West Tamar

COUNCIL

MINUTES

Tuesday 15 September 2026
Ordinary Council Meeting

WEBSITE: www.wtc.tas.gov.au

ORDER OF BUSINESS

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ACKNOWLEDGEMENT OF COUNTRY

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

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

PUBLIC ATTENDANCE

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

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

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

AUDIO RECORDINGS OF COUNCIL MEETINGS

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

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

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

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

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

Mayor Cr Christina Holmdahl
Deputy Mayor Cr Rick Shegog
Cr Joy Allen
Cr Lynden Ferguson
Cr Richard Ireland
Cr Caroline Larner
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
Personal Assistant to the CEO & Mayor	Kathryn Prince
Senior Technology Officer	Brentley Woods
Technology Officer	Angus Pilon
Marcus Grantham	Manager Community Development
Krstyna Ennis	Team Leader - Planning
Millie Van Est	Youth Mayor

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

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.

Minute No. 26/151

DECISION

Moved: Cr Allen

Seconded: Cr Ferguson

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

3 LATE ITEMS

Nil

4 DECLARATIONS OF INTEREST IN A MATTER OF A COUNCILLOR

Cr Larner, other interest - **Item 8.3 CEO 3 Submission to Government Inquiry into AI Data Centre in Tasmania**. *This follows my previously declared non-pecuniary interest concerning the proposed Firmus Technologies data centre at Long Reach development assessment pathway and my related community representative advocacy seeking Ministerial consideration of Major Project status for that proposal. This is a direct subject matter connection to data centre and AI infrastructure developments in Tasmania* - Left the room.

Cr Allen, other interest - **Item 13.1 Comm 1 - Sponsorship Request World Street Eats Beaconsfield** - *Rotary Club part of organising event* - Left the room

Cr Manticas, pecuniary interest - **Item 7.1 Plan 1 - PA2026154 - Resources Development Egg Production - 52 Gibbs Street, Beaconsfield** - *I own the neighbouring property of this application and was the original owner of this land prior to selling it to the applicant* - Left the room.

Cr Shegog, other interest - **Item 14.1 Asset 1 - Rowella Hall Master Plan** - *Rowella Hall Master Plan* - Left the room

The following interests were declared at the commencement of Item 16.1 Petition Regarding Road Safety in Exeter:

Cr Larner, other interest - **Item 16.1 Petition Regarding Road Safety in Exeter** - *In community representative capacity I signed the above named public petition and made count of number of signatories. Community member Ann Brumby has made complaint of report of councillor taking photos to more easily count number of signatories. A reasonable person may therefore perceive, on balance, that I had a non-pecuniary interest int this item* - Left the room

Cr Allen, other interest - **Item 16.1 Petition Regarding Road Safety in Exeter**- *Signed petition* - Left the room

5 PUBLIC QUESTION TIME

5.1 Public Question Time

Commenced at: 1.40pm

Concluded at: 1.57pm

Anthea Collier, Kayena

Question 1: A question from the community on the purpose of the NTDC and the success that it has had to date.

Response: *NTDC is a cooperative group of the Northern Councils of Tasmania, and the purpose of NTDC is to promote and advocate the issues that are relevant to the greater northern area—those eight councils. We are all members of NTDC, and we know that both State and Federal governments prefer to work with regional bodies, especially with major capital projects. We have proved that with the advocacy of this group, we have had very, very good successes, where in the past it's always been much more difficult. And especially when you consider the resources that a small Council like, for example, Dorset may have, to have that united push on behalf of their project is always very, very beneficial.*

Cheryl Swan, Paper Beach

Statement: As most of you know, I've been attending these meetings, the majority of them for almost a decade now. Time and time again raising issues of public safety, whether it be trees down, potholes in the road, lack of footpaths, the road conditions, lack of pedestrian crossings in Exeter.

I find it quite interesting that now we're coming up to a local government election, suddenly the biggest issue being raised is the Exeter pedestrian crossing. After all the advocating of not just myself but others, suddenly certain members in this Council and community are really jumping on the bandwagon. I can only hope we finally get the results we need in a decent pedestrian crossing for visitors and locals alike using the area, and can safely know where they can cross the road in Exeter. It's only one issue of road safety and people safety in our community, but I'm really, you know, fingers crossed. I'm not holding my breath, but fingers crossed we might finally, after decades - not just this decade, decades - finally get a result that we truly have been seeking for. I've talked to three Premiers, two Infrastructure Ministers, and every sitting Bass electorate Member—not just Local government, not just State government, Federal government on this issue. Finally, finally I would like to see a conclusion and a result and some decent action to get this issue fixed. That's it.

Response: *I can assure you that all of the councillors around this table are as committed to having that problem fixed. I don't agree with your premise that they're only asking questions now because there's an election on, because the inference was there, Ms. Swan. And I think that we are working as a team to try and get the best possible result because, like you, we're as frustrated with the time it's taking to resolve this problem.*

D. Barr, Kayena

Question 1: My comment and then following up question is about some government conventions. It's quite common for National, Provincial, State, and Local Governments to go into a caretaker period before elections. This is not a mandatory thing in Tasmanian legislation, but many councils in Tasmania do do so. And I was just wondering if the West Tamar Council has considered that in the past, and if not, you know, what are the reasons why you've decided not to go into caretaker mode.

Response: *We'll take that question on notice.*

D. McInnes, Kayena

Question 1: Agenda item number 16, the petition re: road safety at Exeter. As required under the *Local Government Act*, the petition has been tabled. Tabled with the signatures of those who have filled out the petition being redacted. And that petition is now on the public record.

However, *prima facie*, in redacting only the signatures, it would appear that the Council is in breach of the *Personal Information Protection Act 2004*, because the names and addresses of those people are now on the public record. Under the Act, names and addresses are considered to be personal information. As a public authority, the Council is a personal information custodian of any personal information that comes before it. And as such, you have to adhere to the 10 personal information protection principles contained in the Act - the PIP Act, the *Personal Information Act*. I am now going to quote the requirement under principle number four concerning data security: 'A personal information custodian must take reasonable steps to protect the personal information it holds from misuse, loss, unauthorised access, modification, and disclosure.' You have disclosed that personal information. Therefore, *prima facie*, you are in breach of the Act.

I then would say to you, you could have avoided this problem if you had redacted the names and addresses. I put to you that section 58 of the *Local Government Act* requires the tabling only to provide evidence of said petition. So the issue could have been avoided, as I said. Now obviously you have some level of privacy concerns because you have redacted the signatures. So I ask the question: Has the council obtained legal advice on privacy considerations before tabling the petition? If yes, what was that advice that provided sufficient comfort to you to redact only the signatures?

Response: *I will actually get the CEO to respond to your question.*

Response: *(From the Chief Executive Officer through the Chair) In relation to the redaction of the signatures, they were redacted because we didn't want to have potential fraud occur, because they're in a public agenda and people can see signatures, and that's a fraud risk, which is why they've been redacted.*

In terms of the petition, when members of the public are signing a petition that is going to be tabled publicly in a Council meeting, our understanding is that in fact people expect that to be tabled and made public.

So we're not doing disclosure without people understanding what would occur; we're absolutely in line with people understanding that part of the petition. Particularly a petition like this, where they were seeking potentially a compulsory public meeting to be held, so we had to get 5% of the elector base, to the point where people were putting names and addresses and ticking whether they are an elector or not.

So I would politely disagree with your interpretation of that because I think in this particular instance, there is an expectation of privacy of those people who are signing a public petition.

Statement: Well respectfully, I argue that's a grey area. And you're assuming that people are expecting their details to be made public. As I said, you could have avoided the problem through redaction, but you didn't. I have raised this issue with the Ombudsman already, and they are of the opinion that it is unclear at this stage and could warrant investigation.

Anne Brumby, Exeter

Statement: Following the recent Council roadshow in Exeter, I raised concerns about the traffic and pedestrian issues affecting our township. While the pedestrian crossing on Main Road has not made things better, my broader concern is the overall traffic management - or lack of it - along Main Road between the Frankford Highway and Glen Ard Mohr Road.

My hope is that Council will hold a public meeting so that residents can openly discuss these concerns and contribute to finding practical solutions. To demonstrate the level of community interest, I organised a petition with the assistance of Deputy Mayor Rick Shegog. Together we visited businesses along Main Road asking if they would display the petition. Every business we approached was very supportive and agreed to do so, with the exception of the Post Office, which understandably was unable to participate due to Federal regulations. I also took the petition to Beaconfield, Beauty Point, Gravelly Beach, and surrounding areas. Deputy Mayor Shegog and I spent time on Main Road speaking with residents, listening to their concerns, and inviting them to sign the petition. In a relatively short period, we collected almost 700 signatures. While I understand that this number does not obligate Council to hold a public meeting, I believe it represents a significant level of community support for a town the size of Exeter and demonstrates that these issues are important to local residents.

I was disappointed, however, to learn that one Councillor was reportedly visiting businesses and photographing people's signatures and addresses on the petition. Whether intended or not, businesses told me they felt uncomfortable and subsequently removed the petition from public view. I believe this may have reduced the number of signatures we would otherwise have collected.

Today, I respectfully ask Council to formally receive the petition and, more importantly, to facilitate a public meeting so residents have the opportunity to voice their concerns directly. I appreciate that Main Road is a State government road and not under the direct responsibility of West Tamar Council. However, it is the responsibility of Council to advocate on behalf of its community. I believe our residents deserve the opportunity to be heard. As part of that discussion, I would

like consideration given to options such as roundabouts at each end of the Main Road shopping precinct, the installation of pedestrian traffic lights within the centre of the shopping centre, and a review of the existing pedestrian refuge islands, which many residents believe have created additional traffic issues rather than improving safety. Thank you for your time and consideration.

Response: *Thank you very much, Ms. Brumby, and I can tell you that it is an agenda item on today's meeting that a public meeting be held. But I can also tell you that we, as a Council, have been - I would say at least 10 to 12 years - lobbying the Federal government for the exact changes that you brought up: roundabouts, speed reduction, and an official crossing.*

So, we are hoping that the petition that you took around, and I thank you and the Deputy Mayor very much for doing that, we hope that that will have an impact on the State government to consider what we've been talking about for the last 10 years.

Louise Smith, Legana

Question 1: Could Council possibly place a defibrillator at Outreach Drive? Because we cannot get over the road to get the defibrillator from the supermarket. It's too far.

Response: *We have had that conversation on the phone, and we are just wondering where the best location for it would be. We think it's probably going to be somewhere like the childcare centre and the church area, and we are working on it at the moment. So we did take great note of your phone call, and we agree with you that it wouldn't be a hard thing to do.*

Question 2: There's one other thing. The concrete barrier that's now there, could we get someone to paint it similar to what they have at Sheffield, you know, the murals?

Response: *That's probably an issue that you'd have to raise with the State government because the West Tamar Highway is a State road, and all of the infrastructure on that road is the responsibility of the State government. But I can tell you that when that wall was put up, it has been painted with a special substance that deters, or can't be graffitied on. So I'm not quite sure how they'd go about that, but that is an issue that you would have to raise with one of your State members, somebody like Michael Ferguson or Jo Palmer. We unfortunately can't help you in this instance.*

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 it 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 where 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.

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
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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 negotions 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

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

Cr Manticas left the meeting at 1:59 pm

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

<u>Notations</u>

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.

Team Leader - Planning entered the meeting at 1.58pm

Minute No. 26/152

DECISION

Moved: Cr Ireland

Seconded: Cr Ferguson

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:
    c. 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
    d. 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:

e. The 14-day appeal period expires; or

f. Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or

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

h. 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.

VOTING

For:	Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner and Cr Sladden
Against:	Nil
Abstained:	Nil

CARRIED UNANIMOUSLY 7/0

Cr Manticas entered the meeting at 2:03 pm

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

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 reasonable maintain the amenity of adjoining and nearby properties and public land. A copy of the approved Construction Management Plan must be on the site at all times. All on-ground workers must be aware of and understand the plan.

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

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.

MOTION

Moved: Cr Larner

Seconded: Cr Ferguson

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 reasonable maintain the amenity of adjoining and nearby properties and public land. A copy of the approved Construction Management Plan must be on the site at all times. All on-ground workers must be aware of and understand the plan.

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

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.

<u>Notations</u>

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:

c. The 14-day appeal period expires; or

d. Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or

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

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

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

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

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

AMENDED MOTION

Moved: Cr Manticas

Seconded: Cr Ireland

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 reasonable maintain the amenity of adjoining and nearby properties and public land. A copy of the approved Construction Management Plan must be on the site at all times. All on-ground workers must be aware of and understand the

plan.

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

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. A sealed all-weather driveway must be constructed to each building prior to its occupation or use. Any section of driveway, including any manoeuvring areas, 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.

<u>Notations</u>

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:

   c. The 14-day appeal period expires; or

   d. Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or

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

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

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

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

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

VOTING

For: Cr Ireland, Cr Manticas and Cr Sladden

Against: Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson and Cr Larner

Abstained: Nil

LOST 3/5

Minute No. 26/153

DECISION

Moved: Cr Larner

Seconded: Cr Ferguson

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 reasonable maintain the amenity of adjoining and nearby properties and public land. A copy of the approved Construction Management Plan must be on the site at all times. All on-ground workers must be aware of and understand the plan.

COMMENCED DEVELOPMENT STOP

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

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.

<u>Notations</u>

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:

   c. The 14-day appeal period expires; or

   d. Any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or

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

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

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

Other Approvals

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

Appeal Provisions

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

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

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

Permit Commencement

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

VOTING

For:	Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, Cr Manticas and Cr Sladden
Against:	Nil
Abstained:	Nil

CARRIED UNANIMOUSLY 8/0

Team Leader - Planning left the meeting at 2.24pm

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

RECOMMENDATION

That Council receives the report on Council Workshops held on 18 August and 1 September 2026.

Minute No. 26/154

DECISION

Moved: Cr Allen

Seconded: Cr Manticas

That Council receives the report on Council Workshops held on 18 August and 1 September 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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

---

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.

Minute No. 26/155

DECISION

Moved: Deputy Mayor Cr Shegog

Seconded: Cr Manticas

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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

---

Cr Larner left the meeting at 2:30 pm

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.

Minute No. 26/156

DECISION

Moved: Cr Sladden

Seconded: Cr Manticas

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

Cr Larner entered the meeting at 2:40 pm

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

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.

Minute No. 26/157

DECISION

Moved: Cr Manticas

Seconded: Cr Sladden

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.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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

RECOMMENDATION

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

Manager Community Development entered the meeting at 2.45pm

Minute No. 26/158

DECISION

Moved: Cr Allen

Seconded: Cr Ferguson

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

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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

RECOMMENDATION

That Council receives and notes the minutes as presented for the West Tamar Positive Ageing Committee meeting held on 24 August 2026.

Minute No. 26/159

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 24 August 2026.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8/0

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

---

Cr Allen left the meeting at 2:51 pm

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.

Minute No. 26/160

DECISION

Moved: Cr Manticas

Seconded: Cr Ireland

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.

VOTING

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

Against: Deputy Mayor Cr Shegog

Abstained: Nil

CARRIED 6/1

Cr Allen entered the meeting at 3:01 pm

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

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.

Minute No. 26/161

DECISION

Moved: Cr Ferguson

Seconded: Cr Manticas

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.

VOTING

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

Against: Cr Allen

Abstained: Nil

CARRIED 7/1

Manager Community Development left the meeting at 3.10pm

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

---

RECOMMENDATION

That Council approves the attached draft Master Plan and supports expenditure of capital funding for stage one work.

Director Community Assets entered the meeting at 3.10pm
Deputy Mayor Cr Shegog left the meeting at 3:11 pm

Minute No. 26/162

MOTION

Moved: Cr Sladden

Seconded: Cr Allen

That Council approves the attached draft Master Plan and supports expenditure of capital funding for stage one work, including the establishment of the Centenary Gardens.

VOTING

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

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 7/0

Director Community Assets left the meeting at 3.21pm
Deputy Mayor Cr Shegog entered the meeting at 3:21 pm

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

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.

Cr Larner left the meeting at 3:22 pm
Cr Allen left the meeting at 3:26 pm

Minute No. 26/163

MOTION

Moved: Cr Ireland

Seconded: Deputy Mayor Cr Shegog

That Council:

1. Note the tabling of the petition

2. Resolves to hold a public meeting in response to the petition; and

3. Present for community consideration Council's advocacy position that roundabouts be constructed at the intersections of the West Tamar Highway with Frankford Road and Glen Ard Mohr Road, and that a signalised pedestrian crossing be installed on the West Tamar Highway in the Exeter shopping strip.

VOTING

For:	Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Ferguson, Cr Ireland, Cr Manticas and Cr Sladden
Against:	Nil
Abstained:	Nil

CARRIED UNANIMOUSLY 6/0

Cr Allen entered the meeting at 3:41 pm
Cr Larner entered the meeting at 3:41 pm

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

MOTION ON NOTICE

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 asreceived 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.

MOTION LAPSED

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.

West Tamar COUNCIL

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

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://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=nGOEc_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

Cr Sladden

Question 1: I have two questions. There was an email received regarding the possibility of a bus shelter at 68 Beach Road bus stop. I was wondering if that's ever been on the council's agenda?

Response: (From the Chief Executive Officer through the Chair) *I'll take that one on notice because that's a very specific site, so we'll have a look.*

Question 2: And the second one was just with regards to the motion that we passed last meeting regarding the pathway between Acropolis Drive and the Wetland Centre, and writing to the government advocating for that as a priority area. Firstly, it was brought to my notice that there is a federal active transport fund, which apparently has a rolling funding pool now with tranches released every so often. I believe one is due to close on the 30th of September, which I understand is probably not within a realistic timeframe for council to look into. But my first question is, is that a potential source of funding, as it seems to me that some of the parameters of the trail pathway would be suitable? And the other thing was, would we also be able to get a copy of any response received back from the state government in response to the motion that was passed?

Response: (From the Chief Executive Officer through the Chair) *Yes, we will make sure that that is put into next month's agenda so that people can see any responses that we have. In terms of the active transport grants, we are aware of those grants. We are actively looking at which parts of our trails and footpaths would qualify. At this point in time, we don't think it's appropriate for that piece, but also noting that that piece of shared pathway could also be funded via the state government through the West Tamar corridor upgrade work. So there's a number of different potential funding options for that. So the short answer is yes, it is something that we're looking at and looking at ongoing for funding different parts of the trail strategy.*

Cr Ferguson

Question 1: Are we able to get the asset manager just to give me an update on the asset management plan for the playground in front of the doctor's surgery here at Windsor?

Question 2: Is the infrastructure manager aware of some inquiries about the need for suitable bathrooms at the Beaconsfield Hall?

Response: (From the Chief Executive Officer through the Chair) *Yes, we are*.

Statement: And finally, just a compliment, getting a few different comments about Rosie's reading in the hallway there. It's a great addition, so it's excellent that we're supporting that initiative. I'd be very pleased.

Response: *What I think is fantastic about that too, Lynden, is that since the woman that invented the idea, Dolly Parton, has passed away, there's been more comments about her philanthropy than about her music, and the books for children is up there at the top of the list. So I'm really proud that we supported that too.*

Cr Manticas

Question 1: So in 2024, this Council adopted policy WT HRM 60, which is our Child Safe Policy. I have the following questions of Council in relation to this policy. The first question is, has Council reported to the independent regulator any conduct from a staff member that is considered reportable conduct during this Council term?

Question 2: And my second question is, if yes, does that person still work within Council?

Response: (From the Chief Executive Officer through the Chair) *The answer to that is yes, we have made mandatory reporting. The second answer is that person no longer works here, but I don't want necessarily a link to be drawn that we've made mandatory reporting and that was a direct reason for them not being here.*

Cr Larner

Statement: Just with regard to the 2026 TEER [Tamar Estuary and Esk Rivers] report card, Zone 2 decline and West Tamar Council responsibilities. Zone 2 of the estuary is Legana to Swan Point, and that's been flagged as of concern. My question is in regard to sewage overflows and stormwater sediment contaminating Zone 2 of the Kanamaluka/Tamar estuary.

The background is that report from the TEER program in August 2026. The report card identifies elevated nutrients and chlorophyll-a as ongoing significant pressures in Zone 2 and states the monitoring program evaluates the effectiveness of activities aimed at improving water quality, including sewage treatment plant upgrades, management of combined sewer overflows, adoption of water-sensitive urban design, implementation of sediment and erosion controls in urban areas, and catchment management initiatives.

Legana sits at the head of Zone 2 and is a designated growth area within the West Tamar municipality. Council owns and maintains the urban stormwater network, sets stormwater and sediment control conditions on development approvals, approves onsite wastewater systems in unsewered areas, manages riparian land in Council ownership, and participates in TEER's Northern Tasmania Stormwater Working Group. West Tamar Council is represented on both TEER (Tamar Estuary)…

Response: *Cr Larner, can you get to your question please?*

So, in light of the Zone 2 decline recorded as identified, and these nutrient and sediment pressures likely originating from council-controlled functions, the questions are:

Question 1: How many inspections of erosion and sediment control on development sites in the Legana catchment did Council carry out in the 12 months to the 30th of June 2026?

Question 2: How many notices, directions, or penalties were issued?

Question 3: Will Council bring a report on the Zone 2 result and Council's response, including any TasWater sewer overflow events reported to Council within the West Tamar municipality, to a public Council meeting?

Question 4: When will the community be able to see and comment on Council's input to the 2026 update of the Water Quality Improvement Plan?

Response: (From the Chief Executive Officer through the Chair) *Thank you for your questions. I also happen to be the Chair of the TEER program, so I have some understanding of the inputs. I think it's very simplistic to say that Council has any impact on its land by itself on the water quality of Zone 2. There are a number of factors, and there is a very significant technical report that sits on the TEER program's website that goes into that. I think there's a number of things - part of it is overflow from sewerage, part of it is the lack of flushing through that zone. The mouth of the estuary is in excellent condition, and as you work your way down* [up] *further towards Zone 1, it gets poorer. So the flushing is much better at the mouth of the river*

Whilst I can take some of those on notice, I think it's really important to understand that Council is but one player here. This scientific data has now been collected for the longest period of time of any estuary in the country, not just in Tasmania. The water quality results were, even though they've published in '26, were '25 results, and it was one of the driest times on record of when we've done it. So there are a range of factors. It's not just as simple as Council-run land that may or may not be impacting it. So we'll take your questions on notice. However, for some of those we may not have an answer and a clear answer because I would be saying to you Council is not contributing to the extent that would make a marked difference in terms of Zone 2. And I would encourage you to read the full technical report that sits on the TEER website, which will be able to explain a little more about all of the complicated factors that come into that.

Cr Larner: Added to that complexity obviously is that Legana is a go-ahead area for housing.

Response: (From the Chief Executive Officer through the Chair) *I would say to you it's not the housing that is the issue, it is sewerage treatment. Now we will be able to tell in the next 12 to 18 months what difference sewer overflows potentially have. So there is a current work underway by TasWater where they have built so that Prospect Vale and parts within the Launceston catchment will now go completely to Ti Tree Bend. Now that hasn't been totally switched on yet, so we can't see the results in the difference of the water quality in that part of the estuary.*

That is why Council has been advocating so hard for the upgrade to Ti Tree Bend to allow for the Legana and Exeter pump stations to be turned into pump stations and moved across.

So whilst again it's one factor, it is very easy to make this very simple and say it's just that; it's not that. These are very complex waters with very complex ecosystems. And so we need to understand that there are in fact a range of complexities there. We are one small piece of that and Council has been working really hard around the sewerage side to try and advocate. But that does have to happen in another municipality, and we continue to work hard about that. TEER continues to work hard about that, and TEER next year will be doing another water quality report, so at the point of when the scientists are ready to be able to share that and gain community insight, I'm sure they will share it.

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;

Minute No. 26/164

DECISION

Moved: Cr Allen

Seconded: Cr Ireland

That, pursuant to Regulation 17(1) of the *Local Government (Meeting Procedures) Regulations 2025*, Council close the meeting to the public at 3.57pm 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.

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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

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VOTING

For:	Mayor Cr Holmdahl, Deputy Mayor Cr Shegog, Cr Allen, Cr Ferguson, Cr Ireland, Cr Larner, 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 4.40pm.

21 CLOSURE

There being no further business, the meeting closed at 4.41pm.