



AGENDA

Tuesday 15 September 2026
Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

WEST TAMAR COUNCIL

PO Box 16
RIVERSIDE TAS 7250

Council Chambers
RIVERSIDE TAS 7270

10 September 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 15 September 2026 at 1:30 pm.



Kristen Desmond
Chief Executive Officer

ORDER OF BUSINESS

Details	Page
ACKNOWLEDGEMENT OF COUNTRY	5
PUBLIC ATTENDANCE	5
AUDIO RECORDINGS OF COUNCIL MEETINGS	5
1 PRESENT	6
1.1 Present	6
1.2 In Attendance.....	6
1.3 Apologies and Leave of Absence	6
2 CONFIRMATION OF MINUTES.....	7
2.1 Confirmation of Minutes of Meeting held 18 August 2026	7
3 LATE ITEMS	84
4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR.....	85
5 PUBLIC QUESTION TIME	86
5.1 Public Question Time.....	87
5.2 Public Questions on Notice.....	88
5.2.1 B Brown, Legana	88
5.2.2 C Sherlock, Clarence Point.....	89
5.2.3 T Sherlock, Clarence Point	90
5.2.4 A Coram, Clarence Point	91
5.2.5 G Hay, Beauty Point	92
5.3 Responses to Questions from Previous Public Question Time	93
5.3.1 C Allison, Port Sorell	93
6 CHIEF EXECUTIVE OFFICER'S DECLARATION	94
7 PLANNING AUTHORITY	95
7.1 Plan 1 - PA2026154 - Resource Development: Egg Production - 52 Gibbs Street, Beaconsfield	95
7.2 Plan 2 - PA2026202 - Residential: Dwelling and Outbuildings - 28 Countryside Court, Riverside.....	133
8 OFFICE OF THE CHIEF EXECUTIVE OFFICER	157
8.1 CEO 1 - Council Workshops held in August and September	157
8.2 CEO 2 - Submission on Fire and Emergency Services Bill	160
8.3 CEO 3 - Submission to Government Inquiry into AI Data Centre in Tasmania	166
9 GOVERNANCE	171

9.1 Gov 1 - West Tamar Council Audit Panel Minutes	171
10 SPECIAL COMMITTEES	196
10.1 Special 1 - Youth Advisory Council Minutes - August.....	196
10.2 Special 2 - Positive Ageing Committee Minutes - August.....	201
11 DEVELOPMENT	206
12 CORPORATE.....	207
13 COMMUNITY.....	208
13.1 Comm 1 - Sponsorship Request - World Street Eats Beaconsfield.....	208
13.2 Comm 2 - Community Grant Application - Tamar Valley Business Association.....	217
14 COMMUNITY ASSETS	231
14.1 Asset 1 - Rowella Hall Master Plan	231
15 PEOPLE, CULTURE & SAFETY	236
16 PETITIONS.....	237
16.1 Pet 1 - Petition regarding Road Safety in Exeter	237
17 NOTICE OF MOTIONS	282
17.1 Motions on Notice	282
17.1.1 Cr Lerner - Exeter Road Safety and Traffic Public Forum	282
17.2 Motions without Notice.....	289
18 COUNCILLORS' QUESTIONS	290
18.1 Councillors' Questions on Notice	290
18.1.1 Cr Sladden	290
18.2 Councillors' Questions without Notice	296
18.3 Responses to Previous Questions on Notice	297
18.3.1 Cr Shegog Questions from 18 August 2026	297
19 INTO CLOSED MEETING.....	298
20 OUT OF CLOSED MEETING.....	299
21 CLOSURE	300

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

Attendees are reminded that Council Meetings are a place of work for staff and Councillors. Council is committed to meeting its responsibilities as an employer and as host of this public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct. It is a condition of entry to this meeting that you cooperate with any directions or requests from the Chairperson or Council officers.

The Chairperson is responsible for maintaining order at Council Meetings. The Chief Executive Officer is responsible for health, wellbeing and safety of all present. The Chairperson or Chief Executive Officer may require a person to leave Council premises following any behaviour that falls short of these expectations. It is an offence to hinder or disrupt a Council Meeting.

Public attendees are requested to register their attendance prior to entering the meeting.

AUDIO RECORDINGS OF COUNCIL MEETINGS

Council reminds attendees that this meeting will be audio recorded as provided for by Regulation 43 of the *Local Government (Meeting Procedures) Regulations 2025*.

Council also resolved in June 2025 to adopt a new Audio Recording and Minutes Policy which sets out Council's policy in relation to the recording of Council meetings.

A copy of the recording of the open session of the meeting will be placed on Council's website as soon as practicable but no later than 5 business days after the meeting. The recording does not replace the written Minutes and a transcript of the recording will not be prepared. The Minutes of a meeting, once confirmed, prevail over the audio recording of the meeting.

A copy of the recording of a Council meeting is to be retained by Council for at least a period of 2 years from the date of a meeting and may be deleted after that period has expired;

Unless expressly stated otherwise, West Tamar Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

The Recordings may not be uploaded, displayed, transcribed and/or reproduced without the written permission of the Chief Executive Officer for the express purpose proposed.

Council reserves the right to edit Recordings to remove any information that would, or is likely to, place the safety of a person at risk if the recording is published, is, or is likely to be defamatory, contains offensive material or is, or is likely to be, unlawful.

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

1 PRESENT

1.1 Present

1.2 In Attendance

1.3 Apologies and Leave of Absence

Leave of Absence: Cr Geoff Lyons

2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 18 August 2026

ATTACHMENTS: 1. [2.1.1] 2026-08 Ordinary Council Meeting Minutes - Unconfirmed

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 18 August 2026 numbered 26/131 to 26/150 as provided to Councillors be received and confirmed as a true record of proceedings.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



MINUTES

Tuesday 18 August 2026 Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

ORDER OF BUSINESS

Details	Page
ACKNOWLEDGEMENT OF COUNTRY	5
PUBLIC ATTENDANCE	5
AUDIO RECORDINGS OF COUNCIL MEETINGS	5
1 PRESENT	6
1.1 Present	6
1.2 In Attendance	6
1.3 Apologies and Leave of Absence	6
2 CONFIRMATION OF MINUTES	7
2.1 Confirmation of Minutes of Meeting held 21 July 2026	7
3 LATE ITEMS	8
4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR	9
5 PUBLIC QUESTION TIME	10
5.1 Public Question Time	10
5.2 Public Questions on Notice	14
5.2.1 B Brown, Legana	14
5.2.2 B McDonnell, Winkleigh	16
5.2.3 G Hay, Beauty Point	17
5.2.4 S Carter, Beauty Point	19
5.3 Responses to Questions from Previous Public Question Time	21
5.3.1 A Taylor, Beauty Point (presented by H Knyn, Rowella)	21
5.3.2 B Brown, Legana (presented by H Knyn, Rowella)	22
5.3.3 C Allison, Port Sorell	23
5.3.4 G Hay, Beauty Point	24
5.3.5 J Gray, Exeter	26
5.3.6 H Knyn, Rowella	27
6 CHIEF EXECUTIVE OFFICER'S DECLARATION	28
7 PLANNING AUTHORITY	29
8 OFFICE OF THE CHIEF EXECUTIVE OFFICER	30
8.1 CEO 1 - Council Workshops held in July and August	30
8.2 CEO 2 - Designation of Windsor Gardens as a Botanical Garden	31
8.3 CEO 3 - 4th Quarter Performance Report - April to June 2026	33

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



8.4 CEO 4 - Economic Diversification and Investment Strategy - Submission on Consultation Draft	34
8.5 CEO 5 - Funding Agreement for Tamar Valley Wine Route	35
9 GOVERNANCE	37
9.1 Gov 1 - Review of Audit Panel Charter	37
10 SPECIAL COMMITTEES	39
10.1 Special 1 - Youth Advisory Council Minutes - July	39
10.2 Special 2 - Positive Ageing Committee Minutes - July	40
10.3 Special 3 - Rowella Hall Committee Office Bearers and Meeting Schedule	41
11 DEVELOPMENT	43
11.1 Dev 1 - Adoption of the Exeter and District Structure Plan	43
12 CORPORATE	44
12.1 Corp 1 - Capital Budget Carry-Overs & Amendments August 2026	44
13 COMMUNITY	45
13.1 Comm 1 - Australia Day Awards and Citizenship Ceremony 2027	45
13.2 Comm 2 - Australia Day Awards - Nominations and Assessment	47
14 COMMUNITY ASSETS	49
15 PEOPLE, CULTURE & SAFETY	50
16 PETITIONS	51
17 NOTICE OF MOTIONS	52
17.1 Motions on Notice	52
17.1.1 Cr Larner - Motion regarding Acropolis Drive to Tamar Island shared path	52
17.1.2 Cr Manticas - Motion to advocate for public toilet at Beauty Point Boat Ramp	54
17.1.3 Cr Manticas - Motion to advocate for formalised footpath on Flinders Street, Beauty Point	55
17.2 Motions without Notice	56
17.3 Response to Councillor Motions on Notice	62
17.3.1 Cr Manticas - Response to Motion without notice July Ordinary Council Meeting	62
18 COUNCILLORS' QUESTIONS	63
18.1 Councillors' Questions on Notice	63
18.1.1 Cr Larner	63
18.1.2 Cr Sladden	65
18.1.3 Cr Manticas	66
18.2 Councillors' Questions without Notice	67
18.3 Responses to Previous Questions on Notice	71
19 INTO CLOSED MEETING	72

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



20 OUT OF CLOSED MEETING.....	75
21 CLOSURE	76

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



ACKNOWLEDGEMENT OF COUNTRY

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

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

PUBLIC ATTENDANCE

Attendees are reminded that Council Meetings are a place of work for staff and Councillors. Council is committed to meeting its responsibilities as an employer and as host of this public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct. It is a condition of entry to this meeting that you cooperate with any directions or requests from the Chairperson or Council officers.

The Chairperson is responsible for maintaining order at Council Meetings. The Chief Executive Officer is responsible for health, wellbeing and safety of all present. The Chairperson or Chief Executive Officer may require a person to leave Council premises following any behaviour that falls short of these expectations. It is an offence to hinder or disrupt a Council Meeting.

Public attendees are requested to register their attendance prior to entering the meeting.

AUDIO RECORDINGS OF COUNCIL MEETINGS

Council reminds attendees that this meeting will be audio recorded as provided for by Regulation 43 of the *Local Government (Meeting Procedures) Regulations 2025*.

Council also resolved in June 2025 to adopt a new Audio Recording and Minutes Policy which sets out Council's policy in relation to the recording of Council meetings.

A copy of the recording of the open session of the meeting will be placed on Council's website as soon as practicable but no later than 5 business days after the meeting. The recording does not replace the written Minutes and a transcript of the recording will not be prepared. The Minutes of a meeting, once confirmed, prevail over the audio recording of the meeting.

A copy of the recording of a Council meeting is to be retained by Council for at least a period of 2 years from the date of a meeting and may be deleted after that period has expired;

Unless expressly stated otherwise, West Tamar Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

The Recordings may not be uploaded, displayed, transcribed and/or reproduced without the written permission of the Chief Executive Officer for the express purpose proposed.

Council reserves the right to edit Recordings to remove any information that would, or is likely to, place the safety of a person at risk if the recording is published, is, or is likely to be defamatory, contains offensive material or is, or is likely to be, unlawful.

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

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



1 PRESENT

1.1 Present

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

1.2 In Attendance

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

1.3 Apologies and Leave of Absence

Leave of Absence - Cr Lynden Ferguson

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



2 CONFIRMATION OF MINUTES

2.1 Confirmation of Minutes of Meeting held 21 July 2026

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.

Minute No. 26/131

DECISION

Moved: Cr Ireland

Seconded: Cr Sladden

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

3 LATE ITEMS

Nil

UNCONFIRMED

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

Cr Lerner Item 11.1 Pecuniary and other Interest - Exeter Structure Plan Submissions.

As property owner in Exeter and Gravelly Beach, I have made representation and joint representation to DRAFT Exeter Structure Plan regarding change to zoning LPS and/or minimum lot size. I have also made non-pecuniary representation to various provision in the Draft Plan regarding Residential Lot sizes, proximity to transmission lines and provision of new court infrastructure.

UNCONFIRMED

5 PUBLIC QUESTION TIME

5.1 Public Question Time

Commenced at: 1.34pm

Concluded at: 1.49pm

Herbert Staubmann, Liffey

Statement: So, my name is Herbert Staubmann, and I am not a West Tamar Council ratepayer, so to declare my interest, I am part of the Habitat Plants team who have been growing and supplying Tasmanian native plants to the West Tamar Council for a very long time. We supplied, and I helped Tony Roberts - the gardener in question here - planting trees here at Windsor Park, trees that were subsequently removed to build this building that we are now in. But some of the trees we planted back then are still out there and are big trees now.

So I've had the pleasure to see the development of this unique landscape over all these years. I know of a few interesting and private gardens that were created with just Tasmanian plants. I know a few interesting public gardens that were created with just Tasmanian plants. The Royal Tasmanian Botanical Gardens in Hobart have recently redone a section in their gardens that is dedicated to Tasmanian plants. And in that section, they have a small subsection where they are demonstrating that with some imagination and with a bit of experimenting, many Tasmanian plants can be used and treated just like common garden plants or widely available garden plants. So when I say treated like common plants, it means they can be mass-planted, they can be clipped into hedges, they can be espaliered, shaped into small trees, and so on.

Windsor Park is a demonstration of all this and much more on a massive scale. That is really the main point I want to make. What botanical gardens are doing on a very small scale, what's happened here is just big. So, it's not just a collection of Tasmanian plants, and for better words, it is the only working landscape anywhere in Tasmania made entirely with Tasmanian plants. From the traffic lights out on the West Tamar Highway, around the buildings here, around the car parks, around the sports fields, the walking tracks, the dog walking area, the stormwater wetland ponds, the works depot, down to the Tamar River - all created with Tassie plants. There really is nowhere or there's nothing anywhere in Tasmania that comes anywhere near it. I think West Tamar Council should be very proud of what has been achieved here and should do everything they can to maintain and continue this unique project.

Response: *Thank you, Mr Staubmann. And we appreciate your very, very complimentary words. We at Council are very aware of the wonderful precinct that our staff, led by Tony Roberts, has created here. It is unique, and there will be an item in today's agenda to recognize this area as a botanic garden. So thank you very much for coming along. Your little speech is quite timely. Thank you.*

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



Janet Hallam, Riverside

Statement: Thank you, Councillor Holmdahl. I wasn't quite sure of the precedent, and the reason I wanted to make a statement, or at least put my name there, I wanted to be ready to congratulate you if that motion is passed. So I've sort of pre-empted. That was really all I wanted to say. Thank you.

Response: *Well, you can still make a statement if you wish to add to the weight of the issue.*

Statement: Well, as you know, the idea for naming this area as a botanic garden was suggested to us by a visiting tourist group, which had been made up of a combination of people from the Friends of Botanic Gardens around Australia. And I will say there's another tour by this group due in November, but they came several years ago. They looked at this area, they looked at the idea behind it, they looked at what had been achieved, and one of them turned to me and they said, "Why on earth isn't this a botanic garden?" And of course, I said, "Well, I don't know." So that is how the idea was prompted at the beginning. So I'm just here to listen and support. Thank you.

Response: *Thank you very much. And for those of the public gallery that don't know, we work very closely with the Australian Native Plant Society, and they have their propagation premises here down at the back of the garden. And anybody that hasn't walked all the trails around here, I could thoroughly recommend it. It's a lovely, lovely walk.*

Kay Pallett, Rosevears

Statement: All I wanted to is to support Janet.

Response: *Okay, fine, that's quite alright.*

Roy Pallett, Rosevears

Statement: Likewise, just support what's been done, so that's fine. What's been said already.

Gillian Zacks, Greens Beach

Statement: My name is Gillian Zacks and I am a West Tamar resident. And just thank you very much is my main message, and to back up what Herbert Staubmann has said, and really to thank whoever it was that started this whole concept, and all the Councillors and obviously people who have been in the decision-making process along, that it has happened and been such a positive, wonderful outcome. And thank you very much, that's my main message.

Response: *Thank you for your compliments.*

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



Cheryl Swan, Paper Beach

Statement: Good afternoon. I'm just looking at some wording on page 99 of the agenda today. Strategic Plan: Our Heart, Community and Wellbeing. Goal 9: People can reach services, information and civic life more easily across the whole municipality. For me, that would include accessibility for everyone in our municipality to move around our community.

As you know, as I've previously stated, I've been attending these meetings for the best part of 10 years. I've been requesting, advocating, pleading for residential areas, especially some of our oldest residential areas such as Swan Point, Paper Beach, to have some footpaths installed. And year after year after year, those requests are ignored and not included in annual plans and strategic plans and whatsoever. Not just in Paper Beach, Swan Point. Every year I'm completely disheartened and disappointed, broken-hearted actually, for the inequity that is happening in our community. It seems that the same areas get the same attention over and over again - redone, redone, redone. And yet some areas that are residential areas are overlooked, that might be a little bit off the main highway, off the main areas, have less of a population. So why should people in those areas be downgraded and not treated the same? Because they're not. So I'd like to know when is this Council going to show equity, care, and respect for residents in the areas where less and less and less attention is given by the works of this Council? Because over the years, it's definitely deteriorated down my area. That's all I'm going to say.

Response: *Thank you, Ms. Swan.*

Cush Allison, Port Sorell

Question 1: I have two questions today. The first one regarding West Tamar Council as partners with 29 other councils in Tasmania of TasWater: Can the Council answer what negotiations has the Mayor, Deputy Mayor, any Councillors, any Executive had through West Tamar as owners of TasWater and Firmus?

Response: *I will take that question on notice, Mr. Allison, and you will be responded to in the appropriate time.*

Question 2: And my other question is: With West Tamar's support or non-support of the Firmus AI factory, can the West Tamar Council answer the benefits and the costs to the West Tamar community of the long-term effect of the AI data centre to the West Tamar community?

Response: *Again, I will take that question on notice and we will respond to you.*

Statement: And can I just invite all Councillors, there's a community gathering happening at Exeter on Sunday. You may have heard about it through social media, and I'd just like to table the flyer that's been going around and personally invite all Councillors and Executives to Sunday.

Response: *Yes, you can. We'll take that.*

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



Paul Cruse, Beauty Point

Question 1: I have one question in four parts, and firstly I would like an explanation of, with the upcoming election, the process for accepting potential candidates. For example, do they undergo a police check?

Question 2: The second part is, are they required to declare evidence of any criminal record, if applicable?

Question 3: The next part is, are they required to declare any involvement in unscrupulous business activities or dealings?

Question 4: And the sitting Councillors who are seeking re-election, are they required to inform the voters of any unscrupulous behaviour prior to them being re-nominated? Thank you.

Response: *All of the questions that you have asked are a matter for the Tasmanian Electoral Commission, not the West Tamar Council.*

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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
Presentations built	8, totalling 326 slides

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



Hours of face-to-face facilitation	13.5
------------------------------------	------

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.*

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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.

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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.*

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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 Larner 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.

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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 Lerner was brought to the July 2026 Ordinary Council Meeting in relation to the above. The motion was not supported by the Councillors.*

UNCONFIRMED

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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 12, 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
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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]

By email: [REDACTED]

Dear Mr Hay

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



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



ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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

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

Kristen Desmond
CHIEF EXECUTIVE OFFICER

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

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

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



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

wtc.tas.gov.au

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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 12, Riverside TAS 7250
e. info@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: 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

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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

RECOMMENDATION

That Council receives the report on Council Workshops held on 21 July, 4 August and 11 August 2026.

Minute No. 26/132

DECISION

Moved: Cr Allen

Seconded: Deputy Mayor Cr Shegog

That Council receives the report on Council Workshops held on 21 July, 4 August and 11 August 2026.

VOTING

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

Against: Nil

Abstained: Cr Larner

CARRIED 7/1

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

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.

Minute No. 26/133

DECISION

Moved: Cr Lyons

Seconded: Cr Lerner

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 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

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

Minute No. 26/134

DECISION

Moved: Cr Manticas

Seconded: Cr Allen

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

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

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.

Minute No. 26/135

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Lyons

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.

VOTING

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

Against: Cr Larnier

Abstained: Nil

CARRIED 7/1

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

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.

Minute No. 26/136

DECISION

Moved: Cr Lyons

Seconded: Cr Allen

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.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

UNCONFIRMED

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

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.

Minute No. 26/137

DECISION

Moved: Cr Sladden

Seconded: Cr Manticas

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.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

UNCONFIRMED

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

RECOMMENDATION

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 9 July 2026.

Director Corporate & Community entered the meeting at 2.26pm

Minute No. 26/138

DECISION

Moved: Cr Allen

Seconded: Cr Manticas

That Council receives and notes the minutes as presented for the Youth Advisory Council Meeting held on 9 July 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

RECOMMENDATION

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

Minute No. 26/139

DECISION

Moved: Cr Larner

Seconded: Cr Allen

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

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

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.

Minute No. 26/140

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Lyons

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.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

Director Corporate & Community left the meeting at 2.37pm

UNCONFIRMED

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

Cr Larner left the meeting at 2:37 pm

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.

Director Planning & Development entered the meeting at 2.37pm

Minute No. 26/141

DECISION

Moved: Cr Manticas

Seconded: Deputy Mayor Cr Shegog

That Council:

1. Adopt the Exeter and District Structure Plan 2026 (Attachment 1) as its long-term strategy for managing land use and development.

VOTING

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

Against: Cr Lyons

Abstained: Nil

CARRIED 6/1

Cr Larner entered the meeting at 2:51 pm

Director Planning & Development left the meeting at 2.51pm

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

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.

Chief Financial Officer entered the meeting at 2.51pm

Director Community Assets entered the meeting at 2.51pm

Minute No. 26/142

DECISION

Moved: Cr Lyons

Seconded: Cr Manticas

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

Chief Financial Officer left the meeting at 2.59pm

Director Community Assets left the meeting at 2.59pm

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

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.

Director Corporate & Community entered the meeting at 2.59pm

Minute No. 26/143

DECISION

Moved: Cr Ireland

Seconded: Cr Sladden

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.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

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.

Minute No. 26/144

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Manticas

That Council:

1. Seek nominations in the following categories:
 - a. Citizen of the Year
 - b. Youth Citizen of the Year

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



- 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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

Director Corporate & Community left the meeting at 3.09pm

14 COMMUNITY ASSETS

Nil

UNCONFIRMED

15 PEOPLE, CULTURE & SAFETY

Nil

UNCONFIRMED

16 PETITIONS

Nil

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

MOTION

Moved: Cr Larner

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.

Minute No. 26/145

DECISION

Moved: Cr Larner

Seconded: Cr Sladden

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.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

MOTION

Moved: Cr Manticas

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.

Minute No. 26/146

DECISION

Moved: Cr Manticas

Seconded: Cr Lyons

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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

MOTION

Moved: Cr Manticas

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.

Minute No. 26/147

DECISION

Moved: Cr Manticas

Seconded: Cr Allen

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



17.2 Motions without Notice

Meeting adjourned at 3.34pm

Meeting resumed at 3.51pm

MOTION WITHOUT NOTICE

Moved: Cr Larner

That Council:

1. notes the persistent and serious road safety concerns raised by participants at Council's Exeter Community Roadshow, including pedestrian near-misses, difficulties with vehicle access at intersections, and increasing traffic through Exeter's main business centre.
2. Arranges a public meeting in Exeter at the earliest practicable opportunity to enable residents to share their experiences, concerns and proposed solutions relating to pedestrian safety, intersection access and traffic management.
3. Provides residents with an opportunity at the meeting to present insights and submissions relevant to the Exeter Structure Plan, including consideration of an alternative bypass route away from the increasingly busy main business centre.
4. Invites the Hon. Kerry Vincent MLC, Minister for Infrastructure and Transport, and all candidates standing in the upcoming Council election to attend the public meeting.
5. Prepares a summary of issues, proposals and submissions raised at the meeting for consideration by Council and, where relevant, referral to the Tasmanian Government and inclusion in the Exeter Structure Plan process.

MOTION

Moved: Cr Larner

Seconded: Cr Manticas

That Council:

1. notes the persistent and serious road safety concerns raised by participants at Council's Exeter Community Roadshow, including pedestrian near-misses, difficulties with vehicle access at intersections, and increasing traffic through Exeter's main business centre.
2. Arranges a public meeting in Exeter at the earliest practicable opportunity to enable residents to share their experiences, concerns and proposed solutions relating to pedestrian safety, intersection access and traffic management.
3. Provides residents with an opportunity at the meeting to present insights and submissions relevant to the Exeter Structure Plan, including consideration of an alternative bypass route away from the increasingly busy main business centre.
4. Invites the Hon. Kerry Vincent MLC, Minister for Infrastructure and Transport, and all candidates standing in the upcoming Council election to attend the public meeting.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



5. Prepares a summary of issues, proposals and submissions raised at the meeting for consideration by Council and, where relevant, referral to the Tasmanian Government and inclusion it the Exeter Structure Plan process.

Minute No. 26/148

PROCEDURAL MOTION

Moved: Cr Ireland

Seconded: Deputy Mayor Cr Shegog

That the motion be deferred.

VOTING

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

Against: Cr Larner and Cr Manticas

Abstained: Nil

CARRIED 6/2

MOTION WITHOUT NOTICE

Rationale

The resident explained at the Exeter Community Roadshow that she has repeatedly sought assistance. The purpose of this motion is not to adjudicate a private neighbour dispute or presume wrongdoing. It is to ensure that Council responds to an older resident's access and safety concerns with a coordinated point of contact, clear information, potential active referral and timely consideration of any compliance responsibilities that properly fall within Council's authority.

Moved: Cr Larner

That Council:

1. **Acknowledges** the concerns raised by a Blackwall ratepayer and resident at the recent Exeter Community Roadshow regarding obstruction of the newly approved and constructed access to her residential property, including the effect on her and her husband and the potential risk to urgent medical egress.
2. **Requests** that the Chief Executive Officer appoint a single senior Council contact to provide the residents with timely, compassionate and coordinated assistance in navigating Council processes relevant to the obstruction.
3. **Requests** that, subject to the residents' consent, the appointed contact meet with them, inspect the location where appropriate, clearly explain Council's jurisdiction and any applicable approval conditions, verge requirements, compliance or enforcement options, and provide those matters in writing in plain language.
4. **Requests** the Chief Executive Officer to arrange a prompt, evidence-based assessment of matters within Council's statutory and operational responsibility, including whether any structure, object, work or activity on the Council verge or road reserve is unauthorised, non-compliant or obstructs the approved access, and to take any lawful and proportionate compliance action that is warranted.
5. **Requests** that, where an issue falls outside Council's authority or concerns private legal rights, Council assist the residents by identifying the appropriate agency, service or dispute-resolution pathway, and avoiding the residents being unnecessarily redirected between services.
6. **Requests** that Council consider whether any reasonable interim measure within its powers is available to reduce immediate access or safety risks while the matter is assessed, without determining private property rights or prejudicing any party.
7. **Requires** that Council's engagement with all parties remain impartial, respectful and trauma-informed, and that identifying personal, health and legal information be handled confidentially and excluded from public reporting except where disclosure is authorised or legally required.
8. **Requests the CEO to provide** a confidential progress briefing to Councillors within 30 days, followed by written advice on completion outlining the steps taken, the outcome of Council's assessment and any further support offered, subject to privacy and legal obligations.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



MOTION

Moved: Cr Larner

Seconded: Cr Sladden

That Council:

1. **Acknowledges** the concerns raised by a Blackwall ratepayer and resident at the recent Exeter Community Roadshow regarding obstruction of the newly approved and constructed access to her residential property, including the effect on her and her husband and the potential risk to urgent medical egress.
2. **Requests** that the Chief Executive Officer appoint a single senior Council contact to provide the residents with timely, compassionate and coordinated assistance in navigating Council processes relevant to the obstruction.
3. **Requests** that, subject to the residents' consent, the appointed contact meet with them, inspect the location where appropriate, clearly explain Council's jurisdiction and any applicable approval conditions, verge requirements, compliance or enforcement options, and provide those matters in writing in plain language.
4. **Requests** the Chief Executive Officer to arrange a prompt, evidence-based assessment of matters within Council's statutory and operational responsibility, including whether any structure, object, work or activity on the Council verge or road reserve is unauthorised, non-compliant or obstructs the approved access, and to take any lawful and proportionate compliance action that is warranted.
5. **Requests** that, where an issue falls outside Council's authority or concerns private legal rights, Council assist the residents by identifying the appropriate agency, service or dispute-resolution pathway, and avoiding the residents being unnecessarily redirected between services.
6. **Requests** that Council consider whether any reasonable interim measure within its powers is available to reduce immediate access or safety risks while the matter is assessed, without determining private property rights or prejudicing any party.
7. **Requires** that Council's engagement with all parties remain impartial, respectful and trauma-informed, and that identifying personal, health and legal information be handled confidentially and excluded from public reporting except where disclosure is authorised or legally required.
8. **Requests the CEO to provide** a confidential progress briefing to Councillors within 30 days, followed by written advice on completion outlining the steps taken, the outcome of Council's assessment and any further support offered, subject to privacy and legal obligations.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



Minute No. 26/149

PROCEDURAL MOTION

Moved: Cr Ireland

Seconded: Deputy Mayor Cr Shegog

That the motion be deferred to an upcoming workshop.

VOTING

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

Against: Cr Larner, Cr Manticas and Cr Sladden

Abstained: Nil

CARRIED 5/3

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



MOTION WITHOUT NOTICE

Moved: Cr Larner

That Council:

1. Notes the need to ensure the 10 year Long-Term Financial Plan fully reflects real-world compounding cost and escalations for multi-year capital works projects.
2. Directs the CEO to provide a supplementary LTFP Capital Variance Report within 30 days, incorporating a standard multi-year model specifically for the remaining stages of the Legana Recreation Precinct.
3. Tables this report at the next ordinary meeting to ensure council's strategic forecasting remains robustly aligned with changing macroeconomic conditions.

AMENDED MOTION

Moved: Cr Larner

Seconded:

That Council:

1. Notes the need to ensure the 10 year Long-Term Financial Plan fully reflects real-world compounding cost and escalations for multi-year capital works projects.
2. Requests the CEO to provide a supplementary LTFP Capital Variance Report within 30 days, incorporating a standard multi-year model specifically for the remaining stages of the Legana Recreation Precinct.
3. Tables this report at the next ordinary meeting to ensure council's strategic forecasting remains robustly aligned with changing macroeconomic conditions.

MOTION LAPSED FOR WANT OF A SECONDER

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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.

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.*

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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 15 September 2026

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 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

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



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.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



18.2 Councillors' Questions without Notice

Cr Larner

Question 1: On 20th July the CEO, Mayor, Deputy Mayor, local resident Carl Cooper and the Honourable Kerry Vincent Minister for Infrastructure and Transport Local Government Housing and Planning met in a closed meeting. At the 21st of July council meeting the CEO stated that the meeting was not confidential.

Point of Order called by Deputy Mayor Cr Rick Shegog at 4.05pm

Response: *(From the Chief Executive Officer through the Chair) If I may, the Minister directly asked to meet with the CEO and the Mayor prior to meeting with Councillors. Mr Cooper was never part of that meeting.*

Question 2: Thank you for the clarification I apologise for any implication. So my question is with regard to the Council meeting the following day, at the time of a lapsed motion when I needed to leave the room, I note that Cr Manticas left the room at the time of the vote also. Can I ask that Cr Manticas declare the specific nature and detail of his personal representation and/or interest pecuniary or non-pecuniary in the motion requesting Minister for Housing and Planning the Honourable Kerry Vincent MP to declare a major project for the Firmus AI factory proposal at Long Reach?

Response: *(From the Chair) Do you choose to answer that, Cr Manticas?*

Cr Manticas: *(From Cr Manticas through the Chair) Are you asking with regards to Firmus and why I declared an interest?*

Cr Larner: The detail of that interest whether pecuniary or non-pecuniary.

Response: *(From Cr Manticas through the Chair) I made a submission to George Town Council as an individual ratepayer.*

Question 2: Can I ask question number two so that the document I provided Councillors prior to leaving the room on the nature of a major project declaration be tabled in Council records?

Response: *(From the Chair) Cr Larner, which one are you talking about?*

Cr Larner: There was a one-page document with major project summary of what it entails that I distributed to each Councillor so it should be in the records, do you have that CEO?

Response: *(From the Chair) Yes, we'll take it as being tabled if you pass it on.*

Cr Ireland

Question 1: A question regarding the roadshows I must admit I only attended one but I heard about the attendance of the others. My question is really the roadshows were a good way to sort of communicate with the public but the attendance was really appalling, less than a quarter of a percent of the population attended which either means the population is not interested or they're quite happy with everything. And the questions that were brought up at the roadshows were generally things that could have been brought up as a single interaction between the person and the

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



CEO. So my question is – is it worth considering with continuing with roadshows or is there a better way to communicate with our public?

Response: *(From the Chief Executive Officer through the Chair) I'm happy to answer it now, after each round of roadshows we review and see whether there's something we could do better or not and what was clear from our community roadshows is the areas that we least often get to are the ones where we have the biggest amount of people who want to participate. So every year we look at do we hold them and, if we do, where do we hold them and I think they are absolutely valid questions and ones that we'll continue to do because we can always look at different ways of communicating with our community, looking to get people engaged, so I think your point is very valid Cr Ireland and we will review as we always do once we've finished those roadshows, which we've now done.*

Deputy Mayor Cr Shegog

Question 1: I attended an event on Saturday and one of the participants mentioned that the Shaw Street and Archer Street intersection at Beaconsfield, albeit not a busy intersection, just where Shaw Street turns into Archer Street, people are cutting the corner on Shaw Street into Archer. I'm not sure what the width of the road is, it's probably not wide enough to put an island in, and I'm not asking for that but maybe simply just a white line to delineate the centre of the road to keep people as close as they can to the right side of the road?

Response: *(From the Chief Executive Officer through the Chair) We'll take that one on notice and come back to you.*

Question 2: I do believe that campervans or caravans are not allowed to exit onto Archer Street from the Rec Ground but more so onto Grubb Street due to the size and the nature of the vehicles, and the nature and size of the street, but they're still continuing to do so.

Response: *(From the Chief Executive Officer through the Chair) So again we can review that but it's very difficult to stamp out driver behaviour but we'll have a look at it and come back to you.*

Cr Manticas

Question 1: I guess I didn't have many questions until we sort of entered into motions without notice but now I have a question. Is the council aware of my concern about the nature of some of Cr Lerner's motions without notice that they could be seen to be directing officers of the Council in the exercise of their performance?

Question 2: Second question is - if the council is now aware of my concerns around that, what options or tools are available to Councillors to help educate them on proper forms of motions without notice?

Question 3: And my third question - if council is not already aware, I was very frustrated that we didn't get the opportunity to debate the motions without notice because I believe that some of the items warranted some merit into at least having healthy debate, but I was also concerned about how those motions were framed.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



Question 4: And my last question is – if, in the opinion of the Chief Executive, those motions that were tabled today potentially directing Council officers to perform certain actions or inserting themselves into compliance matters that are clearly operational and not elected member related, will the CEO take appropriate referral action with regards to Code of Conduct and the Director of Local Government with respect to a Councillor breaching their obligations.

Response: *(From the Chief Executive Officer through the Chair) So in four parts - I was not aware of your concerns until you've made them now.*

Secondly, in terms of educating of Council and, I think kind of goes into the third one where there are concerns around motions with or without notice that may seek to breach the Local Government Act or a Code of Conduct, it is usual for me to provide education to the particular Councillor in relation to that and that is usual practice for me.

Should any motion without notice seek to direct or breach a Code of Conduct it is entirely up to me, if it's in relation to me, it's entirely up to me.

Any Councillor at any time if they see something that they believe breaches a Code of Conduct or breaches the Local Government Act also have the opportunity to take relevant action.

Cr Manticas: Just as a supplementary if the Chair will indulge me?

Response: *(From the Chair) Yes.*

Question 5: Could I be provided a list of the motions in their entirety as they were presented to Council staff for review?

Response: *(From the Chief Executive Officer through the Chair) Yes, because they will form part of the Minutes.*

Cr Manticas: I just note that one of them was amended on the floor after the motion had already been read in a certain way so I'm just looking for the unedited correction of the motion at that stage.

Cr Lerner: Is that appropriate? That was before it was actually put up.

Response: *(From the Chief Executive Officer through the Chair) What will be provided is what has been provided to us and then it will be minuted so if you've provided it to Council officers as the motion you wish to move, I don't think there is an issue with then providing that to Councillors because regardless of whether you change, the minutes will reflect what you've asked them to reflect. But you did change that from the one that you gave to us and so if it was a motion on notice, for example, it would have been printed as you had provided it and then of course you can change it when it goes up onto the screen. So I don't think I'm being asked to provide anything outside of what Councillors would normally get of a motion that's provided to Council officers.*

Response: *(From the Chair) Thank you. If I may just make a comment, I share some of Cr Manticas' concerns because I believe that the motion, I'm really concerned that first of all there was a sense that you were giving a direction to the CEO and you can't do that. But secondly it implied to me that you didn't believe that our staff had not dealt with the matter when it's come to the Council offices by those residents.*

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



Cr Sladden

Question 1:

I have one question. So my fellow Councillors might have noticed that I asked a question about the motion that I put in back in February regarding petitions. We've seen a few petitions this year, we've heard of a few petitions trying to be lodged not just in our Council and others and it seems to be a overly onerous problem for our community and I'm not going to lie, I've had a look at the process and it's not straightforward especially if you want to do a paper petition and not an e-petition. So we wrote to the Minister for Local Government and asked whether they will, in reviewing the Local Government Act, review the petition provisions as well and essentially my reading of the letter that was returned which is actually in the agenda was no they're not planning on making any amendments soon. So my question is, and you can take this on notice if you like, what can we do as a Council to assist potential petitioners to get their voices heard.

Response:

(From the Chief Executive Officer through the Chair) So what we can do and are currently doing is reviewing our web page to try and make it simpler for people. There was as part of, I think your motion was, can we put a template up on the website which is what we are looking at trying to do and we also will be available if people are looking at submitting a petition, they can come through to Council to ask whether that petition - before they send their page out - is actually compliant and we're happy to provide advice in relation to whether it's compliant or not. Unfortunately that's the best we can do - we can't actually provide any changes to the format that the Local Government Act requires but certainly if people reach out to Council we are happy to provide them with advice on what the requirements are and to assist them as best as possible so the petition that comes in is correct and then can be tabled for council consideration.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



18.3 Responses to Previous Questions on Notice

UNCONFIRMED

19 INTO CLOSED MEETING

RECOMMENDATION

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

Confirmation of Minutes

2.1 Confirmation of Minutes of Closed Meeting held 21 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

10.1 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)(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

10.2 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)(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

10.3 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)(e) 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.

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

ORDINARY COUNCIL MEETING
Tuesday 18 August 2026



Minute No. 26/150

DECISION

Moved: Cr Lyons

Seconded: Cr Allen

That, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at 4.19pm to discuss the following items:

Confirmation of Minutes

2.1 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

10.1 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)(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

10.2 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)(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

10.3 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)(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**ORDINARY COUNCIL MEETING
Tuesday 18 August 2026**



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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

20 OUT OF CLOSED MEETING

Council resolved to move out of Closed Session at 4.59pm.

UNCONFIRMED

21 CLOSURE

There being no further business, the meeting closed at 5.00pm

UNCONFIRMED

3 LATE ITEMS

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

5 PUBLIC QUESTION TIME

General rules for public question time and questions without notice:

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

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

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

When addressing Council please state your name and address.

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

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

5.1 Public Question Time

Commenced at:

Concluded at:

5.2 Public Questions on Notice

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

5.2.1 B Brown, Legana

Question 1: Further to the resolution of Council at item 17.1.1 [*of the August Council Ordinary Meeting Agenda*], what options are available to Council to progress a shared walking and cycling path in the West Tamar Highway corridor between the Tamar Island Wetlands and the Acropolis Drive roundabout?

Response: *Council has not yet discussed the options that may be available to progress a shared path within the West Tamar Highway between Tamar Island and Acropolis Drive. Council continues to have regular conversations with Building Tasmania officers in relation to a number of improvement projects within the Highway corridor, which include the pathway link between Riverside and Acropolis Drive. Subsequent to the Council resolution (Minute No.26/145) and letter sent to Building Tasmania in relation to this topic, Officers will discuss the response received with Council at a future Workshop.*

Question 2: Does the work referred to in the officer's comments for item 17.1.1, described as investigating and proposing potential alignments for two sections of trail linking Legana to the Tailrace precinct, cover the section between the Tamar Island Wetlands and the Acropolis Drive roundabout?

Response: *The two sections of trail mentioned in the officer's comments section of Item 17.1.1 from the August Council Ordinary Meeting refer to section 8.19 of the West Tamar Trails Strategy (Legana Foreshore Trail – 10.8km) and section 8.21 (Riverside Foreshore Trail – 7km). The work undertaken to date does not include the Highway corridor path upgrade from Acropolis Drive to the Tamar Wetlands.*

Question 3: On what date was the letter required by the resolution at item 17.1.1 sent?

Response: *31 August 2026*

5.2.2 C Sherlock, Clarence Point

Question 1: Following the detection of H5 avian influenza in Tasmania, what arrangements currently exist within the West Tamar municipality for reporting, assessing, collecting, transporting and safely disposing of sick or dead birds and other potentially infected wildlife found on council-managed beaches, foreshores, parks, roads and other public land? Please identify the respective responsibilities of West Tamar Council, NRE Tasmania and Council's waste contractors, including what residents should do when a carcass has been reported but is not collected by the state authorities.

Response: *The West Tamar Council has no responsibilities with regard to the outbreak of 'bird flu' in Tasmania. That sits solely with the Department of Natural Resources and Environment (**The Department**), which is the statutory authority in this case. The Council's role is purely to inform its community of the steps that the Department is taking, to warn of the risks and to pass on relevant information to the public, which it continues to do through its social media channels. Council has also taken steps internally to advise its staff on the correct procedures for notifying the department of any potential cases, as well as advice on the correct handling of any sick or dead birds or animals.*

Question 2: Has West Tamar Council prepared, or sought from NRE Tasmania, a documented local operational plan for responding to multiple or mass wildlife deaths associated with H5 avian influenza—including trained personnel, PPE and disinfection requirements, temporary public-access restrictions, carcass storage and disposal facilities, protection of waste workers and arrangements for communicating with residents? If not, will Council now develop and publish such arrangements before a significant local mortality event occurs?

Response: *See response to question one. The Department is the sole statutory authority responsible for the response to bird flu in Tasmania.*

5.2.3 T Sherlock, Clarence Point

Question 1: West Tamar Council's 2024–25 Annual Report records that, as at 23 June 2025, Cr Joy Allen, Cr Lynden Ferguson, Mayor Christina Holmdahl and Cr Rick Shegog had each recorded 0% progress across all three councillor learning packages.

The Tasmanian Office of Local Government states that these learning programs are intended to build the skills and capability of elected representatives and support their continuing development.

Could Council please confirm whether the published figures remain accurate and provide the current completion percentage for each of the three learning packages for every current West Tamar councillor

Response: *The figures published in the Annual Report 2024-25 were correct as of 23 June 2025 – as stated. The responsibility for each councillor to complete these learning packages rests solely with each individual, not the organisation. There is currently no legislated requirement for an elected member to complete the learning modules. The next update on these learning packages will be provided in the 2025-26 Annual Report.*

Question 2: If any of the four named councillors still have not commenced or completed the packages, explain why they remain incomplete and whether those councillors have committed to completing them by a specified date;

Response: *That is a question for those individual councillors.*

Question 3: Explain how Council satisfies itself—and provides assurance to the community—that a councillor who has not completed these foundational learning packages possesses the knowledge and capability necessary to effectively perform the role, including scrutinising budgets and reports, exercising governance responsibilities, assessing strategic priorities and participating in decisions as a planning authority?

Response: *Councillors are answerable to their electorate – not the organisation – and it is incumbent on the individuals to perform their role as it is outlined in the Local Government Act 1993. Council has no role in assessing a Councillors capability.*

5.2.4 A Coram, Clarence Point

Question 1: Will the council consider spending resources to improve the visual and physical amenity of Beaconsfield by undertaking a programme to plant substantial trees throughout the town with particular attention to the Northern end?

Response: *The Beaconsfield Streetscape Improvement Plan proposes to incorporate trees, however all planning is subject to specific approvals by Building Tasmania in relation to the State Highway. The location and specification of any trees will be determined as part of the planning, design and approval process. These decisions will need to consider factors such as road safety, sight distances, underground and overhead services, maintenance and long-term streetscape outcomes.*

Question 2: Will the council replace the large deciduous trees it has removed from Sunset Boulevard near the hall and also plant substantial trees to replace or augment the trees at the entrance in the section near the memorial? Substantial refers to large trees that will produce shade and enhance the town. The old trees at the southern entrance to Beaconsfield are an example. The reason for requesting the trees at the entrance to Sunset Bvd be augmented is that they are small and will never match the stature of the established trees further along the road, already leaving the memorial section looking a rather low priced and shabby show of respect. More generally the section on from the memorial and around the hall seems to be getting degraded.

Response: *As part of West Tamar Council's ongoing tree inspection and risk management program, two Acacia melanoxylon (Blackwood) trees located on Sunset Boulevard were removed after being assessed as having reached the end of their useful life and/or presenting an unacceptable risk to public safety and road users.*

These trees were native, self-seeded specimens and did not form part of the planned streetscape or Soldier's Memorial Avenue plantings that characterise the area. Following assessment, Council has determined that replacement planting at this location is not appropriate, as the establishment of new trees may create sightline and visibility issues for vehicles travelling north along Sunset Boulevard.

At this time, West Tamar Council does not have plans to expand the existing tree plantings along Soldier's Memorial Avenue. Council will continue to monitor the health and condition of the established trees and will consider a future replanting program as those trees approach the end of their lifecycle, ensuring the Avenue's character and amenity can be maintained over time.

5.2.5 G Hay, Beauty Point

Question 1: Would it be fair to say the new management system at the West Tamar Council has lost sight of respectful consultation with rate payers and now solely rely upon costly external consultants or AI generated reports to arrive at its decision making processes ?

Response: No

Question 2: The Rate Payers invested in the development of Innova Park Industrial sub division, the CEO confirmed that and Office of the Coordinator General, Austrade, NTDC had been tasked with selling these industrial lots, has the West Tamar Council actually appointed a licensed Real Estate Agent to market & sell these industrial lots ?

Response: *The premise of the question is not correct. Those entities have not been tasked with selling the lots at Innova Park. The very purpose of groups such as NTDC - of which West Tamar is a member council - is to identify and facilitate initiatives that attract investment, foster emerging industries and boost gross regional product within Northern Tasmania. It would be remiss of Council to not work collaboratively with both NTDC and the Office of the Coordinator General to look at ways to increase investment and economic development in the West Tamar.*

Question 3: In the normal course of events if land is for sale. Regardless of it being in the CDB, a small township the middle of a desert the normal course of events is to disclose and asking price by the vendor, why does the WTC believe the lot values or asking price of the West Tamar Councils Innova Park industrial sub-division should remain a secret from rate payers who's funds were used for its development ?

Response: *Land at Innova Park is classified as general council land and not public land under Section 177A(1) of the Local Government Act 1993. As such, the Council has obtained a valuation of the land by a qualified registered valuer (Section 177[2]).*

Any land sale at Innova Park must be endorsed by the Councillors by an absolute majority. These transactions are discussed in a Closed session of Council under Regulation 17(2)(c),(d),(e) and (g) as they relate to the disposal of land, commercial-in-confidence negotiations and contracts for goods and services. As such, the independent valuation figures are regarded as commercial-in-confidence.

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

5.3 Responses to Questions from Previous Public Question Time

5.3.1 C Allison, Port Sorell

Our Ref: GO.COU.193

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

31 August 2026

Cush Allison
[REDACTED]

By email: [REDACTED]

Dear Mr Allison,

Response to Questions on Notice – Ordinary Council Meeting 18 August 2026

I refer to the questions set out below taken on notice at the West Tamar Council meeting on 18 August 2026, and now provide the following responses:

Question 1: Can Council answer what negotiations has the Mayor, Deputy Mayor, any Councillors, any Executive had through West Tamar as owners of Taswater, and Firmus?

West Tamar Council has had no negotiations with Firmus.

Question 2: With West Tamar's support or non-support of the Firmus AI factory, can the West Tamar Council answer the benefits and the costs to the West Tamar community of the long-term effect of the AI data centre to the West Tamar community?

West Tamar Council has no position on the Firmus AI data centre. The Council has had no opportunity to conduct any analysis of the development application – and nor should it. It is purely a matter for George Town Council.

Furthermore, Councillors have not been privy to any environmental, scientific or cost benefit analysis that may have been provided to George Town Council as part of the application process.

As such, Council is not in a position to provide any commentary on the matter.

Yours sincerely,


Kristen Desmond
CHIEF EXECUTIVE OFFICER



3-4 Eden Street, Riverside TAS 7250
PO Box 16, Riverside TAS 7250
e: info@wtc.tas.gov.au
p: 03 6323 9300
wtc.tas.gov.au



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."

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 - PA2026154 - Resource Development: Egg Production - 52 Gibbs Street, Beaconsfield

REPORT AUTHOR: Senior Statutory Planner - Eric Smith

REPORT DATE: 15 September 2026

ATTACHMENTS:

1. [7.1.1] Plan 1 - Attachment 1 - Location Plan
2. [7.1.2] Plan 1 - Attachment 2 - Application summary and proposal plans

INTRODUCTION

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

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

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

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

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

The purpose of this report is for Council to consider a proposal for Resource Development - egg farm including onsite packing and storing. The proposed egg farm is not of a scale and density that meets the threshold of "intensive animal husbandry". Therefore, the application is Discretionary under Table 11.2.

Four (4) groups of around 120 hens would rotate around the site as required, with no more than 500 hens on site at any time. Pasture alone does not provide optimal egg-laying nutrition so additional feed (~10% of total calories) would be brought in to supplement the hens' diet. The hours of operation standard does not apply to the Resource Development use. There would be no external lighting. The applicant has advised that the operation is too small for regularly scheduled commercial vehicle movements. In this context, conditions are recommended to limit any commercial vehicle movements to Acceptable Solution hours and address compliance with the Zone Purpose where residual matters are not addressed by the Use Standards. This would ensure the use does not unreasonably impact neighbours and does not substantially intensify without further assessment.

The site would be divided into 31 paddocks with circulation space, each 625m² and set back from the lot boundary by at least 7.5m. The secure internal fencing around each circulation space is exempt from planning assessment. The paddocks would be arranged around the waterway buffer to avoid substantial impacts on the watercourse. The “farm hub” shed of 240m² including office, amenities, a small loading bay, a cool room for egg storage and a 90m² undercover maintenance bay is to be located close to the existing access to the property. The farm hub is setback 10m from the frontage and 15m from the nearest side boundary shared with 50 Gibbs Road. Towards the south-eastern corner of the site a smaller storage shed of 24m² is proposed. This purpose of this shed is for composting of manure and mortality management. Water tanks are proposed to capture stormwater with overflow dispersed on the ground. The water tanks are exempt from planning assessment.

No signage is proposed. Any signage may require separate approval.

The parking and traffic arrangements are suitable. The use generates no minimum car parking demand in Table C2.1 and the site has sufficient space for likely car parking needs for the two (2) proposed employees. Although the 10m driveway and internal tracks would be unsealed, so is Gibbs Street itself. The proposal does not generate a requirement for a truck-sized loading bay. Traffic is not expected to increase by more than what is permissible in Table C3.1 for both light and long vehicles.

Part of the development including internal driveways would be within the mapped and unmapped Waterway Protection Areas for branches of Brandy Creek. Conditions are recommended to help maintain water quality to a reasonable extent. Parts of the eastern and southern boundaries are within the priority vegetation overlay, but the extent of this mapping is minimal, and mostly associated with vegetation outside the boundary of the property. No native vegetation will be impacted by the proposal. The most recent underlying vegetation mapping shows FAG Agricultural land up to the site boundary. On a site visit, the planning officer observed exempt vegetation removal for the purpose of boundary fencing and weed management (gorse).

Regarding the Attenuation Code of the Scheme, the site is partly within the attenuation buffer of the sewage treatment plant but is not a sensitive use. The proposal is not an “Abattoir”. The proposal is not “Agricultural produce processing works” as there is no heat applied during the on-site processing. The definition of “Composting works” excludes on-farm composting for use on land within the same ownership. It is therefore also not “Organic waste treatment”. Poultry farm is excluded from the definition of “Feedlot”. The description of “Poultry farm” in Table C9.1 defines it as “intensive animal husbandry”. The proposal does not meet this threshold and therefore should not be assessed as a Level 1, 2 or 3 activity. Nonetheless, it is recognised that the use has potential for some emissions of odour, dust and noise. Conditions to address this are recommended under the residual power of the Zone Purpose assessment as discussed above, rather than via the Attenuation Code, which does not apply to any aspect of the operation.

The route of the waterway is mapped as flood-prone under recent SES mapping. Except for a single tile at the eastern border of the site where no development is proposed, the mapping is entirely H1 and H2, the lowest hazard level and considered negligible. The Code does not apply.

The site is in the bushfire prone area overlay, but as the proposal is not a hazardous nor vulnerable use, nor for subdivision, the Code does not apply.

The proposal requires a discretion of the following development standards:

	Acceptable Solution	Proposed
11.1.2 Zone Purpose	No Permit Required/Permitted Use Classes	Discretionary Use – residual Discretion
11.4.2 A2	20m	10m

Frontage Setback		
C2.6.1 A1 Driveway Construction	Sealed driveway	Unsealed driveway
C7.6.1 A1 Works in the Waterway	No works in the waterway buffer	Works in the waterway buffer

STATUTORY REQUIREMENTS AND TIMEFRAMES

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

Receipt Date	12 June 2026
Request for further information	23 June 2026
Information satisfied	6 August 2026
Advertised	12 August 2026
Closing date for representations	26 August 2026
Day 42	6 September 2026
Extension of time granted	20 August 2026
Decision due	18 September 2026

THE APPLICATION

Application Details:

Development Application	PA2026154
Location	52 Gibbs Street, Beaconsfield
Applicant	S Wong
Planning Instrument	Tasmanian Planning Scheme – West Tamar (the Scheme)
Zone	Rural Living (C)
Use	Resource Development – egg farm
Codes	C1.0 Signs Code C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C9.0 Attenuation Code C12.0 Flood-Prone Areas Code C13.0 Bushfire Prone Areas Code
Specific Area Plans	NA

Site Details:

Area	3.6ha, square parcel with a generally northern aspect.
Slope	The site undulates gently from the road down towards Brandy Creek along its southern boundary.
Existing Use/Development	Unserviced land with vacant pasture including a small dam in the waterway.

**Surrounding
Use/Development**

The site is at the very end of the public road with ~150m of boundary to unmanaged Crown road reserve. There is an unsealed crossing to the unsealed road as part of the ~30m frontage.

Immediately to the north and west are large residential lots with existing dwellings, the closest on the adjoining site to the west is 10m from the shared boundary with the subject site. There is a potential encroachment by the adjoining land to the west. This is a civil matter between the landowners and is capable of being resolved separately. It is not considered for the purpose of this assessment, which relies on formal boundaries rather than existing fencing.

Immediately to the east is a residential lot with a dwelling, separated by over 300m and significant vegetation.

To the south is a vacant residential parcel with significant vegetation coverage.

The site is ~1.4km north of the centre of Beaconsfield and part of an area of Rural Living (C and D) land below the town as the terrain slopes down to Middle Arm and the Kanamaluka/Tamar estuary. This area is characterized by a number of long, unsealed cul-de-sac roads with large lots and small-scale agricultural enterprises or hobby farms of various types between dwellings. The site is also ~120m from the site of the sewage treatment plant and ~180m from the waste transfer station serving Beaconsfield.

STRATEGIC PLAN

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

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.

STATE POLICIES

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

LAND USE PLANNING AND APPROVALS ACT 1993

The proposal is consistent with the objectives of the Act.

GOVERNMENT CONSULTATION

The application did not require State Government referral.

FINANCIAL IMPACT

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

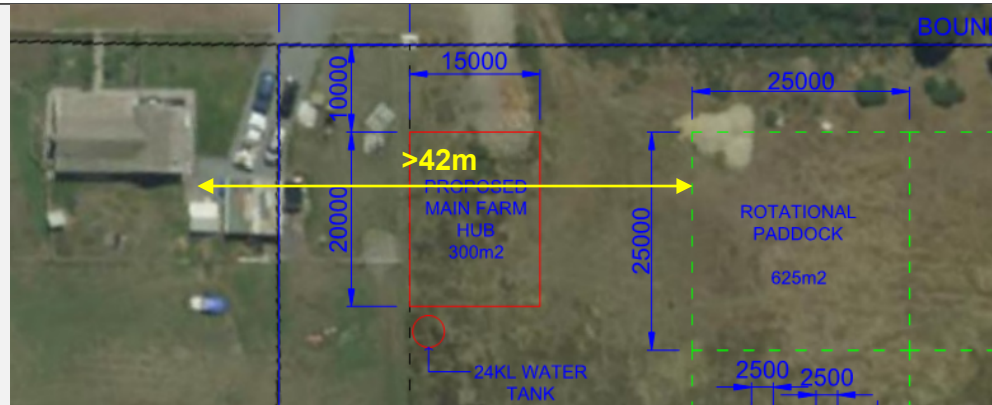
STANDARDS REQUIRING COUNCIL DISCRETION

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

Gillard v Launceston City Council [2024] TASSC 37, found that where Use Standards do not completely address all relevant matters contained in the Zone Purpose statements of a Zone, a "residual Discretion" remains. In these circumstances, the Zone Purpose statements must be considered when assessing a planning application, rather than just the Use and Development Standards that are usually considered. Accordingly, this report will consider the relevant Rural Living Zone Purpose statement at 11.1.2 of the Scheme, to determine the compatibility of the use with existing and potential surrounding development. The other Zone Purpose statements are not applicable to this application.

CLAUSE 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

ASSESSING OFFICER'S COMMENTS	The intent of the Rural Living Zone provides for agricultural use. A report prepared by Pitt & Sherry assesses odour, dust and noise impacts and determines that impacts would not adversely impact the existing adjoining Residential use. It is noted that the reference in the Pitt & Sherry report to the Attenuation Code applying the development is not accurate. The report is required not to satisfy the requirements of the Attenuation Code, but the Zone Purpose statements of the Rural Living Zone. <u>Odour:</u> The report assesses the potential odour impacts of the site using an assessment formula from New South Wales which has been carefully researched and provides conservative results. The most significant odour from egg farms comes from the chicken coop, with odour from ranging areas being insignificant. The best way to manage odour impacts, therefore, is to ensure there is sufficient separation between the coops and neighbouring dwellings. The proposal includes four mobile coops of ~120 hens to be rotated around the farm to ensure suitable pasture at all times. Each coop and the associated 120 hens would be in one of the 31 paddocks i.e. generally four would be occupied. The remaining 27 would be vacant and resting at any one time. The assessment by Pitt & Sherry assumed that all four coops, with a notional maximum of 500 hens, are in the most north-western paddock, closest to the nearest neighbouring dwelling at 50 Gibbs Street. The cumulative odour generated by this scenario requires a setback of 42m from sensitive receptors, using the NSW formula. This is a conservative estimate, given it is unlikely that all four coops will be placed in a single paddock at the same time. The nearest neighbouring dwelling is located 53m from this paddock, and therefore, is unlikely to experience unreasonable odour impacts from the egg farm.
-------------------------------------	--



Rotation of the hens around the farm would prevent excess manure build-up. The design of the mobile coops allows manure to fall through to the ground where it would redisperse into the soil. With regular rotation, it would not build up unreasonably. Used bedding and deceased hens would be composted in a structure for that purpose ~180m from the dwelling. The report finds this is sufficient for emissions from the expected size of the composting pile to redisperse and not cause an impact on the adjoining sensitive use. Other possible sources of odour such as spilled feed would be monitored and cleaned before odour could build up. A condition is recommended to ensure farm and composting management is carried out in accordance with this report.

Dust: Dust could be generated in a number of ways on an egg farm. Traffic on an unsealed road, handling of feed, manure or litter, and the tendency for chickens to scratch dust baths all have the potential to generate emissions from the site. As the site is accessed by an unsealed road, and traffic to, from and around the site is likely to be low volume and gentle, it is not considered that vehicle dust generation is a significant concern. Given the scale of the operation, the report prepared by Pitt & Sherry expects dust emissions from feed and litter handling to be only rarely detectable from adjoining uses. Rotation of the hens would reduce the potential for them to clear large areas for dust bathing to the extent that it would become a nuisance for nearby sensitive receptors. A condition is recommended to ensure that management practices described in the application are maintained to reduce the potential for dust emissions.

Noise: Farms of any kind generate noise from machinery, vehicles and equipment as well as from animals. The report prepared by Pitt & Sherry finds that the scale of the proposal is not sufficient to generate significant noise, but notes that noise-generating external equipment on the farm hub building, which is located in the corner of the site closest to adjoining sensitive uses, should not be oriented north or west (i.e., towards the dwellings). The noise of the hens themselves is not anticipated to achieve an unreasonable level. A condition is recommended to ensure building design and farm operations adhere to that described in the proposal.

Pests/Scavengers: farm management naturally seeks to reduce pests that can affect productivity, and scavengers that may reduce profits.

	Normal management is considered likely to be sufficient given the scale of the proposed use. A condition has been recommended to control the scale of the operation in the Zone. The application approves 500 laying hens, providing a small buffer for ageing or young hens. The applicant is unlikely to want too many unproductive hens on the farm so this is considered to control the likely emissions to the level considered sustainable in the report by Pitt and Sherry. On balance, it is considered that the proposal complies with the Zone Purpose and is a compatible agricultural use appropriate for the site.
--	--

CLAUSE 11.4.2 Building height, setback and siting

ACCEPTABLE SOLUTION NOT ACHIEVED	A2 Buildings must have a setback from a frontage of not less than 20m.
PERFORMANCE CRITERIA	P2 Buildings must be sited to be compatible with the character of the area, having regard to: (a) the topography of the site; (b) the setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; and (e) the retention of vegetation.
ASSESSING OFFICER'S COMMENTS	The proposed office/store would have a setback from the frontage to Gibbs Street of 10m. The proposed building would be sited to be compatible with the character of the area, having regard to: (a) the site has only gentle slopes. There is no topographical reason for the location of the building; (b) the dwelling on the adjoining property to the west has a setback from the road of 6.5m, with outbuildings up to the front boundary. The one further along also has a setback less than 20m; (c) the proposal would present a wall 15m long and 4.3m high to the street, with two single-width roller doors for vehicular access (loading and unloading) and a pedestrian door for access. The office and store elements would have windows. On balance this is considered compatible with the area as this agricultural building is not unexpected in a rural living environment where some agricultural scale buildings would be anticipated; (d) the appearance from the street is of a small agricultural shed, similar in height to many residential outbuildings in the area. It should also be considered that the subject site is the end of the street and there would be virtually no passing traffic; and

	(e) the site is generally cleared. As such, the proposal complies with the Performance Criteria.
--	--

CLAUSE C2.6.1 Construction of parking areas

ACCEPTABLE SOLUTION NOT ACHIEVED	A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
PERFORMANCE CRITERIA	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
ASSESSING OFFICER'S COMMENTS	The proposal is in the Rural Living Zone and unsealed driveways and tracks are proposed around the site. All parking, access ways, manoeuvring and circulation spaces will be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the proposal is for an agricultural use which would not normally have sealed driveways; (b) the site has only gentle slopes. The topography does not preclude unsealed roads; (c) drainage would likely be into the waterway where stormwater from the main driveway would have significantly redispersed and therefore not be considered a point source flow, while the tracks around the paddocks would drain mostly via infiltration. A condition is recommended to require formal piping of waterways under any formed driveways around the site; (d) Gibbs Street is itself unsealed, so any likelihood of transporting sediment or debris from the site is of little consequence to the functioning of the road;

	(e) the main access would be very short (10m), with most staff cars and heavy vehicles using only the very front of the site to access the main office and store. Vehicles used around the site would likely be slow (tractors, dragging trailers etc.) and infrequent (not every day), generating little dust even in dry periods; and (f) a condition is recommended to require the surface of the driveway to be of a suitable construction, while tracks around the paddocks would be suitable for the vehicles likely to be using them. The proposal complies with the Performance Criteria.
--	--

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

ACCEPTABLE SOLUTION NOT ACHIEVED	A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area
PERFORMANCE CRITERIA	P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and

	(n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.
ASSESSING OFFICER'S COMMENTS	P1.1 The main farm hub would be well outside the waterway buffer. Paddock fencing is exempt from planning assessment. However, at least part of the agricultural outbuilding and some tracks around the site would be within the waterway buffers which consists of the mapped Code overlay, and buffers in accordance with Table C7.3 around a parallel smaller unmapped tributary/branch to the south, and what appears to be a re-routed Brandy Creek alignment on adjoining land to the south, following the boundary. Proposed buildings and works within the waterway buffer avoid and minimise adverse impacts on the natural assets, having regard to: (a) the proposal is for very small agricultural buildings and informal farm tracks with little potential to cause erosion, siltation, sedimentation or runoff. An appropriate sealed base for the manure and mortality management composting stockpile reduces the potential for leaching. A condition is recommended to ensure construction and management of this building is suitable; (b) the aerial imagery clearly shows littoral vegetation. Outside the paddocks along the mapped overlay, this is to be substantially retained. The smaller tributary is already altered due to the pasture and would not be unreasonably impacted. Along the southern boundary the re-routed Brandy Creek benefits from weed management along the fenceline; (c) the existing waterways are not considered natural and have been modified by previous rural activities. The original Brandy Creek appears to be routed along the southern boundary, and the remnant alignments (mapped and unmapped) are within pasture which has significantly altered the natural streambank and streambed environment already; (d) similarly, the ephemeral watercourse does not have significant natural habitat; (e) the proposal would leave the remnant waterway largely clear, maintaining existing flow and drainage to a significant extent. The existing dam also contributes to the modified environment such that the proposal would not unreasonably degrade the waterway further. The new alignment along the southern

	boundary is on adjoining land and the smaller tributary would not be unreasonably affected by division of the site into paddocks. On a site visit in August, planning officers observed water flow and pooling, but it is likely that the drier months would see it disappear; (f) there is no known fish passage on site; (g) there are no identified wetlands on site. To the extent the site experiences ponding, it is not permanent and would not be filled as a result of the application; (h) there are no existing facilities on the site. The compost and manure element is deliberately more central on the site and set back from the existing dwelling on the adjoining property by ~180m to assist in reducing impacts on nearby sensitive uses from possible emissions. On a site visit, planning officers observed that water does not flow directly into the dam from the part of the site where this would be but instead runs around it to the south, reducing the potential for concentrated fouling. A condition is recommended to require bunding to ensure any runoff can be managed within limits required by the <i>Environmental Management and Pollution Control Act 1994</i>; (i) there would be little cut or fill required anywhere on the site; (j) there are no special requirements due to the size, shape, contours of slope of the land; (k) the site is above tidal range; (l) the proposal would not create an unreasonable maintenance burden to manage future impacts; (m) a condition is proposed to require works within the waterway to comply with the <i>Wetlands and Waterways Works Manual</i>; and (n) the site is not within a coastal area. P1.2 Not Applicable – the proposal is not within the spatial extent of tidal waters. The proposal complies with the Performance Criteria.
--	---

ROAD AUTHORITY COMMENTS

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

The proposal is expected to create limited additional traffic movements at the existing vehicular crossing. Fewer than 40 light vehicle movements and no more than 5 heavy vehicle movements are expected each day at the existing vehicular crossing. The predicted increase in vehicular traffic therefore meets the Acceptable Solution of C3.5.1, so a traffic impact assessment is not required to assist with the assessment of Performance Criteria. The surrounding road network can easily absorb the additional traffic from the proposal.

The unsealed crossover and internal access driveway are both appropriate since the Gibbs Street surface is unsealed. No upgrades to Gibbs Street or the site crossover are recommended.

STORMWATER AUTHORITY COMMENTS

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

Stormwater from roof areas will be directed to water tanks. Any overflow can be contained on the site.

The rotational paddocks have been placed clear of the watercourse to prevent hens from roaming in the watercourse. With the setback provided, the proposal is not expected to affect water quality.

NOTIFICATION

The application was notified for the required 14-day period in accordance with the Act. A full copy of the representation received during the public exhibition period was provided to Councillors. Consideration of any representation is a requirement under both the Scheme and the Act.

The number of representations received during this time was one (1). The main issue raised is fundamentally the categorization of the use, and this is itemized over several headings. These will be considered together as a single issue in the table below.

The representor also raised specific matters of concern if the application is assessed as advertised. These are considered in the usual way in the table below. The representation includes a series of proposed conditions should the application be approved. This is addressed as a single issue.

ISSUE 1	The proposal is incorrectly categorised, and should be considered intensive animal husbandry. The use should actually be considered Prohibited in Table 11.2. In summary, the argument is that the concentration of hens within the individual paddocks (regardless of “free range” status or not) and the for-profit operation mean categorically that the proposal is intensive.
ASSESSING OFFICER’S COMMENTS	The planning officer is satisfied the proposal is not intensive. The scale of the operation is correctly assessed using the whole site as reference. Intensive animal husbandry is defined as: <i>‘means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a feedlot, poultry farm or piggery.’</i> Importantly, all three elements of the definition must be satisfied for the use to be considered intensive animal husbandry. The density of 143 hens/ha is a more accurate reflection of density regardless of the rotation system confining groups of 120 to a smaller pen, as the size of the site allows emissions to dissipate over time. Regular and frequent rotation as described in the application documents means waste doesn’t build up to the extent that is expected for an intensive use. Domestic animals frequently flock together even without management of this type and it does not make sense to consider a notional density of 1,920/ha (120 in a 625m² paddock) when the vast majority of the site would be vacant. The

	notional intensity of 120 hens within the coop overnight is not a valid measure to assess the density of use on the land. The coops have automatic doors and it is likely that they will operate roughly dawn-dusk which would vary throughout the year. The standards referred to in the representation for attenuation and setbacks are not applicable to fewer than 10,000 birds, supporting the assessment that this proposal is not “intensive animal husbandry” also given its small scale. The planning officer is satisfied that at the scale proposed, with around 10% supplement feed provided, does not meet the criteria as an intensive use where most of the food comes from outside the animal enclosure. Following receipt of the representation, Council sought legal advice on the status of the use and the advice concluded that the proposal does not constitute “intensive animal husbandry”, substantially on the grounds that only 10% of feed would be supplied from off-site. The representor raises concerns about what would happen in situations where normal rotation could not occur but it is not considered this is a valid reason to consider the use intensive. Although no one would live on site, there would be regular attendance to feed, water, rotate, harvest or otherwise manage the operations.
ISSUE 2	Hours of operation (out of hours noise)
ASSESSING OFFICER'S COMMENTS	Clause 11.3.1 A1/P1 of the planning scheme applies hours of operation to discretionary uses but does not apply restrictions to the Resource Development Use Class. The hours when commercial vehicle movements (delivery and pick-up) can occur are addressed in Clause 11.3.1 A3/P3. A condition has been recommended to limit commercial vehicle movements as required under Clause 11.3.1 A3, being: • 7.00am to 5.00pm Monday to Friday; • 9.00am to 12 noon Saturday; and • nil on Sunday and public holidays.
ISSUE 3	Residential Amenity
ASSESSING OFFICER'S COMMENTS	The Rural Living Zone does not have a mandatory assessment for Discretionary uses. It is considered therefore that there is a residual Discretion through the Zone Purpose to assess matters raised including odour, dust, noise, flies, and scavenging animals as raised by the representor. This is assessed above and the proposal is found to comply. The representor is concerned that the assessment does not adequately address the cumulative nature of emissions of different types. However, the assessment and reports prepared by suitably qualified professionals finds virtually no impact on any specific emission and consequently it can be considered that the cumulative impact is also essentially negligible.
ISSUE 4	Traffic and Vehicle Movements

ASSESSING OFFICER'S COMMENTS	The Resource Development Use Class does not have a requirement for onsite car parking in Table C2.1. The site contains suitable parking areas for the expected needs of the use. The road authority has advised that the proposal would not trigger assessment under the Performance Criteria of Clause C3.5.1 and no upgrade is recommended of the road itself to cater for the additional traffic.
ISSUE 5	Composting (including of dead birds) could leach into the waterway
ASSESSING OFFICER'S COMMENTS	Application documents include a best-practice description of composting arrangements, which show a sealed concrete floor and largely self-contained activity. The expected mortality on an egg farm of this scale is not anticipated to be significant. The location of the composting area away from the adjoining dwelling is considered desirable and the site has substantial waterway overlays mapped and unmapped. The proposal is considered suitable, subject to recommended conditions to ensure the use does not cause an environmental nuisance.
ISSUE 6	Application of C9 Attenuation Code and the assessment of separation standards
ASSESSING OFFICER'S COMMENTS	The officer's interpretation of the Scheme is that Table C9.1 limits the application of the Attenuation Area to poultry farms that achieve the threshold of "intensive animal husbandry" and therefore the Attenuation Code does not apply. It is nonetheless recognised that the emissions of odour, dust and noise may be generated to an extent. In lieu of Clause C9.5 and absent any suitable standard in Clause 11.3, this assessment is considered to sit within the Zone Purpose and is therefore assessed under Clause 11.1.2. The representor makes specific reference to Victorian standards for poultry farms, which describe setbacks from "broiler shed, temporary litter stockpile/compost pile". The source document, the Victorian Code for Broiler Farms 2009, identifies that it is for use at large scale farms, including free-range farms. The Scope of the Code excludes farms of less than 10,000 birds and poultry farms for egg production ("broilers" are meat hens), so it is not considered relevant to a proposal for 500 egg-laying hens.
ISSUE 6	Proposed Conditions
ASSESSING OFFICER'S COMMENTS	The representor proposed a number of conditions: Operating hours: the application is for a Resource Development use. The definition of Resource Development includes packing and storing for dispatch. Clause 11.3.1 A1 does not apply, and there is no head of power to control hours of operation onsite. Deliveries and collections: the applicant has confirmed the farm is too small for frequent or regular pickups, and a condition is recommended to limit commercial vehicle movements, such as feed deliveries and egg pick up, to the Acceptable Solution hours in the Scheme. Maximum bird numbers: The suggestion of limiting the number of birds to 500 is considered too restrictive. However, allowing too much expansion

without re-assessment may create an unacceptable situation in a Residential Zone. Therefore, a condition is recommended limiting the number of birds to 500 laying hens. This provides a buffer for ageing or under-age hens to remain/be introduced without affecting total production, but there remains an incentive to keep this number low to protect the profit margin.

No roosters: The application does not propose the keeping of roosters on site. This does not seem an unreasonable prohibition on an egg farm.

Approved poultry areas: this would seek to control use to the areas shown on the endorsed plans. This is broadly achieved by the standard endorsed plans condition. Minor deviations from the approved plan for operational reasons or site conditions are not fundamentally incompatible, as long as the conditions controlling offsite impacts are maintained.

Mortality composting: addressed above under issue 5.

Waste and manure: addressed above under issue 5.

Noise from fixed plant: the wall of the main office/store buildings facing the adjoining property to the west meets the Acceptable Solution setback of 10m which complies with compatible standards for amenity such as Clause 4.6.11 which exempts heat pumps at least 10m from sensitive uses from planning assessment, or 12.4.3 A3 which requires among other things refrigeration systems to be setback 10m from sensitive uses. The arrangement of the building makes it likely this plant would be on the eastern wall. A condition is recommended to ensure that plant for the cool room (likely to exceed the impact of a heat pump and therefore not exempt) is not on these walls.

Traffic: an appropriate condition is recommended to control any commercial vehicle movement timing.

Complaints: the suggestion for the applicant to maintain a complaint register is accounted for in the application. A condition has been recommended in relation to this.

Ongoing compliance: the documents and reports supporting the application are recommended to be endorsed alongside the plans. This enables Council to enforce adherence to the approval where an issue comes to the Planning Authority's attention.

100m buffer from existing dwelling on the adjoining property to the west: this is not considered a reasonable condition given the evidence of likely emissions.

OPTIONS

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

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

PROFESSIONAL COMMENTS OF THE ASSESSING OFFICER

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

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

RECOMMENDATION

That application PA2026154 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 Resource Development – egg farm, by S Wong, for land at 52 Gibbs Street, Beaconsfield Lot No. 3 on Plan No. 210331 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents:
 - (a) Endorsed plans by applicant (dated 22 July 2026):
 - (i) Master plan and Site Plan detail;
 - (ii) Farm building floor plan and elevations;
 - (iii) Outbuilding floor plan and elevations;
 - (b) Endorsed plans by Tankworld, undated;
 - (c) Operations document by the applicant, dated 30 July [2026];
 - (d) Bin Mortality Composting Basics for Poultry Producers brochure by the University of Georgia Extension dated March 2026; and
 - (e) Emissions Report by Pitt & Sherry dated 16 July 2026.

Any other development and/or use, or substantial intensification of the approved use, may require separate assessment and a fresh application should be submitted to Council.

AGRICULTURAL LIMITS

2. No more than 500 laying hens may be kept on the site at any one time.
3. No roosters are allowed.

ENVIRONMENTAL MANAGEMENT PLAN – MORTALITIES STORAGE AND COMPOSTING AREA

4. Prior to construction of the mortality storage and composting area and the commencement of the use, an Environmental Management Plan must be prepared to the satisfaction of the Director Planning and Development which includes:
 - (a) detailed design that demonstrates that any leaching or runoff would be directed away from waterways, dams or groundwater to ensure the risk of causing environmental harm is low;

- (b) the routine and emergency process for handling and disposing of chicken mortalities, including instances where high mortalities or biosecurity issues require an alternative disposal method to use of the composting area; and
- (c) measure to deter flies, rodents, scavenging birds, pathogens and offensive odours.

CONSTRUCTION MANAGEMENT

- 5. 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.

ONSITE WASTEWATER MANAGEMENT

- 6. The land application area for onsite wastewater disposal must be separated from all buildings, parking and access ways.
- 7. Stormwater overflow from the water tanks must be managed onsite.

OUTBUILDINGS

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

DELIVERY HOURS

- 9. Deliveries to and from the site by commercial vehicles must be confined to:
 - (a) 7am to 5pm Monday to Friday
 - (b) 9am to noon Saturday
 - (c) Nil on Sundays and public holidays

OUTDOOR STORAGE AREAS

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

UNSEALED PARKING AND ACCESS FOR COMMERCIAL USES

- 11. Prior to commencement of the use:
 - (a) any areas set aside for the parking of vehicles together with the aisles and access lanes must be paved with crushed rock or gravel of adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of the subgrade and vehicles likely to use the space; and
 - (b) Areas must be constructed, drained and maintained in a condition suitable for use by two-wheel drives to the satisfaction of the Director Community Assets or their delegate.

WATERWAY BUFFER PROTECTION

- 12. Works within the mapped waterway buffer or within the buffer as defined in the Code must be undertaken in accordance with the *Wetlands and Waterways Works Manual*.

13. Onsite wastewater management land application areas must be outside the mapped waterway buffer or the waterway buffer as defined in the Code, or in accordance with Environmental Health Standards for setbacks.

ODOUR

14. The site must be managed to in accordance with the endorsed documents to prevent unreasonable nuisance to sensitive uses from odour. This specifically includes:
- (a) adhering to the maximum number of birds (500 laying hens);
 - (b) frequent rotation of coops to prevent manure build-up in line with the operation description approved;
 - (c) secure feed store to restrict the potential for pests or moulding; and
 - (d) prompt handling of spills, waste and mortality to ensure no unreasonable build-up of odour.

DUST OR FUMES

15. The site must be managed in accordance with the endorsed documents to prevent unreasonable nuisance to adjoining sensitive uses from dust.

NOISE

16. The site must be managed in accordance with the endorsed documents to prevent unreasonable nuisance to adjoining sensitive uses from noise.
17. Any plant/machinery on the farm hub building must not be installed on the external northern or western walls.

LIGHTING

18. Any exterior and security lighting must be designed, located and baffled so that no direct light is emitted beyond the site boundaries.
19. Excluding security lighting, external lighting must not operate outside the hours of 7pm to 7am.

COMPLAINTS REGISTER

20. The applicant must keep a register of complaints and action taken to resolve issues raised. In the event that a complaint is made to Council, this must be available to inspect by environmental health, planning or municipal officers.

Permit Notes

Notations

- A. This permit was issued based on the proposal documents submitted for PA2026154. 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.
- D. The applicant is recommended to obtain a survey of the site to confirm the boundary with the adjoining land to the west.
- E. Illness including Avian Influenza is to be managed in accordance with Tasmanian Government advice and reported accordingly.

Other Approvals

- F. This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- G. No signage is approved. If any signage is required, please submit a further application for assessment.

Appeal Provisions

- H. 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

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

Plan 1 – Attachment 1 – Location Plan
PA2026154
52 Gibbs Street, Beaconsfield



Plan 1 - Attachment 2 - Application summary and proposal plans
PA2026154
52 Gibbs Street, Beaconsfield

Proposed Pasture- raised Egg Farm

Planning Application:
PA2026154

Proposal:
Pasture raised – Egg farm

Site Address:
52 Gibbs Street, Beaconsfield TAS 7270

JULY 30

Applicant: Samuel Wong

Table of Contents

1. Introduction
2. Summary of Proposal
3. Response to Item 1 – Floor Plans and Elevation Plans
4. Response to Item 2 – Waterway Protection Area
5. Response to Item 3 – Feeding Arrangement and Intensive Animal Husbandry
6. Response to Item 4 – Rural Living Zone Compatibility and Amenity
7. Response to Item 5 – Egg Farm Management Plan
8. Response to Item 6 – Odour Assessment
9. Conclusion
10. Proposed Attachments

1. Introduction

This report responds to West Tamar Council's request for additional information for Planning Application PA2026154 at 52 Gibbs Street, Beaconsfield. It summarises the proposed use, supporting infrastructure and management measures for waterway protection, feeding, amenity, waste, mortality and odour.

The proposal is a small-scale pasture-raised/free-range egg farm using mobile coops and rotational paddocks. It does not include intensive poultry sheds, broiler production, roosters, bird slaughter, an abattoir, commercial composting or industrial food processing.

2. Summary of Proposal

The proposal comprises:

- Up to 500 laying hens managed in mobile coops and rotational pasture paddocks;
- A farm hub for egg receiving, inspection/candling, packing, refrigeration, administration and small-equipment storage;
- A storage shed for feed, packaging, poultry netting, tools and general farm equipment;
- Water tanks, poultry watering systems, vehicle access and on-site parking;
- Supplementary commercial layer feed stored and dispensed in a controlled manner;
- Egg collection and on-site packing, followed by collection or off-site sale;
- Manure management through rotation and paddock rest, and mortality management through contained on-farm composting; and
- No roosters, bird slaughtering, meat processing or abattoir activity.

The operation is agricultural in nature and is intended to remain compatible with the Rural Living setting through limited scale, daytime operations, setbacks and the management controls set out below.

3. Response to Item 1 - Floor Plans and Elevation Plans

Floor plans and elevations are provided in Attachment 1. The Main Farm Hub will contain the egg receiving, inspection/candling, packing and refrigerated storage areas, together with handwashing, cleaning, administration and small-equipment storage.

The storage shed will contain feed, packaging, fencing equipment, tools and other agricultural items. These buildings support the farm only and will not be used for intensive poultry housing, animal processing, an abattoir or industrial processing. Any further building approvals will be obtained where required.

4. Response to Item 2 - Waterway Protection Area

The layout and day-to-day operation will minimise disturbance to the mapped waterway protection area. Hens may occasionally range through parts of the area, while congregation points and waste-generating activities will be controlled to avoid erosion, nutrient accumulation and contaminated runoff.

4.1 Range Management

- Feeders, water points and mobile coops will not be placed within the waterway protection area;
- Each 625 m² active paddock will carry approximately 120 hens and the coops will generally move every 1-2 days;
- Vegetative cover will be maintained and wet, saturated or damaged areas will be removed from rotation;
- Ground conditions will be monitored and stocking pressure or rotation timing adjusted where required; and
- No sediment, manure, wastewater, feed, litter or contaminated runoff will be discharged to a waterway.

4.2 Creek Crossing

The proposed access crossing over Brandy's Creek comprises two 400 mm culvert pipes beneath a gravel traffic surface. The final design will maintain water movement, minimise clearing and earthworks, and be subject to any required engineering or approval process.

4.3 Structures Within the Protection Area

A mortality management area and minor storage shed are proposed within the mapped protection area. The following containment measures will apply:

- A concrete floor, contained walls and a weatherproof cover to prevent rainfall entry and leakage;
- No runoff or leachate discharge, with any liquid or affected material retained and managed within the facility;
- Prompt covering of material, fencing and pest controls to prevent odour, scavenger access and pest attraction; and
- Use of the storage shed only for dry carbon material and farm tools, with no waste or runoff generated from the shed.

5. Response to Item 3 - Feeding Arrangement and Intensive Animal Husbandry

5.1 Feeding Arrangement

Hens will have daily access to pasture for natural foraging. Pasture will be supplemented with a complete commercial layer ration because forage alone does not provide a balanced diet for laying hens.

- Commercial layer feed will be supplied through controlled feeders;
- Fresh water will be available through poultry watering systems;
- Feed will be stored securely in the farm hub or storage shed; and
- Spillage will be monitored and promptly cleaned to reduce pest and odour risk.

5.2 Why the Use Is Not Intensive Animal Husbandry

The proposal is not a concentrated and confined animal-growing operation. Hens will range outdoors during daylight hours, use mobile coops for shelter, nesting and roosting, and move regularly through pasture so that manure does not accumulate in one fixed location.

The indicative stocking arrangement is:

- Approximately 120 hens per 625 m² active paddock, equal to about 1 hen per 5 m² or 1,920 hens per hectare;
- No more than approximately 120 hens occupying any one 625 m² paddock at a time; and
- Up to 500 hens across approximately 3.5 hectares, equal to about 143 hens per hectare overall.

The active-paddock density is below the national free-range labelling ceiling of 10,000 hens per hectare and below the 2,500 hens per hectare rotational-range benchmark cited by RSPCA Australia. The proposal is for egg production only and is not a feedlot, broiler shed, poultry-meat facility, abattoir or animal-processing operation.

References: [ACCC - free-range egg standard guidance](#); [RSPCA Australia - free-range stocking discussion](#).

6. Response to Item 4 - Rural Living Zone Compatibility and Amenity

Potential off-site impacts will be managed as follows:

Impact	Management measure
Noise	No roosters or intensive poultry sheds are proposed. Deliveries, machinery and routine work will occur during daytime hours.
Odour	Low stocking density, frequent rotation, secure feed storage and prompt handling of waste and mortalities will prevent material build-up.
Lighting	Lighting will be minimal, low intensity and directed downward. No floodlighting or continuous night lighting is proposed.
Hours	Routine operations and vehicle activity will generally occur between 8:00 am and 5:00 pm. Only essential animal care will occur outside those hours.
Traffic	Movements will be limited to feed delivery, egg dispatch and normal farm access, using the designated access and on-site parking area.

These controls are intended to maintain the amenity of adjoining and nearby properties while allowing the small-scale agricultural use to operate.

7. Response to Item 5 - Egg Farm Management Plan

Management topic	Operational commitment
Birds and coops	Up to 500 commercial laying hens, such as Hy-Line, ISA Brown or similar breeds. Mobile coops will provide nesting boxes, perches, water, weather and predator protection, and automatic doors. Coops will generally move every 1-2 days according to pasture and weather conditions. No roosters are proposed.
Life stages	Point-of-lay pullets and adult laying hens will be kept. Older hens may remain on the farm after retirement from production. No bird slaughtering, meat processing or abattoir activity will occur on site.
Egg handling	Eggs will be collected daily, inspected or candled, packed and refrigerated in the egg-packing room before collection or off-site sale. No industrial food processing or large-scale egg washing is proposed.
Dust and access	Pasture cover will be maintained through rotation and rest. Access and parking will be gravelled or otherwise stabilised, and vehicle speeds kept low. Rotation, rest periods and surfacing will be adjusted if dust or bare ground develops.
Manure and waste	Rotation will avoid long-term manure accumulation. Broken eggs and other organic waste will be removed promptly. Feed bags, packaging and general waste will be disposed of appropriately. Used bedding may be composted with suitable carbon material.
Mortality	Deceased birds will be collected promptly, held temporarily in a designated freezer and composted in the contained mortality facility in accordance with the attached method. This is farm-generated mortality management, not commercial composting. A document of composting method is attached to this email.
Wastewater	No industrial wastewater will be generated. A compliant wastewater system will be designed and approved before permanent plumbing is used. Until then, portable sanitation will be used where required. No wastewater will be discharged to the waterway or its protection area.
Complaints	A complaints register will record the date and time, complainant details, issue raised, investigation, corrective action and outcome. Complaints will be addressed promptly and management procedures adjusted where necessary.

8. Response to Item 6 - Odour Assessment

The Odour Assessment prepared by Pitt & Sherry is provided as an attachment. The operation will implement the management and mitigation measures identified in that report.

9. Conclusion

The proposal is a small-scale pasture-raised/free-range egg farm involving up to 500 laying hens across approximately 3.5 hectares. Mobile coops, rotational paddocks, controlled feed storage and regular paddock rest distinguish the use from a concentrated and confined poultry operation.

The management measures in this report address waterway protection, noise, odour, lighting, traffic, dust, waste, wastewater and mortality. Controlled on-farm mortality composting is included; commercial composting, roosters, bird slaughter and animal processing are excluded. With the attached plans and odour assessment, the proposal is designed to operate without unreasonable environmental or residential amenity impacts.

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



ORDINARY COUNCIL MEETING

Tuesday 15 September 2026

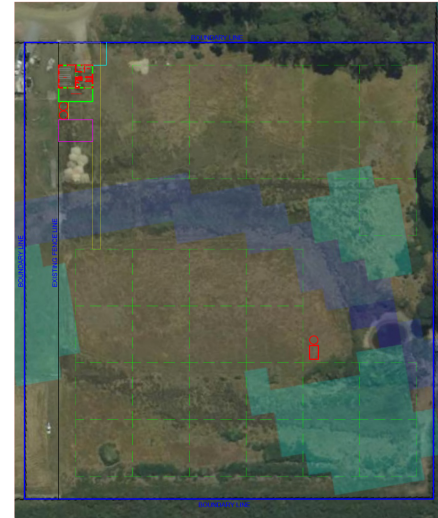
MASTERPLAN - 1:2000



WATERWAY PROTECTION OVERLAY - NTS



FLOOD OVERLAY - NTS



**WORKING DRAWINGS
FOR DA APPLICATION**

Issue ID	Revision ID	Description	Date

PROJECT: PASTURED RAISED EGG FARM - BEACONSFIELD

ADDRESS: 52 GIBBS STREET, BEACONSFIELD, TAS 7270

CLIENT: GREENCREST HOLDINGS PTY LTD (ABN 73 698 508 119)

drawing D01 SITE PLAN

scale	VARIOUS (A3 paper)
-------	--------------------

date	22/07/2026
------	------------

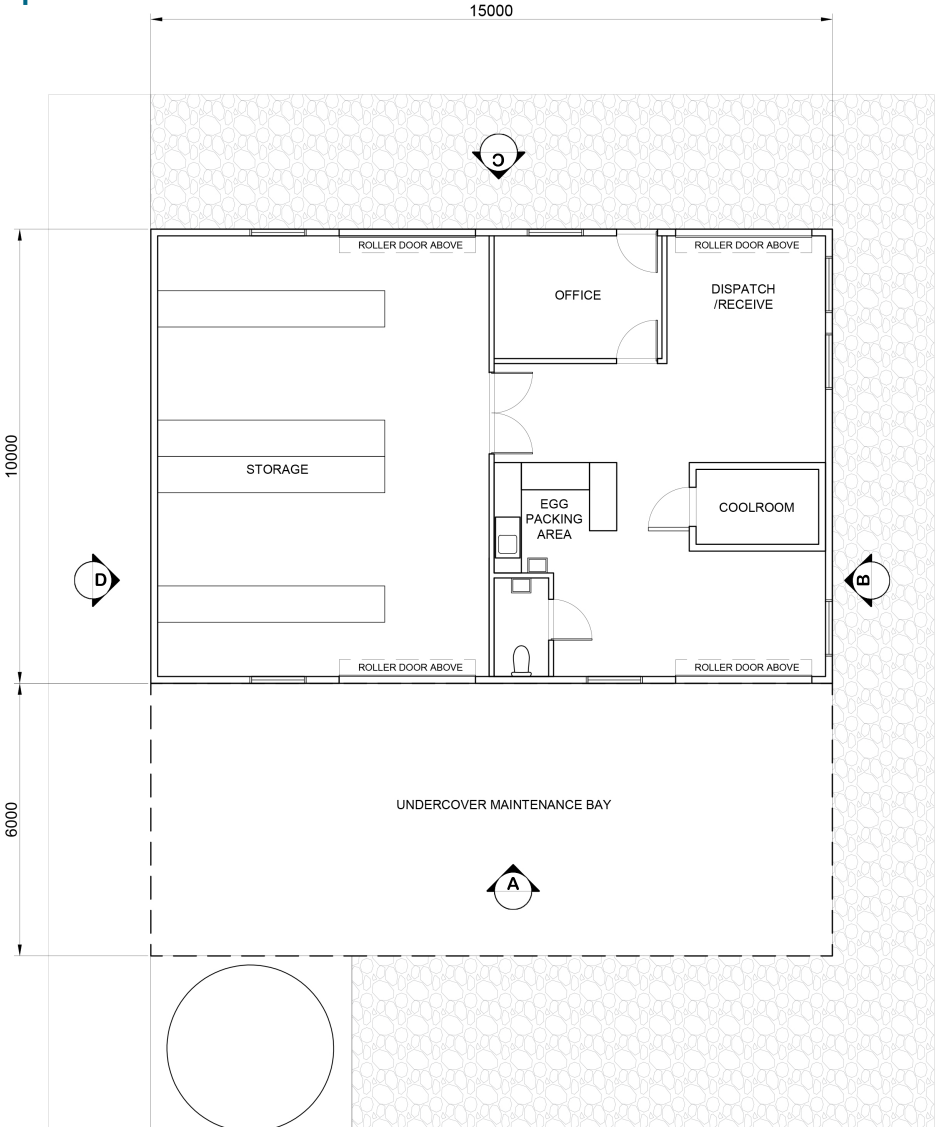
dwg #

83 MOUNT STUART DRIVE,
NEWNHAM, TAS 7248
P: 0420449464
E: LittleAcres@gmail.com

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



SITE PLAN - NTS

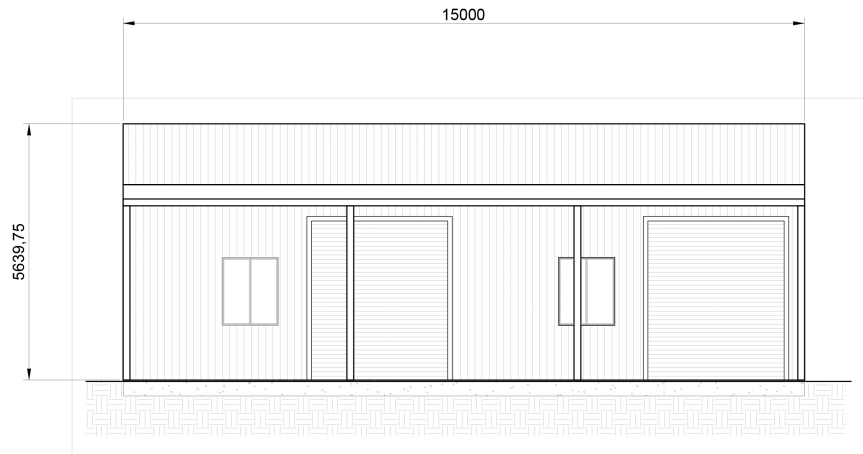


FLOOR PLAN - 1:100

WORKING DRAWINGS FOR DA APPLICATION	Issue ID	Revision ID	Description	Date	PROJECT: PASTURED RAISED EGG FARM - BEACONSFIELD ADDRESS: 52 GIBBS STREET, BEACONSFIELD, TAS 7270 CLIENT: GREENCREST HOLDINGS PTY LTD (ABN 73 698 508 119)	drawing D02 FLOOR PLAN scale VARIOUS (A3 paper) date 22/07/2026 dwg #	63 MOUNT STUART DRIVE, NEWHAM, TAS 7248 P: 082665946 E: lib@ecreco@gmail.com

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

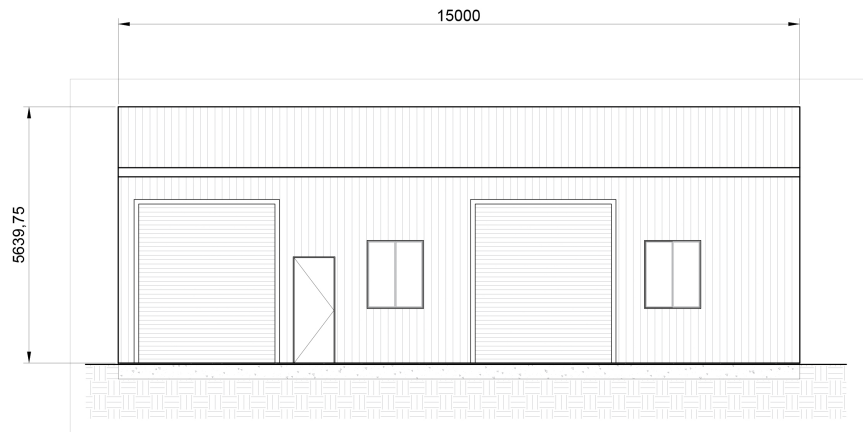
ELEVATION - 1:100



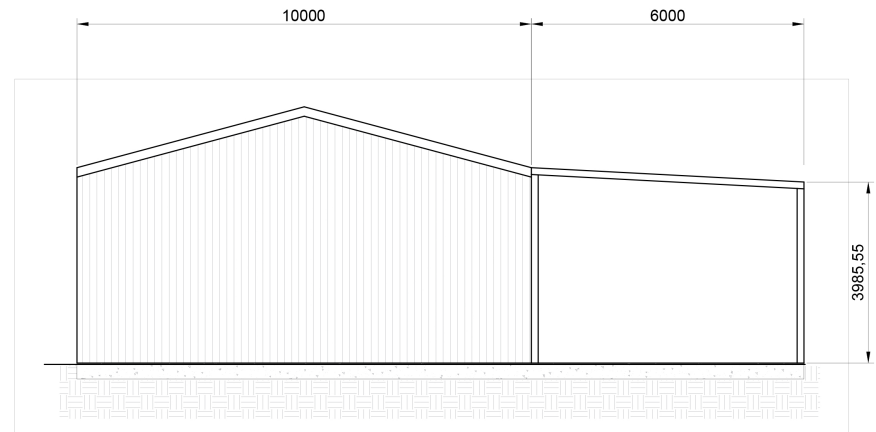
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

WORKING DRAWINGS
FOR DA APPLICATION

Issue ID	Revision ID	Description	Date

PROJECT: PASTURED RAISED EGG FARM - BEACONSFIELD

ADDRESS: 52 GIBBS STREET, BEACONSFIELD, TAS 7270

CLIENT: GREENCREST HOLDINGS PTY LTD (ABN 73 698 508 119)

drawing D03 ELEVATION

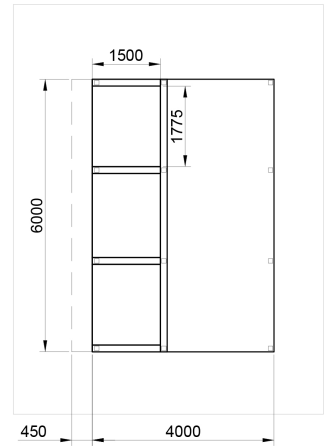
scale VARIOUS (A3 paper)

date 22/07/2026

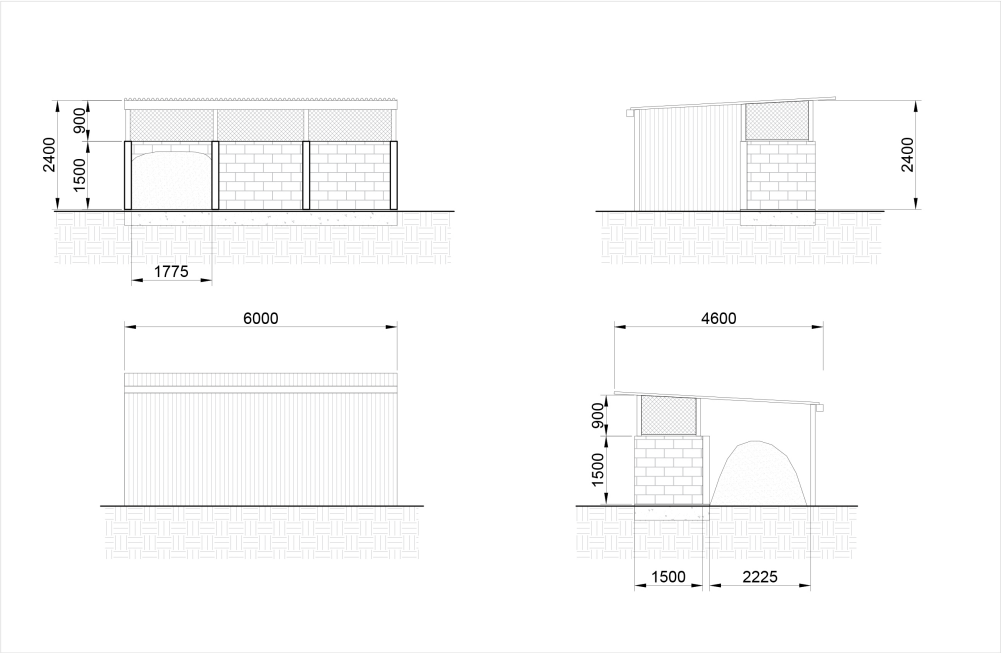
dwg #

83 MOUNT STUART DRIVE,
NEWNHAM, TAS 7248
P. 0813666664
E. linfo@ecrecs@gmail.com

FATALITY COMPOST SHED PLAN - 1:100



ELEVATIONS - 1:100



WORKING DRAWINGS
FOR DA APPLICATION

Issue ID	Revision ID	Description	Date

PROJECT: PASTURED RAISED EGG FARM - BEACONSFIELD
ADDRESS: 52 GIBBS STREET, BEACONSFIELD, TAS 7270
CLIENT: GREENCREST HOLDINGS PTY LTD (ABN 73 698 508 119)

drawing D04 COMPOST SHED
scale VARIOUS (A3 paper)
date 22/07/2026
dwg #

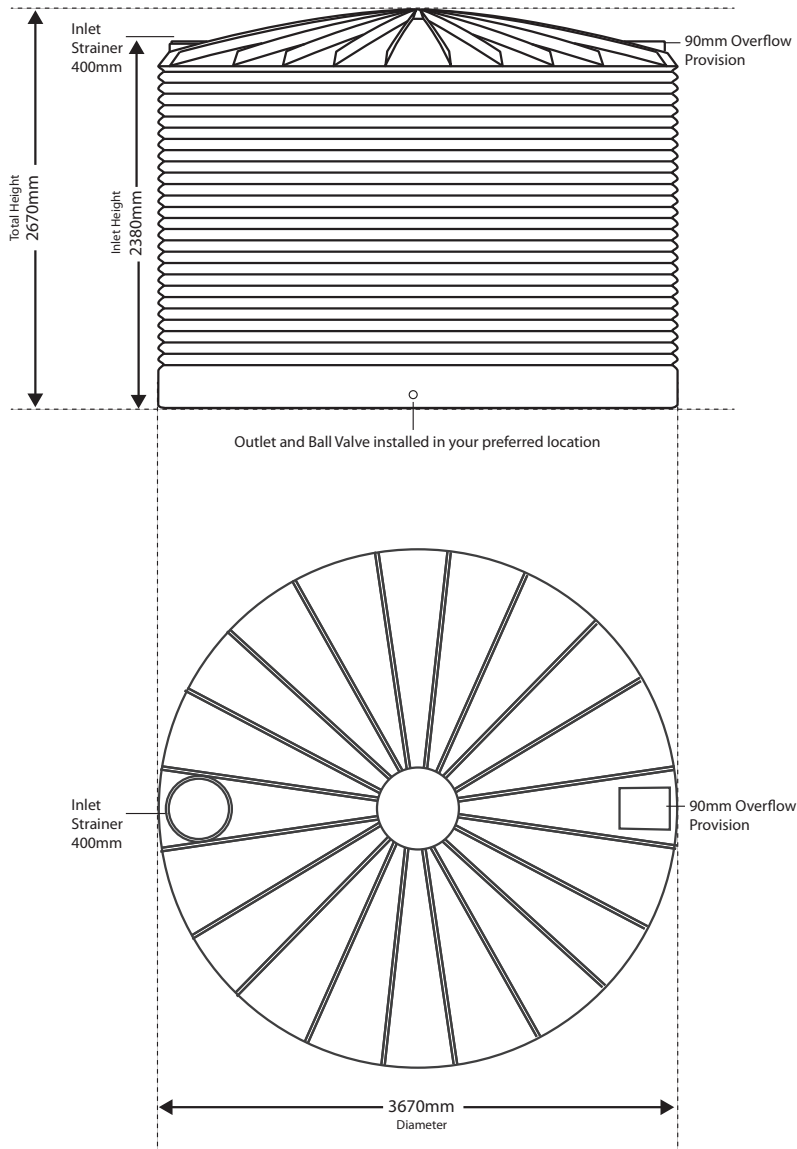
83 MOUNT STUART DRIVE,
NEWHAM, TAS 7248
P: 026469464
E: lisa@greencrest@gmail.com



Glenorchy (03) 6273 7288
Kings Meadows (03) 6343 5444

sales@tankworldtas.com.au
P.O. Box 471 Kings Meadows TAS 7249
ABN 68 282 187 801

24,000 Ltr Corrugated Poly Tank



Tank Specifications:

Diameter:	3670mm
Inlet Height:	2380mm
Total Height:	2670mm
Weight:	400kg
SG:	1

Tank Features:

Foodgrade Polyethylene
10 Year Full Warranty
1 Piece Construction
UV Stabilised
Product Complies with AS:4766
Suitable for drinking water
Corrugated profile
Long Lasting design
Recyclable material

Standard Fittings:

400mm Inlet Strainer
90mm Easy Clean Overflow
38mm (1.5") Outlet
40mm (1.5") Ball Valve



Note: Drawings are not to scale and are for illustration purposes only. All measurements are approximate and may vary.

www.tankworldtas.com.au



7.2 Plan 2 - PA2026202 - Residential: Dwelling and Outbuildings - 28 Countryside Court, Riverside

REPORT AUTHOR: Statutory Planner - Patrick McMahon

REPORT DATE: 24 August 2026

ATTACHMENTS:

1. [7.2.1] Plan 2 - Attachment 1 - Location Plan
2. [7.2.2] Plan 2 - Attachment 2 - Proposal Plans

INTRODUCTION

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

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

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

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

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

The purpose of this report is for Council to consider a proposal for the construction of a single dwelling and associated outbuildings.

The proposal requires a discretion of the following development standards:

	Acceptable Solution	Proposed
Side setback/Building Envelope	1.5m	Retaining wall 0.5m, x 2 sheds 0.9m from western boundary for longer than 9m and Shed 1 outside the building envelope, and a retaining wall 0.9m from the front south-western boundary.
Driveway Material	Sealed	Unsealed

STATUTORY REQUIREMENTS AND TIMEFRAMES

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

Receipt Date	20/07/2026
Request for further information	28/07/2026
Information satisfied	30/07/2026
Advertised	05/08/2026

Closing date for representations	19/08/2026
Day 42	06/09/2026
Extension of time granted	26/08/2026
Decision due	22/09/2026

THE APPLICATION

Application Details:

Development Application	PA2026202
Location	28 Countryside Court, Riverside
Applicant	Haydn and Paige Chell
Planning Instrument	Tasmanian Planning Scheme – West Tamar (the Scheme)
Zone	General Residential
Use	Residential – Single Dwelling
Codes	Parking and Sustainable Transport Code Road and Railway Assets Code Bushfire Prone Areas Code Landslip Hazard Code.
Specific Area Plans	Nil

Site Details:

Area	3,347m ²
Slope	1:50
Existing Use/Development	Vacant Residential Land
Surrounding Use/Development	Residential Single Dwellings Residential Multiple Dwellings Vacant Residential Land

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

1.1 Direct most new housing and mixed-use growth to the Riverside-Legana corridor and other serviced locations, rather than extending scattered development with high long-run servicing access costs.

STATE POLICIES

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

LAND USE PLANNING AND APPROVALS ACT 1993

The proposal is consistent with the objectives of the Act.

GOVERNMENT CONSULTATION

The application did not require State Government referral.

FINANCIAL IMPACT

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

STANDARDS REQUIRING COUNCIL DISCRETION

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

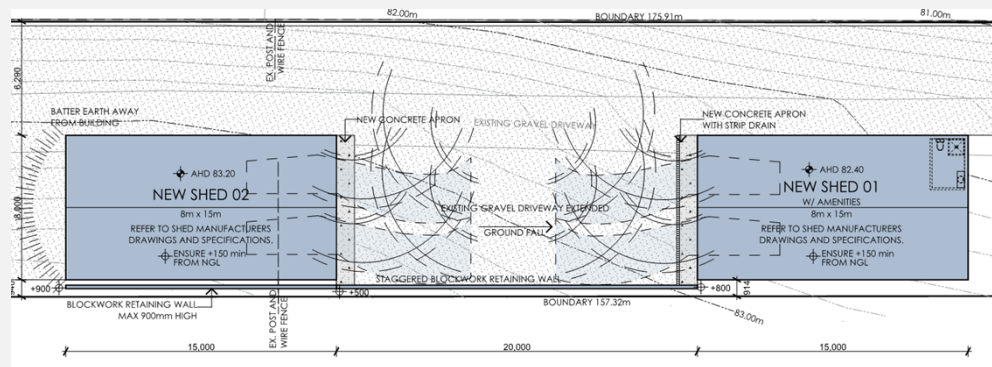
8.4.2 A3 Setbacks and building envelope for all dwellings

ACCEPTABLE SOLUTION NOT ACHIEVED	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side
PERFORMANCE CRITERIA	The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or

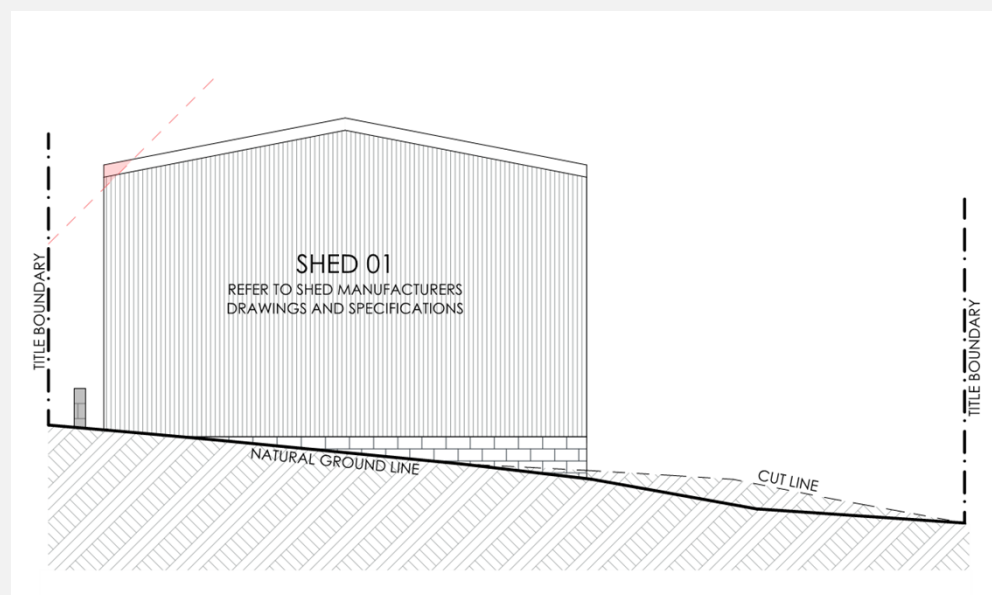
(ii) another dwelling on the same site.

**ASSESSING
OFFICER'S
COMMENTS**

The proposal includes a retaining wall 0.5m from the western side boundary, and two sheds 0.9m from the western side boundary. There is also a retaining wall located at the front southwestern boundary 0.9m from the boundary.



Additionally, a small portion of shed 01 (the southern most shed) is outside of the building envelope (see image below). As such, the Performance Criteria must be used.



(a) There will not be an unreasonable loss of amenity to adjoining properties, considering:

- (i) There will be no reduction in sunlight to a habitable room;
- (ii) There will be minimal overshadowing of the adjoining neighbour's private open space. The overshadowing is minimal, particularly given the size of the neighbouring lot being 1.64ha;
- (iii) There are no vacant properties that are to be overshadowed;
- (iv) The proposed retaining wall will not be visible from adjoining properties as they retain a cut rather than fill. The two outbuildings will be visible, as they are higher than the fence between the two lots. The proposed sheds are typical for a residential area, and the setbacks within the norm for the General Residential Zone. The proposed sheds are

	approximately 60m from the nearest adjoining residential dwelling and therefore do not present an unreasonable impact from a visual amenity point of view. The height of both sheds are less than the 8.5m maximum height allowed in the General Residential Zone, being 4.7m and 5.5m above natural ground level. Therefore, the sheds are of a typical scale of building height in the General Residential Zone and are not visually intrusive when viewed from neighbouring properties. (b) There will be a separation of 60m from the sheds and the adjoining residence. It is noted that there are several structures within 1.5m of the boundary on adjoining sites, such as 35, 35a, 37, 41 and 43 Ecclestone Road, and 27, 26 and 24 Countryside Court. It is in character with the surrounding development. (c) There will be no impact on any solar installations. The proposal satisfies the Performance Criteria.
--	---

C2.6.1 A1 Construction of parking areas

ACCEPTABLE SOLUTION NOT ACHIEVED	All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
PERFORMANCE CRITERIA	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
ASSESSING OFFICER'S COMMENTS	There is an existing gravel driveway at the property that provides access from Countryside Court, past the proposed dwelling site and towards the northern part of the site where the sheds are proposed. This was constructed since 2024. The proposal is to retain the existing gravel driveway which triggers assessment against the Performance Criteria. The performance criteria requires that all parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to the following:

- (a) The nature of the use – the proposal is for a dwelling and outbuildings. Daily access to the dwelling and its garage is where most of the vehicle movements will occur to an urban level – on average 9 vehicle movements a day. A gravel driveway in this location has the potential to result in noise and dust inconsistent with an urban residential environment.

The vehicle manoeuvring area beyond the dwelling is likely to result in infrequent vehicle movements to access storage in the outbuildings. An unsealed driveway for the extended area is considered reasonable and unlikely to result in adverse impacts;

- (b) the topography of the land - The site has a gentle slope. A gravel surface would be acceptable considering the topography of the site;
- (c) the drainage system available – in urban areas where the stormwater system is available, it is reasonable to require impervious surfaces to drain to the system (in this case to the road). A gravel driveway reduces impervious surfaces and allows for penetration of water on site, but will still require suitable drainage to ensure there is no stormwater nuisance as a result;
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place – with frequent traffic movements to the main car parking area associated with the dwelling, a gravel driveway has a high potential to result in sediment and debris being transferred onto the road.

The manoeuvring areas beyond the dwelling to access the outbuildings will be less frequently used and less likely to result in transfer of materials onto the road. If the driveway to the house is sealed, it would provide a barrier from the transfer of debris;

- (e) the likelihood of generating dust - Some dust is likely but given particularly with frequent use for daily trips associated with the dwelling. Access to the outbuildings is likely to be less frequent and unlikely to result in a significant nuisance; and
- (f) the nature of the proposed surfacing: it is proposed that the entire length of the driveway be the existing gravel surface. This is not commonplace in an urban area and with frequent daily use has the potential to impact drainage, dust and noise impacts. As access to the outbuildings is anticipated to be less frequent than daily access, the surface would be acceptable.

To ensure the driveway and vehicle manoeuvring areas are readily identifiable and constructed so that they are useable in all weather conditions, it is recommended that a condition be imposed requiring the driveway from the crossover to the garages within the dwelling building, and required manoeuvring areas are sealed.

A gravel driveway from the dwelling to the rear outbuildings is considered to meet the performance criteria.

The proposal satisfies the Performance Criteria subject to a condition to seal part of the driveway.

ROAD AUTHORITY COMMENTS

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

The proposed dwelling is expected to create up to 9 regular daily traffic movements at the existing vehicular crossing. The proposed sheds are not expected to be a source of additional traffic movements.

There are no proposed changes to the vehicular crossing as part of this development.

It is recommended that the existing gravel driveway be sealed from the existing crossover to the proposed dwelling, at least in the access strip visible from the cul-de-sac, as a sealed driveway is typical for a residential use in a new residential street.

STORMWATER AUTHORITY COMMENTS

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

The property has a connection to Council's public drainage system. Impervious areas from the proposed development should be connected to the site stormwater connection.

NOTIFICATION

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

The number of representations received during this time was one (1).

ISSUE	Sheds are too large
ASSESSING OFFICER'S COMMENTS	The planning scheme does not stipulate that sheds (outbuildings) must be smaller than residences in the General Residential Zone. The acceptable solution for site coverage is 50%. The floor area of the sheds and the dwelling is significantly less than this and the acceptable solution is satisfied. The sheds are also lower than the 8.5m height allowable under the acceptable solution. A condition is recommended to ensure the sheds remain Class 10a outbuildings (ancillary to the residential dwelling).
ISSUE	Height of the sheds is unclear
ASSESSING OFFICER'S COMMENTS	Scaling is provided on the Elevations plan, showing the heights of the proposed sheds at the apex of 4.7m and 5.5m.
ISSUE	Amenity issues from views of the sheds
ASSESSING OFFICER'S COMMENTS	The assessment of impacts on amenity is limited to the impact of the side boundary discretion. The assessment detailed above found that there is no unreasonable loss of amenity from the proposal to adjoining landowners.

ISSUE	The application relies on landscaping on my property to mitigate the amenity impacts
ASSESSING OFFICER'S COMMENTS	The planning officer's assessment does not consider the vegetation on the representor's property in determining whether the planning application should be approved. Instead, the significant setback of the proposed sheds from the neighbouring property's dwelling, and the height and bulk of the proposed sheds has been considered. These factors have determined that the sheds will not have an unreasonable visual impact on the neighbouring property, and are consistent with the character of existing development in the area, with the majority of lots having outbuildings with a similar setback to the boundary.
ISSUE	Development should be made to protect the tree root systems for the vegetation on the representors land that goes into the applicant's land
ASSESSING OFFICER'S COMMENTS	The protection or tree root systems is not a matter considered in an assessment against the planning scheme. The <i>Neighbourhood Disputes About Plants Act 2017</i> covers the responsibilities a person has in relation to trees on their property and the processes to resolve any issues or disputes that arise from problem plants, however this Act is not regulated or enforced by Council.
ISSUE	The adjoining land is Low Density Residential, and the sheds should be assessed under these rules.
ASSESSING OFFICER'S COMMENTS	The applicants' lot is within the General Residential Zone, and only those zoning rules apply. Council may not apply other zoning rules to the application if the lot does not fall under that zoning.
ISSUE	Representor had the boundary line re-surveyed and found the line to be inaccurate
ASSESSING OFFICER'S COMMENTS	This is a civil matter. Council has assessed the application using the title boundary depicted on the proposal plans. Any approval does not authorise construction over a boundary. If existing fences or other infrastructure have not been located on the actual boundary, this is a civil matter to be resolved between the parties.
ISSUE	The proposed sheds are not compatible with existing development
ASSESSING OFFICER'S COMMENTS	The above assessment has found that the proposal meets the performance criteria without an unreasonable loss of amenity, and that the siting of the sheds is consistent with established development in the area.
ISSUE	Unsatisfied the excavation works are shown to not affect their property and its uphill vegetation/land. Drainage and stormwater runoff should be managed.
ASSESSING OFFICER'S COMMENTS	No works are shown in the adjoining land. A recommended condition is included to connect the development to the stormwater system which will also be assessed at the building and plumbing stages. A Construction Management condition is included requiring management of soil and sediment runoff.

ISSUE	The planning report is inconsistent with its descriptions of the site and proposal
ASSESSING OFFICER'S COMMENTS	It is acknowledged that there are minor inconsistencies in the planning report regarding the development, but this has not impacted the planning assessment. The proposal plans clearly show the proposed development, and the inconsistencies in the planning report have not unduly limited the understanding or, or assessment of the application.
ISSUE	Bushfire and Natural Assets have not been assessed
ASSESSING OFFICER'S COMMENTS	Bushfire is assessed at the building stage and does not apply to planning if not for subdivision, or a critical, hazardous or vulnerable use. The natural assets code does not apply to General Residential or Low Density zones if the development is not for subdivision, and further, neither lot has a priority vegetation overlay.
ISSUE	Staging and use of the sheds is not clear
ASSESSING OFFICER'S COMMENTS	The proposal states that at least one of the sheds would be constructed before the dwelling and that they will be used to store domestic items and private vehicles. It is acceptable for the construction on the site to be staged. Any use of the shed inconsistent with the approved use will be a compliance matter that will be investigated appropriately.
ISSUE	Show that Easement J is not affected by the development
ASSESSING OFFICER'S COMMENTS	There are no works proposed within the area of easement J.
ISSUE	Our property hosts Eastern Barred Bandicoots
ASSESSING OFFICER'S COMMENTS	There are no applicable natural assets overlays relating to the site and therefore cannot be considered as part of the assessment against the planning scheme.
ISSUE	Conditions requested to be placed on the application
ASSESSING OFFICER'S COMMENTS	Councils planning team, in consultation with other relevant departments, determines which conditions can and should be placed upon any development, and cannot add extra conditions that would not be otherwise required at the request of a representor. The proposed conditions are addressed below: • <u>Resurvey the boundary:</u> the proposal does not seek any development over the boundary. If property owners consider that the location of the boundary may not be clear, it is advisable to resurvey the boundary as it is the responsibility of the developer to ensure works occur within the property boundary. Any boundary encroachments are a civil matter to be resolved between the parties. It is not a required planning permit condition.

- **All buildings to remain on the site only:** As above this is the responsibility of the developer. A planning permit does not authorise development outside the relevant property boundaries.
- **Stormwater to be managed:** a construction management condition is recommended along with a condition requiring stormwater from the driveways to be directed to the stormwater system.
- **Tree protection plan:** no vegetation on either the subject land or any adjoining land is protected under planning law. Any disputes must be managed as a civil matter.
- **All construction works to occur on the site only:** A planning permit does not authorise works outside of the property. If any works occur on another property, this is a civil matter between the parties.
- **Staging plan:** it is not considered necessary to require a staging plan.
- **Shed use restriction (temporary storage only):** it is not considered reasonable to restrict the use of an outbuilding in the way proposed. A recommended condition restricts the use of the sheds for residential storage and related purposes.
- **External lighting:** The proposal is for residential use. There are no use standards relating to lighting. If a light nuisance were caused by external lighting, this would be investigated under the Environmental Management and Pollution Control Act 1994.
- **Shed use restriction (not a business):** As above, a recommended condition restricts the use of the sheds for residential storage and related purposes.
- **Easement:** no development is shown in the easement, and this is a matter for the parties benefited by the easement to manage.

OPTIONS

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

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

PROFESSIONAL COMMENTS OF THE ASSESSING OFFICER

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

Matters raised by the representors have been considered but do not impact the assessment of the application and the officer's recommendation. The proposed dwelling and associated outbuildings are in character with the prevailing development of the area and should be approved.

RECOMMENDATION

That application PA2026202 be determined as follows:

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

That the application for Residential, Single Dwelling and Outbuildings (x2), by Haydn and Paige Chell, for land at 28 Countryside Court Lot No. 62 on Plan No. 184385 be **APPROVED** subject to the following conditions:

ENDORSED PLANS

1. The use and development must be substantially in accordance with the following endorsed documents:
 - (a) Endorsed plans by Plans to Build, Project 26082 dated 15/07/2026.

Any other development and/or use, or substantial intensification of the approved use, may require separate assessment and a fresh application should be submitted to Council.

CONSTRUCTION MANAGEMENT

2. Prior to the commencement of works (including vegetation removal), a construction management plan must be submitted detailing how soil and water is to be managed during the construction process to prevent the escape of soil and sediments beyond site boundaries. This plan must clearly set out the property owner's obligations for erection, inspection and maintenance of all control measures approved. The management plan must include the following:
 - (a) date and author;
 - (b) property boundaries, location of adjoining roads and other public land if any, impervious surfaces, underground services and existing drainage, contours, approximate grades of slope, directions of fall, north point and scale;
 - (c) general soil description;
 - (d) location and types of all existing vegetation, location and amount of proposed ground disturbance, limit of clearing, grading and filling and the proposed location of soil, sand, topsoil and other material stockpiles;
 - (e) critical natural areas such as drainage lines, cliffs, wetlands and unstable ground;
 - (f) location of vegetation to be retained and removed;
 - (g) location of stabilised site access;
 - (h) initial and final contours, location of watercourses, surface drainage and existing stormwater infrastructure;
 - (i) stormwater discharge point, if proposed;
 - (j) location of all proposed temporary drainage control measures;
 - (k) construction details;
 - (l) location and details of all proposed erosion control measures;
 - (m) location and details of all proposed measures to minimize dust generation and emission beyond the site boundaries;
 - (n) location and details of all proposed sediment control measures;
 - (o) a statement of who is responsible for establishing and maintaining erosion and sediment control measures;
 - (p) site rehabilitation or landscaping/revegetation program;
 - (q) estimated dates for start and finish of the works including installation sequence of different erosion and sediment controls;
 - (r) any information required to address soil, water and dust control measures required to accommodate staging of the proposal; and

- (s) outline of the maintenance program for erosion and sediment controls. This must include weekly inspection as well as before and after every rain event and a reporting schedule to Council.

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

COMMENCED DEVELOPMENT STOP

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

OUTBUILDINGS

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

STORMWATER

- 4. All impervious areas must be drained to the public drainage system.

DRIVEWAY AND PARKING AREA CONSTRUCTION

- 5. Prior to the commencement of the use, the driveway, including any manoeuvring areas, between the existing site crossover and the dwelling must be constructed with an impervious seal and drained to the public drainage system.
- 6. Prior to the commencement of the use, parking bays and access ways shown on the endorsed plans must:
 - (a) be properly constructed to such levels that they can be used in accordance with the plans;
 - (b) be adequately drained to prevent stormwater being discharged to neighbouring property.

Parking within the garage and access ways required by condition 5 must be kept available for these purposes at all times and maintained for the life of the use.

Notations

- A. This permit was issued based on the proposal documents submitted for PA2026202. 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.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

Plan 2 – Attachment 1 – Location Plan
PA2026202
28 Countryside Court, Riverside

Subject site highlighted in blue



ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY
NOTE THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY

NEW DWELLING & OUTBUILDING
at 28 COUNTRYSIDE COURT, RIVERSIDE TAS 7250
for H & P CHELL

Plan 2 - Attachment 2 - Proposal Plans
PA2026202
28 Countryside Court, Riverside

PROJECT NUMBER:
26082

PROPERTY ID:
9914617

LAND TITLE, VOLUME & FOLIO
CT - 184385/62

SITE AREA:
3.367m²

FLOOR AREAS:
NEW DWELLING FLOOR AREA - 380.39m²
NEW OUTBUILDING FLOOR AREA - 104m²

COUNCIL:
WEST TASMAN

SCHEME / ZONE:
R.0 GENERAL RESIDENTIAL

SCHEME / ZONE OVERLAYS:
BUSHFIRE PRICINE

SITE CLASSIFICATION:
WIND CLASSIFICATION: N2
BUSHFIRE ATTACK LEVEL: BAL 12.5
TERRAIN CLASSIFICATION: TC2

WIND REGION: A3
CLIMATE ZONE: 7
CORROSION ENVIRONMENT: LOW
ALPINE AREA: N/A

PRINT DATE:
15/07/2026



LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE SURVEY PLAN
- A02 OVERALL SITE PLAN
- A03 PART SITE PLAN - DWELLING
- A04 PART SITE PLAN - OUTBUILDING
- A05 DWELLING FLOOR PLAN
- A06 DWELLING ELEVATIONS
- A07 DWELLING ELEVATIONS
- A08 SHED 01 ELEVATIONS
- A09 SHED 02 ELEVATIONS



PLANS TO BUILD

ANS 55 SAVES 90!
Level 1, Holymon House, 52-60 Brisbane St,
Launceston, Tasmania, 7250
Tel: 0308 9287 - Mob: 0488 377 937
Email: jackson@plantobuild.com.au
J.E. YOUNG - LIC. No. 674 563 706

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.'S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WIS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

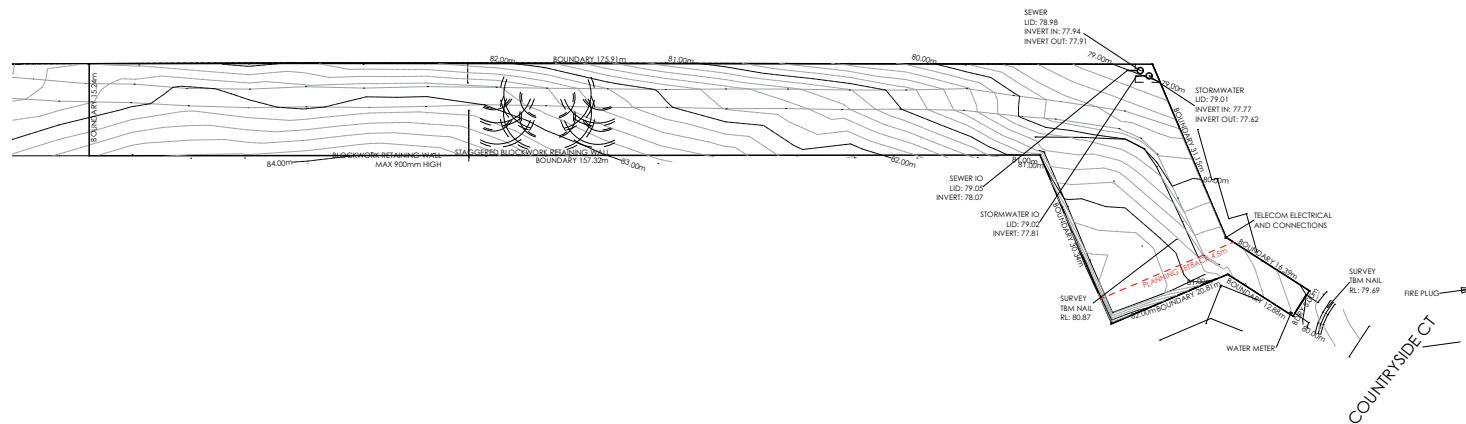
THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD AND CODEMARK & WATERMARK COMPLIANCES.

Rev.	Amendment	Date
A00	3 of 12	REV: 0

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



SITE SURVEY PLAN
SCALE 1:500
0m 5000 10000 15000 20000 25000
North

NEW DWELLING & OUTBUILDING
28 COUNTRYSIDE COURT, RIVERSIDE TAS 7250

HIA MEMBER
you're in good hands

PLANS TO BUILD
ABN 23 247 055 701
Level 1, 20 Brisbane Street, Launceston
Tasmania, 7250.
Tel: +61 8 9281 9281 - Mob: 0420 655 771
Email: jackson@planstobuild.com.au
J.E. YOUNG LIC. No. 674 563 706

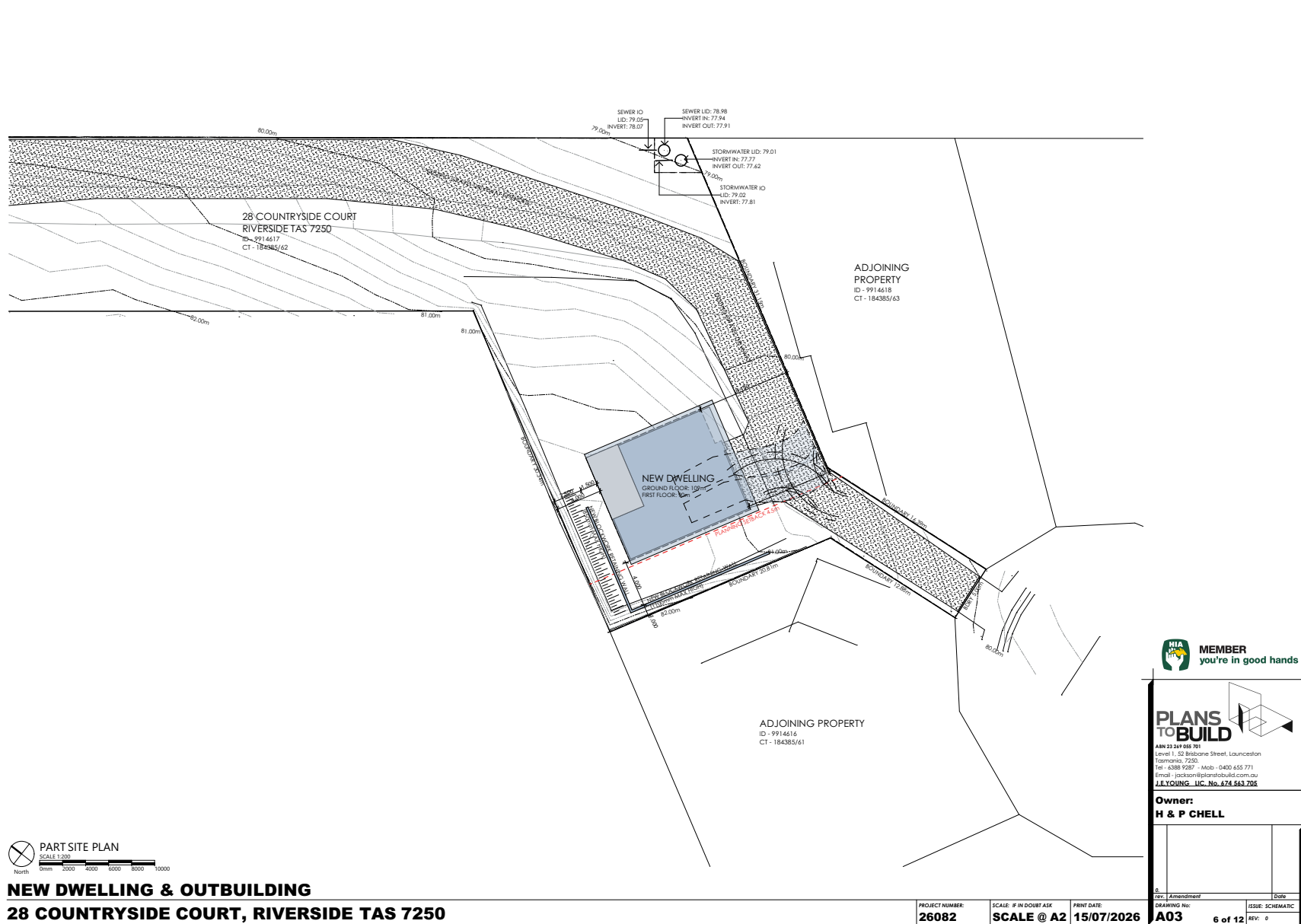
Owner:
H & P CHELL

Rev.	Amendment	Date
1	Issue	15/07/2026

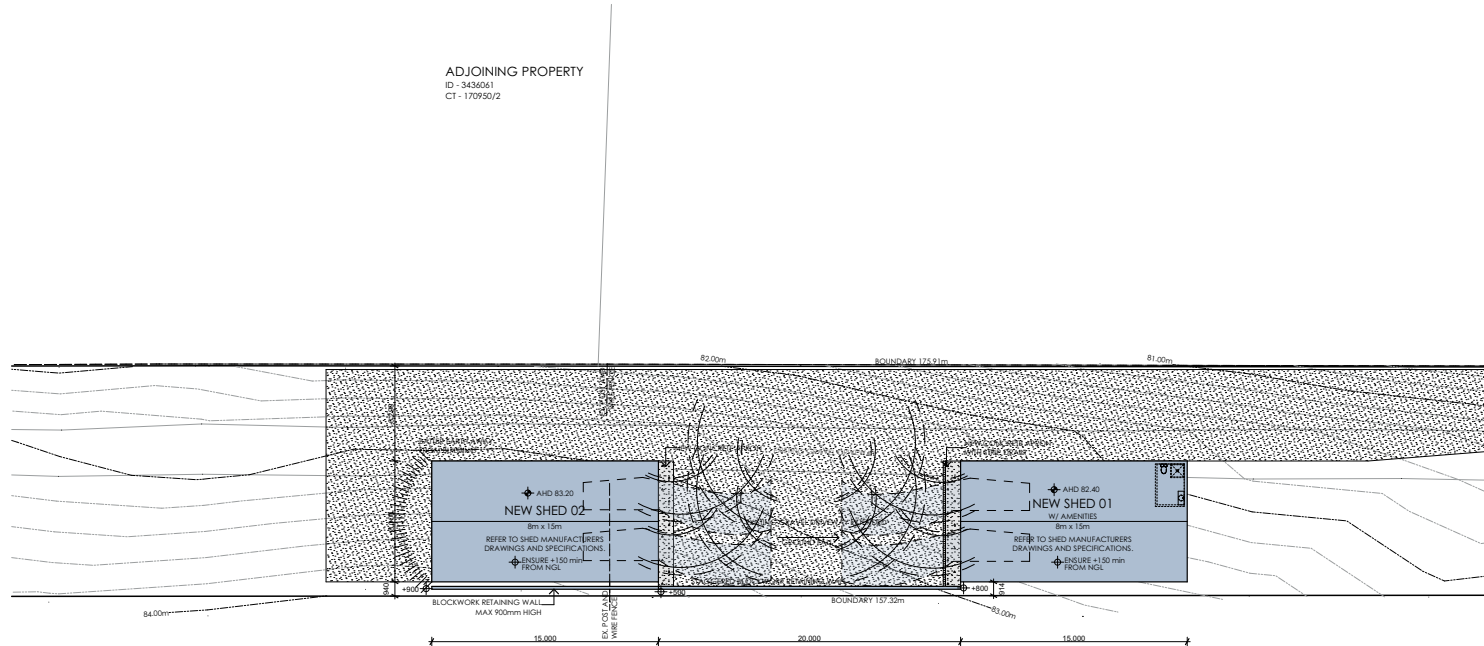
DRAWING No: **A01** 4 of 12
ISSUE: SCHEMATIC
REV: 0

PROJECT NUMBER: **26082**
SCALE: **SCALE @ A2**
PRINT DATE: **15/07/2026**

[illegible]



ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



ADJOINING PROPERTY
ID - 7907131
CT - 105824/1



NEW DWELLING & OUTBUILDING
28 COUNTRYSIDE COURT, RIVERSIDE TAS 7250



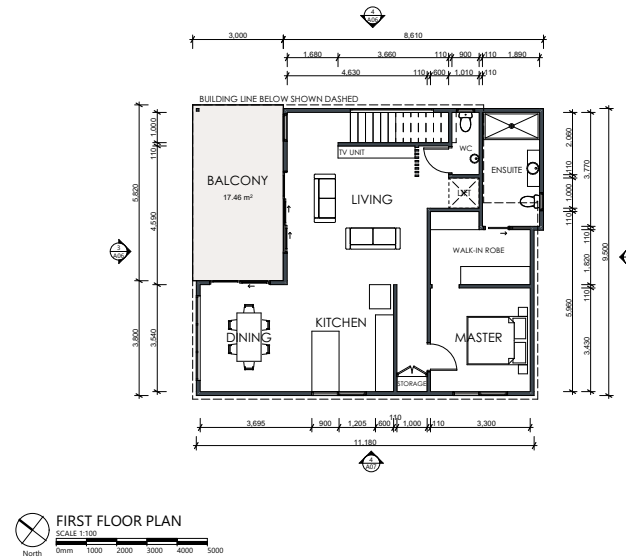
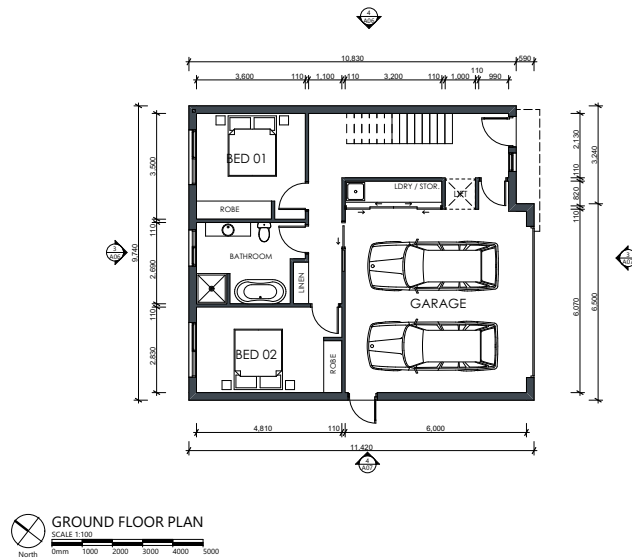
Owner:
H & P CHELL

Rev.	Amendment	Date
A04		

PROJECT NUMBER: 26082	SCALE: IF IN DOUBT ASK SCALE @ A2	PRINT DATE: 15/07/2026	DRAWING No: A04	ISSUE: SCHEMATIC
---------------------------------	---	----------------------------------	---------------------------	------------------

7 of 12

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



NEW DWELLING & OUTBUILDING
28 COUNTRYSIDE COURT, RIVERSIDE TAS 7250

PROJECT NUMBER: 26082	SCALE: IF IN DOUBT ASK SCALE @ A2	PRINT DATE: 15/07/2026	DRAWING No: A05	ISSUE: SCHEMATIC 8 of 12
---------------------------------	---	----------------------------------	---------------------------	------------------------------------



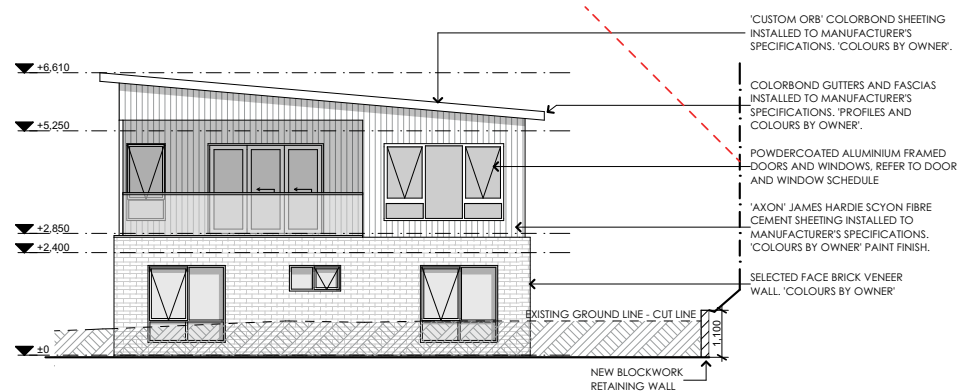
PLANS TO BUILD

ABN 23 247 058 701
Level 1, 20 Brisbane Street, Launceston
Tasmania, 7250.
Tel: +618 9287 1287 - Mob: 0420 655 771
Email: jackson@plantobuild.com.au
J.E. YOUNG LIC. No. 674 563 706

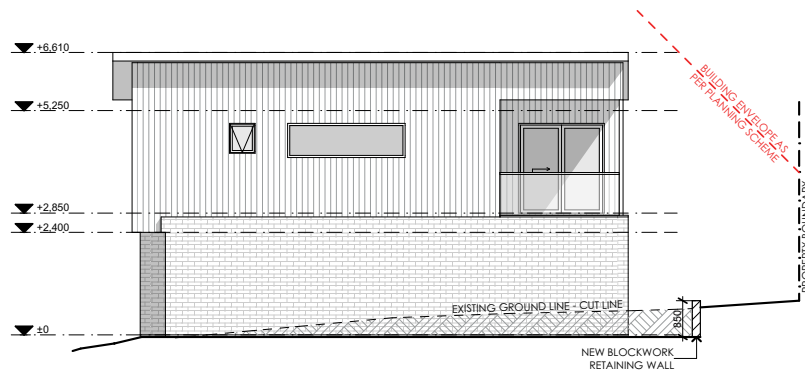
Owner:
H & P CHELL

Rev.	Amendment	Date

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



1 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

NEW DWELLING & OUTBUILDING
28 COUNTRYSIDE COURT, RIVERSIDE TAS 7250

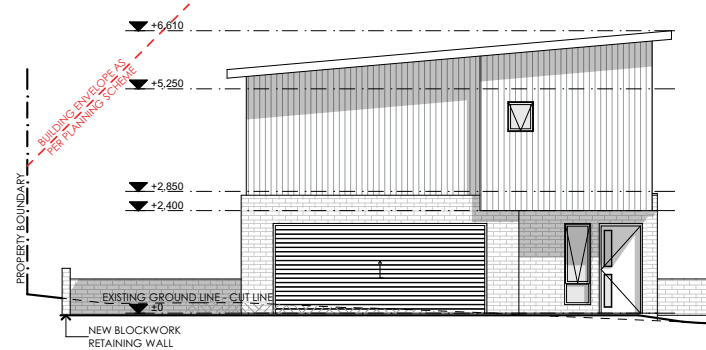
PROJECT NUMBER: 26082	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 15/07/2026	rev. Amendment A06	Date 9 of 12
---------------------------------	---	----------------------------------	------------------------------	------------------------

PLANS TO BUILD
ABN 23 269 055 701
Level 1 52-60 Brisbane Street
Launceston Tasmania 7250
Tel - 6388 9287 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E. YOUNG LIC. No. 674 563 705

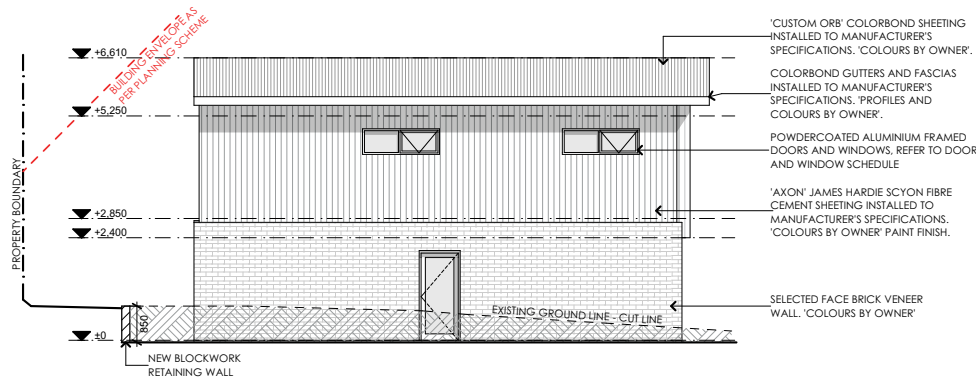
Owner:
H & P CHELL

DRAWING No: **A06**
ISSUE: SCHEMATIC
REV: 0

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



1 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 WEST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

NEW DWELLING & OUTBUILDING

28 COUNTRYSIDE COURT, RIVERSIDE TAS 7250

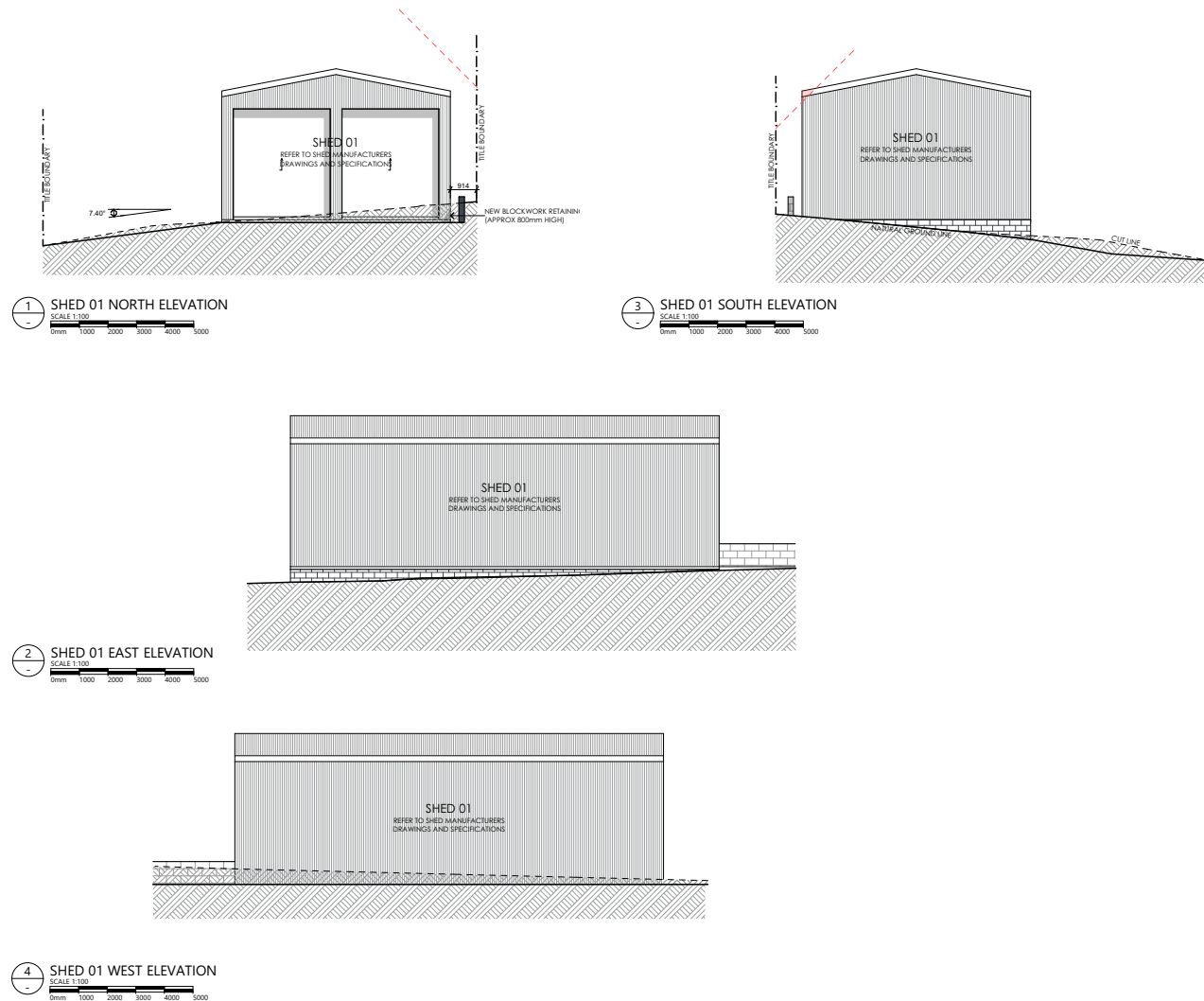
PROJECT NUMBER: 26082	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 15/07/2026	rev. Amendment A07	Date 10 of 12
---------------------------------	---	----------------------------------	------------------------------	-------------------------

PLANS TO BUILD
ABN 23 269 055 701
Level 1 52-60 Brisbane Street
Launceston Tasmania 7250
Tel - 6388 9287 - Mob - 0488 377 937
Email - jackson@planstobuild.com.au
J.E. YOUNG LIC. No. 674 563 705

Owner:
H & P CHELL

DRAWING No:	ISSUE: SCHEMATIC
REV: 0	

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



NEW DWELLING & OUTBUILDING
28 COUNTRYSIDE COURT, RIVERSIDE TAS 7250

PROJECT NUMBER: 26082	SCALE: IF IN DOUBT ASK SCALE @ A2	PRINT DATE: 15/07/2026	DRAWING No: A08	11 of 12	ISSUE: SCHEMATIC REV: 0
---------------------------------	---	----------------------------------	---------------------------	----------	----------------------------

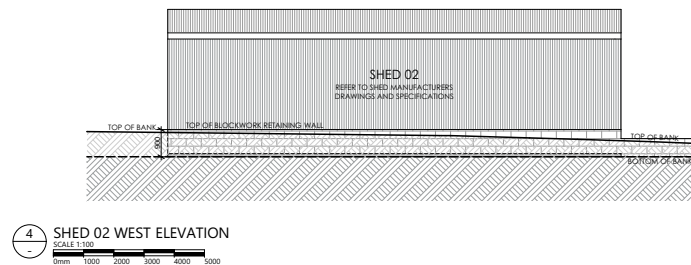
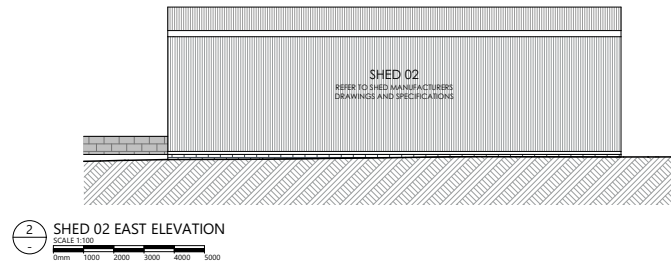
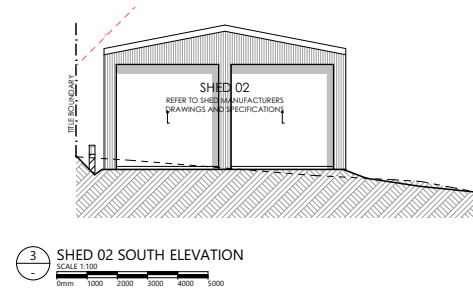
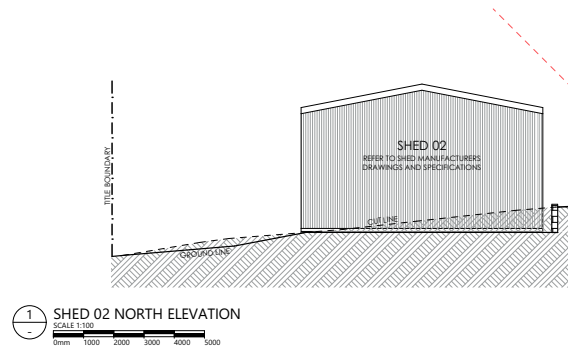


ABN 23 247 055 701
Level 1, 22 Brisbane Street, Launceston
Tasmania, 7250.
Tel: +61 8 928 9287 • Mob: 0420 455 771
Email: jackson@planstobuild.com.au
J.E. YOUNG LIC. No. 674 563 706

Owner:
H & P CHELL

Rev. Amendment	Date

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



NEW DWELLING & OUTBUILDING
28 COUNTRYSIDE COURT, RIVERSIDE TAS 7250

PROJECT NUMBER: 26082	SCALE: IF IN DOUBT ASK SCALE @ A2	PRINT DATE: 15/07/2026	DRAWING No: A09	ISSUE: SCHEMATIC REV: 0
---------------------------------	---	----------------------------------	---------------------------	----------------------------



PLANS TO BUILD

ABN 23 247 055 701
Level 1, 20 Brisbane Street, Launceston
Tasmania, 7250.
Tel: +618 9287 - Mob: 0420 655 771
Email: jackson@plantobuild.com.au
J.E.YOUNG LIC. No. 674 563 706

Owner:
H & P CHELL

Rev.	Amendment	Date

12 of 12

8 OFFICE OF THE CHIEF EXECUTIVE OFFICER

8.1 CEO 1 - Council Workshops held in August and September

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 4 September 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

18 August 2026 – Pre-meeting Workshop (half day)

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

Apologies: Cr Lynden Ferguson

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

Presenter: Louise Nunn – Executive Officer, Tamar Valley Wine Route Inc.

Topics Discussed: Funding Agreement – Tamar Valley Wine Route
Tas Water Vapour Testing – Legana
Capital Works Projects – Contract Variation Approvals
Agenda Review
Councillor Motions
Councillor Questions
Other Business

1 September 2026 – Interim Workshop (full day)

Present:

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

In Attendance:

Kristen Desmond – Chief Executive Officer
David Gregory – Director Corporate & Community
Dino De Paoli – Director Community Assets
Michelle Riley – Director Planning & Development
Simon Tennant – Communications & Engagement Manager
Eleanor Moore – Executive Assistant
Kathryn Prince – Personal Assistant to the CEO and Mayor
Marcus Grantham – Community Development Manager
Craig West – Team Leader Engineering & Assets

Topics Discussed:

Planning Update
Youth Advisory Council Strategic Aims
Positive Ageing Strategy Review
Grants and Sponsorships
Capital Works Program – Project Status Update
Stony Creek Pedestrian Bridge – update
Fire & Emergency Services Bill Submission
Government Enquiry into AI Data Centre in Tasmania submission
Cr Larner August Motion without Notice – Blackwall Resident
Cr Larner August Motion without Notice – Exeter
Councillor Motions
Councillor Questions
Other Business

STRATEGIC PLAN

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

Our Heart: Community and Wellbeing

Goal 4: People can reach services, information and civic life more easily across the whole municipality

4.2 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 18 August and 1 September 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.2 CEO 2 - Submission on Fire and Emergency Services Bill

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 9 September 2026

ATTACHMENTS: 1. [8.2.1] Draft Submission re Fire and Emergency Services Bill

SUMMARY

The purpose of this report is to seek Council's endorsement of a submission on the draft Tasmania Fire and Emergency Services Bill 2026.

BACKGROUND

The Tasmania Fire and Emergency Service Bill 2026 (TFES Bill) will replace the existing Fire Service Act 1979 and regulations. According to the Tasmania Fire Service, amendments to the Emergency Management Act 2006 regarding the functions of the SES will also be required.

Written feedback must be submitted by Friday, 9 October 2026.

STRATEGIC PLAN

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

Our Economy: Economy and Innovation

Goal 4: West Tamar grows from its distinctive strengths without weakening them

4.5 Work regionally where it improves outcomes for West Tamar, while keeping West Tamar's own priorities, identity and environmental limits clear.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

Emergency Management Act 2006

Fire Service Act 1979

RISK CONSIDERATIONS

The risk in making a submission on the draft bill is considered low, with a slightly higher risk attributed to not making a submission.

FINANCIAL IMPACT

Nil.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 1 September 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

As set out in the Fact Sheet provided by the State government in relation to the consultation draft, the Tasmanian Government has committed to bring the Tasmania Fire Service (**TFS**) and the State Emergency Services (**SES**) together under one organisational banner: the Tasmania Fire and Emergency Service (**TFES**).

The State Fire and Emergency Services Commission will be established as the statutory authority to oversee the TFES and the TFES will continue as an operational pillar of the Department of Police, Fire and Emergency Management.

In December 2024 a Position Paper – State Fire and Emergency Services Commission was released for consultation and Council's submission on that Position Paper is attached to this report. Council's main request was that the skills-based board should be a "representative and skills-based board" and agreed with LGAT's position that they should maintain a direct local government involvement with a member from LGAT on the committee, noting local government's role in collecting the Fire Service Contribution, emergency management, supporting community preparedness and building community resilience.

It does not appear that this has been taken into account and the TFES Bill notes the following:

"9. Membership of Commission

(1) The Commission is to consist of –

(a) the persons appointed under subsection (2) including the chairperson of the Commission; and

(b) the FES Commissioner.

(2) The Governor, on the recommendation of the Minister, is to appoint the following members of the Commission:

(a) the chairperson of the Commission; and

(b) no less than 3 and no more than 7 other persons.

(3) Before making a recommendation to the Governor under subsection (2), the Minister is to ensure that the members appointed under that subsection, in aggregate, have the relevant knowledge and skills to ensure that the functions of the Commission are performed appropriately and in accordance with this Act including, but not limited to –

(a) experience in the fields of commerce, economics, finance, accounting, law, public administration, human resources and technical logistics; and

(b) skills and experience in emergency management, emergency response or a similar area of expertise."

Following consultation with the Councillors at the Interim Workshop on 1 September 2026, Council Officers have drafted the attached submission noting that Council's position remains the same and considers that a representative *and* skills-based board should be adopted to ensure that local government input is considered.

RECOMMENDATION

That Council:

1. Endorses the submission to the draft Tasmania Fire and Emergency Service Bill 2026 included as attachment 1; and
2. Authorises the Chief Executive Officer to sign the submission and submit to the Department of Police, Fire and Emergency before the close of the consultation period.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

Enquiries: Office of the CEO
Phone: (03) 6323 9300
Fax: (03) 6323 9349



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

XX September 2026

TFES Reform Submissions
Strategy and Support
Department of Police, Fire and Emergency Management
GPO Box 308
HOBART TAS 7001

By email: tfes@dpfem.tas.gov.au

Dear TFES Reform Project Team,

Submission on the TFES Reform Regulations and Supporting Processes

West Tamar Council (**Council**) appreciates the opportunity to comment on the Consultation Paper – TFES Reform Regulations and Supporting Processes, read together with the Tasmania Fire and Emergency Services Bill 2026.

This submission is proposed to be considered by Council at its meeting of 15 September 2026.

Council previously provided a submission in response to the November 2024 position paper regarding the establishment of the State Fire and Emergency Services Commission.

In that submission, Council supported a representative and skills-based board to ensure local government has an appropriate voice in decisions that directly affect councils, communities, volunteer emergency service organisations and local funding arrangements.

Council welcomes the express inclusion of local government experience in the proposed Commission skills matrix. However, a skills matrix alone does not ensure that the Commission will include a director with substantial, contemporary and practical knowledge of Tasmanian local government responsibilities.

Council remains concerned that, without an explicit mechanism to secure this expertise, the proposed governance arrangements may:

- Reduce direct local government involvement in decision-making processes, potentially limiting consideration of the practical requirements and diverse needs of local communities.



ORDINARY COUNCIL MEETING Tuesday 15 September 2026

- Limit the Commission's ability to fully reflect the different circumstances, risks and operational challenges faced by municipalities across Tasmania.
- Create a disconnect between decisions about fire and emergency services and the local funding responsibilities of councils, including the collection of the fire service contribution.
- Reduce the visibility of councils' close working relationships with volunteer fire brigades and State Emergency Service units, and the important local knowledge that supports these essential community volunteers.

Council therefore requests that the appointment framework require at least one independent director to have substantial and contemporary Tasmanian local government experience. Council also requests a transparent consultation or nomination process involving the local government sector. This approach would preserve the proposed skills-based model while ensuring that the Commission benefits from direct knowledge of councils' statutory, operational, financial and community responsibilities.

Municipal SES responsibilities

Council notes that councils will remain responsible for providing equipment, training, facilities and other resources to municipal SES volunteer units, while the Commission and Fire and Emergency Services Commissioner may specify standards and issue instructions concerning maintenance. Council requests that councils be consulted before any such standards or instructions are adopted, and that the regulatory framework clearly define minimum standards, responsibilities, implementation timeframes and accountability.

Any new or changed requirement should be supported by an assessment of financial and operational impacts, reasonable transition arrangements and confirmation that it will not impose unfunded obligations on councils.

Fire Management Area Committees

Council supports the continuation of Fire Management Area Committees and the collaborative management of vegetation fire risk. As councils establish these committees, the regulations should clearly specify membership, administrative and reporting responsibilities, resourcing and liability arrangements. Councils should be consulted before any material change is made to these arrangements.

Ongoing consultation and implementation

Council requests meaningful consultation with councils and the Local Government Association of Tasmania on draft regulations, standards, policies and doctrine that impose, clarify or materially alter council responsibilities. Supporting instruments should be publicly accessible, clearly distinguish mandatory requirements from guidance, and be subject to appropriate review.

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

Council supports the modernisation and integration of Tasmania's fire and emergency services, subject to meaningful local government participation, clear allocation of responsibilities and assurance that the reforms will not unintentionally transfer costs, risks or liabilities to councils.

Yours sincerely

Kristen Desmond
Chief Executive Officer
West Tamar Council

8.3 CEO 3 - Submission to Government Inquiry into AI Data Centre in Tasmania

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 7 September 2026

ATTACHMENTS: 1. [8.3.1] Draft Submission Government Inquiry into AI Data Centres

SUMMARY

The purpose of this report is to seek Council's endorsement of a submission to the Tasmanian Government Inquiry into AI Data Centres in Tasmania.

BACKGROUND

On Wednesday 5 August, the House of Assembly Government Administration Committee A commenced an inquiry titled "Inquiry into AI Data Centres in Tasmania". Submissions are open until Monday 21 September 2026.

STRATEGIC PLAN

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

Our Economy: Economy and Innovation

Goal 1: Local jobs and enterprise grow closer to home

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

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

Land Use Planning and Approvals Act 1993

RISK CONSIDERATIONS

Overall risk of making a submission to the committee is considered low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 1 September 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 Terms of Reference for the committee are as follows:

The Standing Committee on Government Administration A has resolved to inquire into and report upon the construction and operation of AI data centres in Tasmania, including recommending future legislation and regulations necessary to:

1. *Protect public resources and the environment;*
2. *Ensure Tasmania's Resource Management and Planning System adequately recognises and addresses the specific impacts of the development and construction of AI and data facilities;*
3. *Provide Parliamentary oversight and accountability for new facility construction and resource allocation;*
4. *Ensure transparent public disclosure of resource consumption;*
5. *Provide the Tasmanian community with adequate opportunities for consultation*
6. *Ensures the Tasmanian community receive tangible benefits from all AI and data facilities constructed in the state; and*
7. *Any other matter incidental.*

Following discussion with Councillors at the Interim Workshop on 1 September 2026, Council Officers have drafted the attached submission in relation to those parts of the Terms of Reference potentially relevant to local government.

RECOMMENDATION

That Council:

1. Endorses the submission to the Inquiry into AI Data Centres in Tasmania included as attachment 1; and
2. Authorises the Chief Executive Officer to sign the submission and submit to the committee before the close of the consultation period.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

Enquiries: Office of the CEO
Phone: (03) 6323 9300
Fax: (03) 6323 9349



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

XX September 2026

The Secretary
Inquiry into AI Data Centres in Tasmania
Parliament of Tasmania
Parliament House
HOBART TAS 7000

By email: assemblygaa@parliament.tas.gov.au

Dear Secretary

Submission to the Inquiry into AI Data Centres in Tasmania

West Tamar Council (**Council**) appreciates the opportunity to provide a submission to the Committee overseeing the Inquiry into AI Data Centres in Tasmania.

Council provides the following submission, which was endorsed at its meeting of 15 September 2026.

Council acknowledges that councillors expressed a range of views during consideration of these matters. This submission reflects areas of broad agreement relevant to Council's statutory responsibilities while recognising those differing views.

Council notes your Terms of Reference and makes its submission in relation to points 2 and 5 as follows:

2. *Ensure Tasmania's Resource Management and Planning System adequately recognises and addresses the specific impacts of the development and construction of AI and data facilities;*

Council has previously sought advice from the Ministers responsible for Planning and for Environment and Climate Change on whether Tasmania's current planning and environmental frameworks are adequately equipped to assess AI and data centre developments, and whether clearer statewide requirements would provide greater certainty for communities, planning authorities and proponents.

Councillors expressed differing views on the adequacy of the existing framework and the appropriate assessment pathway. One view was that AI and data centre developments could already be assessed through the major projects provisions.



Another was that clearer statutory criteria or thresholds may be required to ensure developments of sufficient scale, complexity or impact receive an appropriately rigorous assessment.

Notwithstanding these differing views, Council considers that AI and data centre developments should be assessed primarily through Tasmania's Resource Management and Planning System.

Planning legislation is the most appropriate mechanism for establishing transparent, consistent and enforceable requirements relating to land use, infrastructure capacity, energy and water demand, environmental and health impacts, noise, pollution, community amenity and effects extending across municipal boundaries.

The planning framework should establish clear criteria or thresholds—such as project scale, capital value, infrastructure demand, development footprint or potential regional impact—to trigger an enhanced assessment pathway. If the current legislation does not provide this certainty, the relevant planning legislation, regulations, State Planning Provisions or other statutory planning instruments should be amended.

Any strengthened requirements should be proportionate to the scale, location, resource demands and potential regional impacts of the proposed development.

5. *Provide the Tasmanian Community with adequate opportunities for consultation.*

Councillors held differing views on whether the Tasmanian community has adequate opportunities to participate in decisions about AI and data centre developments, particularly when their impacts may extend beyond the municipality in which they are proposed.

Councillors also held differing views on the extent to which existing processes provide adequate community consultation. However, there was support for any additional consultation requirements being established through the planning framework so that they are clear, consistent and enforceable.

Council considers that consultation requirements should be proportionate to the scale, nature and potential impacts of a proposal. For developments meeting prescribed thresholds, the planning framework should trigger enhanced consultation requirements across all communities and municipal areas that may be materially affected.

Council further submits that responsibility for undertaking and funding any enhanced consultation should rest primarily with the proponent, within a process established and overseen through the planning system. This would avoid transferring significant consultation costs to councils while ensuring that community feedback is obtained early enough to inform the assessment process.

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

Any consultation mechanism should also clearly explain how community feedback will be considered against the statutory assessment criteria. This is important to avoid creating an expectation that a planning authority may refuse an otherwise compliant application on grounds that are not available under the relevant planning legislation.

Yours sincerely

Kristen Desmond
Chief Executive Officer
West Tamar Council

9 GOVERNANCE

9.1 Gov 1 - West Tamar Council Audit Panel Minutes

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 9 September 2026

ATTACHMENTS:

1. [9.1.1] Audit Panel Minutes - 29 June 2026 - CONFIRMED
2. [9.1.2] Audit Panel Minutes - 8 September 2026 - UNCONFIRMED

SUMMARY

The purpose of this report is to provide Council with copies of the confirmed Audit Panel Minutes from the meeting dated 29 June 2026 and the unconfirmed Audit Panel Minutes from the meeting dated 8 September 2026, in accordance with the West Tamar Council Audit Panel Charter.

BACKGROUND

West Tamar Council Audit Panel meets quarterly to consider reports presented by Council Officers in line with the adopted and endorsed Audit Panel Work Plan. In accordance with the Charter, meeting minutes of the Audit Panel are to be presented to Council at an Ordinary Council meeting.

STRATEGIC PLAN

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

Our Heart: Community and Wellbeing

Goal 4: People can reach services, information and civic life more easily across the whole municipality

4.2 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 Statutory Rules 2014*
- *West Tamar Council Audit Panel Charter*

RISK CONSIDERATIONS

Overall risk is considered Low.

FINANCIAL IMPACT

Nil.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The minutes for the 29 June 2026 meeting were confirmed by the Audit Panel Committee on 8 September 2026, with the minutes for the 8 September 2026 meeting expected to be confirmed at the next Audit Panel meeting.

RECOMMENDATION

That Council receives and notes the confirmed Minutes of the Audit Panel meeting held on 29 June 2026 and the unconfirmed Minutes of the Audit Panel meeting held on 8 September 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:



MINUTES

Monday 29 June 2026 Audit Panel Meeting

WEBSITE: www.wtc.tas.gov.au

ORDER OF BUSINESS

Details	Page
1 STANDING ITEMS	4
1.1 Declaration of Pecuniary Interest/Conflict of Interest	4
1.2 Adoption of Previous Minutes	4
1.3 Outstanding from Previous Meeting - Action Sheet	4
2 GOVERNANCE AND STRATEGY	5
2.1 Review Policies and Procedures	5
3 FINANCIAL AND MANAGEMENT REPORTING	6
3.1 Review Financial Results and Management Reports	6
3.2 Review any Special Financial Reports or Other Outside Professional Consultants Reports Relating to Finance, Tax, Strategy or Legal Matters	6
3.3 Review the Impact of Changes to Australian Accounting Standards	6
4 INTERNAL AUDIT	7
4.1 Consider Available Audit Reports	7
5 EXTERNAL AUDIT	8
5.1 Consider any Audit Reports (Financial or Performance) from Audit Tasmania	8
5.2 Review Management's Implementation of Audit Recommendations	8
5.3 Consider any Performance Audit Reports that will be Undertaken by Audit Tasmania and Address Implications for Council	8
6 RISK MANAGEMENT AND COMPLIANCE	9
6.1 Annual Review of Risk Management Framework Policies	9
6.2 Review Business Continuity Plan	9
6.3 Review WH&S Management Processes	9
6.4 Monitor any Major Claims or Lawsuits by or Against the Council and Complaints against the Council	9
6.5 Oversee the Investigation or any Instances of Suspected Cases of Fraud or other Illegal and Unethical Behaviour	9
7 AUDIT PANEL PERFORMANCE	10
7.1 Review Audit Panel Charter and Make any Recommendations for Change to the Council for Adoption	10
7.2 Report to Council Regarding Execution of Duties and Responsibilities by the Audit Panel	10
7.3 Audit Panel Performance Self-Assessment	10
8 OTHER	11
9 MEETING CLOSURE	12

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



PRESENT

Present:

Andrew Gray (Chair)
Cr Josh Manticas
Cr Julie Sladden

In Attendance:

Claire Connelly (2.02pm – 2.20pm)	Principal - Advisory & Assurance – Synectic Group
Alyssa Mahar (2.02pm – 2.20pm)	Client Manager - Advisory Services – Synectic Group
Kristen Desmond	Chief Executive Officer
Jason Barker	Chief Financial Officer
Tom Chalmers	Governance Officer

Apologies/Leave of Absence:

Nil

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



1 STANDING ITEMS

1.1 Declaration of Pecuniary Interest/Conflict of Interest

Nil

1.2 Adoption of Previous Minutes

The Panel approved the minutes from the 24 March 2026 meeting as presented as a true and correct record of that meeting, noting the amendments to reflect the attendance of Mayor Cr Christina Holmdahl and Cr Caroline Larner.

1.3 Outstanding from Previous Meeting - Action Sheet

The panel reviewed the Action Sheet noting that a number were to be further discussed at relevant points of the agenda.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



2 GOVERNANCE AND STRATEGY

2.1 Review Policies and Procedures

The Panel received and noted the information provided.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



3 FINANCIAL AND MANAGEMENT REPORTING

3.1 Review Financial Results and Management Reports

The Panel received and noted the financial results to 31 May 2026.

3.2 Review any Special Financial Reports or Other Outside Professional Consultants Reports Relating to Finance, Tax, Strategy or Legal Matters

Nil

3.3 Review the Impact of Changes to Australian Accounting Standards

The Panel received and noted the information provided.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



4 INTERNAL AUDIT

4.1 Consider Available Audit Reports

Claire Connelly entered the meeting at 2.02pm

Alyssa Mahar entered the meeting at 2.02pm

The Panel received the internal audit reports and noted the information provided.

Claire Connelly left the meeting at 2.20pm

Alyssa Mahar left the meeting at 2.20pm

The Panel received and noted the information provided and endorsed the proposed Internal Audit Program for FY26/27.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



5 EXTERNAL AUDIT

The Chief Financial Officer raised a proposed accounting treatment on a recent sale transaction which has been referred to Audit Tasmania for consideration. The panel noted the information provided.

5.1 Consider any Audit Reports (Financial or Performance) from Audit Tasmania

The panel received and noted the information provided.

5.2 Review Management's Implementation of Audit Recommendations

The panel received and noted the information provided.

5.3 Consider any Performance Audit Reports that will be Undertaken by Audit Tasmania and Address Implications for Council

Nil

6 RISK MANAGEMENT AND COMPLIANCE

6.1 Annual Review of Risk Management Framework Policies

The Panel noted the information provided and discussed insurance renewals for the coming Financial Year. The panel requested further details on Council's insurance broker's market engagement strategy.

6.2 Review Business Continuity Plan

The Panel noted the information provided.

6.3 Review WH&S Management Processes

The panel received and noted the information provided.

6.4 Monitor any Major Claims or Lawsuits by or Against the Council and Complaints against the Council

The Audit Panel noted the information provided.

6.5 Oversee the Investigation or any Instances of Suspected Cases of Fraud or other Illegal and Unethical Behaviour

The Audit Panel noted the information provided.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



7 AUDIT PANEL PERFORMANCE

7.1 Review Audit Panel Charter and Make any Recommendations for Change to the Council for Adoption

The Panel noted the information provided and requested for the discussed changes to be completed prior to the 18 August 2026 Ordinary Council Meeting for approval by Council.

7.2 Report to Council Regarding Execution of Duties and Responsibilities by the Audit Panel

The Panel reviewed the information provided and endorsed the submission of the Annual Report of the Audit Panel 2025-2026 and Annual Work Plan 2026-2027 to Council for information and approval.

7.3 Audit Panel Performance Self-Assessment

The Panel reviewed the information provided and agreed to submit the report to Council for information.

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



8 OTHER

Nil

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Monday 29 June 2026**



9 MEETING CLOSURE

Meeting Closed: 3.30pm

Next Meeting: 9.30am, Tuesday 25 August 2026 - Windsor Community Precinct



MINUTES

Tuesday 8 September 2026 Audit Panel Meeting

WEBSITE: www.wtc.tas.gov.au

ORDER OF BUSINESS

Details	Page
1 STANDING ITEMS	4
1.1 Declaration of Pecuniary Interest/Conflict of Interest	4
1.2 Adoption of Previous Minutes	4
1.3 Outstanding from Previous Meeting - Action Sheet	4
2 GOVERNANCE AND STRATEGY	5
2.1 Review Annual Plan	5
2.2 Review of Asset Management Policy, Long-term Strategic Asset Management Plan and Asset Management Strategy	5
2.3 Review Policies and Procedures	5
3 FINANCIAL AND MANAGEMENT REPORTING	6
3.1 Review Financial Results and Management Reports	6
3.2 Review Leave Entitlements and Selected Leave	6
3.3 Review Annual Financial Report	6
4 INTERNAL AUDIT	7
4.1 Review Progress with Internal Audit Improvement Register and Management's Implementation of Audit Recommendations	7
5 EXTERNAL AUDIT	8
5.1 Consider any Audit Reports (Financial or Performance) from Audit Tasmania	8
5.2 Review Audit Tasmania annual plan of works and assess implications for the Council	8
6 RISK MANAGEMENT AND COMPLIANCE	9
6.1 Review Processes to Manage Insurable Risks and Existing Infrastructure Cover	9
6.2 Monitor any Major Claims or Lawsuits by or Against the Council and Complaints against the Council	9
6.3 Oversee the Investigation or any Instances of Suspected Cases of Fraud or other Illegal and Unethical Behaviour	9
7 OTHER	10
8 MEETING CLOSURE	11

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Tuesday 8 September 2026**



PRESENT

Present:

Andrew Gray (Chair)

Cr Josh Manticas

Cr Julie Sladden

In Attendance:

Cr Christina Holmdahl

Claire Connelly (2.30pm - 3.15pm)

Kristen Desmond

Jason Barker

Tom Chalmers

Mayor

Principal - Advisory & Assurance – Synectic Group

Chief Executive Officer

Chief Financial Officer

Governance Officer

Apologies/Leave of Absence:

Nil

UNCONFIRMED

ORDINARY COUNCIL MEETING Tuesday 15 September 2026

AUDIT PANEL MEETING Tuesday 8 September 2026



1 STANDING ITEMS

1.1 Declaration of Pecuniary Interest/Conflict of Interest

Nil

1.2 Adoption of Previous Minutes

The Panel approved the minutes from the 29 June 2026 meeting as presented as a true and correct record of that meeting.

1.3 Outstanding from Previous Meeting - Action Sheet

	Audit Panel Action Sheet
--	-----------------------------

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

The Panel reviewed the Action Sheet noting that information regarding Council's insurance broker's market engagement strategy was provided in Other Business of the agenda, and all other actions were completed.

2 GOVERNANCE AND STRATEGY

2.1 Review Annual Plan

The Panel noted the information provided, noting that the Annual Plan was adopted at the 21 July 2026 Ordinary Council meeting, and discussed the Capital Works Program.

2.2 Review of Asset Management Policy, Long-term Strategic Asset Management Plan and Asset Management Strategy

The Panel noted the information provided on the Asset Management Plan, the Long-term Strategic Asset Management Plan, and the Asset Management Strategy, and requested that the updating of all three documents be aligned.

2.3 Review Policies and Procedures

The Panel noted the information provided and requested further detail to be provided in the graphics provided in the reporting moving forward.

3 FINANCIAL AND MANAGEMENT REPORTING

3.1 Review Financial Results and Management Reports

The Panel received and noted the financial results to 31 July 2026.

3.2 Review Leave Entitlements and Selected Leave

The Panel noted the information provided and discussed the categorisations of certain types of leave and leave provisions.

3.3 Review Annual Financial Report

The Panel noted the information provided.

UNCONFIRMED

4 INTERNAL AUDIT

4.1 Review Progress with Internal Audit Improvement Register and Management's Implementation of Audit Recommendations

The Panel noted the information provided on the Internal Audit program and associated management responses.

The Panel noted the information provided on the Improvement Register and requested the inclusion of only outstanding or recently closed items in reporting moving forward.

UNCONFIRMED

5 EXTERNAL AUDIT

5.1 Consider any Audit Reports (Financial or Performance) from Audit Tasmania

The Panel noted the information provided including the Auditor General's Volume 1 – Annual Audit Update and the Management of Gifts, Benefits and Hospitality report from Audit Tasmania.

5.2 Review Audit Tasmania annual plan of works and assess implications for the Council

The Panel noted the information provided

UNCONFIRMED

6 RISK MANAGEMENT AND COMPLIANCE

6.1 Review Processes to Manage Insurable Risks and Existing Infrastructure Cover

The Panel noted the information provided, noting the lower than expected increase in overall cost.

6.2 Monitor any Major Claims or Lawsuits by or Against the Council and Complaints against the Council

The Panel noted the information provided.

6.3 Oversee the Investigation or any Instances of Suspected Cases of Fraud or other Illegal and Unethical Behaviour

Nil

7 OTHER

The Panel noted the information provided on Council's Insurance Broker Market Engagement Strategy.

The Chair expressed appreciation to Cr Josh Manticas and Cr Julie Sladden for their valuable contributions and active engagement as Panel members over their previous terms on the Panel. The Chair also acknowledged Cr Christina Holmdahl for her commitment and ongoing support of the Panel during this period

UNCONFIRMED

**ORDINARY COUNCIL MEETING
Tuesday 15 September 2026**

**AUDIT PANEL MEETING
Tuesday 8 September 2026**



8 MEETING CLOSURE

Meeting Closed: 4.30pm
Next Meeting: 9.00am – 11.00am Wednesday 9 December 2026
Location Windsor Community Precinct

UNCONFIRMED

10 SPECIAL COMMITTEES

10.1 Special 1 - Youth Advisory Council Minutes - August

REPORT AUTHOR: Youth Development Officer - Kirsten Howard

REPORT DATE: 13 August 2026

ATTACHMENTS: 1. [10.1.1] YAC Minutes - August 13 2026

SUMMARY

The purpose of this report is to present the minutes of the Youth Advisory Council's August meeting for Councillors' information and noting.

BACKGROUND

The purpose of the Youth Advisory Council is to provide a platform for young people to advise Council on issues affecting youth, contribute to strategic planning and community development, support the delivery of youth-focused programs and events, and foster leadership, skills development, and civic participation among young people in the West Tamar community.

Monthly Youth Advisory Council meetings are held at the Windsor Community Precinct and are chaired by the Youth Mayor. Minutes are maintained to provide a formal record of discussions, actions, and activities undertaken by the committee.

STRATEGIC PLAN

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

Our Heart: Community and Wellbeing

Goal 1: People feel part of local life and can see themselves in West Tamar's future

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

1.3 Work with community organisations, schools, clubs and service providers to widen participation for people facing barriers to local life.

Our Heart: Community and Wellbeing

Goal 2: Shared places and social infrastructure stay strong as the population grows

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

West Tamar Youth Strategy 2023-2026

RISK CONSIDERATIONS

Low – The Youth Advisory Council operates under established governance arrangements, with a transparent membership process and regular reporting of activities through monthly meeting records. The committee 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 YAC meeting held on 13 August 2026 are provided to Council for noting.

RECOMMENDATION

That Council receives and notes the minutes as presented for the YAC Meeting held on 13 August 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

	MINUTES WEST TAMAR YOUTH ADVISORY COUNCIL
---	--

DATE/TIME	13 August 2026	4.00PM	VENUE	Windsor Community Precinct
PRESENT	Millie, Sam, Nina, Jack, Josie, Ruth, Arianna, Esther, Serena, Jolisa (V), Mayor Christina H Staff: Kirsten, Michael, Marcus			
APOLOGIES	Evie, Elizabeth, Cr Lynden F, Cr Joy A			

ITEMS FOR DISCUSSION

1.1 GENERAL BUSINESS AND YAC MEMBERSHIP

Introduction

Chairperson: Millie

Acknowledgement of Country: Millie

Minutes: Nina

Previous meeting minutes

Minutes moved by Jack, seconded by Millie

Introductions – new staff and new YAC member

We introduced Marcus as the Manager of Community Development. Everyone asked him some questions to learn about him, his career history, interests and his role with West Tamar Council.

We then introduced and welcomed Serena – a new YAC member. Serena is from the Beauty Point area, has finished school and has been running the Beaconsfield Community Markets.

Youth Mayor Update

Millie provided an update on her activities, including her second training session with Dylan Hesp, which focused on speech writing, and she attended the July Council meeting. She has another session with Dylan later in August.

Advice to Council

Jack provided some information on how roadkill can impact tourism and queried whether the Council can assist with quick removal. The Mayor provided feedback to Jack on the challenges of roadkill and agreed that it is also not a good look to visitors.

Action arising: Council to provide Jack with feedback on how roadkill is removed and the timelines associated with this.

Sam raised a question about potholes between Sidmouth and Exeter, and the correct authorities to rectify the issue.

Action arising: Council to provide the member with advice on the correct authorities.

Serena runs the Beaconsfield Markets. She noted that the accessible toilet's doorway is challenging to use. The Mayor provided feedback that Council is investigating the development of a new toilet block at the site. It was also noted that the Snap, Send, Solve app could be used in these situations.

ORDINARY COUNCIL MEETING Tuesday 15 September 2026

Action arising: Council will discuss the issue with its maintenance staff.

General Business

Updates were provided to the committee on:

- Masquerade ball – The committee discussed colour themes such as gold, black, and silver. For the event to go ahead at the Tamar Function Centre, at least 15 more tickets need to be booked to reach the minimum numbers for the event to be feasible (minimum 25 tickets). The committee discussed options for music, and whether to consider prizes for best costumes
- Children's Week event update which explained the afternoon activity happening in Beaconsfield.
- Youth Strategy working group - Millie, Esther, Jack, Josie and Ruth have raised interest in being involved in the development of the new Youth Strategy
- Future Changers camp update – applications are now open for youth aged 12-17 from the West Tamar region, on the westtamaryouth.com.au website.
- Youth Mayor 2027 update – applications are now open for youth in Grades 6-8 (currently) from the West Tamar region. Applications are via the westtamaryouth.com.au website.
- Youth art display opportunity, for artworks that can be hung on a wall at the Tamar Visitor Centre, free of charge for young local artists. Young artists are encouraged to contact Council for further information if they are interested.
- YAC Christmas breakup – The committee selected Saturday 21 November for the end-of-year celebration and 2027 planning day, as December is busy with exams, leavers' dinners, assemblies and other commitments.

Other business

- The Mayor asked the committee for feedback on the Landcare group and NRM presentation from the July meeting. Esther expressed interest in attending a creek restoration and tree-planting activity.
- Millie requested further information on updating committee member CPR certifications for those who completed their First Aid training in 2025.
- Esther gave an update on her entry in the ABC Heywire Tamar Valley competition. Esther won the competition and will be able to watch her video at the upcoming Red-Carpet Premiere and Youth Ideas Festival.
- Jack requested budget for the youth festival.

Action arising: Council to provide information to the committee at next meeting.

Actions Arising

	Action	Responsible person/group	Date raised	Date Due
1	Council to provide Jack with feedback on how roadkill is removed and the timelines associated with this	Council staff	13/08/26	10/09/26
2	Council to provide advice on the correct authorities/contact to fix potholes between Sidmouth and Exeter	Council	13/08/26	10/09/26
3	Council to discuss accessible toilet door issue at Beaconsfield with maintenance staff	Council	13/08/26	10/09/26

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

4	Committee members to provide Council with advice on a preferred date and activity(s) for YAC End of Year celebration	Committee	13/08/26	10/09/26
5	Council to provide information to the committee on updating CPR certification	Council	13/08/26	10/09/26
6	Council to provide feedback to the committee on Youth Festival budget	Council	13/08/26	10/09/26

MEETING CLOSED

5:17pm

Next Meeting

10 September 2026

4.00PM

Windsor Community Precinct

10.2 Special 2 - Positive Ageing Committee Minutes - August

REPORT AUTHOR: Community Development Officer - Todd Mitchell

REPORT DATE: 24 August 2026

ATTACHMENTS: 1. [10.2.1] 24.08.2026 PAC minutes final

SUMMARY

The purpose of this report is to present the minutes of the Positive Aging Committee (PAC) August meeting for Councillors' information and noting.

BACKGROUND

PAC provides advice to Council on matters affecting older residents and supports the delivery of the Positive Ageing Strategy. The committee promotes healthy ageing, community participation, and initiatives that enhance the wellbeing, inclusion, and quality of life of older people in the West Tamar municipality.

Monthly PAC meetings are held at the Windsor Community Precinct. Minutes are maintained to provide a formal record of discussions, actions, and activities undertaken by the committee.

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

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

Our Heart: Community and Wellbeing

Goal 3: West Tamar works better across life stages, with stronger youth pathways and better conditions to age well in place

3.4 Work with education, health, care and community partners to strengthen youth pathways, ageing in place and prevention of loneliness before disconnection hardens.

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 a well-established and ongoing initiative. Membership is administered through a transparent application process, with activities, discussions, and outcomes documented and reported monthly. The committee is supported and facilitated by the 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 PAC meeting held on 24 August 2026 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 24 August 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

	MINUTES WEST TAMAR POSITIVE AGEING COMMITTEE
---	---

DATE/TIME	24 August 2026	10.00AM	VENUE	Windsor Community Precinct
PRESENT	Liz Swain (LS), Chairperson, Joy Allen (JA), Christina Holmdahl (CH), Carl Cooper (CC), Christine Fulcher (CF), Caroline Larner (CL) Fran Mamo (FM), John Farrar (JF), Heather Jolly (HJ), & Todd Mitchell (TM) secretary			
APOLOGIES	Robyn Reed (RR), Ian Saunders (IS), Julie Sladden (JS) - absent			
ADDITIONAL	Kristen Desmond (CEO WTC), The Hon. Bridget Archer MP, and assistants			

ITEMS FOR DISCUSSION

CORRESPONDENCE

- N/A

BUSINESS ARISING

A brief review of the list of current action items and received updates from Council's officers, including:

- The Committee indicated that additional time was needed to provide feedback on the Positive Ageing Strategy (PAS). An extra week was provided.
- Cr Larner provided the contact person for the Festival of Small Halls as requested in the action items.
- The mayor has not yet used AI to review the PAS.
- At previous PAC meeting, members of PAC raised the idea of including a Seniors Award at the West Tamar Councils Australia Day Awards and Citizenship Ceremony Dinner 2027. The mayor raised this idea with Councillors at the August Council Workshop. The feedback is that Councillors do not support this idea as there is already an award for Citizen of the Year and this award is usually received by an older person from the community. The CEO supported this notion and acknowledged that many people who win Australia Day awards tend to be seniors and therefore have significant opportunities to be recognised.
- Secretary has organised a speaker from Medicare Mental Health Services to speak at the Community Health Expo in October as per action item 10.
- In a previous PAC meeting the West Tamar trail network was discussed and identified as a resource that needs promoting to support healthy lifestyle activities for people in the community. Heather from PAC was asked to gather walking trail pamphlets from the TVC in Exeter for PAC members to view. Heather produced these at the meeting.

GENERAL BUSINESS

Guest Speaker the Hon. Bridget Archer MP – Positive Aging

The CEO provided the committee with formal meeting processions regarding Minister Archer's visit.

Minister Archer presented insights on positive aging in Tasmania to the committee, emphasising that key decisions are urgently needed to support the state's aging population. Key initiatives include the launch of an advisory council and the extension of the "Ticket to Wellbeing" program to 2028. However, significant challenges persist in residential aged care,

ORDINARY COUNCIL MEETING Tuesday 15 September 2026

driven by workforce shortages, shifting care personnel, and risk-averse practices stemming from the Royal Commission. These issues lead to unnecessary hospital admissions—where up to 40% of patients remain simply due to a lack of step-down care options—which heavily strains the public health system. Additionally, potential federal changes to private health insurance rebates could force low-income Tasmanians to drop coverage, further burdening public facilities.

Addressing these pressures requires structural reform and better workforce planning. The expansion of the NDIS has drawn workers away from aged care, creating equity issues; the Minister advocated for bringing enrolled nurses back into residential facilities, utilising migration to address labour shortfalls, and elevating care work into an attractive long-term career. While free TAFE training is available, implementation of Royal Commission recommendations remains lagging, failing to meet the complex needs of an aging demographic living with conditions like dementia. Federal funding cuts to palliative care further compound these issues, though expanding pharmacy services and prioritizing hospital avoidance models (such as community nursing) offer potential avenues to relieve systemic pressure.

Committee Terms of Reference and Review of PAS

The CEO spoke with the Committee the important role PAC plays in Council, and ways the Committee can function under the TOR, including ensuring that the outcomes/actions of the Committee remain achievable.

As part of this discussion, there is a focus for the review of the PAS, and items currently listed on the action list.

It was decided to discuss these items at the next meeting, and to come up with a work plan for the Committee (perhaps to 4 or 5 things). Carl asked whether it's essential to have synergy between the PAS and the State Government strategy. CEO confirmed that while useful, we should ultimately focus on the needs of the West Tamar.

Meeting closed at 11:30am

ACTION ITEMS

Action items	Owner(s)	Deadline	Status
1: Demographics of region. Break up/separate into each area	Todd	Unknown	Completed
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 Northern end of the Tamar Valley	Todd	Unknown	Completed
4: Invite COTA, Bridget Archer, Rebecca White to PAC meetings	Todd	Unknown	Completed
5. Check budget of booklet of activity list and condense booklet	Todd	Unknown	Completed
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	Completed
8. Todd to email instructions on reviewing PAS	Todd	Unknown	Completed
9. Guest speaker from federal government to talk about packages and caring	Todd	Unknown	Completed
10. Todd to ask Medicare mental health services to speak at our	Todd	Unknown	Completed

ORDINARY COUNCIL MEETING Tuesday 15 September 2026

Community Health Expo and ask the business -Rent a Grandson to speak at the Expo.			
11. Collect stories from healthy ageing in the community (long term action item)	PAC	Unknown	In progress
12. Caroline Lerner to find out name of Festival of Small Halls facilitator	Caroline Lerner	Unknown	Completed
13. Christiana to take senior citizen recognition award idea to Council meeting.	Christina	Unknown	Completed
14. Christina to review PAS using AI and compare to similar strategies in Australia.	Christina	Unknown	In progress

MEETING CLOSED	11.30AM		
NEXT MEETING	28 September 2026	10.00AM	Windsor Community Precinct

11 DEVELOPMENT

Nil

12 CORPORATE

Nil

13 COMMUNITY

13.1 Comm 1 - Sponsorship Request - World Street Eats Beaconsfield

REPORT AUTHOR: Manager Community Development - Marcus Grantham

REPORT DATE: 8 September 2026

ATTACHMENTS: 1. [13.1.1] World Street Eats Beaconsfield Sponsorship Proposal

SUMMARY

The purpose of this report is for Council to consider a sponsorship application from World Street Eats as a sponsor for the World Street Eats event proposed to be held at Beaconsfield in December 2026.

BACKGROUND

Sponsorship applications are assessed by Council officers against established eligibility requirements and a defined assessment matrix. Applications seeking funding or in-kind support with a value exceeding \$2,000 are subsequently referred to Council for consideration and determination.

World Street Eats Beaconsfield (the applicant) is a proposed family-friendly community event that combines international street food, live entertainment, children's activities, and community engagement opportunities. Delivered in partnership with the West Tamar Market and West Tamar Rotary, the event aims to build on an existing community attraction and draw a larger and more diverse audience to Beaconsfield.

The event is intended to appeal to a wide demographic through a mix of food, markets, entertainment, and family activities.

The applicant seeks Council sponsorship for the event to be held on 5 December 2026 at the Beaconsfield Memorial Community Centre. The request comprises \$5,000 in financial assistance, together with in-kind support through the waiver or provision of waste management services and venue hire costs. Financial assistance will assist with costs associated with running the event such as entertainment, activities, promotion, and infrastructure.

The applicant has indicated that the event is intended to be an annual event.

As the inaugural event, the applicant has not previously sought Council sponsorship.

Event Overview

Event: World Street Eats Beaconsfield

Date and time: 12pm – 8pm, 5 December 2026 at the Beaconsfield Memorial Community Centre

Key features: Event delivered in conjunction with West Tamar Market, and West Tamar rotary, the event will feature:

- Diverse selection of food;
- Children's rides;
- Face painting;
- Pony rides;

- Petting zoo;
- Balloon art, and;
- Other family-friendly activities and entertainment

Sponsorship Assessment against Evaluation Matrix

The sponsorship application was assessed by three Council officers independently against Council's Sponsorship Evaluation Matrix, which consists of 11 criteria, including the ten sponsorship benefit criteria contained within Council's Sponsorship Policy [WT-HRM62.00] and an additional criterion relating to financial stability and risk management. Each criterion is scored out of five, with a maximum possible score of 55.

The average of the three officer scores is the final result.

Taken as a summary of the three scores, the application scored well in criteria relating to celebration of cultural diversity, social cohesion, and activation of municipal assets and infrastructure:

- It was noted that the applicant proposes a comprehensive marketing campaign to attract attendees from across the West Tamar and Northern Tasmania, utilising digital advertising, community networks, printed materials, and event signage. The event is likely to appeal to a wide demographic through a mix of food, markets, entertainment, and family activities.
- The anticipated municipal benefits include increased visitation and economic activity, activation of community infrastructure, enhanced community participation, celebration of cultural diversity, family engagement, and promotion of Beaconsfield and the wider West Tamar region.

The Evaluation Matrix summary score was **22.6/55**

Sponsorship Benefits offered

As a support sponsor, West Tamar Council would receive:

- West Tamar Council logo displayed on event posters and promotional material
- Council recognition across digital and social media advertising
- Council branding on appropriate event signage
- Public acknowledgement of Council's support from the stage throughout the event
- Recognition in relevant media and promotional communications
- Opportunity for Councillors and Council representatives to attend and participate in the event
- Post-event acknowledgement of Council's contribution and support

Potential Benefits to West Tamar Council

- Increased visitation to Beaconsfield from across the West Tamar, Greater Launceston, and Northern Tasmania.
- Support for local businesses and stimulation of economic activity through visitor spending.
- Activation and promotion of the Beaconsfield Memorial Community Centre as a key community asset.
- Strengthened community participation and social connectedness through collaboration between community groups, businesses, performers, and residents.
- Celebration of cultural diversity through a range of international food offerings and cultural experiences.

- Increased opportunities for intergenerational participation through a mix of family activities, markets, food, and live entertainment.
- Enhanced promotion of Beaconsfield and the West Tamar region as a destination for community events, tourism, and recreation.
- Development of a large-scale community event that builds on the existing West Tamar Market and community partnerships.
- Provision of an inclusive and accessible event that appeals to a broad cross-section of the community

STRATEGIC PLAN

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

Our Heart: Community and Wellbeing

Goal 1: People feel part of local life and can see themselves in West Tamar's future

1.3 Work with community organisations, schools, clubs and service providers to widen participation for people facing barriers to local life.

Our Heart: Community and Wellbeing

Goal 2: Shared places and social infrastructure stay strong as the population grows

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM 62.00 Sponsorship Policy

RISK CONSIDERATIONS

The risks of supporting the applicant are set out below.

Risk	Likelihood	Consequence	Rating	Mitigation
Funding is inappropriately allocated	Medium	Medium	Medium	Contract developed outlining the details and expectations for sponsorship spend
Sponsorship benefits not fully realised	Low	Low	Low	Sponsorship agreement to specify recognition obligations
Pressure on sponsorship budget allocations	Medium	Medium	Medium	Funding to be sourced from existing sponsorship budget allocation

FINANCIAL IMPACT

World Street Eats has requested a sponsorship contribution of \$5,000, plus in-kind support that includes fee-waivers for waste management services and the hire fee for the Beaconsfield Memorial Community Centre, for FY2026/27.

An established level of financial assistance is provided in the budget. For 2026/27, this amount is \$50,000; however, some of this is allocated to already approved sponsorship events carrying over multiple years.

Sponsorship funding is allocated for each financial until funds are exhausted.

The current funding pool for Sponsorships is as follows:

Sponsorships	
2026-2028 Exeter Show Society	\$20,000
2026 National Transplant Games – BBQ Breakfast	\$5,000
Royal Yacht Club of Tasmania – 2027 Three Peaks Race	\$10,000
Total commitment to date	\$35,000
<i>Balance Remaining</i>	<i>\$15,000</i>

CONSULTATION

Consultation with Councillors occurred at the Interim Workshop held on 1 September 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

World Street Eats is an established and well-recognised event brand within the Greater Launceston region. The proposal presents an opportunity to bring a successful community event to the West Tamar, providing residents with access to a diverse range of cultural, food, and entertainment experiences while also promoting Beaconsfield and the broader municipality as a destination for community events and visitation.

The application demonstrates several potential community and economic benefits, including increased visitation to the area, activation of Council-owned infrastructure, support for local businesses, and opportunities for community participation and cultural engagement.

Notwithstanding these potential benefits, the assessment panel identified several areas where additional information would have assisted in providing clarity towards the application. In particular, the application does not provide sufficient detail regarding:

- how the requested sponsorship amount was determined, and how it would be allocated and expended;
- the applicant's overall event budget and financial contribution toward event delivery;
- risk management arrangements, including event safety, public liability insurance, emergency planning, and other relevant mitigation measures;
- opportunities for local community groups, businesses, performers, or volunteers (other than those listed) to actively participate in the event, beyond attendance as patrons; and
- approvals, permits, and regulatory requirements that may be necessary to deliver the event, including any permits associated with food vendors, temporary infrastructure, traffic management, or public entertainment.

It should be noted that the assessment score is based solely on the information provided within the application.

RECOMMENDATION

That Council does not approve the World Street Eats Beaconsfield sponsorship application for funding of \$5,000, plus in-kind support for the proposed event to be held on 5 December 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

SPONSORSHIP PROPOSAL

World Street Eats Beaconsfield

Saturday 5 December 2026

Chief Executive Officer

West Tamar Council

Re: Sponsorship Proposal - World Street Eats Beaconsfield - Saturday 5 December 2026

Dear Chief Executive Officer,

On behalf of World Street Eats, I am pleased to submit this proposal seeking sponsorship from West Tamar Council for the **World Street Eats Beaconsfield** event, to be held at the **Beaconsfield Memorial Community Centre on Saturday 5 December 2026, from 12:00pm to 8:00pm**.

We are seeking **\$5,000 in financial sponsorship**, together with in-kind support through the provision or waiver of **waste management services and the hire fee for the Beaconsfield Memorial Community Centre**.

We would also gratefully welcome consideration of any alternative level of financial contribution Council may be able to provide.

Event Overview

World Street Eats Beaconsfield will be a family-friendly community event bringing together food, live entertainment, children's activities and local community organisations in Beaconsfield.

The event will be delivered in conjunction with the **West Tamar Market**, which is held monthly in Beaconsfield, and **West Tamar Rotary**, providing an opportunity to build upon an existing community event and attract a larger and more diverse audience to the area.

A key feature of the event will be a diverse selection of food vendors offering cuisines from around the world, reflecting the established World Street Eats concept and celebrating the cultural diversity of our community through food.

The event will also feature a dedicated entertainment stage with numerous bands and live performers throughout the day.

- Children's rides
- Face painting
- Pony rides
- Petting zoo
- Balloon art
- Other family-friendly activities and entertainment

Our objective is to create an accessible, vibrant community event that encourages residents and visitors to spend the day in Beaconsfield and enjoy the food, entertainment and activities on offer.

Target Audience

The event is intended to appeal to a broad cross-section of the West Tamar community and visitors to the region.

Families with young children will be a significant target audience, supported by the range of children's rides, animal experiences and activities planned for the event.

At the same time, the live music program will be designed to appeal to adults and older members of the community, broadening the event's demographic beyond a traditional children's or family event.

The combination of food, markets, children's entertainment and live music is intended to create an event where different generations can participate together.

Promotion and Marketing

A targeted promotional campaign will be undertaken in the lead-up to the event to attract attendees from throughout the West Tamar municipality and the wider Northern Tasmanian region.

- Paid Facebook and social media advertising
- Promotion through relevant Facebook community groups
- Cross-promotion through World Street Eats, West Tamar Market and participating organisations
- Printed flyers distributed through businesses and community locations throughout the West Tamar Council area
- Roadside event signage installed approximately two weeks prior to the event
- Promotion through participating vendors, performers and community organisations

This combination of paid digital advertising, community promotion and physical signage will provide strong visibility for the event and for West Tamar Council's involvement as a major event sponsor.

Community and Economic Benefits

We believe World Street Eats Beaconsfield strongly aligns with West Tamar Council's objectives of supporting activities that deliver positive social, community and economic outcomes.

Increase visitation and local economic activity

The event will encourage people from across the West Tamar municipality and greater Launceston and Northern Tasmania to visit Beaconsfield. Attendees have the potential to spend not only at the event but also with surrounding businesses, supporting economic activity within the local community.

Activate Beaconsfield and Council's community infrastructure

Holding the event at the Beaconsfield Memorial Community Centre will activate and showcase an important community asset and establish it as the focal point for a significant community gathering.

Build community participation and connectedness

By bringing together World Street Eats, the West Tamar Market, West Tamar Rotary, local residents, businesses, performers and visitors, the event will provide an opportunity for different parts of the community to come together in a relaxed and inclusive environment.

Celebrate cultural diversity

World Street Eats is centred around bringing people together through food and culture. A diverse selection of international cuisines provides an accessible way of celebrating cultural diversity and introducing attendees to foods and experiences from different cultures.

Appeal to multiple generations

The combination of children's activities, markets, international food and live music will allow the event to reach both traditional and non-traditional audiences and encourage participation across different age groups.

Promote Beaconsfield and the West Tamar region

Marketing the event throughout Northern Tasmania provides an opportunity to showcase Beaconsfield as a destination for events, tourism and community activity and encourage visitors to return to the West Tamar region.

Benefits and Recognition for West Tamar Council

In recognition of Council's sponsorship, World Street Eats would provide West Tamar Council with prominent recognition as a major supporter of the event.

- West Tamar Council logo displayed on event posters and promotional material
- Council recognition across digital and social media advertising
- Council branding on appropriate event signage
- Public acknowledgement of Council's support from the stage throughout the event
- Recognition in relevant media and promotional communications
- Opportunity for Councillors and Council representatives to attend and participate in the event
- Post-event acknowledgement of Council's contribution and support

Council's association with the event would demonstrate its support for accessible community events, local economic activity, cultural diversity, family participation and the activation of Beaconsfield.

Sponsorship Requested

Financial sponsorship: \$5,000

The financial contribution would assist with the substantial costs associated with delivering the event, including entertainment, children's activities, infrastructure, promotion and other event-related expenses.

Council's support would help reduce the financial risk carried by the event stakeholders while allowing us to deliver a high-quality community event without significantly compromising the program due to budget limitations.

We believe investment in the quality of the entertainment and activities is particularly important in establishing the event in its first year and attracting sufficient attendance for it to become sustainable into the future.

In-kind sponsorship requested:

- Waste management services associated with the event

- Waiver or in-kind provision of the Beaconsfield Memorial Community Centre hire fee

We would appreciate receipt of the financial sponsorship **approximately one month prior to the event, by 5 November 2026**, to assist with payment of suppliers, performers, entertainment and other event costs.

Should Council not be in a position to provide the full requested amount, we would welcome consideration of any financial or in-kind contribution Council is able to provide.

Sponsorship Period and Future of the Event

This sponsorship request relates specifically to the inaugural **World Street Eats Beaconsfield event on 5 December 2026**, including its planning, promotional and delivery period.

Our intention is for World Street Eats Beaconsfield to become an **annual event**, building attendance and community involvement over time and providing an ongoing event for Beaconsfield and the wider West Tamar community.

We see considerable potential for the event to grow into an established fixture on the West Tamar events calendar while continuing to work collaboratively with local organisations and the community.

We appreciate West Tamar Council's consideration of this sponsorship proposal and believe its support would make a meaningful contribution towards establishing a successful, inclusive and sustainable annual event for Beaconsfield.

Yours sincerely,

Allan Crooks
World Street Eats

13.2 Comm 2 - Community Grant Application - Tamar Valley Business Association

REPORT AUTHOR: Manager Community Development - Marcus Grantham

REPORT DATE: 8 September 2026

ATTACHMENTS: 1. [13.2.1] 2026-27 WTC Community Grant Program Application - TVBA Community Cultural Events

SUMMARY

The purpose of this report is for Council to consider a Community Grant application received from Tamar Valley Business Association for a Community Cultural Program in late 2026.

BACKGROUND

Grant applications are first assessed for eligibility and then scored against an assessment matrix containing various established criteria. Applications are then provided to Council for approval.

Grants up to \$1,000, applicants are not required to contribute financially to the project but must provide in-kind contributions. Evidence of these contributions must be included in the application.

Grants ranging from \$1,000 to \$5,000 applicants must contribute at least 10% of the overall project cost, either from their own funds or from a confirmed external funding source (excluding in-kind contributions).

The Application

The Tamar Valley Business Association (the applicant) is a not-for-profit organisation based within the West Tamar municipality. The Association's primary objective is to support and foster local businesses by promoting economic growth and development through a range of initiatives and programs. Council has not previously provided grant funding to the applicant.

The applicant is seeking \$5,000 to deliver a three-part Community Cultural Program at The Exchange Function Room, Beaconsfield, during the final quarter of 2026.

The program comprises:

1. An 80th birthday retrospective art exhibition celebrating a local artist. The exhibition will provide the community with an opportunity to view a significant body of work that would otherwise remain in private ownership. The exhibition will be open to the public for one week.
2. A book launch and free self-publishing workshop led by local artists. The event will support local writers and creatives by developing transferable skills and encouraging participants to share their own stories and creative works.
3. A Christmas artisan market, providing emerging, hobbyist, and established artists and makers of all ages with an affordable opportunity to showcase and sell their work. The market will also offer residents a local option for Christmas shopping and is proposed to operate across a full weekend.

The program will be promoted through the Tamar Valley Business Association's established networks and communication channels.

Grant funding will be used to support venue hire, catering, event setup, promotion, and cleaning costs. Evidence of appropriate Public Liability Insurance has been provided to the Council.

Grant Request Summary

Applicant	Tamar Valley Business Association
Purpose	To deliver a three-part Community Cultural program in Beaconsfield, late 2026.
Amount Requested	\$5,000
Matrix Score	10.3 / 20
Grant Summary	To deliver a three-part Community Cultural program at The Exchange Function room, Beaconsfield, across the late quarter of 2026, including: • 80th birthday retrospective art exhibition celebrating local artist. The exhibition will remain open to viewing for a week. • A book launch of a local writer, and free self-publishing workshop. • Christmas local artisan market. The market is intended to be open for a full weekend.
Community Health and Wellbeing Plan	Pillar Four: Best Communities <i>Planned sustainable communities</i> 4.1.5 Well-planned services, facilities and programs match community needs

Proposed Benefits

The application proposes that the key benefits to the community are:

- to strengthen community pride and intergenerational connection;
- to provide opportunities for residents interested in writing, and creative arts to learn how to self-publish (education);
- activate Beaconsfield's town centre, and;
- to provide opportunities for local creative talent to showcase their skills and crafts

STRATEGIC PLAN

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

Our Heart: Community and Wellbeing

Goal 1: People feel part of local life and can see themselves in West Tamar's future

1.3 Work with community organisations, schools, clubs and service providers to widen participation for people facing barriers to local life.

Our Heart: Community and Wellbeing

Goal 2: Shared places and social infrastructure stay strong as the population grows

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

WT-HRM-42.00 Grants and Assistance Policy

West Tamar Council's Community Grants program provides funding for projects and initiatives that respond to the social, cultural, recreational, economic, and environmental needs of West Tamar residents.

RISK CONSIDERATIONS

The existence of a consistent, equitable and transparent process to respond to requests for donations, grants and financial support should help reduce council's potential exposure to financial and reputational loss. The overall risk to Council is considered LOW.

FINANCIAL IMPACT

An established level of financial assistance is provided in the budget each year. For 2026-2027 Council has allocated a total funding pool of \$65,000:

- Community Grants \$45,000
- Business Grants \$20,000

Grant funding is allocated first come first serve until funds are exhausted.

The current funding pool for Community Grants is as follows:

COMMUNITY GRANTS	
<i>No commitments to date</i>	
Total commitment to date	\$0
Balance Remaining	\$65,000
<i>TVBA Cultural Program*</i>	\$5,000
Pending Balance	\$60,000

**Pending Council approval at Ordinary Council Meeting 15 September 2026.*

CONSULTATION

An Application Matrix was completed by Council Officers on 27 August 2026.

Councillors were consulted at Council's Interim Workshop held on 1 September 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 Tamar Valley Business Association supports local industries across the West Tamar region through the delivery of a range of initiatives and programs. The Association has demonstrated experience in developing and implementing place-based projects, as well as promoting the West Tamar region and its economic opportunities.

The proposed project aligns with several of Council's strategic objectives and has the potential to deliver positive community benefits. However, the assessment panel noted that the application lacked sufficient supporting detail in several key areas, including projected visitor numbers, the project's alignment with West Tamar Council's strategic plans, and evidence demonstrating anticipated outcomes and impacts.

Limited information was provided regarding contractors, site plans, event layouts, and other project planning documentation. More broadly, the application contained minimal detail regarding risk management, including the identification of potential risks, mitigation measures, contingency planning, and operational arrangements for event delivery.

While some information was included regarding the venue and the engagement of local catering businesses, the application did not adequately address how catering requirements and associated costs would be managed should attendance exceed projections.

While the application achieved a passing score of 10.3 out of 20, the panel noted that the score was at the lowest end of the passing range. As such, the assessment does not provide a strong level of confidence that the requested funding amount of \$5,000 will deliver commensurate value for money, given the limited detail and supporting information provided within the application.

RECOMMENDATION

That Council does not approve the Tamar Valley Business Association community grant application for the amount of \$5,000 for a Community Cultural Program in late 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



Grants Program 2026/2027 - Application Form

Grant Overview

West Tamar Council's Grants Program responds to funding requests for projects displaying evidence of community engagement, involvement and benefit.

Applications open on the 1 July 2026, and close 17 February 2027 (4pm or until the funding pool is exhausted). Applications will be assessed and funded on a 'first-in' basis. Applicants are responsible to ensure that their application is received by council by the closing date and time.

Funding applications can be made for amounts up to \$5000.00

Applicants seeking funding of up to \$1,000 are not required to contribute to the project financially, but are expected to provide in-kind contributions. Evidence of this is required in the application and during the acquittal process.

For applicants seeking \$1,000.00 – \$5,000.00, at least 10% of the overall financial cost of the project must be contributed by the applicant, or confirmed by an external funding source (excluding in-kind contributions).

Example: where an applicant has applied for a funding amount of \$5000, they would also need to contribute a minimum of \$500 (\$500 = 10% of \$5000) in addition to the grant amount.

Grant guidelines are available to the West Tamar Council website (wtc.tas.gov.au).

Applicants are advised to contact the Community Services Team to provide an overview of the project. Please read the guidelines thoroughly prior to submitting your application, and make contact on 6323 9200 to arrange a time.

Applicant Details

Organisation/Group Name	Tamar Valley Business Association	
ABN (if applicable)	69 135 221 254	
Postal Address	PO Box 200, Beaconsfield TAS 7270	
Email Address	Tamarvalleybusinessassociation@gmail.com	
Contact Name	Donna Hodgson, Secretary	
Contact Number	[REDACTED]	
Is your organisation registered for GST?		No - we are not registered for GST

Project Overview

Project Name	Community Cultural Program
Project Location	The Exchange Function Room, 141 Weld Street, Beaconsfield TAS 7270
Project Dates	Book Launch W'shop, Oct26, Art Retrospective Dec 2026, Market Dec 2026
Grant Funding Amount Requested	\$5,000.00
Consulting Council Officer	Todd Mitchell

The personal information on this form is required by Council for the Community Grants Program. Your personal information will be used for this related purpose. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.wtc.tas.gov.au or at Council offices.

ORDINARY COUNCIL MEETING Tuesday 15 September 2026

Project Description - Describe your project and why you are undertaking it. (50 - 250 words)

The Tamar Valley Business Association is seeking \$5,000 to deliver a three-part community cultural program in Beaconsfield across the late quarter of 2026, culminating before Christmas.

The program brings together an 80th-birthday retrospective art exhibition celebrating a lifelong local artist, a book launch and self-publishing workshop, and a Christmas artisan market.

Each event stands alone but is deliberately linked: the exhibition and book launch build local audiences and profile for West Tamar's creative community, and the market gives that same community — from first-time hobbyists to established makers — a low-barrier, professionally set-up space to sell directly to shoppers ahead of Christmas.

Together the three events will celebrate local talent across generations, build skills (through the self-publishing workshop), and drive foot traffic and spending through Beaconsfield's cafés, caterers, function-hire providers and retail businesses over an extended period rather than a single day event.

Assessment Criteria

Community Benefit – Describe how the project benefits the West Tamar community. (100 - 250 words)

This may include:

- The expected number of people the project directly and indirectly benefits
- Supporting evidence/Demographic data
- Projected benefit/outcome
- How the project aligns with your strategic/business plan

The program is expected to directly reach several hundred West Tamar residents and visitors across the three events, with indirect reach through social media, local press and word-of-mouth extending well beyond that.

The retrospective exhibition honours a resident who has lived and worked in the community, giving multiple generations — including her own family, friends and the wider public — the chance to view a body of work that would otherwise remain in private hands, many pieces will be loaned from other community members.

The book launch and self-publishing workshop will be a genuinely useful event, that will build transferable skills for local writers and creatives who want to tell their own stories.

The Christmas market gives emerging, hobbyist and established artists and makers — of all ages — a safe, low-cost way to sell their work without the cost and effort of running their own market stall, while giving residents an affordable, local option for Christmas shopping and gifting.

Collectively the program strengthens community pride and intergenerational connection, and supports the Association's strategic focus on activating Beaconsfield's town centre and showcasing local creative talent.

ORDINARY COUNCIL MEETING Tuesday 15 September 2026

Project Delivery – Outline how your organisation/business/group will be able to undertake and complete the proposed project, including how West Tamar Council will be acknowledged? (100-250 words)

This may include:

- A summary of the project timeline (recommended) and a brief overview of the steps involved in your project to demonstrate how it will be completed (tell us your plan)
- Site plans, photos (if applicable)
- Outline the roles/responsibilities of any group members, volunteers, service providers and/or contractors who will be undertaking work on this project. WTC Contractor Induction details will need to be provided prior to any works commencing (wtc.tas.gov.au/contractor_inductions)

Tamar Valley Business Association's committee and volunteer base will help deliver the program events:

Project 1: (Retrospective exhibition): venue booking, works collection, catalogue and invitation design/print, opening night event, and a week of staffed public viewing.

Project 2: (Book launch and workshop): venue set-up, promotion, book launch/signing event, followed by a hands-on self-publishing workshop delivered by the author covering [manuscript preparation / use of technology / printing options / distribution / marketing].

Project 3: (Christmas market): site layout and safety planning, marquee/tables/signage required, stallholder recruitment and selection (prioritising first-time and young/emerging artists alongside established makers), and on-the-day event management.

Volunteers from the Association will coordinate front-of-house and artist, writer and stallholder support at each event.

West Tamar Council's support will be acknowledged on all printed and digital promotional material (posters, social media, invitations), and with a verbal acknowledgment at all events.

Community Engagement – Outline clear engagement and partnerships with the community, enabling social connections and community participation. (50 - 250 words)

This may include:

- How does the project deliver a social/lifestyle benefit to the community
- Details of how the project is inclusive in its membership and supports the broader community
- Letters of support (copies submitted with the application)

The exhibition directly engages the featured artist's family, friends and the private lenders of artwork, and invites the wider community to a shared week of free viewing, with artist on site, building social connection around a local figure.

The book launch and self publishing workshop will be open to all residents interested in writing, creative arts and how to self-publish, regardless of experience.

The Christmas market is deliberately structured to be inclusive — stallholder selection will welcome young people, first-time sellers and hobbyists as well as established artisans, and entry will be free for shoppers, supporting broad participation across the community. It is anticipated that the market will be open across a Saturday and Sunday.

All event will be advertised in the community and through the Tamar Valley Business Associations networks.

ORDINARY COUNCIL MEETING Tuesday 15 September 2026

Budget – Detail the items of expenditure that Council funding will be used for. Refer to ‘Community Grants Program 2026/2027 - Application Guidelines’ available on West Tamar Council’s website (wtc.tas.gov.au) to check funding eligibility.

The budget is estimated on quotes received to date. Final figures will not be available until the final events are undertaken as some of the quotes are dependent on numbers attending the event and the quotes are on a per person basis.

We have based the quote for marketing on previous charges by the Beaconsfield online centre.

The hanging of pictures etc will be outsourced to a professional handyman, we are still seeking someone to undertake this work as some of the works will be on loan from private collections our committee does not feel they can undertake the work.

The Tamar Valley Business Association hold public liability insurance, copy of which is attached.

Reminder: For grant applications over \$1000.00, applicants must contribute at least 10% of the overall financial cost of the project, or have this funding confirmed from an external source. In-kind labour is not an eligible income source and only donations of labour from qualified professionals may be included in the income description (when supported in writing by the contractor/provider). Incomplete budget will not be scored.

Project Expenditure – Include all cost associated with the project and attached quotes (inclusive of GST, if applicable).

Expenditure Description	\$
Gallery/venue hire — retrospective exhibition (opening night + 1 week)	1,050.00
Opening night catering & refreshments est. up to 60 people	2,400.00
Estimated wages for wait staff x2	411.40
Handy man services to hang all of the exhibition art works and any supplies required.	900.00
Venue hire — book launch & signing event	150.00
Tea and Coffee Station est up to 40 people	100.00
Catering est. up to 50 people	475.00
Self-publishing workshop — facilitator materials	100.00
Venue hire — Week end Market	300.00
Marketing & promotion (print, social media, local press) — all events - online centre	400.00

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

Expenditure Total	6,286.40
--------------------------	-----------------

Project Income – Include all confirmed funding and donations, including materials.

Income Description:	\$
Cash contribution	500.00
In-kind contribution — volunteer hours (not counted toward the 10%)	
In-kind contribution — Committee time (not counted toward the 10%)	
In-kind contribution — Venue support (not counted toward the 10%)	
Income Total	500.00

All relevant quotes are attached	Yes
---	------------

ORDINARY COUNCIL MEETING Tuesday 15 September 2026

Declaration

By signing and submitting this form I declare that:

- The information given in this application is true and accurate to the best of my knowledge.
- I agree to liaise with Council, should my application be successful OR do seek approval for any changes or variations to the project
- I agree to complete and submit an acquittal form within six (6) weeks of the project's completion and no later than 29 May 2027

Name	Donna Hodgon	
Role/Position	Secretary and Membership Officer, Tamar Valley Business Association	
Signature		
Date		19 August 2026

Application Checklist

Before you lodge your application, check that you have provided all the required details and documents and check that your budget is accurate and complete.

The following may assist you, check that you have:

Yes	Checked eligibility against the guidelines
Yes	Contacted the Community Services Team on 6323 9200 prior to submitting an application
Yes	Completed all sections of application form (incomplete will not be assessed)
Yes	Attached relevant supporting documents (quotes matching the budget, insurances, letters of support etc.)
Yes	Kept a copy of your application
Yes	Signed the completed application

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



QUOTE

The Exchange

Date
16 Aug 2026

Expiry
16 Dec 2026

Quote Number

ABN
54 716 523 346

Moon Lily Kitchen and
Cakes
Seymour Family Trust
3125 West Tamar Hwy
LOIRA TAS 7275
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Book Launch/Workshop Sweets 50 Pax				
Brownie x50 Small Bites	1.00	100.00		100.00
Blondie x50 Small Bites	1.00	100.00		100.00
Mini Friands x50	1.00	125.00		125.00
Carrot cake Bites x 50	1.00	150.00		150.00
			Subtotal	475.00
			TOTAL AUD	475.00

Terms

Banking Details
Name: Moon Lily
BSB: 067 022
Account Number: 1007 4151

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



QUOTE

The Exchange

Date
16 Aug 2026

Expiry
16 Dec 2026

Quote Number

ABN
54 716 523 346

Moon Lily Kitchen and
Cakes
Seymour Family Trust
3125 West Tamar Hwy
LOIRA TAS 7275
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Anne O'grady Retrospective Canapés 60 Pax over 1.5 Hours 4 Savoury 2 Sweet at \$40pp	60.00	40.00		2,400.00
Subtotal				2,400.00
TOTAL AUD				2,400.00

Terms

Banking Details
Name: Moon Lily
BSB: 067 022
Account Number: 1007 4151

The Exchange Beaconsfield Function Quote

Contact Details

Full Name: Donna Hodgson
Contact Number: [REDACTED]
Email Address: Tamarvalleybusinessassociation@gmail.com
Billing Address: PO Box 200, Beaconsfield TAS 7270

Event Details

Date of Function: To be confirmed
Time of Function: To be confirmed
Type of Function: Art exhibition, book workshop and Market weekend
Estimated Number of Guests: 30-80 per event
Preferred Function Venue: Front Lounge Dining Area
Set Up: Coffee & Tea Station, art installations, workshop set up for presentation and sit down tables for market etc.
Catering: Tea & Coffee – other catering to be provided by external
Disability Access Required: YES (Ramp out the back)

Quote for event Hire and Charge out costs

Quote for Events x three	Amount	
Event one - Art Exhibition		
Gallery/venue hire — retrospective exhibition (opening night + 1 week @150.00)	\$1,050.00	
Opening night Arrival Drinks (80 pax 1 x sort drink or glass of bubbles)	\$ 10.00	Per Person
Wait Staff charged at actual cost (Casual wages M_F \$34.96/hour+super)	\$ 39.16	Staff per hour
Wait Staff charged at actual cost (Casual wages after 7 pm \$37.91/hour+super)	\$ 42.46	Staff per hour
Event two - Book launch and Workshop Presentation		
Venue hire & set up: furniture installation and/or removal, set up, cleaning, etc for event	\$ 150.00	
Workshop Coffee and Tea Station	\$ 2.50	Per Person
Event three - Weekend Market		
Venue hire & set up — Christmas market (2 day week end)	\$ 300.00	

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026



27 January 2026

Certificate of Currency - General Liability

NAMED INSURED: Tamar Valley Business Association Inc

POLICY NUMBER: [REDACTED]

PERIOD OF INSURANCE: From 4:00 pm on 13 Feb 2026 to 4:00 pm on 13 Feb 2027

LIMIT OF INDEMNITY:

Public Liability In respect of any one occurrence during the period of insurance.	\$20,000,000
Products Liability In respect of all claims during the period of insurance and in the aggregate.	\$20,000,000

SUBLIMITS:

Property in your Physical or Legal Control In respect of any one occurrence during the period of insurance	\$250,000
Claims Preparation Costs.	\$50,000

GEOGRAPHICAL LIMITS: Worldwide excluding North America.

ISSUED BY: Community Underwriting on behalf of Berkley Insurance Company trading as Berkley Insurance Australia
ABN 53 126 559 706


Sarogini Millott
Chief Underwriting Officer

Important Notes:

1. This certificate is issued as a matter of information only and confers no rights upon the certificate holder.
2. This certificate is a summary of cover only, does not form part of an insurance contract and does not amend, extend or alter the coverage afforded by the policy detailed above.
3. Community Underwriting Agency does not guarantee that the insurance outlined in this certificate will continue to remain in force for the period referred to as the Policy may be cancelled or altered by either party to the contract, at any time in accordance with the terms of the Policy and the Insurance Contracts Act 1984 (Cth).

14 COMMUNITY ASSETS

14.1 Asset 1 - Rowella Hall Master Plan

REPORT AUTHOR: Director Community Assets - Dino De Paoli

REPORT DATE: 4 September 2026

ATTACHMENTS: 1. [14.1.1] Rowella Hall Site Improvements Master Plan

SUMMARY

The purpose of this item is to seek Council approval for the Rowella Hall Site Improvements Master Plan.

BACKGROUND

The Rowella Hall is located on Council land at 422 Rowella Road, Rowella (refer Figure 1). The land area is approximately 5,700 square metres and comprises the community hall building, gravel car parking areas, tennis court, playground, bbq area, picnic table settings, and storage shed. The remainder of the land comprises grassed open space, with mature trees around the boundaries. The waste water system for the hall incorporates a tank at the rear of the building and absorption trenches in the eastern corner of the property.



Figure 1: Rowella Hall property – 422 Rowella Road

The 100 year anniversary of the establishment of the Rowella Hall will occur early in 2027, and in anticipation of this, Council approved a \$10,000 budget allocation in its Capital Works Program this financial year for the development of a Master Plan for improvements to be made to the Rowella Hall property.

Council officers have engaged with members of the Rowella Hall Committee in the preparation of draft plans for the site improvements through to the development of the final draft Master Plan which is now presented to Council for approval.

Subject to approval of the Master Plan, Council can commence the implementation of initial stages of work this calendar year and prior to any events held at the Hall early in 2027 to recognise the centenary of the Hall.

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

3.1 Sequence roads, bridges, stormwater, utilities, schools, community facilities and recreation land in step with growth rather than leaving service catch-up to later budgets.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Council Capital Budget 2026-27

RISK CONSIDERATIONS

Council support for the Master Plan will allow the commencement of initial work in a timely manner. While the Plan indicates future improvements beyond Stage 1, there is no current budget approval for future works.

FINANCIAL IMPACT

Council has a \$10,000 capital budget approval for the project this financial year. It is noted that the Rowella Hall Committee has also indicated it will contribute \$10,000 of funding toward initial works.

Initial cost estimates prepared by Council officers indicate that the costs for the initial stage of works will exceed the current budget allowance. It is proposed that the compacted gravel pathway to the rear of the building and to the BBQ shelter be prioritised as the first phase of the stage one works, together with commencement of the landscaped area at the back of the hall.

CONSULTATION

Representatives from the Rowella Hall Committee have presented to a previous Council Workshop on 19 August 2025 in relation to the Committee's vision for improvements to the property. Council officers have engaged with Committee representatives in development of the draft Master Plan. The Master Plan project was discussed with Councillors at the Workshop on 1 September 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

During the final phase of preparation of the draft Master Plan, the Hall Committee has requested Council consider the following:

- Vegetation types to be planted near the BBQ and tables;
- Inclusion of additional seating around the playground area;
- Linking the proposed pathway to the existing cricket shed building to the east side of the playground;
- Modification of the tennis shed to allow for better sight lines from the BBQ area to the tennis court;
- Inclusion of a drinking water fountain for drink bottle refills, dogs, etc.;
- Path lighting;
- Identify on the plan an area for a Centenary Garden;
- Re-surfacing of the tennis court
- Placement of rocks and bollards to clearly delineate parking areas from grassed, path and playground spaces;
- Additional vegetation to the site, especially along the Rowella Road fenceline; and
- Undertaking future works in a manner consistent with the aesthetics of the existing hall building, structures, and playground to improve the overall visual appeal and cohesion of elements across the property.

The final draft of the Master Plan takes into consideration the above elements, however, it is noted that the attached drawing does not capture all details (eg. drinking fountain) due to the scale of the Plan prepared.

The works proposed to be included in the first stage are:

- Compacted granite pathways;
- Asphalt sealed path along the northern side of the Hall; and
- Mulched area with planting at the rear of the hall.

Landscape improvements, including the construction of compacted granite pathways as these need to be constructed concurrently, are estimated to cost approximately \$28,000, inclusive of labour, plant, and materials. With the combined allocation of capital funding, contributions, and maintenance budgets, these works are feasible to complete within the current financial year.

The estimated cost to seal the pathway on the northern side of the building with asphalt is approximately \$12,500. It is recommended that this work be deferred to a future budget allocation and undertaken in conjunction with the proposed car park sealing works to achieve efficiencies in mobilisation and construction.

It is suggested that the compacted gravel pathway to the rear of the building and to the BBQ shelter be prioritised as the first phase of the stage 1 works, together with commencement of the landscaped area at the back of the hall, as highlighted in Figure 2 below.

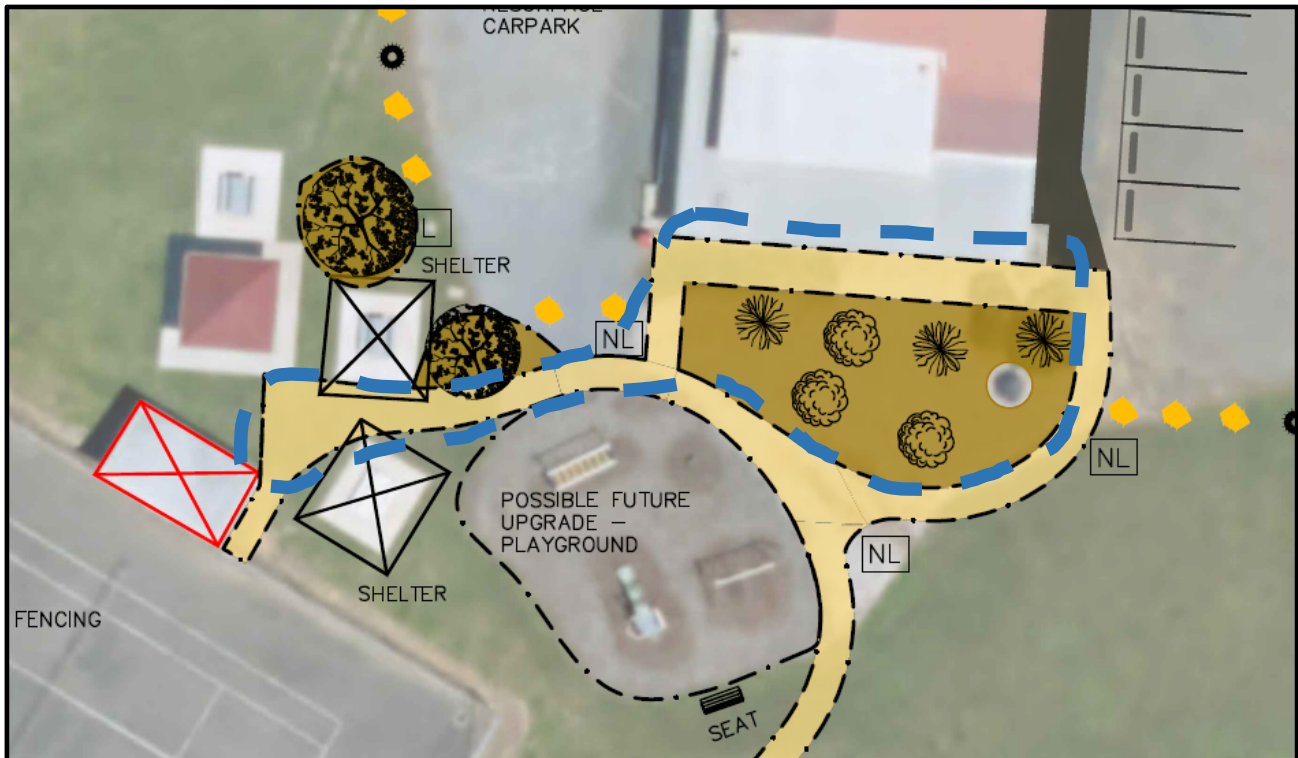


Figure 2: Suggested initial phase of works (within blue polygon)

Future works documented on the Plan, include:

- Asphalted sealed car parking;
- Placement of rocks, bollards and lighting;
- Centenary Garden area;
- Resurfacing and refencing of the tennis court;
- Construction of shelters over existing picnic table settings;
- Additional seating;
- Additional landscape and tree plantings; and
- Demolition or modification of existing structures.

RECOMMENDATION

That Council approves the attached draft Master Plan and supports expenditure of capital funding for stage one work.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

ROWELLA HALL SITE IMPROVEMENTS MASTER PLAN SEPTEMBER 2026



LEGEND:

- DECOMPOSED GRANITE PATHWAY (STAGE 1)
- ASPHALT PATHWAY (STAGE 1)
- MULCHED AREA (STAGE 1)
- ADDITIONAL PLANTING

- CADASTRE BOUNDARY (THE LISTMAP)
- NEW GARDEN EDGE

- CENTENARY GARDEN
- NEW SHRUBS AND GROUND COVERS
- NEW TREES
- NEW BOULDERS
- NEW REMOVABLE BOLLARD
- NEW BENCH SEAT
- POSSIBLE FUTURE STRUCTURES
- POSSIBLE FUTURE DEMOLITION
- EXISTING PATHWAY LIGHTS
- NEW PATHWAY LIGHTS

FINAL DRAFT FOR APPROVAL



15 PEOPLE, CULTURE & SAFETY

Nil

16 PETITIONS

16.1 Pet 1 - Petition regarding Road Safety in Exeter

REPORT AUTHOR: Governance Officer - Tom Chalmers

REPORT DATE: 9 September 2026

ATTACHMENTS: 1. [16.1.1] Petition Regarding Road Safety in Exeter - Signatures Redacted

SUMMARY

The purpose of this report is to table a petition received by the Chief Executive Officer as required under Part 6, Division 1 of the *Local Government Act 1993 (the Act)*.

BACKGROUND

Council received a petition on 9 September 2026 which has been deemed to be compliant with the requirements of Section 57 of the *the Act*.

The petition, entitled "*Petition regarding road safety in Exeter*" requests:

"That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road."

Council is required by the Act to table any compliant petition at the next Ordinary Council Meeting after receipt and to consider any action to be taken at a Council Meeting within 42 days of the tabling of the petition.

STRATEGIC PLAN

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

Our Economy: Economy and Innovation

Goal 4: West Tamar grows from its distinctive strengths without weakening them

4.5 Work regionally where it improves outcomes for West Tamar, while keeping West Tamar's own priorities, identity and environmental limits clear.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

RISK CONSIDERATIONS

Low.

FINANCIAL IMPACT

To be confirmed.

CONSULTATION

Consultation with Councillors will occur at the Pre-Meeting Workshop to be held on 15 September 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 petition was originally received by the Chief Executive Officer and, on review, was deemed to be non-compliant with the requirements of sections 57(2)(d) and 57(2)(e) of the Act which state that *"A person lodging a petition is to ensure that the petition contains...a statement specifying the number of signatories;"* and *"at the end of the petition – (i) in the case of a paper petition, the full name, address and signature of the person lodging the petition;"*.

Section 57(3) of the Act states that a signatory is *"in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition"*.

The petition contained 694 signatories of which 7 were deemed to be non-compliant. The total number of compliant signatories is accepted as 687.

The petition did not originally contain a statement specifying the number of signatories, or the full name, address and signature of the person lodging the petition. The statement was provided by the lodger and was subsequently accepted as being compliant.

Section 59(2) of the Act states that *"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) 1000 of those electors."*

The petition did not meet the requirements under Section 59 to require Council to hold a public meeting.

Sections 60(2) and (3) of the Act notes that (2) *Within 42 days after the tabling of the petition – (a) the general manager is to advise the council at a council meeting whether the petition complies with section 59, if applicable; and (b) the council, at that meeting, is to determine any action to be taken in respect of the petition.*

(3) *If the petition complies with section 59, or the council otherwise resolves to hold a public meeting regarding the subject matter of the petition, the council, within 30 days after the meeting referred to in subsection (2), is to hold a public meeting to discuss the subject matter of the petition."*

If a public meeting is required or Council otherwise resolves to hold a public meeting in relation to a petition, the Act requires the following process:

(1) *Before holding a public meeting under section 59 or section 60(3), a council, in a notice publicly displayed, must –*

(a) *state the date on which, and the time and place at which, the public meeting is to be held; and*

(b) state the details of the subject matter; and

(c) invite written submissions in relation to the subject matter to be lodged with the general manager.

(2) A copy of the notice under subsection (1) is to be –

(a) published on at least 2 occasions in a daily newspaper circulating in the municipal area; and

(b) sent to the person who lodged the petition.

(3) A submission must be lodged within 21 days after the first publication of the notice.

(4) Any submission received is to be summarised by the general manager in a document, copies of which are to be made available to those attending the public meeting.

(5) The minutes of the next ordinary meeting of the council following the public meeting are to record –

(a) a summary of any submission received under this section; and

(b) any decision made at a public meeting held under this section.

Council Officer resources will be required in order to arrange the public meeting, organise the required newspaper advertisements, summarise the content of any submissions received and staff the public meeting which will, by necessity, most likely be required to be held out of ordinary working hours.

RECOMMENDATION

That Council:

1. Note the tabling of the petition requesting *“That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.”*; and
2. in accordance with Section 60(2) of the *Local Government Act 1993* determine at the 20 October 2026 Ordinary Council Meeting any action to be taken in respect of the petition.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Irene Scott	16 CARNETT ST B'Point		✓
Darrel Riley	131 CHARLES ST B'Point		✓
Judy Cleaver	652 Greens Beach Rd.		✓
John Webb	47 Douglas St. B'Field		✓
Angela Hay	816 GIBBS BAY RD Y. TOWNS		✓
Sharon Maisey	86 PARANAPLE RD KELSO		✓
VICKI WURD	575 GREENS BEACH ROAD		✓
Ken Gillett			✓
Jen Byard	4 JOHN ST. B'Field		✓
JEN DEEPROSE	219 WELD ST Beaconsfield		✓
Corrina Phelps	Beaconsfield.		✓
P. Simmons	Sidmouth		✓
Skaine	Kelso		✓
J Woods	Beaconsfield		✓
C Sheehan	Beauly Point.		✓
CASS Webb	2581 West Tamar Highway Exeter		✓
Zach Webb	2581 West Tamar Highway Exeter		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Darren Yates	347 Gravelly Beach		X/82
MIKI GEORGEAN	66 NOTLEY GEORGE		✓
BRODY SHERIDAN	66 NOTLEY GEORGE		✓
Josh Nicholas	372 Glengarry Rd		✓
Jan Saunders	26 Blackberry's Rd, Glengarry		✓
Tanya O'Nash	200 Gravelly Beach Rd G.B		✓
SARAH HAMMOND	200 GRAVELLY BEACH RD, G.B		✓
RICHIE HAMMOND	200 GRAVELLY BEACH RD, G.B		✓
Jeff O'Neal	Grace Crescent Gravelly Beach		✓
Keelan Hyde	3772 West Tamar Beaconsfield		✓
Stuart Wright			✓
Colin Lack	Winkleigh Lane Exeter		✓
Michael Upsell	Winkleigh		✓
E MARRINK	DENMANS RD BIRRALEE		✓
J McEldan	DEVOT RD DEVOT		✓
M FARQUHAR	Gravelly Beach		✓
O Watson	Winkleigh Road		✓
Richard Cantrell	125 Frankford Rd Exeter		✓
N. MALONEY	275 SALISBURY HILL RD		✓
CONN MCKAY	DOUGLAS ST BIFEN		✓
DAVE SIMONS	21 BEACH RD GRAVELLY		✓
Colin Hyde	3772 WEST TAMAR HWY		✓
Grant McCarthy			✓
Jim MURRAY	WEST TAMAR HIGHWAY		✓
NEIL	16 GUTH COURT		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

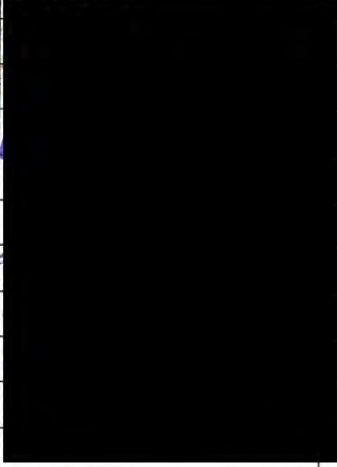
[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Mandy Abbott	Turkey Farm Rd Glenariff		
THOMAS BURTON	151290 GREENS BRANCH		
Suz Weeks	139 Flinders St. B. Pt		
Paige Henri	95 main rd, Exeter		
Mark Smith	10 Garrett st, Beauty Point		
JUDY KETWELL	WEGANA		
412 Hobart	331 Grawell, Benet Rd.		
Mike Harvey	31 MINCHINS RD BIRLAFF		

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
DONNA TUNKS	84 LOOP RD. GWENGARRY		✓
HARRY	386 G/GARRY RD		✓
Brendon Bell	51 Winkliegh Road		✓
Alan Jackson	Frankford		✓
Margaret Burgess	127 4th Frankford Rd		✓
Nerdy Ciccone	2186 Frankford Rd		✓
JASON STEPHENSON	56 BRADIS LOCKOUT		✓
FRAN CURTIS	129 JAMDEE RD, GWENGARRY 7215		✓
Phenymen	561 Jemour Rd		✓
165, Frankford	2752 West Tamar Hwy		
DARREN BARRETT	18 WINKLIEGH		✓
LARRY SIXTOS	100 ADAMS RD WINKLIEGH		✓
C Heard	main road, EXETER		✓
P. BUNDY	DEVOT ROAD		✓
H. Buning	-		✓
G. Carroll	Exeter. 134 Main Rd.		
G Deem	Exeter Winkliegh		
11/11	Hinks Rd.		✓
C. Langer	411 Gravelly Beach Rd		✓
Coby Gore	16 Tomah Pl Gravelly Beach		✓
Adam Gore	"		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Wayne	Taree Gersent		WT
Diane	Kelso		✓
Doreen	Legona		✓
Richard Cartrell	125 Frankford Rd		✓
Kirby	385 Rosevears Dr		✓
Albert Slone	Exeter		✓
Bryce A	THURLEY FARM RD		
Karin Strie	Rosevears		WT
K. Barber	Dilsan.		
S. Brown	Ideniot		
M. Maddick	EXETER		WT.
M. Blen	EXETER		✓
D. Annis	Exeter		✓
F. Farrelly	Blackwall		✓
S DeAngelis	Rosevears		✓
Pat Jensen	Rosevears		✓
Peta Lee	Gravelly Beach		✓
Jo Davey	Gravelly Beach		✓
Verise Alexander	Lanana		✓
B Turner	Blackwall		✓
Harve			

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Jacqui S. Mc	11 Whistler Ave		
M. Kingsley	GRAVELLEY Beach		✓
C. Johnstone	Deviot		✓
B.A. Ball	EXETER		✓
A. BRUCE	GLENGARRY		✓
T. Hunt	271 Loop Rd		✓
Kim Maxwell	4 Tardie Crs		✓
Maura Ramsde	Kerrisons Rd		✓
BARRY FERGUSON	358 Motor Rd Deviot		✓
Albert Stone	1676 HOWELL RD		✓
Glenn Flack	Exeter		✓
Allison Nargrae	BRIDGEMOUTH		✓
ANDREW GIBSON	Loira		✓
Geoff Peam	EXETER		✓
J. SENIOR	Exeter.		✓
H. Tolly	LANE NO		✓
Caitlin Brinenwood	G.B.		✓
Samie Hume	Sidmouth		✓
G. GARDY	Exeter		✓
M. - SAZMA	GRAVELLY BEACH		✓
G. Blenkhorn	Winkley Rd		✓
J. Connell	Exeter		✓
Mel. HESZER	Legana		✓
	TUNBRIDGE		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
D Vincent	51 Frankford Rd Exeter		
J. Foster	91 CANT CAT SWAN POINT		
E Flaherty	331 Gravelly Beach Rd		—
I. BARNES	3196 WEST TAMAR HIGHWAY		
J. Donnelly	Riverview Rd, Riverside		
D. Penney	Bonnie Beach rd Kayeng		✓
			✓
T. J. LEE	EXETER		
G. Johns	EXETER		✓
R. Cantrell	125 Frankford Rd Exeter		✓
A. Steven	71 Winkleigh Rd Exeter		
J. Lewis	13, Albany street,		✓
Sis Mills	Box 1273 Gravelly Beach		
J. Carlick	331 Gravelly Beach Rd		✓
C. Schuch	158 Sunset Blvd Clancy Point		✓
G. Foot	Rowella		✓
H. Bilson	Greens Beach		✓
T. SHIPSON	22 Der		✓
W. I. Dams	House		✓
S. Benson	Beach Point		✓
M. LOCKETT	Gage Road		
V. CURTIS	West Tamar Rd		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Sharon J	PO BOX 17, Exeter		✓
Gagan Edich	PO Box 56, Exeter		✓
Wendy			✓
Sam B	295 Long Plains Rd		✓
Mick Green	1824 WEST TITULAR HWY		✓
Duncan St Clair	10 Loongana St Gravelly Bch		✓
SHANE WIMMER	Glen Errol		✓
L DAVEY			✓
S Dennis	38 Gravelly B Road		✓
J. BURN	344 Gravelly B Road		✓
D. Canger	Eluncarra		✓
C GIARUSSO	30 Pleasant Hills Drive, Grand		✓
KIM BONNER	5 Laureate Ct Exeter		✓
Fiona Winger	Birrilee		✓
Francis Stephen	Gravelly Beach		✓
David Stephen	" "		✓
John Williams	Contact Legend		✓
ANDY CROFT	223 BRIDGEMOUTH RD		✓
DAVID TOMKESON	BATMAN HWY BIDMOUTH		✓
Sally Lees	329 Nettlefolds Rd.		✓
Adelaide O'Byrne	307 Rosevears Drv		✓
Paige Goldsmith	155 Kayena Rd, Kayena		✓
Janet Wedlock	168 Main Rd Exeter		✓
John Ruben	1/144 MAIN RD EXETER		
Fiona Gray	38 Grovers Lane G.P		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Rachel Winskill	62 Everest Rd Exeter		✓
Amy Howe	220 Main Rd, Exeter		✓
Tracey White	1/50 Main Rd Exeter		✓
Vicki Wright	23 Wongarra Ave Legana		✓
Peter EARL	BEAUTY Point		✓
MAT WINSKILL	62 EVEREST RD EXETER		✓
Jennette Papagorgiou	52 Beach Cres.		✓
Lola Bosworth	52 Beach Cres.		✓
Felix Marshall	62 Everest Road, Exeter		✓
Annabelle Marshall	62 Everest Road, Exeter		✓
Doug Goff	45 Calverts Lane Gravelly Beach		✓
Richard Barker	123 Trafalgar Rd Exeter		✓
Debbie Clarkson	West Tamar Hwy.		✓
Kate Cox	Frankford Road.		✓
R. Jones	Gravelly Beach		✓
Todd Bedelph	355 Rosavars Drive		✓
Catie Mulvaney	664 Duist Rd		✓
Sian Hirst	20 Lanema St. East L11		✓
"	C/- 55 High St Beacowfield		✓
Carlin Brinmond	West Tamar Hwy		✓
Lucy Eastwood	Rowella Rd.		✓
Rebecca Broad	Clarence Point		✓
Elisha . L	Bowens Jetty Rd Blfield		✓
Vernon Wright	98 Glendole rd. SIDMOUTH		✓
LISA MAHONEY	273 BATMAN HWY SIDMOUTH		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Justie Brooks	38 Rosevears Drive, Laneng		✓
Michelle Dobson	Legana		✓
Shannon Streets	EXETER		✓
Kathryn Jones	60 Hodgetts Rd, Holwell		✓
Mare Coull	16 Fulton St Legana		✓
Andrea Richards	FRANKFORD RD		✓
Lisa Hill	Swan Point		✓
M. Littlejohn	Frankford Rd		✓
S. Whener.	Swan Point Rd		
B Shadgett	5 Partridge Drive Legana		✓
C. Guy	EXETER		
J. MacBain	9 McBains Rd Glenagarry		✓
L. Everett	538 Los Angeles Rd, Swan Bay		
B. FRASER	365 Rosevears Dr Laneng		✓
G. Gunson	349 Nettie Polds Rd. Holwell		✓
A. Macaulay	120 Main Rd Exeter		✓
N. Cooper	19 Frankford Rd Exeter		✓
P. Hornsby	397 Gravelly Beach Rd		✓
PAUL COLLINS	108 LONGSLANDS RD		✓
Jo Grey	273 Winkleigh Rd		✓
Libby Simmons	Beach Rd. Gravelly Beach		✓
M. PERKINS	91 MAIN RD EXETER		✓
M. Luscombe	61 Frosers Lane Glenagarry		✓
Faye Barranger	158 Main Rd. Exeter		
James McGrath	30 ROSEVEARS DRIVE		

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
REBECCA CAMPBELL	PAPER BEACH RD		Gravelly Beach
Lianna DeCleve	Deviot Road		
Yolande Szekely	Clarence Point Rd		
Ann Carlson	Rosevale		
Mary Greene	Black Wall		✓
Chris D	Bridgforth		
VITO C. MARUSSE	GRINDWALD		✓
Tamara Taski	Legana		✓
Chene Adams	Legana		
Michael Barrett	EXETER		✓
JANE KEMBER	GRAVELLY BEACH		✓
Rhys Stickler	Deviot Rd, RORIGANA		✓
Jule Richards	WINKLEIGH		✓
Jay Allen	Exeter		✓
Jim Murray	EXETER		✓
Amanda Loran	Legana		✓
Hayley Rhoad	Deviot		✓
LISA SAUNDERS	LOIRN		✓
James Brown	Exeter		✓
Anne RALPH	Anne Ralph / Gravelly Beach		✓
ROD HARVEY	HOOP RD GLENGARR		✓
N. Brazier	16 Wildmore Cres		✓
M. Brazier	" " "		✓
Denoon	Exeter		✓
S. Bunker	Exeter		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Sandra Banister	671A Deviot Rd Deviot		✓
Paul Christensen	3 Kears St Gravelly Beach		✓
Ac Kephwa	Winkleigh		✓
E. Dignen	Sydney NSW		✓
V. Brumby	84 Lady Penrhyn Dr		✓
Karla Jones	10 Rockmaster St Chichester		✓
S. Brunker	84 Lady Penrhyn Beach		✓
D. Dignen	Sydney NSW		✓
S. Deloee	289 Wette Fold Rd		✓
P. Conry	Blackwall		✓
A. Bennett	SCOTTSDALE		✓
Solner	Winkleigh		✓
H. Myers	Gengary		✓
Mary Donnelly	Holwell Road		✓
Bob Barber	Proper Vale		✓
R. Brooks	Greens Beach Rd Kelso		✓
John Russell	Motor Rd		✓
Lisa Lester	1048 Frankford Rd Gengary		✓
Kath Tucker	East St Beaconsfield		✓
Michael Robinson	648 Deviot Rd		✓
MARLINE HAMILTON	609 DEVIOT RD		✓
Bec Smith	587 Frankford Rd		✓
J. Graham	Low Relmly Rd		✓
K. Southey	Gravelly Beach Rd		✓
W. Fenlon	Regonia		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Jackson Essery	Winkleigh		
LYNN PUGIT	BEAUTY POINT.		
Di Temple	Rossella		
Liz Nettlesfold	Gravelly Beach.		
04 B van Dijk	Glen Ard Mohr Rd		
Wanda Vining	SWAN POINT		
Tracey Scholes	Beaconsfield		
Nadene Grutner	Gravelly Beach		
Yvonne Slater	Bridenorth ^{Woke} Exeter		✓
Melinda Lindsay	Beaconsfield		✓
ROBIN HERTON	GRAVELLY BEACH		
Kath van den Berg	Beauty Point		✓
Bergin Maloney	KELSO		
Karen Atkins	Exeter		✓
Fiona Richards	EXETER		✓
S Phillips	Leguna		
D WRIGHT	GRAVELLY BEACH		
Katharina	NORWOOD		
Adrian Gibson	Gravelly Beach		
Tanya Rowe	Gwald		
VERA ROBERT	GRINDELWALD		✓
Ash Baniet	Beaconsfield		✓
Allison Nargrave	Rookery Rd Loina		✓
Annababonard	37 Swan Point Road		✓
Eylee Lins	Beaton St Exeter		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

4.1.1

Name	Address	Signature	Tick Elector
Debbie Clarkson	2539 West Tamar Highway		
Kathryn Liddell	1 Pheasant Place, Legana		✓
Tiffany Eastley	553 Frankford Road, Glangarry		✓
Natalie Macleod	193 Gravelly Beach Rd, Blackwall		
Jo McGlinn	269 Rosewood Dr Rosewood		
Anne Brumby	49 Beach Rd, Gravelly Beach		✓
David Duncan	2 Bulman Drive Legana		✓
Bella Robinson	49 Sundowner Avenue, Legana		✓
Kayli Janse van Rensburg	110 Ginns Rd, Birralee		✓
Andrew Pitt	2548 West Tamar Hwy, Exeter		✓
Xavier House	11 Hendersons Lane Gravelly Beach		✓
Lindy Clements	23 Salisbury Hill Rd Flower		✓
Liz Jordan	400 Loop Rd Glangarry		✓
Em Debrito	1/23 Watona St St Helens		✓
Joe Griffin	141 Paper Beach Rd, Swan Point		✓
Joe Eorcu	35 Winkfield Rd, Exeter		✓
Janet Murray	40 Paringa Ave Exeter		✓
Gina Parker	93 Rosewood Drive Rosewood		
Mark Saunders	989 Frankford Rd Glangarry		✓
Mick James	1465 Deviot Rd Deviot		✓
Jim Murray	West Tamar Hwy Exeter		✓
Ken Reynolds	Main Rd Exeter		✓
Harley Reynolds	Main Rd Exeter		✓
Wayne Piny	Swan Point		✓
Emma Virieux	289 Frankford Rd Exeter		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Taylor	Bridge north		
Paul C.	Grindelwald		
John Lathamford	Swan Point		
M OSBORNE	BEAUFORT BEACH		
GLEN MCINNIS	GLEN GARRY ROAD		
Louise Nunn	Beaconsfield		
Vicki W	Beaumont point		
J Maynard	Q/Town		
D. Richards	Grindelwald		
Yaymi mlre	deviot		✓
Sony a Pearson	Exeter		
Alan Miller	Exeter		
Robert Pearson	Exeter		
Veronica Turk	Beaumont, Point		
No Stoward	BLACKWALL		
B. SACCH	Beaconsfield		
J. Bull	Beaconsfield		
K Turan	Beaconsfield		
Vier	Bea		
D Wainman	Notley Hills		
S. Weller	Beaumont Point		
FRANK	Frankford Rd		
NICK BROWN	DEVIOE		
C. Spence	Gravelly road		
Mark Potts	BRIDGE NORTH		

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
R. Hume	NA		✓
R. Gill	398 Ravella Road Keyon		✓
Harry Act	144 weld St. Beacon Rd		✓
Estelle Lanks	30 Torneys R. B'point		✓
Michelle Hodge	Beaconsfield		✓
Andrew Heap	Exchange Beaconsfield		✓
M. Hall	Beauty Point		✓
Molly Wilson	NA		✓
Ray Bridgill	20 Torneys Rd Beauty Point		✓
M. Clancy	Beaconsfield		✓
	"		✓
Robert Price	31 Ocean View Dr Green B		✓
Alfred Rodgers	801 weld street Beacons		✓
R. Rynolle	weld st B'field		✓
T. Jones	West Arm Rd		✓
J. Call	Beaconsfield		✓
Joy Palmer	Beaconsfield		✓
Kyle Wykes	Kelso		✓
Stephanie Pasfield	8 flinders st Beauty Point		✓
H. Lege	B.P		✓
C. Robinson	178 OXFORD St BEAUTY Rd		✓
B. Jackson	Yorktown Organics		✓
S. Parker	92 Beacon Rd B'point		✓
T. Marin	Beauty Point		✓
Teressa Hinds	B' Point		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Alkalib	Beauty Point		✓
B. Jones	2.10.10		✓
A. Vasta	Beaconsfield		✓
Colin W. Whitehouse	83 Mainwaring St, Beauty Point		✓
Jason Henri	156 Oxford St Beauty Point		✓
Tracey Hem	Beauty Point		✓
CHRISTIAN	7 JELICO STREET.		✓
Deborah	Beauty Point		✓
Angela Rouse	Yorktown		✓
Cybil Alford	Beauty Point		✓
Ann W. W. W.	Oxford St		✓
Sarah D. D.	Yorktown		✓
Maurice Shigh	Flowers Gully		✓
122A Hinds	Beauty Point		✓
W. W. W.	Oxford St Beauty Point		✓
W. W. W.	1417 W. W. W. St B.		✓
Barley Walker	Carleton		✓
Rachel R. R.	Beauty Point		✓
Gene Pedder	Beauty Point		✓
Carol Phillips	Badger Head		✓
Gary R. R.	Badgers H		✓
Susan MARTIN	37 Mainwaring Beauty Point		✓
Tracey MARTIN	" "		✓
W. W. W.	Jelico Street B. Point		✓
Daman Knight	Beauty Point		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Marg Mackenzie	Swan Point		✓
MICK Austin	14 Winkley Rd		✓
KERRI MACKEY	FRANKFORD RD		✓
Anna Nolan	Bridgenorth Rd		✓
KAT HUBER	HOLWELL		✓
Ally Blackley	Frankford Rd		✓
GIFINIAN	Thomas Rd Liscannet		✓
F. Farrelly	Gravelly Beach Rd		✓
Matt Gabbard	Frankford Rd		✓
Jazmyne Noble	Rochester		
J. Nims	FRANKFORD		✓
N Tatsi	Paper Beach Swan Point		✓
R Soffe	EXETER MAIN RD EXETER		✓
C Gwy	Exeter		✓
Birgit Oxenard	Rosevears		✓
Francesco Allesandri	"		✓
TIM EVANS	Glengarry		✓
Maria Jaehn	Rosevears		✓
Dun Montague	Exeter		✓
D. Bromby	Glengarry		✓
Margaret Rebecca	Glengarry		✓
D. Atkinson	Gravelly Beach		✓
O BARRETT	EXETER		✓
Chantelle Knight	Gravelly beach		✓
R. COTTELL	EXETER		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
J. Abbott	13 Robert St. Beauty Point		✓
Shayde Hillier	401 West arm Road be		✓
Maria Evans	Ross St Beauty Point		✓
ANNE HILLIER	9 BRONTE COURT HUNTSBRO		✓
GEOFF HILLIER			✓
GERALDINE HILLIER	DAILY FARM, WEST ARM RD		✓
FAY LIDDELL	17 NAPIER ST BEAUTY PT		✓
Sylvia Chandle	133 Flinders ST B/P.		✓
Ronjen Callaway	6 Alawona St Legana		✓
Matt Clarke	65 VICTORIA ST G'TOWN		✓
DIANNE MILNER	24 ROSS ST BEAUTY POINT		✓
JOHN KENNEDY	JOSEPH ST S. TOWN		✓
Mark Fulton	176 CHARLES ST B. P.		✓
Brett Mithelton	Flinders St B. P.		✓
Tracy Hillier	401 west arm Road beauty Point		✓
Gemma Luke	7 Henry grove Legana		✓
Michelle Hillier	401 west arm Road beauty		✓
Grant Burling	1719 Greensbeach Rd		✓
Renee Bonner	7 Peters Avenue Summerhill		✓
Andrew Cloud	221 Flinders Street Beauty Point		✓
Doug VANTIRE	18 BAGOT ST BEAUTY POINT		✓
Nash Barron	84 Ables Hill Road St Leonards		✓
Lee Horne	175 Greens Beach Rd, GIB		✓
Mitch Shuber	49 napier Street B.P.		✓
Jonelle Watkins	27 Scott St, Beauty Point		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Dr. Tanya D'S	Lanena		✓
E. MILLER	LANENA		✓
W. Rask	Clarence Point		✓
El Raneh			✓
Polygon	BAETOR		✓
A. Seacomb	Beauty Point		✓
K. Pitt	Winkleigh		✓
K. Gower	Exeter		✓
J. Hodge	Paper Beach		✓
El Peters	Winkleigh RD.		✓
JAMES RILEY	GRAVELLY ROAD		✓
Erica K-B	Winkleigh.		✓
Anita Pennicott	hoop Rd Glengarry		✓
BRENNY BULLOCK	WINKLEIGH		✓
E. CHAN	755 Frankford rd		✓
R. Small	57 G. Beach Rd		✓
Mr Dickers	15 Curren Rd		✓
Michael LANG	374 DENIST RD., DENIST		✓
Wene Rote	753 Frankford Rd Glengarry		✓
S. Adams	251 NOSEVEARS DRIVE		✓
P. Brennan	215 Gravelly Beach Rd		✓
Lily Hogan	CURR COS VILL 1/7		✓
Grace Reed	2 Glen Ard Mohr Rd		✓
Lyn Perri	1953 FRANKFORD RD.		✓
JAYNE GEEK	FRANKFORD 1945 FRANKFORD RD		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
A Jolly	359 Gravelly Beach Rd.		✓
E. GRANT	710 DEVIOT RD		✓
F. Clifford	925 West Tamar Amy Legon		✓
B. Ramsay	358 MOTOR RD DEVIOT		✓
A. Knight	181 Rosella Rd Sidmouth		✓
David Jackson	26 Alpine Crescent Grindelwald		✓
S. Bartlett	53 CRISLINS CROFT		✓
D. Phillips	70 ATKINSONS RD		✓
C. Hollings	48 Gravelly Beach Rd		✓
C. Leach	88 main rd EXETER		✓
Julie Jackson	LETAHA		✓
Annette Dean	7 Stony Brook Blackw.		✓
YVONNE TOMKINSON	BATHAN HWY SIDMOUTH		✓
SANDI BROWER	191 Paperbeach Rd SwanPoin		✓
Therese von Samorzewski	76 Atkinsons Rod Grindelwald		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Rebekah Wynwood	229 Batman Highway Sidmouth		✓
Debbie Goss	213 Frankford Road Exeter		✓
Allison Lee	125 Frankford Road Exeter		✓
Katie Smith	29 Long Plains Road Exeter		✓
Michelle Walker	290 Frankford Rd Exeter		✓
Tamieka Greenhalf	30 Main Road Lanena		✓
Kate McAulay	6 Waldhorn Dr Grindelwald		✓
BEV ASQUINI	WEST TAMAR HWY		✓
Colleen Kelly	29 Taree Crescent Gravelly Beach		✓
MARION DERRICK	43 CHARKE RD BOWEN		✓
Jess Morice	165 Hjorts Rd Loira		✓
MICHAEL LOTT	15 SPRING HILL RD SIDMOUTH		✓
LESLIE HENDRA	89 ATKINSON RD GRINDELWALD		✓
Karen Bewick	222 Lamont Road		✓
Amia Bell	51 Winkleigh Rd Exeter		✓
Jane Horwood	121 Gravelly Beach Rd Black		✓
Tim Wight	49 Main Rd, Exeter		✓
JACKIE ROZNIK	307 Deviot Rd Deviot		✓
Nancy Henderson	10/22 Waldhorn Drive Grindelwald		✓
Tina Cundall	70 Claythorne Rd Rosarons		✓
Pat Turner	415 Bowens Rd Yetham		✓
Chin Lee	Skylar Way Grindelwald		✓
Sara Martin	242 Flinders St B. Point		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

ORDINARY COUNCIL MEETING

Tuesday 15 September 2026

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Jenny Eshman	2901 West Tamar Hwy LORER		✓
Wendy Cameron	2170 Gravely Beach Rd Blackw		✓
DAVID CAMERON	2170 GRAVELLY BEACH RD		✓
Nade Miller	Unit 4, 2-4 Wildmore Cres		✓
MARK WOODLEY	319 ROSEVEARS DR, ROSEVEARS		✓
STEF LANGE	603 124th Ave 124th Ave		
Henry Lee	10 Frankford Rd		✓
Kath Brown	Lanona (6 Frankford Ave)		✓
Jon Pearl	39B Greens Beach Rd		✓
Zila O'Brien	344 Barkers Road		✓
J. KARLE	EXETER		✓
S. WALKS	GRAVELLY BEACH		✓
P King	Glenagarry		✓
Mary Sotheran	Glenagarry		✓
BRUCE	11 Balmclava Liveryway		✓
Danla Berke	20 Lanyon Cres		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
Sue Clark	73 Winkleigh Rd Exeter		✓
J BRUMBY	158 EVEREST RD		✓
G McKenna	9 LOOKMANA ST G/BEACH		✓
JOHN BENNETT	11 HENDERSONS LANE		✓
N. HATTON	4 BULMAN DR		✓
J Robinson	13 Andros Place		✓
J Hatton	4 Bulman Dr Legana		✓
N COX	8 Gravelly beach Rd Exeter		✓
W. Avery	23 Beach Rd G/Beach		✓
R ATKINSON	101 ROSEVEARS DRIVE		✓
Al Gawnon	319 Deviot Rd Deviot		✓
M. Bird	LOVELY BANKS CT. LEGANA		✓
M. CHANNELLS	14 COCKROVE COURT, BEAUTY POINT		✓
E. FIRD	32 FORESHORE RD.		✓
A UNWIN	144 Main Rd Exeter		✓
J DONALD	17 Glen Ard Mohr Rd		✓
S PARQUHAR	2 STAREE CREW		
G DAYMAN	9 MOUNTAIN VIEW CR GRANDMAN		✓
R. BURR	11 LAUREN COURT. EXETER		✓
W. WEST	GEORGETOWN		✓
G. YOUNG	8 Bronte Ct Riverside		✓
AK WAY	10 Lenora St Lenora		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

Name	Address	Signature	Tick Elector
WAYNE THOMAS	14 FRANKFORD RD		✓
David Blazely	209 Gravelly Beach		✓
Leah Blazely	209 Gravelly Beach		✓
Karen Beggli	95 Gravelly Beach Rd		✓
Bill Beggli	95 Gravelly Beach Rd		✓
Rain Lyall	405 Loop Road, Glengarry		✓
Annie Ward	20 Clowther St, Beccroftfield		✓
Jim Lyall	33 M' Bains Rd, Glengarry		✓
Jo Lyall	33 M' Bains Rd, Glengarry		✓
Sarah Richards	37 Napier St Beauty Point		✓
Janette Graham	8 Lagena Cres. Lagena		✓
G. Ferguson	Beach Road Lagena		✓
A. Manson	71 Main Rd Exeter		✓
Roy Symington	12 Carl Court SP		✓
Caroline	" " " "		✓
Tobie Booth	396 Gravelly Beach - Gravelly Beach		✓
Lickin	379 Gravelly Beach		✓

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

PETITION REGARDING ROAD SAFETY IN EXETER

That we the residents of the West Tamar call on the West Tamar Council to hold a public meeting regarding the road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between Frankford Highway and Glen Ard Mohr Road.

This petition requires signatures from WT electors

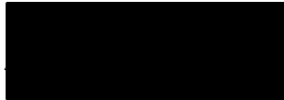
Initiator of petition for contact is Anne Brumby 0439383490

[illegible]

ORDINARY COUNCIL MEETING
Tuesday 15 September 2026

I, Anne Brumby of 158 Everest Rd Exeter, submit
the attached petition containing 687 signatories.

Signed:



Date: 9.9.26.

17 NOTICE OF MOTIONS

17.1 Motions on Notice

17.1.1 Cr Larner - Exeter Road Safety and Traffic Public Forum

REPORT AUTHOR: Chief Executive Officer - Kristen Desmond

REPORT DATE: 9 September 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 September Council Meeting Agenda:

"That Council:

- 1. Notes the concerns of an estimated 700 residents of the West Tamar municipal area, expressed through the community petition 'Petition Regarding Road Safety in Exeter', that Council hold a public meeting regarding road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between the Frankford Highway and Glen Ard Mohr Road.*
- 2. Notes, as factual background only, the road safety matters raised at Council's Exeter Community Roadshow, including reports of pedestrian near-misses, difficulties with vehicle access at intersections, and increasing traffic volumes through Exeter's main business centre.*
- 3. Reaffirms Council's adoption of the Exeter Structure Plan and, without reopening or disturbing that decision, resolves that further community engagement on road safety and traffic management within the Exeter business district is consistent with, and supportive of, the implementation of the adopted Structure Plan.*
- 4. Requests the Chief Executive Officer, in the exercise of the General Manager's functions under the Local Government Act 1993 (Tas) and the Local Government (Meeting Procedures) Regulations 2025 (Tas), to arrange a public meeting in Exeter at the earliest practicable opportunity to enable residents to present their experiences, concerns and proposed responses on pedestrian safety, intersection access and traffic management within the Exeter business district.*
- 5. Requests that the public meeting be convened, advertised and conducted in accordance with the applicable requirements of the Meeting Procedures) Regulations 2025 - chaired by the Mayor or such other person as the Mayor and the Chief Executive Officer may agree; and conducted so that all attending residents have an equal opportunity to be heard; and, without directing the Chief Executive Officer as to the manner in which she performs her functions under sections 62 and 63 of the Local Government Act 1993, notes Council's expectation that residents will*

be provided with neutral, factual background information, including a plain-English summary of the road safety and traffic elements of the adopted Exeter Structure Plan.

- 6. Notes that the Exeter Structure Plan has already been adopted by Council, and accordingly that the public meeting is not convened for the purpose of reopening, amending or revisiting the adopted Structure Plan, but for the purpose of informing Council's implementation of the adopted Structure Plan, Council's ongoing advocacy to the Tasmanian Government on State-controlled road infrastructure through Exeter, and the scope of any future review of the Structure Plan that Council may resolve to undertake.*
- 7. Provides an opportunity at the public meeting for residents to present insights and submissions on matters including (without limitation or endorsement by Council) traffic calming and pedestrian safety measures within the Exeter business district and options for the longer-term management of through-traffic, including consideration of an alternative bypass route; noting that any such submissions as received do not bind Council, and will be considered through Council's ordinary statutory decision-making processes.*
- 8. Requests the Chief Executive Officer to extend written invitations to the Hon Kerry Vincent MLC, Minister for Infrastructure and Transport, and to all candidates duly nominated for the forthcoming West Tamar Council election, to attend on the same terms as members of the public, on the basis of equal access and without conferring any preferential platform on any individual candidate.*
- 9. Requests the Chief Executive Officer, following the public meeting, to bring back to Council a written summary of the issues, proposals and submissions raised, for Council's consideration and, if Council so resolves, for onward referral to the Tasmanian Government as part of Council's ongoing advocacy on State road infrastructure through the Exeter business district.*
- 10. Records that, in moving this motion, the mover acts in the councillor's representative capacity, does not hold a pecuniary interest within the meaning of sections 48 and 49 of the Local Government Act 1993, and expresses no view on behalf of Council on any particular engineering, planning or bypass outcome, all such outcomes remaining matters for Council decision on their merits following proper process.*
- 11. Records, for the avoidance of doubt, that this resolution is a decision of Council which the Chief Executive Officer is to implement under section 62(1)(b) of the Local Government Act 1993; that nothing in this resolution is intended to direct any employee of Council in the discharge of that employee's duties within the meaning of section 28(3)(a) of that Act; and that operational arrangements for giving effect to this resolution, including the allocation of duties to employees, remain matters for the Chief Executive Officer under sections 62 and 63 of that Act."*

COUNCILLOR'S RATIONALE

A 'Motion Without Notice' in substantially similar terms was included in the Agenda for the Ordinary Meeting of 18 August 2026 and was deferred to the 15 September 2026 Ordinary Meeting. This Notice of Motion is submitted with notice under regulation 19(1) of the Local Government (Meeting Procedures) Regulations 2025 so that the matter may be dealt with in an orderly manner at the deferred meeting.

The matter is prompted by:

- the community concerns of an estimated 700 residents referred to in resolution 1;
- consistent community feedback received at Council's Exeter Community Roadshow; and
- Council's ongoing engagement with the Tasmanian Government regarding the operation of the State road network through the Exeter business district.

The Exeter Structure Plan has already been adopted by Council. This motion does not seek to reopen or amend that Plan. It is a procedural request that the Chief Executive Officer arrange a community engagement forum, the outcomes of which are intended to inform (a) Council's implementation of the adopted Structure Plan, (b) Council's continuing advocacy to the Tasmanian Government on State road infrastructure, and (c) the scope of any future review of the Structure Plan that Council may in due course resolve to undertake. The motion commits Council to no substantive position on any bypass alignment or other engineering, planning or expenditure outcome.

The motion is a collective decision of Council addressed to the Chief Executive Officer in her statutory role under section 62(1)(b) of the Local Government Act 1993. It is not, and is not intended to operate as, direction to any employee of Council in the discharge of that employee's duties. Operational arrangements for giving effect to the motion remain matters for the Chief Executive Officer under sections 62 and 63 of the Act.

Statement of Compliance

1. Local Government (Code of Conduct) Order 2024 - Part 3 (Use of Office)

This motion is brought in the councillor's representative capacity in response to community concerns expressed by an estimated 700 residents through the community petition 'Petition Regarding Road Safety in Exeter', and to concerns raised through a formal Council engagement process. It seeks a lawful procedural outcome (that the Chief Executive Officer arrange a public meeting) and confers no undue, improper, unauthorised or unfair benefit or detriment on the mover, any other person or any body within the meaning of clause 2 of Part 3. It relates to no personal dealing of the mover with Council of the kind described in clause 3 of Part 3, and is not intended to, and could not reasonably be understood to, bring the Council or the office of councillor into disrepute for the purposes of clause 1 of Part 3.

2. Local Government (Code of Conduct) Order 2024 - Part 8 (Representation)

The motion accurately reflects the matters raised through the community petition and the Exeter Community Roadshow and does not misrepresent information obtained in the course of the councillor's duties (clauses 1 and 2 of Part 8). The motion is drafted so as not to undermine any prior decision of Council, and in particular expressly reaffirms Council's adoption of the Exeter Structure Plan and does not seek to reopen or amend that Plan (clause 5). In moving the motion, and in any related public communications, the mover will clearly indicate that any views expressed beyond the wording of the motion are personal views held in a representative capacity (clauses 3 and 4) and will not purport to speak on behalf of Council unless specifically authorised or delegated by the Mayor (clause 3). The mover undertakes to conduct any related communications respectfully (clauses 6 and 7).

3. Local Government Act 1993 - Sections 48 and 49 (Pecuniary Interests)

The mover does not consider that she has a pecuniary interest in the matter within the meaning of sections 48 and 49 of the Local Government Act 1993. The subject matter concerns community road safety and the operation of State-controlled road infrastructure through the Exeter business district. It does not give rise to a reasonable likelihood of financial gain or loss to the mover or to any close associate of the mover as a result of Council's decision on the motion. Should any pecuniary or non-

pecuniary interest become apparent to any other councillor at the meeting, that councillor may of course make the required declaration under sections 48-49 and manage that interest in accordance with the Act.

4. Local Government (Meeting Procedures) Regulations 2025 - Deputations and Public Question Time

The motion respects, and does not seek to displace, the discretion of the chairperson under regulation 46 to invite persons to address a Council meeting, and the discretions of the chairperson and General Manager under regulations 33, 36, 37 and 38 in relation to public question time. Any community members who choose to attend the 15 September 2026 Ordinary Meeting will do so on the same footing as any other member of the public and subject to those regulations. The public meeting requested at resolution 4 is a separate community engagement event to be arranged by the Chief Executive Officer under her statutory functions, and is not itself a Council meeting to which regulations 33-38 or regulation 46 apply.

5. Local Government Act 1993 - Sections 28(3), 62 and 63 (Councillors and Staff)

The motion is framed as a collective decision of Council addressed to the Chief Executive Officer in her statutory role under section 62(1)(b). It is not intended to, and does not, direct or attempt to direct any employee of Council in the discharge of that employee's duties within the meaning of section 28(3)(a). The operational arrangements for giving effect to the motion, including the allocation of duties to employees, remain matters for the Chief Executive Officer under sections 62 and 63 of the Act. Resolution 5 is framed as a request accompanied by an express statement of Council's expectation, and resolution 11 records an express non-direction clause, so as to remove any reasonable doubt on this point. Any external referral of matters arising from the public meeting is expressly reserved for a further Council resolution under resolution 9.

6. Encouragement of community attendance

Consistent with the guidance sought from the Chief Executive Officer by correspondence dated 7 September 2026, the mover will confine any encouragement of community attendance to:

- providing factual information about the date, time, location and agenda of the relevant meeting or public forum;
- noting that community members may, subject to the chairperson's discretion, ask questions during public question time or seek to address the meeting under regulation 46; and
- refraining from providing any scripted position, form of words, or coordinated line of argument to attendees.

Resource, Risk and Strategic Alignment

Resource implications: minor officer time to arrange, advertise and staff a single public meeting, and to prepare a subsequent summary report to Council.

Risk: the motion is procedural in nature, expressly preserves Council's adoption of the Exeter Structure Plan, expressly disclaims any direction to Council staff, and does not commit Council to any substantive planning, engineering or expenditure outcome. Structured community engagement on implementation and advocacy is expected to reduce, not increase, risk.

Strategic alignment: supports Council's obligations in relation to community engagement and public safety, and Council's continuing advocacy to the Tasmanian Government on State-controlled road infrastructure through the Exeter business district.

OFFICER'S COMMENTS

Council Officers make the following comments in relation to the motion, rationale and various other points provided by Cr Larner in submitting this motion on notice to the Chief Executive Officer.

Cr Larner's rationale for the motion states that the motion without notice in the August Ordinary Council Meeting was deferred until the 15 September 2026. A review of the Unconfirmed Minutes and the audio of the meeting confirmed that the original motion was deferred with no set timeframe to bring it back for consideration or further action and the CEO committed to bring that motion back to the September Interim Workshop for discussion. As reported in this meeting agenda, that motion was discussed at the interim workshop in line with the Chief Executive Officer's commitment.

In terms of the legislative compliance, the *Local Government (Meeting Procedure) Regulations 2025* specifically apply to Ordinary Council Meetings, Special Council Meetings and Council Committee Meetings. A public meeting called by a motion of Council under section 60F of the *Local Government Act 1993* does not fall within the scope of an Ordinary, Special or Committee meeting.

Cr Larner is not specific about which sections of the *Local Government (Meeting Procedure) Regulations 2025* are applicable in this instance.

Section 60(3) of the Act notes that "*If the petition complies with section 59 , or the council otherwise resolves to hold a public meeting regarding the subject matter of the petition, the council, within 30 days after the meeting referred to in subsection (2), is to hold a public meeting to discuss the subject matter of the petition.*"

The Motion on Notice would appear to be calling for a resolution to hold a public meeting regarding the subject matter of the petition and therefore the Act requires the following process:

(1) Before holding a public meeting under section 59 or section 60(3), a council, in a notice publicly displayed, must –

(a) state the date on which, and the time and place at which, the public meeting is to be held; and

(b) state the details of the subject matter; and

(c) invite written submissions in relation to the subject matter to be lodged with the general manager.

(2) A copy of the notice under subsection (1) is to be –

(a) published on at least 2 occasions in a daily newspaper circulating in the municipal area; and

(b) sent to the person who lodged the petition.

(3) A submission must be lodged within 21 days after the first publication of the notice.

(4) Any submission received is to be summarised by the general manager in a document, copies of which are to be made available to those attending the public meeting.

(5) The minutes of the next ordinary meeting of the council following the public meeting are to record –

(a) a summary of any submission received under this section; and

(b) any decision made at a public meeting held under this section.

Council is unable to override the legislative requirements of the Act, as appear to be called under section (5) of the motion on notice.

Council Officer resources will be required in order to arrange the public meeting, organise the required newspaper advertisements, summarise the content of any submissions received and staff the public meeting which will, by necessity, most likely be required to be held out of ordinary working hours.

MOTION

That Council:

1. Notes the concerns of an estimated 700 residents of the West Tamar municipal area, expressed through the community petition 'Petition Regarding Road Safety in Exeter', that Council hold a public meeting regarding road safety issues relating to pedestrians and vehicles on the Main Street of Exeter between the Frankford Highway and Glen Ard Mohr Road.
2. Notes, as factual background only, the road safety matters raised at Council's Exeter Community Roadshow, including reports of pedestrian near-misses, difficulties with vehicle access at intersections, and increasing traffic volumes through Exeter's main business centre.
3. Reaffirms Council's adoption of the Exeter Structure Plan and, without reopening or disturbing that decision, resolves that further community engagement on road safety and traffic management within the Exeter business district is consistent with, and supportive of, the implementation of the adopted Structure Plan.
4. Requests the Chief Executive Officer, in the exercise of the General Manager's functions under the Local Government Act 1993 (Tas) and the Local Government (Meeting Procedures) Regulations 2025 (Tas), to arrange a public meeting in Exeter at the earliest practicable opportunity to enable residents to present their experiences, concerns and proposed responses on pedestrian safety, intersection access and traffic management within the Exeter business district.
5. Requests that the public meeting be convened, advertised and conducted in accordance with the applicable requirements of the Meeting Procedures) Regulations 2025 - chaired by the Mayor or such other person as the Mayor and the Chief Executive Officer may agree; and conducted so that all attending residents have an equal opportunity to be heard; and, without directing the Chief Executive Officer as to the manner in which she performs her functions under sections 62 and 63 of the Local Government Act 1993, notes Council's expectation that residents will be provided with neutral, factual background information, including a plain-English summary of the road safety and traffic elements of the adopted Exeter Structure Plan.
6. Notes that the Exeter Structure Plan has already been adopted by Council, and accordingly that the public meeting is not convened for the purpose of reopening, amending or revisiting the adopted Structure Plan, but for the purpose of informing Council's implementation of the adopted Structure Plan, Council's ongoing advocacy to the Tasmanian Government on State-controlled road infrastructure through Exeter, and the scope of any future review of the Structure Plan that Council may resolve to undertake.
7. Provides an opportunity at the public meeting for residents to present insights and submissions on matters including (without limitation or endorsement by Council) traffic

calming and pedestrian safety measures within the Exeter business district and options for the longer-term management of through-traffic, including consideration of an alternative bypass route; noting that any such submissions as received do not bind Council, and will be considered through Council's ordinary statutory decision-making processes.

8. Requests the Chief Executive Officer to extend written invitations to the Hon Kerry Vincent MLC, Minister for Infrastructure and Transport, and to all candidates duly nominated for the forthcoming West Tamar Council election, to attend on the same terms as members of the public, on the basis of equal access and without conferring any preferential platform on any individual candidate.
9. Requests the Chief Executive Officer, following the public meeting, to bring back to Council a written summary of the issues, proposals and submissions raised, for Council's consideration and, if Council so resolves, for onward referral to the Tasmanian Government as part of Council's ongoing advocacy on State road infrastructure through the Exeter business district.
10. Records that, in moving this motion, the mover acts in the councillor's representative capacity, does not hold a pecuniary interest within the meaning of sections 48 and 49 of the Local Government Act 1993, and expresses no view on behalf of Council on any particular engineering, planning or bypass outcome, all such outcomes remaining matters for Council decision on their merits following proper process.
11. Records, for the avoidance of doubt, that this resolution is a decision of Council which the Chief Executive Officer is to implement under section 62(1)(b) of the Local Government Act 1993; that nothing in this resolution is intended to direct any employee of Council in the discharge of that employee's duties within the meaning of section 28(3)(a) of that Act; and that operational arrangements for giving effect to this resolution, including the allocation of duties to employees, remain matters for the Chief Executive Officer under sections 62 and 63 of that Act.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17.2 Motions without Notice

18 COUNCILLORS' QUESTIONS

18.1 Councillors' Questions on Notice

18.1.1 Cr Sladden

Question 1: At its meeting of 19 November 2024, Council resolved to take a proactive advocacy role regarding reported DNA contamination of COVID-19 mRNA vaccines, including receiving six-monthly briefings from the State Government and the Therapeutic Goods Administration (TGA).

Council officers subsequently wrote to the TGA and Department of Health on one occasion, but no six-monthly briefings have been received and – to my knowledge - no further requests have been made.

What action has been taken since the initial correspondence to implement Council's resolution to receive six-monthly briefings?

Response: *Council officers contacted the Tasmanian Department of Health in early April 2025 confirming the detail of the motion passed at the 19 November 2024 Ordinary Council Meeting, namely that "That Council ... receive six monthly briefings on developments related to reported DNA contamination in COVID-19 mRNA vaccines from the State Government and the TGA. The first should be sought in the new year and West Tamar Council to maintain an awareness of the emerging issues." and requesting briefings.*

Multiple follow-up enquiries by phone and email across April and May 2025 lead to the Tasmanian Department of Health providing a written response on 23 May 2025 which was provided to Councillors by the Chief Executive Officer on 26 May 2025 and is provided for reference below.

Department of Health

GPO Box 125, HOBART TAS 7001, Australia
Web: www.health.tas.gov.au



Contact: Dr Shannon Melody
E-mail: public.health@health.tas.gov.au
File: SEC25/1032

[REDACTED]
[REDACTED]
West Tamar Council
[REDACTED] [@wtc.tas.gov.au](mailto:[REDACTED]@wtc.tas.gov.au)

Dear [REDACTED]

Subject: Reported DNA Contamination in COVID-19 mRNA Vaccines

I am writing in response to your request for 'six monthly briefings on developments related to reported DNA contamination in COVID-19 mRNA vaccines from the State Government and the Therapeutic Goods Administration (TGA).' I understand this request follows the motion passed by West Tamar Council at the Ordinary Council Meeting in November 2024.

I understand the origin of concerns raised in the motion relate to a report written by a Canadian Virologist David Speicher, and subsequent letters to the Prime Minister by Russell Broadbent MP, claiming to have shown that COVID-19 mRNA vials tested in his laboratory were contaminated with excess DNA, above thresholds specified by regulatory bodies such as the TGA. The Department of Health has been aware of these matters raised through West Tamar Valley Council, and of some ongoing advocacy for this viewpoint.

The TGA addressed assertions about excessive DNA in the mRNA vaccines with a published statement on 18 October 2024. In this statement the TGA explains the scientific shortcomings and misinterpretations that underlie the misinformation. The TGA also confirmed that all COVID-19 vaccines approved in Australia have been rigorously assessed and meet high standards for safety, quality, and efficacy.

The Department of Health has met with the Local Government Association of Tasmania to discuss these matters and provided a letter from the Director of Public Health to the General Managers of all Tasmanian councils. The letter provides factual information and links to resources that refute the circulating misinformation and emphasises the risks of this discourse undermining community confidence in vaccine safety.

The Department of Health is guided by the TGAs assessments and responses to assertions about content of vaccines in Australia. The Department remains confident that current regulatory, advisory and monitoring processes ensure the safety and efficacy of vaccines provided in Tasmania.

Yours sincerely



Dale Webster PSM
Secretary

22 May 2025

The Therapeutic Goods Administration (TGA) were also contacted in early April 2025, again confirming the detail of the motion passed at the 19 November 2024 Ordinary Council Meeting, namely that "That Council ... receive six monthly briefings on developments related to reported DNA contamination in COVID-19 mRNA vaccines from the State Government and the TGA. The first should be sought in the new year and West Tamar Council to maintain an awareness of the emerging issues." and requesting briefings.

The TGA responded on 9 April 2025, provided below:

From: TGA Info <info@tga.gov.au>

Sent: Wednesday, 9 April 2025 4:36 PM

To: WTC General Enquiries <wtc@wtc.tas.gov.au>

Subject: RE: TGA Website | Form submission | Get in touch CCEMS:06500000271

[SEC=OFFICIAL]

You don't often get email from info@tga.gov.au. [Learn why this is important](#)

Dear [REDACTED],

Thank you for your enquiry regarding the COVID-19 mRNA vaccines. The TGA is aware of mis- and disinformation circulating about alleged DNA contamination in the COVID-19 injections. The mRNA vaccines approved in Australia are not contaminated with DNA. We have published a media release on our website that addresses this topic:

<https://www.tga.gov.au/news/media-releases/addressing-misinformation-about-excessive-dna-mrna-vaccines>

This media release contains further information on the quality, safety and efficacy of the COVID-19 vaccines.

The TGA has also published our own test results on residual DNA:

<https://www.tga.gov.au/resources/publication/tga-laboratory-testing-reports/summary-report-residual-dna-and-endotoxin-covid-19-mrna-vaccines-conducted-tga-laboratories>. The

conclusions from this study are that the manufacturers of these products have their manufacturing processes well under control.

Other regulators have also made statements on this issue:

From the FDA: www.fda.gov/media/174875/download

From the Paul Erlich Institute: www.pei.de/SharedDocs/Downloads/EN/newsroom-en/notification/231222-testing-mrna-vaccinas-dna-contamination.pdf?__blob=publicationFile&v=3

Finally, a selection of fact checking articles from independent websites which may be helpful is listed below:

<https://healthfeedback.org/claimreview/claim-covid-19-mrna-vaccines-dna-contaminants-study-unknown-provenance-no-evidence-covid-19-mrna-vaccines-alter->

[dna-people/](https://dna-people.org/)
<https://science.feedback.org/review/inaccurate-clickbait-headline-forbes-article-used-to-promote-false-claim-that-covid-19-vaccines-change-our-dna/>
<https://healthfeedback.org/claimreview/regulatory-agencies-knew-residual-dna-covid-mrna-vaccines-no-evidence-health-concern/>
<https://www.aap.com.au/factcheck/senate-hearing-used-to-propel-vaccine-dna-fears/>
<https://www.factcheck.org/2023/10/scicheck-covid-19-vaccines-have-not-been-shown-to-alter-dna-cause-cancer/>
<https://www.youtube.com/watch?v=q61OPhZ3eO8>
https://www.youtube.com/watch?v=nGOFc_9WFcw

Thank you for writing on this matter

TGA Contact Centre

Regulatory Assistance Section
Regulatory Engagement Branch

Phone: 1800 020 653 Fax: 02 6203 1605

Email: info@tga.gov.au

Therapeutic Goods Administration
Department of Health and Aged Care
PO Box 100
Woden ACT 2606

www.tga.gov.au

Further detail was sought from the TGA on 5 May 2025 with the TGA responding on 6 May 2025 with a template email to subscribe to the newsletter subscription service.

The TGA were again contacted in February 2026 requesting the provision “a briefing on developments related to reported DNA contamination in COVID-19 mRNA vaccines.” to which only a response advising subscribing to the regular updates referenced in May 2025 was received.

A cursory search of the TGA’s website for relevant media releases and communication that would have been provided via the subscription service has identified the following articles since November 2024:

[Addressing misinformation about excessive DNA in the mRNA vaccines | Therapeutic Goods Administration \(TGA\)](#)

[Summary report of residual DNA and endotoxin on COVID-19 mRNA vaccines conducted by TGA Laboratories | Therapeutic Goods Administration \(TGA\)](#)

Question 2: If no follow-up requests have been made, why have further briefings not been pursued?

Response: *Per the response to the previous question, the initial and subsequent requests included six-monthly briefings to be provided but no substantive responses have been received.*

Question 3: Will Council now write to the State Government and TGA seeking an updated briefing?

Response: Yes.

18.2 Councillors' Questions without Notice

18.3 Responses to Previous Questions on Notice

18.3.1 Cr Shegog Questions from 18 August 2026

Question 1: I attended an event on Saturday and one of the participants mentioned that the Shaw Street and Archer Street intersection at Beaconsfield, albeit not a busy intersection, just where Shaw Street turns into Archer Street, people are cutting the corner on Shaw Street into Archer. I'm not sure what the width of the road is, it's probably not wide enough to put an island in, and I'm not asking for that but maybe simply just a white line to delineate the centre of the road to keep people as close as they can to the right side of the road?

Response: *Shaw Street is 5.2 to 5.5 metres wide with the pavement widening to 6 metres on the transition around the 90 degree bend into Archer Street. The sight lines for motorists at this intersection are considered acceptable given the low speed environment and low traffic volumes. A centreline in this location is not appropriate given the narrow pavement width in Shaw Street.*

The second stage of planned footpath construction work in Archer Street will end at this location and include some pavement work with the approach to the intersection from Archer Street to be straighter and wider. A new kerb will extend around the inside of the corner and will provide an approximately half meter in additional width which will assist motorists.

Continuation of new footpath work with associated road widening in Shaw Street between Cornwall Street and Archer Street has been identified as a potential future project.

Question 2: I do believe that campervans or caravans are not allowed to exit onto Archer Street from the Rec Ground but more so onto Grubb Street due to the size and the nature of the vehicles, and the nature and size of the street, but they're still continuing to do so.

Response: *Signage at the entrance to the Grubb Street Recreation Ground and stable facilities indicates that access is for local traffic only and that access to the recreational vehicle dump point is via the Grubb Street entrance to the Recreation Ground. Council Officers will review this access point to the ground and whether installation of locked gate is appropriate and report to Council at an upcoming Workshop.*

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 18 August 2026

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

Leave of Absence Requests

3.1 Confidential 1 – Leave of Absence Request – Cr Joshua Manticas

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

3.2 Confidential 2 – Leave of Absence Request – Cr Julie Sladden

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

Office of the Mayor

3.1 Confidential 3 – Adoption of the Chief Executive Officer's Performance Agreement 2026/27

This report has been 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;

DECISION

Moved:

Seconded:

VOTING

For:

Against:

20 OUT OF CLOSED MEETING

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

21 CLOSURE

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