Shaw Street, Cornwall to Fysh St	60235	201	190	180	C
4	Beaconsfield, Archer St, Grubb St to Shaw St	60236	20	160	160	P
5	Beauty Point, Kitchener Av, Flinders St to Esplanade	60237	3	5	5	P
6	Beauty Point, Beatty St, additional works	60220	9	9	10	C
7	Gravelly Beach, river edge retaining wall and footpath near boat ramp	60238	8		150	P
8	Riverside, Grinter Street, from Francis St to No 33, investigate and design	60239	0	2	20	C
9	Trevallyn, Bowen Avenue - footpath	60232	(10)	(10)	0	C
10	Riverside, Pendennis Street - footpath	60233	19	19	20	C
11	Beaconsfield, Cornwall Street - footpath	60234	62	62	65	C
Footpaths Total			313	437	610	
Gravel Resheeting						
12	Gravel Resheet Program	64013	304	250	380	C
Gravel Resheeting Total			304	250	380	0
Road Reseals						
13	Reseal Program Annual Allocation	61000	36	730	700	C
14	Beaconsfield, Bowens Jetty Rd - Waste Transfer Station	61363	5		0	

Appendix 2 – Capital Works Program

Capital Works Report 2025-26 Reporting		YTD	Forecast	Annual	Code
	Work No	Actual \$(000)	25-26 \$(000)	Budget \$(000)	
15 Trevallyn, Daitom Pl & Lachlan Pde- Daitom Pl & 12-20 Lachlan Pd	61361	60		0	
16 Riverside, Ecclestone Rd - New Ecclestone Road West Jctn 30m - 1750m	61368	64		0	
17 Trevallyn, Ewart Pl - New World Ave to En	61358	27		0	
18 Trevallyn, Forest Rd - Access No. 70 to Municipal Boundary	61359	73		0	
19 Trevallyn, Floreat Cr & Whitford Gr - 28 Whitfd Gr to 47 Flt Cr	61360	89		0	
20 Flowery Gully, Flowery Gully Rd - O'Reillys Rd	61364	46		0	
21 Trevallyn, Glencoe Ave - 16-24 Glencoe Ave	61362	25		0	
22 Glengarry, Glengarry Rd - Frankford Rd	61366	15		0	
23 Glengarry, Glengarry Rd- Glengarry Rd	61365	16		0	
24 Flowery Gully, Holwell Rd- Denmans Rd	61367	36		0	
25 Glengarry, Long Plains Rd - Frankford Rd to Frankford Rd +2545	61369	90		0	
Road Reseals Total		583	730	700	0

Urban Streets

26 Beauty Point, West Arm Rd, Kitchener Ave to Mainwaring Street, kerb and channel - design 25/26	63139	6	10	10	P
27 Blackwall, 29 to 45 Gravelly Beach Road, kerb and channel	63142	79	80	70	C
28 Legana, Legana Boulevard Main Street, extend to Fulton St stage 3	63143	54	40	100	P
29 Riverside, New Ecclestone Rd, property access road reconstruct at No 45	63144	4	50	50	P
30 Riverside, Riverside Drive, No 31 to No 71, retaining wall construction and pavement repairs	63145	28	30	70	P
31 Riverside, Pomona Rd, 150m-200m shape correction	63097	(44)		0	
31 Riverside, Ecclestone Rd, New Ecclestone Rd to Allison Ave, design new retaining wall	63146	6	6	20	C
32 Riverside WTH, verge treatment Cormiston Rd to creek approx 200m.	63147	74	110	70	C
33 Beaconsfield, Julian St, upgrade Weld St to Bell St	63140	93	130	150	A
34 Beaconsfield streetscape improvement plan	63116	8		40	P

Appendix 2 – Capital Works Program

Capital Works Report 2025-26 Reporting		YTD Actual \$'(000)	Forecast 25-26 \$'(000)	Annual Budget \$'(000)	Code
	Work No				
35 Design works - various infrastructure projects	69061	0	40	60	A
36 Legana, Bindaree Rd, retrofit roundabout, Ridge Rd to Bindaree Rd - in stages	63103	9	12	50	P
37 Riverside, Pitt Av, k&c and footpath from Cherry Ave to Anthony St	63137	12	250	720	R
38 Riverside, Riverside Drive, pavement/embankment reconstruction - design 24/25	63134	(2)	(2)	0	
39 Trevallyn, Cherry Road, reconstruct between Newland St and existing kerb (150m)	63100	0	0	0	C
Urban Streets Total		326	756	1,410	
Rural Roads					
40 Deviot Rd retaining wall, design 24/25	64062	30	200	838	P
41 Notley Hills Rd reconstruction	64092	293	250	272	C
42 Road guardrail upgrades	64093	9	20	20	C
44 Rosevears Drive, from Brady's Lookout Rd south 300m	64088	185	300	375	A
45 Rosevears, Brady's Lookout Rd, + 175m reconstruct	64087	63		530	A
46 Intersection Safety Improvement - Greens Beach Road and Kellys Lookout Road	64095	3		0	
47 Glengarry, loop road, culvert embankment and pavement reconstruction	64097	49		0	
48 Sidmouth, Valley Rd, upgrade pavement and seal, stage 1	64089	60	70	250	P
49 Bridgenorth Rd/Long Plains Rd, intersection improvement. grant funded \$365,000	64058	19	13	20	C
50 Grindelwald, Atkinsons Rd, road base, drainage, kerb and channel further stage	64051	334	334	340	C
Rural Roads Total		1,046	1,187	2,645	
Total Transport		2,818	3,610	5,988	
Stormwater					
51 Beauty Point, 31 Esplanade, stormwater line to reduce flooding	65131	79	80	80	C
52 Beauty Point, Eton street, SW	65134	7	80	60	P

Appendix 2 – Capital Works Program

Capital Works Report 2025-26 Reporting		YTD	Forecast	Annual	Code
	Work No	Actual \$(000)	25-26 \$(000)	Budget \$(000)	
53 Lanena, Paringa Av, pipe open channel to improve capacity and mitigate flooding risk	65135	111	120	150	C
54 Riverside, New Ecclestone Rd, extend road side drain pipe to creek	65136	284	300	284	C
55 Beauty Point, Flinders St, stormwater upgrade existing culvert to open drain at No 32 Flinders St - Design	65132	0	0	50	N
56 Emergency infrastructure works and unplanned infrastructure contributions, budget allocation	69056	10	75	75	P
57 Kelso, Greens Beach Road, stormwater improvement	65141	20	22	0	C
58 Legana, Jetty Rd, drainage works to mitigate flooding Beach Rd, investigate and design	65133	0	0	10	N
Stormwater Capital Total		511	677	709	
Waste Management					
59 Beaconsfield, Waste Transfer Station barrier	65910	69	100	80	A
60 Exeter Depot wash bay improvements	65911	0	0	50	R
Waste Management Capital Total		69	100	130	
Community, Recreation, Parks & Reserves Capital					
61 Beauty Point Cricket Club, toilet upgrade	67295	25	15	28	C
62 Bridgenorth Football Club, electronic scoreboard - \$25,000 grant dependant	67296	20	20	45	C
63 Clarence Point Hall, heating/electrical upgrade	67300	9	10	12	C
64 Dog parks, amenities improvement program	67301	62	70	60	A
65 Greyhound off leash area	67303	29	29	40	C
66 Legana Hall, upgrade design	67304	0		20	P
67 Legana Tennis Club, rebuild retaining wall	67305	29	26	20	C
68 Parks various, fencing provision	67306	0		25	R
69 Pontoon capital maintenance, \$276k grant dependent	67307	281	358	358	A
70 Riverside Tennis Club, kitchen upgrade	67308	41	40	50	C

Appendix 2 – Capital Works Program

Capital Works Report 2025-26 Reporting		YTD	Forecast	Annual	Code
	Work No	Actual \$(000)	25-26 \$(000)	Budget \$(000)	
71 Riverside Windsor Park, resurface for Olympic 2 ground	67309	1,143	1,350	1,500	A
72 Rowella Hall, improvements	67310	0		10	C
73 Riverside Tennis Club, upgrade lights to LED	67311	33	33	40	C
74 Riverside, Windsor Park, Launceston Football Club, replace urinal	67312	9	10	10	C
75 Riverside Tennis Club, upgrade mens urinal	67313	8	9	10	C
76 Riverside Olympic Football Club, general joinery changerooms	67314	12	20	20	C
77 Riverside Olympic Football Club, spectator seating	67315	15	15	15	C
78 Barbeque and shelter replacement program ongoing	67269	52	30	49	C
79 Beaconsfield Cemetery, expand capacity and improvements	67240	17	25	50	P
80 Beaconsfield Lions lookout upgrade	67271	0		8	C
81 Beaconsfield Grubb Recreation St public toilet renewal, design 24-25	67290	124	250	250	A
82 Beaconsfield Mine and Heritage Centre, CCTV upgrade	67288	11	12	11	C
83 Beaconsfield basketball ring, 1/3 court RSL Park	67209	35	37	35	C
84 Brady's Lookout capital maintenance	67273	0		40	R
85 Exeter Community Park, Exeter Arts facility - investigate / design 25/26	67179	2	2	20	P
86 Exeter RV parking design	67321	63	65	85	A
87 Exeter, Goat track trail upgrades, West Tamar Landcare	67302	26	20	20	C
88 Gravelly Beach Foreshore Project, partially Cmwltb funded	67201	975	905	1,130	C
89 Greens Beach Caravan Park, sewerage upgrade	67286	28	65	265	A
90 Green Beach Masterplan implementation stage 1 - State grant	67292	53	60	150	P
91 Kayena, Bonnie Beach, retaining structure and toilet ramp	67275	3	55	55	P
92 Kelso toilet & carpark, \$150k grant component	67254	457	425	445	C
93 Legana Orchard estate Jonagold Gold Playground	67293	344	320	344	C
94 Legana Park design and toilets renewal	67294	0		300	R

Appendix 2 – Capital Works Program

Capital Works Report 2025-26 Reporting					
	Work No	YTD Actual \$(000)	Forecast 25-26 \$(000)	Annual Budget \$(000)	Code
95 Legana future recreational developments	67251	122	200	350	P
96 Legana Basketball and Community Centre - Cmwltb funded	67320	6		5,000	P
97 Playground renewal program (PRP)	67106	105	105	100	C
98 Riverside Swimming Centre, capital maintenance	67225	454	550	550	C
99 Rosevears Pontoon - Renewal - with \$250k potential	67329	55			
100 Tourism & Entrance signage	67298	2		65	A
101 Frankford Cemetery plinths	67319	0	5	5	P
102 Beauty Point foreshore master plan, partially Cmwltb funded	67200	242	243	276	C
103 Beaconsfield Community Centre, internal improvements	67287	0	11	11	P
104 Exeter Community Hub, kitchen upgrade, cabinetry, oven & deepfryer	67214	0	3	14	C
105 Riverside Office, dog cage enclosure 2 bay	67265	0	7	7	N
106 Trevallyn dam, signage water quality	67297	0		6	C
107 Windsor Community Precinct - Loading Bay Design	67330	2			
108 Winkleigh Hall AV audio visual installation	67322	4	5	8	C
Community, Recreation, Parks and Reserves Capital Total		4,899	5,403	11,912	
Information Technology					
109 Hardware / User Devices	68536	64	70	70	C
110 Software, expense management system	68543	0	0	10	R
111 Software, WTC Software suite enhancement	68504	0	20	75	P
112 Tablets - WHS Online	68544	0	0	15	R
113 Ethernet wiring upgrade, Riverside	68540	0	0	10	R
114 UPS Batteries / upgrades	68507	11	9	10	C
115 Monitors bulk buy	68541	0	0	5	C
Information Services Capital Total		75	99	195	
Purchase of Individual & Corporate Assets					
116 Exeter Depot, shade shelter	69082	12	12	20	C
117 Exeter Depot, SES shed minor extension - design grant dependant	69083	0		10	R

Appendix 2 – Capital Works Program

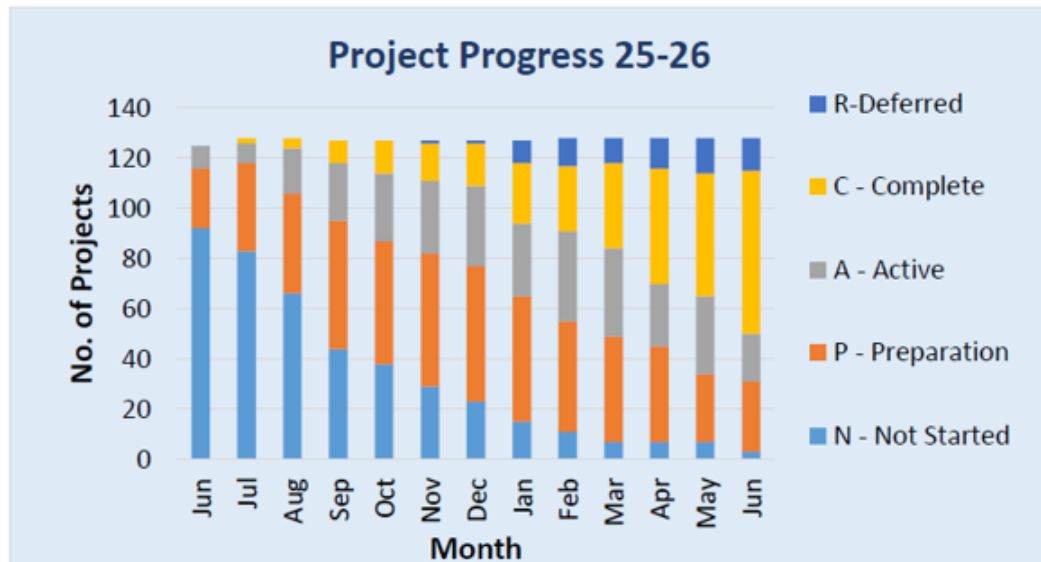
ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Capital Works Report 2025-26 Reporting		YTD Actual \$'(000)	Forecast 25-26 \$'(000)	Annual Budget \$'(000)	Code
	Work No				
118 Exeter - Tamar Visitor Centre - refurbishment	69084	7	20	20	A
119 Exeter Depot, back-up generator and wiring	69085	0	30	30	P
120 Riverside Office, accessibility access - design	69091	0	0	20	P
121 Riverside Office, shower installation	69086	0		15	R
122 Windsor Community Precinct, indoor training centre - replace nets & flooring	69087	114	125	150	C
123 Windsor Community Precinct, undercover seating outside pharmacy	69088	0	15	15	P
124 Windsor Community Precinct, Council Chambers establishment	69081	134	124	120	C
125 Windsor Community Precinct, install LEDs	69089	26	40	40	C
126 Windsor Community Precinct, install LED lights throughout Medical Practice	69090	15	7	8	C
127 Exeter Depot, security improvements	69068	26	40	40	C
128 Exeter Depot, design Property Services shed	69067	0		20	R
129 Organisation unified alarm system & surveillance- in stages	69053	10	70	70	P
130 Windsor Community Precinct, CCTV & security lighting upgrade	69075	50	40	49	C
131 Windsor Community Precinct, directional signage program	69078	0		16	R
132 Xmas decorations, B'fld & Exeter	69033	94	101	100	C
133 Health & Safety asset purchases	69092	22	20	20	C
134 Beaconsfield Depot facility improvements	69071	0		40	R
135 Legana, Industrial Estate extension	69064	104	150	350	C
136 Windsor Community Precinct, external mail boxes for tenancies	69074	1		0	
137 Aerial Photography for GIS Overlay	69040	14		0	
138 Windsor Community Precinct, chambers council chairs - bulk buy	69076	0	0	10	C
Purchase of Individual Assets Total		629	794	1,163	
Purchase of Grouped Assets					
139 Furniture, fittings and equipment	69500	46	75	75	C
141 Land and buildings	69510	56	336	410	A
140 Fleet and equipment	69502	58	106	118	A

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Appendix 2 – Capital Works Program

Capital Works Report 2025-26 Reporting		YTD	Forecast	Annual	Code
	Work No	Actual \$(000)	25-26 \$(000)	Budget \$(000)	
142 Tractors & machinery	69520	0	41	46	
143 Trucks	69530	78	233	503	
144 Mowers	69540	0	50	50	
145 Utilities and vans	69550	51	108	154	
146 Sedans and wagons	69560	74	74	159	
Purchase of Grouped Assets Total		364	1,023	1,514	
Sale/Disposal of Assets					
147 Disposal of land and buildings	69800	(691)	(1,482)	(3,000)	
148 Disposal of plant (trade and tender)	69810	(110)	(232)	(322)	
Sale of Assets Total		(800)	(1,714)	(3,322)	
Total Capital Purchases		9,364	11,706	21,611	
Total Capital Sales		(800)	(1,714)	(3,322)	
Total Net Capital Works		8,564	9,992	18,290	



Appendix 3 – Annual Plan Report

No.	Directorate	Annual Plan Action	On Track?	Target Status Q1 July-September	Q1 Status Update/Notes	On Track?	Target Status Q2 October - December	Q2 Status Update/Notes	On Track?	Target Status Q3 January – March	Q3 Status Update/Notes	On Track?	Target Status Q4 April – June	Q4 Status Update/Notes
1	Community Assets	Ongoing monitoring and reporting on Beach Road Landslip	Progressing as expected	25%	Monitoring ongoing. Report from consultant and MRT prepared for Council discussion at a November Council Workshop.	Progressing as expected	100%	Ongoing monitoring as per recommended by the Consultant's report.	Progressing as expected	100%	Ongoing monitoring as per recommended by the Consultant's report. Public Consultant undertaken 15/04/2026	Progressing as expected	100%	Ongoing monitoring as per recommended by the Consultant's report. Public consultation undertaken 15/4/2026.
2	Community Assets	Complete Beaconsfield streetscape development concept plans	Progressing as expected	Not Yet Started	Project work to commence in late October/early November following arrival of new staff.	Progressing slower than expected	10%	Preliminary work underway.	Progressing as expected	20%	Project team has researched previous streetscape work and prepared options for current project. Information to be prepared for Workshop presentation.	Progressing as expected	75%	Concept plans prepared and presented to Council workshop on June 16.
3	Community Assets	Completion of stage 2 works for the Gravelly Beach Masterplan	Progressing slower than expected	5%	Work has commenced at northern end of project site.	Progressing as expected.	90%	Works are predominantly completed. Awaiting GeoTech report to support EPA approval.	Progressing as expected	95%	Works completed on site, reporting against grant to be finalised in April	Progressing as expected	100%	Works completed, reporting finalised
4	Community Assets	Progress approval process and construction for Stage 1 works for the Greens Beach Masterplan	Progressing slower than expected	5%	Preliminary engineering drawings complete and submitted to Parks with RAA application documentation.	Progressing slower than expected	10%	Further assessments in relation to the Parks RAA application underway.	Progressing slower than expected	15%	Confirmation of requirements for RAA approval process received from Parks. Consultant team progressing preparation of information for submission.	Progressing as expected	75%	Detailed engineering design and documentation near completion to inform Parks approval process.
5	Community Assets	Delivery of a new Legana Orchards Playground	Progressing as expected	10%	Tender submissions for first stage of site work due mid-October and will be presented to Council Meeting in November for approval. Tender for Stage 2 (playground) works anticipated to be issued early November and presented to Council Meeting for approval in December.	Progressing slower than expected.	20%	Contracts have been awarded. Stage 1 work to start mid-February 2026 to be completed end of Feb. Stage 2 to follow on with anticipated completion due end of April.	Progressing slower than expected	80%	Early works contract completed, playground installation due in April, final tasks will be planting and perimeter fence, due early May	Progressing as expected	100%	All works completed, community usage has generated plenty of positive feedback.
6	Community Assets	Complete design for extension of Tatana Way through to Fulton Street	Progressing as expected	5%	Project scoping underway.	Progressing as expected.	20%	Legana Master Plan now available in draft to guide design.	Progressing slower than expected	40%	Preparing concept plans for presentation to council workshop	Progressing slower than expected	65%	Concept design presented to workshop. Timing for detail design and construction is dependent on progressing new accommodation for the cricket club.
7	Community Assets	Construction of greyhound off leash exercise area at Windsor	Progressing as expected	80%	Anticipated completion late October	Progressing as expected.	100%	Completed October 2025.	Progressing as expected	100%	Completed October 2025	Progressing as expected	100%	Completed
8	Community Assets	Complete program for improvement of amenities at existing dog exercise areas with all areas having a minimum of water and seating available	Progressing as expected	80%	Anticipated completion November	Progressing slower than expected	90%	Delays with water supply to Gravelly Beach and Tanner Drive, Legana locations.	Progressing slower than expected	95%	Only outstanding work is water connection to ANZAC Park.	Progressing slower than expected	95%	Water connection to Anzac Park has been slower than expected due to naming issues. Remains to be completed Q1 26-27.

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No.	Directorate	Annual Plan Action	On Track?	Target Status Q1 July-September	Q1 Status Update/Notes	On Track?	Target Status Q2 October - December	Q2 Status Update/Notes	On Track?	Target Status Q3 January – March	Q3 Status Update/Notes	On Track?	Target Status Q4 April – June	Q4 Status Update/Notes
9	Community Assets	Progression of the design and building of the Legana Basketball Courts and Community Centre	Progressing as expected	Not Yet Started	Master planning work for the development almost complete.	Progressing slower than expected	10%	RFP preparation underway, to be included in Council strategic workshop in Q3.	Progressing Slower than expected	10%	Further work pending approval of Master Plan	Progressing as expected	15%	RFP to consultants for detailed design phase issued in June.
10	Community Assets	Progression of the design and building of the Legana Cricket Club rooms	Progressing as expected	Not Yet Started	Project scoping and consultant procurement to commence in Q2.	Progressing slower than expected	10%	RFP preparation underway, to be included in Council strategic workshop in Q3.	Progressing Slower than expected	10%	Further work pending approval of Master Plan.	Progressing as expected	15%	RFP to consultants for detailed design phase issued in June.
11	Community Assets	Completion of storm water management plan for Greens Beach.	Progressing as expected	35%	Draft consultant modelling report submitted for review.	Progressing as expected.	35%	Draft consultant modelling report submitted for review.	Progressing Slower than expected	35%	Draft consultant Modelling report submitted for review. The next step is to look at the piped network.	Progressing as expected	100%	Stormwater System Management Plan presented to Council at June 2 workshop.
12	Corporate & Community	Review and update the rolling Financial Management Strategy & Long Term Financial Plan	Progressing slower than expected	15%	Discussions ongoing with the CEO on the influence of Legana recreation developments and riverside pool life to the Long Term Financial Management Plan.	Progressing slower than expected	50%	Awaiting discussions on the impact of Legana Recreation developments to the LTFMP	Progressing Slower than expected	75%	Awaiting adoption of the Legana Recreation Plan. Strategy and Plan has been presented to both Council and Audit Panel. However a view from one Audit Panel member that the current budget should be influencing the Plan.	Progressing as expected	100%	Strategy and Plan has been presented to both Council and Audit Panel. Approved by Council May 2026.
13	Corporate & Community	The level of gross rates outstanding end of each quarter to be: - 30 September 2025 – <=55% - 31 December 2025 – <=35% - 31 March 2026 – <=19% - 30 June 2026 – <=5%	Progressing as expected	100%	Meeting budgeted forecast.	Progressing as expected	100%	Q2 – 34%.	Progressing as expected	75%	Q3 – 18.9%	Progressing as expected	100%	Q4 – 5%
14	Corporate & Community	Complete the implementation of Microsoft 365	Progressing as expected	50%	Progressing as expected	Progressing slower than expected	30%	Implementation steps for Sharepoint/Teams have been made with Community Services. Being initial migration between departments will be able to achieve a more tailored rollout with learnings gained from this implementation. Common Drives also being migrated.	Progressing Slower than expected	50%	Implementation steps for Sharepoint / teams have been made with Community Services & now Building / Planning. Common Drives and Infrastructure next on rollout.	Progressing as expected	100%	Q1 – 53.7% Q2 – 34% Q3 – 18.9% Q4 – 5.4%
15	Corporate & Community	Commence development of a digital transformation strategy	Progressing as expected	10%	Initial discussions between Senior Technology officer and Director Corporate & Community undertaken	Progressing as expected	10%	Initial discussions between Senior Technology officer and Director Corporate & Community undertaken	Progressing as expected	20%	Initial discussions between Senior Technology officer and Director Corporate & Community undertaken. Some research has been gathered from other LG Councils	Progressing as expected	35%	Have been gathering information from other LG Councils and consultants
16	Corporate & Community	Develop and embed the Snap Send Solve platform into Customer Service processes	Progressing as expected	80%	Ongoing	Progressing as expected	100%	Completed. Riverside CSO's competent in actioning SSS tasks with only minor referrals. SSS fully embedded in website and promoted by Comms.	Progressing as expected	100%	Completed.	Progressing as expected	100%	Completed.

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No.	Directorate	Annual Plan Action	On Track?	Target Status Q1 July-September	Q1 Status Update/Notes	On Track?	Target Status Q2 October - December	Q2 Status Update/Notes	On Track?	Target Status Q3 January – March	Q3 Status Update/Notes	On Track?	Target Status Q4 April – June	Q4 Status Update/Notes
17	Corporate & Community	Complete review of West Tamar Council Social Recovery Plan	Progressing slower than expected	Not Yet Started	Not yet started	Progressing as expected	20%	Information gathering commenced.	Progressing Slower than expected	20%	Info gathering commenced - Awaiting further advice from the WTEMC in relation to status of WTEMP	Progressing slower than expected	25%	Director Corporate & Community received copy of WTEMCMC – action carried over to 2026/27
18	Corporate & Community	Complete review of West Tamar Recreation Plan and develop an implementation plan	Progressing slower than expected	Not Yet Started	Not yet started	Progressing as expected	0%	Not commenced.	Progressing as expected	100%	Review of Plan has identified the plan is no longer suitable and a formal review needs to wait until other strategic recreation plans are finalised in 2026. Review has also identified that the plan review will require third party assistance and an appropriate budget - possibly 2027-28	Progressing as expected	100%	Review completed.
19	Corporate & Community	Complete the Beaconsfield Recreation Plan	Progressing as expected	50%	Consultant engaged and project plan completed.	Progressing as expected.	85%	Draft strategy due 23/1/26	Progressing slower than expected	85%	Draft plan workshopped in April 2026	Progressing slower than expected	85%	Action carried over to 2026/27
20	Corporate & Community	Develop and introduce an Implementation Plan to assist delivery of Council relevant objectives of the Community Health and Wellbeing Plan	Progressing slower than expected	10%	Officers are currently exploring reporting options.	Progress as expected.	50%	Draft report underway	Progressing slower than expected	50%	Draft report underway	Progressing slower than expected	50%	Action carried over to 2026/27
21	Corporate & Community	Review Youth Services Policy and Guidelines	Progressing as expected	10%	Youth Development Officer initial review underway.	Progressing as expected.	25%	YDO initial review underway – marked up doc changes on current policy	Progressing as expected	25%	Youth Development Officer review underway – marked up document changes on current policy – scheduled for the interim workshop in June	Progressing as expected	100%	Review underway and initial discussions held with Council.
22	Corporate & Community	Review of Positive Ageing Committee strategy and program	Progressing as expected	10%	Progressing well, with new Terms of Reference anticipated to be ready for Council endorsement in quarter two.	Progressing as expected.	10%	Initial survey to PAC has been completed to start the terms of reference structure.	Progressing as expected	25%	Delays occurred during the process to form a new PAC committee. PAC will recommence meeting in April to continue review.	Progressing slower than expected	50%	PAC recommended meetings in Q4, review process now underway.
23	Planning & Development	Finalise the West Tamar Growth Strategy.	Progressing as expected	75%	Progressing as expected	Progressing as expected	100%	Completed	Progressing as expected	100%	Completed in Q2	Progressing as expected	100%	Completed in Q4
24	Planning & Development	Finalise the Legana Structure Plan review	Progressing as expected	50%	Progressing as expected	Progressing as expected	75%		Progressing as expected	100%	Completed - endorsed at March Council meeting	Progressing as expected	100%	Completed in Q3
25	Planning & Development	Identify and progress priority amendments to the West Tamar Local Provisions Schedule to implement the Growth Strategy and Structure Plans.	Progressing as expected	Not Yet Started	Not due to commence until January 2026	Progressing as expected	0%	Not expected to commence until January 2026	Progressing as expected	75%	Strategic Planning Priorities confirmed at March Council meeting, progressing LPS amendments	Progressing as expected	100%	As per Q3 strategic planning priorities identified. Investigations to support LPS amendments for Riverside substantially progressed.
26	Planning & Development	Explore opportunities for additional resource sharing arrangements within local government	Progressing as expected	Ongoing	Ongoing	Progressing as expected	Ongoing	Have undertaken some planning work for Dorset and Break O'Day. Ongoing.	Progressing as expected	Ongoing	Continuing process	Progressing as expected	100%	Continuing progress
27	Planning & Development	Scope the 5 year review of the West Tamar Local Provisions Schedule	Progressing as expected	Not Yet Started	Not due to commence until January 2026	Progressing as expected	0%	Not expected to commence until January 2026	Progressing as expected	50%	Commenced and progressing as expected	Progressing as expected	100%	Project plan prepared to define the scope. Review to commence in 2027

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No.	Directorate	Annual Plan Action	On Track?	Target Status Q1 July-September	Q1 Status Update/Notes	On Track?	Target Status Q2 October - December	Q2 Status Update/Notes	On Track?	Target Status Q3 January – March	Q3 Status Update/Notes	On Track?	Target Status Q4 April – June	Q4 Status Update/Notes
28	People & Culture	Complete an Employee Mental Health Strategy	Progressing as expected	25%	Progressing as expected	Progressing as expected	50%		Progressing as expected	50%	Some mental health strategy development research done - WIP	Progressing slower than expected	75%	Resourcing issues have delayed the completion of the new Strategy
29	People & Culture	Development of new safety reporting guidelines	Progressing as expected	75%	Well progressed	Progressing as expected	100%	Q2 completed.	Progressing as expected	100%	Document with the CEO office	Progressing as expected	100%	Document with the CEO office
30	People & Culture	Finalise implementation of Council's Scout recruitment platform	Progressing as expected	75%	Onboarding to be tested and ensure ready for use from October 25	Progressing as expected	100%	Completed	Progressing as expected	100%	Completed	Progressing as expected	100%	Completed
31	People & Culture	Complete a full review of Volunteers recruitment, induction processes	Progressing as expected	25%	Initial work on this review has commenced	Progressing as expected	25%		Progressing as expected	75%		Progressing slower than expected	75%	Resourcing issues have delayed the completion of the new hierarchy
32	People & Culture	Develop and implement a new development review process aligned with the capability framework	Progressing slower than expected	Not Yet Started	New framework outline to be drafted in quarter two	Progressing as expected	10%		Progressing as expected	100%	New development review process rolled out for implementation in April 2026	Progressing as expected	100%	New development review implemented with capability framework to be worked on in 26/27
33	People & Culture	Ensure that Child Safety, Emergency Management, Work Health & Safety, and Human Resources responsibilities are incorporated in all policies as they are reviewed	Progressing slower than expected	Not Yet Started	Not yet started	Progressing as expected	25%		Progressing as expected	25%		Progressing slower than expected	50%	Action rolled over to 2026/27
34	Office of the CEO	Identify and execute land sales at Innova Business Park	Progressing as expected	25%	Ongoing	Progressing as expected	50%		Progressing as expected	75%	Ongoing	Progressing as expected	100%	Ongoing
35	Office of the CEO	Develop a Rate Reduction Strategy for Council adoption	Progressing as expected	Not Yet Started	Consultation with Councillors to commence in December 2025	Progressing as expected	50%		Progressing as expected	75%	Consultation with Councillors occurred in Q3 with further consultation on principles to be conducted in Q4	Progressing slower than expected	75%	Consultation with Councillors was delayed due to other priorities. Action rolled to 2026/27
36	Office of the CEO	Complete a governance review for all Section 24 Council Committees	Progressing as expected	Not Yet Started	Due to commence in quarter two with the review of the Terms of Reference for the Positive Ageing Committee	Progressing as expected	25%	Terms of Reference for Positive Ageing Committee adopted in	Progressing as expected	50%	Review of WT-HRM50.00 commenced.	Progressing slower than expected	75%	YAC Terms of Reference review commenced but not completed.
37	Office of the CEO	Complete feasibility study of the West Tamar Trail Strategy (Tailrace Park to Rosevears)	Progressing as expected	50%	Pitt & Sherry have been engaged to undertake feasibility work.	Progressing slower than expected	50%		Progressing slower than expected	60%	Finalisation of phase 1 of the feasibility study is currently being completed by Pitt and Sherry	Progressing as expected	100%	Phase 1 finalised, next steps for phase 2 under consideration.
38	Office of the CEO	Completion of a review of the West Tamar Council Strategic Risk Register	Progressing as expected	50%	Risk workshops with Marsh completed	Progressing as expected	75%	Increase in scope to incorporate additional activities including Risk Management Framework refresh	Progressing slower than expected	80%	Deprioritised in Q3 but on track for completion by end FY26	Progressing as expected	100%	Risk register review completed.
39	Office of the CEO	Complete a review of Council's Community Strategic Plan	Progressing as expected	25%	Progressing as expected	Progressing as expected	50%		Progressing as expected	80%	Community Consultation planned for Quarter 4	Progressing as expected	100%	Due to be presented to Council for adoption in July 2026.
40	Office of the CEO	Complete the fit out of the Windsor Council Chambers to	Progressing as expected	95%	Progressing as expected	Progressing as expected	100%	Completed	Progressing as expected	100%	Completed	Progressing as expected	100%	Completed

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No.	Directorate	Annual Plan Action	On Track?	Target Status Q1 July-September	Q1 Status Update/Notes	On Track?	Target Status Q2 October - December	Q2 Status Update/Notes	On Track?	Target Status Q3 January – March	Q3 Status Update/Notes	On Track?	Target Status Q4 April – June	Q4 Status Update/Notes
		enable live streaming of Council meetings												
41	Office of the CEO	Continue advocating strongly for the upgrade of TasWater infrastructure in Legana and Exeter	Progressing as expected	25%	Ongoing	Progressing as expected	50%		Progressing as expected	75%	Advocacy is continuing	Progressing as expected	100%	Advocacy is continuing
42	Office of the CEO	Ensure that the Riverside Swimming Centre Redevelopment Advisory Committee meets at least quarterly and provides ongoing reporting of its work to Council	Progressing as expected	25%	Ongoing	Progressing as expected	50%		Progressing as expected	75%	Meetings occurring quarterly	Progressing as expected	100%	Meetings occurring quarterly
43	Office of the CEO	Complete a review of all Council land holdings	Progressing slower than expected	25%	Review has commenced	Progressing slower than expected	25%		Progressing slower than expected	25%	Progressing slower than expected due to competing priorities	Progressing slower than expected	25%	Action rolled over to 2026/27
44	Office of the CEO	Complete a review of all regional partnership arrangements	Progressing as expected	Not Yet Started	Due to commence in quarter two	Progressing as expected	25%		Progressing as expected	75%	Council will be discussing all regional agreements in Quarter 4	Progressing as expected	100%	Completed.

*NB Progress on Annual Plan Actions is monitored by a traffic light system:

- Green for “Progressing as Expected”
- Amber for “Progressing Slower than Expected”
- Red for “Not Progressing”

Appendix 4

Outstanding Motions

Note: Council motions that are completed will be removed from this list for the next Quarterly Reporting period

Minute No.	Date	Motion	Resolution	Action
Office of the Chief Executive Officer				
24/140	19/11/2024	Cr Sladden - Motion on Public Advocacy on Reported DNA Contamination in COVID-19 Vaccines <i>As per resolution</i>		Completed - Ongoing
25/167	18/11/2025	Motion on Notice - Stormwater That Council engage the Council Engineer to prepare a stormwater report for Teggs Road.		Completed
25/168	18/11/2025	Motion without Notice – Eden St Park That Council request the CEO to investigate and prepare a report to workshop, including design options and costings, for repurposing the vacant corner block on Eden Street into a fenced, small dog park, with a view to including the project in the 2026-27 budget if supported by Council.		Completed
25/176	16/12/2025	CEO 2 - AGM Motion - P Kearney - Request for Memorial Award <i>As per resolution</i>		Completed
26/16	20/01/2026	PET 2 - Petition for recognition of Windsor Park Gardens as an Official Botanical Garden <i>As per resolution</i>		In Progress
26/44	17/03/2026	CEO 4 - Australian Local Government National General Assembly 2026 <i>As per resolution</i>		Rescinded
26/59	21/04/2026	Confirmation of Minutes of Meeting held 17 March 2026 <i>As per resolution</i>		Completed
26/61	21/04/2026	CEO 1 – Council Workshops held in March and April <i>As per resolution</i>		Completed
26/62	21/04/2026	CEO 2 - Legana Community Sports and Recreation Precinct <i>That Council:</i> <i>1. Endorses and adopts the Legana Community Sports and Recreation Precinct Masterplan as presented; and</i>		Completed

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		2. Authorises the Chief Executive Officer to commence preparation of Stage 1 of the Masterplan commencing in the 2026-27 financial year.	
26/75	21/04/2026	Cr Shegog - Motion regarding repair of West Tamar Highway <i>As per resolution</i>	Completed
26/76	21/04/2026	Motion without Notice – Move into Closed for Duration of Motion <i>As per resolution</i>	Completed
26/77	21/04/2026	Move into Closed Meeting <i>As per resolution</i>	Completed
26/C18	21/04/2026	Procedural Motion <i>That the motion be put.</i>	Completed
26/C19	21/04/2026	Move out of Closed Session <i>That the meeting be opened.</i>	Completed
26/C20	21/04/2026	Confirmation of Closed Meeting Minutes held 17 March 2026 <i>As per resolution</i>	Completed
26/C21	21/04/2026	Confidential 1 – Leave of Absence Request – Cr Manticas <i>As per resolution</i>	Completed
26/C22	21/04/2026	Confidential 2 – Lease of Commercial Premises <i>As per resolution</i>	Completed
26/C25	21/04/2026	Move out of Closed Session <i>As per resolution</i>	Completed
26/78	19/05/2026	Confirmation of Minutes of Meeting held 21 April 2026 <i>As per resolution</i>	Completed
26/79	19/05/2026	CEO 1 – Council Workshops held in April and May 2026 <i>As per resolution</i>	Completed
26/80	19/05/2026	CEO 2 – 3rd Quarter Performance Report – January to March 2026 <i>That Council:</i> <i>1. Receives the West Tamar Council 3rd Quarter Performance Report 1 January 2026 to 31 March 2026; and</i> <i>2. Provides public access to the report as part of Council's commitment to ongoing good governance</i>	Completed
26/81	19/05/2026	CEO 3 – Visit Northern Tasmania – Partnership Agreement <i>That Council authorises the Chief Executive Officer to enter into negotiations with Tourism Northern</i>	Completed

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		<i>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.</i>	
26/82	19/05/2026	CEO 4 – Submission to draft Public Health Amendment (Emergency Powers) Bill <i>That Council:</i> 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.	Completed
26/91	19/05/2026	Cr Lyons – Motion on Notice regarding rezoning along Acropolis Drive <i>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.</i>	In Progress
26/92	19/05/2026	Cr Shegog – Motion to Rescind Minute No. 26/44 regarding ALGA attendance <i>That Council:</i> 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.	Completed
26/93	19/05/2026	Motion without Notice – Motion of Condolence for Robert (Bob) Richardson <i>That Council moves a motion of condolence for Robert (Bob) Richardson.</i>	Completed
26/94	19/05/2026	Move into Closed Meeting <i>As per resolution</i>	Completed
26/C26	19/05/2026	Confirmation of Minutes of Closed Meeting held 21 April 2026 <i>As per resolution</i>	Completed
26/C27	19/05/2026	Confidential 1 – Leave of Absence Request – Cr Ireland <i>As per resolution</i>	Completed
26/C30	19/05/2026	Move out of Closed Session <i>As per resolution</i>	Completed
26/95	16/06/2026	Confirmation of Minutes of Meeting held 19 May 2026	Completed

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		<i>As per resolution</i>	
26/97	16/06/2026	Council Workshops held in May and June 2026 <i>As per resolution</i>	Completed
26/98	16/06/2026	CEO 2 – Northern Tasmania Development Corporation (NTDC) Quarterly Report – January to March 2026 <i>That Council receives and notes the Northern Tasmania Development Corporation Ltd Quarterly Report for the period 1 January 2026 to 31 March 2026.</i>	Completed
26/107	16/06/2026	Cr Manticas - Motion regarding general rubbish collection <i>That the motion be deferred until the July Council Meeting.</i>	Completed
26/108	16/06/2026	Cr Larner – Motion to release Survey Results <i>That Council release the 2026 Ratepayers Opinion Survey Results Summary, including the Competence scores, on Council's website, as part of Council's upcoming 4th Quarterly Report.</i>	In progress
26/109 26/110	16/06/2026	Motion Without Notice – Budget Consideration <i>That Council:</i> <i>1. receive the 2026/2027 Budget Consideration - Final document as presented by a councillor at Council's ordinary meeting 16 June 2026.</i>	Completed
26/111	16/06/2026	Move into Closed Meeting <i>As per resolution</i>	Completed
26/C31	16/06/2026	Confirmation of Minutes of Closed Meeting held 19 May 2026 <i>As per resolution</i>	Completed
26/C32	16/06/2026	Confidential 1 – Leave of Absence Request – Cr Lynden Ferguson <i>As per resolution</i>	Completed
26/C33	16/06/2026	Confidential 2 – Leave of Absence Request – Cr Julie Sladden <i>As per resolution</i>	Completed
26/C34	16/06/2026	Move out of Closed Meeting <i>As per resolution</i>	Completed
Governance			
26/63	21/04/2026	Gov 1 – New Governance of Special Committees Policy <i>That Council:</i> <i>1. Rescinds the existing WT-HRM-50.00 Functions and Procedures of Special Committees policy;</i> <i>2. Adopts the updated Governance of Special Committees policy as presented, effective 21 April 2026;</i> <i>3. Allocates a new policy number of 75.00;</i> <i>4. Updates the version number to 1.00; and</i> <i>5. Approves a review date of April 2030.</i>	Completed

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26/64	21/04/2026	Gov 2 - Draft Terms of Reference - Delegations Review Committee <i>That Council, pursuant to Section 24 of the Local Government Act 1993:</i> 1. <i>Adopts the Terms of Reference for the West Tamar Council Delegations Review Committee as presented, effective 21 April 2026;</i> 2. <i>Allocates a new Terms of Reference number of 2.00;</i> 3. <i>Updates the version number to 1.00; and</i> 4. <i>Approves a review date of April 2028.</i>	Completed
26/65	21/04/2026	Gov 3 - Audit Panel Chairperson <i>That Council: delegates authority to the Chief Executive Officer to negotiate and approve the re-appointment of Andrew Gray as Chairperson of West Tamar Council's Audit Panel for a further one (1) year from 1 December 2026.</i>	Completed
26/66	21/04/2026	Gov 4 - West Tamar Audit Panel Minutes <i>That Council receives and notes the confirmed Minutes of the Audit Panel meeting held on 8 December 2025 and the unconfirmed Minutes of the Audit Panel meeting held on 24 March 2026.</i>	Completed
26/83	19/05/2026	Gov 1 - Appointments to the Delegations Review Committee <i>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:</i> a) <i>Cr Lynden Ferguson</i> b) <i>Cr Joshua Manticas</i> c) <i>Deputy Mayor Cr Rick Shegog</i>	Completed
26/99	16/06/2026	Gov 1 - Draft Terms of Reference - Rowella Hall Committee <i>As per resolution</i>	Completed
26/100	16/06/2026	Gov 2 - Draft Terms of Reference - Winkleigh Hall Committee <i>As per resolution</i>	Completed
Corporate & Community			
26/C2	20/01/2026	Confidential 1 - Renewal of Lease <i>As per resolution</i>	Completed
26/51	17/03/2026	Comm 3 - Sponsorship Application - Festival of Voices <i>As per resolution</i>	Completed
26/70	21/04/2026	Corp 1 - Update to WT-HRM 22.00 Corporate Credit Card Policy and Guidelines <i>That Council:</i> 1. <i>Rescinds the existing Corporate Credit Card Policy and Guidelines;</i>	Completed

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		2. Adopts the updated Corporate Credit Card Policy and Guidelines as presented, effective 21 April 2026; 3. Updates the version number to 6.00; and 4. Approves a review date of April 2029.	
26/71	21/04/2026	Corp 2 - Approval for Recurring Budget Lines <i>As per resolution</i>	Completed
26/72	21/04/2026	Comm 1 - Youth Advisory Council Minutes <i>That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 12 March 2026.</i>	Completed
26/73	21/04/2026	Comm 2 - Sponsorship Application - Launceston Chamber of Commerce Business Excellence Awards 2026 <i>As per resolution</i>	Completed
26/74	21/04/2026	Comm 3 - Sponsorship Application - Rosies Reading and Imagination Library <i>As per resolution</i>	Completed
26/C22	21/04/2026	Confidential 2 – Lease of Commercial Premises <i>As per resolution</i>	Completed
26/84	19/05/2026	Special 1 - Youth Advisory Council Minutes - April <i>That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 16 April 2026.</i>	Completed
26/85	19/05/2026	Special 2 - Positive Ageing Committee Minutes - April <i>That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee meeting held on 27 April 2026.</i>	Completed
26/88	19/05/2026	Corp 1 - Financial Management Strategy & Long Term Financial Plan 2026-2027 to 2035-2036 <i>That Council adopts the Financial Management and Long-Term Financial Plan 2027-2036 as presented.</i>	Completed
26/C28	19/05/2026	Confidential 2 - Lease Renewal <i>As per resolution</i>	Completed
26/101	16/06/2026	Special 1 - Youth Advisory Minutes - May <i>That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 14 May 2026.</i>	Completed
26/102	16/06/2026	Special 2 - Positive Ageing Committee Minutes <i>That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee meeting held on 25 May 2026.</i>	Completed
26/104	16/06/2026	Corp 1 - 2026/2027 Estimates and Rates and Charges <i>As per resolution</i>	Completed

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26/105	16/06/2026	Corp 2 - 2026/2027 Fees and Charges <i>As per resolution</i>	Completed
Planning & Development			
26/60	21/04/2026	Plan 1 - PA2026051 Residential - Single Dwelling, 5 Rochester Court, Riverside <i>As per resolution</i>	Completed
26/67	21/04/2026	Dev 1 - Submission to the Cat Management in Tasmania Discussion Paper <i>That Council:</i> 1. Endorse the submission included as Attachment 1; 2. Authorise the Chief Executive Officer to sign the submission and submit to the Department of Natural Resources and Environment Tasmania.	Completed
26/68	21/04/2026	Dev 2 - Submission Position Paper - Preventing Delays in Development Assessment Timeframes <i>That Council:</i> 1. Endorse the submission about the Preventing delays in development assessment timeframes position paper, included as Attachment 1. 2. Authorise the Chief Executive Officer to sign the submission and submit to the State Planning Office.	Completed
26/69	21/04/2026	Dev 3 - Submission to Discussion Paper - Tasmanian Planning Scheme - Making it easier to develop medium density housing <i>That Council:</i> 1. Endorse the submission on the suite of documents referred to as Tasmanian Planning Scheme – Making it easier to develop medium density housing included as Attachment 1; and 2. Authorise the Chief Executive Officer to sign the submission and submit to the State Planning Office.	Completed
26/86	19/05/2026	Dev 1 - Environmental Health and Municipal Fees and Charges <i>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.</i>	Completed
26/87	19/05/2026	Dev 2 - Proposed Street Names - Montague Park Stage 11 - 36 Jetty Road, Legana <i>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.</i>	Completed
26/90	19/05/2026	Pet 1 - Petition Requesting Refusal of Planning Application <i>That Council:</i>	Completed

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		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.	
26/96	16/06/2026	Plan 1 - PA2025327 - Educational and Occasional Care (Childcare Centre) - 2 Faye Court, Legana <i>As per resolution</i>	Completed
26/103	16/06/2026	Dev 1 - Petition to amend a Sealed Plan - 21 Danbury Drive, Legana <i>That Council:</i> 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.	Completed
Community Assets			
153/23	19/12/2023	Infra 1 – Speed Limit Review Overview <i>That Council:</i> Endorses the priority list of works as set out above; and Authorises the Chief Executive Officer to prepare all necessary documents for submission to the Department of State Growth for consideration.	In Progress
25/120	16/09/2025	Asset 2 - Road Safety Review - Winkleigh Road <i>That Council:</i> Endorses the recommendations of the road safety review for Winkleigh Road between the West Tamar Highway and Glengarry Road; and Authorises the Chief Executive Office to write to the Commissioner for Transport to formally request approval to reduce the 100km/hr posted speed limits on both Winkleigh Road and Flowery Gully Road to 80 km/hr.	Completed
26/C23	21/04/2026	Confidential 3 – Contract No. WTC 07/2025 New Ecclestone Road Stormwater Remediation <i>As per resolution</i>	Completed
26/C24	21/04/2026	Confidential 4 – WTC Contract No. 19/2026 Pitt Ave Channel and Footpath Reconstruction <i>As per resolution</i>	Completed
26/89	19/05/2026	Asset 1 - Capital Works Project Budget Adjustments <i>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.</i>	Completed
26/C29	19/05/2025	Confidential 2 – Potential sale of public land	Completed

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		<i>As per resolution</i>	
26/106	16/06/2026	Asset 1 - Capital Works Project Budget Adjustments <i>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.</i>	Completed

8.4 CEO 4 - Economic Diversification and Investment Strategy - Submission on Consultation Draft

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 12 August 2026

ATTACHMENTS:

1. [8.4.1] Economic Diversification and Investment Strategy Submission
2. [8.4.2] Economic Diversification and Investment Strategy Consultation Draft

SUMMARY

The Tasmanian Government has issued the report titled *Economic Diversification Investment Strategy - Consultation Draft*. This report seeks Council's endorsement of the attached submission.

BACKGROUND

The Tasmanian Government has released a Consultation Draft of its *Economic Diversification and Investment Strategy*. This document acts as a blueprint for the next decade, outlining how the State Government plans to coordinate economic development, attract private investment, and boost regional opportunities.

Consultation closes at 11.59pm on Friday 21 August 2026.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Economy: Economy and Innovation

Goal 10: Local jobs and enterprise grow closer to home

10.1 Use Council's planning, procurement, place investment and business-facing processes to support local enterprise confidence and reduce avoidable friction.

10.4 Press for policy, funding and infrastructure settings that expand local employment opportunity and reduce barriers to business growth.

Our Economy: Economy and Innovation

Goal 12: Skills, digital access and enterprise capability support the next economy

12.2 Push for stronger training, education and digital infrastructure that connect young people and changing workers to real local opportunity.

12.3 Support digital confidence, information access and practical business capability so households, remote workers and local firms can participate more reliably.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993.

RISK CONSIDERATIONS

The overall risk of making a submission is considered low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 4 August 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 Economic Diversification and Investment Strategy, anchored by the *Economic Statement* released in July 2025, serves as a coordinated framework designed to secure Tasmania's long-term prosperity. It marks a fundamental shift in the state's economic development approach, moving away from the 20th-century hydro-centric model - which relied on selling cheap renewable energy to a limited number of large industrial employers - toward a modern focus on productivity and private investment. In a period of tightening fiscal conditions and global technological acceleration, this strategy acknowledges that public expenditure alone cannot drive the prosperity Tasmanians expect.

By aligning economic development, infrastructure, and regulatory reform, the strategy aims to create a more resilient and dynamic economy.

It provides a blueprint for the Tasmanian Government to prioritise effort where it has the greatest impact. This includes leveraging Tasmania's established renewable platform—currently meeting 100 per cent of demand with a legislated target of 200 per cent by 2040—to host industries dependent on clean power.

The overarching vision for this strategy is:

"A thriving and dynamic Tasmanian economy that creates opportunity for every region and every generation."

The State's Vision and Goals

The core vision of the Strategy is to build a "thriving and dynamic Tasmanian economy that creates opportunity for every region and every generation". To achieve this, the government has identified three main goals:

1. Growing a resilient economy through private investment.
2. Lifting productivity, innovation, and competitiveness.

3. Increasing workforce participation and strengthening regional opportunity.

Six Strategic Priorities

To deliver on these goals, the draft strategy outlines six priority areas:

- **Unlocking private investment:** Making Tasmania a faster and more competitive place to invest. This includes streamlining the planning system and proposing a new *Economic Future Act* to create a clearer, faster pathway for major projects.
- **Accelerating growth and innovation:** Focusing support on sectors where Tasmania has a natural advantage, such as advanced technology, marine systems, and precision agriculture.
- **Lifting productivity:** Reducing red tape and helping local businesses and public systems adopt digital technologies to operate more efficiently.
- **Activating our regions:** Connecting local regional strengths with statewide planning for land use, housing, and infrastructure.
- **Growing our capability:** Building the workforce our economy needs by addressing our ageing population, supporting school-to-work transitions, and leveraging community-based Regional Jobs Hubs.
- **Strengthening infrastructure:** Better aligning state infrastructure (energy, transport, water, and digital connectivity) with economic priorities to unlock growth.

Implementation and Decision-Making Framework

The implementation of these initiatives will be governed by an integrated assessment framework that considers competition impacts and the public interest. Decisions will be guided by the following principles:

- **Comparative Advantage:** Support is directed toward sectors, capabilities, and regions where Tasmania has credible strengths and realistic opportunities to compete.
- **Strategic Resource Use:** Targeted public funding, concessions, and facilitation efforts are used to unlock wider economic or social benefits rather than substituting for private investment.
- **Transparent Trade-offs:** Evidence-based decisions regarding scarce resources (energy, land, infrastructure) will consider secondary and third-order impacts as well as opportunity costs.
- **Outcomes over Activity:** Progress is measured against specific productivity and investment targets, with public reporting via rolling action plans.

Performance Indicators for Proposed Initiatives

To monitor the success of the strategy, the government will track progress through the following key indicators. *Note: These are conceptual ideas subject to change and finalisation based on consultation.*

- **Investment & Growth**
 - Trends in private and public capital investment.

- Gross State Product and final demand.
- Inbound private investment levels.
- Total investment facilitated in high-value sectors.
- **Productivity & Innovation**
 - State and sectoral productivity metrics (output per hour worked).
 - Research and development (R&D) intensity.
 - Business-reported technology adoption.
 - Employment in key sectors.
 - Educational commencements and completions in key sectors.
- **Participation & Regional Success**
 - Tasmania's age-standardised participation gap against the national average.
 - Regional Tasmania growth rate benchmarked against non-capital city growth.
 - Volume of skilled migration to regional Tasmania.

Key Impacts for Local Government

Key areas for discussion included:

Theme	Proposed Initiative/Action	Strategic Objective
2.1 Planning Reform	Develop the <i>Economic Future Act</i> to create a "faster pathway to yes" for major projects. Position Tasmania alongside national net zero transition reforms recommended by the Productivity Commission. Modernise the <i>Resource Management and Planning System</i> and the <i>Statewide Planning Scheme</i>. Streamline approvals for energy and housing infrastructure. Reduce regulatory burdens and cumulative state/local requirements.	To provide a clearer investment proposition and streamlined pathway to invest and partner by making Tasmania a faster and more competitive place to do business.
2.2 Infrastructure & Developer Contributions	Deliver intergenerational projects including <i>Project Marinus</i> and the <i>Macquarie Point Precinct</i>.	To align infrastructure, energy, digital connectivity, and land supply with economic priorities, enabling the supply of clean energy to

	Sequence infrastructure investment to address gaps holding back private investment. Implement "community benefit arrangements" for major renewable energy investments. Align energy and digital connectivity decisions with state economic priorities.	the National Electricity Market.
2.3 Land Use and Housing	Treat housing supply and "land readiness" as essential economic enablers. Apply infrastructure sequencing to the <i>Tasmanian Housing Strategy</i>. Identify "highest-priority uses of land" to meet business and community needs. Align housing and migration settings to attract skilled migrants and international students.	To connect regional strengths, land use, infrastructure, and workforce planning, reducing barriers to participation and supporting regional growth.
2.4 Regional Collaboration	Expand the <i>Regional Jobs Hub</i> network using a business-facing, person-centred, place-based model. Create "Regional Investment Prospectuses" linking local strengths with statewide priorities. Advocate for Australian Government partnerships to address regional workforce challenges. Execute the "Activating our Regions" priority.	To ensure local strengths are recognised and connected to statewide priorities, supporting place-based growth and regional success.

RECOMMENDATION

That Council:

1. Endorse the submission on the Economic Diversification and Investment Strategy Consultation Draft included as Attachment 1; and
2. Authorise the Chief Executive Officer to sign the submission and submit to the Tasmanian Government before the close of the consultation period.

DECISION

Moved:

Seconded:

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VOTING

For:

Against:

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**

Enquiries: Office of the CEO
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18 August 2026

The Hon Felix Ellis MP
Minister for Business, Industry and Resources

By email: economy@building.tas.gov.au

Dear Minister

Submission on the Consultation Draft Economic Diversification and Investment Strategy

West Tamar Council (**Council**) appreciates the opportunity to provide a submission on the Tasmanian Government's *Economic Diversification and Investment Strategy – Consultation Draft*.

Council is broadly supportive of the Strategy's intent to strengthen Tasmania's long-term economic resilience by unlocking private investment, lifting productivity, activating regions, growing workforce capability and aligning infrastructure with economic priorities. Council particularly welcomes the Strategy's recognition that Tasmania's economic future will be shaped region by region, and that councils and communities are essential partners in translating statewide priorities into practical, place-based outcomes.

Council's submission is made in that context. The Strategy will be most effective where it is implemented in genuine partnership with local government, recognising councils' statutory planning responsibilities, local infrastructure obligations, direct relationships with communities and businesses, and detailed understanding of the constraints and opportunities that shape investment at the local level.

General support for the Strategy

Council supports the Strategy's vision of a thriving and dynamic Tasmanian economy that creates opportunity for every region and every generation. This is consistent with Council's own strategic direction, including supporting local jobs and enterprise growth closer to home, reducing barriers to business growth, and advocating for policy, funding and infrastructure settings that expand local employment opportunity.

Council also supports the Strategy's focus on private investment as a key driver of long-term prosperity. In the West Tamar context, investment attraction must be supported by clear planning pathways, coordinated infrastructure sequencing, available industrial land, reliable transport and digital connectivity, and confidence that State and local priorities are aligned.

Collaboration with councils must be central to implementation

Council strongly encourages the Tasmanian Government to make collaboration with councils a central feature of the final Strategy and any future action plans. The draft Strategy appropriately identifies councils and communities as partners in regional implementation;



however, this should be reflected in clear governance, early engagement and practical mechanisms for joint planning, not simply consultation after key directions have already been set.

Councils are often the first point of contact for businesses seeking to establish, expand or invest in a region. They are also responsible for local land use planning, development assessment, local roads, stormwater, community infrastructure and place-based economic development activities. For this reason, the Strategy's objectives of faster investment pathways, land readiness and regional activation cannot be achieved without structured and ongoing collaboration with local government.

Council recommends that the final Strategy include a clear commitment to co-designing regional implementation mechanisms with councils, including shared data, agreed regional priorities, clear escalation pathways for investment barriers, and regular engagement on infrastructure sequencing and land supply.

Growth must be aligned with council plans and local infrastructure capacity

Council supports the Strategy's recognition that housing supply, land readiness and infrastructure sequencing are economic enablers. In practice, growth will only be sustainable where State investment facilitation and planning reform are aligned with council strategic plans, structure plans, settlement strategies, infrastructure plans and community expectations.

The West Tamar is experiencing growth pressures and investment opportunities across residential, commercial and light industrial settings. To ensure this growth occurs in the right locations and at the right pace, Council considers it critical that State economic development priorities are integrated with local strategic planning and that councils are involved early in identifying where growth can be supported, where constraints exist, and what infrastructure is required to unlock development.

Council supports planning reform that provides clearer and more predictable pathways for investment. However, reform must maintain confidence in orderly planning, local place-making and infrastructure capacity. Faster pathways should not come at the expense of early engagement with councils, nor should they shift infrastructure costs or delivery risks to local government without appropriate funding, sequencing or partnership arrangements.

Investment attraction requires fit-for-purpose enabling infrastructure

Council strongly supports the Strategy's focus on strengthening infrastructure and aligning infrastructure, energy, digital connectivity and land supply with economic priorities. In regional Tasmania, investment attraction is directly linked to the availability, reliability and timing of enabling infrastructure. Businesses and investors need confidence that transport, water, wastewater, energy, digital and industrial land infrastructure will be capable of supporting growth.

In this regard, Council wishes to highlight the importance of the Launceston Sewerage Transformation Project at Ti Tree Bend. Investment in this infrastructure is critical to supporting industrial growth within the West Tamar and the broader northern region. Without fit-for-purpose sewerage infrastructure, the ability to attract and accommodate new industrial activity will be constrained, regardless of the strength of Tasmania's investment proposition.

Council considers that the final Strategy should identify enabling infrastructure of regional economic significance and establish a clear process for prioritising, funding and sequencing such investment. This should include infrastructure that unlocks industrial land, supports

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logistics and supply chains, enables housing and workforce growth, and strengthens the competitiveness of existing and future businesses.

Investor confidence and regional prospectuses

Council supports the proposed use of sharper sector and regional investment prospectuses. These prospectuses will be most useful where they are developed with councils and reflect local planning realities, infrastructure capacity, land readiness, workforce needs and community expectations. A regional investment prospectus that is not grounded in local plans risks overstating investment readiness or directing interest to areas where growth cannot be supported in the short to medium term.

Council recommends that regional prospectuses be prepared through a genuine partnership model with councils, Regional Development Australia, industry and relevant infrastructure providers. This would provide investors with a clearer and more credible proposition, while also helping government identify the policy, planning and infrastructure actions required to convert interest into delivered investment.

Summary of Council's position

- Council supports the overall intent and direction of the *Economic Diversification and Investment Strategy*.
- Council considers that genuine collaboration with local government must be central to the Strategy's implementation.
- State economic priorities should be aligned with council strategic plans, land use planning, infrastructure planning and community expectations.
- Investment attraction will depend on fit-for-purpose enabling infrastructure, including infrastructure that supports industrial growth in the West Tamar.
- The Launceston Sewerage Transformation Project at Ti Tree Bend should be recognised as critical enabling infrastructure for industrial growth in the West Tamar and northern Tasmania.
- Regional investment prospectuses should be developed in partnership with councils and grounded in local planning, infrastructure and workforce realities.

Council would welcome the opportunity to continue working with the Tasmanian Government on the finalisation and implementation of the Strategy, particularly in relation to regional activation, investment facilitation, infrastructure sequencing and planning reform.

If you would like to discuss this matter further, please contact me on 6323 9300 or via email at wtc@wtc.tas.gov.au.

Yours sincerely

Kristen Desmond
Chief Executive Officer

Economic Diversification and Investment Strategy

Consultation Draft



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Minister's Foreword

Tasmania is a small, abundant island off the coast of an island continent, in a remote corner of the world. We are blessed with extraordinary gifts and challenged by our geography.

In this environment we have long understood the need for a strategy to guide our efforts to build prosperity in a world that doesn't owe us a living.

In our little boat, what are the stars we steer by even as the seas surge and change?

The 20th century's strategy was to build a vast hydro-electric network, generate plentiful power, sell it cheaply to a small number of big industrials to create a large number of blue-collar jobs, and provide the cornerstone of economies built around them.

As industry and agriculture innovated and automated, and the hydro construction boom shifted to steady state generation, this model no longer created enough jobs for our people.

By the end of that century and the start of the next, Tasmania's strategy shifted to find new industries which would create enough jobs to replace those that were lost. They were in different industries, in service sectors like tourism, hospitality and care.

But with these new jobs we have grappled with how to create productivity gains to ultimately underpin future prosperity. It has been challenging to attract and retain younger workers who often seek higher paid, full-time jobs in the prime of their career. Post-COVID, two things became clear. First, how vulnerable to external shocks we could be as a small island economy dependent on tourism. Second, through major infrastructure investment we delivered a sustained period of record low unemployment. At last, a world of more jobs than people.

The strategy has changed with each era. What we steer by has not. Our abundance, our reliable renewable energy, the quality the world associates with our name, and the resourcefulness of our people: these are the constant stars, whatever the seas throw up.

So it is with this in mind that we shape a new strategy together: one that says we must diversify in our abundance, protecting and promoting our traditional strengths while seizing new opportunities. Artificial intelligence is transforming nearly everything. Our reliable renewable energy sets us apart. And our global brand for quality drives demand.

And a strategy which no longer accepts lower productivity and participation. Because for Tasmania to continue to catch up with our peers in this wealthy country, we must unlock industries, infrastructure and investment. A strategy to support a hard-working island to do so smarter, to generate more wealth by backing the private sector to drive productivity and augment the incredible resourcefulness of Tasmania's people.

This Strategy is a draft, and we want it shaped by the people and businesses it is meant to serve. We welcome the views of everyday Tasmanians, businesses, industry, councils and communities, both on the directions set out here and on the initiatives that could best deliver them.

Getting this right matters: for young Tasmanians deciding whether their future is here, for regional communities that depend on strong and resilient industries, and for every business backing this island. We look forward to the work ahead.

The Hon Felix Ellis, MP
Minister for Business, Industry and Resources

Purpose of the Strategy

The Tasmanian Government's Economic Statement, released in July 2025, sets out a blueprint for the continued growth and success of the Tasmanian economy. It establishes a commitment to grow private investment, simplify business conditions and unlock economic opportunities across the state.

The Economic Diversification and Investment Strategy is the framework through which the government will drive the delivery of these commitments. It will translate the Economic Statement's direction into a coordinated approach to economic development across government, and will support the decisions needed to secure long-term prosperity over the coming decade.

In a challenging economic and global environment, it is even more important that Tasmania makes it easier for businesses, investors, workers and regions to create value. Public expenditure alone cannot drive the prosperity Tasmanians expect. The most durable path is to improve the conditions for private investment, lift productivity, grow participation and concentrate government effort where it can have the greatest impact. This is critical in a fiscally constrained environment.

The Economic Diversification and Investment Strategy will enable a shift in how the Tasmanian Government supports economic development. It will help focus effort where it matters most and support more effective coordination across government, agencies and government businesses. As an overarching economic framework, it will help guide specific economic, sub-sector and industrial policies and help prioritise public funds to their highest value purpose (see Figure 1). It will also clarify what information the government requires to decide when and how to intervene.

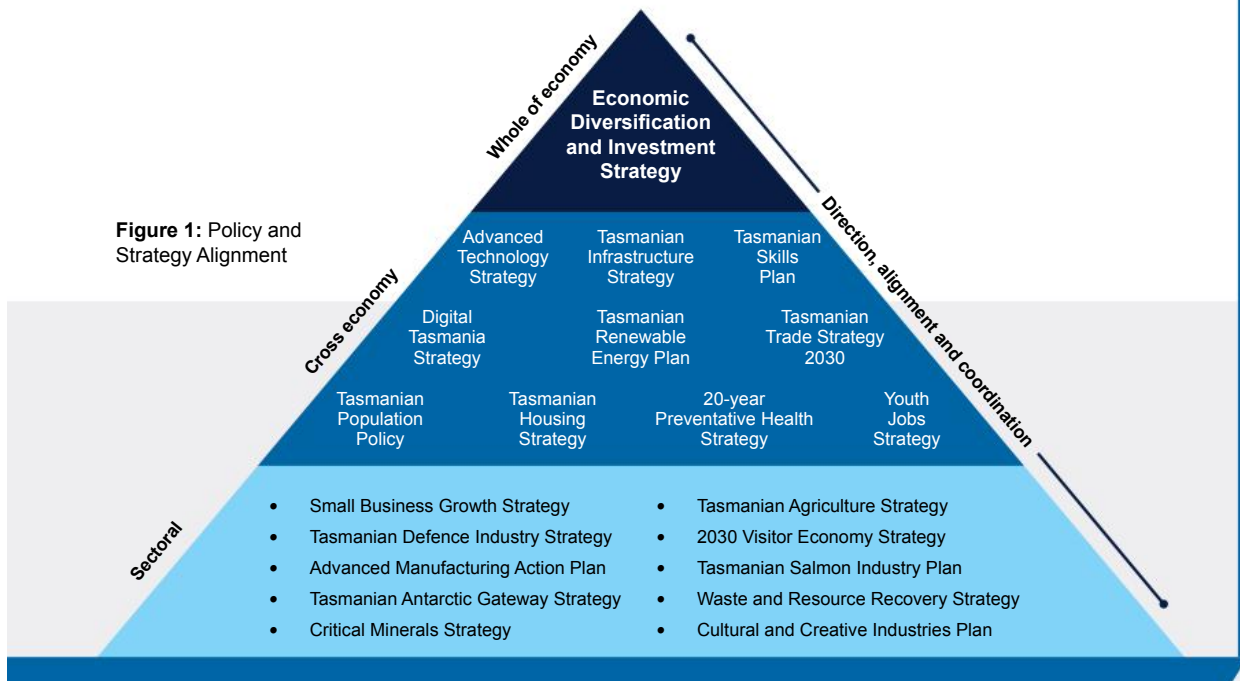


Photo: Jess Oakenfull

The Strategy will be designed to support:

- **investors**, by providing greater clarity about Tasmania's priorities, opportunities and facilitation pathways
- **businesses and industry**, by aligning economic development, skills, infrastructure and regulatory reform
- **regions**, by connecting local strengths with investment, workforce and infrastructure planning
- **Tasmanians**, by supporting higher living standards, better access to opportunity and stronger public services over time.

Figure 1: Policy and Strategy Alignment



Tasmania's economic outlook

The Tasmanian economy has grown by close to \$9 billion over the past decade. This performance has been supported by historically low unemployment, population growth, sustained public investment and strong global demand for Tasmania's goods and services. In recent years, Tasmania has led the nation in business confidence, with business conditions also consistently among the strongest in the country¹. The next decade will see more than \$30 billion in planned private and public investment including intergenerational projects such as the Macquarie Point Precinct and Project Marinus.

This momentum will play out against a more demanding economic environment. Fiscal conditions are tightening, growth is moderating, technological change is accelerating internationally, and geopolitical disruption is reshaping trade, energy and investment flows. While these pressures are shared across Australian jurisdictions, Tasmania experiences some of them more acutely due to the size and structural features of its economy.

Sustaining Tasmania's economic momentum will require a more resilient and dynamic economy, driven by stronger private investment, higher productivity and broader workforce participation across all regions. Tasmania enters this period with strong economic foundations, and clear areas where reform and renewed effort are needed to sustain future success.

¹ National Australia Bank, NAB Monthly Business Survey, April 2026 and NAB Quarterly Business Survey, Q1 2026.



Foundations for growth

Tasmania has clear strengths to build on. Some are natural advantages. Others have been built through decades of investment, institution-building and enterprise.

Tasmania is the only Australian state with renewable energy generation equivalent to 100 per cent of demand, with a legislated target of 200 per cent by 2040. A century of investment in hydropower, complemented by growing wind capacity, gives Tasmania an established renewable platform. With Marinus Link, the state is positioned to supply clean energy to the National Electricity Market and to host industries that depend on clean power.

Tasmania's cool climate and abundant fresh water grow more valuable as mainland Australia faces hotter, drier conditions. Rich mineralisation supports critical minerals exploration and refining. Geographic remoteness brings benefits in security and biosecurity that are growing in strategic importance.

Tasmania's agriculture, food, beverage and tourism industries have established strong market recognition, reinforced by a distinctive brand and rich cultural and heritage assets. Tasmania's advanced manufacturing and defence capabilities in shipbuilding, composites and precision engineering serve growing national and international markets.

Tasmania is Australia's gateway to Antarctica and the Southern Ocean. Hobart hosts the Australian Antarctic Division, the Institute for Marine and Antarctic Studies, and CSIRO's marine and atmospheric research division. These institutions anchor a growing network of businesses, research organisations and agencies working in Antarctic and Southern Ocean science, logistics and technology.

Research institutions, anchored by the University of Tasmania, give the state scientific depth unusual for a jurisdiction of its size. Emerging capability in health sciences, extreme environment operations, aquaculture innovation, environmental engineering and digital creative industries continues to broaden the economic base.

As a smaller jurisdiction, Tasmania benefits from close working relationships between business, government and researchers, supporting faster decisions and more practical collaboration than is possible in larger economies.

Building on these advantages will allow the state to respond to a more demanding external economic environment from a position of strength.

Drivers for reform

Long-term economic growth depends on three connected factors: how many people an economy has, how many of them participate in the workforce, and how productively they work. Tasmania faces structural pressures across all three, but we are already taking steps to address them.

Continuing this effort will be central to sustaining Tasmania's long-term economic performance. It calls for a shared, system-wide view of the economy, with government and industry concentrating effort where it will make the greatest impact.

Tasmania has the oldest median age of any Australian state or territory, and natural population decline is projected from the early 2030s. Tasmania's participation rate sits below the national average. There is clear opportunity to lift it by reducing practical barriers including childcare, transport, health, youth engagement, educational attainment and housing affordability.

Housing supply also shapes economic performance in its own right. When people can live close to jobs, training, services and transport, businesses find it easier to recruit, major projects move more smoothly, and regions retain the people they need.



Productivity is where Tasmania has the most to gain. Tasmania's output per hour worked sits below the national average, reflecting historical industry mix, smaller firm size, lower capital intensity and slower technology adoption. Higher productivity is the most direct path to higher wages and improved living standards for all Tasmanians.

Other features of the Tasmanian economy also shape the path ahead - private business investment has room to grow towards the national per capita level; exports are built on a small number of core commodities and markets; employment is anchored in a few large sectors and major employers, alongside a broad and dynamic base of small and micro businesses - strengthening and broadening this base would

build resilience to external shocks and open new sources of growth.

Like most Australian jurisdictions, Tasmania is working within tighter fiscal conditions after a period of sustained public investment. Future growth will depend on creating stronger conditions for private sector investment, progressing practical reforms, improving coordination, and ensuring spending is well targeted.

Tasmania's path through the next decade will be shaped by building on these strengths and addressing these pressures. The proposed vision and goals that follow set a direction for that effort and for maximising the opportunities ahead.



Photo: Natasha Mulhall

A vision for Tasmania's economic future



Photo: Brand Tasmania

Vision

A thriving and dynamic Tasmanian economy that creates opportunity for every region and every generation.

Goal 1	Growing a more resilient economy through private investment
What we will do: Encourage greater private investment and support industries to scale, diversify and compete. A more dynamic and investment-ready economy will provide stronger foundations for economic resilience and long-term income growth.	Potential key indicators²: • Trends in private and public capital investment • Gross State Product and final demand • Inbound private investment • Investment facilitated in high-value sectors
Goal 2	Lifting productivity, innovation and competitiveness
What we will do: Drive productivity gains across the economy through skills, innovation, infrastructure, technology adoption and smarter regulation. Stronger productivity and innovation will help businesses create more value, grow and compete in national and global markets.	Potential key indicators: • State and sectoral productivity metrics • Research and development intensity • Business-reported technology adoption • Employment in key sectors • Educational commencements and completions in key sectors
Goal 3	Increasing participation and strengthening regional opportunity
What we will do: Grow the size, capability and mobility of Tasmania's workforce, lift participation, and support all regions to contribute to and benefit from growth. This will ensure more access to opportunity and strengthen communities across the state.	Potential key indicators: • Tasmania's age-standardised participation gap against the national average • Regional Tasmania growth rate benchmarked against non-capital city growth • Skilled migration to regional Tasmania

² The government is interested in views on potential key indicators for each goal. The above are conceptual ideas that are subject to change and finalisation.

Decision-making principles

A core purpose of the Economic Diversification and Investment Strategy will be to guide how government prioritises effort, coordinates economic development activity to support the Vision, Goals and Outcomes of the Strategy.

Public resources are finite and the trade-offs between competing demands are sharper than they have been. The government needs a clear framework for deciding when and how to intervene in the economy, and for aligning effort across portfolios and agencies. The proposed principles below will serve as the foundations of that framework.

- **Build on Tasmania's comparative advantages.** Support will be directed toward sectors, capabilities and regions where Tasmania has credible strengths and realistic opportunities to compete, rather than where intervention is least likely to deliver durable returns.
- **Use public resources strategically.** Public funding, concessions and facilitation effort will be targeted where they unlock wider economic or social benefit, rather than substitute for private investment that would occur anyway.
- **Make trade-offs transparently.** Decisions involving scarce resources, including energy, land, infrastructure capacity and public funding, will be informed by evidence and made with clear consideration of costs, benefits, risks and opportunity costs.
- **Measure outcomes, not just activity.** Implementation will focus on measurable progress against productivity, investment, participation, regional and capability outcomes, with public reporting through rolling action plans.

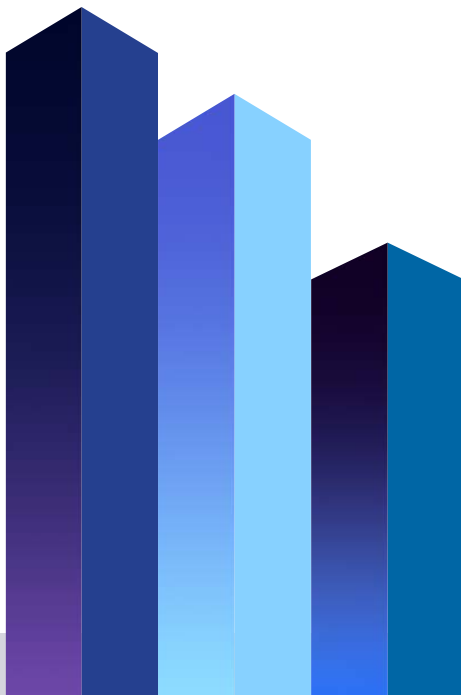




Photo: Moon Cheese Studio

The government shapes economic outcomes through multiple modes of action: facilitating private activity, investing in shared assets, regulating markets, funding targeted initiatives, partnering with industry and other governments, and advocating for Tasmania's interests in national and global settings.

Each of these economic levers draws on established assessment frameworks, technical tools and analytical methods, calibrated to their context. The Strategy seeks to bring greater alignment across these assessment methods, so that whichever lever government is considering, decisions are based on an integrated assessment framework and common principles, including consideration of competition impacts and the public interest.

It is not intended nor possible, to have decision making purely a quantitative exercise. It is intended to support fulsome considerations based on the best information, the secondary and third order impacts, and opportunity costs, of decisions.

Decision-making principles

ECONOMIC VISION AND GOALS

**Private investment
and resilience**

**Productivity and
competitiveness**

**Participation and
regional opportunity**



DECISION-MAKING PRINCIPLES

Comparative advantage

Directed to credible strengths and
realistic opportunities

Strategic resource use

Where it unlocks wider benefit not
substituting private capital

Transparent trade-offs

Evidence-based on scarce resources with clear
costs, benefits, risks and opportunity costs

Outcomes over activity

Measureable progress tracked against
investment and growth outcomes



ECONOMIC LEVERS

Invest

Facilitate

Fund

Partner

Advocate



ALIGNED ASSESSMENT FRAMEWORKS, TOOLS AND METHODS

DRAFT STRATEGY ON A PAGE



Strategic priorities

Tasmania's long-term economic goals will depend on focused, consistent and coordinated effort across government, while enabling businesses, investors, workers and regions to respond with confidence.

The six strategic priorities below are the main levers through which this Strategy will be implemented. They are mutually reinforcing.

Private investment depends on clear and predictable approvals, land readiness, infrastructure capacity, workforce supply and consistent and reliable policy settings. Productivity depends on innovation, skills, technology adoption and regulatory settings. Regional opportunity depends on infrastructure and housing delivered at pace, clear workforce and community confidence, and coordinated action linking local strengths to state-level priorities.

The priorities are therefore designed to work together. They will guide initiatives, inform investment facilitation, economic diversification and help align effort across government, industry, regions and public entities.



Priority Areas

01	Unlocking private investment	<i>Make Tasmania an even clearer, faster and more competitive place to invest</i>
02	Accelerating growth and innovation	<i>Build new sources of value in areas where Tasmania can compete</i>
03	Lifting productivity	<i>Help businesses, sectors and public systems operate more efficiently</i>
04	Activating our regions	<i>Connect regional strengths, land use, infrastructure and workforce planning</i>
05	Growing our capability	<i>Build the workforce and skills the economy needs</i>
06	Strengthening infrastructure	<i>Align infrastructure, energy, digital connectivity and land supply with economic priorities</i>

01 PRIORITY 1:

Unlocking private investment

Make Tasmania a clearer, faster and more competitive place to invest



Photo: Studio Hubert

Private investment is the principal driver of long-term economic growth. It enables businesses to start and expand, adopt technology, enter new markets and create jobs. This includes investment by existing Tasmanian businesses, as well as new investment by domestic and international entrants. Tasmania's business investment per capita remains around 60 per cent of the national average, and lifting it is central to the Strategy's economic ambition.

Tasmania has built genuine capability in attracting and facilitating investment. The Office of the Coordinator-General has facilitated more than \$5.3 billion of investment between 2014-15 and 2024-25, and Tasmania has made significant progress modernising its planning system, including through the Statewide Planning Scheme and ongoing work across the Resource Management and Planning System. In 2025, the Business Council of Australia ranked Tasmania the second-best state in which to do business.

The next decade will demand more. Tighter fiscal conditions and sharper competition for national and global capital mean the jurisdictions that offer the clearest proposition, the fastest pathways and the most coordinated government response will win the investment Tasmania needs.

Building on the foundations already in place, this Strategy proposes two complementary directions:

A clearer, more compelling proposition for all investors

In a changing global environment, it is opportune to refresh Tasmania's value proposition for all investors (both existing businesses and startups) and the way government supports them. This means ensuring our pitch is contemporary and Tasmania-specific, that facilitation supports are in place from first contact through delivery, and that points of accountability for investors are clear and consistent.

The government's investment facilitation activities will remain central to this work, alongside the Tasmanian Development Board's functions and Tasmania's broader trade and investment effort. Sharper sector and regional investment prospectuses, aligned to this Strategy's priorities, will help investors and Tasmanian businesses see where opportunity lies and how government will support it.

A more integrated pathway for major investment

For larger projects of strategic economic significance, current legislative pathways involve overlapping regulatory processes without a truly integrated framework, creating uncertainty around timelines, assessment requirements and decision-making authority. Beyond major projects, planning settings do not always distinguish between the significance of different types of development, meaning investment aligned with state priorities can face complex approval pathways. Environmental, heritage and other regulatory approvals add further complexity.

Tasmania operates at a different scale and in a different market context from larger jurisdictions, but lacks comparable mechanisms to prioritise and coordinate major projects across government or to address sequencing issues that delay delivery. Targeted reform, designed

for Tasmania's context, would strengthen investment confidence and enable priority projects to proceed more efficiently.

The Tasmanian Government's Economic Statement committed to a new Economic Future Act for the purposes of delivering a clearer, faster pathway for major job-creating projects. The approval and regulatory environment should work for investors — meaning clearer standards, and processes that move faster to yes, or faster to no.

Detailed consultation on an Economic Future Act will form part of any dedicated reform process. *Through this Strategy, the government welcomes early views on what an integrated pathway should achieve and the principles that should shape it.*

Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Strengthening our market-facing investment engagement by improving visibility, closing information gaps, and presenting a clearer, more credible proposition to domestic and international investors.
- Consistent with the [Economic Statement](#), delivering a coordinated, investment facilitation system for major job-creating projects and precincts, that supports proponents from initial engagement through to project delivery. A streamlined front door will guide businesses seeking to establish, expand or relocate in Tasmania, providing early clarity, coordinated support and timely decision-making.
- More predictable and faster pathways for the rezoning of land to meet emerging industrial, strategic and well-located housing needs, delivered through the program of ongoing reform.
- Working with councils, industry and the planning sector to streamline planning assessments, improve consistency, and review the matters that require a planning permit where consistent with acceptable solutions in the Tasmanian Planning Scheme.
- Ongoing identification and review of statutory, regulatory and procedural barriers as they emerge through the development facilitation process, with findings reported publicly.



Photo: Moon Cheese Studio

National benchmarking – investment facilitation and development

Across Australia, states are modernising how major projects are assessed and approved, replacing fragmented processes with single, coordinated frameworks that give investors earlier certainty and clearer timelines.

New South Wales has the most mature system, with state-led pathways bringing planning, environmental and other assessments under one process. Western Australia passed legislation in late 2025 creating a Coordinator-General with powers to fast-track strategically significant projects. Most jurisdictions also operate dedicated investment and trade functions and enabling mechanisms supporting site readiness and development coordination.

Reform of approvals and project facilitation is also under active national consideration. The Productivity Commission has recommended the establishment of an Australian Government Coordinator-General for priority projects in the context of the net zero transition.

Tasmania is well positioned to adapt best practice to our unique situation and undertake reforms to make Tasmania a better place to do business. The Economic Future Act could assist in positioning Tasmania alongside these reforms, tailored to Tasmania's planning landscape and scale.

02 PRIORITY 2:

Accelerating growth and innovation

**Build new sources of value in areas where Tasmania
can compete**



Photo: Melanie Kate Creative

Innovation is how economies create new value and build new sources of competitive advantage. For Tasmania, broadening the economic base through innovation-led growth will be central to long-term resilience and prosperity.

Tasmania has built a meaningful platform for this work. The University of Tasmania, CSIRO, the Tasmanian Institute of Agriculture, the Institute for Marine and Antarctic Studies, the Australian Maritime College, and other research institutions and specialised networks give Tasmania scientific depth unusual for a jurisdiction of its size.

Helping align and connect research, industry, investors and markets is a key priority for the government. The Advanced Technology Strategy, the Tasmanian Trade Strategy, sector-focused policies and plans, and the work of the Office of the Coordinator-General and the Tasmanian Development Board each contribute to this effort.

Tasmania's established sectors of activity remain central to the economy and to its innovation effort, and continue to be supported through dedicated sector strategies, Industry Compacts, trade promotion and investment facilitation.

Tasmania's strongest innovation opportunities will emerge where its natural advantages, specialised capabilities and research strengths align, and where those concentrations can meet growing national and global demand. The Strategy proposes to prioritise government effort towards these areas, while remaining open to opportunities that emerge.

The government can accelerate innovation-led growth by bringing industry, researchers and institutions together around shared strengths and high-priority challenges. It can also strengthen commercialisation pathways and help startups and innovative firms scale, trade and attract private capital.



Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Strengthening the research-industry interface, including the commercialisation pathway for technologies developed at Tasmanian research institutions.
- Support for early-stage and scaling Tasmanian businesses to access capital, markets and customers, drawing on partnerships with the private sector and Commonwealth programs.
- Coordinated assistance for Tasmanian businesses and projects to navigate the Australian Government's green-economy, sovereign capability, critical minerals and concessional finance opportunities, and to diversify into priority export markets, drawing on Tasmania's existing trade strategy, premium branding and market presence.
- Use of the Tasmanian Development Board's investment functions to support strategically significant Tasmanian businesses, with clear alignment to the principles and priorities set out in this Strategy.



Photo: Samuel Shelley

Emerging domains of growth

Tasmania's next wave of innovation is being built on advanced technology, applied to real-world problems by companies with deep expertise.

The *Advanced Technology Strategy* is exploring cluster-based approaches to support the growth of emerging domains of capability.

Illustrative areas of strength include:

- Precision agriculture, aquaculture systems and agtech
- Autonomous marine systems and underwater robotics
- Energy-intensive digital infrastructure, including AI computing
- Traceability, provenance and biosecurity technologies
- Remote and extreme environment healthcare and assistive technologies
- Sensing, monitoring and engineering for extreme environments.

03 PRIORITY 3:

Lifting productivity

Help businesses, sectors and public systems operate more efficiently



Photo: Moon Cheese Studio

Tasmania's productivity gap relative to the national average is well documented. This reflects Tasmania's industry composition and scale advantages that exist in other jurisdictions. That said, closing the gap where we can is the most direct path to higher wages, better job quality and improved living standards in every region.

Tasmania's largest sectors — health and social services, construction, education, retail, hospitality and tourism — shape everyday economic life across the state. They underpin regional communities, deliver essential services and account for the majority of employment. Their productivity performance matters to every Tasmanian.

Effective coordination and alignment with national competition policy and productivity reform will be critical in amplifying impacts in Tasmania and ensuring that national initiatives are fit-for-purpose and translate into practical gains for Tasmanian businesses and workers.

Realising these opportunities will depend on addressing the key barriers that hold back productivity - particularly digital capability across the workforce, the readiness of small and medium businesses to take up new tools, regulatory burden on businesses, and the underlying infrastructure that makes technology adoption possible. Reliable, affordable digital connectivity is a precondition for the productivity gains the Strategy seeks, particularly for businesses operating outside Tasmania's larger centres.

The embrace of digital and advanced technologies, particularly artificial intelligence and autonomous systems, is becoming a productivity imperative for Tasmanian businesses of every size, and for government. While complex and not without social and economic implications, the adoption of these technologies will be necessary for Tasmania to maintain its long-term competitiveness. Harnessed well, they can help address longstanding constraints to growth and may offset their own potential effects on employment.



Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Building a clearer evidence base on the structural and behavioural factors that continue to constrain Tasmania's productivity performance beyond skills and education - including capital intensity, management capability, scale, market structure and technology diffusion - to inform future reform priorities.
- Practical initiatives to lift productivity in Tasmania's largest service sectors — including care, construction, retail and tourism — drawing on the relevant findings of the Productivity Commission's five-pillar inquiries, and National Competition Policy reforms.
- Working with the Australian Government and industry to ensure Tasmanian businesses and regions can access reliable, affordable digital connectivity to underpin technology adoption.
- Demonstration programs and shared digital tools to support technology adoption by Tasmanian businesses, particularly small businesses and those in high-employment sectors with limited internal capability.
- Targeted and broad-based digital skills programs across the workforce, recognising the speed at which new tools are reshaping the way work is done.
- Improved access to higher-quality public datasets to enable public and private digital tools to support faster and better planning, regulatory processes and business decisions.
- Continuing to reduce red tape that constrains business productivity and blocks investment, particularly in key areas of the economy that have the most to gain.

Productivity reform: a national agenda

Addressing Australia's stagnating productivity growth is central to national economic reform.

The Productivity Commission released 47 recommendations across five reform pillars.

Several priorities fall squarely within state government influence:

- accelerating the adoption of digital technologies and AI across industries and government services
- streamlining planning and approvals processes, particularly for energy and housing infrastructure
- reducing regulatory burden on business, especially where cumulative state and local requirements impede investment
- lifting the quality and efficiency of care services, including through greater investment in prevention.
- building a more responsive skills and workforce system

The Commission estimates AI adoption alone could deliver \$116 billion in productivity gains nationally over a decade.

Work is also progressing with the revitalised National Competition Framework, where reforms are being identified to increase productivity and competition. The reform priorities focus on:

- promoting a more dynamic business environment
- better harnessing choice, competition and contestability in human services
- harnessing the benefits of competition in the net zero transition
- leveraging the economic opportunities of data and digital technology.
- lowering barriers to labour mobility

State and territory governments have a central role to play in this national effort, and Tasmania must ensure its priorities keep pace. Reforms need to be fit for purpose for Tasmania with a clear demonstrated net benefit.

04 PRIORITY 4:

Activating our regions

Connect regional strengths, land use, infrastructure and workforce planning



Photo: Moon Cheese Studio

Tasmania's economic future will be shaped region by region. Each part of the state has its own strengths, constraints and role to play. The Strategy will support tailored regional approaches where local conditions warrant them, connecting state-level priorities with the strengths, workforce needs and infrastructure that exist on the ground.

Tasmania's regions hold diverse strengths in industry, agriculture, tourism, marine activity, logistics and services, often anchored by communities, institutions and partnerships built over many years. Distinct capability sits across councils and regional authorities, Regional Development Australia, the government's regional partnerships and work underway on the state's renewable energy potential.

Working in this way requires a clearer view of how regions function economically. The Strategy will draw on functional labour markets — the catchments within which people live, work and access services — as the analytical unit for regional engagement, while councils and communities remain the partners through which regional implementation happens. Economic opportunities and workforce flows do not always align with administrative boundaries.

Housing is part of this picture. In some regions, the limiting factor is not demand for investment or employment, but the practical capacity to

accommodate the workforce required to deliver and sustain that growth. Housing supply, land readiness and infrastructure sequencing therefore need to be treated as economic enablers, not separate concerns.

More Tasmanians will share in the benefits of growth where governments and communities understand together what investments are most effective and what is needed to unlock opportunity. Strengthening community benefit arrangements — building on the approaches developed for major renewable energy investments — is part of that picture.



Photo: Moon Cheese Studio

Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Improved regional economic, development, liveability and demographic data and projections to support decision-making by government, councils, industry and communities.
- Reviewing and aligning regional partnerships and supporting regional capability and capacity building.
- Working with industry, councils and communities on the identification of regional strengths, workforce needs, catalytic infrastructure opportunities and land use planning barriers.
- A rolling mechanism to gather information from businesses, councils and communities about the supply of land for industry and well-located housing, and accelerate the pace of strategic land-use planning in response.
- **Many of the potential initiatives under Priority 1 are also relevant to regional activation.*



Photo: Moon Cheese Studio

05 PRIORITY 5:

Growing our capability

Build the workforce and skills the economy needs



Photo: Natasha Mulhall

Tasmania faces a workforce challenge that is sharpening rather than easing. Tasmania's labour force participation rate sits below the national average, and the Tasmanian Chamber of Commerce and Industry has estimated that lifting it to the national average would create over 11,000 jobs across a decade and add \$3.7 billion to the state's economy. With projected demand for an additional 32,000 workers over the next two years on top of labour needs for major projects, the participation gap matters more each year.

Tasmania's long-standing demographic profile adds to our workforce pressures. The state has the oldest median age in Australia, and natural population decline is projected from the early 2030s. Without continued growth in the working-age population - through participation, migration and the transition of young people into work and training - Tasmania's economy will face difficulty accessing the people it needs.

Over 90 per cent of employment growth in the next decade will require a post-secondary qualification, and AI, automation and other technological changes will continue to reshape the work Tasmanians do.

Uplifting educational attainment will require a responsive tertiary education sector that is supporting pathways for young people but also lifelong learning and skills uplift as the economy changes. Tasmania has built a strong foundation to respond to these challenges. The Tasmanian Skills Plan sets clear priorities for vocational education and training, The Youth Jobs Strategy is focusing on school-to-work transitions

and addressing youth disengagement. The Regional Jobs Hub network has demonstrated a business-facing, person-centred, place-based employment model helping regions thrive.

This Strategy proposes ongoing effort to support a more planned and integrated approach with government, industry, community, regions, education and training sectors.

As many of the employment and participation levers sit with the Australian Government, it will be important to ensure they are supporting and aligning their effort with the state.



Photo: Moon Cheese Studio

Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Improving the accessibility and currency of public-facing workforce, training, sectoral and regional labour market data and projections.
- Lifting awareness across employers, providers, communities and young people of the skills and occupations in demand in their region and across the state, and the pathways available to enter them.
- Strengthening the alignment between Tasmania's migration, international education, skills and housing settings to position Tasmania as an attractive destination for skilled migrants and international students.
- Advocating with the Australian Government for partnerships and settings — including the Regional Jobs Hub model and income support and employment service settings — that respond to Tasmania's workforce challenges.
- Preparing Tasmanian workers, employers and communities to benefit from AI and automation, and to manage the workforce transitions these technologies will drive.



Photo: Studio Hubert

Strengthening infrastructure

Align infrastructure, energy, digital connectivity and land supply with economic priorities

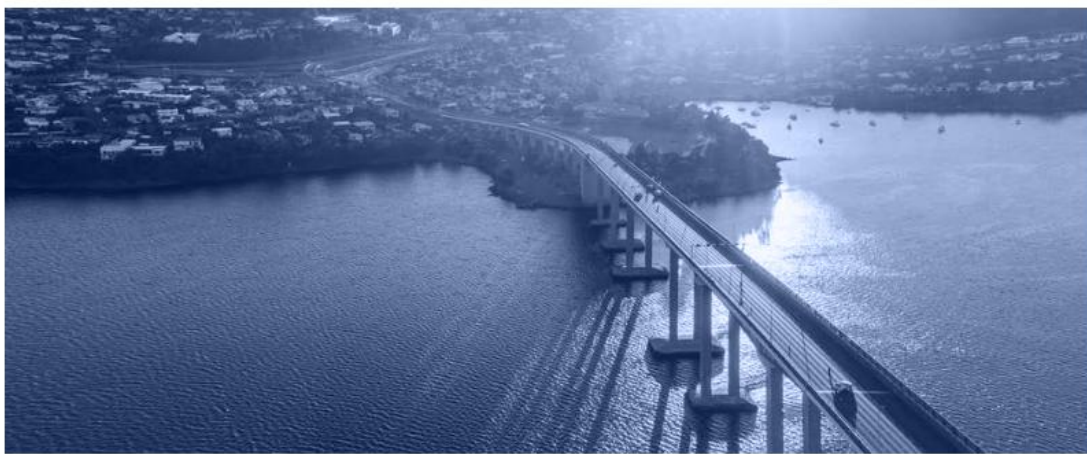


Photo: Studio Hubert

Infrastructure shapes what Tasmania's economy can do, where growth can happen and how quickly opportunities can be realised. From energy and digital connectivity to transport, ports, water and land readiness, the state's infrastructure foundations determine whether private investment, productivity gains and regional opportunity are achievable in practice.

Tasmania has built substantial infrastructure capability through decades of investment. Project Marinus, the Macquarie Point Precinct, the Strategic Infrastructure Framework, and the state's networks of energy, water, transport and digital infrastructure together provide a platform of national significance. Infrastructure Tasmania, TasNetworks, TasWater, TasPorts and Hydro Tasmania bring deep institutional capability to the work ahead.

The next decade will require this platform to do more. Connecting economic priorities and infrastructure decisions more closely will allow the government to sequence investment with greater effect, address gaps that hold back private investment, and make better use of Tasmania's long-term advantages. This means understanding the highest-priority uses of land and the needs of businesses and communities, so that public investment is targeted where it unlocks wider benefit and proponents can meet their own infrastructure requirements efficiently.

Tasmania's energy advantage

Energy is the clearest example of how infrastructure choices shape Tasmania's economic future. Tasmania could become a significant supplier of clean energy, clean fuels and energy-intensive low-emissions products into national and global markets, aligning with growing demand for trusted, decarbonised supply chains.

The government recognises the need to balance the interests of existing Tasmanian industry, the workers and communities who depend on it, the opportunity to attract new energy-intensive investment, as well as Tasmania's role in supporting the national energy transition.

Realising opportunities requires careful planning and sequencing, leveraging the strategic advantages of Tasmania's public energy companies and networks while being agile and responsive to opportunities as they arise. Tasmania can grow its role in the national market while continuing to deliver the reliable,

competitively priced supply that local industry and households depend on. These goals can reinforce one another - new interconnection and new large customers can each help bring forward the next wave of renewable generation that benefits users.

Tasmania's strategic energy planning is the principal vehicle for navigating these matters, working alongside this Strategy and Tasmania's broader investment, infrastructure and regional priorities. Consistent with the Strategy's decision-making principles, major policy and funding decisions should consider impacts on competition and be tested against the public interest. If government requires a government business to provide a non-commercial service, concession or activity at a net cost, this should be clearly identified and supported as a community service obligation. Where government businesses compete with private providers, decisions should also consider competitive neutrality principles.

Digital, transport, water and land foundations

Beyond energy, Tasmania's infrastructure agenda spans the foundations that determine where and how growth happens. Reliable, affordable digital connectivity — particularly outside Tasmania's larger centres — is increasingly a precondition for productivity, business growth and regional participation. Transport and logistics networks shape Tasmania's competitiveness as an exporting island economy. Land and water readiness determine whether industrial, housing and

regional development opportunities can be activated when they emerge.

These foundations require coordinated planning, sustained investment from a range of sources, and clear advocacy to the Australian Government where Commonwealth levers are decisive. Infrastructure Tasmania's Strategic Infrastructure Framework will continue to inform ongoing engagement on infrastructure needs and opportunities, and provides the platform for prioritising investment in line with this Strategy.

Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Coordinating economic priorities, infrastructure investment and land readiness — drawing on the Strategic Infrastructure Framework, strategic energy planning and the planning system — to ensure infrastructure decisions support the Strategy's investment, productivity and regional priorities.
- Developing an infrastructure pricing and developer contribution approach, that fairly apportions the costs of development while incentivising the supply of well-located housing and industrial land, consistent with the Future of Local Government Review.
- Targeted approaches to addressing first-mover disadvantages particularly in digital connectivity, transport and zero-emissions infrastructure.
- Broad economic principles for any government-led decisions on arrangements that support strategic energy users in Tasmania - separate from Hydro Tasmania's commercial pricing role - to ensure such arrangements are evidence-based and aligned with this Strategy's investment, productivity and regional priorities.

Photo: Nick Hanson



Strategy into outcomes

The Strategy will organise economic development effort around a clear set of priorities. It will support a disciplined approach to prioritising opportunities, coordinating agencies, engaging with investors, aligning infrastructure and land use decisions, and measuring progress — and provide a clearer basis for deciding when government should facilitate, fund, regulate, partner, advocate or step back.

The Strategy will provide the overarching economic framework within which a layered set of more specific strategies operates. Together, these documents form the architecture through which the Strategy translates into specific commitments and delivery.

The Strategy will be followed by action plans that translate reforms into activities, responsibilities and timeframes, each supported by public implementation updates.

The Tasmanian State Service is entering a period of significant change. The Review of the Tasmanian State Service called for a new approach to functional leadership, and this Strategy represents an opportunity to put that approach into action — informing the work of the Tasmanian Development Board and the legislative review programs underway for the proposed Economic Future Act.

Implementation will be supported by economic, demographic and market intelligence across government, with a focus on industry conditions, investment and regulatory pipelines, technology adoption and the experience of businesses in priority sectors.



Your feedback

The draft Strategy has been prepared to present an initial set of goals and priority areas for genuine consideration and comment.

The government is seeking feedback on potential initiatives that could be included in future action plans. At this stage, initiatives are intended to further test the practical reforms and understand perspectives on priorities, partnerships and delivery mechanisms needed to achieve the Strategy's goals. Inclusion in this draft does not predetermine final policy design, legislative detail, funding decisions or implementation sequencing.

A short consultation survey is available on the Department's website, www.economicstrategy.tas.gov.au, and written submissions can be provided to: economy@building.tas.gov.au.



Photo: Nick Hanson



8.5 CEO 5 - Funding Agreement for Tamar Valley Wine Route

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 13 August 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to seek Council's in-principle support of a funding proposal from Tamar Valley Wine Route for a three (3) year partnership.

BACKGROUND

Council sponsored the Tamar Valley Wine Route (**TVWR**) Taste of the Tamar Event in 2025. The sponsorship amount was \$8,000 with in-kind support being provided in the form of provision of rubbish bins.

TVWR have now approached West Tamar Council, George Town Council and City of Launceston Council to provide a greater funding pool of \$50,000 between the three Councils over a three (3) year period.

TVWR is a membership only based organisation, self-funded by members to promote visitation into the area. There are approximately 100 grape growing producers in the greater Tamar Valley (East & West, and from Greens Beach in the North to Relbia in the South), 44 of which have operating cellar doors and 38 of those are paying members of the TVWR. Approximately 50% of the members are based in the West Tamar.

In order to achieve their new strategic objectives of Digital Enhancement, Strategic Marketing, Collateral Distribution and Growth & Events, and building on the success of the 2025 Taste of the Tamar, TVWR is planning a series of events for 2026 and beyond. They wish to establish the Taste of the Tamar as the flagship signature experience for the region, with the West Tamar Council as the naming rights partner.

TVWR also wish to tap into the resources available at the various Visitor Information Centres, including utilising the centres for event ticket sales. They wish to focus on enhancing event coordination, social media cross-promotion, content creation and strategic marketing for regional attractions.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Heart: Community and Wellbeing

Goal 7: Shared places and social infrastructure stay strong as the population grows

7.4 Work with clubs, volunteers, arts groups and community organisations to reduce governance strain and keep local participation strong.

Our Economy: Economy and Innovation

Goal 10: Local jobs and enterprise grow closer to home

10.3 Work with business networks, regional bodies and services providers to strengthen capability, resilience and practical support for local operators.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

RISK CONSIDERATIONS

The amount of support being sought over the three years presents a low financial risk to Council. As the initial event was a success, the risk in entering into a multi-year funding agreement is considered to be low.

FINANCIAL IMPACT

If agreed to, the financial impact would be \$10,000 for the 2026/27 financial year, \$10,000 for the 2027/28 financial year and \$5,000 for the 2028/29 financial year.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 4 August 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 2025, TVWR originally sought up to three years of sponsorship so that the event could ensure viability until it is well-established and fully self-sustainable. Council resolved in May 2025 to approve a one-year sponsorship of \$8,000.

TVWR advised that in 2025 the cost for the event was approximately \$37,000 with the funds from Council going towards the purchase of the sustainable glasses (final cost \$6,600) with the balance being put into signage and towards the staging for the musicians. The costs for the initial event were able to be kept relatively low as many businesses gave discounts to TVWR to ensure the success of the event.

TVWR now wish to expand both the size and scope of the event. They are looking to more than double their attendance numbers at Taste of the Tamar in 2026 from 1,200 to 3,000 and are planning a series of events to be held throughout the Tamar Valley region. To this end, they wish to enter into funding agreements with West Tamar, George Town and City of Launceston Councils for \$50,000 over a three (3) year period.

As a funding agreement with a wider scope than a simple sponsorship, this no longer falls under the sponsorship policy and as a series of events is not eligible to apply for a business grant. Had the application been assessed as a sponsorship however, it would have scored highly for the following criteria:

1. Direct spending by the event organiser, participants, spectators, competitors and accompanying persons into the local community;
2. Creating opportunities for visitors to stay longer, spend more, experience local tourism products, and visit again;
3. Stimulating visitation at particular times such as low-peak season, and/or in underrepresented locations;
4. Advancing the West Tamar region as a premier tourism destination and/or a business/investment location;
5. Creating positive media coverage and promotional opportunities resulting in significant marketing or other outcomes for the Region;
6. Activating and/or profiling the municipality's assets and infrastructure;
7. Supports the achievements of Council's Strategic Plan goals.

As approximately 50% of the members are based in the West Tamar, it is proposed that Council provide 50% of the required funding – being \$10,000 per year for the first two years and \$5,000 for the third year. George Town and City of Launceston would then make up the balance 50%.

Council has already allocated \$8,000 in the 2026/27 budget under Special Area Promotions and there is scope within that budget line to allocate a further \$2,000 to bring the 2026/27 contribution up to \$10,000.

In-kind support has also been requested, in the form of utilising the Tamar Visitor Centre for ticket sales and advertising, promotion across Council's social media, supply of waste bins & removal of rubbish, and potential to engage support from TVC staff & volunteers to assist in promotion of the event, use of the flag-track systems for promotional material.

The funding each year would assist in the following events:

1. Flagship event - Taste of the Tamar (West Tamar Partnership Naming rights)
2. Monthly Summer Events from November – March (City of Launceston Partnership Naming rights)
3. Sparking Sunday (George Town Council Partnership naming rights)
4. Tamar Valley Excursion (all Councils)

The TVWR Long Table event originally proposed for mid-August 2026 has been postponed whilst funding negotiations are undertaken and the TVWR are looking to reschedule.

RECOMMENDATION

That Council authorises the Chief Executive Officer:

1. to negotiate a Funding Agreement with Tamar Valley Wine Route which includes the following conditions:
 - a. An allocation of \$10,000 for the 2026/27 financial year, \$10,000 for the 2027/28 financial year and \$5,000 for the 2028/29 financial year;
 - b. Tamar Valley Wine Route is excluded from applying for any further West Tamar Council funds, including any Grants, for the duration of the Funding Agreement; and

- c. Tamar Valley Wine Route provide an annual acquittal and activity report each year relating to the previous financial year; and
 - d. The Taste of the Tamar event is to be held in the West Tamar municipality.
2. to take all steps necessary to sign the Funding Agreement once terms satisfactory to the Chief Executive Officer, City of Launceston Council and George Town Council are agreed.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 GOVERNANCE

9.1 Gov 1 - Review of Audit Panel Charter

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 6 August 2026

ATTACHMENTS:

1. [9.1.1] WT-HRM31.00 - Audit Panel Charter - August 2026 (DRAFT)
2. [9.1.2] WT-HRM31.00 - Audit Panel Charter - August 2026 (DRAFT) - Tracked changes

SUMMARY

The purpose of this paper is to seek approval of the revised *WT-HRM31.00 – Audit Panel Charter*.

BACKGROUND

Council's current Audit Panel Charter (the Charter) was approved in August 2022 and has recently undergone a four-year review. This review concluded that the current Charter is meeting the needs of Council and the Audit Panel, but requires minor updates to align with recent organisational change and updated supporting materials, and provide more flexibility around the appointment of independent members.

The Audit Panel considered the Charter review at its 29 June 2026 meeting and identified minor changes to be completed prior to the 18 August 2026 Ordinary Council meeting for approval by Council.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Goal 9: People can reach services, information and civic life more easily across the whole municipality

9.2 Improve how Council communicates decisions, services, activities and opportunities through plain English, local channels and easier to find information.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

Local Government (Audit Panels) Order 2014

WT-HRM31.00 – Audit Panel Charter

RISK CONSIDERATIONS

Low

FINANCIAL IMPACT

Nil

CONSULTATION

Consultation occurred with the Audit Panel at the 29 June 2026 Audit Panel Meeting, and with the broader Council at the 4 August 2026 Interim 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

Council's Audit Panel Charter as it currently stands is seen to be supporting the Audit Panel well and not requiring any major changes. The minor changes to update terminology, providing additional flexibility around the length of term for appointment of independent panel members, and links to supporting material do not substantively alter the intent of the Charter.

RECOMMENDATION

That Council:

1. Rescinds the existing Audit Panel Charter (Minute 94/22);
2. Adopts the updated Audit Panel Charter as presented, effective 18 August 2026;
3. Updates the version number to 5.00; and
4. Approves a review date of August 2030.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

West Tamar Council Audit Panel Charter



Document No.:		WT-HRM31.00	Approved By:		Council (Min./YY)
Issue No.:		5.00	Approved On:		DD MMM YYYY
Responsibility:		Office of the CEO	Review Date:		August 2030
Document Control For External Release – N2022189499					
Rev. No.	Date	Revision Details		Reviewer	Approver

1 INTRODUCTION

The Council has established the West Tamar Council Audit Panel (the Audit Panel) in compliance with Division 4 of the *Local Government Act 1993* (the Act) and the *Local Government (Audit Panels) Order 2014* (the Order) and the *Local Government (Audit Panels) Amendment Order 2015* (the Amendment Order) as amended from time to time.

This Charter was initially developed in cooperation with the local government Audit Panel Working Group and sets out the Audit Panel's objectives, authority, composition, tenure, functions, reporting and administrative arrangements.

2 OBJECTIVE

The objective of the Audit Panel is to:

- assist Council in providing a transparent and independent process to ensure accountability to the community in the governance, management and allocation of resources; and
- review the council's performance under section 85A of the Act and report to the council its conclusions and recommendations.

3 DEFINITIONS

- **Audit Panel:** the West Tamar Council Audit Panel as stipulated in section 1 of this document.
- **Audit Panel Working Group:** consists of general managers/or delegate and financial managers representing the Break O'Day, George Town, Meander Valley and West Tamar councils.
- **Council:** the West Tamar Council.
- **Financial Manager:** the Chief Financial Officer.
- **General Manager:** the Chief Executive Officer of the West Tamar Council as appointed from time to time.

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- **Independent person:** a person who is not a councillor or employee of the West Tamar Council and has not been a councillor or employee of council within the previous 2 years.
- **Part 7 plan:** a strategic plan, an annual plan, a long-term financial management plan or a long-term strategic asset management plan of a council prepared under Division 2 of part 7 of the Act.
- **The Act** - the *Local Government Act 1993*.
- **The Order** - the *Local Government (Audit Panels) Order 2014 Statutory Rules 2014* and the *Local Government (Audit Panels) Amendment Order 2015*.

4 AUTHORITY

The Council authorises the Audit Panel, within its responsibilities, to:

- obtain any information it requires from any employee (subject to operational constraints, prior approval of the employee's appropriate manager and any legal obligation to protect information);
- obtain any information it requires from any external party (subject to any legal obligation to protect information);
- discuss any matters with Audit Tasmania, or other external parties (subject to confidentiality considerations);
- request the attendance of any employee at Audit Panel meetings (subject to operational constraints and the prior approval of the employee's appropriate manager);
- request the attendance of any members of the council at Audit Panel meetings; and
- obtain legal or other professional advice, as considered necessary to meet its responsibilities (subject to prior approval by the Mayor or Chief Executive Officer).

The Council will include an allocation in its Annual Plan and Budget Estimates to allow the Panel to conduct investigations as deemed necessary and according to an Audit Plan approved by Council.

5 COMPOSITION

The Audit Panel comprises a minimum of 3 and a maximum of 5 members appointed by the council, of whom:

- if the panel has 4 or 5 members, at least 2 must be independent persons; or
- if the panel has 3 members, at least 1 must be an independent person.

The council will appoint an independent member as the Chairperson of the Audit Panel.

A person who is an employee, or the Chief Executive Officer, or the Mayor of the Council is not eligible for appointment as a member of the panel.

A person who is an employee or councillor of another municipal council is not eligible for appointment as a member of the panel.

If a Commissioner is appointed to the Council, he or she may be appointed as a Council member of the panel.

6 TENURE

Councillor appointments to the Audit Panel shall be for a period not exceeding two (2) years.

Councillor member terms will be aligned with Council's election cycle with positions to become vacant directly following a Council election.

Independent members shall be appointed for a period not exceeding two (2) years. If the independent member of the Panel resigns Council will appoint a replacement at the earliest convenient time.

Audit Panel members may be re-appointed at the approval of Council and consideration will be given to the benefits of the Audit Panel maintaining some continuity of knowledge and experience.

7 QUALIFICATIONS AND SELECTION OF INDEPENDENT MEMBERS

Independent members of the Audit Panel are to possess:

- Good business acumen
- Sound management skills
- Good communication skills
- Knowledge and expertise in audit practices
- Knowledge and expertise in financial management
- Experience with governance processes including but not limited to risk management.

Knowledge of and skills in government, local government, not for profit organisations and organisations requiring a high degree of legislative compliance and delivery of projects and processes which offer solutions to complex community service obligations will be highly desirable in panel members.

Calls for independent members to apply for a position on the Audit Panel shall be publicly advertised in the first instance.

The selection process for independent members will be determined and undertaken by Council and supported using Council's existing recruitment and selection processes.

8 FUNCTIONS

The functions of the Audit Panel are to comply with the Order and when reviewing the Council's performance the Audit Panel is to consider:

- the Council's financial system, financial governance arrangements and financial management;
- whether the annual financial statements of the council accurately represent the state of affairs of the council;

ORDINARY COUNCIL MEETING
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- whether and how the strategic plan, annual plan, long-term financial management plan and long-term strategic asset management plans of the council are integrated and the processes by which, and assumptions under which, those plans were prepared;
- the accounting, internal control, anti-fraud, anti-corruption and risk management policies, systems and controls that the council has in relation to safeguarding its long-term financial position;
- whether the council is complying with the provisions of the Act and any other relevant legislation; and
- whether the council has taken any action in relation to previous recommendations provided by the Audit Panel to the council and, if it has so taken action, what that action was and its effectiveness; and
- any other activities within the panel's remit, as determined by the panel.

In fulfilling its functions, the Audit Panel should consider the following key areas:

- corporate governance;
- systems of internal control;
- risk management frameworks;
- human resource management, including policies, procedures and enterprise agreements;
- procurement;
- information and communications technology governance;
- management and governance of the use of data, information and knowledge; and
- internal and external reporting requirements.

9 RESPONSIBILITIES OF PANEL MEMBERS

Members of the Audit Panel are expected to understand and observe the legal requirements of the Act and the Order. Members are also expected to:

- act in the best interests of the council;
- apply sound analytical skills, objectivity and judgment;
- express opinions constructively and openly;
- raise issues that relate to the Audit Panel's functions and pursue independent lines of enquiry within the Panel's deliberations and meetings; and
- contribute the time required to review the papers provided.

10 REPORTING

The Audit Panel is to provide a copy of its meeting minutes to the council as soon as practicable after every Audit Panel meeting, preferably for the ordinary council meeting following the Audit Panel meeting

If the Audit Panel has conducted a review under section 85A of the Act, the Audit Panel must provide a written report of its conclusions and recommendations to the council as soon as practicable after the review is completed.

The Audit Panel must provide an annual report to the Council that comprises, at least:

- a summary of the work undertaken and significant findings during the past year;
- a review of the Panel's Charter and, if required, recommended changes to the Council for its approval;
- an update on the membership of the Panel, in particular if there have been or may be change;
- the significant aspects of the Panel's deliberations for the coming year, together with a proposed work plan for the coming year; and
- any other matters deemed, by the Panel, as requiring the Council's attention.

11 ADMINISTRATIVE ARRANGEMENTS

11.1 MEETINGS

The Audit Panel will meet at least four times per year.

The Chairperson must seek council approval prior to holding more than four meetings per year.

The Chairperson must seek council approval to hold additional meetings if asked to do so by at least two members of the Panel.

The Audit Panel is to regulate its own proceedings in accordance with this Charter.

The Chairperson may determine that a meeting is to be held in private.

The Chief Executive Officer and Financial Manager, or their delegates, are to attend Audit Panel meetings unless the Chair determines a meeting is to be held in private.

Subject to Section 4 the Audit Panel may invite any councillor and/or employee of the council and/or representative of Audit Tasmania to attend meetings of the Audit Panel.

11.2 QUORUM

A quorum of an Audit Panel meeting will consist of the majority of members and must include at least one independent member.

11.3 WORK PLAN

Prior to 1 July each year the Audit Panel is to develop an annual work plan that includes, but is not limited to, a schedule of meetings and the known objectives for each meeting.

All discretionary items referred to the Audit Panel that fit within its remit should be brought before the Panel so it can determine which items will be prioritised for inclusion in the work plan.

The forward meeting schedule should include the dates, location, and proposed agenda items for each meeting for the forthcoming year, and cover all the functions of the Audit Panel outlined in this Charter.

11.4 SECRETARIAT

The council, in consultation with the Audit Panel, will appoint a person to provide secretariat support to the Audit Panel. The secretariat will:

- ensure the agenda for each meeting is approved by the Chair;
- endeavour to ensure the agenda and supporting papers are circulated at least one week prior to the meeting; and
- ensure the minutes of the meetings are prepared and submitted to the council as soon as practicable after each meeting.

The Financial Manager or nominee will arrange for any necessary information and technical support to be provided to the Panel to enable its functions.

11.5 RESOURCES

The Audit Panel will hold at least annual discussions with the Chief Executive Officer in relation to the resources to be made available to enable the Panel to meet its requisite functions and achieve its objectives.

11.6 INTERESTS

Audit Panel members must declare to the Chair any real, potential or perceived pecuniary or non-pecuniary interests that may affect them carrying out their functions. The Audit Panel member with the interest must also notify the Chief Executive Officer of the Council, in writing, of the interest within seven days of declaring the interest.

Independent members are to consider past employment, consultancy arrangements and related party issues in making these declarations.

A standing item for declarations of interests should be included in all panel meeting agendas.

The Chairperson of the Audit Panel is to ensure that the declaration of an interest is recorded in the minutes of the meeting and any relevant written report.

11.7 CONFIDENTIALITY

Panel members must maintain the confidentiality of any information, documents and communication that the Council or Panel has designated as being in confidence, and only access Council information in order to perform their role as a Panel member.

11.8 CODE OF CONDUCT

Audit Panel members are to abide by standards of behaviour in the Code of Conduct for Members of the Audit Panel (Appendix 1).

11.9 INDUCTION

The council will provide new Audit Panel members with relevant information and briefings on their appointment to assist them to meet their Audit Panel responsibilities.

11.10 PERFORMANCE EVALUATION

The Audit Panel will undertake an annual performance evaluation of its work and provide a report and any recommendations in relation to the evaluation to Council.

The performance evaluation will review the extent to which the Audit Panel has met its responsibilities under this charter and in accordance with the Act and the Order.

12 REMUNERATION

Independent members of the Audit Panel shall be paid an annual fee and/or a sitting fee per meeting attended as approved by Council at the time of appointment.

The Chair of the Audit Panel shall be paid an additional annual fee and/or sitting fee per meeting attended as approved by Council at the time of appointment.

Fees will be reviewed annually as part of the annual budget estimates process.

Council will include independent members of the Audit Panel in its professional indemnity insurance coverage for the services provided to Council.

13 REVIEW OF CHARTER

The Audit Panel Working Group will review this Charter at least every four years. The outcomes and recommendations from this review will be provided to council for information and approval.

14 APPROVAL

Approved by the Council on DD MMM YYYY (Min./YY)

Signed: _____
Chief Executive Officer

15 APPENDIX 1: CODE OF CONDUCT FOR MEMBERS OF THE AUDIT PANEL

This code of conduct sets out the standards of behaviour expected of the West Tamar Council's Audit Panel members (members). The standards support the characteristics of good governance outlined in the *Good Governance Guide for Local Government in Tasmania* (reference below).

As an independent source of scrutiny in the interests of the community, the Audit Panel provides checks and balances on key Council activities and a means of highlighting issues that require strategic attention.

Councillors who are members of the Audit Panel are in a unique position and have an obligation to maintain an Audit Panel perspective in the interests of the community when they discharge their duties as Panel members, i.e. they must display independence of mind, separate from their role as a councillor.

In performing their role on the Audit Panel, and in acting in the best interests of the community, all members of the Audit Panel commit to the following standards.

15.1 EFFECTIVE MANAGEMENT OF CONFLICTS OF INTEREST

Members avoid conflicts of interest that arise between their personal interests and their public duty as an Audit Panel member, as far as reasonably possible. This includes pecuniary and non-pecuniary conflicts of interest (actual, potential or perceived). Where avoidance is not possible, members appropriately manage conflicts of interest. Members are responsible for acting in good faith and exercising reasonable judgment to manage conflicts of interest, including the offer or receipt of gifts and benefits.

Council members may at times deal with conflicts of interest as a consequence of their dual roles as an audit panel member and a councillor. This may present as a conflict between the interests of the community (as seen from the Audit Panel perspective).

All members will regularly provide advice of their actual, potential and perceived conflicts to the panel.

15.2 PROPER USE OF COUNCIL INFORMATION

Members maintain the confidentiality of any information, documents and communication that the Council or panel has designated as being in confidence. Members only access Council information needed for them to perform their role as a panel member and not for personal interests or reasons.

15.3 PROPER USE OF POSITION

Members perform their role in the best interests of the Council and the community. Members operate within the intended scope of the Audit Panel (as outlined in the Audit Panel Charter) and adhere to relevant Council policies and procedures.

15.4 APPROPRIATE INTERACTIONS

Members act ethically and treat all persons with fairness and respect. Members conduct themselves in a way that positively represents the panel, and is in the best interests of the Council and the community. Members interact appropriately with fellow members, councillors, Council staff and the community, and give full respect and consideration of to all relevant information known to them. Members should not interact directly with council staff without the prior approval of the panel and the general manager.

Further information on the ethical standards covered in this code of conduct, and the terminology used, can be found in the *Upholding the rules and supporting the sector – Integrity and good governance* @ <https://www.dpac.tas.gov.au/government-information/local-government/upholding-the-rules-and-supporting-the-sector>

West Tamar Council Audit Panel Charter



Document No.:	WT-HRM31.00	Approved By:	Council (Min./YY)	
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Document Control				
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Rev. No.	Date	Revision Details	Reviewer	Approver

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This Charter ~~has been~~was initially developed in cooperation with the local government Audit Panel Working Group and sets out the Audit Panel's objectives, authority, composition, tenure, functions, reporting and administrative arrangements.

2 OBJECTIVE

The objective of the Audit Panel is to:

- assist Council in providing a transparent and independent process to ensure accountability to the community in the governance, management and allocation of resources; and
- review the council's performance under section 85A of the Act and report to the council its conclusions and recommendations.

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- **Financial Manager:** the ~~Manager Corporate~~Chief Financial Officer.
- **General Manager:** the ~~General Manager~~Chief Executive Officer of the West Tamar Council as appointed from time to time.

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- obtain any information it requires from any external party (subject to any legal obligation to protect information);
- discuss any matters with ~~the Tasmanian Audit Office~~Audit Tasmania, or other external parties (subject to confidentiality considerations);
- request the attendance of any employee at Audit Panel meetings (subject to operational constraints and the prior approval of the employee's appropriate manager);
- request the attendance of any members of the council at Audit Panel meetings; and
- obtain legal or other professional advice, as considered necessary to meet its responsibilities (subject to prior approval by the Mayor or ~~General Manager~~Chief Executive Officer).

The Council will include an allocation in its Annual Plan and Budget Estimates to allow the Panel to conduct investigations as deemed necessary and according to an Audit Plan approved by Council.

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The Audit Panel comprises a minimum of 3 and a maximum of 5 members appointed by the council, of whom:

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- if the panel has 3 members, at least 1 must be an independent person.

The council will appoint an independent member as the Chairperson of the Audit Panel.

A person who is an employee, or the ~~General Manager~~Chief Executive Officer, or the Mayor of the Council is not eligible for appointment as a member of the panel.

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If a Commissioner is appointed to the Council, he or she may be appointed as a Council member of the panel.

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Councillor appointments to the Audit Panel shall be for a period not exceeding two ~~(2)~~ years.

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- whether the annual financial statements of the council accurately represent the state of affairs of the council;

- whether and how the strategic plan, annual plan, long-term financial management plan and long-term strategic asset management plans of the council are integrated and the processes by which, and assumptions under which, those plans were prepared;
- the accounting, internal control, anti-fraud, anti-corruption and risk management policies, systems and controls that the council has in relation to safeguarding its long-term financial position;
- whether the council is complying with the provisions of the Act and any other relevant legislation; and
- whether the council has taken any action in relation to previous recommendations provided by the Audit Panel to the council and, if it has so taken action, what that action was and its effectiveness; and
- any other activities within the panel's remit, as determined by the panel.

In fulfilling its functions, the Audit Panel should consider the following key areas:

- corporate governance;
- systems of internal control;
- risk management frameworks;
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- management and governance of the use of data, information and knowledge; and
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The Audit Panel must provide an annual report to the Council that comprises, at least:

- a summary of the work undertaken and significant findings during the past year;
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- an update on the membership of the Panel, in particular if there have been or may be change;
- the significant aspects of the Panel's deliberations for the coming year, together with a proposed work plan for the coming year; and
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The Chairperson may determine that a meeting is to be held in private.

The ~~General Manager~~Chief Executive Officer and Financial Manager, or their delegates, are to attend Audit Panel meetings unless the Chair determines a meeting is to be held in private.

Subject to Section 4 the Audit Panel may invite any councillor and/or employee of the council and/or representative of ~~the Tasmanian Audit Office~~Audit Tasmania to attend meetings of the Audit Panel.

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All discretionary items referred to the Audit Panel that fit within its remit should be brought before the Panel so it can determine which items will be prioritised for inclusion in the work plan.

The forward meeting schedule should include the dates, location, and proposed agenda items for each meeting for the forthcoming year, and cover all the functions of the Audit Panel outlined in this Charter.

11.4 SECRETARIAT

The council, in consultation with the Audit Panel, will appoint a person to provide secretariat support to the Audit Panel. The secretariat will:

- ensure the agenda for each meeting is approved by the Chair;
- endeavour to ensure the agenda and supporting papers are circulated at least one week prior to the meeting; and
- ensure the minutes of the meetings are prepared and submitted to the council as soon as practicable after each meeting.

The Financial Manager or nominee will arrange for any necessary information and technical support to be provided to the Panel to enable its functions.

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The Audit Panel will hold at least annual discussions with the ~~General Manager~~Chief Executive Officer in relation to the resources to be made available to enable the Panel to meet its requisite functions and achieve its objectives.

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Audit Panel members must declare to the Chair any real, potential or perceived pecuniary or non-pecuniary interests that may affect them carrying out their functions. The Audit Panel member with the interest must also notify the ~~General Manager~~Chief Executive Officer of the Council, in writing, of the interest within seven days of declaring the interest.

Independent members are to consider past employment, consultancy arrangements and related party issues in making these declarations.

A standing item for declarations of interests should be included in all panel meeting agendas.

The Chairperson of the Audit Panel is to ensure that the declaration of an interest is recorded in the minutes of the meeting and any relevant written report.

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Audit Panel members are to abide by standards of behaviour in the Code of Conduct for Members of the Audit Panel (Appendix 1).

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11.10 PERFORMANCE EVALUATION

The Audit Panel will undertake an annual performance evaluation of its work and provide a report and any recommendations in relation to the evaluation to Council.

The performance evaluation will review the extent to which the Audit Panel has met its responsibilities under this charter and in accordance with the Act and the Order.

12 REMUNERATION

Independent members of the Audit Panel shall be paid an annual fee and/or a sitting fee per meeting attended as approved by Council at the time of appointment.

The Chair of the Audit Panel shall be paid an additional annual fee and/or sitting fee per meeting attended as approved by Council at the time of appointment.

Fees will be reviewed annually as part of the annual budget estimates process.

Council will include independent members of the Audit Panel in its professional indemnity insurance coverage for the services provided to Council.

13 REVIEW OF CHARTER

The Audit Panel Working Group will review this Charter at least every four years. The outcomes and recommendations from this review will be provided to council for information and approval.

14 APPROVAL

Approved by the Council on DD MMM YYYY (Min./YY)

Signed: _____
Chief Executive Officer

15 APPENDIX 1: CODE OF CONDUCT FOR MEMBERS OF THE AUDIT PANEL

This code of conduct sets out the standards of behaviour expected of the West Tamar Council's Audit Panel members (members). The standards support the characteristics of good governance outlined in the *Good Governance Guide for Local Government in Tasmania* (reference below).

As an independent source of scrutiny in the interests of the community, the Audit Panel provides checks and balances on key Council activities and a means of highlighting issues that require strategic attention.

Councillors who are members of the Audit Panel are in a unique position and have an obligation to maintain an Audit Panel perspective in the interests of the community when they discharge their duties as Panel members, i.e. they must display independence of mind, separate from their role as a councillor.

In performing their role on the Audit Panel, and in acting in the best interests of the community, all members of the Audit Panel commit to the following standards.

15.1 EFFECTIVE MANAGEMENT OF CONFLICTS OF INTEREST

Members avoid conflicts of interest that arise between their personal interests and their public duty as an Audit Panel member, as far as reasonably possible. This includes pecuniary and ~~non-pecuniary~~ non-pecuniary conflicts of interest (actual, potential or perceived). Where avoidance is not possible, members appropriately manage conflicts of interest. Members are responsible for acting in good faith and exercising reasonable judgment to manage conflicts of interest, including the offer or receipt of gifts and benefits.

Council members may at times deal with conflicts of interest as a consequence of their dual roles as an audit panel member and a councillor. This may present as a conflict between the interests of the community (as seen from the Audit Panel perspective).

All members will regularly provide advice of their actual, potential and perceived conflicts to the panel.

15.2 PROPER USE OF COUNCIL INFORMATION

Members maintain the confidentiality of any information, documents and communication that the Council or panel has designated as being in confidence. Members only access Council information needed for them to perform their role as a panel member and not for personal interests or reasons.

15.3 PROPER USE OF POSITION

Members perform their role in the best interests of the Council and the community. Members operate within the intended scope of the Audit Panel (as outlined in the Audit Panel Charter) and adhere to relevant Council policies and procedures.

15.4 APPROPRIATE INTERACTIONS

Members act ethically and treat all persons with fairness and respect. Members conduct themselves in a way that positively represents the panel, and is in the best interests of the Council and the community. Members interact appropriately with fellow members, councillors, Council staff and the community, and give full respect and consideration of to all relevant information known to them. Members should not interact directly with council staff without the prior approval of the panel and the general manager.

Further information on the ethical standards covered in this code of conduct, and the terminology used, can be found in the [Good Governance Guide for Local Government in Tasmania: Upholding the rules and supporting the sector – Integrity and good governance @](https://www.dpac.tas.gov.au/government-information/local-government/upholding-the-rules-and-supporting-the-sector-integrity-and-good-governance) :

<https://www.dpac.tas.gov.au/government-information/local-government/upholding-the-rules-and-supporting-the-sector>
(~~<https://www.dpac.tas.gov.au/government-information/local-government>~~).

10 SPECIAL COMMITTEES

10.1 Special 1 - Youth Advisory Council Minutes - July

REPORT AUTHOR: Youth Development Officer - Kirsten Howard

REPORT DATE: 9 July 2026

ATTACHMENTS: 1. [10.1.1] YAC Minutes - July 9 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 in order to record and report on the activities of YAC and discussions held.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Heart: Community and Wellbeing

Goal 8: West Tamar works better across life stages, with stronger youth pathways and better conditions to age well in place

8.2 Expand youth spaces, local activity, early work links and ways to get around that respond to boredom, isolation and the need to stay connected to school, sport, work and friends.

8.3 Improve age-friendly movement, clear information, outreach links and accessible community places so older residents can stay active, independent and involved for longer.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

West Tamar Youth Strategy 2023-2026

RISK CONSIDERATIONS

LOW – YAC is an established and ongoing initiative. The membership process is transparent, and activities are recorded and reported each month. YAC is facilitated by the Council's Youth Development Officer.

FINANCIAL IMPACT

Nil

CONSULTATION

Nil

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The minutes for the 9 July 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 9 July 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



MINUTES

WEST TAMAR YOUTH ADVISORY COUNCIL

DATE/TIME	9 July 2026	4.00PM	VENUE	Windsor Community Precinct
PRESENT	Evie, Ruth, Nina, Jack, Millie, Arianna, Cr Lynden Ferguson, Mayor Christina Holmdahl, Jolisa (virtual), Josie (virtual). Staff: Kirsten, Michael, Jorji			
APOLOGIES	Esther, Cr Joy Allen			

ITEMS FOR DISCUSSION

1.1 GENERAL BUSINESS AND YAC MEMBERSHIP

Introduction

Chairperson: Millie

Acknowledgement of Country: Millie

Minutes: Evie

Previous meeting minutes

Moved by Nina

New member introduction

Kirsten introduced our newest member, Jack. The group asked Jack some fun questions to get to know him.

Governance update by CEO Kristen Desmond

Kristen explained what governance is, how it works with Council and the process. Rules/legislation, Local government act about reviewing the terms of reference which will go to Council for approval. With a focus on new members there were suggestions like more advertisement. Designing a lapel pin for the YAC members to wear, how long is a 'term' for a YAC member. There were conversations raised about the age of YAC membership and what the youth think is appropriate and relevant. Most youth saw older members as leaders/mentors which gave younger members the opportunity for learning and growth. This raised further questions around different ages, with different needs and requirements. The Youth strategy was also mentioned and how that will be youth driven by the YAC members.

Land care group & NRM – Peter Voller & Jonty Dehnert

We had Peter & Jonty speak about their roles and what Land care and NRM do and achieve in the West Tamar region. They were eager to hear from young people and get ideas on how they can take care of the region for the future. They spoke about their current and future projects. With tree planting and creek restorations coming up there was a call out for any young people to go along and help. Michael & Kirsten will get more information for those who are interested and will look at ways YAC can get involved.

Youth Mayor Update

Has been a slow month for the youth Mayor, Millie is attending a council meeting and working with Dylan for more public speaking training at the end of the month.

ABC Heywire

Esther was an apology in this meeting but will provide an update next meeting on her story writing.

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Advice to Council

Kirsten read out response email from the office of the CEO, this was a response from the General Manager, Transport Users and Services. This provided an update about advice to Council for a seasonal bus to Greens Beach. Unfortunately, State Growths funding for buses does not include a provision for seasonal buses for scenic destinations. The current bus services students for educational purpose.

Jack – Ecclestone Road/ West Tamar highway/Windsor intersection, suggested mirrors to see traffic coming from the lefthand side when turning right. Riverside Highschool was also mentioned. Lynden mentioned there was a concept for the intersection near Joes takeaway and will source further information.

Jack – Wants to plan a festival with rides like the Exeter fun fair, Kirsten mentioned the Youth Festival that YAC organise each year and that Jack will have the opportunity to be a part of this in 2027.

Josie –mentioned the Exeter tip, the layout and direction of bins and how it can cause traffic issues within the space was raised by the workers on their last trip to the tip.

Jolisa – had great feedback of a recent market in Beaconsfield, the only issue was space/parking for all the attendees. Wants more markets in the area or at least more advertising for the ones currently running.

Nina – opened a discussion topic from the Premiers Youth Council regarding Fermus AI. Nina wanted any opinions on these and Mayor Christina spoke about the Rowella community and the current concerns.

Upcoming events/ opportunities

- Masquerade Ball – a second subcommittee meeting will be held in August to continue planning; this event will be held for highschoolers (Grades 7-10) with YAC's outside the age range still able to attend as a volunteer for the event. Michael to send out the date to the subcommittee.
- Youth Representative Grants have opened on the 1st of July.
- Hip Hop workshop will take place in Beaconsfield on July 16 as part of the school holiday program in Beaconsfield, Michael asked if any YAC members would like to help on the day.
- Pathways to Employment will be commencing in August, Michael encouraged all YAC's to attend and get the word out to their friends & community.

End of year celebration

Kirsten spoke about this briefly, will be discussed at next meeting as an agenda item.

Teen Mental Health First Aid & public speaking (YMCA delivered)

Members were given their certificate and Michael to email their copy.

New member application

YAC applications. We received 2 applications and could only assess one due to one being ineligible due to our current terms and conditions, Kirsten responded outlining we are currently working on new terms of reference which could see them be able to join once that is finalised.

We looked at Serena's application; a discussion was had about the age and where Serena lives which was positive. This led to Evie moving and Ruth seconding the motion with no objections. Michael & Kirsten to action by inviting the new member to the next meeting.

MEETING CLOSED

5:21PM

Next Meeting

13 August 2026

4.00PM

Windsor Community Precinct

10.2 Special 2 - Positive Ageing Committee Minutes - July

REPORT AUTHOR: Community Development Officer - Todd Mitchell

REPORT DATE: 6 August 2025

ATTACHMENTS: 1. [10.2.1] Positive Ageing Committee Meeting Minutes - 27 July 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 in order to record and report on the activities of PAC and discussions held.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Shape: Growth and Place

Goal 4: Everyday movement is safer, easier and more inclusive

4.4 Expand community transport responses and keep pressing for more useful public transport coverage, timing and frequency, especially for young people, older residents and households without a car.

Our Heart: Community and Wellbeing

Goal 6: People feel part of local life and can see themselves in West Tamar's future

6.2 Keep safety, inclusion and accessibility in view when shaping public spaces, facilities, events and local communications.

Our Heart: Community and Wellbeing

Goal 9: People can reach services, information and civic life more easily across the whole municipality

9.4 Work with State agencies and service providers to close local access gaps in health, education, care, transport and outreach where residents cannot be well served by the Council alone.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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

RISK CONSIDERATIONS

LOW – 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.

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 27 July 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 27 July 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING Tuesday 18 August 2026

	MINUTES WEST TAMAR POSITIVE AGEING COMMITTEE
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DATE/TIME	27 July 2026	10.00AM	VENUE	Windsor Community Precinct
PRESENT	Liz Swain (LS) Chairperson, Joy Allen (JA), Christina Holmdahl (CH), Carl Cooper (CC), Christine Fulcher (CF), Fran Mamo (FM), Ian Saunders (IS), John Farrar (JF), Robyn Reed (RR), Heather Jolly (HJ), & Todd Mitchell secretary (TM)			
APOLOGIES				
ADDITIONAL	Caroline Larner (CL)			

ITEMS FOR DISCUSSION

CONFIRMATION OF PREVIOUS MEETING NOTES

- **Moved:** Ian **Seconded:** Chris

CORRESPONDENCE

- N/A

BUSINESS ARISING

- - Liz thanked Heather and Todd for the work they had been doing.
 - Heather outlined the activity list she has compiled for the region. It was discussed how to keep this list up to date as contact information regularly changes. Liz proposed that PAC could update the list once a year. Christina suggests a QR code that community members could scan and print themselves or have council print a copy as requested.
 - Mapping community walking trails. West Tamar Council has a trail strategy and is gradually implementing or updating trails in the region. It was recommended that a member of the council could present to the committee where the strategy and implementation is up to. Actions listed below.
 - The Positive Ageing Strategy (PAS) was handed out, and PAC have been asked to review the strategy and provide feedback. That information will be collated and provided to councilors for review.
 - PAC guest speakers. Sharee Marshall was suggested by Heather. Meg Carlhoon by Ian. Caroline Larner suggested the facilitator from the Small Halls festival. CDO has contacted MP Bridget Archer's office to see if she is available to speak at a future PAC meeting.
 - Ideas for next year's PAC / Expo event. Robyn spoke about nutrition and social connections. Liz suggested coming up with a list of items for next month's agenda and a catchy name.
 - Heather's work with older characters in the community, how can we highlight / utilize these. What to do with the interview. Caroline Larner suggested the Festival of Small Halls could be a platform to present this story and find out the name of the facilitator.

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- Senior citizen recognition for WTC, can we recommend to council to add this to the annual Aus Day awards? Mayor Christina Holmdahl to raise at next council meeting.
- Transport Options in the West Tamar was created by Mandy Cooper and the Access to Health program. This information was shared to PAC. Funding for a community car from Rotary for Beaconsfield House is an outcome of the work Access to Health did on Transport in the West Tamar Region.

GENERAL BUSINESS

- - Cecil Rosal contacted PAC and invited anyone willing to go to a roundtable discussion on isolated older Tasmanians on Tuesday 25 August at the Launceston Conference Centre.
 - Mayor Christina Holmdahl said that PAC to prioritise the meeting task list and suggested using AI to review the Positive Ageing Strategy and has taken on this task.
 - Progress to date on October PAC / Expo event (Todd)
 - Windsor Community Precinct Area's 2 and 3 are booked. The following guest speakers are booked;
 - Jane Henriette (COTA – Ageism awareness)
 - Tatum Lyon (Care 2 Serve)
 - Michelle Clark (Dementia North)
 - Dr Katie-Jane Brickwood (Exercise Physiology)
 - Dr Reddy (Beaconsfield Family Medical Centre)
 - Dr Matt Bulman (Riverside Chiropractic)
 - I am also trying to get a community nurse to do free blood pressure checks however I haven't found one who is available yet.
 -
 - Date / time / venue / facilitator for PAC strategic planning day next year?
 - The process for reviewing the Positive Ageing Strategy (PAS) is as follows;
 - 1. Provide PAC with a copy of the PAS at July's PAC meeting.
 - 2. PAC members to review the PAS in their own time and return feedback to Todd by 10 August. Feedback to include what the PAS has achieved, what needs improving, what you would like added to the PAS.
 - 3. Todd will collate this feedback and provide a summary to PAC at their August meeting.
 - 4. New draft PAS will go to Council for consideration on 1st December workshop.
 - 5. The draft PAS will then go out for community consultation in January/February
 - 6. A strategic planning day with a paid facilitator would follow

Action items	Owner(s)	Deadline	Status
1: Demographics of region. Break up/separate into each area	Todd	Unknown	Started
2: Create survey to find out what mass media they use and how they like to receive information/promotion	Todd	Unknown	Started
3: Find out what transport options are available in the southern end of the Tamar Valley	Todd	Unknown	Completed and sent to committee

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4: Invite COTA, Bridget Archer, Rebecca White to PAC meetings	Todd	Unknown	Completed. Waiting for response from Bridget Archer
5. Check budget of booklet of activity list and condense booklet	Todd	Unknown	Not Started
6. Review effectiveness in six months' time.	PAC	Start of February	Not started
6. Talk to UTAS about trail mapping they have completed.	Ian to talk to his niece	Unknown	Not started
7. Heather to gather trail information from TVC	Heather	Unknown	Not started
8. Todd to email instructions on reviewing PAS	Todd	Unknown	Completed 27.07.2026
9. Guest speaker from federal government to talk about packages and caring	Todd	Unknown	Not started
10. Todd to ask Medicare mental health services to speak at our Community Health Expo and ask the business -Rent a Grandson to speak at the Expo.	Todd	Unknown	Completed 27.07.2026
11. Collect stories from healthy ageing in the community (long term action item)	PAC	Unknown	Not started
12. Caroline Larnar to find out name of Festival of Small Halls facilitator	Caroline Larnar	Unknown	Not started
13. Christiana to take senior citizen recognition award idea to Council meeting.	Christina	Unknown	Not started
14. Christina to review PAS using AI and compare to similar strategies in Australia.	Christina	Unknown	Not started

MEETING CLOSED

11.30AM

NEXT MEETING

24 August 2026

10.00AM

Windsor
Community Precinct

10.3 Special 3 - Rowella Hall Committee Office Bearers and Meeting Schedule

REPORT AUTHOR: Director Corporate & Community - David Gregory

REPORT DATE: 12 August 2026

ATTACHMENTS:

1. [10.3.1] WT-TOR 03.00 Rowella Hall Committee Terms of Reference - June 2026
2. [10.3.2] Rowella Hall Committee Special Meeting Minutes - 27 July 2026

SUMMARY

The purpose of this report is for Council to note the appointment of the Rowella Hall Committee (the **Committee**) Office Bearers and note the meeting schedule as outlined in the attached minutes.

BACKGROUND

The Committee is a special committee of Council appointed to assist in the running of the Rowella Community Hall.

The Rowella Hall Committee Terms of Reference provide for the appointment of existing Committee Community Members as Office Bearers. These Office Bearers will hold the positions in accordance with the Terms of Reference.

The Ordinary Community Members were endorsed in Council's Ordinary Meeting held on 21 July 2026 and the Rowella Hall Committee held a Special Meeting on 27 July 2026 to appoint the Office Bearers of the new Committee.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Heart: Community and Wellbeing

Goal 7: Shared places and social infrastructure stay strong as the population grows

7.4 Work with clubs, volunteers, arts groups and community organisations to reduce governance strain and keep local participation strong.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

WT-HRM75.00 Governance of Special Committees Policy

WT-HRM71.03 Rowella Hall Terms of Reference

RISK CONSIDERATIONS

With a formal Terms of Reference and governance policy, and oversight by Council members, the 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

The Committee has provided Council with the Minutes of the Special Meeting held on 27 July 2026 of the Rowella Hall Committee noting the appointment of the Office Bearers.

The Terms of Reference also require the Committee to provide Council with a schedule, including the date, time and location of all proposed Committee meetings for the following calendar year, including the AGM, to be noted in Council's December Ordinary Council Meeting. As the Terms of Reference were only endorsed in June 2026, a meeting schedule has been agreed in the Special Meeting of the Committee and it is recommended that Council notes the schedule for the remainder of this calendar year to bring the Committee into line with the requirements of the Terms of Reference.

RECOMMENDATION

That Council in accordance with the WT-HRM 75.03 Rowella Hall Terms of Reference:

1. notes the appointment of the following Committee Community Members as Office Bearers of the Rowella Hall Committee:
 - Chairperson: Andrea O'Halloran
 - Deputy Chair: Josephine Rowe
 - Secretary: Charmaine Campbell
 - Treasurer: Amanda Cooper
2. notes the meeting schedule of the second Monday of every month at 6.30pm, commencing in August 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

Rowella Hall Committee – Terms of Reference



Document No.:		WT-TOR3.00	Approved By:	Council (26/99)	
Issue No.:		1.00	Approved On:	16 June 2026	
Responsibility:		Corporate & Community	Review Date:	June 2028	
Document Control For External Release – N2026242499					
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.

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- **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.

If a person is unable to attend the AGM and wishes to nominate for the Committee, they must provide their nomination to the Secretary of that Committee with the nominees and one resident's signature, one week before the AGM date.

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

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minimum of two (2) Office Bearers and either the Councillor Committee member or their proxy.

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 cannot 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:

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- **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.
- **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.

In exceptional circumstances, the terms of an Office Bearer may be reduced from two (2) years to one (1) year by a resolution of the Committee. The rotation of Office Bearers is to resume at the next opportune time.

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

ORDINARY COUNCIL MEETING Tuesday 18 August 2026

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:

- 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 to be by a resolution of the Committee for recommendation to Council for approval.

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*.

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

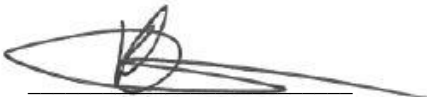
These Terms of Reference shall be reviewed by the Committee and Council at least once every two (2) years, or following each ordinary Council election, to ensure they remain relevant and effective.

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 16 June 2026 (26/99)

Signed: 
Chief Executive Officer

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**

MINUTES OF THE SPECIAL MEETING OF THE ROWELLA HALL COMMITTEE

27 July 2026 commencing at 630pm at the Rowella Hall

Purpose of this meeting was to elect officer bearers and confirm meeting dates

Meeting commenced at 635pm by acting Chairperson DM Cr Rick Shegog

Present – Andrea O’Halloran, Charmaine Campbell, Danny Penney, Gemma Pullen, Ian Blaydon, Jo Rowe, Tina Swain, DM Cr Rick Shegog

Apologies – Mandy Cooper, Peter Dawson

Correspondence In – Nomination of Mandy Cooper sent by email for position of Treasurer and accompanying talking notes.

Election of Officer Bearers –

Chairperson – Andrea nominated and seconded by Danny. No other nominees. Passed unanimously.

Deputy Chair – Jo nominated and seconded by Charmaine. No other nominees. Passed unanimously.

Secretary - Tina nominated Charmaine (accepted) and seconded by Gemma. No other nominees. Passed unanimously.

Treasurer - Mandy nominated (email) and seconded by Andrea. No other nominees. Passed unanimously.

Meeting dates – That meetings will be held on the second Monday of the every month at 630pm commencing August. Move unanimously.

Next meeting – 10 August 2026 630pm

Meeting closed at 705pm

11 DEVELOPMENT

11.1 Dev 1 - Adoption of the Exeter and District Structure Plan

REPORT AUTHOR: Director Planning & Development - Michelle Riley

REPORT DATE: 12 August 2026

ATTACHMENTS:

1. [11.1.1] Exeter & District Structure Plan
2. [11.1.2] Engagement Summary - Exeter and District Structure Plan - August 2026

SUMMARY

The adoption of the Exeter and District Structure Plan 2026 (the Structure Plan) will provide a long term plan for future land use and development in the Exeter, Gravelly Beach, Blackwall and Lanena communities (Attachment 1).

It lays the foundation for regulatory zoning and the planning process, including where growth is planned to occur and amendments to the Planning Scheme (Local Provisions Schedule).

BACKGROUND

The development of the Structure Plan follows the review of the 2014 Exeter Structure Plan.

The 2014 Structure Plan has been reviewed to understand what has changed in the twelve years since it was released and what the future needs of the community are. The focus of the 2026 Structure Plan is on land use and development and seeks to address future needs for growth, particularly residential growth.

The first draft Structure Plan was prepared in 2023 and 77 submissions were received during the formal consultation period between 4 March 2023 and 30 April 2023. Four late submissions were also accepted.

Additional investigations were undertaken in relation to the Blackwall Growth Area including targeted consultation with landowners within the Growth Area.

A revised Structure Plan was released in 2026 for additional consultation with the community. 41 submissions were received during the formal consultation period of the draft Structure Plan which was open between 5 June 2026 and 30 June 2026. Three late submissions were also accepted bringing the total to 44.

Changes made to the Structure Plan in response to the community consultation in 2026 are summarised below:

- Amend the Structure Plan Map to realign the indicative bypass road location.
- Include 72 Main Road in the Local Business Area and include a new Growth and Development Opportunity - 'Expansion of the Local Business Zone to enable local business opportunities.'
- Include the Community Hub and adjacent land in the Community Purpose area and add a new Growth and Development Opportunity stating 'Expansion of community uses and active recreation opportunities adjacent to the Exeter Community Hub.'

- Change 7 and 9 Stony Brook Road to General Residential and add a new Growth and Development Opportunity 'Minor expansion to the General Residential Area to accommodate growth within a sewer serviced area.'
- Add 'and traffic impacts' to Growth and Development Opportunity 9 (now 12) to give clear direction that this must be considered as part of the rezoning process.
- Include part of 6 Hendersons Land and part of 353 Gravelly Beach Road in the Low Density Residential area as part of Growth and Development Opportunity 12.
- Include a new section in the supporting information recognising digital connectivity as essential infrastructure.
- Insert a graphic that represents the feedback from the community about what they like about the area.
- Update residential land supply data in Table 5.
- Include a new table detailing how the Structure Plan responds to the Growth Strategy (new Table 6).
- Update Review of 2014 Opportunities and Projects in Table 6 (now Table 7).
- Add an explanatory paragraph to Appendix 1 – Supporting Maps about the use of mapping to inform the development of the Structure Plan.

The Exeter and District Structure Plan, amended post community consultation, is included as Attachment 1 and is presented to Council for adoption.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Shape: Growth and Place

Goal 1: Growth is shaped, serviced and true to place

1.2 Use structure planning and settlement policy to make clear what fast-growing areas, northern townships, foreshore communities and rural landscapes are each expected to absorb, protect or transition over time.

1.3 Require major growth areas to deliver local center quality, everyday walkability and visible public benefit, not subdivision yield alone.

1.4 Set clear pre-conditions for rezoning and major development where school capacity, utilities, transport links or community facilities depend on action beyond Council's direct control.

Our Shape: Growth and Place

Goal 3: Infrastructure investment is staged, sustainable and clear

3.4 Secure land, staging and relocation pathways for community and recreation uses affected by growth planning, especially in fast-changing areas.

Our Economy: Economy and Innovation

Goal 11: Centres and destinations are active, useful and confidently local

11.1 Plan Legana, Riverside, Exeter, Beaconsfield, Beauty Point and other local centres as mixed places for services, work, meeting, activity and, where suitable, more housing choice.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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

RISK CONSIDERATIONS

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

FINANCIAL IMPACT

Preparation of the Structure Plan was included in previous budgets.

CONSULTATION

The Engagement Summary included as Attachment 2 summarises the engagement process, feedback received and how the feedback informed the final Exeter and District Structure Plan 2026.

The Structure Plan and all submissions received were workshopped with the Councillors to inform the finalisation of the Structure Plan.

Strategic Workshops: 14 April and 11 August 2026

Interim Workshop: 4 March 2025

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 Exeter and District Structure Plan 2026 was developed following a review of the 2014 Exeter Structure Plan and was informed by several rounds of community consultation. It provides a long term plan for land use and development for the future of Exeter, Gravelly Beach, Blackwall and Lanena. The structure plan will be reviewed regularly to ensure it remains responsive to changing circumstances and needs as the area grows and changes.

RECOMMENDATION

That Council:

1. Adopt the Exeter and District Structure Plan 2026 (Attachment 1) as its long-term strategy for managing land use and development.

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**

DECISION

Moved:

Seconded:

VOTING

For:

Against:



Exeter and District Structure Plan 2026



ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Document Control:

Rev. No.	Date	Revision Details	Reviewer	Approver
1.1	1/12/2022	Draft for consideration for public consultation	Council	
1.2	2/3/2023	Draft released for public consultation	MR	MR
1.3	3/6/2026	Re-draft released for public consultation	MR	MR
1.4	18/8/2026	Final for adoption	MR	Council

ORDINARY COUNCIL MEETING
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.1 Background and context

The Exeter and District Structure Plan 2026 builds on the foundations of the previous Exeter Structure Plan, which was adopted in 2014, and provides a 20-year vision for the area.

The 2014 Structure Plan has been reviewed to understand what has changed in the twelve years since it was released and what the future needs of the community are. The focus of the 2026 Structure Plan is on land use and development and seeks to address future needs for growth, particularly residential growth. Other community priorities will be managed through separate processes.

1.1 What is a Structure Plan?

A Structure Plan is a document that guides the future development of a town or suburb. It lays the foundation for regulatory zoning and the planning process, including where future growth is planned to occur.

Land use planning in Tasmania sits within the Resource Management and Planning System as shown in Figure 1. Local land use planning is regulated through the Tasmanian Planning Scheme, with the Local Provisions Schedule reflecting the unique qualities for the municipality. The regulatory land use planning matters are usually incorporated into the Local Provisions Schedule through zones, overlays or specific area plans.

While there are no legislative requirements for the content or preparation of Structure Plans, amendments to the West Tamar Local Provisions Schedule will be required to effectively implement the outcomes promoted by the Structure Plan.

The Structure Plan has been prepared to provide the local planning policy which would support an amendment. It has been prepared to align with:

- The objectives of the Resource Management and Planning System; and
- The 'LPS criteria' included in section 34 of the *Land Use Planning and Approvals Act 1993*.

The **objectives of the resource management and planning system of Tasmania** are –

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and

(c) to encourage public involvement in resource management and planning; and

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Source: Schedule 1, *Land Use Planning and Approvals Act 1993*

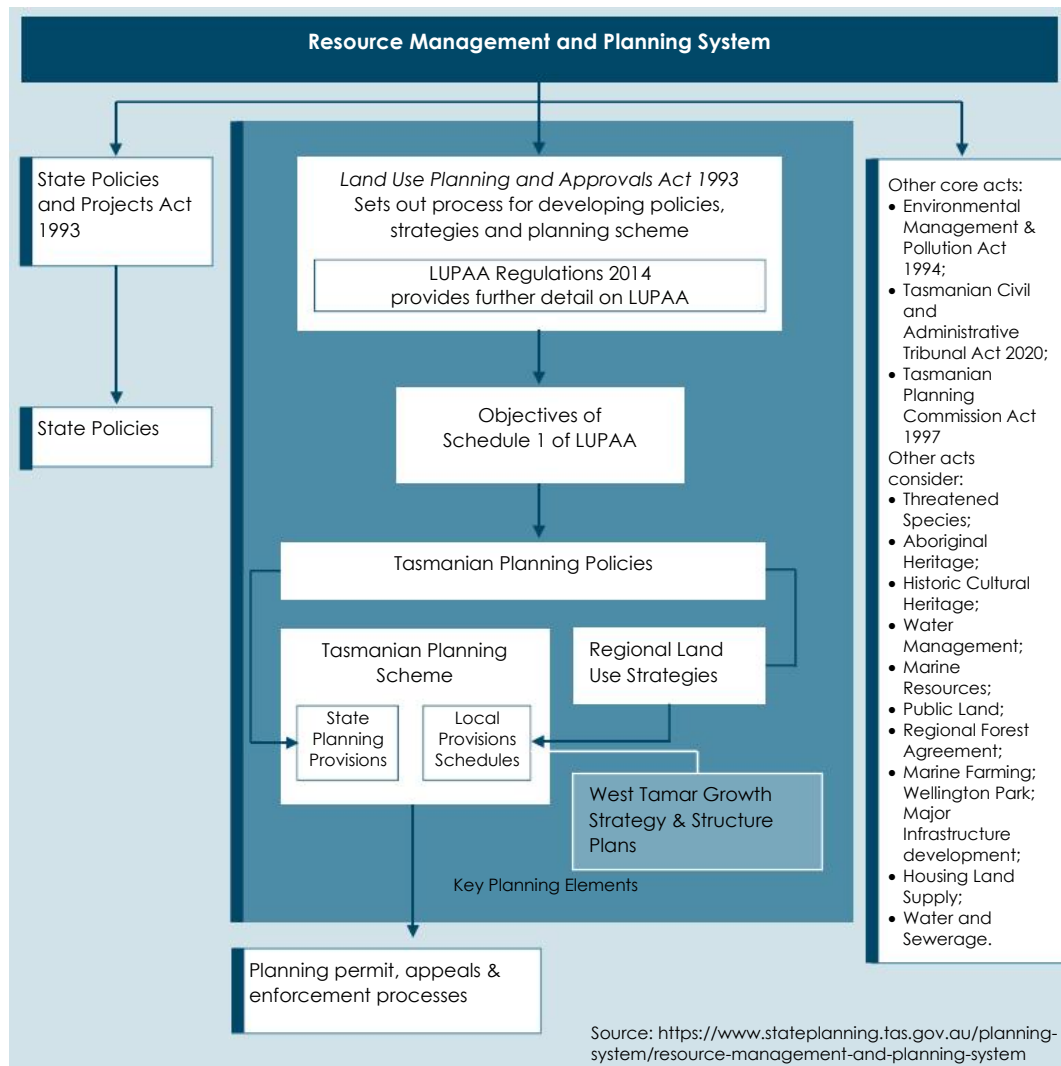


Figure 1: Tasmanian Planning System



1.2 Structure Plan Area

The Exeter and District Structure Plan Area boundary generally aligns with the Australian Bureau of Statistics SA1 (suburb) boundaries for Exeter, Gravelly Beach, Blackwall and Lanena.



1.3 About Exeter and District

Exeter and District is made up of the towns of Exeter, Gravelly Beach, Blackwall and Lanena.

Exeter is centrally located in the West Tamar Municipality, 24km north of Launceston. The town functions as a service centre for the surrounding areas of Lanena, Blackwall, Gravelly Beach, Rosevears and Deviot, along with the rural localities to the north and west of Glengarry, Frankford and Bridgenorth.

While there are still reminders of the district's fruit growing past in the landscape, Exeter now acts as a regional service centre with a wide range of facilities.

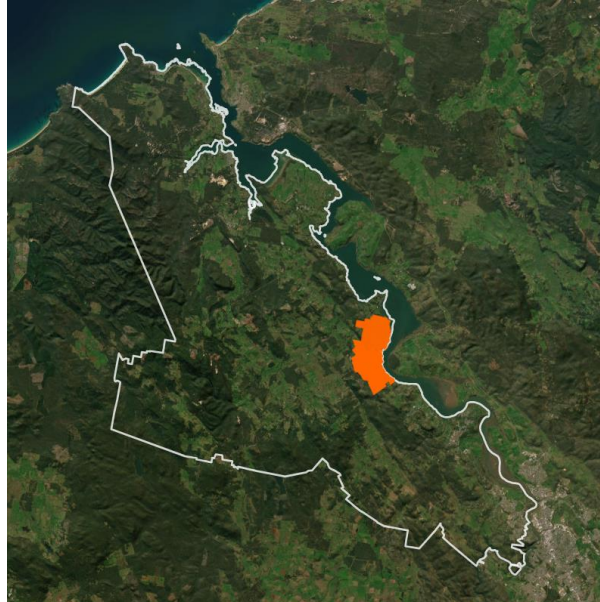
The area is now the home of varied industries including retail, landscaping, metal fabrication, agriculture and food, a Primary and High School, Community Hub and Council's Waste Transfer Station and Works Depot.

Gravelly Beach, located on the banks of Kanamaluka/Tamar River estuary, has stunning views over the Tamar Valley. The low density residential area and rural hinterland which has traditionally been a holiday village, is now a residential community featuring local businesses, and the popular Rose Bay Park. Continuing south, Blackwall and Lanena are also benefitted by beautiful views and a quiet riverside lifestyle.

The Exeter and District community is:

- **Growing faster** than in previous decades;
- **Ageing**, with many smaller households;
- Dominated by detached housing, with **limited housing diversity**;
- **High home ownership**, with low rental availability; and
- **Experiencing rising property prices** and emerging affordability concerns.

While land zoned for "Local Business" exists, much of it is used for other purposes, creating a perception of adequate commercial land.



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How the community feels about Exeter and District



Source: Created by AI from community feedback responding to a question asking 'what I like about Exeter'

Exeter and District Snapshot



1,408 people in 2021

The population is **older**, with **35% aged 60+** in 2021 (compared with 28% Tasmania-wide).



Forecasts indicate an **additional 357 people** will make Exeter, Gravelly Beach, Blackwall or Lanena home **by 2041***



49% of residents are not in the labour force

84% of people aged 15 years and over **have a post school qualification**



99% of dwellings are separate houses

Only 16% of dwellings are rented, compared with 26% in Tasmania



217 new dwellings will be required between 2021 and 2041 to accommodate the forecast population*



57% of people lived in the same address in 2021 as they did in 2016

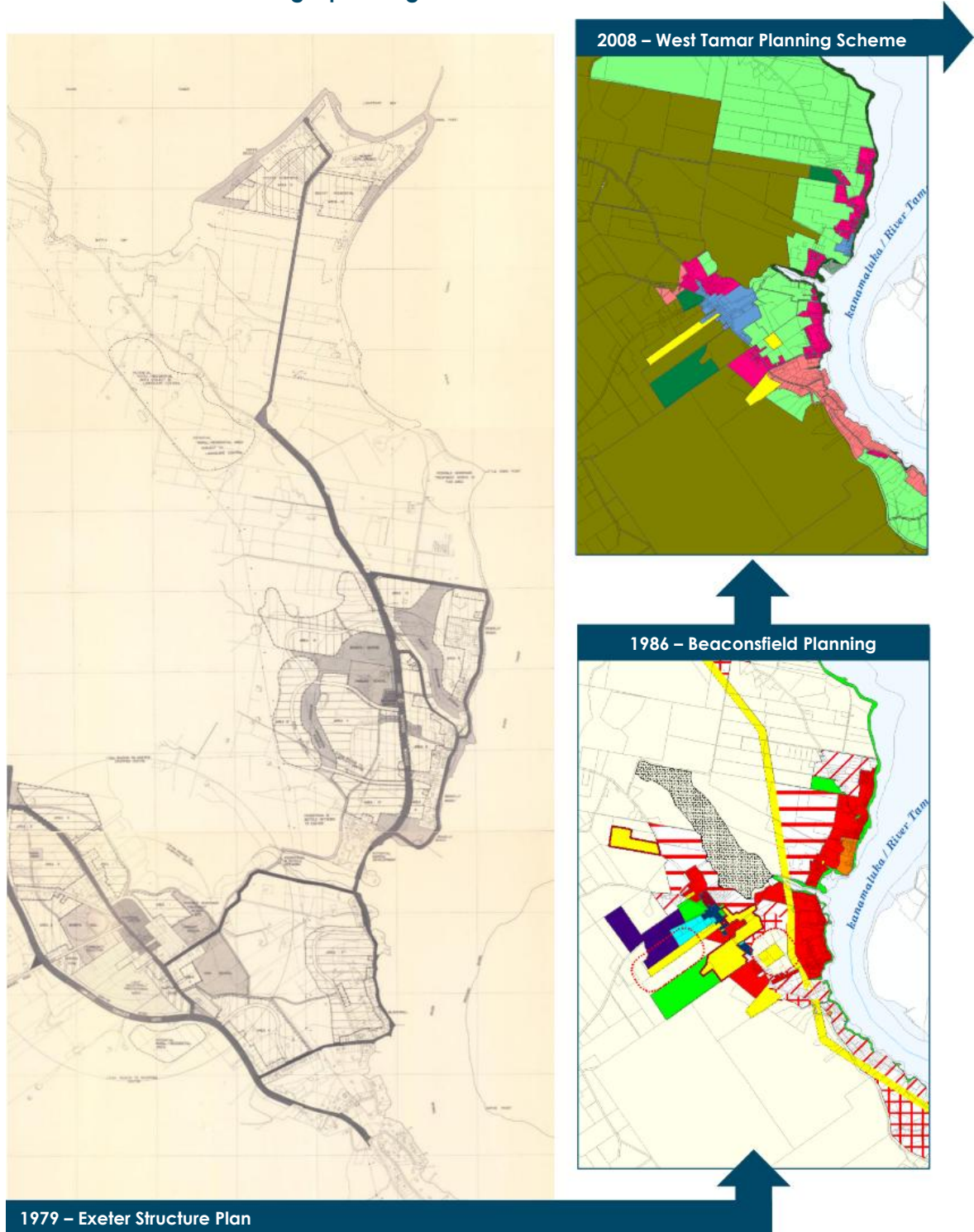
Lone-person and couple-only households make up 68% of all occupied dwellings.

Sources:

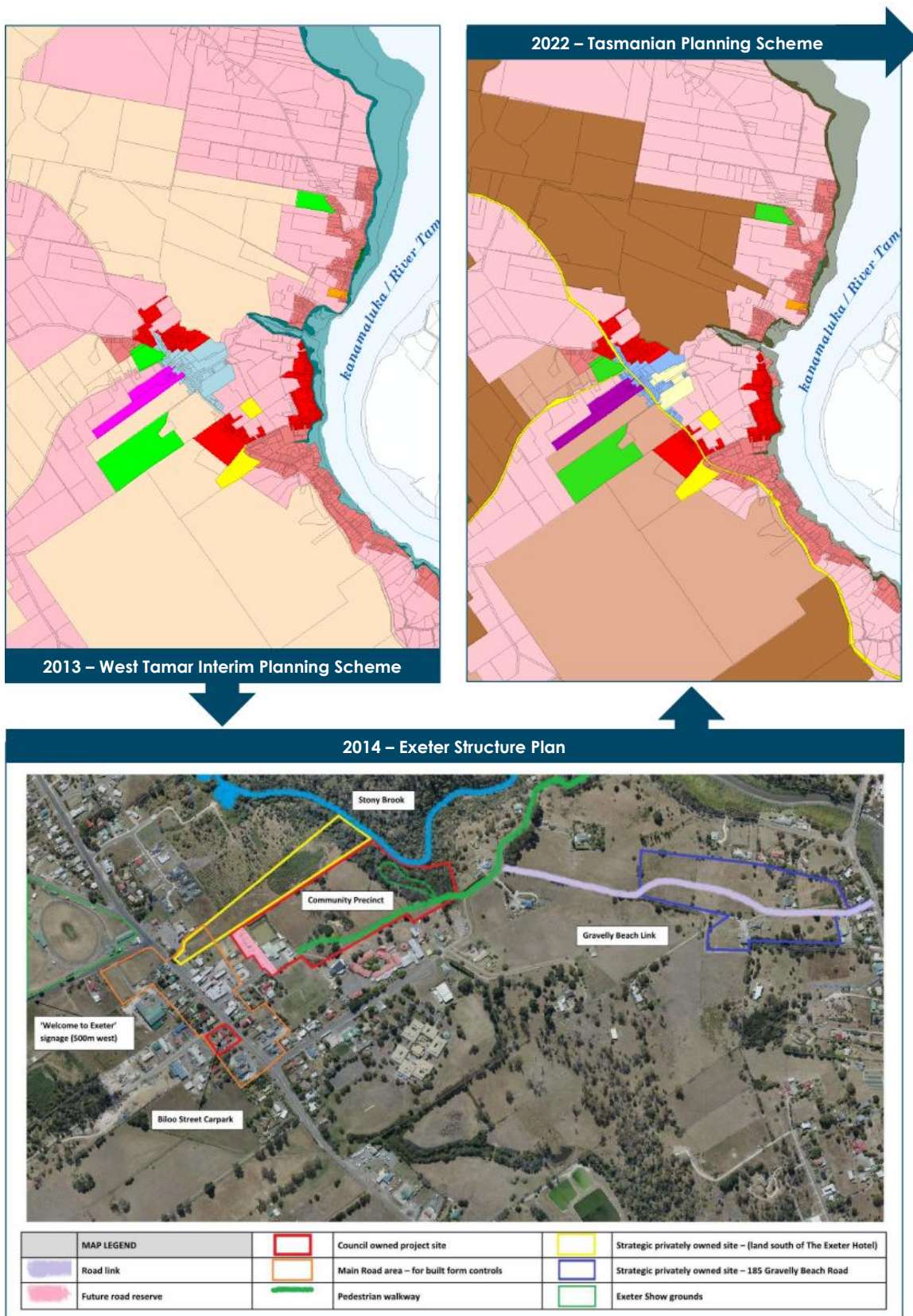
* REMPLAN (2024) Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report

All other data sourced from the Australian Bureau of Statistics, Census of Population and Housing 2021 (Usual residence data)

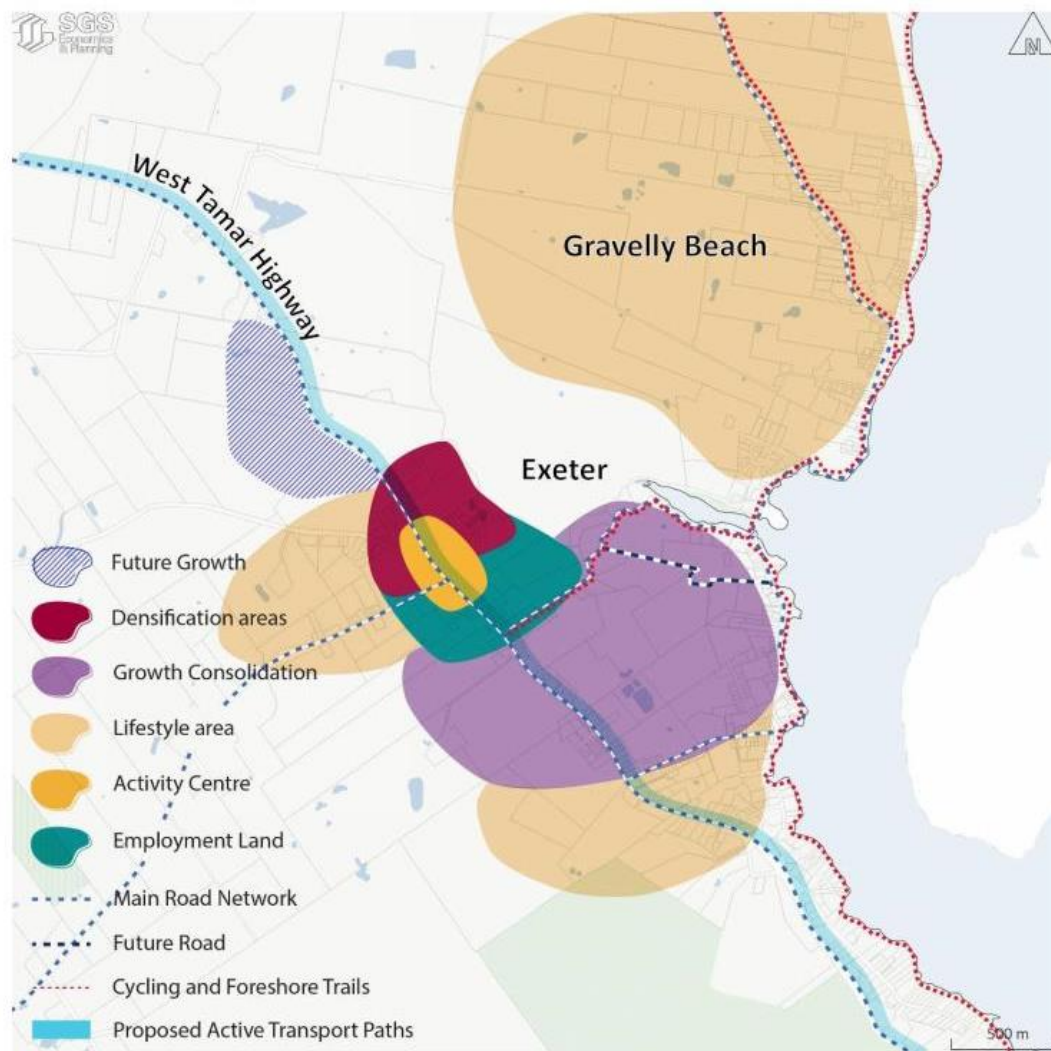
1.4 Evolution of strategic planning in Exeter and District



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2025 – West Tamar Growth Strategy



Source: SGS Economics and Planning, 2025

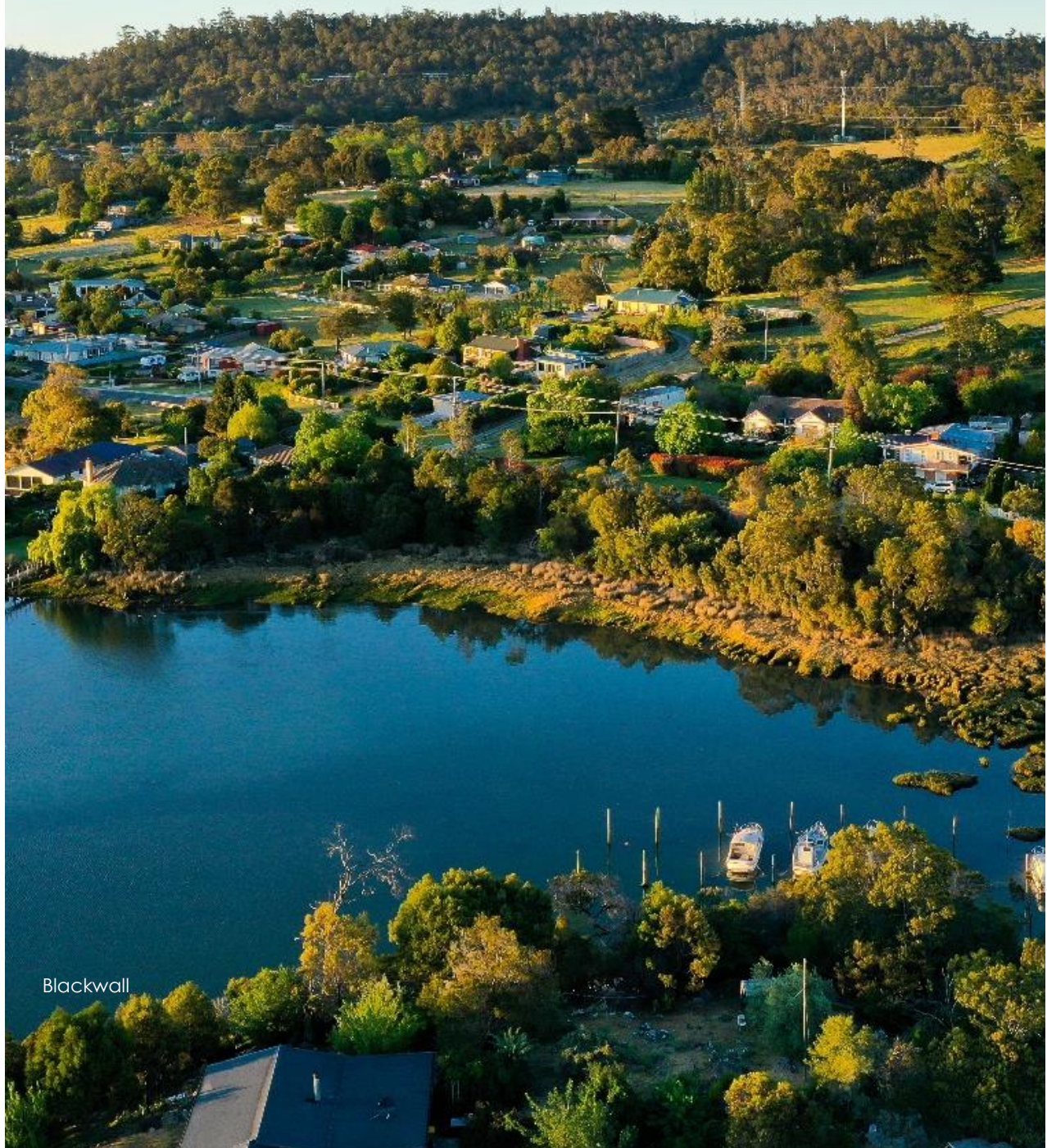
Exeter has a current capacity to accommodate an increase of 98 new dwellings, with 44 falling within the area designated for densification, 39 within the area nominated for gentle densification, and 15 lifestyle properties. Under the growth scenario, 28 hectares are recommended for densification, and 180 for gentle densification. This scenario also allows for lifestyle development in Exeter and nearby Gravelly Beach. To accommodate this growth, it is recommended to review and potentially rezone specific areas within the Rural Living and Rural zones to General Residential or Low density Residential.

In addition, given Exeter's role as a local centre and its potential for growth, it is recommended that a Future Growth Area be considered to provide for additional long-term growth opportunities in proximity to the activity centre, subject to further investigation to determine the appropriate form.

2 Exeter and District Structure Plan

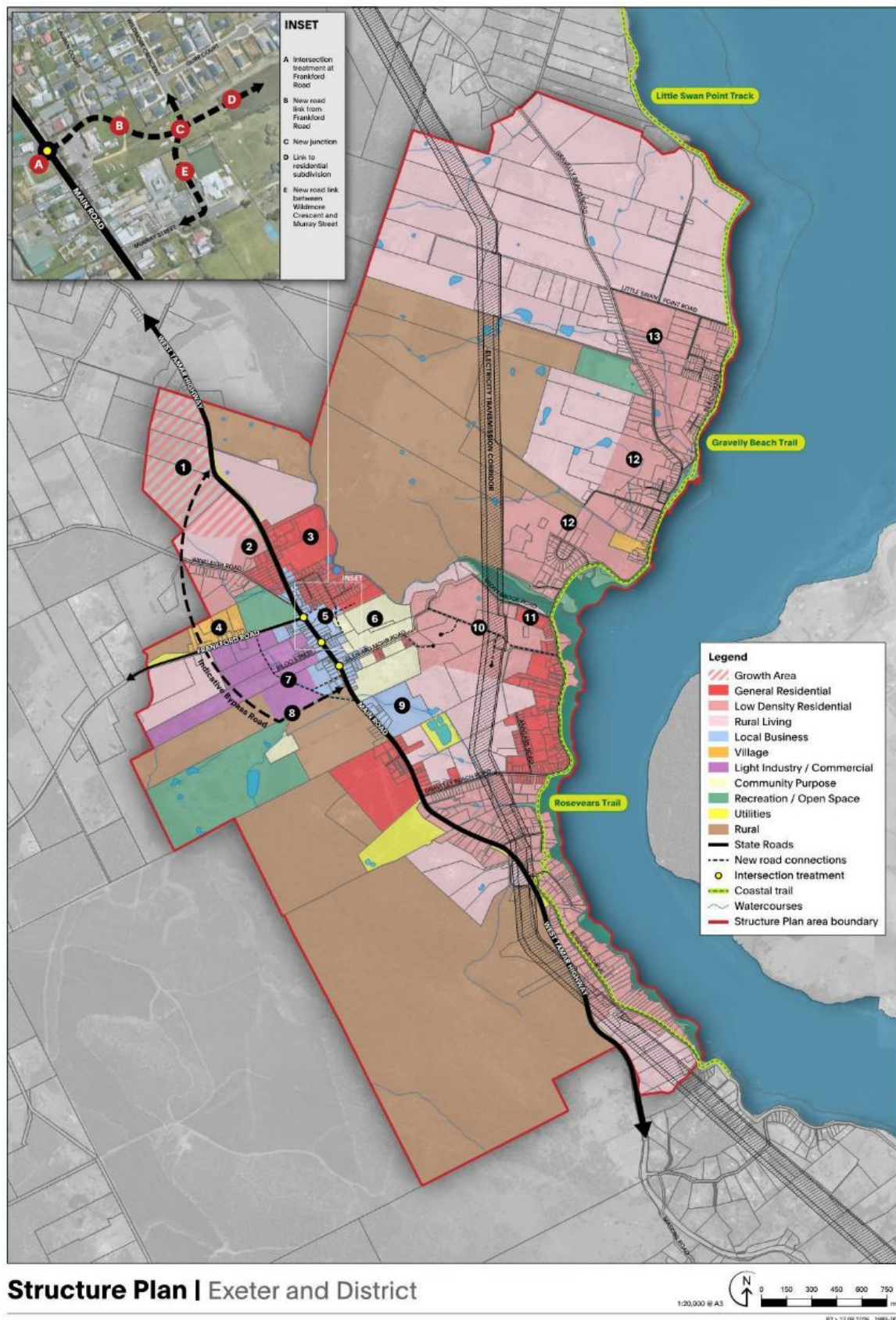
The Structure Plan divides the study area into precincts that represent the intended future land use as described in section 2.1.

Growth and development opportunities that will contribute to delivering the outcomes are detailed in Section 2.2. Amendments to the West Tamar Local Provisions Schedule (the planning scheme zones) will be required to enable future development opportunities.



Blackwall

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2.1 Structure Plan Precincts

The following describes the intent of each of the precincts identified on the Structure Plan.

Precinct	Description
General Residential	Residential development from single dwellings to multiple dwellings where a full range of services are available
Low Density Residential	Larger residential lots between 1500m ² and 5000m ² , generally with some services
Rural Living	Single dwellings on large lots generally with rural characteristics
Local Business	Local businesses and community services
Village	A mix of residential, community services and commercial activities
Light Industrial / Commercial	Light industrial and commercial uses where off site impacts are minimal or can be managed
Community Purposes	Community and education facilities
Recreation	Sports and recreation facilities servicing the local community and the region
Utilities	TasWater facilities for water and sewerage services
Rural	Balance area for rural and agricultural activities
Future Growth Area	Forecast for long term residential growth subject to demand

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2.2 Growth and development opportunities

The following growth and development opportunities have been identified for Exeter and District.

Amendments to the West Tamar Local Provisions Schedule (the planning scheme) will be required to change the zoning to enable most of the opportunities with the exception of infrastructure related changes. These may be initiated by Council but in most circumstance will be led by the landowners.

Indicative timeframes for development have been identified over the short (0 – 5 years), medium (5 - 10 years) and long term (10+ years).

No	Growth and Development Opportunities	Timeframe	Responsibility
1	Future Growth Area identified for a long-term growth opportunity for residential use, with density considerations based on site investigations.	Long	Landowner
2	Expansion to the Low Density Residential Zone .	Short	Landowner
3	Expansion to the General Residential Zone subject to connection to reticulated services.	Short / Medium	Landowner
4	New Village precinct providing for a mix of residential, commercial and community activities.	Medium	Landowner
5	Murray Street and Frankford Road connections to facilitate improved vehicle and pedestrian access and circulation in the town centre, with: - Corridor width of 20 metres and a sealed road width of 11 meters; - Capacity for on-street car parking along the length of the new roads; - Revised access arrangements for the hotel; and - A sealed footpath on both sides of the road.	Medium / long	Landowner Council
6	Expansion of community uses and active recreation opportunities adjacent to the Exeter Community Hub.	Medium	Council
7	Expanded Light Industry / Commercial area to provide opportunities for employment generating uses and local business expansion ensuring external impacts such as noise and other emissions are managed.	Medium	Landowners
8	Future Exeter By-pass indicating a long term vision for a heavy vehicle by-pass of Exeter town centre to improve amenity and safety. The alignment of the by-pass will be refined through future traffic investigations.	Long	State Government Council

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No	Growth and Development Opportunities	Timeframe	Responsibility
9	Expansion of the Local Business Zone to enable local business opportunities.	Short	Landowners
10	Residential infill between Exeter and Blackwall: - A low density residential growth area for single dwellings on larger lots, generally with some services; - Minimum lot size of 5000m²; - Not suitable for multiple dwellings; and - A road connection between Glen Ard Mohr Road and Gravelly Beach Road with a sealed road width of 8.9 meters and a sealed footpath extending the length of the road.	Short / medium	Council Landowners
11	Minor expansion to the General Residential Area to accommodate growth within a sewer serviced area.	Short / medium	Landowners
12	Expansion to the Low Density Residential area in proximity to the Gravelly Beach Village Zone with minimum lot size determined through geotechnical investigations for onsite wastewater management and in consideration of stormwater management requirements and traffic impacts.	Short / medium	Landowners
13	Expansion to the Low Density Residential area with minimum lot size determined through geotechnical investigations for onsite wastewater and stormwater management requirements.	Medium / long	Landowners
	Review of Rural Living Zone designations to allow for consolidation and infill through minimum lot size review.	Medium	Landowners / Council
	Intersection treatments to improve efficiency and safety are indicated for: - Frankford Road and Main Road; - Murray Street and Main Road; and - Glen Ard Mohr Road and Main Road.	Medium / long	Council State Government
	Coastal Trail as part of the delivery of the West Tamar Trail Strategy.	Medium / long	Council

3 Supporting information

3.1 Our community

This section examines how the community of Exeter and the surrounding area has changed in the 15 years between 2006 and 2021. Understanding these changes provides useful context to planning for the future.

3.1.1 Population and housing

At the 2021 census, the population in the Structure Plan Area was 1733. In the 15 years from 2006 this represents an average annual growth rate (AAGR) of 1.09% - see Table 1. Over the same period, the AAGR for the West Tamar municipality was 1.47%.

Between 2016 and 2021 the AAGR was 2.4%, or an increase in 189 people across the Structure Plan Area. This was consistent with the AAGR for West Tamar.

This is a significant increase in population compared to previous years representing a 12% increase in population.

Table 1: Population (place of usual residence) 2006 to 2021

Location	Year			
	2006*	2011	2016	2021
Exeter	338	389 (+51)	387 (-2)	446 (+59)
Gravelly Beach	536	561 (+25)	567 (+6)	641 (+74)
Blackwall	615*	306	270 (-36)	303 (+33)
Lanena		313 (+4)	320 (+7)	343 (+23)
TOTAL	1489	1569 (+80)	1544 (-25)	1733 (+189)

Source: Australian Bureau of Statistics, Census of Population and Housing, 2006, 2011, 2016 & 2021 (Usual residence data) included in the Basic/ General Community Profiles

Notes:

* In 2006, Blackwall was part of the Lanena SLA. Between 2006 and 2011 Census the Exeter SLA reduced from 3.9sq km to 3.2sq km and Gravelly Beach increased from 5.1sq km to 6sq km. The overall size of the combined structure plan area changed from 13.7 sq km to 13.8 sq km between 2006 and 2011.

The Census recorded an additional 137 occupied dwellings between 2006 and 2021 in the Structure Plan Area – see Table 2. Almost 100 additional occupied dwellings were recorded in the 5 years between 2016 and 2021, with an AAGR of 3.3%. There is limited diversity in housing types, with 99% of occupied dwellings in 2021 being separate houses. By comparison, separate houses represent 96% of occupied dwellings in the West Tamar municipality and 88% in Tasmania.

Council's building approvals data indicates only 51 new dwellings were approved in the same period – 31 of these were in Exeter which coincides with the approval of a 38 lot subdivision in 2017. This may indicate that some existing dwellings that were previously used

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for holiday homes or visitor accommodation are now being used for permanent accommodation.

Short stay accommodation data compiled by The Department of Justice¹ indicates approximately 28 properties in the Structure Plan Area are being used for short stay accommodation. Of these properties, 19 are also the primary residence of the provider (meaning a room or part of the residence is used for short stay accommodation), leaving only nine properties that are wholly used for visitor accommodation. This data does not take into account a holiday home that is not commercially provided for visitor accommodation, for example, a family holiday house or shack.

The 2021 Census recorded 772 private dwellings in the Structure Plan Area with 77 unoccupied dwellings, or a 9% vacancy rate. While this is higher than the number of short stay accommodation premises, there would be a number of people not home on census night, or, as above, some properties that are not permanently occupied. By comparison, just over 9% of dwellings in Australia were unoccupied on Census night². This is not considered significant, particularly as coastal locations are popular for holiday homes and shacks.

The structure of dwellings has remained consistent, with most dwellings being separate houses – see Table 2. Census data indicated there are very few multiple dwellings; however, it seems unlikely that the census recognises multiple dwellings that are detached units, and this is the most common form of multiple dwellings approved in the Structure Plan Area.

With 700 occupied dwellings recorded on the 2021 census night and a population of 1733 persons, the average household size in the Structure Plan Area was 2.4 persons. This has reduced from 2.6 persons per household in 2006. In Tasmania, the average household size in 2021 was 2.5 persons.

¹ Based on Q4 2025 data provided by the Consumer, Building and Occupational Services unit of the Tasmanian Government Department of Justice. The *Short Stay Accommodation Act 2019* requires booking platform providers to collect and display certain information regarding short stay premises listed on their booking platforms.

² Australian Bureau of Statistics <https://www.abs.gov.au/statistics/people/housing/housing-census/latest-release>

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Table 2: Dwelling structure of occupied private dwellings and total dwellings 2006 to 2021

Location	Dwelling structure of occupied dwellings*				Total dwellings***	
	Separate house	Multiple dwellings	Other	Total	Number	Percentage of unoccupied dwellings
2006**						
Exeter	140	0	4	144	..	..
Gravelly Beach	206	0	0	206	..	..
Blackwall	..	..	..	..	..	..
Lanena	206	7	0	213	..	..
TOTAL	552	7	4	563	..	..
2011						
Exeter	152	0	4	156	166	7%
Gravelly Beach	223	0	0	223	257	14%
Blackwall	107	0	0	107	121	12%
Lanena	114	0	3	117	135	13%
TOTAL	596	0	7	603 (+40 or 7.1%)	679	11%
2016						
Exeter	152	0	4	158	171	8%
Gravelly Beach	209	3	0	212	245	13%
Blackwall	107	0	0	107	122	17%
Lanena	124	0	0	124	142	14%
TOTAL	592	3	4	601 (-2 or -0.3%)	688 (+9 or 1.3%)	13%
2021						
Exeter	185	5	0	188	208	10%
Gravelly Beach	245	3	0	248	273	9%
Blackwall	122	0	0	122	135	10%
Lanena	142	0	0	142	156	9%
TOTAL	694	8	0	700 (+99 or 16.5%)	772 (+84 or 12%)	9%

Source: Australian Bureau of Statistics, Census of Population and Housing, 2006, 2011, 2016 & 2021 (Dwelling Structure data) included in the Basic/ General Community Profiles (Table G36 of 2021, Table G39 of 2016, Table B36 of 2011 and Table B31 of 2006)

Notes:

Please note that there are small random adjustments made to all cell values to protect the confidentiality of data. These adjustments may cause the sum of rows or columns to differ by small amounts from table totals.

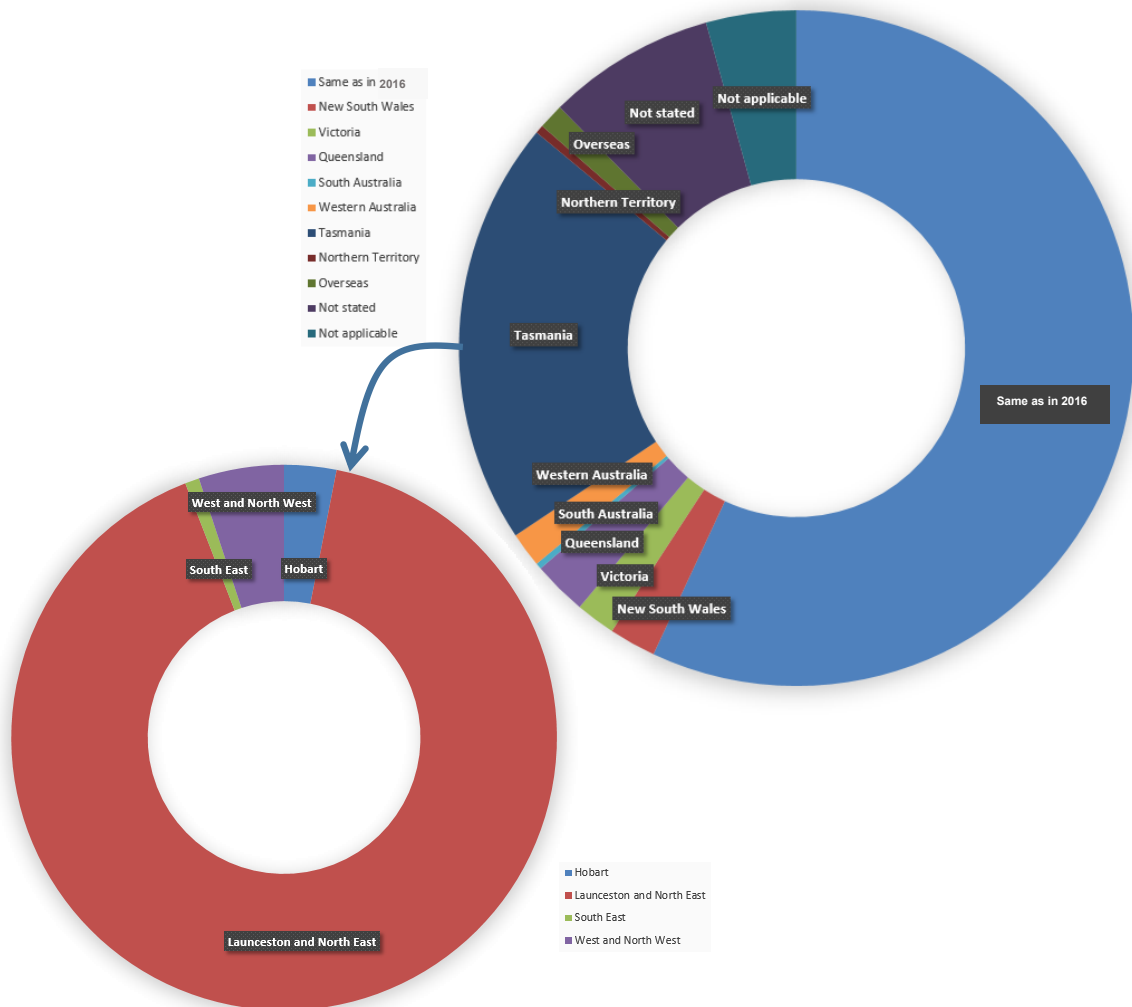
* Multiple dwelling includes: Semi detached, row or terrace house, townhouse etc; flat or apartment

Other dwellings includes: Caravan, cabin, houseboat, improvised home, tent, sleepers out, house or flat attached to a shop or office, and not stated

** In 2006, Blackwall was part of the Lanena SLA. Between 2006 and 2011 Census the Exeter SLA reduced from 3.9sq km to 3.2sq km and Gravelly Beach increased from 5.1sq km to 6sq km. The overall size of the combined structure plan area changed from 13.7 sq km to 13.8 sq km between 2006 and 2011.

***Total dwellings was not recorded by the census in 2006.

In 2021, 57% of the residents in the Structure Plan Area lived at the same address as they did in 2016³. Most new residents moved from other places in Australia with only 1% from overseas. Of the 511 residents who lived somewhere else in Australia in 2016, 69% were living in Tasmania and 91% of those were in Northern Tasmania, with 55% from the West Tamar municipality – see Figure 2.

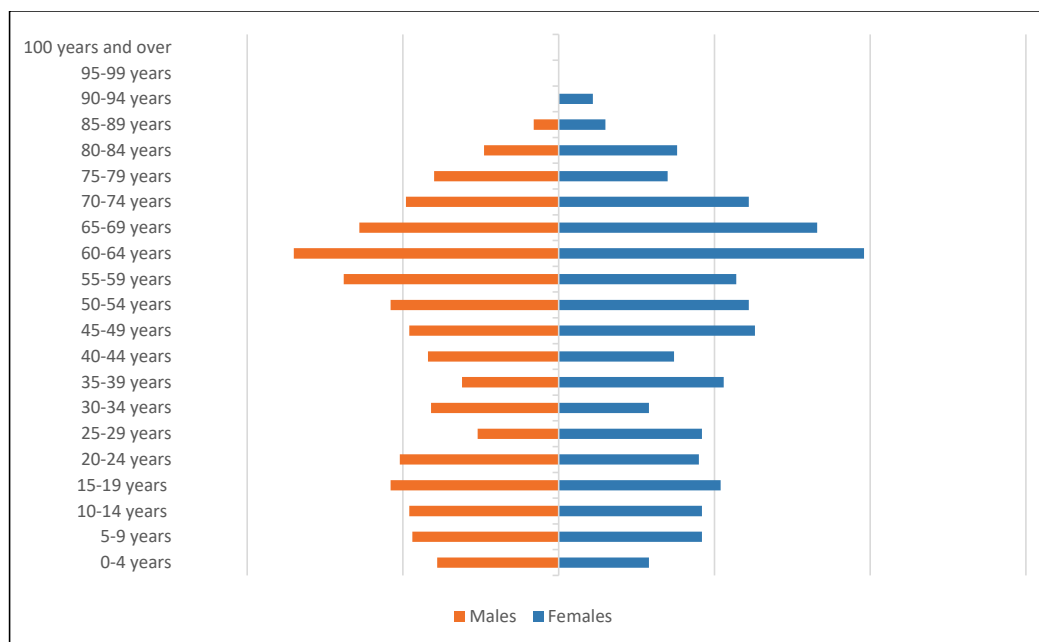


Source: Australian Bureau of Statistics 2021 Census of Population and Housing, Place of Usual Residence Five Years Ago

Figure 2 – Where residents of the Exeter Structure Plan Area at the time of the 2021 Census lived in 2016

³ Australian Bureau of Statistics 2021 Census of Population and Housing, Place of Usual Residence Five Years Ago

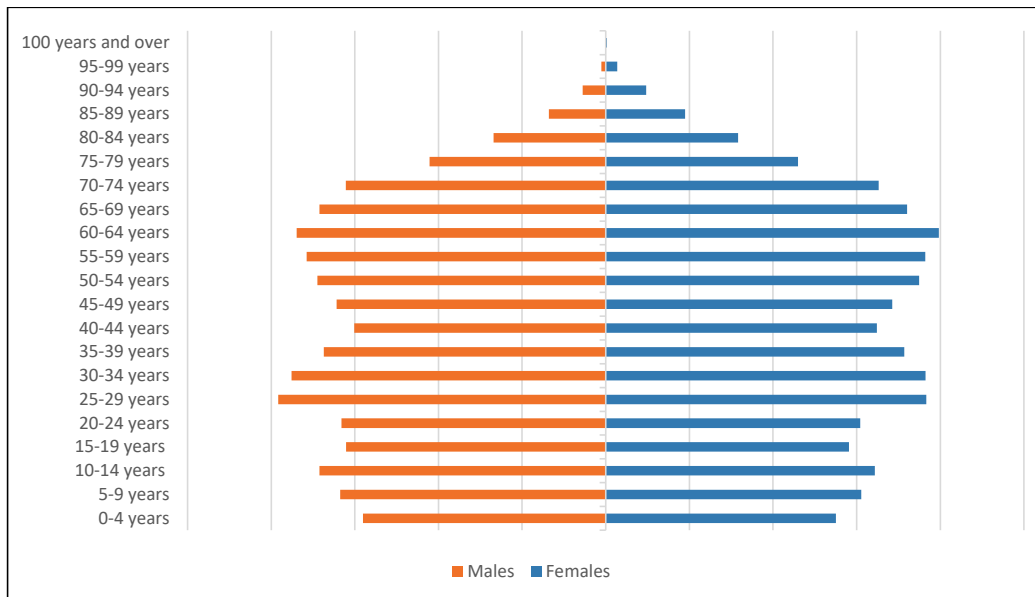
Almost 35% of the population in the Exeter Structure Plan Area were aged 60 years and over in 2021 as illustrated in Figure 3. By comparison, Tasmania has a more evenly distributed age profile with almost 28% of the population aged 60 years and over in 2021, as illustrated in Figure 4. This aligns with the high proportion of lone person and couple households, which made up 68% of occupied dwellings in 2021. The proportion of lone person households has been increasing since 2006, with households of three or more persons decreasing by the same proportion – see Table 3.



Source: Australian Bureau of Statistics 2021 Census of Population and Housing, Age by Sex, General Community Profile Table G04

Figure 3: 2021 Age Sex Pyramid – Exeter Structure Plan Area

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Source: Australian Bureau of Statistics 2021 Census of Population and Housing, Age by Sex, General Community Profile Table G04

Figure 4: 2021 Age Sex Pyramid – Tasmania

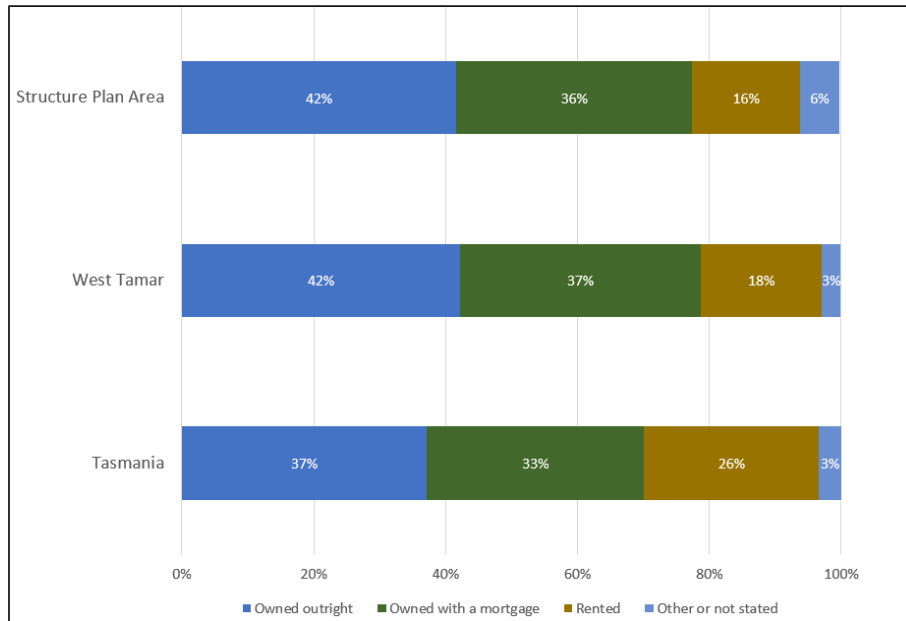
Table 3: Household structure (occupied dwellings) 2006-2021

Location	Lone person				2 persons				3 or more persons			
	2006	2011	2016	2021	2006	2011	2016	2021	2006	2011	2016	2021
Exeter	28%	33%	32%	37%	42%	34%	33%	35%	30%	33%	32%	32%
Gravelly Beach	25%	29%	31%	30%	36%	36%	37%	34%	36%	35%	34%	30%
Blackwall*	N/A	21%	32%	28%	N/A	40%	48%	43%	N/A	38%	24%	25%
Lanena	16%	19%	19%	18%	42%	56%	57%	53%	42%	25%	28%	29%
Structure Plan Area	22%	27%	29%	29%	40%	40%	42%	40%	37%	33%	31%	30%
Tasmania	27%	27%	30%	29%	36%	35%	36%	36%	37%	34%	34%	35%
West Tamar	21%	23%	26%	26%	38%	39%	39%	39%	41%	39%	35%	35%

Source: Table B30 2006 Basic Community Profile; Table B30 2011 Basic Community Profile; Table G31 2016 General Community Profile; Table G35 2021 General Community Profile

*Blackwall and Lanena were a single area in the 2006 Census

In 2021, 78% of dwellings in the Structure Plan Area were either owned outright or owned with a mortgage, with only 16% rentals. This is consistent with the West Tamar municipality as a whole; however, when compared to the whole of Tasmania there is a lower proportion of rental properties, with 26% of Tasmania's private dwellings being rented – see Figure 5. This indicates a relatively low availability of rental properties in the area.



Source: Australian Bureau of Statistics Census of Population and Housing - 2006 Basic Community Profile Table B32; 2011 Basic Community Profile Table B32; 2016 General Community Profile table G33; 2021 General Community Profile Table G37

Figure 5: Tenure of occupied private dwellings

Housing affordability is a measure of the percentage of household income used to secure housing. Generally, if less than 30% of income is used on housing, this is considered affordable. For the 42% of households that own their property outright this is less of an issue, as mortgage or rent payments are not required, noting that other costs like rates and utilities are not accounted for.

As an indication of housing affordability, the percentage of the median household income used for mortgage or rent payments was calculated and depicted in Figure 6. It is acknowledged that half the community are paying more than this amount and there would be a reasonable percentage within the Structure Plan Area where their housing would not be considered affordable. Based on the data, Exeter is the least affordable location. This may be indicative of the recent increase in land and construction costs as the majority of new dwellings have been built in Exeter. As outlined above, 57% of residents lived in the same place in 2021 as they did in 2016. If those dwellings were purchased prior to the housing price increases, then mortgages and rents would likely be lower than if purchased more recently. Nevertheless, it is important to continue to monitor housing affordability to ensure there is sufficient opportunity for affordable housing.

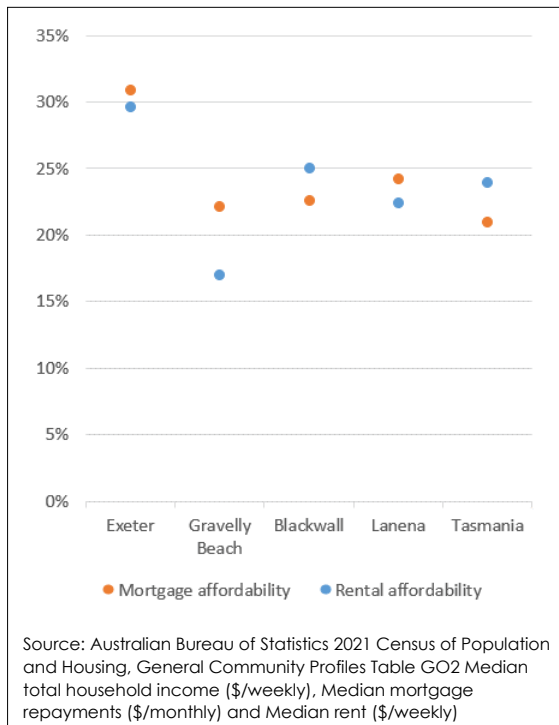


Figure 6: Housing Affordability indicator 2021
(% median mortgage repayments / rent to median household income)

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Average sales prices for both non-vacant (with a dwelling or improvements) and vacant land have increased significantly across the four localities in the Structure Plan Area – see figure 7. The higher sales prices reduce the affordability for the area; however, as a high proportion of residents are in older age cohorts, affordability may have less influence on people relocating in the area due to established careers, downsizing or transitioning to retirement.

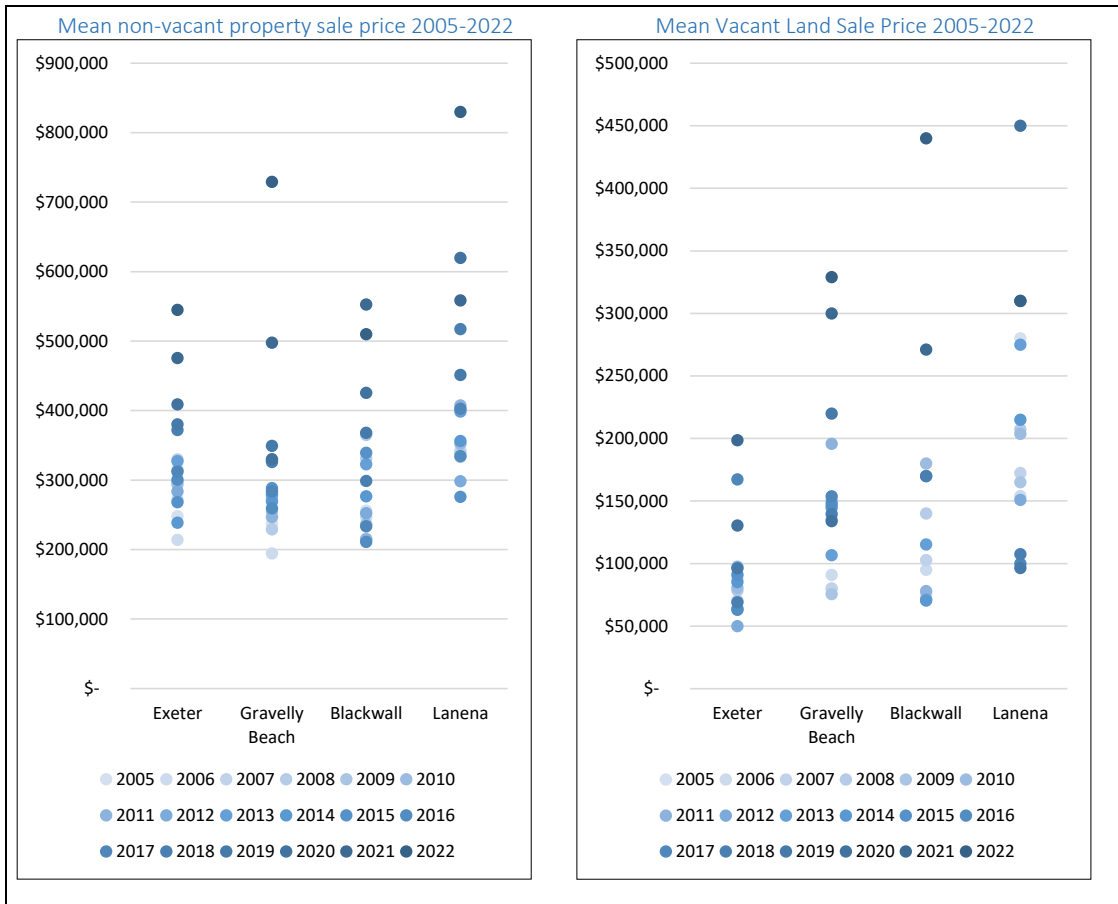


Figure 7: Mean property sale price 2005 to 2022

In summary, the Exeter and District community:

- Is growing faster than it has in the past;
- Is ageing and has a high proportion of single or couple households;
- Mostly lives in detached houses; however, the number of multiple dwellings has increased in recent years;
- Mostly own or are paying off their homes, with lower numbers of rental properties; and
- House prices have increased significantly which may affect housing affordability.

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3.1.2 Community services and facilities

As Exeter is a regional service centre, there is a large range of community services and business activities in the Structure Plan Area, including those listed below.

Some of the community services and business activities in the Structure Plan Area

Community

- Exeter Primary School (Kindergarten to year 6)
- Exeter High School (years 7 to 12)
- Childcare centre
- Council works depot and waste transfer station
- State Emergency Service (SES)
- Tamar Visitor Centre
- Exeter Police station
- Library
- Community Hub and RSL
- Tresca Community Centre
- Places of worship
- Off-leash dog area

Recreation

- Exeter Showgrounds (and AFL / cricket oval)
- Exeter Golf club
- Exeter Bowls club
- Squash courts
- Exeter Main Street park
- Coastal parks and pathways Gravelly Beach, Blackwall and Lanena

Health

- Doctors surgery
- Physiotherapist

Business / retail

- Agricultural / feed shop
- Bakery
- Banking
- Butcher
- Cafes
- Clothing
- Concrete and landscaping supplies
- Grocery
- Hairdressers
- Hardware
- Hotel
- Mechanic
- Metal fabrication
- Pharmacy
- Post office
- Real estate agent
- Service stations

The community has also highlighted opportunities for future public or private investment, such as:

- Parks and recreation that specifically caters for young people – for example, a strength and agility obstacle course proposed by the West Tamar Youth Strategy 2023-2026;
- Veterinary services;
- Additional food or retail offerings; and
- Expanded service offerings at the Community Hub.

While the Structure Plan cannot require investment, these services are promoted as priorities for future consideration.

3.1.3 Employment

According to the 2021 Census⁴ a high proportion (49%), of residents in the Structure Plan Area are not in the labour force. This is either because they are under 15 years of age (15%) or have nominated that they are not working or looking for work. Almost 50% of residents not in the labour force are 60 years of age or over. This corresponds with the age profile of the community discussed earlier. Only 2% of residents responded that they were unemployed at the time of the census.

In 2021, 98% of employed persons within the Structure Plan Area worked in Tasmania, with the remaining working in other Australian states. Most of those employed in Tasmania worked in Northern Tasmania (91%), with small numbers working in Hobart or North West Tasmania. Of the people working within Northern Tasmania, 49% worked in the City of Launceston local government area and 38% in the West Tamar municipality. Notably, 24% worked in the Grindelwald / Lanena locality (which includes the Structure Plan Area) and a further 10% in either Legana or Riverside, indicating a relatively high proportion of people who work locally or only a short distance away.⁵

Most people who went to work on census day 2021 travelled to work by private vehicle (84%). Nobody used public transport to go to work and only 4% used active transport (walking or cycling). On census day in 2021, 62 people worked from home, more than twice as many people as used active transport. On the 2016 Census day, only 27 people indicated they worked from home.⁶

The reliance on private motor vehicles for transport is reflected through the car ownership rates. In 2021, 98% of households had at least one car and 66% of households had two or more vehicles.⁷

The current and historical zoning of Exeter has included large areas in the Local Business Zone that are being used for community purposes or housing. This may have created a distorted perception that there is an adequate supply of commercial land within Exeter.

Previous rounds of consultation have not identified the need for additional land for business activity; however, the range or type of businesses was raised. The strategic location of Exeter on an alternative travel route from North West Tasmania to Bell Bay via Frankford Road may provide an opportunity for a transport or distribution centre in the vicinity of Exeter. Further investigation into the economic feasibility and the capacity of the transport network is required to confirm this.

⁴ Australian Bureau of Statistics 2021 Census – employment, income and education – Labour Force Status by Age in Five Year Groups

⁵ Australian Bureau of Statistics 2021 Census – employment, income and education – Place of Work

⁶ Australian Bureau of Statistics 2016 and 2021 Census, method of travel to work (Employed persons aged 15 years and over)

⁷ Australian Bureau of Statistics 2021 Census – selected dwelling characteristics – number of motor vehicles. Note the percentages were calculated excluding where the number of vehicles was not stated or not applicable.

3.2 Transport

How people move around and access the area is important, both for safety and efficiency of the transport network and its contribution to liveability.

3.2.1 Roads

The Structure Plan Area is serviced by a network of roads, with the key roads being:

- **Main Road** – to access the Exeter business area and provide a key north south road corridor linking the town with Launceston to the south and Beaconsfield and townships to the north. It also provides a freight link to Bell Bay Port via the Batman Highway;
- **Frankford Road** – providing an important freight link between Devonport and Bell Bay Port. It also provides a direct connection for tourists disembarking the Spirit of Tasmania to the region;
- **Gravelly Beach Road and Rosevears Drive** – providing connections to the coastal communities and a scenic coastal drive.

Previous traffic studies were completed in 2015 and 2019.

As part of the review of the 2014 Structure Plan, Council identified a number of traffic impacts that required further analysis, including:

- An assessment of the impact of increasing residential densities between Exeter and Blackwall;
- An assessment of a new road that provides a connection to Murray Street from the Frankford Road/ Main Road junction with a link to Wildmore Crescent; and
- Provision of recommendations based on the above for treatments (if required) in Main Road at the Glen Ard Mohr Road and Frankford Road junctions.

Midson Traffic completed the *Exeter Traffic Study – Options Analysis* in October 2022 which addresses the above issues and makes the following conclusions:

- Traill Road is the preferred alignment for the **link between Glen Ard Mohr Road and Gravelly Beach Road**;
- There are two options for providing a link between **Murray Street to Wildmore Crescent and to Main Road**, either at the Frankford Road intersection or a new junction north of 120 Main Road, both utilising the existing carpark associated with the Hotel. The link road will also enable vehicle circulation around the business areas and provide better access to parking areas.
- The design of the new link road would need to carefully consider the revised access to the hotel, changes in car parking arrangements and additional parking opportunities along the length of the road. The link through to Murray Street will also require consideration of the potential loss / relocation of a bowling green and the overall community benefits;
- A roundabout is strongly recommended at the **Main Road/Frankford Road junction** to facilitate the Murray Street connector link road, improve traffic performance and

improve road safety. Note that, the Department of State Growth have indicated significant land acquisition may be required to facilitate these works and existing bus stops may require relocation;

- A roundabout at the **Main Road/Glen Ard Mohr Road junction** is recommended to facilitate future traffic growth associated with development within Exeter; and
- The **Main Road/Murray Street junction** is performing at an acceptable level and can accommodate forecast traffic flows; however, it is recommended that a channelised right turn lane at this intersection would benefit the proposed road link to Wildmore Crescent.

2015 Exeter Traffic Study

A report titled 'Exeter Traffic Study' was prepared by Midson Traffic in 2015. The study investigated the various recommendations of the Exeter Structure Plan and tested their implications on traffic flow and road safety. The findings of this report supported the recommendations of the Structure Plan and provided additional detail for implementation over the next twenty years.

The key recommendations of the report were as follows:

- Two roundabouts were proposed. These were located at the Main Road/ Glen Ard Mohr Road junction and the junction of Main Road/ Frankford Road.
- A link road was recommended between Glen Ard Mohr Road and Gravelly Beach Road.
- A link road was recommended between Murray Street and Main Road/ Frankford Road.
- Improved pedestrian crossing facilities along the Main Road corridor.
- Implementation of a new park at the corner of Biloo Street and Main Road.

2019 Exeter Traffic Study Options Report

GHD prepared a study titled "Exeter Traffic Study – Options Report" in October 2019. The aim of the study was to review potential options and improvements in Exeter to manage conflicts between the various road users with competing priorities.

The report concluded that the following options be considered for further design and investigation:

- Installation of roundabouts at the Main Road/ Frankford Road and Main Road/ Glen Ard Mohr Road junctions.
- Installation of entry thresholds in Main Road near Frankford Road and Glen Ard Mohr Road.
- Installation of additional kerb outstand crossing treatments throughout Main Road.
- Formalisation of on-street parking arrangements.

Source: Midson Traffic Pty Ltd, Exeter Traffic Study – Options Analysis, October 2022

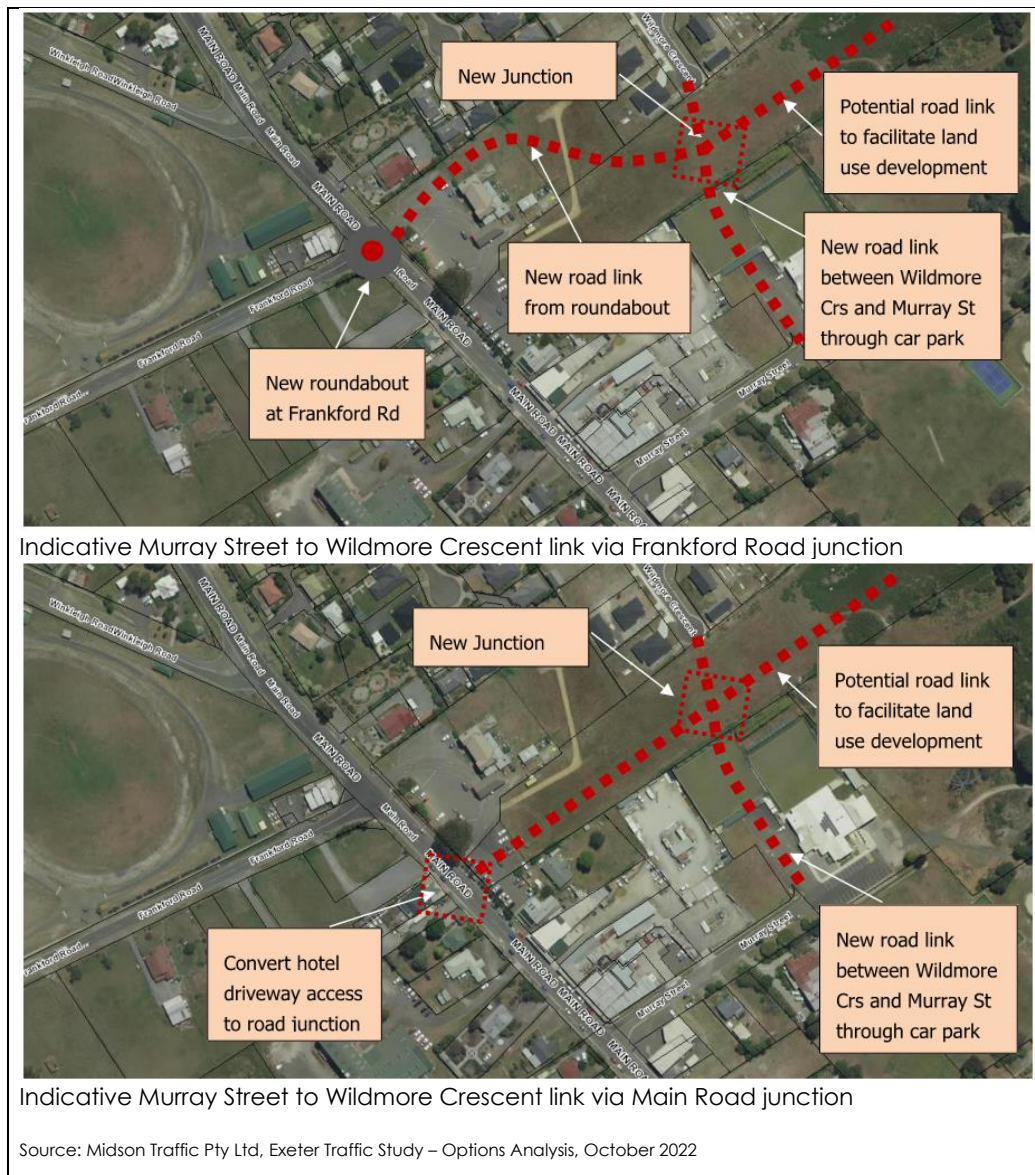


Figure 8: Options for links between Murray Street, Wildmore Crescent and Main Road

Car parking has been raised through consultation as a constraint for the business area. Further investigations will be required to properly consider where and when any future car parking is provided

3.2.2 Active transport

Active transport includes walking and cycling and doesn't rely on motor vehicles. Active transport can be used for recreation purposes in addition to accessing work and services.

Only 4% of the working population in the Structure Plan Area travelled to work by walking or cycling on census day in 2021; however, it is acknowledged that there are a relatively low number of jobs in the area and the majority of people travel outside the Structure Plan Area for work. Anecdotally, it is reported that walking is a popular exercise and recreational activity in the Structure Plan Area and to access the riverside parkland and pathways.

Pedestrian safety, and improved pedestrian pathways, was a strong theme from consultation with the community, with specific reference to:

- Safe crossing points on Main Road at the main business area and at the Exeter High School farm;
- Improvements to the paths along Main Road and particularly between the retirement village and the business area (noting that some improvements to the footpath in this location have recently been completed); and
- Improvements to the 'Goat Track' between Glen Ard Mohr Road and Gravelly Beach Road via Stony Brook Road; and
- Improvements to pathways within the residential areas.

The Pathway Network map in Appendix 1 shows the existing formal pathway network (eg concrete or bitumen seal) and indicates where there are opportunities to improve connections and safe crossings.

Council has recently prepared the West Tamar Trails Strategy which provides a strategic framework to inform future funding for the delivery of a comprehensive trail network that is accessible for all, promotes active living, and encourages tourism. The Strategy recommends improvements in the Structure Plan Area for the:

- Gravelly Beach Trail; and
- Exeter to Gravelly Beach Trail.

Implementation of the Strategy will be subject to future funding and a timeframe for this is not known at this time.

3.2.3 Public transport

Bus Stops are located on Main Road (south of Frankford) and on Gravelly Beach Road.

Manions Coaches operates a general access bus service with stops in Exeter. It provides 9 services a day on weekdays between Beauty Point and Launceston (with one of the services only operating on school days) and 3 services a day on weekends and public holidays. The bus timetable suggests the journey to Launceston takes around 50 minutes.

Responses to the 2021 Census indicated that nobody travelled to work by public transport on census day. There may be an opportunity for additional trips via bus if the frequency and timing of the services were more suitable for workers. However, with a variety of workplaces, accommodating this level of service may not be feasible.

3.3 Water and Sewerage

TasWater delivers reticulated water and sewerage services within Tasmania.

Most properties in the Structure Plan Area are within the water serviced area; however, only Exeter and parts of Blackwall are serviced by reticulated sewerage, as shown in Figure 9 below. Sites without reticulated sewerage are required to manage wastewater on site which is a consideration for determining appropriate land use and minimum lot sizes.



Figure 9 - TasWater Serviced areas

TasWater's Master Plan⁸ states their intention to establish a new Sewerage Treatment Plant and recycled water scheme on a new site to cater for growth and improve buffer distances. The Masterplan currently indicates that this is a short term priority (by 2035).

Minor upgrades may also improve capacity in the short term.

3.4 Other infrastructure

Reliable infrastructure beyond transport, water and sewerage is essential to support growth, liveability and economic activity within the Structure Plan Area.

This includes access to high-quality internet and telecommunications services which is increasingly important for residents, businesses, health and community services and education. This is becoming more important given the opportunity for people to work from home and the role of Exeter as a service centre for surrounding communities. While the district has capability to connect to the NBN network, ensuring appropriate levels of service are provided and sustained is critical.

Future development should be supported by infrastructure that enables digital connectivity, emergency communications, business operations and equitable access to online services. While the Structure Plan does not directly deliver telecommunications infrastructure, early coordination with relevant providers when planning new residential, commercial and community developments is strongly encouraged.

3.5 Residential land supply and demand

The previous section has provided a good understanding of the community and how it has grown and changed over time.

This section will examine the current capacity of the Structure Plan Area to accommodate anticipated demand for housing and whether there is sufficient land to accommodate growth for the next 20 years.

Existing supply is based on the current Planning Scheme Zoning for residential land, not including the Rural Living Zone.

In 2024, the Northern Tasmania region released the *Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report* prepared by REMPLAN.

REMPAN observed that:

*'Exeter has a relatively low estimated supply. Practical supply will accommodate forecast demand up to 2037, but exclusion of underutilised land will reduce this timeframe to around 2031.'*⁹

The Study found that existing residential zoned land in the Structure Plan Area has practical capacity to supply 161 lots in the categories and locations identified below in Table 5 and Figure 10.

⁸ TasWater (2025) Meander-Tamar Region Water and Sewerage Master Plan
<https://yoursay.taswater.com.au/meander-tamar-master-plan>

⁹ REMPLAN (2024) Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report, page XI

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Table 5: Residential land supply category

Supply category¹⁰	Estimated supply (lots)
Retail: A retail parcel is an existing vacant parcel that is not of a size that can accommodate further subdivision based on localised average yields and criteria established under the supply process. These are parcels that are currently available for development. Retail parcels have the highest certainty of supply realisation.	31
Approved Plan: this category is allocated to any parcel that was identified by individual councils as having an approved permit, an approved master plan, or similar. As such, there is a relatively high certainty around supply being realised. It does not include instances where a specific area plan states an alternative minimum lot sizes, these being incorporated into the model through general yield calculations.	12
Vacant serviced: this category is a vacant parcel that is of sufficient size to accommodate further subdivision based on localised average yields and accounting for standard takeout rates. Servicing is allocated where the property is within a 'Full Service' area of TasWater's sewer serviced land mapping. Given this land is vacant and currently serviced with key infrastructure there is higher certainty of supply being realised compared to unserviced vacant land.	58
Vacant unserviced: this category is generally the same as the vacant serviced category but is allocated to parcels that are within areas identified as 'Unserviced' in TasWater's sewer serviced land mapping. As these parcels do not currently meet TasWater's criteria for serviced land, it is considered that these parcels would be less likely to be developed before fully serviced land.	6
Underutilised: this class is allocated to parcels that are currently developed with a dwelling improvement. These parcels meet the set of criteria established in the supply assessment around land area and building to land area ratios to be considered as underutilised and have further subdivision potential. This class has the lowest certainty around supply being realised.	54
Total	161

¹⁰ Extracted from page 27 and 134 REMPLAN (2024) Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report and supporting data



Figure 10 Land Supply locations by category¹¹

Seven residential subdivisions were approved in the 15 years between 2011 and 2026 for 73 lots in total, with three of the subdivisions producing 51 lots in Exeter and 13 lots in Gravelly Beach.

Between 2011 and 2026, there were planning approvals issued for 152 dwellings in the Structure Plan Area. Multiple dwellings made up 43, or 28%, of housing supply over this period, albeit the majority within newly subdivided developments.

The REMPLAN Study also forecasts that the area will grow by an additional 357 people by 2041 with demand for 217 dwellings.

The West Tamar Growth Strategy makes several recommendations for Exeter. Table 6 summarises how the Structure Plan responds to those recommendations.

¹¹ Extracted from page 137 of the REMPLAN (2024) Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report

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Table 6 – Structure Plan response to the West Tamar Growth Strategy

Growth Strategy recommendations	Structure Plan response
28 hectares recommended for densification.	Additional General Residential Zone identified is ~ 7 ha The new Low Density Residential Zone between Exeter and Blackwall is approximately 32ha including roads.
180 hectares are recommended for gentle densification.	An additional ~ 57ha is included in Low Density Residential area. Gentle densification also includes multiple dwellings and subdivision within existing areas. A strategy has also been included to review the minimum lot size for Rural Living zoned areas which would accommodate additional growth. There is over 300ha in the Rural Living area however it is unlikely the entirety of this area will be rezoned or developed in the short to medium term.
To accommodate growth, specific areas within the Rural Living and Rural zones should be reviewed for potential rezoning to General Residential; and Low Density Residential.	As above.
A Future Growth Area should be considered to support additional long-term growth near the activity centre. Further investigation is required to determine the appropriate form and extent of the Future Growth Area.	Included in the Structure Plan and Growth and Development Opportunity 1.

3.6 Review of the 2014 Exeter Structure Plan

The 2014 Exeter Structure Plan focused on the Exeter Township; however, the recommendations included in the plan extended beyond this boundary.

Consultation completed as part of the review highlighted the community connection and relationship between Exeter and nearby Gravelly Beach, Blackwall and Lanena which, while recognised as places in their own right, form part of the broader Exeter community.

The scope of the Structure Plan has been extended to Exeter and District. The boundary generally aligns with the Australian Bureau of Statistics SA1 (suburb) boundaries for Exeter, Gravelly Beach, Blackwall and Lanena.

2014 Structure Plan Area

'The Exeter Structure Plan area the General Residential zoned land at the Gravelly Beach Road junction, the Local Business zone in the town centre and the General Residential and Low Density Residential areas to the north of the town. Key outlying sites were also included; Exeter Golf Club and the Tresca community centre, the sewage ponds and the sawmills on Frankford Road. Similarly, any issues or opportunity sites outside the study area that arose during the structure planning process were included.'

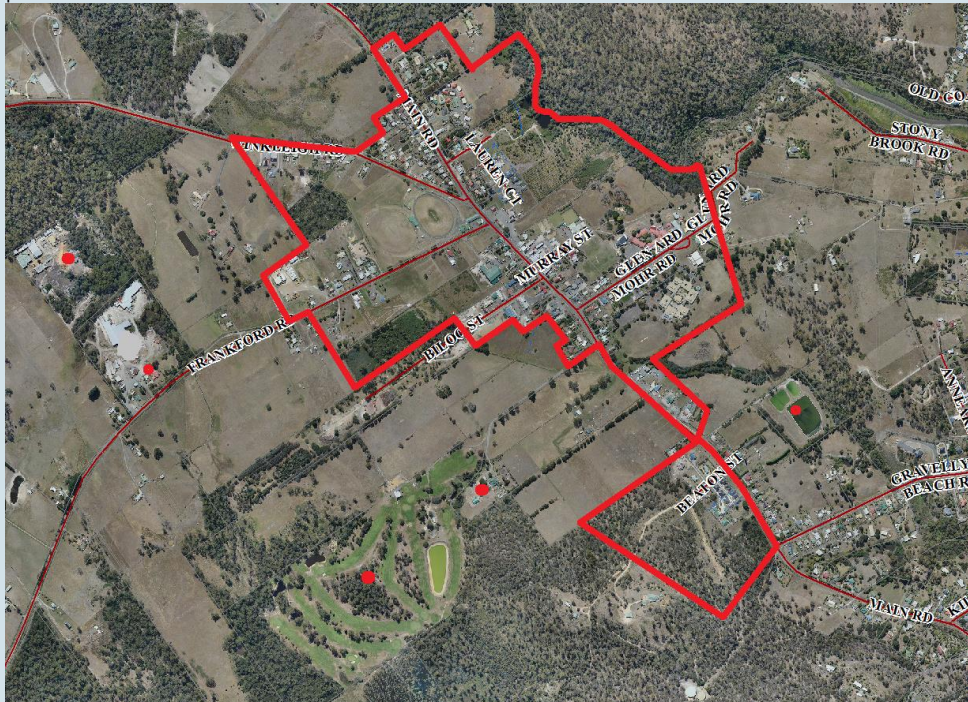


Figure 11 - Extract from the 2014 Exeter Structure Plan

3.6.1 Opportunity sites

The 2014 Structure Plan identified six opportunity sites as shown in Figure 12 below.

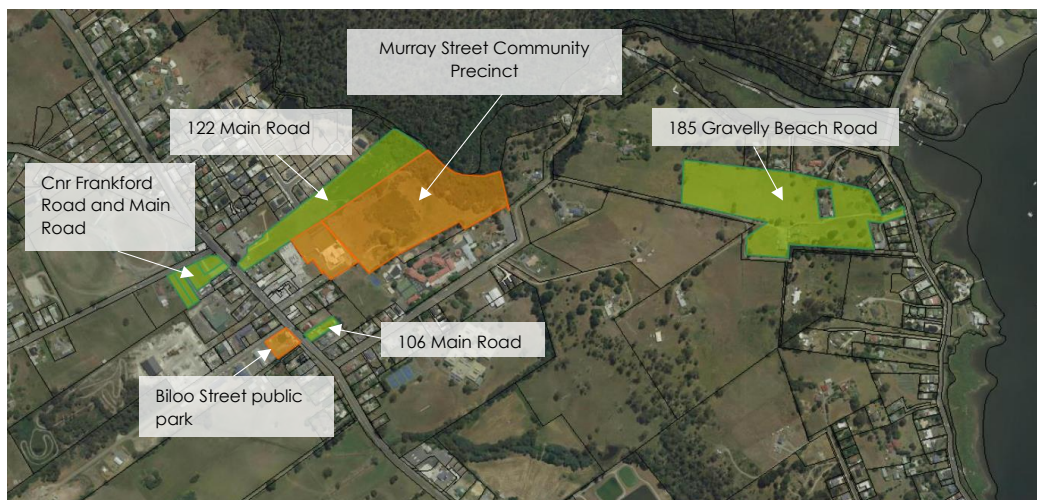


Figure 12: 2014 Structure Plan opportunity sites (Green – privately owned and Orange – Council owned)

Table 7 contains a review of the opportunity sites and future projects that were identified in the 2014 Structure Plan. It identifies what has been implemented since 2014 and considers if any additional planning interventions are required.

Table 7: Review of the 2014 Structure Plan opportunities and projects

The 2014 Opportunities and projects	Review
Murray Street Community Precinct The Exeter Community Hub was completed and opened in 2019 and is the first stage of the Community Precinct. Longer term considerations include the potential relocation of Tresca services, the library and additional services, such as medical facilities and community activities. The more recent establishment of a fenced off-leash dog park, a bandicoot garden and maintenance of the goat track has provided the foundation for an important community precinct into the future.	Include the site in the Community Purpose Precinct in the new Structure Plan. Continue long term planning and investment to enhance the services provided. Request an amendment to the West Tamar LPS to include the site in the Community Purpose Zone.

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The 2014 Opportunities and projects	Review
Biloo Street Public Park The Biloo Street Park was established in 2019. It provides public facilities and a meeting and rest stop in Exeter for residents and visitors.	A caravan waste dump point has been installed in the car park behind the library (completed July 2026).
Corner Frankford Road and Main Road This is a group of four privately owned sites located at the western entry to Exeter. The 2014 Structure Plan provided limited commentary in relation to the opportunity for the site. A Planning Permit has since been issued for multiple dwellings on two of the properties.	The site is included in the Local Business Zone which provides a high degree of flexibility for future commercial uses that would be suitable for the site. Multiple dwellings have been constructed at 1 Frankford Road. Future road upgrades or street beautification works should take into consideration the role of this intersection as the western gateway to Exeter. No additional planning interventions are required at this time.
122 Main Road (Exeter Hotel) The 2014 Exeter Structure Plan considered the potential for Council to consider purchasing this site to facilitate: • better land management in relation to weed infestation with the interface with Stony Brook; • future options for a road link and associated land development; and • Council ownership of the car parking area fronting Main Road. At this stage Council have not been in the position to purchase the site, however options in relation to a future road link are included in the Structure Plan.	The site is included partly in the General Residential Zone and partly in the Local Business Zone. 13 residential lots have been approved at the rear of this site and is currently under construction. As noted in the 2014 Structure Plan, the site is also important for achieving a connected road network and providing connections from Wildmore Crescent to Main Road and Murray Street.
106 Main Road This is a single site located between the Exeter Bakery and the Exeter Uniting Church. Limited detail is provided in the 2014 Structure Plan in relation to the opportunity; however, given its Main Road location and prominent position, there are a range of commercial opportunities that may be suitable for the site.	The site is included in the Local Business Zone which provides a high degree of flexibility for future commercial uses that would be suitable for the site. Multiple dwellings have been approved for the site. No additional planning interventions are required.

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The 2014 Opportunities and projects	Review
185 Gravelly Beach Road This site was highlighted for potential low density residential development with the opportunity to establish a link road between Glen Ard Mohr Road and Gravelly Beach Road (or potentially Murray Street).	Residential supply and demand is further examined in sections 3.5.
Development of passive recreation facilities on the Clarke land including re-alignment of the walkway between Glen Ard Mohr Road and Exeter. A walking track will encourage walkers currently using Glen Ard Mohr Road between the Goat Track and Exeter to cut through the Clarke land (a 30% shorter route).	In progress. Goat track and paths on Glen Ard Mohr Road have been upgraded. A trail has also been constructed in partnership with Landcare through the Clarke land to link Glen Ard Mohr Road with Murray Street.
Business Promotion Signage Provide attractive and informative business and community facilities signage on Frankford Road approximately 800m west of Main Road.	Information signage installed.
Exeter and Gravelly Beach Advisory Group Branding (previously the Exeter Improvement Committee) Ensure projects are consistent with the rebranding project.	Community branding completed and adopted for completed projects.
Form-based Controls for Main Road Introduce form – rather than use – based statutory planning controls for property fronting both sides of the Main Road between Frankford Highway and Glen Ard Mohr Road.	Not progressing – the introduction of the Tasmanian Planning Scheme has standardised development controls in relation to the design and siting of buildings
Exeter Community Precinct	
Consolidate community services on the site of the Exeter Recreation Centre /RSL (now the Community Hub), possibly within a new building.	Exeter Community Hub opened in 2019
Relocation of Tresca Services.	Subject to external funding and future Council decision.
Future consideration of also co-locating the library, medical facilities and scouts.	

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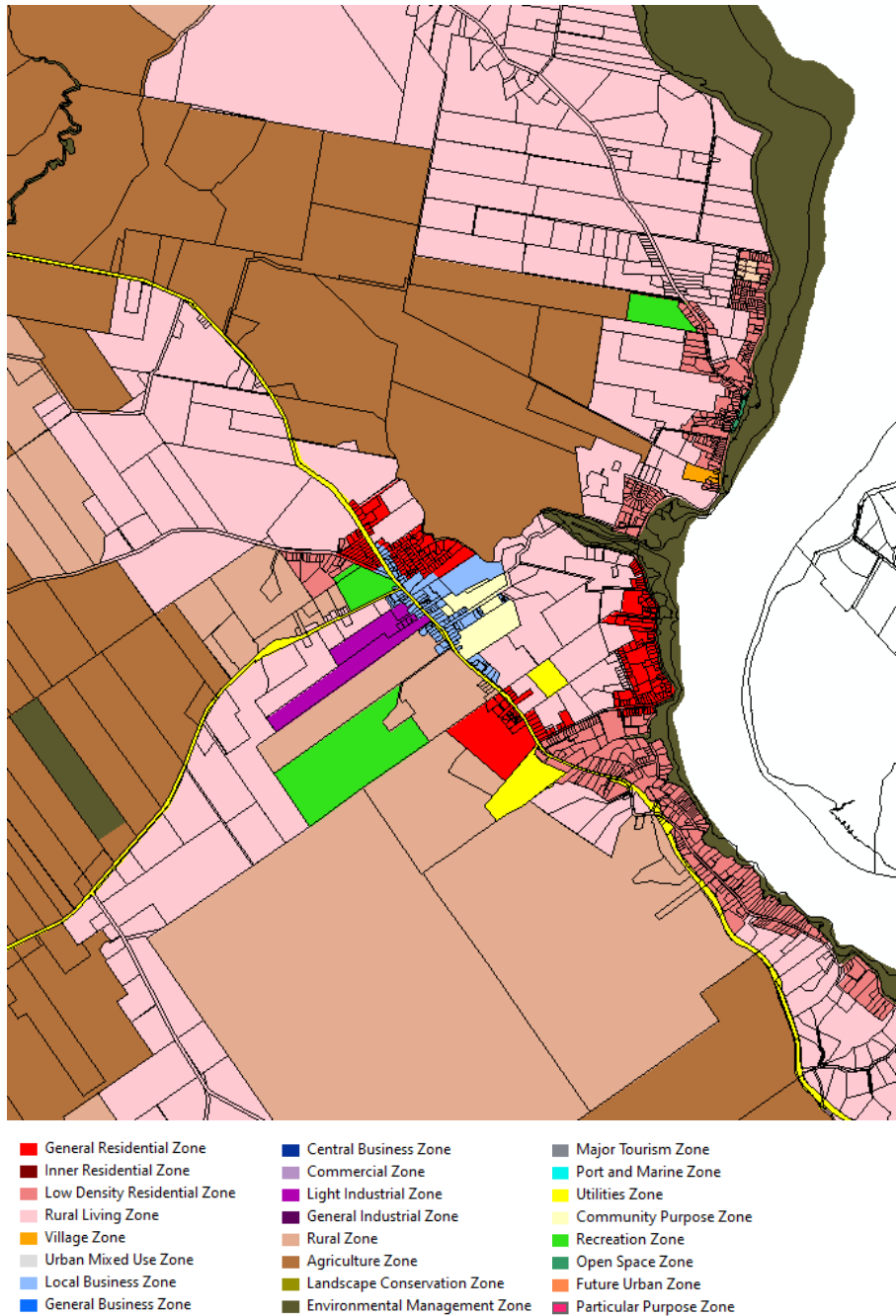
The 2014 Opportunities and projects	Review
Biloo Street Public Park and Carpark / Turning Area	
Develop a public park.	Public park completed
Develop a link to the tourist information centre.	Not completed
Upgrade informal parking at 57 Main Road (Visitor Centre).	Subject to future planning
Better utilise the RV Overnight Park at Gravelly Beach	
Increase maximum stay from overnight only.	
Primary Producer Incubator	
Provide space for small primary producers to process goods, potentially including warehouse and retail space (at the Community Hub or within the precinct)	Kitchen established as part of the Community Hub Other subject to external funding and business case
Exeter Showgrounds	
Discuss with the Exeter Show Society public access to the Showgrounds. Current showground operations including the Exeter Show would continue unchanged.	To be determined by the Exeter Show Society
Option to purchase the vacant land south of the Exeter Hotel (122 Main Road, Exeter)	
Council to consider future purchase of site to enable better land management, control over future option for a road link and development and ownership of existing car park.	Approved subdivision provides for a potential road connection to Murray Street and pedestrian connection to the land behind the Community Hub.
Road link to Gravelly Beach through 185 Gravelly Beach Road, Blackwall	
Support rezoning of this land to low density residential, provided that the subdivision layout provides for public road access through the lot towards Glen Ard Mohr Road.	Currently included in the Rural Living Zone. The Structure Plan includes the site in the Low Density Residential Area with a through road following the Traill Road alignment.

Appendix 1 - Supporting Maps

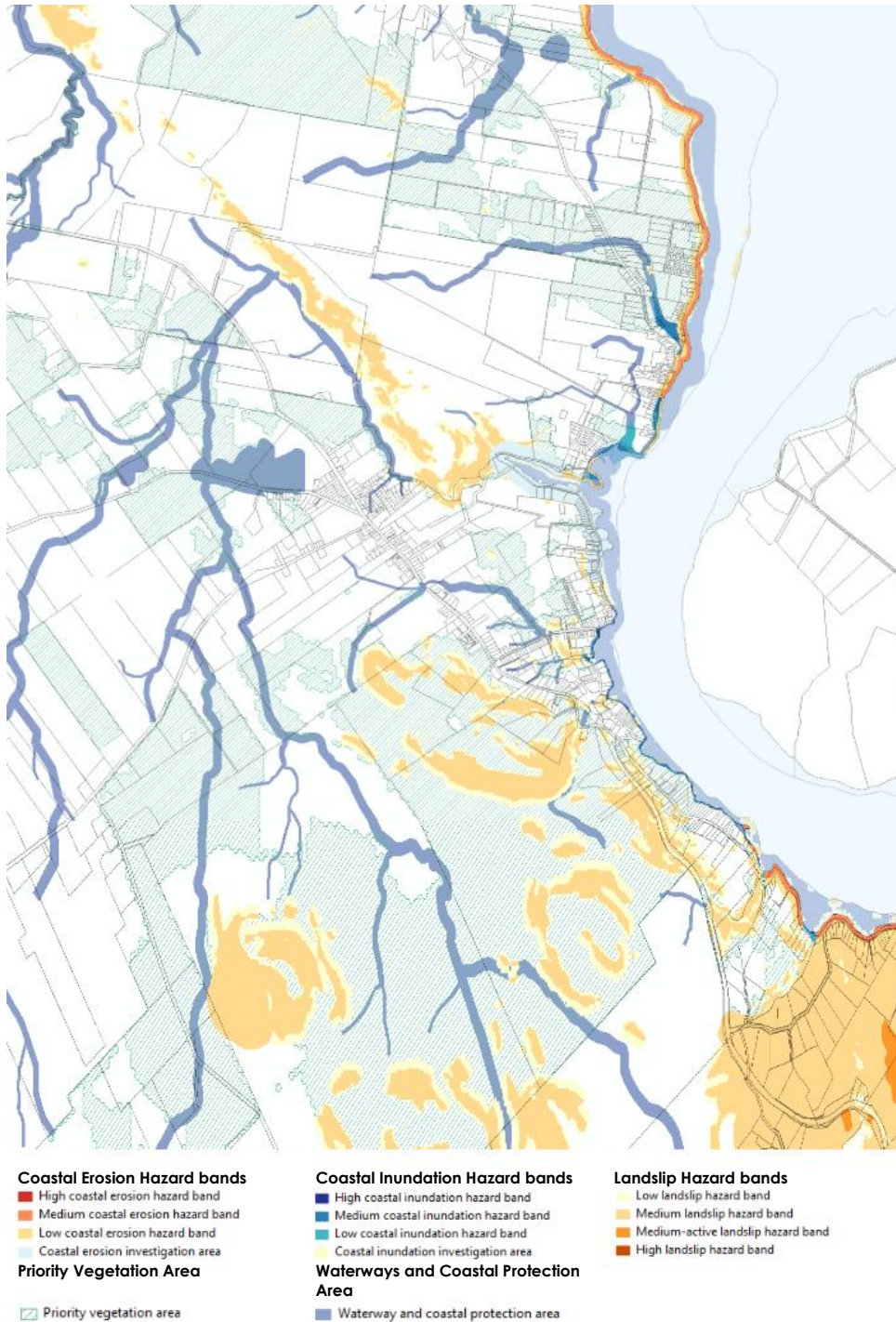
Constraint and infrastructure mapping provides the spatial evidence base for the Structure Plan. By identifying where development may be limited by natural hazards, environmental values, servicing capacity and transport access, the mapping helps determine which areas are suitable for growth, what form of development is appropriate, and what infrastructure or further investigations may be required before development can occur.

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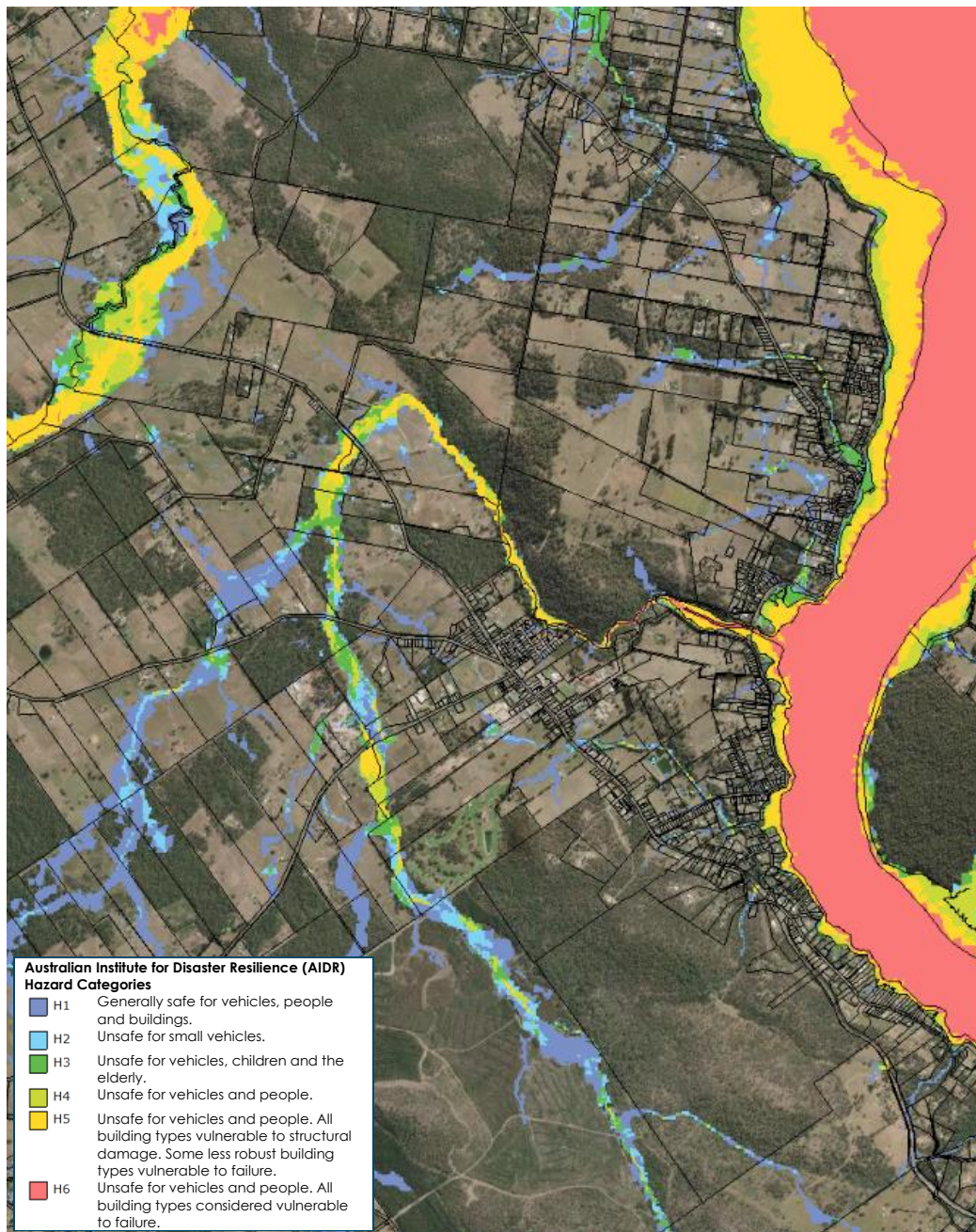
West Tamar Local Provisions Schedule zoning



Natural Assets and Hazards



Riverine and Overland Flooding



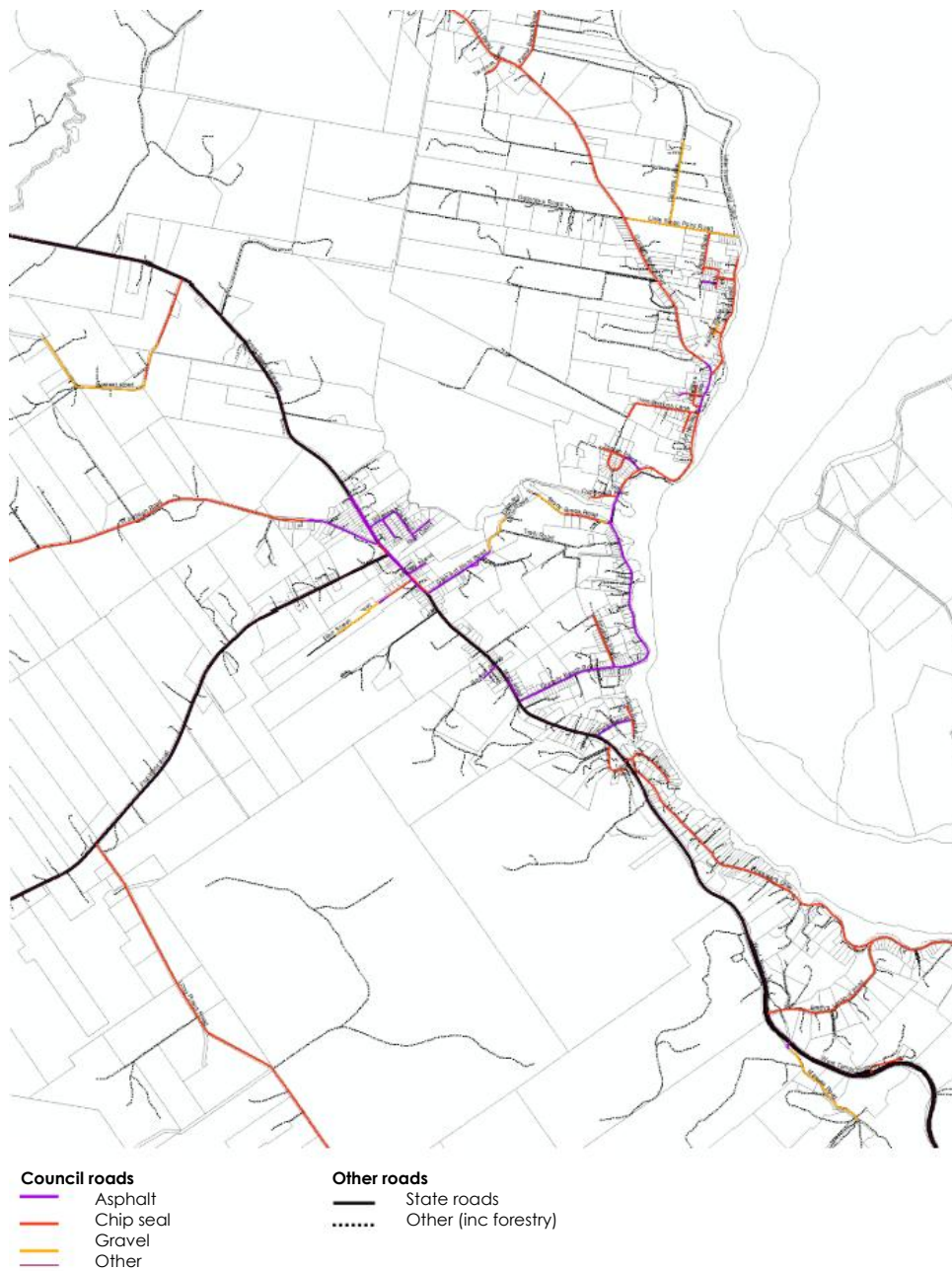
Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) 1% AEP Climate Change
<https://www.ses.tas.gov.au/floodmaps/tasmanian-flood-mapping-project-reports/>.

Underground services



Sewer	Water	Stormwater
● Manhole	— Water Supply	■ Pit
— Sewer	- - - Water lateral	— Gravity line
- - - House connection		— Open drain line
— Rising main		

Road types



Pathway Network



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Tuesday 18 August 2026



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Engagement Summary

Draft Exeter and District Structure Plan 2026

Updated August 2026



ORDINARY COUNCIL MEETING

Tuesday 18 August 2026

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1 Introduction

The Draft Exeter and District Structure Plan was prepared following a review of the 2014 Exeter Structure Plan.

This report summarises the engagement process, feedback received and how the feedback informed the final Exeter and District Structure Plan 2026.

Phase 1 of the consultation with the Exeter community ran from late February through to March 2021 which informed the review and draft Structure Plan.

The first draft Structure Plan was prepared in 2023 and 77 submissions were received during the formal consultation period between 4 March 2023 and 30 April 2023. Four late submissions were also accepted.

Additional investigations were undertaken in relation to the Blackwall Growth Area including targeted consultation with landowners within the Growth Area.

A revised Structure Plan was released in 2026. 41 submissions were received during the formal consultation period of the draft Structure Plan which was open between 5 June 2026 and 30 June 2026. Three late submissions were also accepted bringing the total to 44.

All submissions received were workshopped with the Councillors to inform changes made to the Structure Plan in response.

Thank you to everyone who contributed to this process.

2 Phase 1 consultation - Review of the 2014 Structure Plan

The review was informed by initial consultation with the community to understand:

- What do you like most about Exeter?
- What improvements do you think could be made in Exeter?
- What does the Exeter Community need?

Over 30 submissions were received which informed the development of the Draft Exeter and District Structure Plan 2023.

A summary of the feedback received is below with a more detailed summary of submissions included in section 2.1.

What we like most about Exeter

Initial consultation provided feedback about what participants liked most about Exeter with a sample of responses provided below.

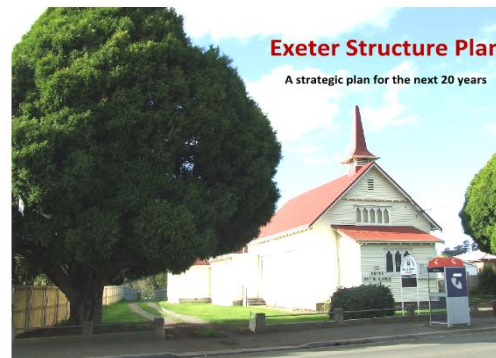


Figure 1 – image of 2014 Exeter Structure Plan



Figure 2: Summary of community consultation about what people like most about Exeter

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A workshop was held with around 25 Exeter High School students on Friday 26 March 2021. Students were asked to consider what they liked most about Exeter and what would they like to change or improve. Figure 3 summarises what they said.



Figure 3: Exeter High School Workshop summary - what they liked most about Exeter and what would they like to change or improve

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Students were also asked to report their top ideas for improvements to Exeter:

- Parking
- Walks, pathways and crossings
- Dog park, recreation, walking trail etc behind Primary School
- Solar panels
- Roundabout at end of Glen Ard Mohr Road
- Road from Frankford Road to Gravelly Beach
- Entertainment
- Trail behind community hub
- Redo park and goat track
- Youth centre
- Pump track park behind Community Hub
- Crossing near School farm.

The consultation process also identified a need to extend the Structure Plan area to include Gravelly Beach, Blackwall and Lanena as the broader Exeter community. People in the district identify with Exeter and have a strong connection with and reliance on Exeter.

2.1 Summary of submissions

As the new Structure Plan is focused on land use planning, the matters raised have been summarised below as those that relate to land use planning and other feedback that will be addressed through other mechanisms.

Land use planning • Increase amount of residential land in Exeter and Gravelly Beach to support the role of the town as a District Centre. With reference to opportunities: - Between Exeter and Gravelly Beach; - Tomah Place; - Between Winkleigh Road and Highway (northern end of Exeter). • New road connections: - Between Exeter and Gravelly Beach (through Blackwall) to provide a more direct connection; - Between the Frankford Road intersection and Murray Street behind the existing shops. • Preservation and maintenance of riparian and open space areas, including buffer areas. • Sewerage and water infrastructure - capacity to service current demand and future growth. Traffic and car parking • Traffic circulation in the business area and safety in turning onto or from the Main Road. • Upgrading Gravelly Beach Road and Rosevears Drive. • Improving pedestrian / cycling connectivity by providing additional safe crossing points.	• The need for more car parking in the business area and. • Tresca driveway (which also provides access to the golf club) and car parking requires upgrading. Parks and recreation • Enhanced park facilities. • Streetscape improvements for community and to attract tourists. • Natural environment reserve behind Community Hub and linking to the Goat Track. • Fenced dog park. • Gravelly Beach foreshore (support and opposing views). • Upgraded facilities at the recreation ground / show grounds. Business and services • Need for new businesses or services within Exeter • More events. • Improved community activities and services • Affordable, reliable public transport. • A waste dump point and tank refill station for caravans/motor homes in the Exeter area. • Improved waste collection
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Response to feedback

- Expand the Structure Plan area to include Gravelly Beach, Blackwall and Lanena.
- Future development of Exeter and District should retain the village atmosphere of Exeter.
- Include the Community Hub and associated land in the Community Purposes Zone to allow for expansion of activities in the Community Precinct and request an amendment to the LPS.
- Consider road connection improvements to Wildmore Crescent and Murray Street.
- Investigate and identify areas for future residential growth, including consideration of the area between Exeter and Blackwall.
- Consider future business activity needs to cater for local business growth and expansion.

3 Phase 2 consultation – Draft Exeter and District Structure Plan 2023

77 submissions were received during the formal consultation of the draft Structure Plan which was open between 4 March 2023 and 30 April 2023. Four late submissions were also accepted bringing the total to 81 submissions.

3.1 Blackwall Residential Growth Area

The Blackwall Residential Growth Area is shown on Figure 4 below.

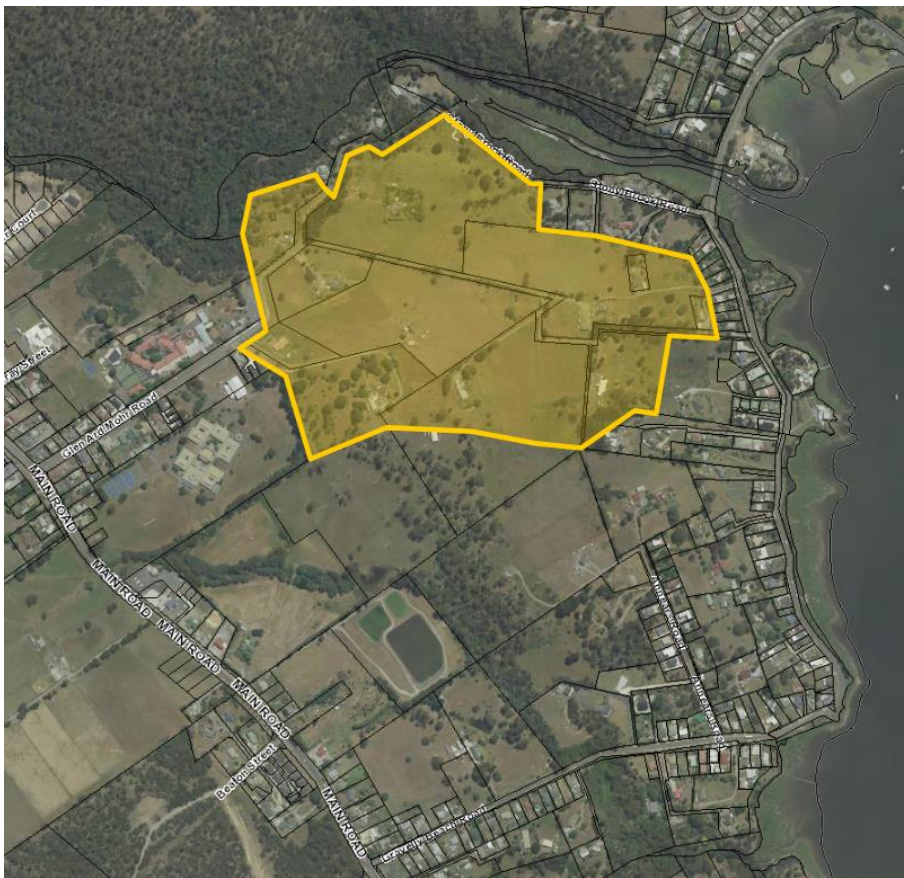


Figure 4 - Blackwall Residential Growth Area

48 of the 81 submissions received related to the proposed Blackwall Residential Growth Area. 28 of these submissions included the proforma submission also discussed below. Five submissions supported the proposal, two raised concerns only about traffic with 42 opposing the growth area.

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Feedback received during the formal exhibition period

Opposed to Growth Area

- Impact on amenity and unique character of Blackwall
- Environmental impacts - Negative impacts on natural beauty, river health, wildlife, habitat and corridors
- Oppose increase in density, calculations not accurate
- Sewerage capacity and impacts from odour on nearby residents / increasing residents in buffer area
- Goat track / Stony Brook Road – very popular with walkers and cyclists – needs to be preserved and include safety features
- Concerns about infrastructure capacity (sewerage, stormwater, drainage, open space, Gravelly Beach Road, footpaths)
- Proposed zoning driven by infrastructure capacity rather than residential amenity
- Infrastructure should be funded by the landowners / developers (not community)
- Don't support growth and investment in this area when existing infrastructure is so poor
- Need for a buffer to Rural Living land
- Have not adequately demonstrated demand for the growth area / reliability of census data as an indicator of future demand.
- Greenfield development preferable given uncertainty of infill or rezoning
- Constraints such as landslip risk, transmission line easement

Support for the Growth Area

- Will bring new families and support local business and schools
- Alternative to Traill Road extending through to Gravelly Beach Road could be a cul de sac with a walking / cycling trail connection
- Area suitable for village style development with smaller lots (General Residential), affordable housing allocation, integrated open space and consideration of natural features and community use.
- Suggest extended General Residential land
- prefer 2500m² over 5000m²
- Extend to include 7 Stony Brook Road – with 1500m² minimum lot size OR General Residential Zone

Traill Road to Gravelly Beach Road extension

- Opposition to the Traill Road alignment / connection between Gravelly Beach Road and Glen Ard Mohr Road (safety, impacts on Gravelly Beach Road, Glen Ard Mohr Road and Main Road; impacts on adjoining property, cost, impact on habitat)
- Concerns for safety for school students
- Support for link road (shorter travelling distance to access schools and services, improved connectivity)
- Alternative options for access:
 - Stony Brook Road;
 - a cul de sac at the rear entrance to 185 Gravelly Beach Road;
 - Murray Street rather than Glen Ard Mohr Road;
 - via 185 Gravelly Beach Road driveway.

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- Impacts on residents of 175 & 177 Gravelly Beach Road with Traill Road extending between their properties – question width of road reserve.

Post exhibition engagement

The feedback from community about the Growth Area was discussed with Councillors during the 16 January 2024 workshop and direction was given to further investigate the options with higher densities in the proposed Growth Area. 6ty⁰ were engaged to provide an analysis of three options for development.

Option 1: Lowest Density	Proposes lots at 0.5 hectares (5,000m ²), allowing for onsite wastewater disposal without extending the reticulated sewer system and could potentially yield 67 lots. This option is consistent with the Draft Structure Plan as publicly exhibited.
Option 2: Low Density	Increases potential lot yield to 130 lots, with minimum lot sizes of 0.15 hectares (1,500m ²). These lots are still suitable for onsite wastewater disposal (subject to geotechnical review).
Option 3: Mixed Living	Includes an extension to the General Residential Zone with the balance consistent with Option 2. This option has potential to yield 160 lots, including 73 General Residential lots. It assumes an extension of the reticulated sewer system from Gravelly Beach Road to service the General Residential lots, without new pump stations but with upgrades to existing infrastructure.

Targeted consultation with landowners within the Growth Area was held in September 2025 to inform a decision about how to proceed with the Growth Area in the Structure Plan. A letter, with an analysis of the 3 options included was sent to 14 landowners including the owners of 177 & 175 Gravelly Beach Road on either side of the proposed Traill Road access. Another nearby resident was made aware of the consultation and was provided the information and provided a response. Seven formal responses were received to this process.

Of the four land owners in the Growth Area who responded, all preferred Option 1 5000m² citing the following reasons:

- Suits the landscape / doesn't stress the local environment;
- Doesn't over populate the area;
- Reducing existing size of properties assists with fire management; and
- Rural Living in the middle of town doesn't make sense.

One submitter remained concerned about traffic impacts on Gravelly Beach Road.

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Two submissions were received from the landowners on either side of the proposed Traill Road intersection with Gravelly Beach Road with concerns about:

- The road connection to Gravelly Beach Road, specifically:
 - the width of the corridor and proximity to the existing dwellings
 - potential to compromise their access to their properties,
 - impacts from road noise and safety
 - reduction in property value
 - potential need to acquisition of land, and the need to relocate existing infrastructure
 - suggesting use of access through 185 Gravelly Beach Road
- Sewerage capacity
- Impact on bushland / native habitat and allowance for greenspace and nature conservation / wildlife corridors
- Costs of re-fencing and remodelling property as a result of the road construction
- Query regarding Council taking 5%

One submission was received from an adjoining land owner to the Growth Area. They raised concerns about:

- Not being directly included in the consultation and compliance with the *Local Government Act 1993* and the *Land Use Planning and Approvals Act 1993*;
- That their previous submission rejected the proposed changes to zoning and they continue to reject the proposed changes;
- Impact on their amenity and the natural environment; and
- Focus should be on infrastructure improvements and core responsibilities of maintaining footpaths, roads and essential services.

Response to feedback

The area, circled in yellow in Figure 5, has been examined to determine suitability for residential development based on known information about the constraints of the land.

Specific land suitability studies, for example natural values assessments have not been completed at this time and would be expected to be undertaken as part of future development applications and, if required, as part of the rezoning request.

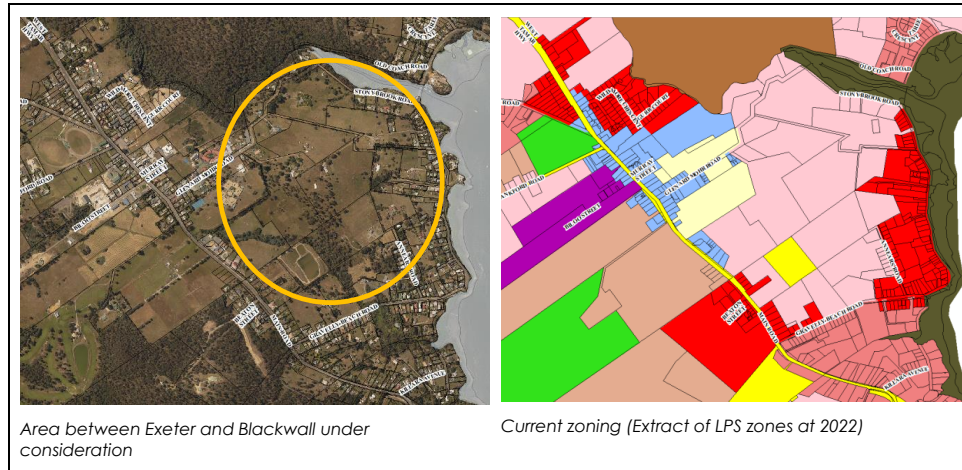


Figure 5: Area between Exeter and Blackwall considered for future growth and 2022 zoning

Figure 6 shows extracts of mapping showing the constraints and natural features in the area. The most significant constraint is the Sewerage Treatment Plant operated by TasWater which has an attenuation area under the Tasmanian Planning Scheme of 350m. This area was removed from consideration and influenced the consideration of the potential growth area boundary.

The majority of the area is within TasWater's Water Serviced land – Figure 7. While there is no obligation for TasWater to provide additional connections the following matters would be considered in assessing whether a connection would be provided:

- Can be supplied with treated water;
- Are within 30 metres of our water reticulation main;
- Can receive the minimum flow and pressure at the connection point;
- Connection to the reticulation main would not cross land owned by a third party; and
- The physical characteristics or location of the property title do not require the application of unusual or unusually costly infrastructure, design, or installation techniques in order for the connection to be made.

Part of the area is included in TasWater's Sewer Serviced Land – Figure 7. Preliminary discussions with TasWater have indicated potential capacity issues in increasing the number of serviced lots. Larger lots, which is in keeping with the submissions Council has previously received regarding future development in this area, should be able to accommodate on-site wastewater treatment and disposal without the need to connect to reticulated sewerage.

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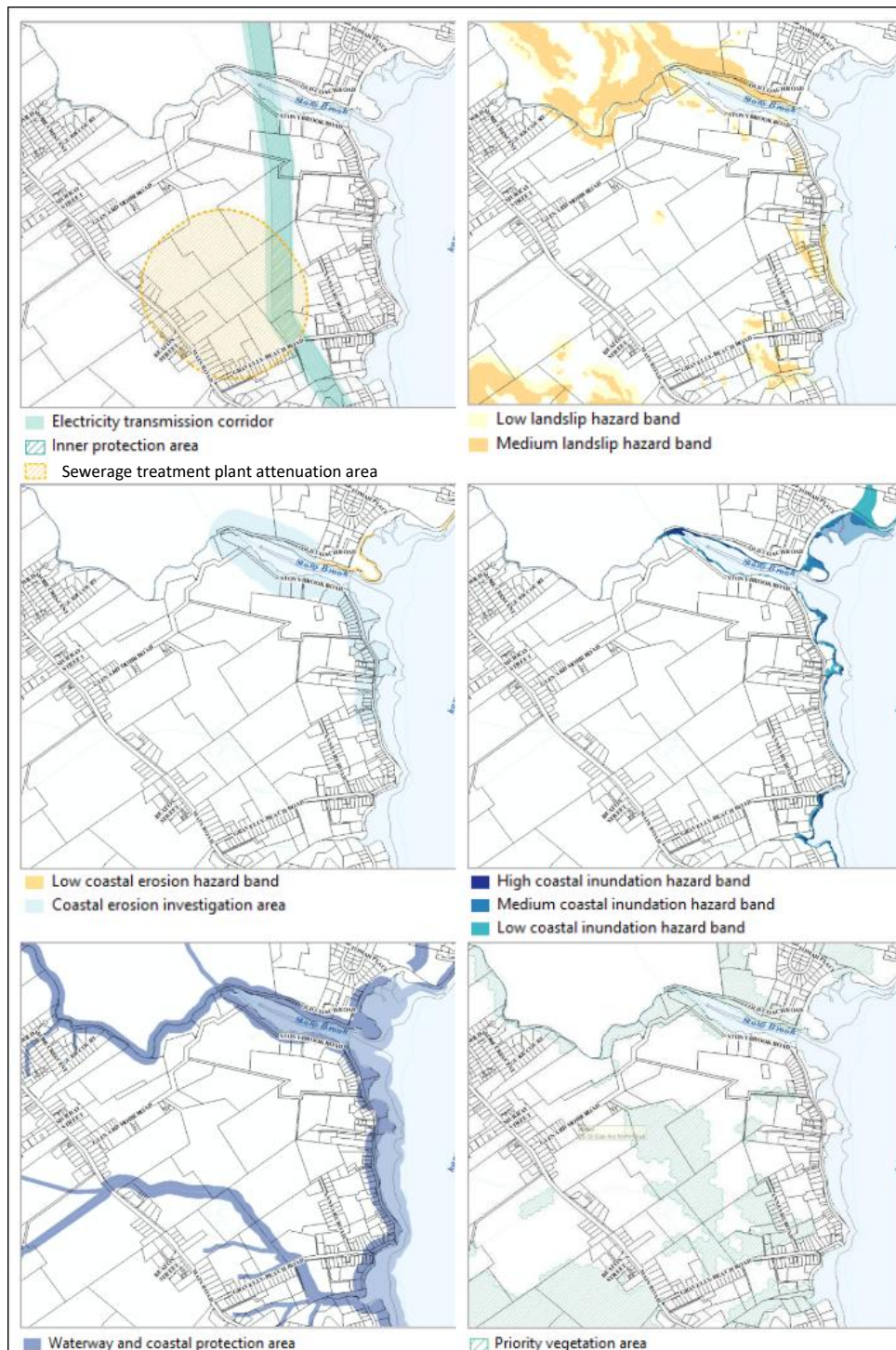


Figure 6: Exeter to Blackwall natural features and constraints

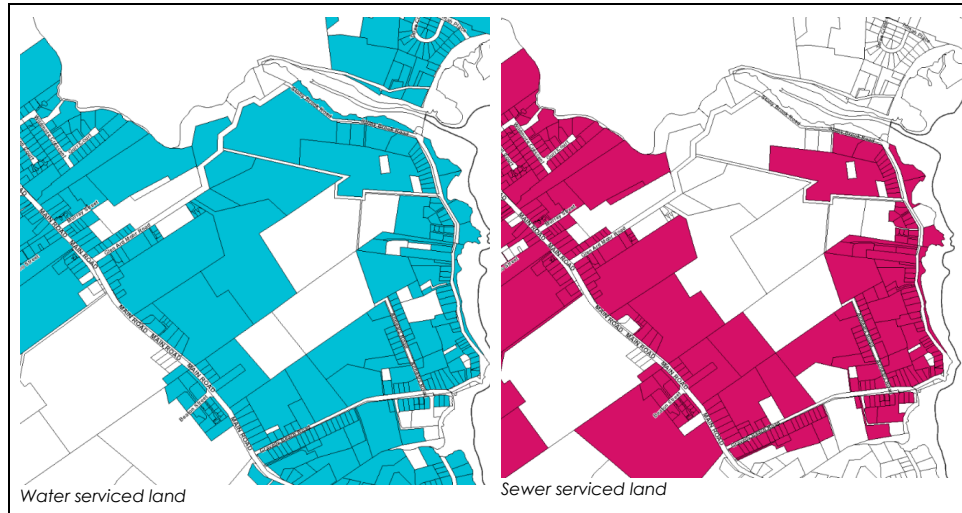


Figure 7: Exeter to Blackwall water and sewer serviced land (TasWater)

Demand

In terms of demand for growth, The Remplan Northern Tasmania Residential Supply and Demand Study anticipates that the District will grow by up to 357 people with a demand for 217 dwellings. This information was not available when the draft structure plan was open for public comment.

We also know that not all properties will reach their capacity for growth either due to physical constraints or owner choice and that the amount of land that is developed is significantly less than the amount of land that is planned or zoned for growth¹.

Preferred lot size

The draft Structure Plan proposed a minimum lot size of 5000m², consistent with the Residential Supply and Density SAP. This was due to the limited capacity of the Exeter Sewerage Treatment Plant in addition to the character, topography and environmental features in the area.

While only four landowners formally responded to the post-engagement consultation process, all indicated their preference for a 5000m² minimum lot size.

The Infrastructure Analysis included in Appendix 4 provides three options for the development of the Growth Area described above. All three options use the same core road alignments with additional cul-de-sacs dependent on the lot size – depicted in Figure 8 below. This shows that selecting the 5000m² minimum lot size would not prevent smaller lot sizes in the future, should, for example, a new sewerage treatment plant be delivered.

¹ Source: Greater Adelaide Regional Plan 2025.

As there is not currently capacity to extend the sewer serviced area, option 3 is not recommended.

Option 2 adopts a minimum lot size of 1 500m² will enable to 130 lots compared to 67 lots under option 1. If Option 2 was selected, and a rezoning supported, there is no requirement for landowners to develop lots of that size, however the road layout requirements would allow for future subdivision.

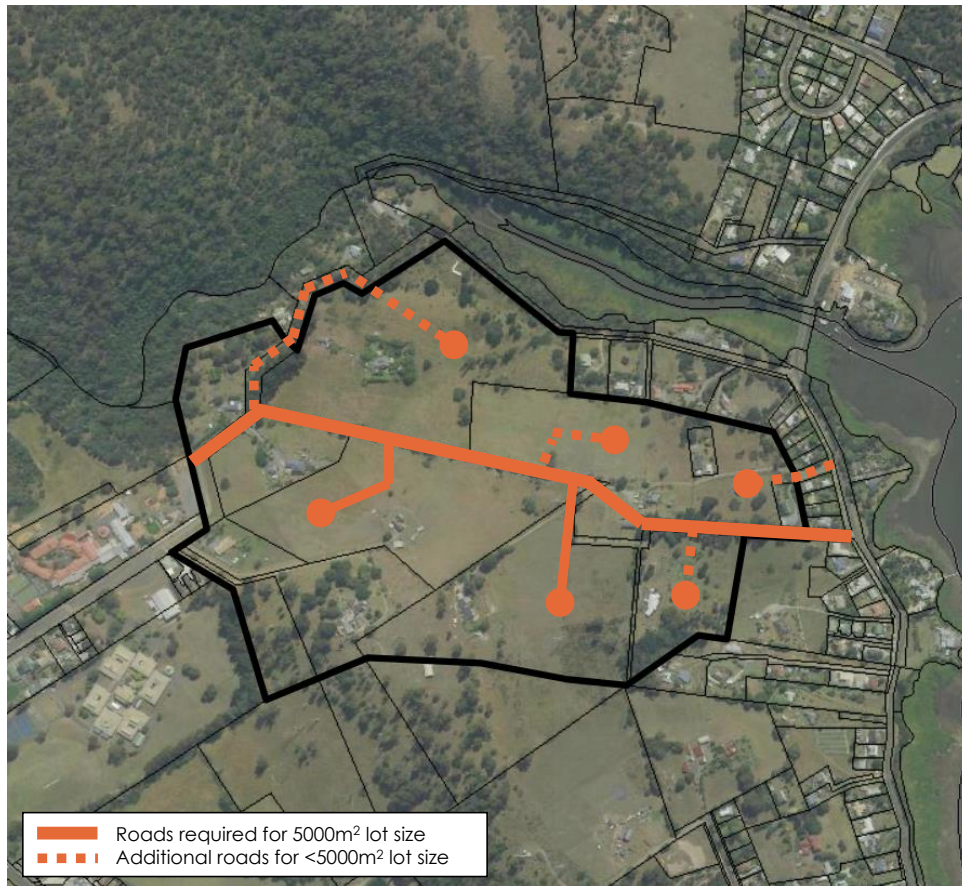


Figure 8 - indicative road alignments for different lot sizes

Trail Road alignment

The 2014 Structure Plan identified an opportunity for development in this general area to facilitate a road connection between Gravelly Beach Road and Glen Ard Mohr Road. This road connection would provide an alternative link to the Exeter township and would also be required to facilitate development of the area and provide appropriate access to the potential residential lots. Council commissioned a traffic study to assess the impact of increasing residential densities between Exeter and Blackwall by considering:

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- two growth scenarios with minimum lot sizes of 5000m² (81 additional lots) and 1 ha (42 additional lots);
- the preferred alignment of a road that links Glen Ard Mohr Road with Gravelly Beach Road;
- the impacts of providing a road connection between Glen Ard Mohr Road and Gravelly Beach Road on the Gravelly Beach Road and Main Road junctions.

The Traffic Study concluded the use of Traill Road is the preferred route for the connection of Glen Ard Mohr Road and Gravelly Beach Road. It provides improved connectivity for future subdivision by providing a central road link. Road widening and minor realignment of the corridor will be required as part of the development of the road.

Modelling indicated that the Glen Ard Mohr / Main Road intersection will operate at an acceptable level until 2032 but deteriorates by 2042 which is less than 20 years away. A roundabout at this intersection would operate at a high level of service in both 2032 and 2042 and will cater for expected growth associated with the growth scenarios considered.

A T-junction was considered appropriate at the Traill Road – Gravelly Beach Road intersection (if developed) and would cater for the forecast traffic generation from the increase in residential density.

The additional investigations included as Appendix 4 further concluded that the through road would be the best solution to facilitate development for any of the three options.

An alternative suggestion was to end Traill Road in a cul-de-sac without the connection to Gravelly Beach Road. This would address the concerns of the owners of the two properties on either side of the Gravelly Beach Road end of Traill Road and the potential impacts on their property. However, should 161 Gravelly Beach Road, the large General Residential Zoned property on the southern side of the Traill Road corridor, be subdivided, road access would be required via Traill Road (a layout of a potential subdivision is included in the Infrastructure Analysis). An application for a subdivision of this nature would likely comply with the current planning scheme and would result in the road being constructed in this location.

The width of the road reserve at the Gravelly Beach Road end of Traill Road is confirmed at 14.84m based on the title plan (see figure 9 below). The width of the roadway is sufficient to accommodate a constructed road and a pathway on one side of the road, acknowledging that parking would not be accommodated.

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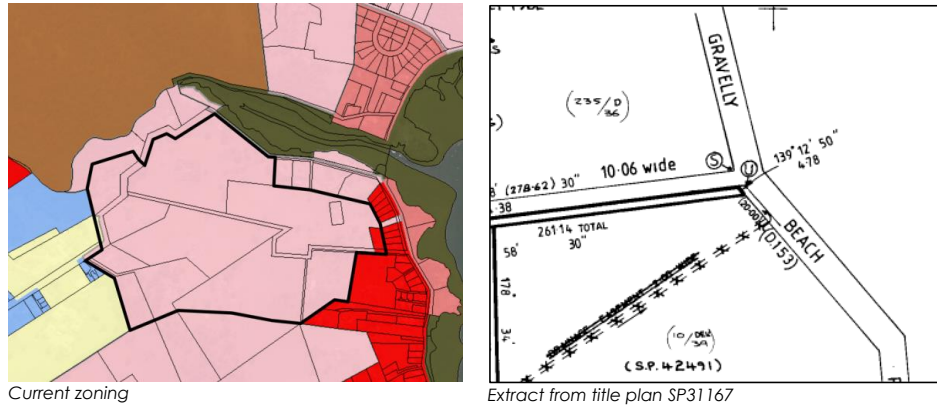


Figure 9 - Current zoning and title plan extract

The impacts on the properties either side of where Traill Road will intersect with Gravelly Beach Road are acknowledged. There will be required changes to the access and parking arrangements to their properties. This can be managed through the design and construction process.

Other alternatives proposed by submitters included use of Stony Brook Road, a connection through to Murray Street rather than Glen Ard Mohr Road and access to Gravelly Beach Road through 185 Gravelly Beach Road:

- Stony Brook Road was considered in the traffic impact assessment and while it could be utilised, the Traill Road alignment enables development of additional land in a more efficient way.
- The Murray Street alignment was not formally considered, however the narrative in relation to the connection of Wildmore Crescent to Murray Street suggests intersection upgrades on Main Road would be beneficial. There would also be challenges in providing approximately 420m road connection between Glen Ard Mohr Road and Murray Street though Council's land near the Community Hub and converting the car park to a through road. The location of the road access adjacent to the primary school has significant slope and stormwater solutions that would need to be investigated.
- The access through 185 Gravelly Beach Road while not formally assessed in the traffic impact assessment, could be an alternative access point to Gravelly Beach Road, however, it is relatively steep and slopes north to south and east to west and would require significant works to achieve an access.

Other matters

The post-exhibition engagement was specifically targeted to the landowners within the proposed Growth Area so their views could be taken into account as Council refined the planning approach. This approach does not breach the requirements of the *Local Government Act 1993* or the *Land Use Planning and Approvals Act 1993*.

Conclusions

Development of this area:

- provides an opportunity to provide a stronger connection between Exeter and Gravelly Beach;
- avoids the Sewerage Treatment Plant attenuation area and constraints that cannot be managed through an assessment against the Tasmanian Planning Scheme;
- provides a break in the urban area between the two areas with larger lifestyle lots; and
- does not require significant infrastructure upgrades, noting that the construction of Traill Road and extension of services would be required as part of the development.

An amendment to the West Tamar Local Provisions Schedule will be required to change the zone to the Low Density Residential Zone to facilitate development with a minimum lot size of 5000m². This will be subject to the approval of the Tasmanian Planning Commission.

Changes to the structure plan in response to feedback

- Retain the intent of the Growth Area and identify as Low Density Residential with a minimum lot size of 5000m²; and
- Update the road layout plan with the minor adjustments provided in the Infrastructure Analysis.

3.2 Blackwall submissions

28 submissions were proforma submissions regarding the Blackwall area. An image of the submissions is included in Appendix 3. Some of these submitters also attached individual submissions. 20 of the proforma submissions were from residents of Blackwall with eight from Gravelly Beach.

Several other submissions also raised concerns about the development capacity of the existing General Residential Zone on amenity, infrastructure and traffic.

Submission summary

- Exeter sewerage ponds are at capacity
 - Health of the Tamar River due to higher density in Blackwall and Exeter (as a result of the extra sewerage inflow to the already at capacity sewerage treatment plant)
 - Deterioration in air quality from the Exeter sewerage ponds due to higher density in Blackwall and Exeter
 - Request written assurance that the sewerage ponds can safely handle increased density in Blackwall and Exeter
- Blackwall has sub-standard infrastructure (Gravelly Beach Road, footpaths, stormwater, transport, sewerage at capacity etc)
 - Increased traffic flows on Gravelly Beach Road from development in Blackwall, Gravelly Beach, Swan Point, Robigana and Deviot
 - Pedestrians can be <1m from passing traffic on Gravelly Beach Road
 - Existing drainage and stormwater systems will not cope with increased density
- Amenity of Blackwall is at risk
 - High density development at Blackwall is out of character with the adjacent river's edge areas of Lanena and Gravelly Beach (General Residential Zone planning scheme densities)
 - Increased development in Blackwall will be highly visible to residents, passing traffic and tourists as it is on a hillside
 - Do not want Blackwall to look like Riverside or Legana – do not want open space, trees, greenery to be replaced by large numbers of dwellings and substantial areas of concrete and paving
 - Minimum lot size of 1500m² or more for new land and multiple dwellings would be more appropriate.

Response to feedback

The submissions are concerned with the proposed growth area and the capacity for growth under the existing General Residential Zoning.

The matters relating to the Growth Area are addressed under section 3.1 above.

Sewerage capacity

Information from TasWater confirms that without upgrades, the Exeter Sewerage Treatment Plant will exceed capacity and licenced Average Dry Weather Flow (ADWF) before 2035. However minor upgrades are expected to increase capacity flows to around 2050.

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A new Sewerage Treatment Plant is identified as a long-term need in TasWater's Meander-Tamar Water and Sewerage Master Plan released in November 2025.

The Structure Plan does not propose expansion of the sewer serviced area in the Blackwall area however, if a new Sewerage Treatment Plant is committed to, it may provide an opportunity for a future increase in density.

Infrastructure standards

A traffic impact assessment was undertaken to consider the potential impact from proposed Growth Area in Blackwall which found the road infrastructure had capacity to accommodate additional traffic flows.

While it is acknowledged that the concrete footpath along Gravelly Beach Road is narrower than current standards, the road corridor width and changes to other infrastructure such as relocating curb and channelling would require significant expense. This could be considered in future capital works budget but has not currently been identified as a priority project.

Stormwater capacity is required to be considered at the development stage either as part of a planning or plumbing application, depending on the proposal.

Amenity of Blackwall - General Residential zoning

The existing General Residential Zoning has been in place since 2008 and was a larger area under the 1986 Planning Scheme. The only change to the General Residential Zoning that is proposed are lots on the western side of Annears Road that are serviced by water and sewer.

While multiple dwellings and subdivision in accordance with the zone provisions has not been undertaken, there is growing demand for development consistent with the current planning scheme requirements. While the concerns of the residents are acknowledged, there is no intent to back zone the properties to reduce their development rights.

The images in Figure 10 below show the current zoning and the draft Structure Plan indicating the proposed additions to the General Residential Zone.

Changes to the structure plan in response to feedback

No changes are proposed.

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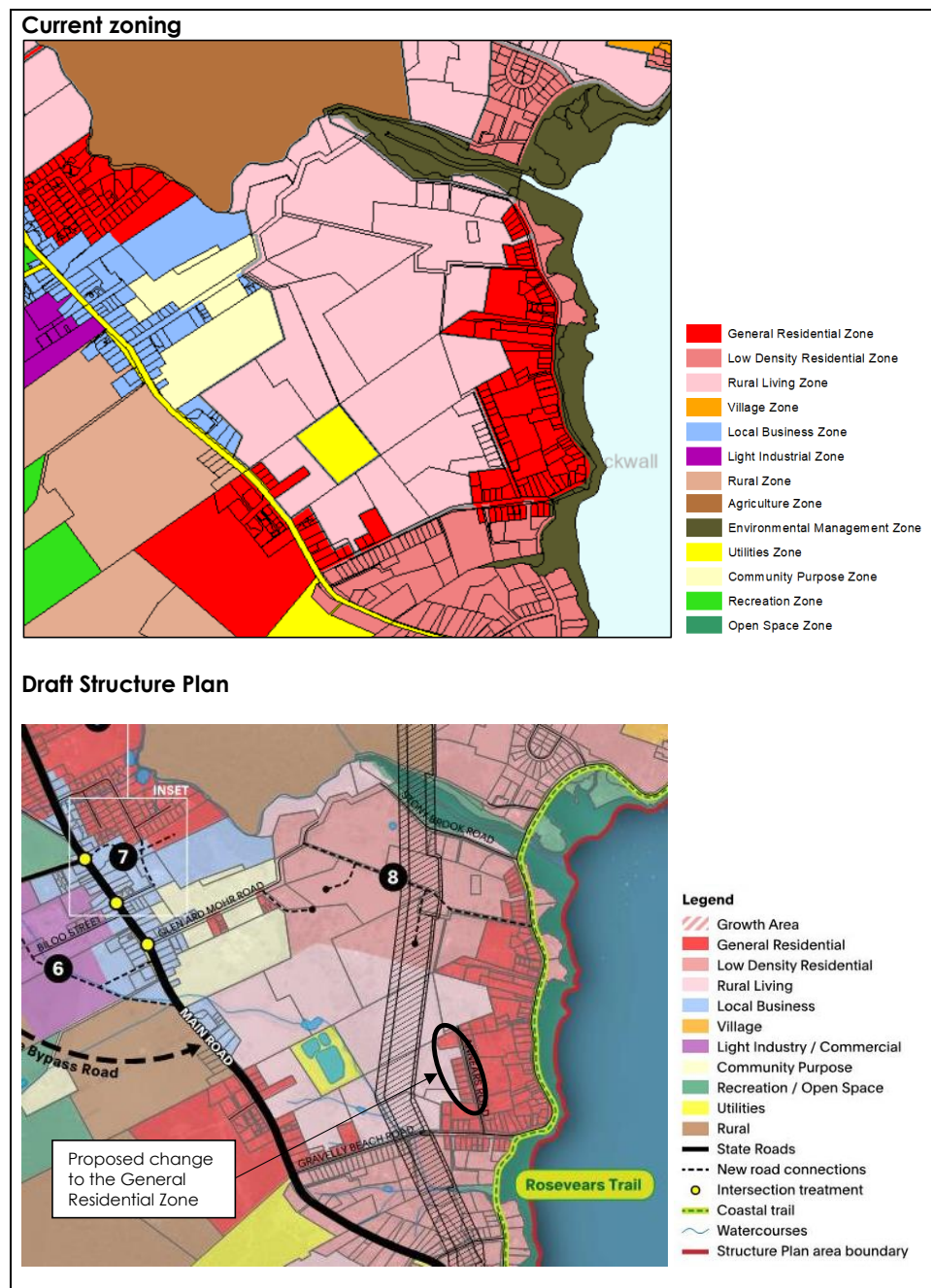


Figure 10 - comparison of existing zoning and Draft Structure Plan designations

3.3 Investigation Area A – 144 & 168 Main Road, Exeter (CT167879/2 & CT21992/2)



Proposal: support / oppose change to General Residential

Submission summary

- Oppose General Residential unless 60km/hr speed limit moved north to limit exhaust fumes blowing into properties
- Support for future General Residential.

Response to feedback

Draft Structure Plan	Investigation Area A
Current Planning Scheme Zone	Rural Living D
Site Area	~5.7ha

- The extension of the General Residential Zone in this location is a logical location to accommodate growth, subject to connection to reticulated services.
- Existing residential uses are located closer to Main Road so impact from vehicle noise or emissions would be considered minimal.
- After consideration of the required processes to implement the Structure Plan, that is the process to rezone the land, the inclusion in an investigation area is not considered necessary.

Changes to the structure plan in response to feedback

- Identify the site as General Residential and remove the investigation area designation.

3.4 Investigation Area B, Tomah Place, Gravelly Beach



Proposal: oppose investigation area and not restrict the minimum lot size and identify as Growth Area

Submission summary

- Request to not limit to 5000m² - could be down to 1500m² subject to rezoning assessment of onsite wastewater capability. Also request to identify as a Growth Area rather than Investigation Area.
- Another submission opposes the Investigation Area as roads cannot handle the extra traffic, area can't handle overflow from septic tanks and stormwater, investigation area will make this worse

Response to feedback

Draft Structure Plan	Investigation Area B (Low Density Residential)
Current Planning Scheme Zone	Rural Living C
Site Area	~13ha

- A 5 000m² minimum lot size as included in the Residential Supply and Density SAP is consistent with the use of the Low Density Residential Zone in Gravelly Beach where lot sizes are large enough to enable subdivision, however many lots are below 5000m² and outside the SAP.
- As the development of the site and rezoning would be subject to further investigations, the lot size could be adjusted subject to the outcome of those investigations noting that onsite wastewater and stormwater management would be required.
- The description for the area could allow for some flexibility in determining the minimum lot size.

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- Given the process to rezone the land will require resolution of the minimum lot size, there is not considered any need to identify the site as an investigation area and can instead be identified as low density residential.

Changes to the structure plan in response to feedback

- Identify the site as Low Density Residential and remove the Investigation Area designation.
- Include a description that the minimum lot size is to be determined through geotechnical investigations.

3.5 243 Gravelly Beach Road, Gravelly Beach (CT149152/1) and
expansion of Investigation Area B



243 Gravelly Beach Road



Proposed expansion to Investigation Area B

Proposal: change to Low Density Residential or Rural Living A and expansion of Investigation Area B

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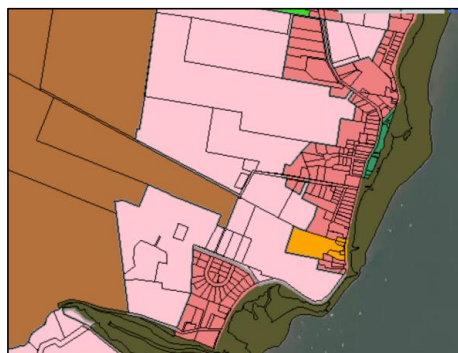
Submission summary

- The submitter requests a change to change to Low Density Residential with 5000m² lot size, Rural Living A at 1ha lot sizes or an option with 3 lots between 1.62ha and 2.27ha.
- Example lot layouts provided with the submission show:
 - between 7 and 9 lots if changed to Low Density Residential with a 5000m² minimum lot size
 - 5 lots if included in Rural Living A with a 1ha minimum lot size.
- Another submission seeks the expansion of the investigation area west of the existing Low Density Residential Zone behind the main shopping and recreation area to provide additional supply in a limited market – circled in yellow above.

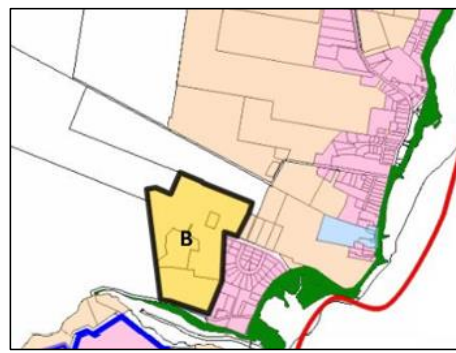
Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living C (5ha)
Site Area	~6.1ha

- The site is located between two areas of Low Density Residential zoning and in proximity to the Village Zone.
- A significant portion of the site is subject to the priority vegetation overlay but is not identified as containing threatened vegetation. The site is also identified in the bushfire hazard area and development for residential purposes would likely require significant clearing to achieve suitable bushfire management.
- A watercourse traverses the site and an area of the site is subject to the low coastal inundation hazard band. Larger lot sizes could ensure development avoids these features.
- Capacity to accommodate onsite wastewater treatment is unknown however larger lot sizes would likely accommodate these services on site.
- In relation to the proposal to expand the Investigation Area to the area behind the shopping area (including 243 Gravelly Beach Road):
 - The images in Figure 11 below show the overlays under the planning scheme – notably the priority vegetation area and the low hazard band of the coastal inundation hazard area overlay applies over part of the sites.
 - Most of the area is in the TasWater water serviced area however reticulated sewerage does not extend to Gravelly Beach.



Planning Scheme zoning



Draft Structure Plan designations

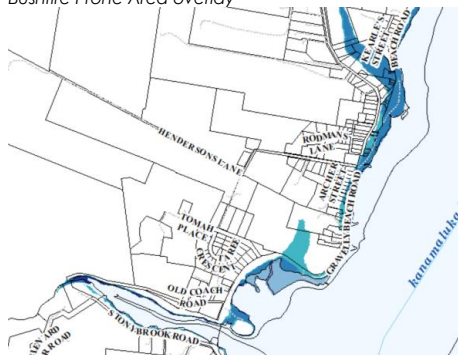
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Bushfire Prone Area overlay



Electricity Transmission overlay



Coastal Inundation hazard overlay



Coastal Erosion Hazard overlay



Future Coastal Refugia overlay



Landslip Hazard overlay

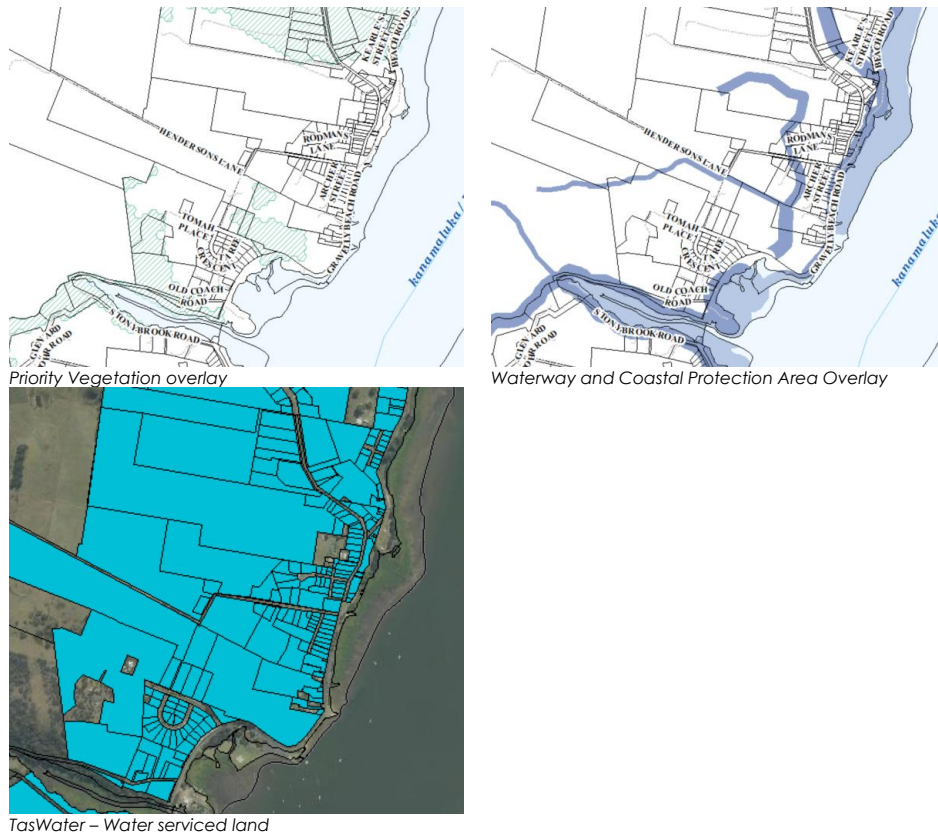


Figure 11 – LPS overlays and infrastructure servicing

- A low density residential designation is logical and essentially provides for infill with wording that could enable the rezoning to be completed in stages with the minimum lot size determined through site investigations for onsite wastewater and stormwater management.
- More broadly, strategies could be included in the structure plan about reviewing the Rural Living Zone minimum lot size across the structure plan area. These investigations could be undertaken by a landowner.

Changes to the structure plan in response to feedback

- Change Investigation Area B to the Low Density Residential and expand the area to include 243 Gravelly Beach Road and up to Hendersons Lane and for minimum lot sizes to be determined through site investigations.

3.6 Northern Gravelly Beach district



Proposal: change to Low Density Residential

Submissions summary

- Sites were Low Density Residential prior to 2016
- Within the 60km/hour speed zone
- Capable of on-site wastewater management
- Water serviced area
- Rural Living zoning restricts subdivision potential
- 5000m² minimum lot size in Gravelly Beach is too restrictive given many lots are smaller than this currently and should apply the 1500m² – the submission also proposes a 5000m² minimum lot size through application of the Residential Supply and Density SAP.
- Aligns with the Regional Land Use Strategy and section 8A guidelines Local Provisions Scheduled (LPS): zone and code application
- Accessible to local services

Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living D west of Gravelly Beach Road Rural Living C east of Gravelly Beach Road
Site Area	~ 28ha

- The historic zoning of the site is:
 - 1986 Beaconsfield Planning Scheme - part of the site in the Low Density Residential A with a minimum lot size of 2000m² and part in the Rural Zone;
 - 2008 West Tamar Planning Scheme - Rural Living with a minimum lot size 5ha to 10 ha with a maximum density of 2 lots per 20 ha;

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- 2013 Interim Planning Scheme - Rural Living and permitted Boundary adjustment only;
- 2022 Tasmanian Planning Scheme - west side of Gravelly Beach Road in Rural Living D (10 ha minimum lot size) and east side of Gravelly Beach Road in Rural Living C (5ha minimum lot size).
- Gravelly Beach has a mixed subdivision pattern with some lots less than the prescribed minimum lot size.
- At around 28ha with a 30% allowance for roads and other utilities, approximately 130 lots could be accommodated with a minimum lot size of 1500m² of 40 lots at 5000m² noting that a detailed lot layout has not been prepared noting that the submission includes a subdivision plan for the area on the eastern side of Gravelly Beach Road with 62 lots.
- The site is not within the urban growth area under the regional land use strategy.
- It is within the 'Lifestyle area' in the WT Growth Strategy. Whilst not strictly defined, Rural living zone and Low Density residential zone (particularly subject to the SAP) are broadly considered lifestyle zones.
- Under the current planning scheme the area is affected by the Bushfire prone area, Priority vegetation and waterway and coastal protection overlays as shown in Figure 12 below.
- Changing the entire area proposed to Low Density Residential would likely require upgrades to Little Swan Point Road and Gatenbys Road at subdivision stage. Gatenbys Road is not a council managed road.
- To provide for infill and subdivision potential, a change to the Structure Plan to including the area east of Gravelly Beach Road and south of Little Swan Point Road in the Low Density Residential area is proposed.
- There is not considered sufficient need for the area west of Gravelly Beach Road to be included as Low Density Residential.
- A strategy to review the Rural Living designations given this area is in Rural Living C and D, a smaller minimum lot size may be suitable subject to further investigations is proposed.

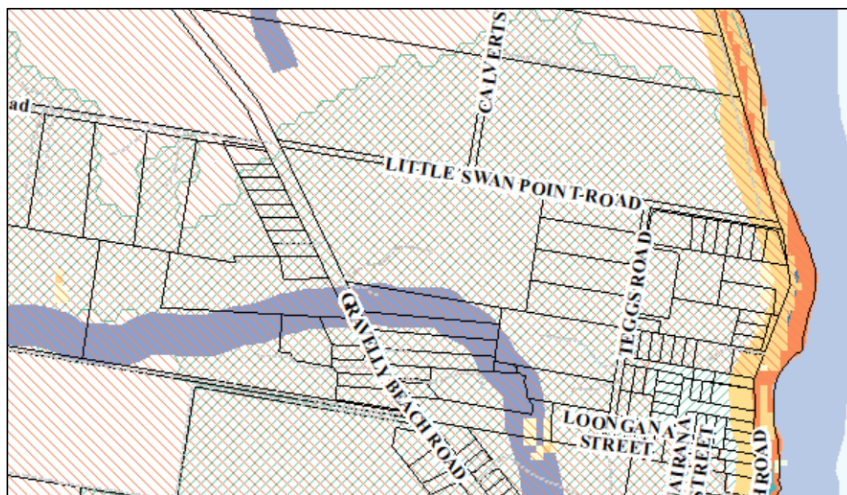


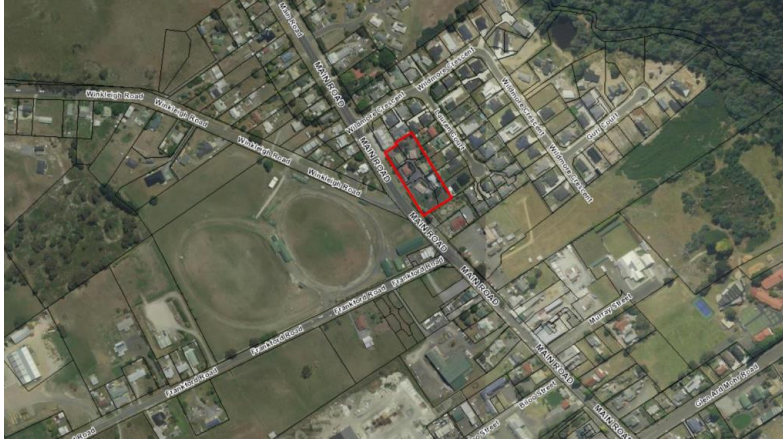
Figure 12 – LPS code overlays

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Changes to the structure plan in response to feedback

- Include the area east of Gravelly Beach Road and south of Little Swan Point Road in the Low Density Residential area.
- Include a strategy in the Structure Plan to review Rural Living designations and whether a smaller minimum lot may be suitable subject to further investigations.

3.7 128 Main Road, Exeter (CT130806/1-6)



Proposal: change to General Residential

Submission summary

- The site is developed with 6 units with intention to building 2 more (note these are now substantially completed).
- Zone change in 2015 was a random act by planners with no consideration of its substantial use.

Response to feedback

Draft Structure Plan	Local Business
Current Planning Scheme Zone	Local Business
Site Area	4 573m ²

- The historic zoning of the site has been
 - 1986 Beaconsfield Planning Scheme – Urban Residential
 - 2008 West Tamar Planning Scheme – Mixed Use
 - 2013 Interim Planning Scheme– Local Business
 - 2022 Tasmanian Planning Scheme – Local Business
- The Local Business Zone allows residential uses, with a mix of business and residential uses.
- The change to Mixed Use and subsequently to the Local Business Zone was likely to provide a continuous zoning on the main street rather than 'spot zoning' for individual uses.
- The residential use of the land can continue without impediment as a result of the local business zoning.

Changes to the structure plan in response to feedback

- No changes are proposed.

3.8 2435 West Tamar Highway (CT 167031/1)



Proposal: change to General Residential

Submission summary

- Four submissions proposed that this site be able to be developed for residential purposes
- Site has suitable road access, infrastructure capacity, proximity to services in the town centre, suitable topography, consistent with adjoining properties.

Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living D
Site Area	15.3ha

- This site was identified in the West Tamar Growth Strategy as a Future Growth Area for long term growth opportunities and subject to further investigation in relation to the form of residential development. This would particularly require consideration of water and sewerage capacity.
- Given the long-term timeframe (20+ years), identification as a Growth Area is appropriate at this time and subject to suitable investigations and demonstrated demand.
- Further, the Infrastructure Analysis included in Appendix 4 examined this site and identified an area suitable for Low Density Residential development between Winkleigh Road and the West Tamar Highway.

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Changes to the structure plan in response to feedback

- 2435 West Tamar Highway (CT 167031/1) – identification as a Growth Area for long term development opportunities (likely 20+ years) subject to future investigations and demonstrated demand.
- Identify part of 2435 West Tamar Highway as Low Density Residential between Winkleigh Road and the West Tamar Highway.

3.9 174 Main Road, Exeter (198618/1)



Proposal: change to General Residential and Change to Landscape Protection/Scenic Protection code

Submission summary

- Four submissions referred to this site – one requesting inclusion in the Landscape Protection Zone and the other three for residential development.

Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living D
Site Area	14ha

- The site is heavily vegetated and is mapped as containing Threatened Native Vegetation over a large proportion of the site.
- Given the environmental values, it is not considered suitable for residential development.
- While the environmental characteristics do provide some grounds for inclusion in the Landscape Conservation Area under the Section 8A Guideline No. 1, the Threatened Vegetation classification and inclusion in the Priority Vegetation Area overlay means any proposed vegetation removal would require assessment.
- Further, under the planning scheme, the Scenic Road Corridor Overlay applies to the frontage of the property for a width of 100m.



Figure 13 – Threatened Vegetation mapping

Changes to the structure plan in response to feedback

- No changes are proposed.

3.10 137A Hendersons Lane, Gravelly Beach (CT 29720/1)



Proposal: change to Landscape Protection / Scenic Protection Area

Submission summary

- Request to include in Landscape Protection or Scenic Protection Area due to the environmental values.

Response to feedback

Draft Structure Plan	Rural
Current Planning Scheme Zone	Agriculture
Site Area	77ha

- State government mapping indicates the presence of a wedge-tailed eagle on the site. There are no threatened vegetation communities identified.
- As the site is in the Agriculture Zone, the Priority Vegetation overlay does not apply (the Section 8A Guideline No. 1 does not allow the application of the overlay in this zone).
- The Structure Plan does not propose any urban or intensive development to the site. Any proposed development that would impact the eagle would require approval from the State government under the *Threatened Species Protection Act 1995*.
- Retention in the rural precinct in the Structure Plan is considered appropriate given the available information at this time.

Changes to the structure plan in response to feedback

- No changes are proposed.

3.11 2127 West Tamar Highway, Lanena (CT 158571/1 and CT 158572/1)



Proposal: change to Landscape Protection

Submission summary

- In recognition of the environmental values, include in the Landscape Protection Zone.

Response to feedback

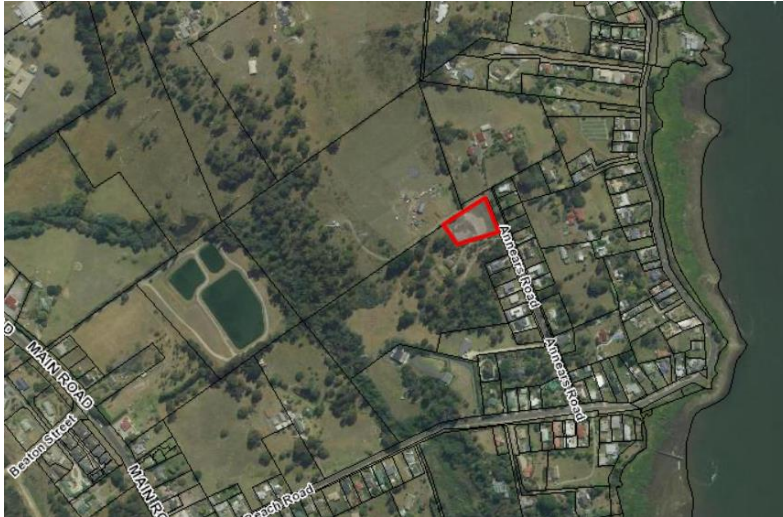
Draft Structure Plan	Rural
Current Planning Scheme Zone	Rural
Site Area	205ha

- While a conservation covenant applies over the larger property, around a quarter of the site is identified as containing threatened vegetation.
- Inclusion in the Landscape Conservation Zone was considered as part of the preparation of the Local Provisions Schedule which was not supported by the Tasmanian Planning Commission.
- The Priority Vegetation overlay does apply over the site so a proposal that involves removal of vegetation would require assessment.

Changes to the structure plan in response to feedback

- No changes are proposed.

3.12 31 Annears Road, Blackwall (CT 167179/8)



Proposal: change to Low Density Residential

Submission summary

- Submission from the landowner supported the change to the General Residential Zone.
- Submission from nearby residents suggested that the site would better be zoned low density residential to provide a buffer to the rural activities to the west.

Response to feedback

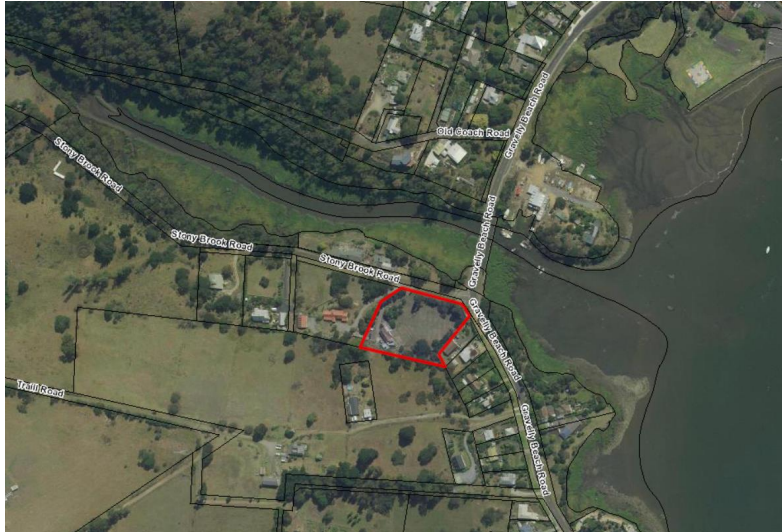
Draft Structure Plan	General Residential
Current Planning Scheme Zone	Rural Living C
Site Area	3 393m ²

- General Residential designation is consistent with the eastern side of Annears Road and is within the sewer serviced area.
- Land to the west is in the Rural Living Zone and while some limited livestock may be raised on these properties, given the size of the properties and proximity to existing residential uses there is no need for additional buffers to manage conflicting land use impacts.

Changes to the structure plan in response to feedback

- No changes are proposed.

3.13 7 Stony Brook Road, Blackwall (CT22952/2)



Proposal: change to Low Density Residential with 1500m² minimum lot size or General Residential (450m²)

Submission summary

- Inclusion in the Low Density Residential Zone with a 1500m² minimum lot size (no SAP) or inclusion in the General Residential Zone.
- Direct road access available, no significant natural hazards

Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living C
Site Area	6 268m ²

- Included in the water and sewer serviced area.
- Coastal erosion hazard investigation area, Waterway and coastal protection area, bushfire hazard, low and medium landslip hazard shown in figure 14 below.
- This property, as well as the properties to the north and west were excluded from the Growth Area under the draft Structure Plan as they would not be capable of further subdivision with a 5000m² minimum lot size.
- The change detailed under section 3.1 is for the Growth Area to be included in the Low Density Residential area with a minimum lot size of 5000m².
- The designation of this site should be consistent with the balance of the area between Blackwall and Exeter and be identified as Low Density Residential with a 5000m² minimum lot size.

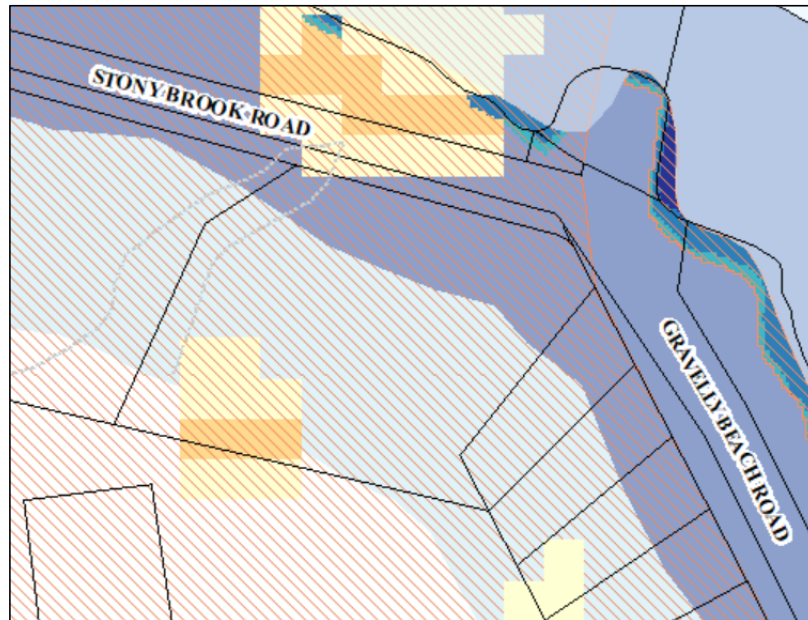


Figure 14 - LPS Code Overlays

Changes to the structure plan in response to feedback

- 7 Stony Brook Road be identified as Low Density Residential with a 5000m² minimum lot size consistent with the balance of the area between Blackwall and Exeter.

3.14 55 Main Road, Exeter (CT118983/3)



Proposal: Opportunity for an Exter Industrial Precinct including 55 Main Road

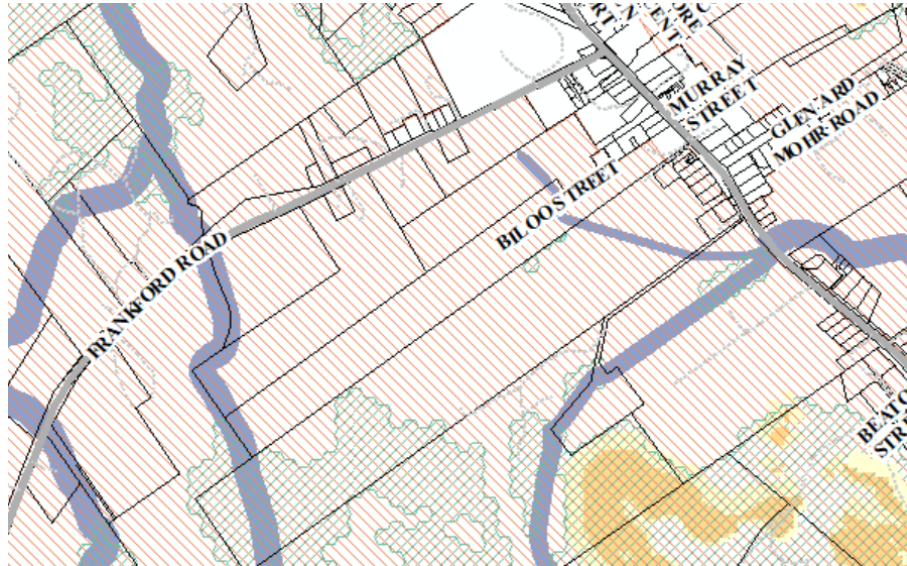
Submission summary

- An industrial precinct would support expansion of medium and small sized businesses like mechanics, cabinet makers, storage shed, bulky good sales
- Would require an access road parallel to Main Road from Frankford Road to the Tresca/Golf Course access or proposed Glen Ard Mohr Road roundabout.
- Could make better use of the Council depot and other areas.

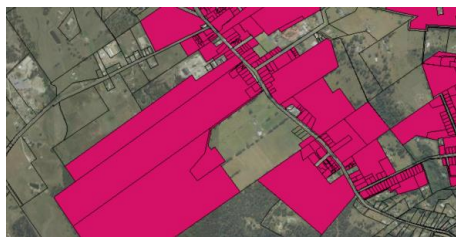
Response to feedback

Draft Structure Plan	Rural
Current Planning Scheme Zone	Rural
Site Area	4.89ha

- The Infrastructure Analysis considered the expansion of an industrial or commercial precinct (see Appendix 4)
- Limited overlay hazards apply – see Figure 15 below.
- Partly in the sewer serviced area, noting that a change to industrial or commercial use may not be able to be accommodated within the Exeter STP.
- The concept and opportunity for additional business and employment opportunities is supported however further investigation, including a traffic impact assessment, prior to a formal commitment through a planning scheme amendment would be required as part of this process.



LPS Code Overlays



Sewer serviced area



Water Serviced area

Figure 15 - LPS Code Overlays and infrastructure availability

Changes to the structure plan in response to feedback

- Inclusion of a Light Industry / Commercial precinct on the western side of Main Road (including 55 Main Road) for future industrial / commercial use, including an internal road layout that would facilitate a road connection from Main Road to Frankford Road.

3.15 Murray Street – Frankford Road link

Summary of submissions

- Highlight need for alternative lawn bowls site if road developed to Murray Street
- Oppose new road link (Murray – Wildmore) directing traffic to residential streets, impact on residential amenity
- Impact on ANZAC Day events
- Support link road (Murray – Wildmore)
- Oppose new road through hotel – doesn't promote a safe pedestrian environment in a local business area that should be a pedestrian and social activity location.
- Widening Murray Street to allow for parking on both sides of the road and two-way traffic

Response

Midson Traffic completed the *Exeter Traffic Study – Options Analysis* in October 2022 which addresses the above issues and makes the following conclusions:

- There are two options for providing a link between Murray Street to Wildmore Crescent and to the Main Road either at the Frankford Road intersection or a new junction north of 170 Main Road, both utilising the existing carpark associated with the Hotel (Figure 16).
- The link road will also enable vehicle circulation around the business areas and provide better access to parking areas.
- It is noted that a road link is also possible along the southern side of the Hotel, adjacent to the boundary with 120 Main Road. A link road in this location would facilitate land use development between Main Road and Stony Brook but provides a lower level of connectivity and circulation within the network. This concept converts the Hotel driveway access to a new T-junction on Main Road between Frankford Road and Murray Street.
- The design of the new link road would need to carefully consider the revised access to the hotel, changes in car parking arrangements and additional parking opportunities along the length of the road. The link through to Murray Street will also require consideration of the potential loss / relocation of a bowling green and the overall community benefits;

The northern connection to create a junction with Frankford Road remains the preferred option.

The potential impact on the lawn bowls facility and RSL events is acknowledged and will be considered as part of the design and construction stage when the connection to Murray Street is undertaken.

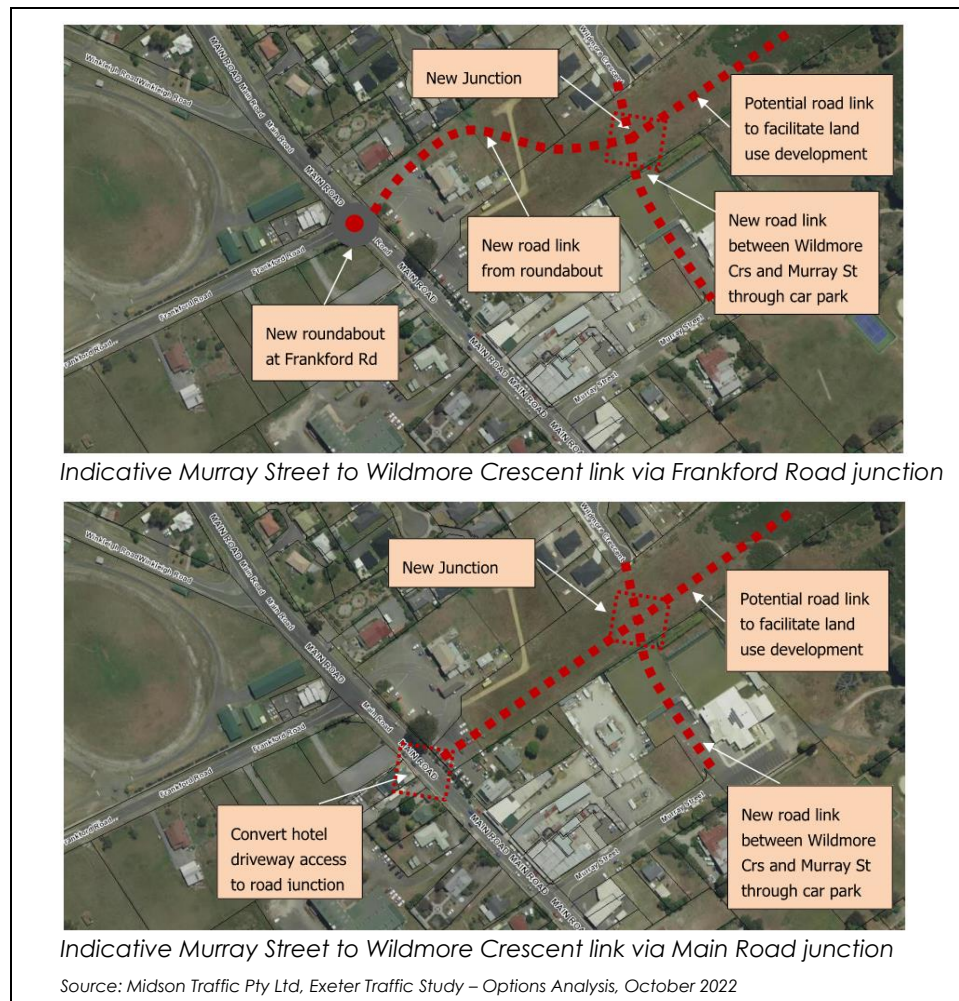


Figure 16: Options for links between Murray Street, Wildmore Crescent and Main Road

Changes to the structure plan in response to feedback

- No changes are proposed.

3.16 Infrastructure

Summary of submissions

General

- Lack of fit for purpose infrastructure to match the current and future demographics for the area requires urgent attention
- Review community infrastructure including potential rationalisation of community owned buildings and reserves such as the Clarke land, Tresca, the Hub, Library and information centre and provision of new community spaces.
- Community plan for the Clarke's land next to the Hub
- Increase off-street parking area on the corner of Biloo Street and Main Street
- EV charging station
- Public litter bins provide for recycling as well as general waste
- Establish an enclosed children's playground in Exeter
- New development should provide underground electricity

Pathways / footpaths

- Support upgrading trails for walking and cycling
- Suggest pedestrian crossing (lights) or over/underpass at Main Road, Exeter
- Suggest public open space and active transport action plans
- Maintenance issues Rosevears Drive
- Improved pedestrian access from Gatenbys Road to Post Office
- Bike/walking track through to Greens Beach
- Suggest alternative footpath route using Gravelly Beach Road to Little Swan Point (not Beach Road)
- Paths on Gravelly Beach foreshore provide for off street cycling and mobility scooter use as well as walking and jogging

Water and Sewerage

- Sewerage treatment plant is inadequate and needs to be upgraded / replaced and maintained
- Review the current and potential wastewater management and treatment system from Rosevears to Rowella.
- Adopt high standards for on site effluent treatment in the absence of reticulated sewerage
- Suggest new sewerage plant at Calverts Lane
- Install a waste dump point and tank refill station for caravans/motor homes

Roads

- Suggest Council adopt Gatenbys Road
- Support for new traffic intervention roundabouts/traffic lights, reduced speed limits on Main Road
- Suggest widened road/traffic calming in Gravelly Beach Road especially around Rose Bay Park to Gatenby's Road
- Support Exeter bypass
- Oppose and support for additional parking

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- Suggest round about at Gravelly Beach Road and Main Road (instead of T junction) – safety review required
- Oppose new development – parking in Exeter is difficult
- Suggest land at hotel for public car park to serve town
- Reducing the speed limit from Rosevears Drive to Exeter to 50km/hr
- 40km/hr in the business area
- Traffic calming at gateway entrances to business area ie north of Frankford Highway, South of Glen Ard Mohr Road, north of the southern boundary of the High School and south of 78 Main Road,
- Suggest various specific treatments for Main Road
 - Oppose and support roundabouts – geometry for trucks not sufficient
 - Exeter bypass
 - Traffic lights
 - slip lanes / turning lanes.
- Frankford Road roundabout – Impact on property and business

Response to feedback

It is not the role of the Structure Plan to commit to specific capital works programs. The need for upgrades and maintenance are a continuing activity for Council and is a consideration in its annual budget deliberations.

The support for improvements to pathways and footpaths is acknowledged. Council is committed to implementing the West Tamar Trail Strategy and continues to upgrade paths as part of its annual capital works program.

Information from TasWater has stated that without upgrades, the Exeter Sewerage Treatment Plant will exceed capacity and licenced ADWF before 2035. However planned works are expected to increase capacity flows to around 2050. It also acknowledges the long term need for a new sewerage treatment plant.

The Glen Ard Mohr Road, Murray Street and Frankford Road intersections are identified in the structure plan as requiring intersection treatments in the future to improve safety and efficiency.

A bypass of Exeter has historically been considered for Exeter to reduce heavy vehicles on the Main Road through the business area and improve freight movements. This would require State government commitment and is not within the control of Council, however it is acknowledged as a future need for further investigation and funding.

Changes to the structure plan in response to feedback

- Identify an indicative bypass road to the west of Exeter.
- No other changes are proposed.

3.17 Other

The following summarises other suggestions made during the consultation period:

- Support for structure plan
- Plan should include additional land to north – Robigana and Swan Point are part of the Exeter District, Rowella to Rosevears
- Develop an implementation plan for updated structure plan
- Affordable housing action plan / more housing diversity
- Retention of wildlife habitat and domestic pet management strategies
- Lacks sufficient detail
- Discontent with the planning and assessment process
- Suggest public postal bank to fund infrastructure development
- Suggest strengthening building requirements to meet climate risks and prepare for future sewerage connection
- Maintenance of stormwater infrastructure
- Council review real estate assets – buy/develop/sell
- Speed limit suggested changes
- Gravelly Beach foreshore – areas draw card and should be prioritised / removal of groynes and return to natural state, avoid new fill or artwork
- Detailed planning controls in relation to building standards and onsite wastewater
- Identification of open space and nature reserves and require future development proposals to set aside open space and habitat protection areas.
- Suggest Council work on habitat restoration on its land
- Tighter pet controls
- Public EV charging stations
- Interpretative signs along Gravelly Beach walk
- Additional youth facilities, activities, playgrounds and open space
- Various specific actions for tourism.

Response to feedback

Many of the above concerns cannot be addressed through the Structure Plan although the community concern and ideas are acknowledged.

The Structure Plan area was investigated and chosen as a representation of the Exeter community. While the interest in being included in the Structure Plan area is acknowledged, no changes to the boundary are proposed at this time.

Council has also committed to developing a housing plan for the municipality which will further inform future implementation of the Structure Plan.

Matters about infrastructure maintenance and improvements are part of the Council, or relevant infrastructure providers, capital works budget deliberations. The Structure Plan acknowledges the strategic future investments required such as the Exeter Sewerage Treatment Plant and the West Tamar Trails Strategy.

Response to feedback

No changes are proposed.

4 Phase 3 consultation – Draft Exeter and District Structure Plan 2026

A revised draft Structure Plan was open for community consultation between 5 June 2026 and 30 June 2026. The consultation process included:

- the draft Structure Plan and Engagement Summary were available on Council's website from Friday 5 June 2026;
- an addressed mail out was sent to all ratepayers in the Structure Plan area on 5 June 2026;
- a notice in the Examiner newspaper on Saturday 6 June 2026; and
- a Facebook post on 18 June 2026.

41 submissions were received during the formal consultation period of the draft Structure Plan which was open between 5 June 2026 and 30 June 2026. Three late submissions were also accepted bringing the total to 44.

4.1 2435 West Tamar Highway, Exeter (CT51280/1 & CT167031/1)



Proposal: change to General Residential

Submission summary

- That the non-swampy parts of the 39-acre paddock at 2435 West Tamar Highway, Exeter be zoned General Residential to allow approximately 700 m² sewered lots.
- A sewage treatment plant could be located within the property at a low-lying point, allowing untreated sewage to gravitate to it, with treated effluent pumped to Stony Creek for discharge south of 174 Main Road, Exeter.
- The proposed 1,500 m² lifestyle lots are inappropriate due to the site's previous orchard use and possible soil contamination from chemicals such as organochlorines, lead and arsenic.

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- Unsewered lots could result in runoff from wastewater systems affecting the adjoining farming property at 2471 West Tamar Highway, including swampy areas with environmental code protections.
- Swampy areas within 2435 West Tamar Highway already have environmental controls and these areas would be better protected if development were sewerred rather than reliant on septic or AWTs systems
- Another submitter states that the Land parcel at PID 7799003, which is marked for partial rezoning includes a mapped area of threatened ecological community (wetlands) which, unless alternate assessment is shown, is not available for development. Threatened Eucalyptus ovata woodland on the neighbouring property (PID 7160293) is subject to progressive degradation and clearing, reducing further the availability of habitat for native wildlife.

Response to feedback

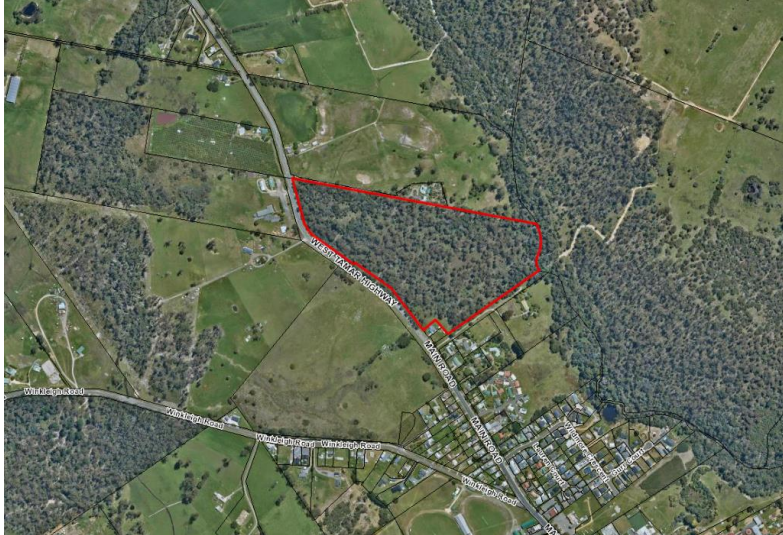
Draft Structure Plan	Partly Low Density Residential, partly Growth Area
Current Planning Scheme Zone	Rural Living D
Site Area	~43.4ha

- Most of the area is identified as a Future Growth Area for a long-term growth opportunity for residential growth.
- The density of the area will be subject to future investigations and capacity to provide appropriate infrastructure such as reticulated sewerage.
- Timing of development will be dependent on demonstrated demand for additional housing.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.2 West Tamar Highway, Exeter (CT 198618/1)



Proposal: change to General Residential and remove environmental controls

Submission summary

- 35-acre bush property has environmental controls over approximately 90% of its area, making fire abatement difficult.
- Bushfire risk to nearby houses, particularly from gumtrees and ember attack during late spring and summer.
- Requests that the environmental controls be reduced to reflect the extent that applied under the previous 2013 Interim Planning Scheme.
- Requests that the property be zoned General Residential, consistent with adjoining properties at 166 Main Road and 180 Main Road.

Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living D
Site Area	14ha

- The site is heavily vegetated and is mapped as containing Threatened Native Vegetation over a large proportion of the site.
- Given the environmental values, it is not considered suitable for urban residential development.
- Some exemptions are available under the planning scheme for bushfire management. However, confirmation of the extent of clearing permitted under an exemption should be confirmed prior to any works occurring to ensure compliance with the planning scheme and State legislation.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.3 Residential area west of Exeter (25 Frankford Road)



Proposal: Reduce minimum lot size to 5000m²

Submission summary

- Seeking a range of smaller rural living lots (minimum 5,000sqm) closer to Main Road, particularly as many properties are already below the minimum 10 hectare lot size required for subdivision of Rural Living zoned land.
- For example, under the Interim Planning Scheme, Lot 1 fronting Frankford Road (25) which contains a single dwelling was able to be reduced to under 8,000m². This allowed for adequate wastewater disposal on site and a reduction of the lot size in keeping with adjoining lot sizes. The second (vacant) title, which is unsuited to construction of a dwelling could be adjusted to create a larger, regular shaped lot that contained a suitable elevated house site.
- However, under the current scheme, this is not supported and as a result, two awkwardly shaped lots have had to be proposed, creating complexities around access and resulting in the existing dwelling being relatively “disconnected” from the balance of the lot.
- Changing the lot size requirements for Rural Living, particularly for blocks under 10 hectares that are within walking distance to the township would enable better use of this land and create a “graduation” of increasing lot sizes towards the outskirts of the township towards more rural holdings.

Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living D
Site Area	~13ha

- The site was in the Rural Living Zone under the Interim Planning Scheme which did not identify a minimum lot size and did not allow any creation of new lots without an amendment to the planning scheme. Under the 2008 planning

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scheme, the site was in the Rural Resource Zone where the minimum lot size was 50 ha.

- The draft Structure Plan includes a Growth and Development Opportunity to review the Rural Living Zone minimum lot sizes. This would require an amendment to the planning scheme to enact, however, the minimum lot sizes under the Tasmanian Planning Scheme range from 1ha to 10ha.
- A 5000m² minimum lot size would require inclusion of the site in the Low Density Residential Zone with a Specific Area Plan.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.4 122 Main Road, Exeter



Proposal: Opposition to the road link through the property to Main Road

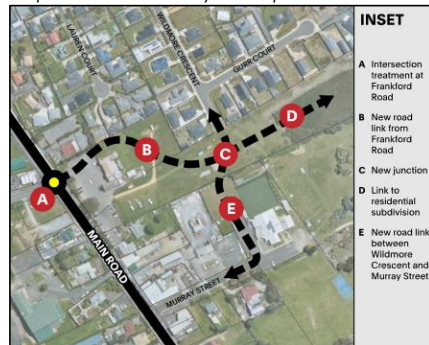
Submission summary

- Strong disagreement to a road section to the north of the Hotel. It is considered that this would be disruptive to the operation of the Hotel, unsafe and counterproductive to the purpose of the zone.
- Promoting the pedestrian scale of the location is preferred to creating an intersection for heavy haulage and other vehicles - which creates a prerogative for vehicles over pedestrians and does not signify or indicate that this is the town centre and vehicles should slow down and take care. It is proposed by this representation, that instead of a connecting road, the land can be formalised to provide for car parking (a car park), as it is used in this way currently, and a pedestrian link provided through to the Wildmore junction.
- Formalised parking near Main Road would be identifiable and clear for visitors to the area, be in proximity to the commercial cluster, help to maintain residential amenity for the people living in the area to the east, the Hotel and outdoor dining and gathering space. The Hotel car park is used in this fashion currently, for public use, but owned and maintained by the land owner. There is willingness to formalise this to benefit the town. See diagram below.
- The suggestion of a road through the site, in any capacity is opposed.

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Proposal submitted by the representor



Inset map included on the draft Structure Plan map.

Response to feedback

Draft Structure Plan	Local Business
Current Planning Scheme Zone	Local Business
Site Area	~1.5ha

- Council has advocated for a roundabout at the Frankford Road intersection for many years. This would not be dependent on a formal road access via 122 Main Road; however, it would provide an opportunity for a safe access point.
- It is important that accessibility be maintained between the residential areas around Wildmore Court and the town centre which was a recommendation of the traffic assessment completed in the 2022 Exeter Traffic Study.

Changes to the structure plan in response to feedback

- No changes to the Structure Plan are proposed

4.5 Location of indicative bypass road



Proposal: Oppose location of bypass through the Exeter High School farm

Submission summary

- Do not support bypass location through the middle of the school farm – if a road is needed it should be a specific project initiative, not vaguely put on a map that it is intended to approve – suggest taking it off the plan and do the job properly.
- the road would divide the school's agricultural land into separate parcels, potentially making the section near Main Road unusable and reducing the land available for current and future teaching programs.
- Questions the basis for the bypass, noting that it appears to rely on a 2015 report, while a later 2019 report referenced in the plan does not appear to progress the bypass option.

Response to feedback

- The location of the bypass road on the structure plan map was intended to be indicative only and locating the road through the school farm was not necessarily the final location of the road alignment.
- However, in response to these concerns, the location of the indicative bypass location should be realigned to avoid the school land as much as practicable.

Changes to the structure plan in response to feedback

- Amend the Structure Plan Map to realign the indicative bypass road location.

4.6 55 Main Road, Exeter (CT 118983/3)



Proposal: Land between the indicated bypass road and the Local business zone be rezoned to the General Residential Zone

Submission summary

- Industrial or commercial use is not appropriate.
- Rezoning to Light Industry zoning would significantly reduce available land for future residential development in the area. The site is fully serviced and is located in close proximity to essential services, with existing access to Main Road.
- It is preferred that the portion of the land between the indicated bypass road and the Local business zone be rezoned to the General Residential Zone.

Response to feedback

Draft Structure Plan	Light Industry / Commercial
Current Planning Scheme Zone	Rural
Site Area	25.3ha total, area proposed as Light Industry / Commercial ~ 7ha

- There is existing Light Industry zoning and uses to the north of this property. These uses have attenuation distances that will be considered with a rezoning application, noting that the concrete batching plant attenuation distance is 200m and the waste transfer station attenuation distance 150m. The image below provides an image of the attenuation distances which cover the majority of the part of 55 Main Road proposed to be changed to residential.



Attenuation distances

- Given the proximity to industrial uses, residential use would not be appropriate at this time.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.7 Light Industry / Commercial precinct



Proposal: Opposition to expansion of the light Industry area

Submission summary

- Opposition due to:
 - Does not provide a buffer to low density / rural living land – introduces land use conflict despite potential economic benefits. Should be on the outskirts of town with a suitable buffer. Existing industrial land likely legacy issue and difficult to relocate.
 - Elevated, highly visible land close to Exeter town centre, 360 degree views and retains natural amenity, large habitat trees – more valuable as residential growth.
- Request that Council:
 - Reconsider the proposed expansion of the Light Industrial/Commercial Precinct towards Frankford Road.
 - Retain this land for Rural Living and future residential growth.
 - Investigate a new purpose-built industrial estate on the outskirts of Exeter with appropriate separation from residential areas.
 - Prioritise extension of reticulated sewerage along Frankford Road.
 - Review Rural Living lot sizes where sewerage becomes available.
 - Continue supporting multi-generational housing opportunities.
 - Improve pedestrian infrastructure, including continuous footpaths along Frankford Road.
 - Ensure future planning decisions balance economic growth with protection of residential amenity.

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Response to feedback

Draft Structure Plan	Light Industry / Commercial
Current Planning Scheme Zone	Rural Living and Rural Zone
Site Area	~ 12 ha in the proposed expanded Light Industry area

- As outlined in section 4.6 above, the attenuation distances for the existing industrial uses will impact the potential for residential uses.
- The Light Industry / commercial area allows for a commercial zoning, and individual development applications will be required to consider the impact on sensitive uses such as existing dwellings.
- The timeframe for implementation of the change in zoning this will be up to individual land owners initiating a planning scheme amendment.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.8 2127 West Tamar Highway, Lanena (CT 158571/1 and CT 158572/1)



Proposal: change to Landscape Protection

Submission summary

- Land at PID 7630451 on West Tamar Hwy is protected under a perpetual conservation covenant, and while this instrument stands alone in the context of land use options, it is by and large excluded by that agreement from agricultural use. A more accurate zoning for this parcel would be Landscape Protection. It reinforces the permanent land use intent of the land and accordingly any land use reporting in terms of zoning.

Response to feedback

Draft Structure Plan	Rural
Current Planning Scheme Zone	Rural
Site Area	205ha

- While a conservation covenant applies over the larger property, around a quarter of the site is identified as containing threatened vegetation.
- Inclusion in the Landscape Conservation Zone was considered as part of the preparation of the Local Provisions Schedule which was not supported by the Tasmanian Planning Commission.
- The Priority Vegetation overlay does apply over the site so a proposal that involves removal of vegetation would require assessment.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.9 72 & 78 Main Road, Exeter (CT 103122/1 & CT 106208/5)



Proposal: change to Local Business

Submission summary

- Request to support business expansion where appropriate car parking can be provided.
- Difficulties with subdivision and expansion due to Rural Living zoning.
- The Local Business Zone would be consistent with the adjoining 78 Main Road, Exeter, which is already zoned Local Business. The key purpose of the request is to support business expansion opportunities, particularly where appropriate car parking and site access can be provided.
- The current Rural Living zoning of 72 Main Road creates difficulties for subdivision, business expansion and coordinated use of the land with the adjoining business-zoned property.
- Key planning considerations identified include:
 - Business expansion: The submission seeks flexibility to enable commercial/business growth on land adjacent to the existing Local Business Zone.
 - Parking and access: Expansion is framed as appropriate where suitable car parking can be accommodated.
 - Planning constraints: The document notes overlays affecting the site, including bushfire-prone land, a waterway and coastal protection area,

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priority vegetation on the western edge, and the sewerage treatment plant attenuation area.

- Attenuation area: The submission/report notes the site is within the attenuation area of the sewerage treatment plant, but that this mainly affects "sensitive uses" such as residential uses or uses involving people being present for extended periods.
- a strategic planning outcome that would allow 72 Main Road to function more consistently with the adjoining Local Business land at 78 Main Road, enabling future business-related use or expansion subject to normal planning assessment and site constraints.

Response to feedback

Draft Structure Plan	72 Main Road – Rural Living 78 Main Road – Local Business
Current Planning Scheme Zone	72 Main Road – Rural Living C 78 Main Road – Local Business
Site Area	72 = 5.9ha 78 = 1939m ²

- Other than the bushfire prone area overlay that affects the whole of the property, the waterway and coastal protection area runs through the property west to east with a small area of priority vegetation on the western edge of the property.
- The site is entirely within the attenuation area of the Sewerage Treatment Plant; however, only sensitive uses trigger assessment against the Attenuation Code. Sensitive uses are defined as '*a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.*'
- The site is within the TasWater sewer and water serviced area, but TasWater may not have capacity to connect more intensive uses on the site. However, it is a large site and there may be options for development to contain wastewater treatment on site if connections are not able to be facilitated.
- While residential uses are permitted or discretionary in the zone, the Attenuation Code may prevent use for residential purposes (noting that the submitters are not seeking expanded residential use).
- It is acknowledged that much of the Local Business zone in Exeter contains existing residential uses and is not sufficiently sized to accommodate significant expansion or onsite car parking.
- Apart from the existing dwelling, there is no opportunity for a higher or better use for the land particularly in relation to sensitive uses.
- The site adjoins existing Local Business zoned land and does not create a spot zoning.
- Including the site in the Local Business area is not considered a significant change to the Structure Plan and any rezoning application to amend the LPS will require public exhibition.



Waterway and Coastal Protection Area overlay

Changes to the structure plan in response to feedback

- Include 72 Main Road in the Local Business Area and include a new Growth and Development Opportunity - 'Expansion of the Local Business Zone to enable local business opportunities.'

4.10 Community Hub, Murray Street, Exeter



Proposal: Change to Community Purpose Zone or Recreation / Open Space

Submission summary

- Support the plan's intent to seek rezoning of Council land at the end of Murray Street (also called the Clarke land, or Exeter Reserve) from Commercial to Community purpose. Zoning of Recreation/ Open Space could also be appropriate for this land.

Response to feedback

Draft Structure Plan	Local Business (2026 draft) Community Purpose (2023 draft)
Current Planning Scheme Zone	Local Business
Site Area	~6ha

- The 2023 draft included the hub and adjacent land in the Community Purpose zone.
- Its inclusion in the Local Business Zone in the 2026 draft was a translation error and was intended to remain in the Community Purpose Area.

Changes to the structure plan in response to feedback

- Include the Community Hub and adjacent land in the Community Purpose area and add a new Growth and Development Opportunity stating 'Expansion of community uses and active recreation opportunities adjacent to the Exeter Community Hub.'

4.11 Proposal for Human Services Hub at Glen Ard Mohr Road



Proposal: Designate area as a human services hub

Submission summary

- Glen Ard Mohr Rd from the West Tamar Highway to its end has a Doctor's Practice, a Physiotherapy Practice, a large Primary School, a large High School and a substantial Child Care Centre. This is, by any standards, a very high concentration of services meeting the needs of vulnerable people.
- The structure plan should designate this area as a human services hub so further similar new services can be located there.

Response to feedback

Draft Structure Plan	Schools and child care centre – Community Purposes Balance Local Business or General Residential
Current Planning Scheme Zone	Schools and child care centre – Community Purposes Balance Local Business
Site Area	N/A

- The schools and childcare centre are included in the Community Purposes area, and as recommended in 3.10 above, the Community Hub and adjacent land is intended to be included in the Community Purpose area as well.
- While the doctors surgery is in the Local Business Zone, it supports the continued, and if requested, expansion of the use. Business and Professional Services is no permit required in the Local Business Zone and permitted if a medical centre, and otherwise discretionary in the Community Purpose Zone.

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- The Local Business Zone is considered to provide greater flexibility for a medical centre or allied health care use.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.12 Exeter Blackwall growth area



Proposal: Opposition and support for the growth area

Submission summary

- Opposes increased residential density in Area 8, Traill Road, Blackwall, particularly where future lots would be affected by the TasNetworks 110 kV transmission corridor.
 - Rural Living zoning would better reflect the existing settlement pattern, servicing constraints, landscape character and transmission line constraints than Low Density Residential zoning.
 - Requests that Area 8 remain Rural Living Zone A, or be subject to a Specific Area Plan / site-specific controls requiring larger lots, building exclusion areas, buffers and careful subdivision design.
- Oppose Growth Area
 - Reject the proposed road connection via Traill Road;
 - Undertake a comprehensive assessment of alternative access options, including the Goat Track / Stony Brook Road corridor;
 - Complete detailed environmental, infrastructure and traffic investigations before proceeding further;
 - Re-exhibit any revised proposal for public consultation;
 - Lack of transparency and inadequate community consultation in relation to targeted consultation on options;
 - Premature identification of a preferred road corridor without a balanced assessment including community and environmental impacts, residential amenity, road safety, recreation use, cost, and long-term strategic outcomes;

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- Overwhelming level of community opposition;
- And request:
 - Remove the proposed Traill Road connection from the Structure Plan.
 - Undertake an independent comparative assessment of all feasible road alignments.
 - Complete detailed environmental, traffic and infrastructure investigations.
 - Publicly exhibit any revised proposal, including subdivision concepts and road network options, before any decision is made.
- Oppose growth area:
 - Council has not adequately considered community concerns, infrastructure constraints or the cumulative impacts of proposed growth.
 - Limited sewerage capacity at the Exeter treatment plant, traffic and pedestrian safety on Gravelly Beach Road and Glen Ard Mohr Road, stormwater limitations.
 - questions the justification for the Traill Road connection - alternative access options should be formally assessed, and further residential intensification should not proceed without clearer infrastructure capacity, environmental assessment and community consultation.
 - Questions potential number of dwellings.
 - Concern about statement that density could be increased in the future if seweraged when one of the justifications for larger lifestyle lots is providing a break between urban areas.
- Agree that this hillside should retain lowest density residential pattern and not progress to General Residential in this lifestyle area.
- Very supportive of the plan, in particular the proposed growth areas, the Structure Plan zones, the Exeter bypass and the Gravelly Beach Road/Glen Ard Mohr Road connecting road.
- Support proposed zoning at Glen Ard Mohr Road and surrounding to Low Density Residential and larger lot size.

Response to feedback

Draft Structure Plan	Low Density Residential
Current Planning Scheme Zone	Rural Living C (5ha)
Site Area	~35ha

- The location of the powerlines through the growth area does not prohibit development but requires careful lot design to ensure future dwellings are outside of the area.
- It is likely that a planning scheme amendment to formalise the change in zoning will include a Specific Area Plan (SAP) in relation to larger lot sizes of 5000m² or more.
- The Traill Road matters are addressed under section 4.13 below.
- Council has provided several opportunities for the community to engage including targeted consultation followed by an open consultation period.

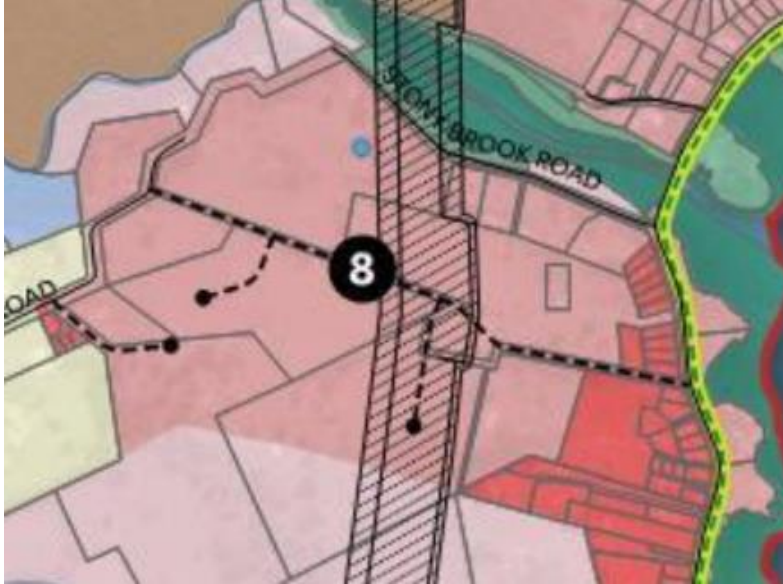
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- The direct engagement with landowners was only part of Council's considerations and was in response to previous requests from landowners to be engaged prior to formal release.
- The revised draft Structure Plan was released for formal consultation and the broader community were invited to provide input at that time.
- The engagement summary details a conceptual layout for a subdivision of the Blackwall growth area that could result in 53 low density residential lots which was available as part of the consultation package.
- Council may consider increasing density in the future and a larger lot format would not preclude that in the future. Higher densities are not proposed at this time.
- It is not proposed that the area be connected to reticulated sewerage, but rather that the larger lots contain wastewater treatment and disposal on site.
- Submissions supporting the growth area are noted.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.13 Traill Road - Glen Ard Mohr Road to Gravelly Beach Road connection



Proposal: Opposition and support for Traill Road

Submission summary

- Issues of added traffic using 'preferred alignment link between Glen Ard Mohr Road and Gravelly Beach
 - Access to and from new Glen Ard Mohr Road onto Gravelly Beach Road. Concerns that Gravelly Beach Road does not have the capability/capacity to accommodate the preferred alignment link. The existing road is a single lane in both directions on Gravelly Beach Road;
 - Blind corners due to bends in the road;
 - Having a clear sightline egressing Glen Ard Mohr Road in either direction onto Gravelly Beach Road;
 - Speed of traffic travelling on Gravelly Beach Road;
 - Current alignment of Gravelly Beach Road;
 - Single lane new road connection or double lanes on new road connection;
 - Speed limits;
 - Increased noise from traffic/increased traffic;
 - Implications for increased traffic over Stony Brook Bridge;
 - Mitigation of Issue - Incorporation of slip lanes on either side on Glen Ard Mohr Road to accommodate safer ingress and egress onto Gravelly Beach Road, and vice versa; Other mediation option/s; Improved road signage; Appropriate line markings; Appropriate lanes to accommodate usage. If

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developed this access would become the principal travel point for residents from the immediate locale going to Exeter instead of travelling on Gravelly Beach Road via Blackwell.

- Through road adds significant danger for children who attend 3 educational sites. Would add 600 traffic movements a day to the road. There are better and safer options for a Gravelly Beach link road at the northern end of Exeter.
- Reservations about the proposal for development of dedicated court offshoot from an upgraded Trail Road Blackwall - as situated immediately beneath the TasNetworks Transmission Line Corridor which would entirely overlap the proposed court in this Low Density Residential Zone amendment.
- Traill Rd development will significantly reduce values of adjoining properties. Proposed Rd access to Gravelly Beach Rd is steep and with limited vision for incoming traffic. Trees of significance along the southern boundary of the Traill Rd development have not been considered.
- Oppose through road due to:
 - Increased traffic volumes and congestion near school areas;
 - Greater exposure of children to vehicle movements during drop-off and pick-up times;
 - A mismatch between through-traffic road function and a school frontage environment;
 - Insufficient existing pedestrian protection, fencing, crossings, and traffic controls;
 - Lack of explicit school-specific mitigation in the traffic study;
 - Currently, all 13 buses that service Exeter Primary School and Exeter High School enter Glen Ard Mohr Road off Main Road between 8:30am and 8:40am and again between 2:55pm and 3:05pm. Each of these buses collects/drops off students on the Primary School side before turning right into the turning area on the High School side before leaving again onto Main Road. With increased traffic density, the buses will have far greater difficulty in executing this function upon their routes. Some of these buses are also responsible for drop-off of students from neighbouring schools (e.g. St Anthony's) at the end of the day as well.
- Opposes treating the proposed connection between Gravelly Beach Road, Traill Road, Glen Ard Mohr Road and the West Tamar Highway as an assumed infrastructure outcome. Concern about increased through-traffic, impacts on rural living amenity and school routes, and the need for traffic, safety, servicing and developer-contribution assessments before any road connection proceeds.
- Doesn't consider other traffic using the road, impact on primary and high school and childcare centre. 2500 movements not suitable for this road. Closeness to 2 properties at the Gravelly Beach Road frontage, unlikely that a roundabout will be constructed at Main Road. Other alternatives should be considered such as Stony Brook Road, Murray Street and 185 Gravelly Beach Road.
- Concern about possible increased traffic on Main Road along the Exeter High School boundary. Student access, bus stops, pedestrian crossings and traffic

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- lights must be carefully considered, particularly during school peak times. Increased traffic could have safety implications for the school community.
- Strongly opposes the proposed Blackwall Residential Growth Area and, in particular, the proposed extension of Traill Road through to Gravelly Beach Road. Council has not adequately responded to the level of community opposition, noting that a significant proportion of submissions opposed the Blackwall growth area.
 - The proposed Traill Road extension would have direct impacts on adjoining properties, including road corridor width, proximity to property boundaries, road noise, safety, potential land acquisition and reduced property values.
 - The submitter questions whether land acquisition may be required and states this has not been directly discussed with affected landowners.
 - Serious concerns are raised about the safety of the proposed intersection with Gravelly Beach Road, including limited sight distance, bends, dips, concealed driveways, vehicle speeds and risks to turning traffic.
 - Disputes the traffic assessment's conclusion that sight distances are acceptable and suggests the assessment may not properly reflect on-ground conditions.
 - Request that all alternative road connection options be formally and seriously assessed, including the Glen Ard Mohr Road connection via 185 Gravelly Beach Road, which was identified in the 2014 Exeter Structure Plan.
 - It is unreasonable that the 185 Gravelly Beach Road option has apparently not been formally assessed, particularly given its earlier identification as a possible connection.
 - While acknowledging that the 185 Gravelly Beach Road option may be steep and require works - the Traill Road extension also involves steep terrain, infrastructure relocation and significant impacts on nearby landowners.
 - Improves the connection between Exeter and Gravelly Beach, including the Glen Ard Mohr Road link.

Response to feedback

- The identification of the Traill Road alignment is in accordance with recommendations in the Exeter Traffic Study prepared by Midson Traffic Pty Ltd. This included site visits and analysis of current and projected traffic movements to inform recommendations.
- The concerns about safety, traffic volumes and sightlines are acknowledged and were addressed in the Traffic Study.
- The Traill Road alignment remains the preferred alignment for providing suitable access to support the development of the growth area.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.14 7 Stony Brook Road, Blackwall (CT 22952/2)



Proposal: change to General Residential

Submission summary

- Property is adjacent to General Residential Zoning on Gravelly Beach Rd and is the only property in Blackwall with frontage onto Gravelly Beach Rd foreshore area that does not have General Residential Zoning. (Noting also that 183 Gravelly Beach Rd is a property immediately above that has General Residential Zoning)
- This proposal would be consistent with the proposed re-zoning of adjacent property above (185 Gravelly Beach Rd) to Low Density Residential.
- The property is fully serviced with sewer and fixed water connections.
- There are no planning code overlays to impede development.

Response to feedback

Draft Structure Plan	Low Density Residential
Current Planning Scheme Zone	Rural Living C
Site Area	6277m ²

- Within the water and sewer serviced area, noting that TasWater would need to confirm capacity to connect for higher development intensity given a theoretical yield of 19 multiple dwelling units could be located on the property if included in the General Residential Zone.

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- 9 Stony Brook Road (directly to the west) has similar characteristics to 7 Stony Brook Road and is also in the water and sewer serviced area. It is 6855m² and would have a theoretical yield of 21 multiple dwelling units.
- Several overlays affect the site; however, most matters would likely be managed through development controls within the Planning Scheme (see mapping extracts below).
- The site is almost entirely affected by the Coastal Erosion Hazard area - Investigation Area. This means that there is not sufficient information to determine the level of risk without a specialist report. Given there is a roadway and other properties between the site and the coastline, it is unlikely that a study will find that there is a high level of risk. Any planning scheme amendment would need to address this as part of the assessment process.
- The Stony Brook Road frontage would require upgrade to an urban standard should development occur in accordance with the General Residential Zone.
- For the volume of traffic likely to be generated by the development of the 7 and 9 Stony Brook Road, the intersection with Gravelly Beach Road is considered suitable. A rezoning application would also need to address this.
- Any Planning Scheme amendment would also need to demonstrate that TasWater capacity to connect services for future development is available.



Bushfire Prone Area



Landslip Hazard Area (light yellow = low; orange = medium)



Coastal Erosion Hazard Area (Investigation Area)



Waterway and Coastal Protection Area

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Changes to the structure plan in response to feedback

- Change 7 and 9 Stony Brook Road to General Residential and add a new Growth and Development Opportunity 'Minor expansion to the General Residential Area to accommodate growth within a sewer serviced area.'

4.15 Gravelly Beach Low Density Residential



Proposal: Support and opposition to the expanded Low Density Residential area at Gravelly Beach

Submission summary

- Oppose change from Rural Living –This will cause the subdivision of many blocks of land surrounding and the reduction in the animals they may have on their property. For over 34 years my parents have benefited from a peaceful existence in their rural property. This "development" will destroy their peaceful existence and this "development" will not be progress. By all means, develop Exeter, how about opening more childcare for the area, and encouraging the opening of a Legana high school to take the pressure off the overloaded school system. Open a pool and recreation centre in the area. Give Exeter/Beaconsfield area a proper supermarket. Redevelop roads, progress the area as needed. But do not reclassify the area as low density area, it should remain as rural living.
- Support for changes - 392 Gravelly Beach Road

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Response to feedback

Draft Structure Plan	Low Density Residential
Current Planning Scheme Zone	Rural Living C
Site Area	N/A

- To provide for infill and subdivision potential, a change to the Structure Plan to including the area east of Gravelly Beach Road and south of Little Swan Point Road in the Low Density Residential area was included in the draft structure plan.
- There are many factors that will influence the rate and density of development in this location – including site capability to manage onsite wastewater, drainage and stormwater, existing fragmentation of land, owners choice to subdivide or develop and obtaining approval for rezoning from the Tasmanian Planning Commission.
- Attraction and development of other businesses and services in Exeter is enabled through the Local Business zoning and propose expansion of the Light Industry/Commercial area.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.16 Low Density Residential at Tomah Place, Gravelly Beach



Proposal: Opposition and support for the proposed Low Density expansion at Tomah Place

Submission summary

- Concerns in relation to traffic impacts on Tomah Place and Gravelly Beach Road:
 - Issue with added traffic using Tomah Place at Gravelly Beach to access single dwellings on larger residential lots between 1500m² and 5000m², characteristics as per the description shown on Structure Plan | Exeter and Distract Draft. Gravelly Beach denoted Low Density Residential on Structure Plan | Exeter and Distract Draft Map.
 - Management and control of added traffic using Tomah Place to access larger residential lots and Gravelly Beach Road.
 - Tomah Place has a single lane for turning left or right onto Gravelly Beach Road and onto Tomah Place. This arrangement can be problematic with traffic cutting the corner turning onto Tomah Place from Gravelly Beach Road. The corner of Tomah Place and Gravelly Beach Road is on an angle, which affects a driver's view turning right from Tomah Place onto Gravelly Beach Road. You do not have a clear sight on traffic coming around the bend past Rose Bay Park. Traffic does speed around this corner which makes accessing Gravelly Beach Road challenging.
 - Mitigation of Issue - Incorporation of slip lanes on either side on Tomah Place to accommodate safer ingress and egress onto Gravelly Beach Road, and vice versa; Other mediation option/s; Improved road signage; Appropriate line markings.

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- Opposes changes:
 - Increased housing density and a likely rise in the number of dwellings.
 - Loss of the current low-density, semi-rural character valued by existing residents.
 - Additional pressure on infrastructure and services, including roads, water, sewerage, stormwater, electricity, telecommunications, schools, healthcare, parks and retail services.
 - Increased traffic volumes, congestion and road safety risks, including the need for transport infrastructure upgrades.
 - Potential financial impacts on existing landowners through increased rates and associated costs.
 - Impacts on community cohesion and identity, including possible tension between long-term and incoming residents.
 - Biodiversity and wildlife impacts, including habitat loss, bushland fragmentation, reduced biodiversity, wildlife road mortality and increased human-wildlife conflict.
 - Information for the community on infrastructure planning and funding, biodiversity protection and mitigation measures, and strategies to maintain community character and cohesion.
- Support development opportunity 9 at Tomah Place (CT 172085/3) to be included in the Low Density Residential Zone with lot size subject to onsite capability investigations without the inclusion in the Residential Supply and Density Specific Area Plan.

Response to feedback

Draft Structure Plan	Low Density Residential
Current Planning Scheme Zone	Rural Living C
Site Area	~ 25ha

- The support for the development is noted – the inclusion in the Low Density Area was also in response to submissions received to the Phase 2 consultation.
- Depending on the outcome of site investigations, lot sizes are likely to be between 1500m² and 5000m² with a theoretical lot yield between 133 and 40 lots.
- Traffic movements will likely be split between Tomah Place and Hendersons Lane. Impacts on Gravelly Beach Road and potential upgrades would be considered through the rezoning and subdivision applications as this will depend on the minimum lot size and number of potential lots that could be developed and can be added to the Growth and Development Opportunities description.
- Similarly, any environmental values will need to be considered as part of a rezoning assessment under the Tasmanian Planning Policies, noting that none of the identified features would appear to be fatal to an application, but may impact the minimum lot size.

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Changes to the structure plan in response to feedback

- Add 'and traffic impacts' to Growth and Development Opportunity 9 (now 12) to give clear direction that this must be considered as part of the rezoning process.

4.17 6 Hendersons Lane, Gravelly Beach (CT106275/1)



Proposal: Change to Low Density Residential

Submission summary

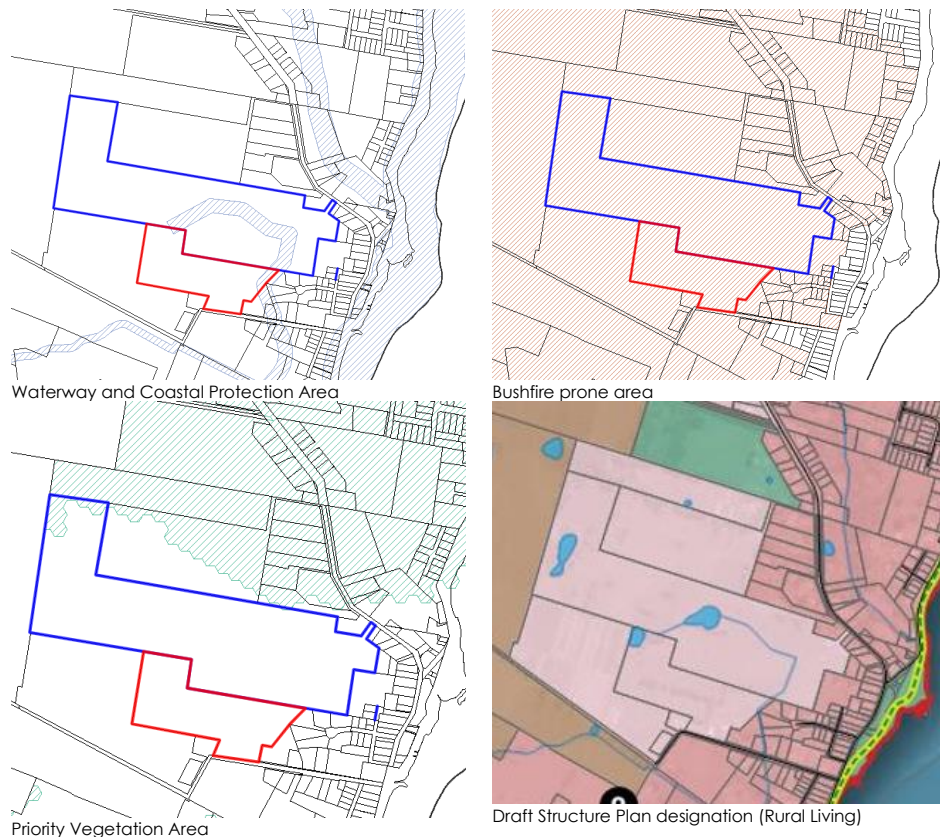
- Request to include in Low Density Residential and allow subdivision of 5000m² lots.
- Adjacent to Low density residential, would retain rural type feel but help support and sustain local businesses.

Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living C
Site Area	4.8ha

- There are no significant planning scheme overlays or constraints affecting the property (see extracts from overlay maps below).

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- The draft Structure Plan proposes several locations for expansion of the Low Density Residential Area including as outlined under sections 4.15 and 4.16 of this report.
- The site is relatively unconstrained and likely suitable for residential development. To maintain a consolidated Low Density Residential area it is proposed to extend the Low Density Residential area over part of 6 Hendersons Lane and 353 Gravelly Beach Road directly to the north as shown on the diagram below.
- This area is ~7.8ha and has a theoretical capacity to accommodate between 12 and 40 lots depending on the minimum lot size that is applied, noting that this will be informed by geotechnical investigations about land suitability to treat wastewater and stormwater on site.

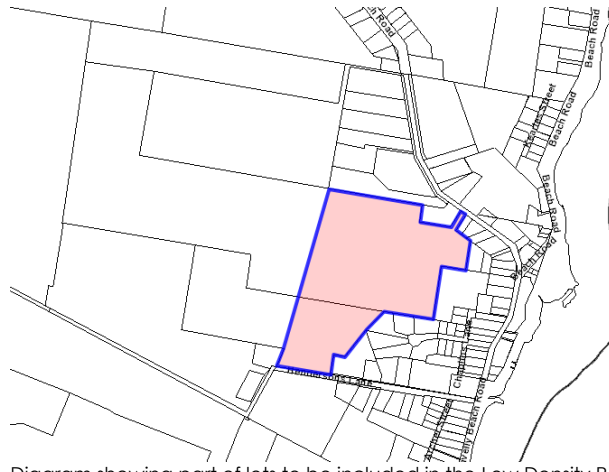


Diagram showing part of lots to be included in the Low Density Residential area

Changes to the structure plan in response to feedback

- Include part of 6 Hendersons Land and part of 353 Gravelly Beach Road in the Low Density Residential area as part of Growth and Development Opportunity 12.

4.18 411, 442 & 444 Gravelly Beach Road; 53 Little Swan Point Road and 45 Calverts Lane



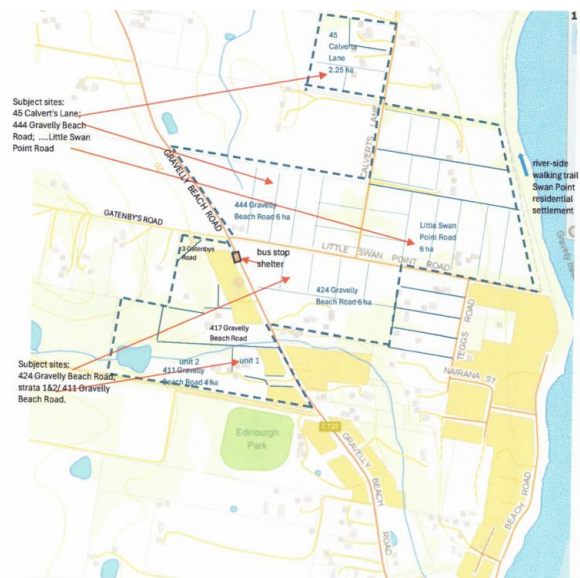
Proposal: Allow subdivision in Rural Living Zone to 5000m²

Submission summary

- Seeks a Gravelly Beach Specific Area Plan, or equivalent site-specific provisions, to allow subdivision in the Rural Living Zone to a minimum lot size of 5,000m² for 411, 424, 444 Gravelly Beach Road, 53 Little Swan Point Road and 45 Calverts Lane.
- The proposal is presented as a transition between the Gravelly Beach village/low density residential area and broader rural living lots, while retaining the existing rural lifestyle, hobby farm and home-based business character.
- The submission includes detailed supporting material for 411 Gravelly Beach Road, arguing that the existing strata arrangement and site characteristics could support one additional lot/dwelling subject to appropriate assessment of bushfire, natural assets, wastewater, access and servicing requirements.
- The proposal is consistent with the West Tamar Growth Strategy, the draft Structure Plan's recognition of Gravelly Beach as a lifestyle area, and the broader strategic intent to provide rural residential housing choice while avoiding inappropriate urban-scale fragmentation.

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- Current Rural Living D designation restricts subdivision to 10ha and is not consistent with Guideline No 1 (LPS Zone and Code Application). A 5000m² minimum lot size will mirror the existing establish pattern of surrounding lot development and correct a historical mapping anomaly. It is requested to acknowledge the actual density landscape of the Gravelly Beach fringe while avoiding arbitrary, ad hoc planning outcomes.
- Including a 5000m² minimum lot size in the Rural Living Zone has been raised in the review of the State Planning Provisions (SPP).
- The submission includes detailed information to support a rezoning or LPS amendment to introduce a SAP / site specific qualification.



Response to feedback

Draft Structure Plan	442 Gravelly Beach Road – Low Density Residential Otherwise - Rural Living
Current Planning Scheme Zone	Rural Living D (411 Gravelly Beach Road) Rural Living C (all other sites subject to the submission)
Site Area	26.15 ha

- 442 Gravelly Beach Road is already in the Low Density Residential Area which achieves the intent of this submission for this site.
- While introducing a 5000m² minimum lot size has been raised as part of the review process, to date the State government has not recommended or amended the SPP to adopt this suggestion.
- A Growth and Development Opportunity has been included in the Structure Plan that supports the review of Rural Living Zone designations and potentially reduce the minimum lot sizes.

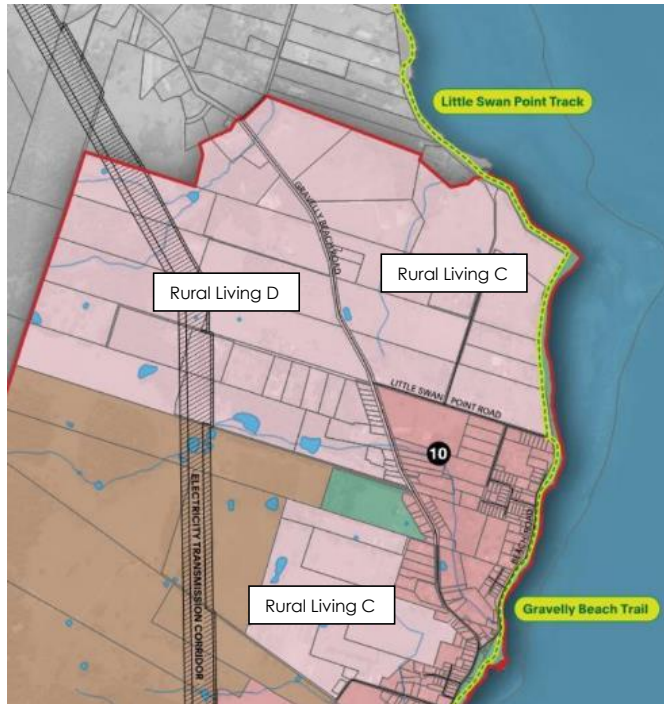
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- While the standard range of lot sizes for the Rural Living Zone is from 1ha to 10ha, an LPS amendment process could consider a lower minimum lot size and would be subject to the requirements of the *Land Use Planning and Approvals Act 1993* and the approval of the Tasmanian Planning Commission.
- It is noted that the Appendices to the submission read as an application to amend the LPS. This is a separate process and will need to be applied for separately if the landowners wish to pursue this option.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.19 Gravelly Beach Rural Living Area



Proposal: Change Rural Living C to Rural Living A

Submission summary

- Rezoning Rural Living Zone C land at Gravelly Beach to Zone A would help accommodate population growth in the West Tamar by unlocking additional land for housing and development.

Response to feedback

Draft Structure Plan	Rural Living
Current Planning Scheme Zone	Rural Living C

- A Growth and Development Opportunity has been included in the Structure Plan to review the Rural Living Zone designations and potentially reduce the minimum lot sizes.
- The range of lot sizes for the Rural Living Zone is from 1ha to 10ha this can be considered under the abovementioned opportunity.

Changes to the structure plan in response to feedback

- No changes are proposed.

4.20 Infrastructure

Submissions summary

Transport

- Need for a roundabout on the Frankford - West Tamar highway intersection.
- Need for Roundabout Murray Street and Main Road intersection
- Traffic safety on Main Road – safe pedestrian crossing point needed near the Post office intersection.
- Support proposed Rosevears Trail linking Rosevears/Lanena and Blackwall.
- Additional walking / cycling paths
- Support for bypass of town for trucks to avoid Main Street
- More car parking
- Main Road safety – traffic islands nightmare for heavy vehicles, crossing location should be near supermarket not Shakers. If two roundabouts are built, should not be able to turn right into Murray Street.
- The junction at West Tamar Hwy and Gravelly Beach Road needs to be made so only one vehicle can exit on to West Tamar Highway at a time, as at the moment vision is being blocked by both cars as they try to exit.
- Does not adequately address existing safety issues at the Gravelly Beach Road / West Tamar Highway junction. Requests a clear action requiring Council and the relevant State road authority to investigate and prioritise a safe intersection treatment, such as a roundabout, turning lanes, merge lanes, speed management or other compliant traffic safety solution.
- Standard and safety of footpath along Gravelly Beach Road
- Impact of growth opportunities 9 and 10 on traffic volumes on Gravelly Beach Road and the safety of pedestrians
- Road safety and traffic:
 - traffic studies from 2015, 2019 and 2022 have repeatedly recommended roundabouts at key Main Road intersections, but these have not been delivered.
 - Given that 35 percent of residents in the area are aged 60 or over, compared with 28 percent across Tasmania, pedestrian safety along Main Road is a matter of genuine importance to a significant part of the community, particularly near the Exeter High School and along the route between the retirement village and the town centre.
 - Requests a clear commitment about when funding applications for these upgrades will be made.
- Concerns about increasing traffic volumes on Gravelly Beach Road, existing safety issues, cyclists, narrow road conditions and difficulty accessing private driveways.
- Recommends reducing speed limits on Gravelly Beach Road, including 50 km/h from the highway and 40 km/h through the park, shops and Beach Road intersection area, citing road bends, visibility issues, pedestrian activity and parking movements. Speed limit compliance would require monitoring and enforcement by Police.

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Response to feedback

- Council is also concerned about safe crossing points of Main Road and continues to liaise with the State Government about their implementation.
- Intersection upgrades on Main Road are also a responsibility of the State Government and Council continues to lobby for improvements and have promoted the installation of roundabouts at the Frankford Road and Glen Ard Mohr Road intersections with Main Road for many years.
- Concerns about speed limits on Gravelly Beach Road are noted and will be considered for a future request to State Government for a speed limit review.
- Budget is allocated to pedestrian path improvements annually across the municipality. The program is developed based on priority.
- Council is committed to implementing the West Tamar Trail Strategy with projects to confirm feasibility and design being progressed currently. Construction will be subject to future budgets and availability of grants.
- Car parking is part of a consideration for new uses; however, the ongoing public parking arrangements can be a budget consideration.

Water, sewerage and stormwater

- Implications for onsite wastewater and stormwater management for the existing township of Gravelly Beach. Will TasWater provide sewage to the current township of Gravelly Beach, if available to Low Density Residential lots.
- Will West Tamar Council include necessary stormwater and footpaths, crossovers, for the current township of Gravelly Beach, if available to Low Density Residential lots (where needed)
- Low Density Residential (Single dwellings on larger residential lots between 1500m² and 5000m², with "some" services. What constitute "some"?)
Examples: -Use of septic tanks and/or other biological waste management systems on these larger residential lots; Allowing sewage connections on these larger residential lots with reference to TasWater Master Plan 2035;
 - Connection to the existing sewerage system
 - Roads or extensions of existing roads to access these larger residential lots
 - Provision of footpaths, gutters, and crossovers to these new residential lots.
- Opportunity to deal with onsite sewerage to ensure high and low density residential are connected to a proper sewerage disposal and treatment system.
- Sewage treatment currently inadequate. Noted that there is large runoff towards the river from Exeter & Blackwall every rainfall.
- Sewerage treatment plant capacity and not meeting environmental obligations. Insufficient capacity to accommodate additional growth in sewered area.
- Inadequate infrastructure in the Blackwall and Exeter General Residential zoned areas to meet the requirements of the zone
- Capacity of the Exeter Sewerage Treatment Plant, which the submission states is receiving flows above its EPA licensed limit. The proposed growth, particularly around Blackwall, may not be deliverable without funded upgrades to the treatment plant and sewer network. Requests a costed schedule for the upgrade including funding source and cost estimate. Council should consider a developer contribution or infrastructure funding framework, similar to

approaches used by other Tasmanian councils, so ratepayers have clarity about who will pay for growth-related infrastructure.

- Residential growth, subdivision and increased density
 - Objects to proposed residential growth, subdivision opportunities and increased density in Gravelly Beach, Blackwall, Lanena and areas north of Stony Brook where reticulated sewerage is not available.
 - Additional development in unsewered areas is premature, inconsistent with orderly and sustainable planning, and may increase pressure on septic systems, groundwater, waterways and the Tamar Estuary.
 - Concerned about wastewater capacity, environmental impacts on the Tamar catchment, and consistency with the infrastructure-led approach of the West Tamar Growth Strategy.
 - Requests removal of density increases and lot-size reductions in unsewered areas, retain existing lot sizes until sewerage is funded and operational, undertake a comprehensive wastewater and environmental impact assessment, and require sewerage infrastructure before supporting rezoning or subdivision intensification.
- TasWater advice - Water:
 - The West Tamar system, including Exeter, is subject to increasing demand pressures, particularly during peak summer periods where irrigation demand can significantly influence system performance.
 - Long-term demand forecasts indicate that system capacity will need to be carefully managed and potentially augmented to accommodate projected growth over the planning horizon.
 - The growth areas identified in the structure plan can be serviced for water but much of the smaller reticulation mains downstream of the Exeter Reservoirs will need to be upgraded to accommodate demands - for example, the DN100 retic mains feeding Exeter and Lanena from the intersection at Gravelly Beach Road and Main Road are too small and will need to be upgraded.
 - Previous modelling of the area indicates there is spare capacity in the bulk main and network storage which supplies Exeter, Gravelly Beach, Blackwall and Lanena, however capacity upgrades may be required for long-term growth outcomes.
 - Servicing of future development within the Structure Plan area may be constrained by available water supply capacity, particularly under peak demand conditions.
 - All development will be subject to detailed servicing assessment to confirm available capacity at the time of application.
 - Infrastructure upgrades or augmentation may be required to enable higher growth scenarios.
- TasWater advice – sewerage:
 - Capacity within the existing sewer network and treatment plant may be sufficient for limited infill growth; however, greenfield or large-scale staged developments are likely to require network augmentation, including upgrades to trunk sewers, pump stations and/or treatment capacity.
 - Future development will be subject to case-by-case servicing assessment, including hydraulic and capacity review.
 - Developers may be required to fund or deliver augmentation works necessary to service their development.

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Response to feedback

- The Low Density Residential Zone in the Structure Plan Area is generally not serviced by reticulated sewerage. The growth area between Exeter and Blackwall is not proposed to be connected to sewerage at this time with the minimum lot size reflective of the need to accommodate onsite wastewater treatment and disposal on site.
- The TasWater advice is noted and the Structure Plan is consistent with this advice, noting the long term need for a new Sewerage treatment plant.
- The concerns of the submitters in relation to the Sewerage treatment plant capacity are noted and are part of Council's ongoing discussions with TasWater.
- Rezoning and development applications will need to address servicing capability.

Other

- Recognise digital connectivity as essential infrastructure for working from home, online learning, telehealth and small business.
- Gravelly Beach foreshore groyne remediation
 - Two groynes on the Gravelly Beach foreshore, including an older groyne alleged to contain dumped waste such as suspected asphalt and construction rubble.
 - The contaminated groyne should be recognised as a foreshore remediation priority in the Structure Plan.
 - Recommends a formal contaminated-land and coastal-works process, including confirmation of land tenure, engagement of a qualified contaminated-land consultant, regulatory approvals, public exhibition of a remediation plan, controlled works, validation reporting and long-term monitoring.

Response to feedback

- Digital connectivity is critical infrastructure for any community and should be recognised in the structure plan.
- The Gravelly Beach foreshore groyne is on State land and is not Council's responsibility to remediate.

Changes to the structure plan in response to feedback

- Include a new section in the supporting information recognising digital connectivity as essential infrastructure.

4.21 Other

Submission summary

Community facilities and services

- Support for local producers, small businesses, markets, trails and community facilities required.
- Seeking opportunities for new businesses or expansion of existing businesses / services such as a dance school.
- Tennis / pickle ball courts
- Town doesn't get the improvements that other towns do considering the services – primary and high school, policy state, Council works depot and businesses.
- Township walking loop
- Exeter to river connection
- Safe school streets
- Village heart improvements
- Youth-focused recreation
- Rural character design guidance
- Local food and producer opportunities
- Age-friendly township planning
- Trail tourism and local economy
- Community noticeboards
- Character letterbox trail
- Township character and local identity

Response to feedback

- The Structure Plan provides opportunities for the businesses and services noted above across the local business, community purpose and industry/commercial areas.
- Annual budget allocations for improvements and investments consider all locations in the municipality. For example, significant works have recently been completed at Gravelly Beach foreshore.

Consultation process and engagement

- Continue community engagement through practical, accessible local methods.
- Consultation process and conflicts of interest
 - concerns that privately owned land identified for rezoning may significantly increase in value, but the Plan does not explain how potential conflicts of interest were identified or managed. The submitter does not allege wrongdoing but requests greater transparency, including publication of any pecuniary interest declarations.
 - Many of the 2023 submissions opposed the Blackwall Residential Growth Area, but later targeted consultation was undertaken only with landowners within the Growth Area. This raises fairness concerns because objectors were not given a comparable opportunity to respond to revised options.

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- request that Council publish a summary of any pecuniary interest declarations made by elected councillors or Council officers during the preparation of this Plan; confirm that Council meeting minutes where this Plan was discussed, including the 16 January 2024 Councillor workshop, are publicly available; explain why the 42 submissions opposing the Blackwall Residential Growth Area were not the subject of further direct engagement, consistent with the engagement extended to landowners within that Growth Area; and include in any future Structure Plan a standard conflict of interest statement as part of the document's governance section.

Response to feedback

- Council has provided several opportunities for the community to engage.
- The direct engagement with landowners was only part of Council's considerations and was in response to previous requests from landowners to be engaged prior to formal release.
- The revised draft Structure Plan was released for formal consultation and the broader community were afforded opportunity to input at that time.
- Council workshop deliberations are confidential. Pecuniary interests are recorded in the minutes of Council meetings where declared.

Structure Plan vision and implementation

- Strengthen the vision for Exeter and the surrounding settlements as a connected semi-rural community.
- Clarify township identity and consider a community design process for future welcome signs.
- Include a clearer delivery plan with quick wins, responsibilities and ways to track progress.
- Address housing diversity and demographic change
- Include potential yield for growth capacity
- Economic development and employment – include preferred uses for the village zone and expansions to business areas
- Include more explanation about how growth areas were determined:
 - A clearer explanation of why the identified growth areas were selected over alternative locations;
 - Discussion of environmental, infrastructure and land capability constraints considered during site selection;
 - Demonstration of how the identified growth areas align with the strategic directions of the West Tamar Growth Strategy; and
 - Greater explanation of how future planning scheme amendments will be supported by the Structure Plan.
- Environmental and Rural Land Considerations - The supporting maps are useful and help identify environmental and natural hazard considerations. A short written explanation would also help readers understand how these matters influenced the choice of future growth areas.
- Funding commitments and accountability – the Plan identifies growth and infrastructure opportunities but does not clearly commit Council to funding or delivering them. Several items from the 2014 Structure Plan remain unresolved

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and request a costed infrastructure schedule, clear funding sources, timeframes, and regular public reporting.

Response to feedback

- It is acknowledged a stronger vision could have been voiced in the plan; however, at this late stage it wouldn't be appropriate to incorporate a new vision without additional consultation. However, inclusion of a graphic that synthesises the things people like about the district has been included in the final version of the structure plan. This reinstates information that was included in the 2023 draft but was relocated the engagement summary.
- Council is reviewing its signage including township signs. Recently installed banner poles also provide an opportunity to promote communities and events.
- In relation to recommendations for an Implementation plan, the Structure Plan is primarily a land use planning document. The Growth and Development Opportunities listed in section 2.2 of the draft Structure Plan identifies timeframe and responsibility for delivery. For community focussed activities and infrastructure projects, it may be more appropriate to have an alternative plan for delivery of Council projects.
- Council has committed to preparing a Housing Plan which will support implementation.
- The description of the Village precinct and Local Business area are considered appropriate for the strategic level of the document.
- There is a statement in section 2.2 about the need for amendments to the planning scheme to implement the structure plan which is considered appropriate.
- The supporting information provides context about the development of the structure plan, as does the engagement summary.

Inconsistencies in the document

- The supply of residential land and need for development in the area is inconsistent / incorrect – referring to table 5, page 32 and the categories for residential land supply figures. The development opportunities don't specify potential yield therefore impact cannot be assessed.
- TasWater infrastructures and attenuation zone – 350m attenuation area identified as a constraint yet development has been approved in this area.
- Review of 2014 opportunities and projects is out of date in Table 6.

Response to feedback

- Table 5 was reviewed and compared with the raw data provided by Remplan. It appears that some categories were misnumbered in their final report. Amendments have been made to Table 5 to correct the figures with the overall supply (based on 2024 figures) being 161 rather than 159.
- The engagement summary details a conceptual layout for a subdivision of the Blackwall growth area that could result in 53 low density residential lots which was available as part of the consultation package. As other growth opportunities are subject to site investigations to determine a minimum lot size, a yield cannot be calculated.

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- The TasWater attenuation area doesn't prohibit residential development from occurring but it is a consideration for increasing the potential residential density which is why the area was excluded from consideration in zoning changes.
- The review of 214 opportunities and projects was originally completed in 2023 and will be updated for the final release of the structure plan.

Changes to the structure plan in response to feedback

- Insert a graphic that represents the feedback from the community about what they like about the area.
- Update residential land supply data in Table 5.
- Include a new table detailing how the Structure Plan responds to the Growth Strategy (new Table 6).
- Update Review of 2014 Opportunities and Projects in Table 6 (now Table 7).
- Add an explanatory paragraph to Appendix 1 – Supporting Maps about the use of mapping to inform the development of the Structure Plan.

4.22 Matters supported

Submission summary

- Very supportive of the plan, in particular the proposed growth areas, the Structure Plan zones, the Exeter bypass and the Gravelly Beach Road/Glen Ard Mohr Road connecting road. The extension of the coastal pathway parallel to Beach Road will also be of great benefit to local and adjoining communities. Look forward to future changes that will improve connectivity in the area and allow for planned and sustainable growth.
- Comfortable with the findings presented in the plan - reference to the need for passive and active recreation and transport options for the plan area and encourage Council's continuing investment into community facilities in this community.
- Recognise the appropriate use of the Village zoning in the plan to manage integrated land uses such as industry and residential in close proximity, this zoning to some extent provides potential for greater integration of use into the future.
- 168 Main Road, Exeter – support rezoning to General Residential
- Support bypass connecting Main Road through to Frankford Road
- Support proposed zoning at 243 Gravelly Beach Road and surrounding to Low Density Residential
- Support proposed zoning at Glen Ard Mohr Road and surrounding to Low Density Residential and larger lot size.
- Supports rezoning land in the Annears Road, Blackwall precinct to General Residential.

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- The area already has access to established infrastructure and town services.
- Rezoning would make better use of existing roads, water, sewerage and other public services.
- This is considered more efficient and cost-effective than extending infrastructure into new greenfield areas.
- The proposal would assist in meeting housing demand in the municipality.
- Additional residential development in a well-serviced location would support sustainable and orderly growth.
- The rezoning is expected to strengthen the local community, support existing businesses and services, and contribute positively to long-term growth in the West Tamar region.

Response to feedback

- Submissions of support are noted.

Changes to the structure plan in response to feedback

- No changes are proposed.

Appendix 1 – Summary of Phase 1 Structure Plan review consultation

Land use planning

1. Increase amount of residential land in Exeter and Gravelly Beach to support the role of the town as a District Centre. With reference to opportunities:
 - Between Exeter and Gravelly Beach;
 - Tomah Place;
 - Between Winkleigh Road and Highway (northern end of Exeter).
2. New road connections:
 - Between Exeter and Gravelly Beach (through Blackwall) to provide a more direct connection;
 - Between the Frankford Road intersection and Murray Street behind the existing shops.
3. Preservation and maintenance of riparian and open space areas, including buffer areas.
4. Sewerage and water infrastructure - capacity to service current demand and future growth.

Business and services

5. A number of submissions raised the need for new businesses or services within Exeter including:
 - Veterinary services;
 - Mechanic;
 - Additional cafes / extended hours;
 - Expanded health and community services;
 - Additional retail offerings such as a plant nursery, clothing;
 - Upgrades to existing facilities;
 - Free camping / caravan areas.
6. More events such as:
 - Farm school open days;
 - More variety at the show;
 - Music events at local venues;
 - Events to coincide with each of the four seasons.
7. Youth activities and spaces, such as:
 - Girls youth group;
 - Events that engage young people;
 - Playground for young children in Exeter;
 - Space for teenagers to be.
8. Community activities and services:
 - Relocation of some facilities (for example to an expanded Community Hub or to the school);
 - Visitor centre relocation / retention at current site;
 - Opportunities to support social / community gatherings;
 - Exercise classes;
 - Mail delivery;
 - Long term plan for Council depot;
 - Recognition of historical significance of places and people.

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9. Increase community and visitor awareness about services and events.

Traffic and car parking

10. Traffic circulation in the business area and safety in turning onto or from the Main Road including intersections with:
- Frankford Road (and the potential conflict with high numbers of heavy vehicles);
 - Glen Ard Mohr Road (in particular access to the Primary and High Schools and signage to limit accidental use by those going to Gravelly Beach);
 - Murray Street.
11. Options for managing traffic impacts:
- a parallel circulating road through the back street providing a way to turn around rather than doing a u-turn in Main Road;
 - roundabouts at Frankford Road and Glen Ard Mohr Road intersections;
 - bypass of Exeter;
 - Alternative traffic routes for heavy vehicles;
 - Affordable, reliable public transport.
12. Upgrading Gravelly Beach Road and Rosevears Drive.
13. Improving pedestrian / cycling connectivity by:
- Lowering the speed limit to 40km/hr in the business area;
 - Improving pedestrian paths around the townships, particular between the retirement village and within the Exeter business area and to the Gravelly Beach foreshore;
 - Upgrading the goat track between Exeter and Gravelly Beach.
14. Providing additional safe crossing points:
- Murray Street intersection;
 - In the Main street / business area;
 - Consider elderly and less mobile;
 - Considering the location of on-street car parking and safe crossing points;
 - Reviewing the location of the crossing in Glen Ard Mohr Road.
15. The need for more car parking in the business area and:
- Time limits in the main street;
 - Off street public parking area;
 - Park and ride / all day parking;
 - Accessible parking;
 - Additional car parking at the Community Hub.
16. Tresca driveway (which also provides access to the golf club) and car parking requires upgrading.
17. Visibility at the Murray Street / Main Road intersection and the location of the bin on the footpath.
Note that the bin has since been relocated

Parks and recreation

18. Enhanced park facilities:
- Children's play park;
 - Skate park / pump track / BMX track;
 - Spaces to stop, have lunch;
 - Community tennis court;
 - Facilities for young people indoor / outdoor;
 - Community gym;

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- Community garden.
19. Park on Main Road (near the library):
 - Community memorial wall;
 - Historical information such as a mural and information about local bushrangers;
 - Playground;
 - Potential to be a real feature;
 - Potential to work with community groups like Rotary;
 20. Streetscape improvements for community and to attract tourists:
 - Plant more trees for shade;
 - Improvements in the main street / leafy main street;
 - More colourful plants;
 - In front of the pub is very tired;
 - Put powerlines in main street underground.
 21. Natural environment reserve behind Community Hub and linking to the Goat Track
 22. Fenced dog park
- Note: a fenced dog exercise area has been established behind the Exeter Community Hub*
23. Gravelly Beach foreshore:
 - disagreement and support for the masterplan project;
 - support for the art trail;
 - reinstate the gravelly beach.
 24. Upgraded facilities at the recreation ground / show grounds:
 - Maintenance of the surface;
 - New club rooms, function rooms, toilet facilities;
 - Fence around the second oval;
 - Flood lights on main oval;
 - Clarify public access arrangements.

Services

25. Installation of a waste dump point and tank refill station for caravans/motor homes in the Exeter area.
 26. Weekly waste collection and green waste bins.
- Note fortnightly green waste service commenced in July 2022*
27. Bottle recycling.

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Appendix 2 – List of Submitters

Phase 2 – March to April 2023

No.	Name	Individual submission or company name
1	Alan Melton	Individual
2	Amanda Love and Keith Hale	Individual
3	Angela Vi	Individual
4	Annette Dean	Individual
5	Ash and Carla Baker, Exeter Mowers	Business
6	Brad Mullins	Individual
7	Brittany and Oscar van Dijk	Individual
8	Caroline Larner	Individual
9	Caroline Larner	Individual
10	Catherine Hammond	Individual
11	Cathie Plowman	Individual
12	Chris Keeley	Individual
13	Chris Moore	Individual
14	Darren and Shirlene Huett	Individual
15	Darryl and Cindy Carey	Individual
16	Dean Merriel	Individual
17	Debra Coffey	Individual
18	Doug and Lucy Ford	Individual
19	Peter Voller, Exeter and District Improvement Committee	Community Group
20	Evonne van Namen, Exeter Bowls and Community Club	Community Group
21	Fionna Teys	Individual
22	Geoff Lyons	Individual
23	Gordon Webber	Individual
24	Hannah Floyd	Individual
25	Helen Webber	Individual
26	Hilary Keeley	Individual
27	Isak Floyd	Individual
28	Jim Walker	Individual
29	James Riley and Patricia Stapleton	Individual
30	Jan Dorman	Individual
31	Jan Dorman	Individual
32	Jane Horwood	Individual
33	Jane Margaret	Individual
34	Bill Green Exeter Hardware and Supplies	Business
35	Janet Stevens	Individual
36	J and D Coffey	Individual
37	Jeff Coffey	Individual
38	Jennifer Kilvert	Individual
39	Jessica Swain and Desmond Hopkins	Individual
40	John Bowden	Individual
41	John Madison	Individual
42	Dr John Paul	Individual

ORDINARY COUNCIL MEETING
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No.	Name	Individual submission or company name
43	Keith Gillham	Individual
44	Kerry Quinn , Exeter RSL club	Community Group
45	Kevin and Cecille Kinnear	Individual
46	Louise Button	Individual
47	Louise Scott	Individual
48	Marcus Barber	Individual
49	Megan Howard	Individual
50	Michelle Gibson	Individual
51	Mike Hyland, The estate of the late Dorothy Robinson	Individual
52	Mitchell Peck	Individual
53	Naomi and Jamie Hume	Individual
54	Peter Nunn	Individual
55	Rachel Winskill	Individual
56	Raymond and Kristy Jack	Individual
57	Ray Soncum	Individual
58	Robert and Lyn Bushby	Individual
59	Bob Cottell	Individual
60	Robert Henderson	Individual
61	Robyn Smedley	Individual
62	Robyn Smedley	Individual
63	S Lamb and S Flanagan	Individual
64	S Robinson	Individual
65	Sandra Johnston	Individual
66	Scott and Chantelle Wright	Individual
67	Sharee Marshall	Individual
68	Susan Bromley	Individual
69	Sven Gunnarsson-Wiener, Denver Glen Pty Ltd	Business
70	Tim and Jana Wedlock	Individual
71	Trevor and Christine Blazely	Individual
72	Vicki & Brett Gillie	Individual
73	Peter Voller, West Tamar Landcare Group Inc	Community Group
74	Woolcott Surveys	Individual
75	Woolcott Surveys	Individual
76	Tony Isherwood	Individual
77	Coby Gore	Individual
78 (late)	Annette Dean	Individual
79 (late)	Vivienne and Jocelyn Scott	Individuals
80 (late)	Warner, Lamer and Rix	Individuals
81 (late)	Woolcott Land Services (supplementary to submission 75)	Company

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

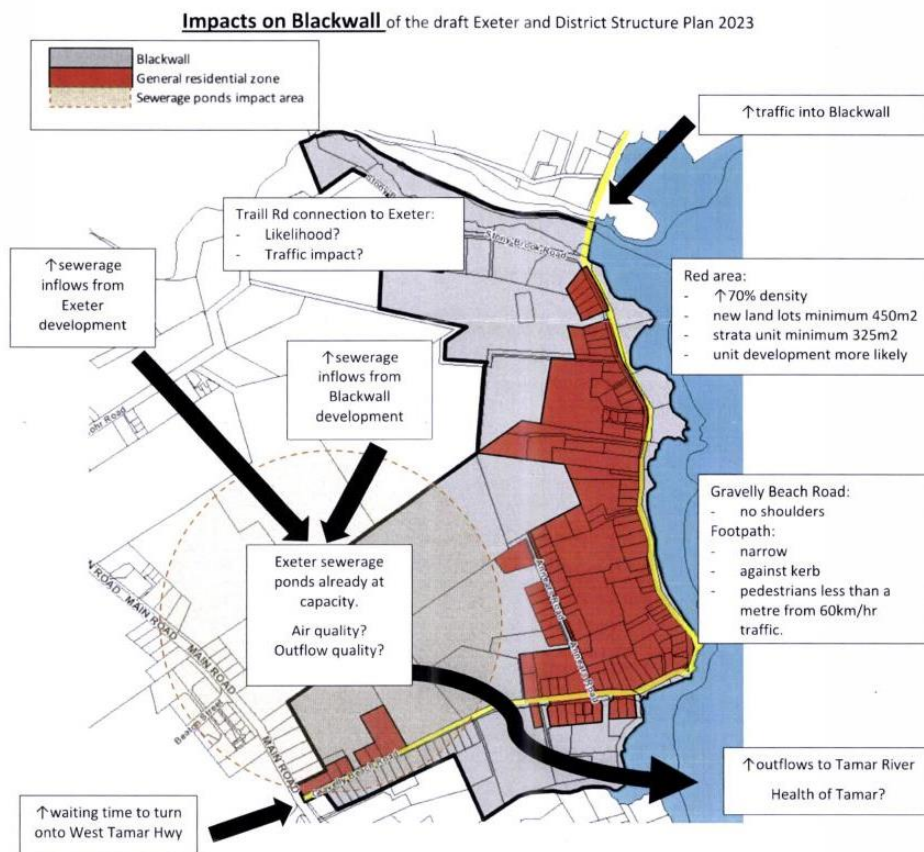
Phase 3 – June 2026

No.	Name	Individual submission / business / community group
1	Phillip Keep	Individual
2	Troy and Kimberley Young	Individual
3	Grace Cotton	Individual
4	Barbara Bennett	Individual
5	Sondra Vandeleur	Individual
6	Chris Moore	Individual
7	Peter Voller	Individual
8	Tim and Jana Wedlock	Individual
9	Jane Bollard	Individual
10	Taliesha Baylis	Individual
11	Gina Nock	Individual
12	Herman Mills	Individual
13	Peter Kearney obo Exeter Child Care Centre Inc.	Business
14	Annette Dean	Individual
15	TasWater	Business
16	Marianne MacDonald	Individual
17	Caroline Larnier with Robert Larnier, Joh & Leonie Walker, Peter McIvor, Stephen McIvor and Grace Cotton	Individual
18	D Grutzner	Individual
19	Justine Brooks	Individual
20	Michelle Walters	Individual
21	Mark & Tania Williams	Individual
22	Vivienne Scott	Individual
23	Darryl Carey	Individual
24	Anne Brumby	Individual
25	Exeter Primary School	Community
26	Nigel Wallace c/- Woolcott Land Services	Individual
27	Elizabeth Bowerman	Individual
28	Barry Smith	Individual
29	Roland Layh	Individual
30	Caroline Larnier	Individual
31	Jack Davenport	Individual
32	Adam Gore	Individual
33	Simon Grutzner	Individual
34	Jane Horwood	Individual
35	Baden Brown	Individual
36	Woolcott Land Services	Business
37	Woolcott Land Services	Business
38	Exeter High School Parent Teacher Association	Community

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

No.	Name	Individual submission / business / community group
	Department for Education, Children and Young People, Attention: Manager, Asset Management and Planning	
39		Community
40	John Madison	Individual
41	Patricia Stapleton	Individual
42	Darren & Shirlene Huett	Individual
43	Bridie Youd - West Tamar Dance Academy	Business
44	Nova Land Consulting obo Elderwaldo Pty Ltd	Business

Appendix 3 – Proforma submission



Developers are moving on from Legana. Development is already happening in Exeter – subdivision in Wildmore Crescent and Gurr Court, infill development in Glen Ard Mohr Road. The Council wants Blackwall to be next.

The structure plan assumes a 53% increase in dwellings in Blackwall, but only 8% in both Lanena and Gravelly Beach. Why? Because Blackwall is sewered and Lanena and Gravelly Beach are not? The sewerage ponds service Exeter and Blackwall and are licensed for 150kl/day. The 2021/22 average inflow was 251kl/day (source TasWater 30/9/22 report). Outflows from the ponds go via a creek to the river and for re-use to the Exeter golf club. The sewerage ponds are at capacity, they are located next to us, the attenuation area covers a large area of Blackwall and outflows to the Tamar run down a creek through Blackwall. What impact will development in Exeter and Blackwall have on this?

Other than sewerage, what is the difference between Blackwall, Lanena and Gravelly Beach? Infrastructure in Blackwall is sub-standard.

If you have concerns about the structure plan and the potential impacts on Blackwall, please make a submission to the West Tamar Council. If you are unsure what to say, please turn over for some possible points to include in your submission. Or even easier, tick the statements that concern you and send this leaflet directly to the council.

Submissions close 30 April 2023.

ORDINARY COUNCIL MEETING Tuesday 18 August 2026

To : West Tamar Council
PO Box 16, Riverside TAS 7250
wtr@wtr.tas.gov.au

Submission to the draft Exeter and District Structure Plan 2023

Agree Disagree Unsure			
			The Exeter sewerage ponds are at capacity.
☒	☐	☐	I am concerned about the health of the Tamar River due to higher density in Blackwall and Exeter. <i>Observation: On average, 7 new residents will contribute an additional 1kl/day of sewerage inflow. The ponds are already at capacity. Additional flows will result in reduced retention time in the ponds. What impact will this have on the quality of the outflows?</i>
☒	☐	☐	I am concerned about possible deterioration in air quality from the Exeter sewerage ponds due to higher density in Blackwall and Exeter. <i>Observation: In 2021/22 TasWater received a number of complaints about odor from the Legana sewerage ponds. Many residences in Blackwall and Exeter are within the attenuation area of the Exeter ponds and much closer to the sewerage ponds than in Legana.</i>
☒	☐	☐	I would like the Council and TasWater to provide written assurance that the sewerage ponds can safely handle increased density in Blackwall and Exeter. <i>Observation: The draft Exeter structure plan assumes incremental growth at average land sizes observed in Exeter. But the density can be higher, and Council cannot oppose development that meets all the criteria in the planning scheme. Let's not wait for individual development applications to be incrementally assessed - can the ponds cope with growth in the area as in the structure plan and as allowed in the planning scheme?</i>
			Blackwall has sub-standard infrastructure (Gravelly Beach Road, footpaths, stormwater, transport, sewerage at capacity, etc).
☒	☐	☐	I am concerned about increased traffic flows on Gravelly Beach Road from development in Blackwall, Gravelly Beach, Swan Point, Robigana and Deviot. <i>Observation: Gravelly Beach Road is the access point for all properties in Blackwall. It carries significant traffic in addition to local residents including traffic from areas beyond it, the fire brigade, school buses, recreational vehicles (overnight stays at Rose Bay Park and Swan Point), tourists (wine route), horse floats, boat trailers, and more.</i>
☒	☐	☐	I am concerned that pedestrians can be less than a metre from passing traffic on Gravelly Beach Road. <i>Observation: The Gravelly Beach Road footpath is narrow, close to the road along the river edge and often with retaining walls, fences and gardens on the other side. Gravelly Beach Road has no shoulders, and the 3m traffic lane starts at the kerb and channel. It has a 60km/hr speed limit.</i>
☒	☐	☐	I am concerned that existing drainage and stormwater systems will not cope with increased density. <i>Observation: Existing drainage in Blackwall is a mix of piped and open drains. The consequences of an increase in roof area and paved areas could materialise hundreds of metres from a site being developed.</i>
			Amenity of Blackwall is at risk
☒	☐	☐	High density development in Blackwall is out of character with the adjacent river's edge areas of Lanena and Gravelly Beach. <i>Observation: The general residential zone in Blackwall allows new development to have land lot sizes of 450m2 and 325m2 for multiple dwellings / units. Lanena and Gravelly Beach do not have general residential zones - their minimum lot sizes for new development is 1,500m2 (in some areas it is 5,000m2).</i>
☒	☐	☐	Increased development in Blackwall will be highly visible to residents, passing traffic and tourists as it is on a hill side. <i>Observation: Council's description in 2006 planning document that Gravelly Beach could be "accessed along a scenic water edge drive through Blackwall", will be part of history.</i>
☒	☐	☐	I do not want Blackwall to look like Riverside or Legana. I do not want our open space, trees and greenery to be replaced by large numbers of dwellings and substantial areas of concrete and paving.
☒	☐	☐	A minimum size of 1,500m2 (or more) for new land lots and multiple dwellings, similar to Lanena and Gravelly Beach, would be more appropriate for Blackwall.

**Appendix 4 – Post-Exhibition investigations – Infrastructure
Analysis (Exeter and District Structure Plan
finalisation project)**



Infrastructure Analysis

*Exeter and District Structure Plan
Finalisation Project*

West Tamar Council



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Exeter Structure Plan - Infrastructure Analysis
June 2026

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1. Introduction

The purpose of this report is to detail the findings of the infrastructure analysis undertaken for each of the three investigation areas identified in, or derived from, the *Draft Exeter and District Structure Plan 2023* ('**Structure Plan**') which are identified as:

1. Blackwall;
2. West Exeter; and
3. North Exeter.

The infrastructure analysis was informed by the content of the Structure Plan in addition to the *Exeter Traffic Study - Options Analysis October 2022* prepared by Midson Traffic ('**Traffic Study**').

The infrastructure analysis provides an overview of land contained within each investigation area which is earmarked for change within the Structure Plan. It includes a description of the features, constraints and necessary infrastructure works required to facilitate various subdivision development options.

Provisional subdivision layout options have been prepared for each investigation area to inform the infrastructure analysis. It is important to note that the provisional subdivision layouts are conceptual only and to not reflect a firm position as to the preferred configuration of future development.

The infrastructure analysis in association with the Structure Plan is not an active rezoning or planning scheme amendment process. Rather, it provides a platform that will inform the application of future land use zones and other applicable planning controls that are necessary to accommodate and support the sustainable growth of Exeter envisaged by the Structure Plan.

1.1 Glossary of Terms

Key terms and abbreviations used in this infrastructure analysis are listed in Table 2.

Table 1 - Terms and Abbreviations Summary

Term or Abbreviation	Detail
AHD	Australian Height Datum
DN	Diameter Nominal
EPA	Environment Protection Authority
ESTP	Exeter Sewage Treatment Plant
LGBMP	<i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>
LiDAR	Light Detection and Ranging
Scheme	Tasmanian Planning Scheme - West Tamar
SAP	Specific Area Plan
SPS	Sewer Pump Station
Structure Plan	Draft Exeter and District Structure Plan 2023
TasWater	Tasmanian Water and Sewerage Corporation
Traffic Study	Exeter Traffic Study - Options Analysis October 2022

2. Blackwall Investigation Area

The spatial extent of the Blackwall investigation area is illustrated in Figure 1.

Figure 1 - aerial map illustrating the spatial extent of the Blackwall investigation area.



Source: image and base data retrieved from the [LIST](#).

Blackwall was identified within the Structure Plan to be investigated in order to determine its capacity to support future residential growth. The Structure Plan included a preliminary analysis relating to residential growth options, road network and sewer and water capacity of the Blackwall investigation area which are documented.

The Blackwall investigation area is located on a hillside overlooking Stony Brook to the north and Kanamaluka/Tamar Estuary to the east. The hillside falls in a northerly and easterly direction (which forms its aspect) from a prominent hilltop within 42 Glen Ard Mohr Road (at an elevation of around 80m AHD) down to Stony Brook Road and Gravelly Beach Road (at an elevation of around 5m AHD).

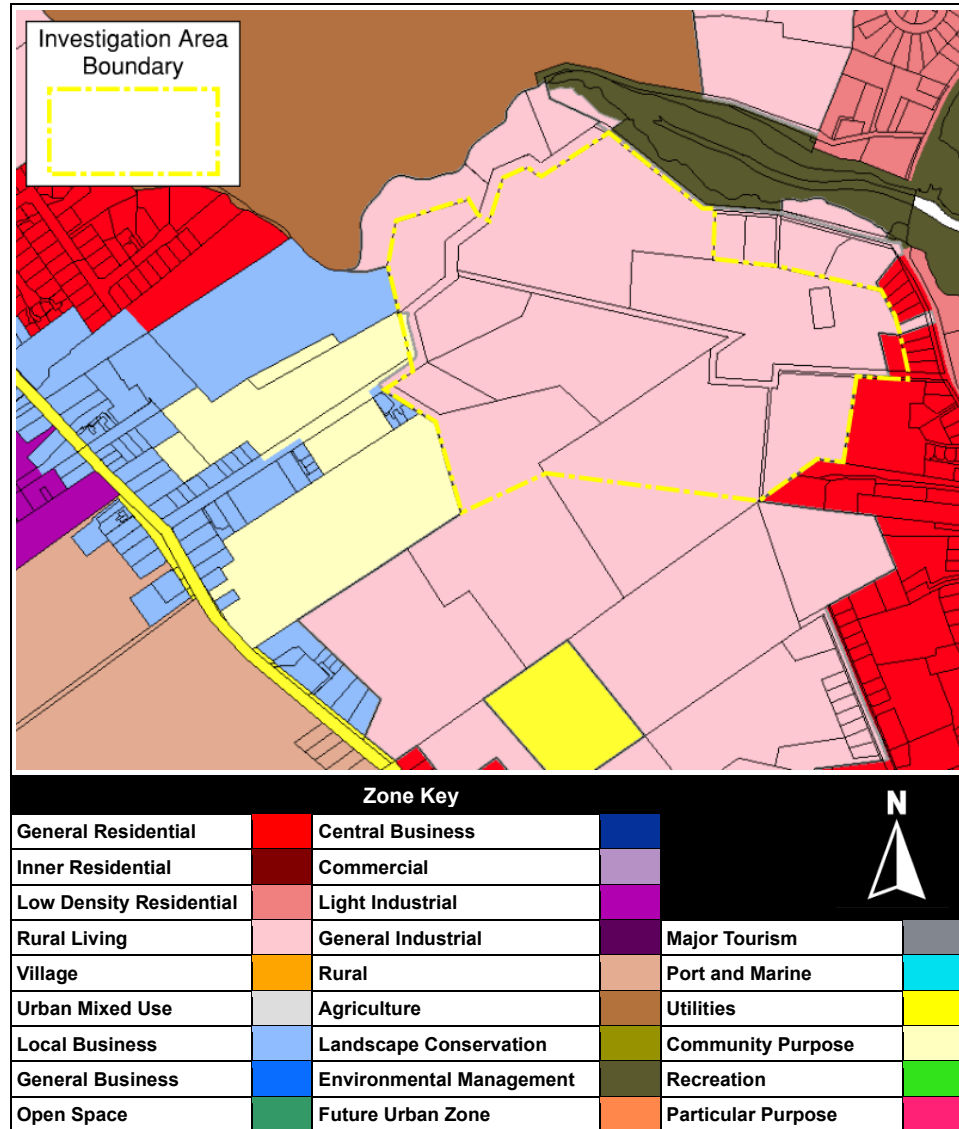
The investigation area comprises 11 lots. The lots have a combined area of 39.84ha although the investigation area (as spatially illustrated in Figure 1) has an area of approximately 32.26ha which includes full lots, part lots and parts of the Glen Ard Mohr Road and Trail Road (road) casements.

The southern end of the investigation area is located within the Exeter Sewage Treatment Plant ('ESTP') attenuation area and an approximate 123m wide electricity transmission corridor, inclusive of an approximately 84m wide inner protection area, bisects the eastern end of the investigation area in a general north to south alignment. The presence of the ESTP attenuation area and electricity transmission corridor reduces the total amount of land within the investigation area that will be available for residential intensification, observing that land within the ESTP attenuation area may be suited for integration into public open space or other similar public uses.

The majority of the investigation area is assigned to the Rural Living C zone in accordance with clause 11.0 of the *Tasmanian Planning Scheme* incorporating the *West Tamar Local Provisions Schedule*

(‘Scheme’) (refer to Table 2). Rural Living Zone C permits a minimum lot size of 5ha by way of an acceptable solution¹ and an absolute minimum lot size of 4ha by way of performance criteria². A single lot, 183 Gravelly Beach Road, is assigned to the General Residential zone in accordance with clause 8.0 of the Scheme which permits a minimum lot size of 450m² by way of acceptable solution³. The corresponding performance criteria⁴ does not prescribe an absolute minimum lot size within the General Residential Zone in the same way as it does in the Rural Living Zone.

Table 2 - zone map illustrating the composition of zoning of the Blackwall investigation area and surrounds.



¹ Clause 11.5.1 A1(a), Scheme.

² Clause 11.5.1 P1, Scheme.

³ Clause 8.6.1 A1(a), Scheme.

⁴ Clause 8.6.1 P1, Scheme.

2.1 Existing Infrastructure

2.1.1 Sewer

The Blackwall investigation area is located below the sewer system servicing the Exeter township, with the bulk of the land falling away from the township and ESTP to Stony Brook Road and Gravelly Beach Road. Along the western side of Gravelly Beach Road, there is a band of General Residential zoned land that is serviced by a gravity sewer system installed along the road in short sections of sewer tracts, with each tract draining to a small sewer pump station that lifts sewer flow to the next tract and so on (refer to Figure 2).

Figure 2 - aerial map illustrating the location of the three pressurised sewer tracts and associated sewer pump stations that service parts of the Blackwall residential area.



Source: image and base data retrieved from the [LIST](#).

The northern extremity of the Gravelly Beach Road sewer system terminates approximately 104m west of the Stony Brook Road and Gravelly Beach Road intersection (within Stony Brook Road on the southern side of Stony Brook), with the Gravelly Beach locality itself not being provided with reticulated sewer infrastructure.

The investigation area drains to the northern section of the reticulated sewer system along Gravelly Beach Road extending between Stony Brook Road to the north and 139 Gravelly Beach Road to the south. This sewer catchment is serviced by the northern sewer pump station ('SPS') (Pump Station No. 1) which pumps southwards through a pressurised main to the middle SPS (Pump Station No. 2). From the middle SPS, sewage is lifted to the southern SPS (Pump Station No. 3) that in turn pumps to the ESTP.

Pump Station No. 2 has a current service catchment containing approximately 36 residential lots with some of the General Residential zoned land within the catchment remaining undeveloped (or capable of being subdivided into smaller lots) which are not currently connected to the sewer system, despite being capable of gravitating to the sewer system. Any upgrades to this pump station will involve increases in emergency service volume, the installation of larger pumps and potentially an increase in

the diameter of the rising main, depending on the number of additional lots that may be created in the future and capable of connecting to the established sewer system. Upgrades may also be required on the other two SPS along with connecting rising mains and sections of gravity sewer that are needed to accommodate the additional flows. The available capacity within the Gravelly Beach Road sewer system is unknown at this time.

The ESTP is currently receiving average flows (into the system) of approximately 251,000 litres per day which is considerably in excess of the Environmental Protection Authority ('EPA') licensed flow rate of 150,000 litres per day⁵. As an illustration on the demands created by any new or future development, a modern three-bedroom dwelling is expected to generate an average of 450 litres per day such that a 14-lot subdivision of the currently General Residential zoned lot at 161 Gravelly Beach Road would add approximately 6,600 litres per day to the sewer system or 4.4% of the licensed flows to the ESTP. It is likely that TasWater will support the servicing of any currently zoned General Residential zoned land, but will not approve the change of existing residential zoned land to a higher density residential zone due to the current oversubscription of the ESTP and reticulated sewer system volume and capacity limits (unless upgrades occur to the current system).

A significant expansion of the General Residential zone within Blackwall, where reticulated sewer is required for new lots, is unlikely to proceed without an agreement in place to fund upgrades to both the sewer system within Gravelly Beach Road and to the ESTP.

2.1.2 Water

Both Exeter township and Blackwall are serviced by the Exeter Water Reservoir located at the 140m AHD level at 23 Main Road, Lanena. A DN200 water supply main is available along Gravelly Beach Road and a DN100 water supply main is located within Glen Ard Mohr Road. Extension of a DN150 water supply main along the Traill Road alignment would service the Blackwall investigation area and provide redundancy to the Gravelly Beach Road water supply main system.

To this extent, no constraints have been identified within the context of provision of a water supply to the Blackwall investigation area.

2.1.3 Road

The Blackwall investigation area is serviced by Council maintained roads of Glen Ard Mohr Road on the western approach and Stony Brook Road and Gravelly Beach Road on the eastern approach. Traill Road is identified as an informal private access road which services some lots within the investigation area. Glen Ard Mohr Road becomes a private access road north of the Traill Road intersection and also provides access to lots further north. The road reserves of the series of roads that form the local road network are contiguous (i.e. connected) but are unconstructed at this time.

The Traffic Study suggests that Glen Ard Mohr Road be connected to Gravelly Beach Road, generally following the alignment of Traill Road. Traill Road, once it leaves Glen Ard Mohr Road, is in a 10m wide reservation east of the electricity transmission corridor where it does a sharp dogleg around the southern extremity of 185 Gravelly Beach Road. The lower section of the Traill Road reserve through to Gravelly Beach Road is unconstructed but has been widened on the southern side by the acquisition of a 4m strip from the titles of 161 Gravelly Beach Road and 48 Traill Road. The final section of the road reserve, located between the residential properties of 175 and 177 Gravelly Beach Road is 14.1m in width with both houses close to the reserve boundary where there is an approximate 4.0m offset to the dwelling located at 177 Gravelly Beach Road and an approximate 2.1m offset to the dwelling located at 175 Gravelly Beach Road.

As a through road between Exeter and Gravelly Beach, Traill Road will act as a collector road attracting traffic from Gravelly Beach and communities further north, conveying them directly to the Exeter township for access to the schools and shops. This road access will provide a more direct and convenient access road than the existing road link to Main Road from Gravelly Beach Road, south of the township. The road will also provide direct frontage to new lots within the investigation area along

⁵ Environmental Protection Notice No. 498/2.

its alignment as well as any new courts constructed off it and will provide a convenient route for school buses.

The recommended road width for a connecting road would be an 8.9m wide pavement within an 18m wide (road) reserve or a 20m wide road reserve where it incorporates a shared walking and cycling path and potential avenue landscaping. Future road widening could be achieved at the time of subdivision through Section 108 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* ('**LGBMP**') along with a road diversion to improve the road alignment at the dogleg adjacent to the isolated house at 185 Gravelly Beach Road.

Although not specifically identified within the Traffic Study, further opportunity exists to provide a shared pedestrian and cycling link between Traill Road and Annears Road to the south which would provide improved pedestrian and cycling permeability and connectivity within Blackwall and the broader Gravelly Beach area. The link would require utilisation of an approximate 5m wide road casement which extends perpendicularly from the Traill Road casement in a southerly direction (between 46 Traill Road to the west and 48 Traill Road to the east) for a distance of approximately 183m to the north-western corner of 36 Annears Road. A strip of land would need to be acquired or applied with an appropriate easement or right of way across either 36 or 39 Annears Road to complete the link between the Traill Road (road) casement and Annears Road.

2.2 Development Options

Building upon the Structure Plan, three (3) subdivision development options have been modelled. The proposed subdivision lot layouts are based on the extension and upgrade of Traill Road to connect Glen Ard Mohr Road with Gravelly Beach Road as recommended within the Traffic Study. Each subdivision layout option assumes that the existing General Residential zoned land located at 161 Gravelly Beach Road will be subdivided off (the new) Traill Road.

Base plans for the study area have been developed to assist in the assessment of the residential development potential of the land. This base plan includes high resolution aerial imagery, LiDAR contours and existing infrastructure (where known). The preliminary layout plans have been prepared to identify those areas which will be difficult to develop, to form a basic road layout and to determine a preliminary lot yield. Preliminary layouts are not final designs and are intended to assist in understanding the constraints to development that exist for the investigation area.

The development options are also based on land contained within the investigation area being rezoned to Low Density (for all options) and increasing the extent of General Residential zone to the west of Gravelly Beach Road (in the case of option 3 only).

2.2.1 Option 1 - Lowest Density

The lot layout illustrated in Figure 3 shows a possible lot layout that is based on 0.5ha lots (5,000m²) (save for 161 Gravelly Beach Road which is zoned General Residential). The larger lots are capable of onsite wastewater disposal so that an extension of the reticulated sewer system is not required. There are four (4) lots created off Stony Brook Road and three short courts (off the new Traill Road) to provide frontage to lots created from the larger parcels of land. It is assumed that the new roads will be sealed and provided with kerbing and footpaths but Stony Brook Road and the section of Glen Ard Mohr Road, north of the intersection with Traill Road, can remain as unsealed roads.

The low density subdivision layout illustrated in Figure 3 creates 67 lots, 14 of which are the General Residential lots of 161 Gravelly Beach Road, and will require the construction of 1,573m of road, including three courts.

Figure 3 - concept lowest density lot layout of the Blackwall investigation area.



2.2.2 Option 2 - Low Density

The lot layout illustrated in Figure 4 is based on a Low Density Residential layout with minimum lot sizes of 0.15ha (1,500m²), with this size being a sufficient area for onsite wastewater disposal (subject to geotechnical investigation for some sites). As in the lowest density subdivision layout plan illustrated in Figure 3 (Option 1), 161 Gravelly Beach Road is assumed to be sewered, creating 14 new residential lots. The increased number of lots will see the construction of the northern section of Glen Ard Mohr Road to an urban road standard and the provision of 4 new road courts, one of which is off Gravelly Beach Road. Stony Brook Road will have three new lots accessing from the road with the road capable of remaining an unsealed road, although with any necessary upgrades to bring the existing road to rural road standards.

The low-density subdivision layout illustrated in Figure 4 creates a total of 130 lots, 14 of which are the General Residential lots of 161 Gravelly Beach Road, and will require the construction of 2,372m of road, including four courts.

Figure 4 - concept low density lot layout of the Blackwall investigation area.



2.2.3 Option 3 – Mixed Living

The lot layout illustrated in Figure 5 is based on the road layout associated with Option 2 illustrated in Figure 4. The Mixed Living option has been modified (from the low density option) to increase the area of General Residential zoned land along Traill Road on the assumption that reticulated sewer is extended from the existing Gravelly Beach Road system. This density presupposes that there are to be no new sewer pump stations but the capacity of the existing sewer system, including the pump stations and the Exeter treatment plant, can be upgraded to service the proposed lot density.

The higher density subdivision layout illustrated in Figure 5 creates 160 lots, 73 of which are General Residential lots including the previous 14 lots assumed for 161 Gravelly Beach Road, and require the construction of 2,522m of road, including eight courts.

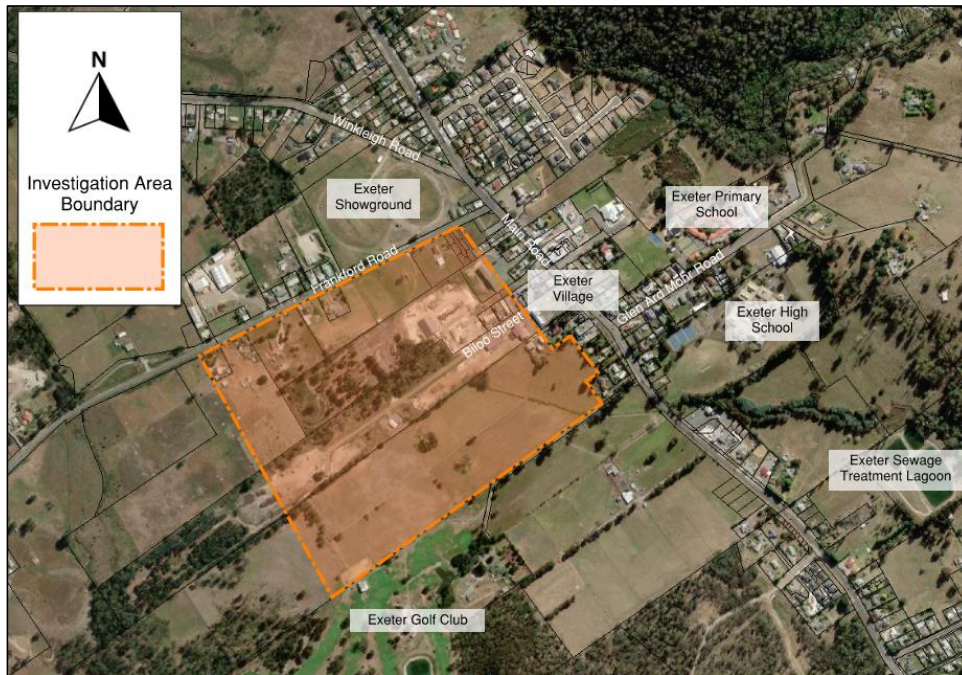
Figure 5 - concept mixed living lot layout of the Blackwall investigation area.



3. West Exeter Investigation Area

The West Exeter investigation area is illustrated in Figure 6.

Figure 6 - aerial map illustrating the spatial extent of the West Exeter investigation area.



Source: image and base data retrieved from the [LIST](#).

The West Exeter investigation area is identified as a location within the Exeter township that is capable of accommodating additional industrial or commercial style land uses.

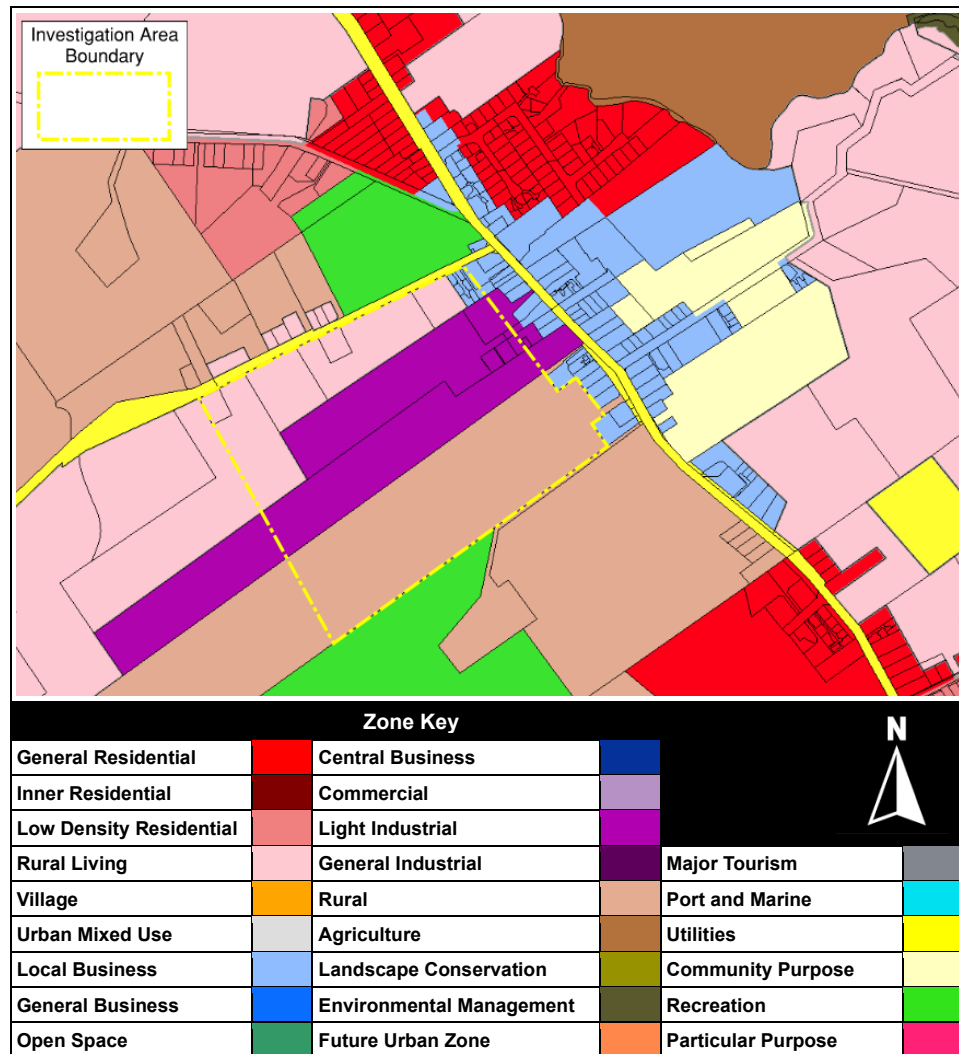
The investigation area is bounded by Frankford Road to the north, the rear of the properties along Main Road to the east, the Exeter Golf course to the south and a western alignment that approximately coincides with the crest of a ridge that forms the eastern edge of the Stony Brook catchment. The investigation area is approximately 34.6ha in area.

The investigation area drains to a small waterway that flows to the southeast, crossing Main Road and flowing past the ESTP, to ultimately discharge into the Tamar River in Lanena. The waterway extends north of the precinct, crossing Frankford Road to drain a portion of the Exeter Showground and Cycling Track site on the northern side of Frankford Road. This waterway is un-named but is referred to for convenience as Biloo Creek in this report (due to its proximity to Biloo Street). It is part of the public drainage system managed by Council as it drains a number of properties and public roads via the established public drainage system.

The single largest title within the precinct is 55 Main Road which is a 25.3ha rural parcel that adjoins the Council depot site to the north and the Exeter Golf Club to the south. The lot is an internal property with a driveway access on the northern side that also serves the house (in the same ownership) at 53 Main Road. The lot has been provided with an access strip from Main Road, shaped as a future road reserve which is located between 45 and 47 Main Road, although this access is currently unused. The land is predominantly used for grazing, with a small portion used for parking adjacent to the Exeter Golf Club.

The investigation area comprises Rural Living zoned land to the north, a small section of Local Business Zone to the north-east (albeit developed with residential dwellings), Light Industrial Zone in the middle section and Rural zoned land to the south (refer to Table 3).

Table 3 - zone map illustrating the composition of zoning of the West Exeter investigation area and surrounds.



3.1 Existing Infrastructure

3.1.1 Sewer

The West Exeter investigation area is partly served by a sewer line located to service the strip of residences along the western side of Main Road which also provides a connection to the Council works depot on Biloo Road. In addition, there is a small Council operated pump station that collects leachate from the former landfill area.

Extension of the existing sewer main along the alignment of Biloo Creek from the rear of 43 Main Road is possible, provided that the ESTP has capacity for the additional flows. As for the Blackwall investigation area, the lack of capacity of the ETSP will be a critical consideration. It should be noted that industrial or commercial lots are generally assumed to create more flows than a residential lot, unless limited to storage or transport industries which produce lower overall demand for sewer services.

3.1.2 Water

Reticulated water is available along Main Road and Biloo Road with DN100mm mains in both roads with Frankford Road containing a DN150 main.

3.1.3 Road

The only road within the precinct is Biloo Street that primarily serves the Council Depot, a concrete and landscape supplier and the Exeter waste transfer station. Biloo Street is not within a formal road reservation and has a practical maximum (potential road reserve) width of 16.2m due to the extent of a depot building located on the southern side of the road. The road provides access to seven light industrial properties, three of which are privately owned, the rest owned by Council.

All traffic to the light industrial precinct enter and exit from Main Road via local road intersection located between the Exeter public library (57 Main Road) and the Commonwealth Bank (59 Main Road). This intersection is not provided with a right turn lane from Main Road and a recent traffic count indicates a weekday average of 696 vehicles movements per day with 20% of these being commercial vehicles, predominantly from the Council depot site and the adjoining concrete and landscaping supplier.

Frankford Road is an arterial road that has ribbon housing development along it, primarily on larger lots that are assigned to the Rural Living zone, transitioning to vacant Local Business zoned land at the intersection with Main Road. The section of road reserve adjoining the investigation area area is relatively narrow with a typical width of under 16m for the Exeter Showground and Cycling Track frontage.

3.2 Development Options

Two preliminary subdivision and road layout plans for development have been devised. The preliminary layout plans been prepared to identify those areas which will be difficult to develop, to form a basic road layout and to determine a preliminary lot yield. Preliminary layouts are not final designs and are intended to assist in understanding the constraints to development that exist for the investigation area.

3.2.1 Light Industrial and Low Density Residential

The first option preserves the existing strip of Rural Living zone along the Frankford Road frontage with a new road extending from Frankford Road connecting to Biloo Street (refer to Figure 7).

Figure 7 - concept light industrial and low density residential lot layout of the West Exeter investigation area.



The alignment of the new road generally follows the drainage path that extends from Biloo Creek to Frankford Road and this alignment could be extended east to join into Main Road south of the Local Business zoning on the western side of Main Road, as shown in dashed linework (in Figure 7). This provides for the option of a future truck bypass of the Exeter activity centre, if this is ever required and also for further development of 55 Main Road. The intent of the connection to Biloo Street is to remove the necessity for heavy vehicles to turn off Main Road within the heart of the Exeter activity centre.

The interior of 55 Main Road gains access from a narrow driveway on the northern end that is shared with 53 Main Road which contains a single dwelling. A 13.4m access strip, configured as a road reservation, is located between 45 and 47 Main Road and is currently unused. The concept plan in Figure 7 shows this access strip being used for a local road to access a 13 lot, Low Density Residential subdivision where the minimum lot size of 1,500m² could contain onsite wastewater disposal if reticulated sewer capacity is not available. This local road will also provide access to the rural balance of the land or for the future development of the balance, if needed.

The light industrial and low density residential option provides for:

1. Two (2) new Rural Living lots;
2. Four (4) new Light Industrial lots;
3. Provision of commercial vehicle access off Frankford Road;
4. Approximately 328m of new connecting road between Frankford Road and Biloo Street; and
5. Approximately 205m of new residential road court.

3.2.2 Light Industrial and Local Business

This second option builds upon the previous light industrial and low density residential option, extending the area of Light Industrial zoned land to Frankford Road along the proposed connecting road alignment and extending the connecting road past Biloo Road to join with the new road within 55 Main Road (refer to Figure 8). This maintains the provision to extend the new road to Main Street along the Biloo Creek alignment. This option creates additional Local Business and Light Industrial land rather than Low Density Residential land.

Figure 8 - concept light industrial and local business lot layout of the West Exeter investigation area.



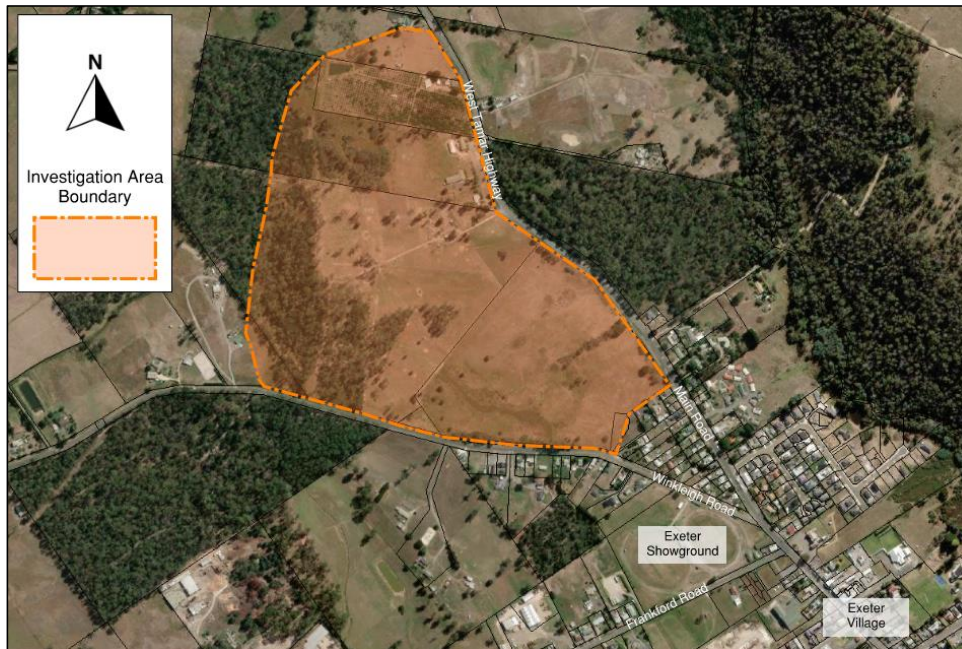
The light industrial and local business option provides for:

1. Five (5) new Local Business lots;
2. Nine (9) new Light Industrial lots;
3. Provision of commercial vehicle access off Frankford Road; and
4. Approximately 780m of new road from Frankford Road to Biloo Street and 55 Main Road.

4. North Exeter Investigation Area

The North Exeter investigation area is illustrated in Figure 9.

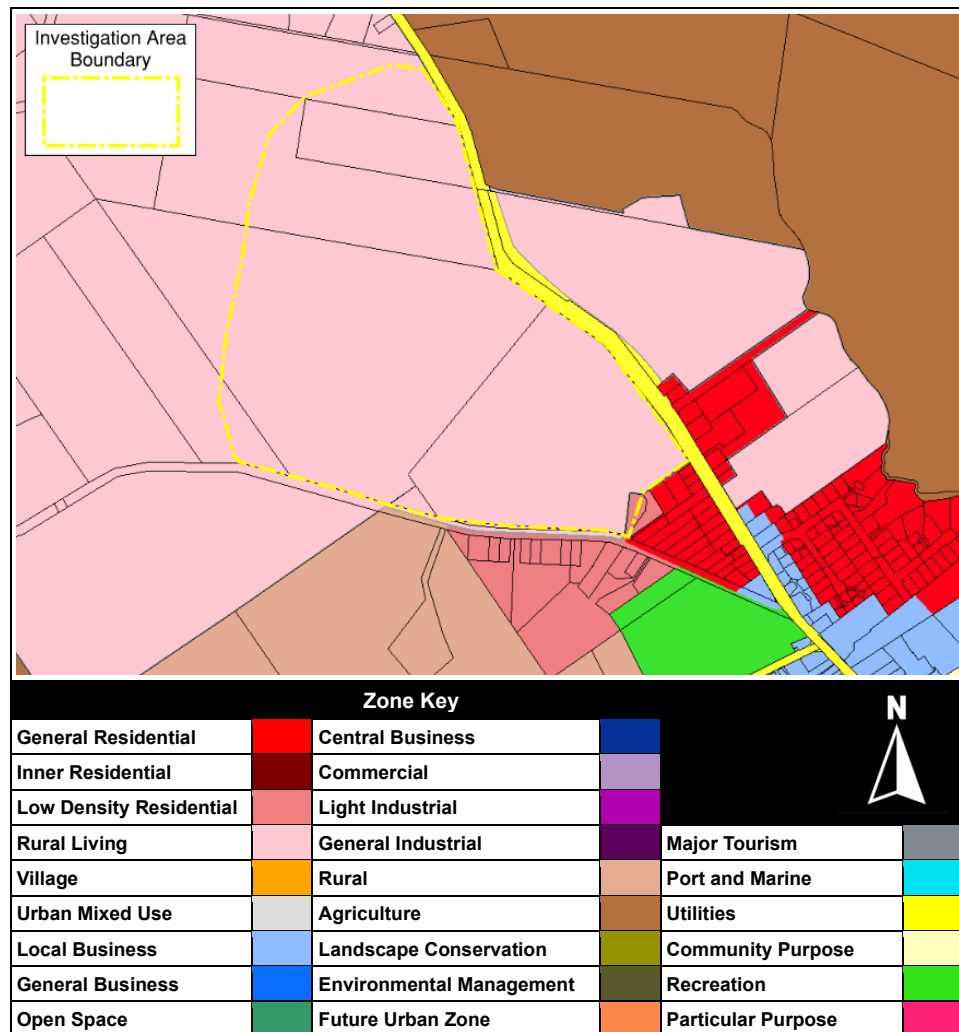
Figure 9 - aerial map illustrating the spatial extent of the North Exeter investigation area.



Source: image and base data retrieved from the [LIST](#).

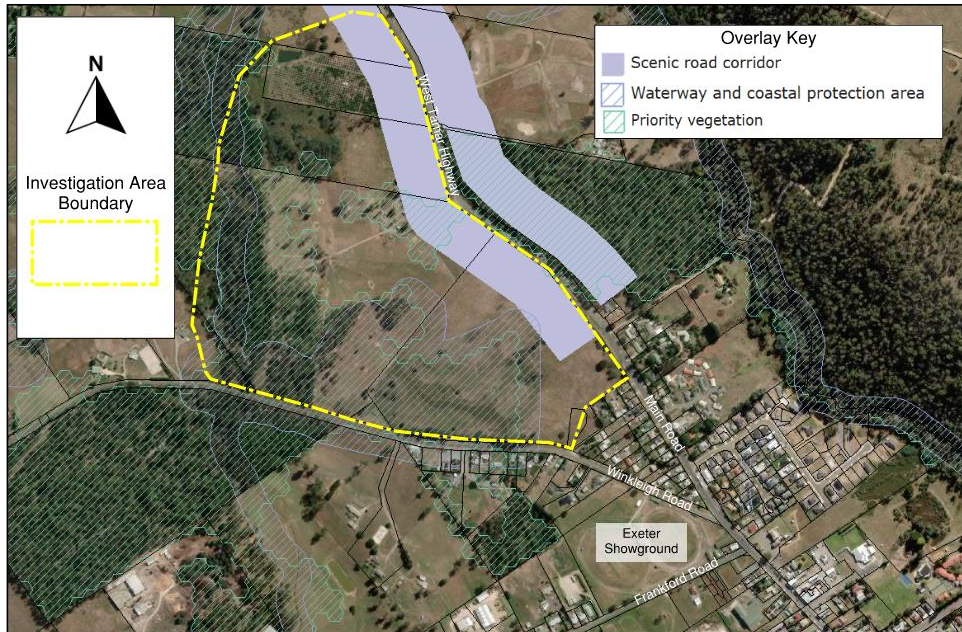
The investigation area is roughly triangular, located between the West Tamar Highway to the east and Winkleigh Road to the west which diverge at Exeter, extending north from the current (Exeter) activity centre boundary to the approximate alignment of Stony Brook where this waterway crosses both roads. The total area is some 54.5ha and is in four titles, all zoned Rural Living D (refer to Table 4).

Table 4 - zone map illustrating the composition of zoning of the North Exeter investigation area and surrounds.



The priority vegetation code extends over the open forest that follows the alignment of Stony Brook and the low-lying parts of the properties are within the waterway and coastal protection sections of the Natural Assets Code (refer to Figure 10). The West Tamar Highway has a 100m wide, scenic protection corridor that starts from the end of the urban 60 km/hr. speed zone, adjacent to 180 Main Road (i.e. commencing from the 80km/hr speed zone onwards). Main Road becomes the West Tamar Highway at the change in speed zones.

Figure 10 - overlay map illustrating the location and spatial extent of the scenic road corridor, waterway and coastal protection area and priority vegetation area within the context of the North Exeter investigation area.



Source: image and base data retrieved from the [LIST](#).

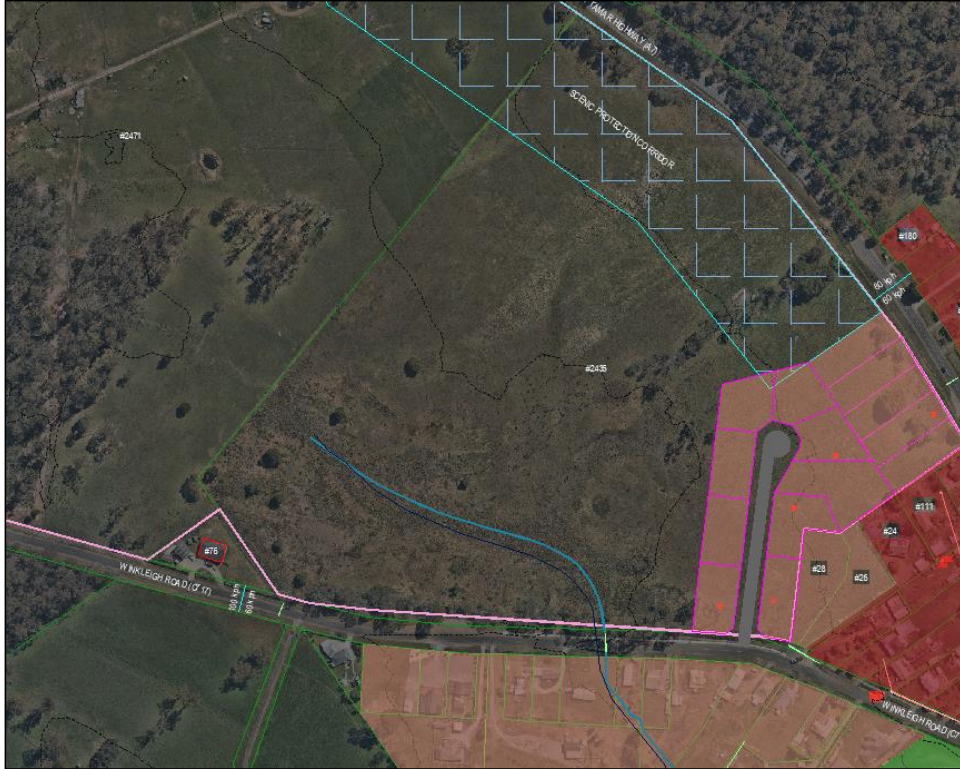
Reticulated water is available from both West Tamar Highway and from Winkleigh Road. However, sewer which terminates in the adjoining area of General Residential land, is located too high to be extended further north into the study area.

4.1 Development Option

A minor increase in the Exeter urban area is shown as a draft layout for a possible subdivision of 2435 West Tamar Highway.

The preliminary layout plan been prepared to identify those areas which will be difficult to develop, to form a basic road layout and to determine a preliminary lot yield. The preliminary layout is not a final design and is intended to assist in understanding the constraints to development that exist within the investigation area.

Figure 11 - concept expanded residential lot layout of the North Exeter investigation area.



The proposed residential development option creates five low density residential lots off Main Road and a short court off Winkleigh Road to provide access to a further nine lots that adjoin the existing two low-density zoned lots off Winkleigh Road. The lots relying on Main Road are adjacent to similar lots on the opposite side of the road and are within the current 60 km/hr speed zone, avoiding an increase in the ribbon development along Main Road.

All of the proposed lots exceed 1,500m² which is sufficient to contain onsite wastewater disposal and leave a balance lot of over 12ha. The layout avoids the scenic protection corridor, the priority vegetation overlay and avoids much of the waterway overlay.

Further residential subdivision of the other lots within the study area is not recommended due to the constraints presented by the natural and scenic values. The investigation area is also subject to waterlogging and contains some threatened vegetation communities which are likely to further restrict development potential.

5. Summary

Putting aside the North Exeter Investigation Area, the following key observations are provided with respect to the Blackwall Investigation Area and West Exeter Investigation Area:

1. The major constraint to the optimal (or highest yielding) development option for the Blackwall Investigation Area and West Exeter Investigation Area is the capacity of the ESTP and associated gravity and pumped reticulated sewer infrastructure.

The ESTP is currently over capacity and receiving average flows (into the system) at a rate that is considerably greater than flow rates licensed by the EPA.

Unless substantial upgrades occur to the ESTP (including any opportunity to construct a new treatment plant in an alternative location) and associated reticulated sewer infrastructure, sustainable residential and commercial growth within Exeter will be stymied.

2. Land contained within the Blackwall Investigation Area and West Exeter Investigation Area is in fragmented ownership. Any development of this land in line with the recommended development options (listed within this report) would benefit from a Specific Area Plan ('SAP') to coordinate the provision of service infrastructure across multiple lots and for the provision of road connectivity between separate lots. An SAP can also establish alignment of new sewer, water and stormwater infrastructure as well as road and active transport connectivity (walking and cycling paths or trails) in addition to providing sequencing of construction (or development) and equitable sharing of costs (where necessary).

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12 CORPORATE

12.1 Corp 1 - Capital Budget Carry-Overs & Amendments August 2026

REPORT AUTHOR: Chief Financial Officer - Jason Barker CPA

REPORT DATE: 07/08/2026

ATTACHMENTS:

1. [12.1.1] Capital Amendments outside of Carry- Overs Aug 26
2. [12.1.2] Capital Budget Additional Carry-Overs & Amendments Aug 26

SUMMARY

The purpose of this report is to adopt the remaining capital carryovers into the 2026-27 estimates and make some other capital budget amendments.

BACKGROUND

The 2026-27 capital budget initially included \$7.1m of carryover works (\$8.7m of expenditure reduced by \$1.6m of sales). Now that expenditure is known for 2025-26, further net funds of \$2.2m are required to be carried over from 2025-26 budgets to enable the completion of works budgeted in the previous year.

The process for adjusting carryovers also presents Council an opportunity to fine-tune capital budget allocations for known changes in estimates and priorities so that the current budget fully represents what is estimated to be spent in the current year. Attached is a listing of proposed changes outside of carryovers followed by a complete listing of amendments inclusive of additional carryovers. Beyond carryovers approximately \$1.5m of adjustments are sought including \$1m for initial renewal works for the Stony Brook footbridge and a \$0.5m timing reduction to land sales.

The original net capital budget for 2025-26 with carryovers was \$18.3m with actual expenditure of \$8.6m. Some of the larger budget timing variances in 2025-26 behind budget were:

- \$3.1m roads and streets projects;
- \$5.2m Legana Indoor Basketball and Community Centre;
- \$1.8m various other Community, Recreation, Parks and Reserves projects;
- \$0.7m Fleet, Plant & Equipment; and
- \$2.3m land sales

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Shape: Growth and Place

Goal 3: Infrastructure investment is staged, sustainable and clear

3.2 Balance new capital works with renewal, DDA compliance, drainage, lighting and other existing

asset needs so new growth does not weaken the places already carrying community life.

Our Heart: Community and Wellbeing

Goal 7: Shared places and social infrastructure stay strong as the population grows

7.1 Plan and invest in community, recreation and civic places early enough that growth does not outrun participation, access and local connection.

7.2 Renew existing halls, reserves, sportsgrounds, playgrounds, trails and community facilities so they remain safe, usable, climate-ready and easier to reach.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The capital carry-overs and other amendments have been prepared and are presented to conform to section 82 of the *Local Government Act 1993*. An absolute majority decision is required to amend the estimates for 2026-27.

RISK CONSIDERATIONS

There is always risk as to how much of the capital budget can be achieved and how close the estimates are to the reality. Overall risk would be considered low.

FINANCIAL IMPACT

The addition of the remaining capital carryovers will see a total net carryover figure from 2025-26 of \$9.3m making for a revised net total budget of \$20.3m. Amendments of \$1.5m outside of carryovers are proposed which includes \$1m for initial renewal works for the Stony Brook footbridge and \$0.5m timing reduction to land sales. Additional funding is proposed from reserves however it is noted the increased 2025-26 underlying results will go some way to assist.

The additional capital carry-overs from the 2025-26 financial year and other proposed amendments to the 2026-27 capital estimates are attached.

CONSULTATION

The capital carry-overs and amendments are one element underpinning the Strategic Plan, which was developed using community consultation. Amendments were considered by elected members at a Workshop on 4 August 2026.

OPTIONS

The capital budget has been set to accommodate Council's priorities and forward planning. If these priorities change, the capital budget can be altered accordingly through the approval of Council.

Council may choose to:

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

OFFICER'S COMMENTS

The process of adopting capital carryover amendments to the 2026-27 capital estimates allows for council to fully reflect the estimated expenditure in the current year on projects that were initially started or budgeted in a previous financial year and are not yet complete.

RECOMMENDATION

That Council by absolute majority pursuant to section 82 of the *Local Government Act 1993*, adopts the 2025-26 capital carryovers and amendments into the 2026-27 estimates.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

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Proposed Capital Budget Amendments Excluding Carryovers

Work No	Amended Projects	Original Budget 2026/27 \$'000	Proposed Amendments Excluding Carryovers 2026/27 \$'000	Notes
60027	Gravelly Beach, Stony Brook footbridge	-	1,000,000	Existing bridge failing
60236	Beaconsfield, Shaw Street, Cornwall to Fysh St	-	16,000	Revised estimate to complete, \$201,000 expended 25-26
60236	Beaconsfield, Archer St, Grubb St to Shaw St	-	50,000	Revised estimate to complete, \$190,000 total estimate 26-27
64062	Deviot Rd retaining wall, reconstruct	2,000,000	(160,000)	Shift to offset other amendments
64088	Rosevears Drive, from Brady's Lookout Rd south 300m	75,000	100,000	Revised estimate to complete, \$290,000 total estimate 26-27
64087	Rosevears, Brady's Lookout Rd, + 175m reconstruct	525,000	100,000	Revised estimate to complete, \$625,000 total estimate 26-27
65134	Beauty Point, Eton street, SW	-	40,000	Revised estimate to complete, \$115,000 total estimate 26-27
67327	Frankford Hall - water tank improvements	15,000	-	Altered scope to heat pumps. Tank completed.
67292	Greens Beach Masterplan implementation stage 1	100,000	30,000	More funding required, \$140,000 revised total 26-27
67329	Rosevears Pontoon - Renewal - \$250k potential grant	280,000	(219,000)	Grant \$75,000 with revised project \$116,000 spread over 25-26 and 26-27.
67307	Pontoon Capital Maintenance	-	46,000	Adds to carryover of \$77,000, additional costs.
69800	Disposal of land and buildings	(3,000,000)	500,000	Revised estimate \$2.5m with \$0.8m potential carryover removed and \$0.5m adjusted from 26-27 budget.
	Total Net Adjustments excluding carryovers		1,503,000	

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Capital Budget 2026/27		2025/26	2025/26	2025/26	Proposed	2026/27	
		Work	Amended	Forecast	Actual	Additional	Proposed
		No	Budget			Carryover &	Revised
			\$	\$	\$	\$	
Transport Capital							
Bridges							
1	Guard Rail upgrades to bring steel rails to current standards	60002	90,000	91,000	93,255	90,000	
2	Beaconsfield, Tattersalls Rd, bridge 1328 over Anderson Crk - superstructure replacement and guardrail	60015	153,000	160,000	154,515		
3	Gravelly Beach, Stony Brook footbridge	60027			1,000,000	1,000,000	
Bridges Total			243,000	251,000	247,770	1,090,000	
Footpaths							
5	Beaconsfield, Shaw Street, Cornwall to Fysh St	60235	180,000	190,000	201,293	16,000	
6	Beaconsfield, Archer St, Grubb St to Shaw St	60236	160,000	160,000	20,198	190,000	
7	Beauty Point, Kitchener Av, Flinders St to Esplanade	60237	5,000	5,000	2,924	2,000	
8	Beauty Point, Beatty St, additional works	60220	10,000	9,000	8,975		
9	Gravelly Beach, river edge retaining wall and footpath near boat ramp	60238	150,000		8,153	150,000	
10	Riverside, Grinter Street, from Francis St to No 33, investigate and design	60239	20,000	2,000	0	0	
11	Trevallyn, Bowen Avenue - footpath	60232	0	(9,500)	(9,553)		
12	Riverside, Pendennis Street - footpath	60233	20,000	19,000	18,876		
13	Beaconsfield, Cornwall Street - footpath	60234	65,000	62,000	61,643		
14	Beaconsfield - New Footpaths Program - Crowther Street	60240				90,000	
15	Beaconsfield - New Footpaths Program - Archer Street	60241				110,000	
16	Beaconsfield - New Footpaths Program - Fysh Street	60242				60,000	
19	Beauty Point, Charles St, access ramp improvements including Beatty St	60243				10,000	
20	Riverside, West Tamar Highway parking lanes, #460 WTH, footpath reconstruction	60245				20,000	
22	Riverside, Riverside Dr, Rannoch Ave to Pitten Crief	60248				25,000	
23	Legana, Partridge Dr, Quail St to end, reconstruct	60246				65,000	
27	Beaconsfield, Grubb Street - new pedestrian crossings	60247				20,000	
Footpaths Total			610,000	437,500	312,510	758,000	
Gravel Resheeting							
31	Gravel Resheet Program	64013	380,000	250,000	303,714	400,000	
Gravel Resheeting Total			380,000	250,000	303,714	400,000	
Road Reseals							
32	Reseal Program Annual Allocation	61000	700,000	730,000	36,143	800,000	
33	Beaconsfield, Bowens Jetty Rd - Waste Transfer Station	61363			4,638		
34	Trevallyn, Daitom Pl & Lachlan Pde- Daitom Pl & 12-20 Lachlan Pd	61361			60,420		
35	Riverside, Ecclestone Rd - New Eccelstone Road West Jctn 30m - 1750m	61368			63,631		
36	Trevallyn, Ewart Pl - New World Ave to En	61358			27,046		

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Capital Budget 2026/27		2025/26	2025/26	2025/26	Proposed	2026/27	
		Work	Amended	Forecast	Actual	Additional	Proposed
		No	Budget			Carryover &	Revised
						Amendment	Budget
			\$	\$	\$	\$	
37	Trevallyn, Forest Rd - Access No. 70 to Municipal Boundary	61359			72,773		
38	Trevallyn, Floreat Cr & Whitford Gr - 28 Whitfd Gr to 47 Flt Cr	61360			88,530		
39	Flowery Gully, Flowery Gully Rd - O'Reillys Rd	61364			45,705		
40	Trevallyn, Glencoe Ave - 16-24 Glencoe Ave	61362			25,381		
41	Glengarry, Glengarry Rd - Frankford Rd	61366			15,483		
42	Glengarry, Glengarry Rd- Glengarry Rd	61365			16,036		
43	Flowery Gully, Holwell Rd- Denmans Rd	61367			36,465		
44	Glengarry, Long Plains Rd - Frankford Rd to Frankford Rd +2545	61369			90,344		
Road Reseals Total			700,000	730,000	582,595	0	800,000
Urban Streets							
45	Beauty Point, West Arm Rd, Kitchener Ave to Mainwaring Street, kerb and channel - design 25/26	63139	10,000	10,000	6,073	4,000	4,000
46	Blackwall, 29 to 45 Gravelly Beach Road, kerb and channel	63142	70,000	80,000	78,728		
47	Legana, Tatana Way, extension to Fulton St stage 3	63143	100,000	40,000	53,633	47,000	47,000
48	Riverside, New Ecclestone Rd, property access road reconstruct at No 45	63144	50,000	50,000	3,921	50,000	100,000
49	Riverside, Riverside Drive, No 31 to No 71, retaining wall construction and pavement repairs	63145	70,000	30,000	27,818		500,000
50	Riverside, Ecclestone Rd, New Ecclestone Rd to Allison Ave, design new retaining wall	63146	20,000	6,000	6,051	14,000	14,000
51	Riverside WTH, verge treatment Cormiston Rd to creek approx 200m.	63147	70,000	110,000	74,142		
52	Beaconsfield, Julian St, upgrade Weld St to Bell St	63140	150,000	130,000	92,878	50,000	50,000
53	Beaconsfield streetscape improvement plan	63116	40,000		7,536		40,000
54	Design works - various infrastructure projects	69061	60,000	40,000	0		50,000
55	Legana, Bindaree Rd, reconstruct the intersections at Bindaree and Ridge Rd	63103	50,000	12,000	8,748		300,000
56	Riverside, Pitt Av, k&c and footpath from Cherry Ave to Anthony St	63137	720,000	250,000	11,986	250,000	750,000
57	Riverside, Riverside Drive, pavement/embankment reconstruction - design 24/25	63134	0	(2,300)	(2,328)		
59	Riverside, Pomona Rd, 150m-200m shape correction	63097			(43,679)		
59	Beaconsfield, Grubb St, disability parking outside of Beaconsfield House	63151			0		25,000
61	Beauty Point, Charles St, bus shelter cover	63152			0		15,000
63	Gravelly Beach Rd, Rose Bay corner, kerb and channel northern side	63153			0		65,000
66	Riverside, Cooper Cr, rebuild failing pavement	63149			0		150,000
67	Riverside, Ecclestone Rd, Allison A to Stephensdale Dr, replace failed pavement	63154			0		300,000
68	Riverside, Rowsphorn Rd, pavement reconstruction	63150			0		300,000

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Capital Budget 2026/27		2025/26	2025/26	2025/26	Proposed	2026/27
		Amended	Forecast	Actual	Additional	Proposed
		Work			Carryover &	Revised
		No	Budget		Amendment	Budget
			\$	\$	\$	\$
Urban Streets Total			1,410,000	755,700	325,507	415,000
						2,710,000
Rural Roads						
71	Deviot Rd retaining wall, reconstruct	64062	838,000	200,000	30,378	10,000
72	Notley Hills Rd reconstruction	64092	272,000	250,000	292,640	0
73	Road guardrail upgrades	64093	20,000	20,000	8,728	11,000
74	Rosevears Drive, from Brady's Lookout Rd south 300m	64088	375,000	300,000	184,816	215,000
75	Rosevears, Brady's Lookout Rd, + 175m reconstruct	64087	530,000		62,887	100,000
76	Sidmouth, Valley Rd, upgrade pavement and seal, stage 1	64089	250,000	70,000	60,442	10,000
77	Bridgenorth Rd/Long Plains Rd, intersection improvement. grant funded \$365,000	64058	20,000	12,500	19,021	
78	Grindelwald, Atkinsons Rd, road base, drainage, kerb and channel further stage	64051	340,000	334,000	334,222	
83	Road intersection sealing projects	64099	0		0	100,000
84	Bridgenorth Rd, Long Plains road =100m to +600m, reconstruct	64094	0		833	615,000
85	Glengarry, Loop Road - Culvert, embankment and pavement reconstruction	64097			49,394	755,000
87	Notley Hills Road - Reconstruction Stage 4	64098			0	400,000
89	Kelso Foreshore Retaining Wall	64096			0	30,000
90	Intersection Safety Improvement - Greens Beach Road and Kellys Lookout Road	64095			3,486	50,000
93	Beaconsfield, Greens Beach Road - Pavement reconstruction	64100	0		0	450,000
Rural Roads Total			2,645,000	1,186,500	1,046,846	346,000
						5,806,000
Total Transport			5,988,000	3,610,700	2,818,942	1,969,000
						11,564,000
Stormwater						
94	Beauty Point, 31 Esplanade, stormwater line to reduce flooding	65131	80,000	80,000	79,170	
95	Beauty Point, Eton street, SW	65134	60,000	80,000	6,943	115,000
96	Lanena, Paringa Av, pipe open channel to improve capacity and mitigate fooding risk	65135	150,000	120,000	111,006	
97	Riverside, New Ecclestone Rd, extend road side drain pipe to creek	65136	284,000	300,000	284,296	
98	Beauty Point, Flinders St, stormwater upgrade exisiting culvert to open drain at No 32 Flinders St - Design	65132	50,000		0	50,000
99	Emergency infrastructure works and unplanned infrastructure contributions, budget allocation	69056	75,000	75,000	10,239	75,000
100	Legana, Jetty Rd, drainage works to mitigate flooding Beach Rd, investigate and design	65133	10,000		0	10,000
102	Riverside, Pomona Rd, Tamar Rise to Riverside Dr. New stormwater pipeline design.	65137	0		0	40,000
103	Green Beach, 49 Gardners Rd, upgrade	65138	0		0	20,000
104	Gravelly Beach Rd, drainage No #395-397 to improve access	65139	0		0	5,000

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Capital Budget 2026/27		2025/26	2025/26	2025/26	Proposed	2026/27	
		Work	Amended	Forecast	Actual	Additional	Proposed
		No	Budget			Carryover &	Revised
						Amendment	Budget
			\$	\$	\$	\$	
105	Gravelly Beach, Little Swan Point, Teggs Rd +50m, pipe open drain	65140	0		0	60,000	
107	Greens Beach Road - Stormwater improvement	65141		22,000	19,683		
Stormwater Capital Total			709,000	677,000	511,337	115,000	
						375,000	
Waste Management							
108	Beaconsfield, Waste Transfer Station barrier	65910	80,000	100,000	68,792	12,000	
109	Exeter Waste Transfer Station - Shipping Container	65912				12,000	
110	Exeter Depot wash bay improvements	65911	50,000		0		
Waste Management Capital Total			130,000	100,000	68,792	12,000	
						24,000	
Community, Recreation, Parks & Reserves Capital							
111	Barbeque and shelter replacement program ongoing	67269	49,000	30,000	51,539	35,000	
112	Beaconsfield basketball ring, 1/3 court RSL Park	67209	35,000	37,000	35,213		
113	Beaconsfield Cemetery, expand capacity and improvements	67240	50,000	25,000	17,352	8,000	
114	Beaconsfield Community Centre, internal improvements	67287	11,000	11,000	0	11,000	
115	Beaconsfield Grubb Recreation St public toilet renewal, design 24-25	67290	250,000	250,000	124,398	130,000	
116	Beaconsfield Lions lookout upgrade	67271	8,000		0		
117	Beaconsfield Mine and Heritage Centre, CCTV upgrade	67288	11,000	11,500	11,380		
118	Beauty Point Cricket Club, toilet upgrade	67295	28,000	15,000	24,956		
119	Beauty Point foreshore master plan, partially Cmwltf funded	67200	276,000	243,000	242,363		
120	Brady's Lookout capital maintenance	67273	40,000		0		
121	Bridgenorth Football Club, electronic scoreboard - \$25,000 grant dependant	67296	45,000	20,000	20,000		
122	Clarence Point Hall, heating/electrical upgrade	67300	12,000	9,500	9,383		
123	Dog parks, amenities improvement program	67301	60,000	70,000	61,940	8,000	
124	Exeter Community Hub, kitchen upgrade, cabinetry, oven & deepfryer	67214	14,000	3,000	83	14,000	
125	Exeter Community Park, Exeter Arts facility - investigate / design 25/26	67179	20,000	2,000	1,590	18,000	
126	Exeter RV parking & dump point	67321	85,000	65,000	63,016	25,000	
127	Exeter, Goat track trail upgrades, West Tamar Landcare	67302	20,000	20,000	26,500	0	
128	Frankford Cemetery plinths	67319	5,000	5,000	0	5,000	
129	Gravelly Beach Foreshore Project, partially Cmwltf funded	67201	1,130,000	905,000	974,886		
130	Greens Beach Masterplan implementation stage 1 - State grant	67292	150,000	60,000	52,697	40,000	
131	Greens Beach Caravan Park, sewerage upgrade	67286	265,000	65,000	28,446	35,000	
132	Greyhound off leash area	67303	40,000	29,000	28,921		
133	Kayena, Bonnie Beach, retaining structure and toilet ramp	67275	55,000	55,000	2,641	55,000	
134	Kelso toilet & carpark, \$150k grant component	67254	445,000	425,000	457,081		

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Capital Budget 2026/27		2025/26	2025/26	2025/26	Proposed	2026/27	
		Work No	Amended Budget	Forecast	Actual	Additional	Proposed
						Carryover & Amendment	Revised Budget
		\$	\$	\$	\$	\$	
135	Legana Basketball and Community Centre - Cmwltb funded	67320	5,000,000		6,214		
136	Legana Indoor Basketball Facility beginning works - grant dependant	67251	350,000	200,000	122,225		3,250,000
137	Legana Cricket multi purpose clubrooms and nets	67350					2,000,000
138	Legana Hall, upgrade design	67304	20,000		0		25,000
139	Legana Orchard estate Jonagold Gold Playground	67293	344,000	320,000	344,189		
140	Legana Park design and toilets renewal	67294	300,000		0		
141	Legana Tennis Club, rebuild retaining wall	67305	20,000	26,000	28,994		
142	Parks various, fencing provision	67306	25,000		0		
143	Playground renewal program (PRP)	67106	100,000	105,000	104,979		
144	Pontoon capital maintenance, \$276k grant dependent	67307	358,000	358,000	280,589	125,000	125,000
145	Riverside Office, dog cage enclosure 2 bay	67265	7,000	7,000	0	7,000	7,000
146	Riverside Olympic Football Club, general joinery changerooms	67314	20,000	20,000	12,433		
147	Riverside Olympic Football Club, spectator seating	67315	15,000	15,000	14,891		
148	Riverside Swimming Centre, capital maintenance	67225	550,000	550,000	453,672	25,000	925,000
149	Riverside Tennis Club, kitchen upgrade	67308	50,000	40,000	40,558		
150	Riverside Tennis Club, upgrade lights to LED	67311	40,000	33,000	33,122		0
151	Riverside Tennis Club, upgrade mens urinal	67313	10,000	8,500	8,000		
152	Riverside Windsor Park, resurface for Olympic 2 ground	67309	1,500,000	1,350,000	1,143,086	150,000	150,000
153	Riverside, Windsor Park, Launceston Football Club, replace urinal	67312	10,000	9,500	9,080		
154	Rowella Hall, improvements / development masterplan	67310	10,000		0		10,000
155	Municipal Entrance x3 & Tourism signage	67298	65,000		1,700		65,000
156	Power point installlation at food van sites	67332			0		20,000
159	Trevallyn dam, signage water quality	67297	6,000		0		
160	Winkleigh Hall AV audio visual installation	67322	8,000	4,500	4,196		
161	Beaconsfield Community Centre – AV Equipment public area	67333			0		10,000
162	Beaconsfield Mens Shed - Initial scoping and planning towards a purpose built shed	67323			0		20,000
163	Beaconsfield Tennis Club Court 3 Surface and Fence (Council contribution 20%)	67334			0		55,000
164	Beaconsfield, Grubb St, seal parking area RV rest area	67335			0		36,000
166	Beaconsfield, RSL Park, public toilet and drinking fountain	67336			0		210,000
167	Beaconsfield RSL Park, renew Howitzer display area	67337			0		15,000
171	Brady's Lookout platform, renewal. Stage 1 design.	67324			0		60,000
172	Bridgenorth Football Club - Netting behind goals at Bridgenorth Ground	67338			0		17,000
174	Exeter Bowls and Community Club Inc - Upgrade shade facilities - subject to \$59k grant and \$15k cash from EBC	67339			0		74,000

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Capital Budget 2026/27		2025/26	2025/26	2025/26	Proposed	2026/27	
		Work	Amended	Forecast	Actual	Additional	Proposed
		No	Budget			Carryover &	Revised
						Amendment	Budget
			\$	\$	\$	\$	
175	Exeter Community Hub - Private Space	67340			0	20,000	
176	Exeter Community Hub - Tamar Valley Film Society, UVA - new chairs	67341			0	15,000	
177	Exeter Community Hub, contribution to light towers, \$55k State Grant to Club. \$69k Project	67326			0	13,000	
179	Exeter, playground for children	67342			0	50,000	
182	Frankford Hall - water tank 20,000 litres	67327			0	15,000	
184	Gravelly Beach, Rose Bay Park, pump track	67343			0	165,000	
185	Gravelly Beach, Anzac Park, BBQ, picnic table and shelter	67344			0	25,000	
187	Riverside, Eden St, fence around play ground	67345			0	16,000	
188	Riverside Cricket Club - Floodlights - outside nets/pole safety padding - further \$ grant dependant	67328			0	35,000	
190	Riverside, Tailrace Park, Scout Hall improvements	67346			0	45,000	
194	Riverside, Eden St Playground, provision of shade structure over part of seating/play area	67347			0	50,000	
195	Riverside, Eden St, dog park in greenspace opposite Council offices	67348			0	25,000	
204	Rosevears Pontoon - Renewal - \$250k potential grant	67329			55,075	(219,000)	
206	Flag poles and lighting at Council Parks	67349			0	30,000	
211	Windsor Community Precinct - Loading Bay Design	67330			1,790	2,500	
212	Winkleigh Hall - upgrading rest rooms	67331			0	35,000	
	Community, Recreation, Parks and Reserves Capital Total		11,912,000	5,402,500	4,899,179	419,000	
						8,445,500	
Information Technology							
213	Hardware / User Devices	68536	70,000	70,000	63,931	70,000	
214	Software, expense management system	68543	10,000		0	12,000	
215	Software, WTC Software suite enhancement	68504	75,000	20,000	0	20,000	
216	Tablets - WHS Online	68544	15,000		0	0	
217	Ethernet wiring upgrade, Riverside	68540	10,000		0	10,000	
218	UPS Batteries / upgrades	68507	10,000	9,000	10,800	0	
219	Monitors bulk buy	68541	5,000	0	0	0	
	Information Services Capital Total		195,000	99,000	74,732	20,000	
						312,000	
Purchase of Individual & Corporate Assets							
220	Exeter Depot, shade shelter	69082	20,000	12,000	12,096		
224	Exeter Depot, SES shed minor extension - design	69083	10,000		0		
228	Exeter - Tamar Visitor Centre - refurbishment	69084	20,000	20,000	7,006	13,000	
232	Exeter Depot, back-up generator and wiring	69085	30,000	30,000	0	30,000	
236	Riverside Office, accessibility access - design	69091	20,000		0	20,000	

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Capital Budget 2026/27		2025/26	2025/26	2025/26	Proposed	2026/27	
		Work No	Amended Budget	Forecast	Actual	Additional	Proposed
						Carryover & Amendment	Revised Budget
		\$	\$	\$	\$	\$	
240	Riverside Office, shower installation	69086	15,000		0		
244	Windsor Community Precinct, indoor training centre - replace nets & flooring	69087	150,000	125,000	114,303		
248	Windsor Community Precinct, undercover seating outside pharmacy	69088	15,000	15,000	0	15,000	15,000
252	Windsor Community Precinct, Council Chambers establishment	69081	120,000	124,000	134,287		7,000
256	Windsor Community Precinct, install LEDs	69089	40,000	40,000	25,882		
260	Windsor Community Precinct, install LED lights throughout Medical Practice	69090	8,000	7,000	14,913		
264	Exeter Depot, security improvements	69068	40,000	40,000	25,820	14,000	46,000
268	Exeter Depot, design Property Services shed	69067	20,000		0		20,000
272	Organisation unified alarm system & surveillance- in stages	69053	70,000	70,000	9,577	60,000	60,000
276	Windsor Community Precinct, CCTV & security lighting upgrade	69075	49,000	40,000	49,998		
280	Windsor Community Precinct, directional signage program	69078	16,000		0		16,000
284	Windsor Community Precinct, external mail boxes for tenancies	69074			654		
288	Xmas decorations and flagtrax	69033	100,000	101,000	94,347	6,000	56,000
292	Health & Safety asset purchases	69092	20,000	20,000	21,784		
296	Beaconsfield Depot facility improvements	69071	40,000	0	0		40,000
300	Legana, Industrial Estate extension	69064	350,000	150,000	104,216		100,000
304	Windsor Community Precinct, chambers council chairs - bulk buy	69076	10,000		0		
308	Aerial Photography for GIS Overlay	69040			13,636		
320	Beaconsfield Community Centre AV equipment - Youth Trust funded	69101			0		15,000
324	Beaconsfield Youth Centre storage	69102			0		10,000
336	Tamar Function Centre - Safety Rail – downstairs Space	69095			0		20,000
340	Tamar Function Centre – Tables replacement	69096			0		5,000
344	Tamar Function Centre, AV System – Youth Space and TFC Downstairs Space (12)	69103			0		5,000
352	Tamar Visitor Centre – CCTV	69097			0		15,000
364	Windsor Community Precinct Audio Visuals	69098			0		15,000
376	Windsor Precinct - Council Chambers - Acoustic improvement	69100			0		8,000
384	Windsor Community Precinct, Outside seating and shading (café)	69099			0		10,000
Purchase of Individual Assets Total			1,163,000	794,000	628,520	158,000	526,000
Purchase of Grouped Assets							
385	Furniture, fittings and equipment	69500	75,000	75,000	46,149		77,000
387	Land and buildings	69510	410,000	336,000	56,343	285,000	315,000
386	Plant & Equipment	69502	118,000	106,000	57,803	45,500	498,000

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Capital Budget 2026/27		2025/26	2025/26	2025/26	Proposed	2026/27
		Amended	Forecast	Actual	Additional	Proposed
		Budget			Carryover & Amendment	Revised Budget
		\$	\$	\$	\$	\$
388 Tractors & machinery	69520	45,500	41,000	0		
387 Trucks	69530	503,000	233,000	77,578	155,000	435,000
389 Mowers	69540	50,000	50,000	0	50,000	50,000
388 Light fleet (utes, sedans, wagons, vans)	69570				55,000	596,000
390 Utilities and vans	69550	153,500	108,000	51,478		
389 Sedans and wagons	69560	159,000	74,000	74,175		
Purchase of Grouped Assets Total		1,514,000	1,023,000	363,527	590,500	1,971,000
Sale/Disposal of Assets						
390 Sale of Recreation, Parks & Reserve Assets	69809			0		
390 Disposal of land and buildings	69800	(3,000,000)	(1,482,000)	(690,568)	500,000	(2,500,000)
391 Disposal of plant (trade and tender)	69810	(321,500)	(232,000)	(109,682)	(62,000)	(394,000)
Sale of Assets Total		(3,321,500)	(1,714,000)	(800,250)	438,000	(2,894,000)
Total Capital Purchases		21,611,000	11,706,200	9,365,029	3,283,500	23,217,500
Total Capital Sales		(3,321,500)	(1,714,000)	(800,250)	438,000	(2,894,000)
Total Net Capital Works		18,289,500	9,992,200	8,564,780	3,721,500	20,323,500
Components Capital Purchases Gross						
Renewal		11,608,600	6,832,575	5,043,501		15,850,250
Upgrade		2,244,900	1,630,675	1,575,776		1,829,750
New		7,757,500	3,242,950	2,745,752		5,537,500
Total Capital Purchases Gross		21,611,000	11,706,200	9,365,029		23,217,500
Capital Purchases Funded by:					New Estimate	
Beauty Point foreshore project \$3m (Cwlth)			32,000	31,752		
Legana Basketball and Community Centre (Cwlth)		5,000,000	0			5,000,000
Gravelly Beach foreshore project \$2m (cwlth)		1,044,000	875,000	955,251		
Kelso toilet & carpark			2,800	2,828		
Roads to Recovery		831,366	831,000	818,703		987,000
Legana community sport and recreation masterplan (election commitment)		22,000	74,750	60,330		
Resilience grant emergency equipment (State)		55,000	28,000	28,000		
Greens Beach redevelop foreshore reserve (State)		150,000	30,000			112,500
Riverside Tennis club - lighting upgrade (State)			26,600	26,657		
Pontoons Deviot & Bonnie Beach		276,000				
Exeter caravan and motorhome dump station			2,200	55,000		
Deviot Pontoon - Better fishing fund			180,000	165,341	14,659	14,700
Bonnie Beach Pontoon - Better fishing fund			96,000	96,118		
Rosevears Pontoon - MAST grant					(175,000)	75,000
Dark Hollow Pontoon - MAST grant				15,000	13,920	13,920
Blackspot Funding Greens Beach Rd (State)					45,000	45,000

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026

Capital Budget 2026/27	Work No	2025/26	2025/26	2025/26	Proposed	2026/27
		Amended Budget	Forecast	Actual	Additional Carryover & Amendment	Proposed Revised Budget
		\$	\$	\$	\$	\$
Riverside, Windsor Olympic 2 Oval resurface			499,637	499,637		
Total Capital Grants		7,378,366	2,677,987	2,754,617		6,248,120
Sale of Assets		3,321,500	1,714,000			2,894,000
Special Levy Windsor Park		253,000	248,000			253,000
Operations / Working Capital		10,658,134	7,066,213			13,822,380
Total Capital Purchases Gross		21,611,000	11,706,200			23,217,500
Asset Sustainability Ratio						
Asset sustainability ratio - <i>benchmark 100%</i>		149%	89%	66%		194%
Capex on renewal of existing assets		11,608,600	6,832,575	5,043,501		15,850,250
Annual depreciation expense		7,790,600	7,647,600	7,597,800		8,167,900

13 COMMUNITY

13.1 Comm 1 - Australia Day Awards and Citizenship Ceremony 2027

REPORT AUTHOR: Director Corporate & Community - David Gregory
Acting Team Leader Community Services - Eleanor Moore

REPORT DATE: 5 August 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is for Councillors to endorse the proposed delivery of the 2027 West Tamar Council Australia Day Awards and Citizenship Ceremony.

BACKGROUND

Each year on or around Australia Day, West Tamar Council hosts an Australia Day Awards and Citizenship Ceremony. In addition, Council offers various levels of financial assistance to not-for-profit organisations through Council's Australia Day Event Grant Programs to run community events on Australia Day. Applicants are expected to contribute financially or in-kind to the cost of an event.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Heart: Community and Wellbeing

Goal 6: People feel part of local life and can see themselves in West Tamar's future

6.1 Design and support welcoming public places, programs and local settings that reduce isolation and strengthen everyday belonging.

6.2 Keep safety, inclusion and accessibility in view when shaping public spaces, facilities, events and local communications.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Statutory Holidays Act 2000

Local Government Act 1993

Australian Citizenship Act 2007

Australian Citizenship Ceremonies Code

RISK CONSIDERATIONS

The existence of a consistent, equitable and transparent process to respond to requests for grants should help reduce Council's potential exposure to financial and reputational loss. The risk to Council is considered low.

FINANCIAL IMPACT

The current budget allocation for the Australia Day Awards ceremony is \$30,000. The Grants will be allocated from the Community Grants funding pool of \$45,000 and the pool fund day funds allocated from the Special Events Municipal Pro Area budget line. Council also intends to apply for an Australia Day Events Grant of up to \$10,000 to assist.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 4 August 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

Australia Day in 2027 falls on Tuesday, 26 January 2027 with a statewide public holiday on that day in line with the *Statutory Holidays Act 2000*.

There are three matters for consideration:

1. Citizenship and Awards Ceremony

Councils must hold a Citizenship Ceremony as part of Australia Day celebrations, either on the day or during the three days prior or after Australia Day. The span of dates is from Saturday 23 January to Friday 29 January 2027.

In the last four years, Council has held Ceremonies on the following dates:

- a) 2023 – Thursday 26 January
- b) 2024 – Wednesday 24 January
- c) 2025 – Thursday 23 January
- d) 2026 – Monday 26 January

Historically Council has held the Awards Ceremony and the Citizenship Ceremony as a combined event and Council Officers recommend that this is continued.

Three options are outlined below for consideration:

Option 1	
Australia Day Awards and Citizenship Ceremony	Celebrated as a combined event (brunch) held at the Tailrace Centre in Riverside, held on Tuesday 26 January 2027.

Option 2	
Australia Day Awards and Citizenship Ceremony	Celebrated as a combined event (dinner) held at the Tailrace Centre in Riverside, held on Tuesday 26 January 2027.

Option 3	
Australia Day Awards and Citizenship Ceremony	Celebrated as a combined event (brunch) held at the Tailrace Centre in Riverside, held on Friday 29 January 2027.

**all dates subject to venue availability*

2. Riverside Aquatic Centre – Council sponsored family fun day

Council has for a number of years supported the Riverside Aquatic Centre to hold a family fun day, including free pool entry, free water slides, free icy poles, games and activities. The amount of \$4,000 (inclusive of GST) has been provided to the Aquatic Centre each year to cover the costs of this day which is popular in the community.

3. Australia Day Event Grants

Council has also in previous years provided Australia Day Grants to community groups wishing to hold an event on Australia Day. These grants are usually up to \$2,500 and in previous years a funding pool of \$7,500 was available.

The current budget allocation for Community Grants for 2026/2027 is \$45,000. Of this, \$7,500 is usually set aside for Australia Day Event Grants, with a maximum of 3 grants of \$2,500 available. In the last 2 years, only the Kelso Fire Brigade has been successful in applying for a grant, and they were the only applicant in 2026.

The grant round is recommended to open on 31 August and close Friday 30 October 2026.

RECOMMENDATION

That Council:

1. Holds the West Tamar Council Australia Day Awards and Citizenship Ceremony dinner on Tuesday 26 January 2027;
2. Sponsors a family fun day at the Riverside Aquatic Centre on the declared public holiday; and
3. Holds a competitive Australia Day Community Event Grant round for events held in the municipality on the declared public holiday.

DECISION

Moved:

Seconded:

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



VOTING

For:

Against:

13.2 Comm 2 - Australia Day Awards - Nominations and Assessment

REPORT AUTHOR: Director Corporate & Community - David Gregory
Acting Team Leader Community Services - Eleanor Moore

REPORT DATE: 6 August 2026

ATTACHMENTS: Nil

SUMMARY

The purpose of this report is for Council to endorse the award categories for the 2027 West Tamar Council Australia Day Awards.

BACKGROUND

West Tamar Council Australia Day Awards are awarded each year during the Australia Day Awards and Citizenship Ceremony, held on or around 26 January each year.

In 2025 Council reviewed the options available for both the award categories and the assessment process and resolved to:

1. Seek nominations in the following categories:
 - a. Citizen of the Year
 - b. Young Citizen of the Year
 - c. Community Event of the Year, and
 - d. Community Group of the Year.
2. Endorse an internal Assessment Panel with Council making a final decision at its closed November Ordinary Meeting, with the panel formed by the following members:
 - a. Mayor
 - b. CEO
 - c. Team Leader – Community Services, and
 - d. Community Development Officer.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2026-2036:

Our Heart: Community and Wellbeing

Goal 6: People feel part of local life and can see themselves in West Tamar's future

6.2 Keep safety, inclusion and accessibility in view when shaping public spaces, facilities, events and local communications.

6.3 Work with community organisations, schools, clubs and service providers to widen participation for people facing barriers to local life.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

West Tamar Council Community Health & Wellbeing Plan

Local Government Act 1993

RISK CONSIDERATIONS

By maintaining a consistent, equitable and transparent process to review and assess award nominations, the risk is considered low.

FINANCIAL IMPACT

The financial impact for the nomination, assessment and presentation of the awards is considered part of the greater Australia Day Awards and Citizenship Ceremony budget.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on Tuesday 4 August 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 awards categories and process approved in August 2025 strengthened and streamlined the existing process. Council Officers found the process to run smoothly and the timeframes set out to be manageable. It is recommended that this established process be further endorsed for the 2027 Awards. This will maintain consistency across the years for Councillors, Council Officers and the wider community

RECOMMENDATION

That Council:

1. Seek nominations in the following categories:
 - a. Citizen of the Year
 - b. Youth Citizen of the Year
 - c. Community Event of the Year; and
 - d. Community Group of the Year,
2. Endorse an internal Assessment Panel to assess applications with recommendations being presented to Council for a final decision in its closed session of the November 2026 Ordinary Council Meeting. The panel will be formed by the following members:
 - a. Mayor
 - b. Chief Executive Officer
 - c. Manager Community Development, and
 - d. Community Development Officer.

DECISION

Moved:

Seconded:

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



VOTING

For:

Against:

14 COMMUNITY ASSETS

Nil

15 PEOPLE, CULTURE & SAFETY

Nil

16 PETITIONS

Nil

17 NOTICE OF MOTIONS

17.1 Motions on Notice

17.1.1 Cr Larner - Motion regarding Acropolis Drive to Tamar Island shared path

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 12 August 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 August Council Meeting Agenda:

"That Council:

- 1. Notes the recent completion of the West Tamar Highway upgrades between Acropolis Drive and Freshwater Point Road, including a new shared pedestrian and cycle path.*
- 2. Notes that completing the missing link between Acropolis Drive and the existing Tamar Island Trail would provide a significant step towards a continuing dedicated pedestrian and cycling route between Legana and Launceston.*
- 3. Requests the Chief Executive Officer write to the Tasmanian Government seeking that the Acropolis Drive - Tamar island connection be identified as a priority section of the broader trail project, and that opportunities to expedite its planning, funding and delivery be explored while the broader feasibility work continues."*

COUNCILLOR'S RATIONALE

The recent West Tamar Highway upgrade has delivered a valuable new shared path between Acropolis Drive and Freshwater Point Road.

However, a relatively short missing connection remains between Acropolis Drive and the existing Tamar Island trail network.

Completing this link would significantly improve the value of existing infrastructure, improve recreational and pedestrian road safety and bring us closer to a continuous dedicated walking and cycling route between Legana and Launceston.

The broader feasibility work currently underway is important and should continue. This motion does not seek to preempt that process, but rather to identify this strategically important missing link as a priority and explore whether planning, funding and other preparatory work can begin now to enable its earlier delivery.

OFFICER'S COMMENTS

The West Tamar Highway Corridor Improvement Plan finalised by the Department of State Growth in February 2022, outlined the opportunity to provide improved cycling amenity between Launceston and Legana. The Plan also documents a project with high priority status to review cycling facilities between Launceston and Legana including the feasibility for an off-road trail.

In 2022, the Council developed the West Tamar Council Trails Strategy to identify opportunities for trail improvements within the municipality and to provide guiding principles and standards for future investment. This Strategy identified 24 individual sections of existing trail upgrades or new trail segments between Launceston and Greens Beach.

Council has recently completed further work to investigate and propose potential alignments for two sections of the trail that would link Legana to the Tailrace precinct in Riverside. A focus of this work is for the development of a trail as close to the Tamar River as possible. It is noted an extension of the existing pathway from Acropolis Drive to Riverside would certainly benefit cycling activities, however, development of the shared trail closer to the river through this section would provide a different level of amenity to the broader community and tourism economy.

Council officers have a meeting scheduled with Building Tasmania officers for Monday 17 August to receive a briefing from Building Tasmania on the status of their various projects being undertaken within the West Tamar Highway corridor, from Riverside through to Exeter, and will be able to provide an update to Council at an upcoming Workshop.

MOTION

That Council:

1. Notes the recent completion of the West Tamar Highway upgrades between Acropolis Drive and Freshwater Point Road, including a new shared pedestrian and cycle path.
2. Notes that completing the missing link between Acropolis Drive and the existing Tamar Island Trail would provide a significant step towards a continuing dedicated pedestrian and cycling route between Legana and Launceston.
3. Requests the Chief Executive Officer write to the Tasmanian Government seeking that the Acropolis Drive - Tamar island connection be identified as a priority section of the broader trail project, and that opportunities to expedite its planning, funding and delivery be explored while the broader feasibility work continues.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17.1.2 Cr Manticas – Motion to advocate for public toilet at Beauty Point Boat Ramp

REPORT AUTHOR: Chief Executive Officer – Kristen Desmond

REPORT DATE: 12 August 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 August Council Meeting Agenda:

“That Council writes to the CEO of TasPorts requesting a meeting in relation to the potential provision of a toilet near the boat ramp in Beauty Point.”

OFFICER'S COMMENTS

Council Officers are supportive of this motion as it would be advance advocacy for an amenity that the community has indicated it would like to have access to.

MOTION

That Council writes to the CEO of TasPorts requesting a meeting in relation to the potential provision of a toilet near the boat ramp in Beauty Point.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17.1.3 Cr Manticas – Motion to advocate for formalised footpath on Flinders Street, Beauty Point

REPORT AUTHOR: Chief Executive Officer – Kristen Desmond

REPORT DATE: 12 August 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 August Council Meeting Agenda:

"That Council's CEO seeks a meeting with the Department of Natural Resources and Environment Tasmania and Building Tasmania to discuss the potential of a formalised footpath from 116 to 166 Flinders Street, Beauty Point."

OFFICER'S COMMENTS

Council Officers are supportive of this motion as it would be advance advocacy for an amenity that the community has indicated it would like to have access to.

MOTION

That Council's CEO seeks a meeting with the Department of Natural Resources and Environment Tasmania and Building Tasmania to discuss the potential of a formalised footpath from 116 to 166 Flinders Street, Beauty Point.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17.2 Motions without Notice

17.3 Response to Councillor Motions on Notice

17.3.1 Cr Manticas – Response to Motion without notice July Ordinary Council Meeting

REPORT AUTHOR: Chief Executive Officer – Kristen Desmond

REPORT DATE: 12 August 2026

ATTACHMENTS: 1. [17.3.1.1] Ltr to West Tamar Council – Modern Planning and Environmental Laws in Tasmania

SUMMARY

The purpose of this report is to provide Council with a response to the Motion without Notice from Cr Josh Manticas, resolution 26/128.

COUNCILLOR'S MOTION

The following motion was moved by Cr Josh Manticas at the Ordinary Council Meeting held on 21 July 2026:

“That Council:

- 1. Write to the Ministers for Planning and Environment to ask whether Tasmania’s current planning and environmental laws are fully equipped to assess modern, high-tech, emerging industries and whether in their view introducing clearer statewide standards would provide greater certainty for communities, councils, and developers.*

The motion was subsequently seconded by Cr Ferguson and carried unanimously, resolution no. 26/128.

OFFICER'S COMMENTS

In accordance with the resolution, the Chief Executive Officer wrote to the Ministers for Planning and Environment. Council has now received a response from the Minister for Planning, the Hon. Kerry Vincent which is attached.

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**

Minister for Housing and Planning
Minister for Infrastructure and Transport
Minister for Local Government

Level 10, 15 Murray Street, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Email: Minister.Vincent@dpac.tas.gov.au



12 AUG 2026

Kristen Desmond
Chief Executive Officer
West Tamar Council

wtc@wtc.tas.gov.au


Dear Ms Desmond

Thank you for your letter dated 28 July 2026, advising me of the motion made by West Tamar Council in relation to Tasmania's current planning and environmental laws and their ability to assess modern, high-tech, emerging industries. I also note the question about whether introducing cleared statewide standards would provide greater certainty for communities, councils, and developers.

The Resource Management and Planning System comprises a suite of legislation setting out various processes and practices to plan for the sustainable use and development of the State's resources. The RMPS is underpinned by a common set of objectives which, despite being over 30 years old, are still relevant today.

The Tasmanian Government undertakes regular reviews of legislation, and the subordinate planning instruments that operate under them, to ensure they are fit for purpose and address emerging issues. This includes five-yearly reviews of the subordinate planning instruments such as the Tasmanian Planning Policies, the regional land use strategies and the Tasmanian Planning Scheme.

With the Tasmanian Planning Policies coming into effect on 1 July 2026, the *Land Use Planning and Approvals Act 1993* requires the State Planning Provisions to be reviewed for consistency. That task is currently being undertaken by the State Planning Office. The next regular five-yearly review of the provisions is also scheduled to commence in the first half of 2027, as required by the Act.

I encourage council to participate in those processes and to identify any specific concerns it might have regarding the adequacy of current provisions to assess these emerging industries so we can take appropriate measures to update assessment standards and contemporise the State Planning Provisions.

I look forward to further engagement with council on this matter.

Yours sincerely



Hon Kerry Vincent MLC
Minister for Housing and Planning

18 COUNCILLORS' QUESTIONS

18.1 Councillors' Questions on Notice

18.1.1 Cr Larner

Question 1: Since participants at council's Community Roadshow Exeter raised persistent serious road safety concerns: Can Council arrange a local Exeter Public Meeting forum opportunity for residents to give voice to their experiences and personal concerns about pedestrian near-misses, vehicular access difficulties at intersections and their insights/submissions to Exeter Structure Plan regarding alternative bypass route away from the increasingly busy main business centre – while also advocating for attendance of The Hon Kerry Vincent MLC, Minister for Infrastructure and Transport as well as all councillor candidates for upcoming election?

Response: *This would be a decision for Council as per Section 60F of the Local Government Act 1993.*

60F. Public meetings

A council, on its own motion, may hold a public meeting to discuss any issue the council determines.

Members of the community can also seek Council hold a Public Meeting via a petition as per Section 59 of the Local Government Act 1993

59. Petitions seeking public meetings

(1) A petition under section 57 may request that a council hold a public meeting regarding the subject matter of the petition.

(2) A council must hold a public meeting if the petition complies with section 57 and it is signed by whichever is the lesser of the following:

(a) 5% of the electors in the municipal area;

(b) 1 000 of those electors.

(3) A petition that requests a public meeting is not to be made in respect of any matter relating to rates and charges in Part 9 if those rates or charges have been made for the current financial year.

Question 2: Since a Blackwall resident, whose home site sits near a blind corner, has achieved an approved and newly constructed access to their residential property; but which has been blocked, can council confirm enforcement rules and compliance actions where a person's private Right Of Way has been blocked (across a council verge); particularly since with age and health there is a risk of need for urgent medical egress?

Response: *Without specific information in relation to that resident, I am unable to answer this question. I am happy to meet with the resident to discuss their concerns.*

Question 3: Can the Council clarify the relevant date/s of receipt and name of holding account of the relevant State grant funding for design of the Riverside to Legana West Tamar Trails Project (or its equivalent); its design scope, and the anticipated estimated date or financial year of capital works delivery?

Response: *Council was awarded an Active Transport grant of \$500,000 in October 2024 to conduct feasibility studies in relation to the West Tamar Council Trail Strategy from Launceston to Legana. Technical work has been undertaken by Pitt and Sherry with further land holder consultation still be undertaken.*

Capital works delivery would be funding dependant and as we are not yet in a position to complete a detailed costing it is too early to advise when construction of the trails within the Riverside to Legana area would commence.

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**

18.1.2 Cr Sladden

Question 1: In February 2026, Council resolved to write to the Minister for Local Government seeking a review of the petition provisions of the *Local Government Act 1993* (Tas), particularly section 57 and related provisions, with a view to simplifying and modernising the framework. What response, if any, has Council received from the Minister?

Response: *Council has received the below response from the Minister for Local Government:*

Minister for Housing and Planning
Minister for Infrastructure and Transport
Minister for Local Government

Level 10, 15 Murray Street, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Email: Minister.Vincent@dpac.tas.gov.au



23 APR 2026

Kristen Desmond
Chief Executive Officer
West Tamar Council

kristen.desmond@wtc.tas.gov.au

Dear ^{KRISTEN}Ms Desmond

Thank you for your correspondence regarding the West Tamar Council's motion of 17 February 2026, requesting a review of the petition provisions within the *Local Government Act 1993*.

I appreciate the Council taking the time to share its views on community engagement and the administration of electronic petitions.

As you are aware, the Act was amended in 2017 specifically to recognise and validate electronic petitions. These amendments established the foundational requirements for e-petitions, defining them in legislation and ensuring they can be lodged and tabled in the same manner as traditional paper petitions.

I note the Council's specific concerns regarding the desire for a more prescriptive framework, including eligibility criteria, defined open periods, and enhanced identity verification.

The current provisions reflect the nature of the statutory outcomes attached to petitions – such as the potential calling of a public meeting – which act primarily as mechanisms to facilitate community voice and discussion.

At this stage, a targeted review of the petition provisions is not an immediate legislative priority.

However, the Council's suggestions regarding a more structured e-petition pathway are noted. I have asked the Office of Local Government to retain your correspondence so that the Council's feedback can be taken into consideration during future opportunities to modernise the Act.

Thank you again for writing to me on this matter.

Yours sincerely



Hon Kerry Vincent MLC
Minister for Local Government

18.1.3 Cr Manticas

Question 1: How many EV chargers does council have located on its assets including open spaces such as parks?

Response: *None*

Question 2: What steps are required for a food van operator to operate on either private property or public property within the West Tamar?

Response: *A food van located on private property is typically considered "Food Services" under the Tasmanian Planning Scheme and may require a planning permit, depending on the zoning and characteristics of the land. In some circumstances, a food van may be exempt as an "occasional use" if it operates irregularly or infrequently, such as for a one-off visit or event. In these cases, the private landowner's consent is still required. As requirements vary depending on location and frequency, it is recommended that advice be sought from Council's Planning Department before locating a food van on private land.*

West Tamar Council Mobile Food Vendor Policy WT-HRM-45.00 sets out the requirements to operate a food van on public property. This policy is available on the West Tamar Council website.

18.2 Councillors' Questions without Notice

18.3 Responses to Previous Questions on Notice

19 INTO CLOSED MEETING

RECOMMENDATION

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

Confirmation of Minutes

12.1 Confirmation of Minutes of Closed Meeting held 21 July 2026

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

Corporate & Community

9.1 Confidential 1 – Proposal for naming of Memorial Park

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(h) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

9.2 Confidential 2 – Beaconsfield Men's Shed

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

12.1 Confidential 3 – Rosevears Pontoon Renewal – Revised Project Scope & Budget

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)€ contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

12.1 Confidential 4 – WTC Contract no. 35/2025, Beaconsfield, Shaw Street & Julian Street – Contract Variation Approval

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)€ contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

12.1 Confidential 5 – WTC Contract no. 37/2026, Legana Indoor Multipurpose Sport & Community Facility Detailed Design

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)€ contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

Motions on Notice

12.1 Confidential 6 – Cr Lyons – Motion to rename the Riverside Aquatic Centre

This report has been submitted to the closed part of the Council Meeting in accordance with Regulation 17(2)(h) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

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