



**ORDINARY MEETING  
OF COUNCIL**

**AGENDA  
OPEN MEETING**

**15 December 2025**

10 December 2025

## Notice of Meeting – Ordinary Meeting of Council

In accordance with the *Local Government (Meeting Procedures) Regulations 2025* NOTICE is hereby given that the next Ordinary Meeting of the Waratah-Wynyard Council will be held at the Council Chambers, 21 Saunders Street, Wynyard on Monday 15 December 2025 with the Business of the meeting to be in accordance with the following agenda paper.

### Chief Executive Officer's Certification

**“Legislative terminology – Chief Executive Officer/General Manager:** At the Waratah-Wynyard Council, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993*; and carries the same meaning for the purposes of the *Local Government Act 1993* and all other legislation administered by or concerning the Council.”

PURSUANT to Section 65 of the *Local Government Act 1993* I hereby certify, with respect to the advice, information and/or recommendation provided for the guidance of Council in this Agenda, that:

1. Such advice, information and/or recommendation has been given by a person who has the qualifications or experience necessary to give such advice; and
2. Where any advice is given by a person who does not have the required qualifications or experience, that person has obtained and taken into account the advice from an appropriately qualified or experienced person.



Vanessa Adams  
CHIEF EXECUTIVE OFFICER (GM)

Enquiries: Mayor Duniam  
Phone: (03) 6443 8311  
Our Ref: 004.01

10 December 2025

Mrs Vanessa Adams  
Chief Executive Officer  
Waratah-Wynyard Council  
PO Box 168  
WYNYARD TAS 7325

Dear Vanessa,

### **COUNCIL MEETING**

In accordance with regulation 5 (2) of the *Local Government (Meeting Regulations) 2025* which states:

4. *Convening meetings of council*
  - (1) *The mayor of a council may convene council meetings.*

I request that you make the necessary arrangements for the next ordinary meeting of Council to be convened on Monday 15 December 2025 commencing at 6pm at the Council Chambers, 21 Saunders Street, Wynyard.

Yours sincerely



Cr Mary Duniam  
MAYOR

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THE PUBLIC IS ADVISED THAT IT IS COUNCIL POLICY TO RECORD THE PROCEEDINGS OF MEETINGS OF COUNCIL ON DIGITAL MEDIA TO ASSIST IN THE PREPARATION OF MINUTES AND TO ENSURE THAT A TRUE AND ACCURATE ACCOUNT OF DEBATE AND DISCUSSION OF MEETINGS IS AVAILABLE. THIS AUDIO RECORDING IS AUTHORISED BY THE *LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2025*

**AGENDA OF AN ORDINARY MEETING OF THE WARATAH-WYNYARD COUNCIL TO BE HELD AT THE COUNCIL CHAMBERS, 21 SAUNDERS STREET, WYNYARD ON MONDAY 15 DECEMBER 2025, COMMENCING AT**

	<b>From</b>	<b>To</b>	<b>Time Occupied</b>
Open Council			
Planning Authority			
Open Council			
Closed Council			
Open Council			
TOTAL TIME OCCUPIED			

**DIGITAL RECORDING OF COUNCIL MEETINGS POLICY**

The Chairman is to declare the meeting open (time), welcome those present in attendance and advise that the meeting will be digitally recorded, in accordance with the Council Policy **GOV.017 – Digital Recording of Council Meetings** to “record meetings of Council to assist in the preparation of minutes and to allow live streaming of Council Meetings.

**ACKNOWLEDGEMENT OF COUNTRY**

I would like to begin by acknowledging the traditional owners and custodians of the land on which we meet today, the Tommeginne people, and to pay our respect to those that have passed before us, their history and their culture.

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<b>1.0 RECORD OF ATTENDANCE</b>
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**1.1 ATTENDANCE**

**1.2 APOLOGIES**

Nil Received

**1.3 LEAVE OF ABSENCE PREVIOUSLY APPROVED**

Nil received.

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**2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING****2.1 CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY COUNCIL MEETING****RECOMMENDATION**

**That the Minutes of the Ordinary Meeting of the Waratah-Wynyard Council held at Council Chambers, 21 Saunders Street, Wynyard on Monday 17 November 2025, a copy of which having previously been circulated to Councillors prior to the meeting, be confirmed as a true record.**

*Any corrections to the Minutes are to be identified and agreed at this point prior to taking a vote to adopt the minutes.*

**3.0 DECLARATIONS OF INTEREST**

**Councillor and Agenda Item Number**

**Staff and Agenda Item Number**

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## 4.0 COUNCILLORS ANNOUNCEMENTS AND REPORT

### 4.1 ANNOUNCEMENTS BY MAYOR

Nil received.

### 4.2 MAYOR'S COMMUNICATIONS

#### RECOMMENDATION

That Council notes the Mayor's Communications:

MAYOR DR MARY DUNIAM	
11/11/25	CCA Meeting
13/11/25	Opening of Community Christmas Collection at Wonders of Wynyard
13/11/25	ALGWA On-Line Forum
14/11/25	Meeting – re Professional Development Workshop
17/11/25	Meeting with Rural Health Tasmania
17/11/25	Council Meeting
19/11/25	LGAT GMC Meeting
19/11/25	LGAT CEO Meeting
20/11/25	LGAT General Meeting and Conference
21/11/25	LGAT General Meeting and Conference
24/11/25	CCA North West & West Coast Mayors Meeting
1/12/25	Councillor Workshop
1/12/25	Meeting with new Police Commander for Western District
2/12/25	Coast FM Rado Interview
2/12/25	Wynmatters Christmas Function
3/12/25	CCA Representatives Meeting
3/12/25	<b>CR RAW</b> – International Day of People with Disability Morning Tea
4/12/25	Photos – Community Grant Somerset Tennis Club
8/12/25	Councillor Workshop
9/12/25	UTAS Summer Graduation Ceremony
9/12/25	ALGWA Meeting
10/12/25	LGAT Learning & Development Sub-Committee meeting
10/12/25	<b>DEPUTY MAYOR EDWARDS</b> – Seabrook Indie School End of Year Celebration
10/12/25	<b>DEPUTY MAYOR EDWARDS</b> – Seabrook Christian School Awards Assembly
10/12/25	Wonders of Wynyard Volunteer Christmas Dinner

Note: the Mayor was on leave from 24/11/25 – 28/11/25

### 4.3 REPORTS BY DELEGATES

Nil received.

#### 4.4 NOTIFICATION OF COUNCIL WORKSHOPS

##### RECOMMENDATION

That Council notes the following Workshops:

<b>1/12/25</b>	<b>Councillor Professional Development Workshop</b>
<b>8/12/25</b>	<b>Banners/Electronic Signs advertising Review of Council Risk Appetite Big Creek Flood Mitigation Councillor Charter</b>

##### Councillor attendance – 1/7/25 – 5/12/25

	<b>Ordinary Meetings 2025/26 (5)</b>	<b>Special Meetings / AGM 2025/26 (1)</b>	<b>Workshops 2025/26 (14)</b>	<b>Community Conversations 2025/26 (0)</b>	<b>Weeks Leave Approved</b>
Mayor Mary Duniam	4	1	13	0	2
Deputy Mayor Celisa Edwards	4	1	12	0	2
Cr Gary Bramich	4	1	13	0	0
Cr Andrea Courtney	5	1	11	0	0
Cr Kevin Hyland	4	1	13	0	1
Cr Michael Johnstone	4	1	14	0	0
Cr Leanne Raw	4	1	14	0	0
Cr Dillon Roberts	5	1	9	0	1

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<b>5.0 PUBLIC QUESTIONS AND STATEMENTS</b>
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**5.1 RESPONSE(S) TO PUBLIC QUESTIONS TAKEN ON NOTICE FROM PREVIOUS MEETING**

Nil received.

**5.2 PUBLIC QUESTIONS RECEIVED IN WRITING**

Nil received.

**5.3 PUBLIC QUESTIONS WITHOUT NOTICE**

A summary of questions without notice and response(s) and the name of the person asking the question will be recorded in the minutes.

**5.4 PUBLIC STATEMENTS RECEIVED IN WRITING**

A summary that includes the name of the person making a public statement and subject title of that statement will be recorded in the minutes.

Nil received.

**5.5 PUBLIC STATEMENTS WITHOUT NOTICE**

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<b>6.0 PLANNING AUTHORITY ITEMS</b>
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**6.1 PUBLIC QUESTIONS WITHOUT NOTICE – RELATING TO PLANNING MATTERS**






Nil received.

**6.2 PUBLIC STATEMENTS - RELATING TO PLANNING MATTERS**

Nil received.

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### 6.3 SUBDIVISION (1 INTO 2 LOTS), DWELLING & OUTBUILDING (SHED) LOCATED AT 1 INGLISDALE DRIVE, WYNYARD - SD2213 & DA 20/2025

To: Council  
Reporting Officer: Town Planner  
Responsible Officer: Manager Development and Regulatory Services  
Report Date: 11 November 2025  
File Reference: 2561012  
Supporting Documents: 1. Consolidated advertised documents   
2. TasWater SPAN   
3. Representation A   
4. Representation B   
5. Signed extension of time 

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#### RECOMMENDATION

That Council, in accordance with Section 51 and Section 57 of the Land Use Planning and Approvals Act 1993 and the *Tasmanian Planning Scheme - Waratah-Wynyard*, grants approval for a Subdivision (1 into 2 lots), Dwelling & Outbuilding (Shed) at 1 Inglisdale Drive, Wynyard subject to the following conditions:

#### CONDITIONS:

- (1) The development is to be generally in accordance with the application as submitted and endorsed documents as listed:
  - a. Proposal plans with Project Number: 2324-35 and Drawing Numbers: A02 – A04, A08 and A14 with Revision Number: 2 as prepared by Rosene Cox Building Design & Drafting and dated 16 October 2025.
- (2) The development is to be in accordance with the comments and recommendation of the geotechnical investigation, Reference No. GL25482Ab as prepared by T. Barrier of Geoton Pty Ltd and dated 8 September 2025.
- (3) Titles for the proposed lots are to be issued prior to the issuance of a certificate of occupancy for the proposed dwelling. The dwelling and shed are to be constructed in tandem.
- (4) Stormwater from the development is to be connected and discharged into Council's stormwater drainage network in accordance with the *Urban Drainage Act 2013*.
- (5) A 150Ø stormwater connection point including an accessible inspection opening at ground is to be constructed for Lot 2, at the lowest point of the lot to permit connection to Council's stormwater drainage reticulation network. The connection point is to be inspected and approved by the Director Infrastructure & Development Services or their delegate before backfilling.
- (6) Two (2) new reinforced concrete driveway slabs are to be constructed between the kerb crossover and the property boundary in accordance with Tasmanian Standard Drawing TSD-R09-v3, Urban Roads Driveways and the conditions in a "Activity in Road Reservation Permit".

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- (7) Off street car parking and hardstand areas are to be surfaced in an all weather material such as concrete, asphalt or bitumen spray seal. All stormwater runoff from the car parking and hardstand areas is to be collected onsite and directed to a stormwater system designed to cater for a 5% AEP rainfall event and discharged to a legal point of discharge to the reasonable requirements of the Director Infrastructure & Development Services or their delegate.**
  - (8) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.**
  - (9) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.**
  - (10) Loading and un-loading of vehicles is to be confined to within the boundaries of the property.**
  - (11) Control measures are to be installed for the duration of the construction phase to limit the loss of soils and other debris from the site.**
  - (12) A Final Survey Plan submitted for sealing by the Council is to show all easements required for powerlines, sewerage, water, drainage purposes and legal access.**
  - (13) The location of existing private services on the site are to be identified and where necessary, separate private sewer, water and storm water services, including on-site disposal systems, so they are contained wholly within the individual lots they serve.**

**Notes: -**

The following is provided for information only and does not constitute condition(s) of permit.

- An “Activity in Road Reservation” permit must be obtained from Council for all activity within the Road Reservation.
- The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016*.
- This permit is based on information and particulars set out in Development Application SD2213 & DA 20/2025. Any variation requires an application for further planning approval of Council.
- This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
- Attention is drawn to existing or proposed electricity infrastructure, please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.
- Under Section 61 (4) of the *Land Use Planning and Approvals Act 1993*, the applicant has the right to lodge an appeal against Council’s decision. Notice of appeal should be lodged on the prescribed form together with the required fee within fourteen days after the date on which notice of the decision was served on that person, to the Tasmanian Civil & Administrative Tribunal (TASCAT), G.P.O. Box 2036, Hobart, 7001 (<mailto:resourceplanning@tascat.tas.gov.au>). Updated Notices of Appeal are available on the Tribunal’s website at <https://www.tascat.tas.gov.au/>.

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## PURPOSE

The purpose of this report is for Council to consider the merits of the application SD2213 & DA 20/2025 against the requirements of the *Tasmanian Planning Scheme - Waratah-Wynyard*.

## BACKGROUND

The subject site comprises a 0.4707ha lot within the General Residential zone. It contains a single dwelling and associated outbuildings. The adjoining titles to the north-west, south and west/south-west also contain single dwellings with outbuildings. To the north is a vacant residential lot and land to the east forms part of the fossil bluff reserve area which is administered by Council. A locality plan identifying the subject site is provided in Figure 1 below.

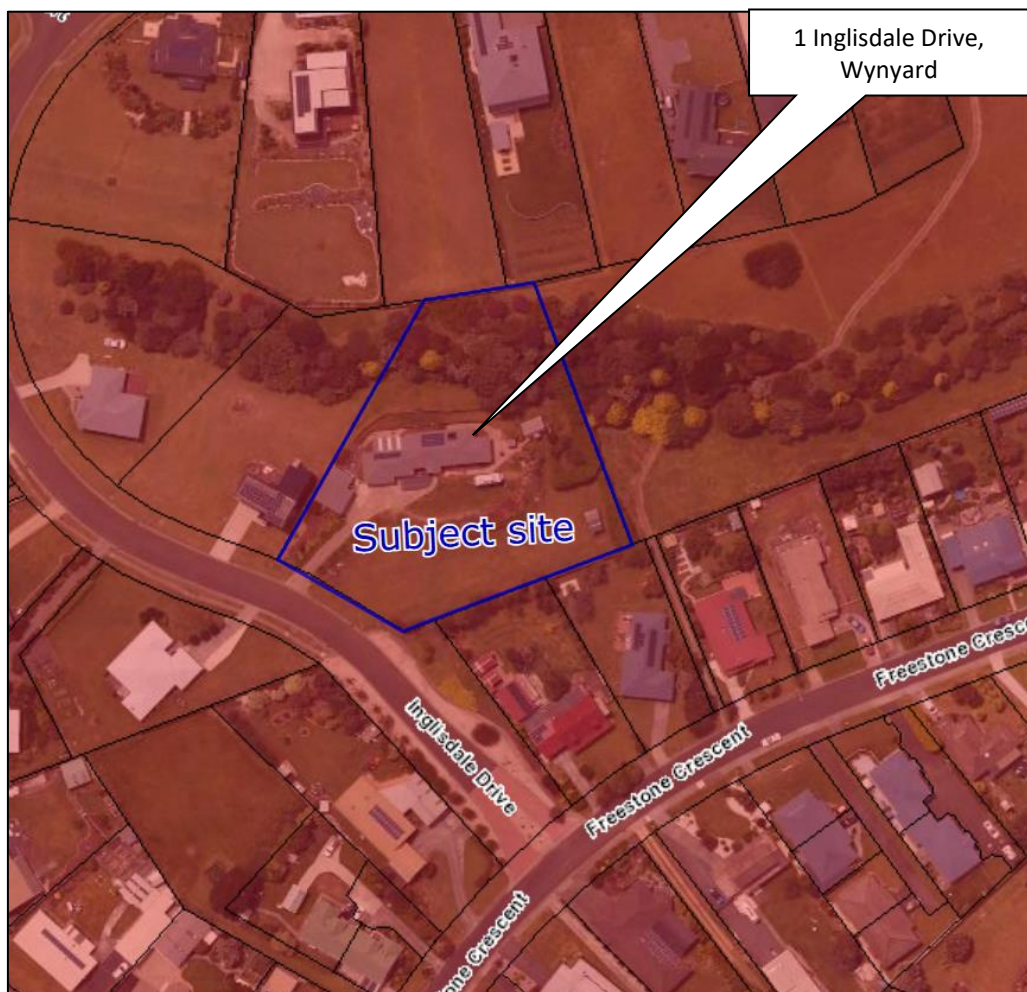


Figure 1: Subject site with zoning

## DETAILS

The applicant is seeking approval for a subdivision (1 into 2 lots) and a dwelling with associated outbuilding (shed) on land at 1 Inglisdale Drive, Wynyard.

The subject site comprises 4707m<sup>2</sup> with frontage onto Inglisdale Drive of 36.98m and contains an existing dwelling and three outbuildings. It is proposed to subdivide the title into two lots of 2944m<sup>2</sup> and 1762m<sup>2</sup> with respective frontages of 12m and 24.96m. Proposed new Lot 1 contains the existing dwelling and two outbuildings setback a minimum of 7.631m from the new southern boundary.

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Proposed Lot 2 will contain a dwelling, new outbuilding and pool. The existing outbuilding on this lot will be demolished to make way for the new development. The proposed dwelling has a floor area of 346.8m<sup>2</sup> and a maximum height of 5.431m. It comprises a double garage, hallway, living room, main bedroom with walk-in-robe and ensuite, additional four bedrooms, main bathroom, combined kitchen/dining/family room and laundry with toilet. A covered alfresco area extends off the eastern end of the proposed dwelling.

The proposed dwelling is clad in brick and roofed in Colorbond. It is setback 4.952m from Inglisdale Drive, 2m from the proposed new northern boundary, behind the building line of the proposed shed from the eastern boundary and 9.364m from the southern title boundary.

The proposed shed has a floor area of approximately 102m<sup>2</sup>, a maximum height of 4.947m and is clad and roofed in Colorbond. It is setback behind the building line of the proposed dwelling from Inglisdale Drive, 6.241m from the proposed new northern boundary, 1.775m from the eastern boundary and 5.149m from the southern title boundary.

The two lots are to be separated by a new retaining wall which will run along the boundary between the lots. The retaining wall will support an area of cut with a depth varying from 0.4m at the frontage, increasing in depth to a maximum of 4.5m at the centre of the common boundary between Lots 1 & 2 before tapering back to 0.4m at the western boundary. The retaining wall terminates in a T-junction with an additional, supporting, structure located 0.9m from the western boundary.

This report assesses the proposal against the *Tasmanian Planning Scheme - Waratah-Wynyard* (the Planning Scheme) and considers any representations received during the public exhibition period.

The subject site is zoned General Residential under the Planning Scheme. The application includes both subdivision and a dwelling with associated outbuilding. Under Clause 6.2.6 of the planning scheme, development for subdivision does not require categorisation into a use class and is permitted in the General Residential zone, provided the application meets all the relevant acceptable solutions of the planning scheme. A single dwelling, including an associated outbuilding, is a no permit required use in the General Residential zone, provided the application meets all the relevant acceptable solutions of the planning scheme.

The proposal does not meet all relevant acceptable solutions for development standards. The applicant is applying for discretion under the following Clauses of the Planning Scheme:

- 8.4.2 Setbacks and building envelope for all dwellings (P3)
- C15.7.1 Subdivision within a landslip hazard area (P1)

## **CONSULTATION PROCESS**

The consultation process was the public exhibition period set out in the *Land Use Planning and Approvals Act 1993* (LUPAA) and involved notification of adjoining landowners, public notices on-site and advertising in a daily newspaper. The application was placed on public exhibition for a period of 14 days as required under LUPAA.

The following documentation was advertised:

- Development application form x 3 Pages;
- Title documents x 16 Pages;
- Planning letter x 1 Pages;

- Landslip hazard report x 25 Pages; and
- Proposal plans x 26 Pages.

The period for representations closed on 4 November 2025. Two (2) representations were subsequently received from, or on behalf of, adjoining & adjacent landowners: A map demonstrating the relationship between the subject site and property of each representor is shown in Figure 2.



**Figure 2: Relationship between subject site and representors' properties**

A summary of the issues raised by the representations and planning responses to these issues is provided below. While every effort has been made to include all issues raised, this summary should be read in conjunction with the complete representations, which are included as enclosures to this report.

Issue raised:	Response:
<p>The driveway is constructed over sewerage and drainage easements. Damage to these easement may result in sewerage and/or stormwater to discharge into other properties.</p>	<p>The application was referred to TasWater for their comment and they have consented to the application, with conditions. This includes consent to install a driveway over the sewer main. Construction plans will need to be approved by TasWater prior to works commencing. Councils Engineering Department has also assessed the proposal and determined that it complies with requirements of the <i>Urban Drainage Act 2013</i>. Conditions will be included on any permit issued requiring all stormwater to be discharged into Council's stormwater system.</p>
<p>There is no drainage plan for the shed, which will overshadow the backyard of 12 Freestone Crescent.</p>	<p>Stormwater from the proposed shed will be collected by a gutter on the lower side of the shed and directed into Council's stormwater</p>

Issue raised:	Response:
<p>The size of the dwelling and shed are not in keeping with the neighbourhood. They will affect the privacy and access to sunlight for 10 Freestone Crescent.</p>	<p>system. Detailed drainage plans will need to be submitted as part of any plumbing/building approvals.</p> <p>Council as a planning authority is not permitted to take into consideration matters outside those it is directed to under the planning scheme, which for the current proposal does not include regard to the character of the area.</p> <p>The shed meets the acceptable solution for the setback from the southern boundary shared with 10 &amp; 12 Freestone Crescent. Any potential for loss of residential amenity, including privacy, solar access to these properties is not a relevant consideration for Council.</p>
<p>The back fence of 10 Freestone Crescent formerly formed the town boundary. Council told the owners of 10 Freestone that that the land behind us would never be developed due to the landslip on the hill and the side landslip on the flat. They were advised by the town planner to erect our fence approx.. 1 metre inside their block so the cows wouldn't damage their wooden fence and also to clear the drainage easement</p>	<p>The subject site was zoned Rural under the former <i>Wynyard Planning Scheme 1966</i> however the zoning was changed to Residential RA Closed via amendment 2/99 and has remained a residential zone under the 2000, 2013 and current planning schemes.</p> <p>Consideration of landslip risk was considered at the time of the rezoning and has been considered as part of this application. Refer to the planning assessment below for a full discussion of how the proposal complies with the provisions of the Landslip Hazard code.</p> <p>All plans submitted to Council have been based on title boundaries as shown on the folio plan, not the location of existing fencing. Should the fencing need to be moved and/or a new fence be installed, this would be considered a civil issue between adjoining property owners falling under the provisions of the <i>Boundary Fences Act 1908</i>.</p>
<p>The owners of the subject site did not discuss their proposal with neighbours.</p>	<p>There is no general requirement for applicants to consult with or obtain consent from adjoining landowners. As a discretionary application, the proposal was advertised in accordance with the provisions of LUPAA and adjoining landowners notified of the application being made. This is a legislated multi-pronged advertising process, including letters to adjoining landowners, notification in the local newspaper and a sign placed onsite.</p>

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## **INTERNAL REFERRALS**

### **Engineering Services Department**

The application was referred to the Engineering Services Department. The following conditions were recommended:

- (1) Stormwater from the development is to be connected and discharged into Council's stormwater drainage network in accordance with the *Urban Drainage Act 2013*.
- (2) A 150Ø stormwater connection point including an accessible inspection opening at ground is to be constructed for Lot 2, at the lowest point of the lot to permit connection to Council's stormwater drainage reticulation network. The connection point is to be inspected and approved by the Director Infrastructure & Development Services or their delegate before backfilling.
- (3) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.
- (4) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (5) A Final Survey Plan submitted for sealing by the Council is to show all easements required for powerlines, sewerage, water, drainage purposes and legal access.
- (6) The location of existing private services on the site are to be identified and where necessary, separate private sewer, water and storm water services, including on-site disposal systems, so they are contained wholly within the individual lots they serve.
- (7) Two (2) new reinforced concrete driveway slabs are to be constructed between the kerb crossover and the property boundary in accordance with Tasmanian Standard Drawing TSD-R09-v3, Urban Roads Driveways and the conditions in a "Activity in Road Reservation Permit".
- (8) Off street car parking and hardstand areas are to be surfaced in an all weather material such as concrete, asphalt or bitumen spray seal. All stormwater runoff from the car parking and hardstand areas is to be collected onsite and directed to a stormwater system designed to cater for a 5% AEP rainfall event and discharged to a legal point of discharge to the reasonable requirements of the Director Infrastructure & Development Services or their delegate.
- (9) Loading and un-loading of vehicles is to be confined to within the boundaries of the property.

### **Environmental Health**

The following environmental health conditions were recommended.

- (1) Control measures are to be installed for the duration of the construction phase so as to limit the loss of soils and other debris from the site.

Note: This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.

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## EXTERNAL REFERRALS

The application was referred to TasWater on 16 January 2025. A response was received on 6 October 2025 and forms Part B of the recommended permit conditions.

## PLANNING ASSESSMENT

The subject site is zoned General Residential under the *Tasmanian Planning Scheme - Waratah-Wynyard* (planning scheme). The application includes both subdivision and a dwelling with associated outbuilding. Under Clause 6.2.6 of the planning scheme, development for subdivision does not require categorisation into a use class. It is permitted in the General Residential zone, provided the application meets all the relevant acceptable solutions of the planning scheme. A single dwelling, including an associated outbuilding, is a no permit required use in the General Residential zone, provided the application meets all the relevant acceptable solutions of the planning scheme.

The proposal does not meet all relevant acceptable solutions of the planning scheme and is therefore submitted as a discretionary application under s57 of LUPAA and assessed under the *Tasmanian Planning Scheme - Waratah-Wynyard* and relevant State Policies and Acts. Section 57(1)(b) of LUPAA allows Council to relax or waive the provisions of its Planning Scheme under a discretionary status.

An assessment of the proposal against the applicable clauses for the General Residential zone and relevant code(s) is provided below.

### 8.4.2 Setbacks and building envelope for all dwellings

<p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the</p>	<p><b>P3</b></p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>overshadowing the private open space of a dwelling on an adjoining property;</p> <p>overshadowing of an adjoining vacant property; and</p> <p>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(b) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>an adjoining property; or</p> <p>another dwelling on the same site.</p>
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<p>boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	
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**Planning Comments:** Complies

The application involves subdivision (1 into 2 lots) and a new dwelling and outbuilding (shed). The existing dwelling on proposed Lot 1 complies with the permitted setback from the proposed new boundary.

The dwelling proposed for Lot 2 has a maximum height of 5.431m and is setback 4.952m from Inglisdale Drive, 2m from the proposed new northern boundary, behind the building line of the proposed shed from the eastern boundary and 9.364m from the southern title boundary.

The shed for Lot 2 has a maximum height of 4.947m and is setback behind the building line of the proposed dwelling from Inglisdale Drive, 6.241m from the from the proposed new northern boundary, 1.775m from the eastern boundary and 5.149m from the southern title boundary.

Assessment against P3 is required for the proximity of the shed to the eastern boundary only.

The proposed shed has a skillion roof with a ridge height of 4m to 4.947m and has a variable setback of 1.775m to 4.5m from the eastern boundary. The highest point of the roof is closest to the boundary.

Land to the east of the subject site is a local government reserve administered by Council. A constructed walking track runs parallel to the eastern boundary of the subject site.

Due to the sloped design of the roof and varying setback, the majority of the structure complies with the permitted building envelope, with the protruding portion confined to a small portion of the north-eastern corner. The shed has been sited on an angle to accommodate TasWater infrastructure crossing through the site and will not unreasonably affect the amenity of the public reserve within the context of its position in a residential area.

Due to the apparent migration of the sun across the sky throughout the day, shade cast by the proposed shed onto the property to the east will be limited to the south-western corner of the reserve during the afternoon. Solar access to the majority of the reserve will be unaffected by the position of the proposed shed.

The shed is separated from dwellings on adjoining properties by a minimum distance of 20m, consistent with the prevailing setbacks in the area. Due to the separation distance, no solar installations on adjoining properties or the existing dwelling on proposed Lot 1 will be shaded by the development.

The proposal complies with P3(a) and P3(b) for this Standard.

**C15.7.1 Subdivision within a landslip hazard area**

<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:</p> <p>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;</p> <p>(b) be for the creation of separate lots for existing buildings;</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to:</p> <p>(a) any increase in risk from a landslip for adjacent land;</p>
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<p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities.</p>	<p>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</p> <p>(c) the need to minimise future remediation works;</p> <p>(d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;</p> <p>(e) the need to locate building areas outside the landslip hazard area;</p> <p>(f) any advice from a State authority, regulated entity or a council; and</p> <p>(g) the advice contained in a landslip hazard report.</p>
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**Planning Comments:** Complies

The application involves subdivision (1 into 2 lots) and a new dwelling and outbuilding (shed). Portions of the subject site are mapped as being subject to a risk of landslip, as demonstrated by the yellow (low risk) and orange (medium risk) shaded areas in the image below.



**Figure 3: Mapped landslip hazard risk**

A geotechnical investigation undertaken by a suitably qualified person was conducted on the site and an associated report submitted with the application. The report states that the existing overall landslip risk of the site is considered to be low and that the proposed development will not change the overall risk profile, which is considered to be tolerable.

According to the report, there is no evidence of recent landslide activity on the site or surrounding area, with the nearest known landslip point approximately 200m north-west of the site.

The subject site is within a serviced area. Council's Engineering Department has confirmed that Council's stormwater network can accommodate the proposed subdivision and has provided appropriate conditions. The application was referred to TasWater for comment. Their response,

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consenting to the additional lot connection to the reticulated sewer and water network, forms Part B of the recommended permit conditions.

A retaining wall will form the boundary between the two lots but is exempt from this code under clause C15.4.1(d)(i). Further geotechnical assessment of the wall will occur under the *Building Act 2016* should the proposal proceed to construction stage.

The proposed dwelling and shed are clear of any landslip mapping. It is considered that existing and future development of proposed Lots 1 & 2 can achieve and maintain a tolerable level of risk provided that good hillside practices are maintained and the recommendations in the submitted landslip report adhered to. This will be a condition of any permit issued.

The proposal complies with P1 for this Standard.

## **STATUTORY IMPLICATIONS**

### *Land Use Planning and Approvals Act 1993*

The Council is established as a Planning Authority by definition under Section 3(1) of the LUPAA and must enforce the Planning Scheme under s48 of the Act.

In accordance with section 57 of this Act and Council's Planning Scheme, this proposal is an application for a discretionary permit. Council may approve or refuse discretionary permit applications after considering both Council's Planning Scheme and the public representations received. It is noted that two (2) representations were received during the exhibition period.

### *Local Government (Building & Miscellaneous Provisions) Act 1993*

The application has been considered against the requirements of section 85 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. The application is generally consistent with these provisions.

## **STRATEGIC IMPLICATIONS**

There are no strategic implications as a result of this report.

## **POLICY IMPLICATIONS**

There are no policy implications as a result of this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications as a result of this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this report other than those ordinarily associated with administering the Planning Scheme.

## **RISK IMPLICATIONS**

There is limited risk for the Council acting as Planning Authority, provided that decisions made are in accordance with the Planning Scheme.

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Should the Planning Authority wish to make a decision against the professional advice provided, the reasons will need to be detailed.

LUPAA provides for penalties against a Planning Authority that fails to enforce its planning scheme (ss. 63a and 64). Going against advice provided in the planning report, without seeking alternate qualified advice, may create unnecessary risk for the Council in exercising its statutory functions as a Planning Authority.

Should a decision by the Planning Authority be contrary to professional advice provided and the matter is taken to the appeal tribunal, Council would need to obtain separate professional advice to represent Council through the appeal process.

#### **COMMENT**





This report is presented for Council's consideration, together with the recommendations contained at the beginning of this report.

It is considered that the application for subdivision (1 into 2 lots), dwelling & outbuilding (shed) complies with either the acceptable solution or satisfies the performance criteria for all applicable standards of the planning scheme. The siting and setback of the proposed shed is compatible with the location of other outbuildings in the area and will not result in an unreasonable loss of amenity through shading or bulk and scale. A tolerable level of risk from landslip can be achieved for both lots can be achieved.

The application is considered to comply with the General Residential provisions and applicable codes for the *Tasmanian Planning Scheme - Waratah-Wynyard*. It is therefore recommended that Council approve the application for Subdivision (1 Into 2 Lots), Dwelling & Outbuilding (Shed) at 1 Inglisdale Drive, Wynyard.

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**6.4 DWELLING & OUTBUILDING (SHED) LOCATED AT 53 ALDERSONS ROAD, WYNYARD (CT 187515/1) - DA 163/2025**

To: Council  
Reporting Officer: Town Planner  
Responsible Officer: Director Infrastructure and Development Services  
Report Date: 27 November 2025  
File Reference: 7084446  
Supporting Documents: 1. Consolidated advertised documents   
2. Tasmanian Gas Pipeline response   
3. Signed extension of time   
4. Representation 

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**RECOMMENDATION**

**That Council, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme - Waratah-Wynyard*, grants approval for a Dwelling & Outbuilding (Shed) at 53 Aldersons Road, Wynyard (CT 187515/1) subject to the following conditions:**

**CONDITIONS:**

- (1) The development is to be generally in accordance with the application as submitted and endorsed documents as listed:
  - a. Proposal plans with Project Number: 25097 and Drawing Numbers: 03 Rev. D, 04 Rev. B and 05 Rev. B as prepared by PLA Designs and dated 8 October 2025.**
  - b. Proposal plans with Project Number: 25097 and Drawing Numbers: 02 Rev. E as prepared by PLA Designs and dated 6 November 2025.****
- (2) Elevation plans for the shed are to be provided to Council for endorsement prior to the issue of any building approval.**
- (3) The shed is appurtenant to the dwelling shown on the endorsed site plan and is not to be used for the conduct of any commercial or business operations. It is not to be used for habitable purposes.**
- (4) Should the shed be constructed prior to the dwelling shown on the endorsed site plan, the dwelling is to be substantially commenced within 12 months of the shed's completion.**
- (5) Stormwater from the development is to be fully contained within the boundaries of the property. All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.**
- (6) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.**
- (7) Loading and un-loading of vehicles is to be confined to within the boundaries of the property.**

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**(8) Control measures are to be installed for the duration of the construction phase to limit the loss of soils and other debris from the site.**

**Notes: -**

The following is provided for information only and does not constitute condition(s) of permit.

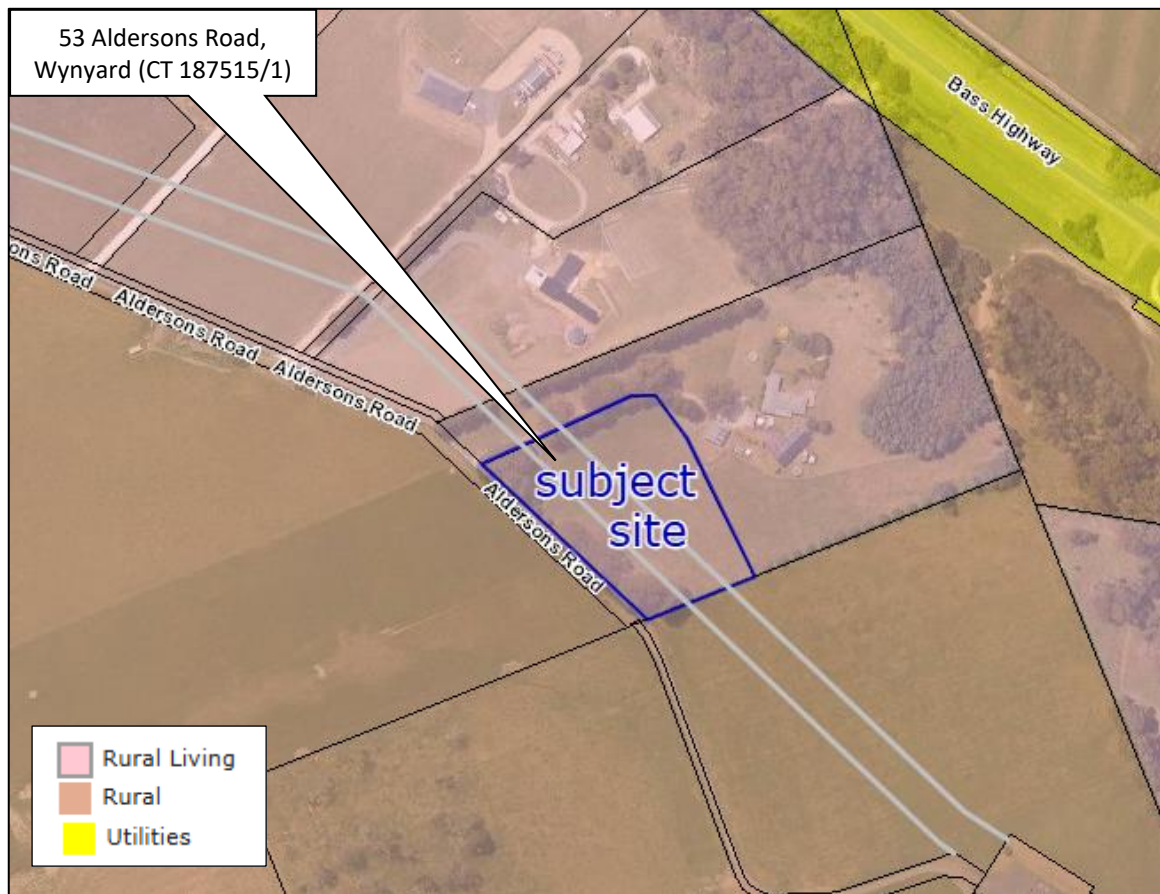
- An “Activity in Road Reservation” permit must be obtained from Council for all activity within the Road Reservation.
- The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016*.
- This permit is based on information and particulars set out in Development Application DA 163/2025. Any variation requires an application for further planning approval of Council.
- For any planned earthworks within the pipeline easement, or directly over the pipeline, there is to be no loss of cover of the gas pipeline easement, access along the gas pipeline easement shall be maintained. Supervision is required by a TGP field technician when working within the pipeline easement.
- Please refer to the following link [https://auspost.com.au/content/dam/auspost\\_corp/media/documents/Appendix-02.pdf](https://auspost.com.au/content/dam/auspost_corp/media/documents/Appendix-02.pdf) or contact ‘Australia Post 13 13 18 for letterbox placement guidelines.
- This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
- Attention is drawn to existing or proposed electricity infrastructure, please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.
- Under Section 61 (4) of the *Land Use Planning and Approvals Act 1993*, the applicant has the right to lodge an appeal against Council’s decision. Notice of appeal should be lodged on the prescribed form together with the required fee within fourteen days after the date on which notice of the decision was served on that person, to the Tasmanian Civil & Administrative Tribunal (TASCAT), G.P.O. Box 2036, Hobart, 7001 (<mailto:resourceplanning@tascat.tas.gov.au>). Updated Notices of Appeal are available on the Tribunal’s website at <https://www.tascat.tas.gov.au/>.

**PURPOSE**

The purpose of this report is for Council to consider the merits of the application DA 163/2025 against the requirements of the *Tasmanian Planning Scheme - Waratah-Wynyard*.

**BACKGROUND**

The subject site is located at 53 Aldersons Road, Wynyard (CT 187515/1) and has an area of 8331m<sup>2</sup>. It is a recently subdivided vacant lot located on the edge of the Rural Living zone and is bordered by the Rural zone to the south-east and south-west. Land in these direction is primarily used for grazing. To the north-west and north-east the site is adjoined by a residential property containing a single dwelling and associated outbuildings. The site is bisected by the gas pipeline. A locality plan is presented in Figure 1.



**Figure 1: Subject site with zoning**

### Details

The applicant is seeking approval for a dwelling and outbuilding (shed) on land at 53 Aldersons Road, Wynyard (CT 187515/1).

The proposed dwelling has a total area of 298.12m<sup>2</sup> and a maximum height of 5.5m. It comprises a porch, entry, main bedroom with walk-in-robe and ensuite, additional three bedrooms with walk-in-robos, main bathroom, study, combined kitchen/living/dining area, alfresco, laundry, mudroom, half-bath and carport. The dwelling is clad in weatherboard and roofed in Colorbond.

The dwelling is setback 46m from Aldersons Road, 27.6m from the south-eastern boundary, 10m from the north-eastern boundary and behind the building line of the proposed shed from the north-western boundary.

The proposed shed is single storey with a floor area of 120m<sup>2</sup>. It is setback at least 20m from the north-western boundary, 18.6m from the north-eastern boundary and behind the building line of the proposed dwelling from Aldersons Road and the south-eastern boundary.

The proposal also includes three water tanks adjacent to the north-eastern elevation of the proposed sheds for which no permit is required under clause 4.6.13 of the planning scheme.

This report assesses the proposal against the *Tasmanian Planning Scheme - Waratah-Wynyard* (the Planning Scheme) and considers any representations received during the public exhibition period.

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The subject site is zoned Rural Living under the Planning Scheme. The use is a Residential Use Class which is a no permit required use in this zone, if for a single dwelling and provided the application meets all the relevant acceptable solutions.

The proposal does not meet all relevant acceptable solutions for development standards. The applicant is applying for discretion under the following clauses:

- 11.4.1 Site coverage (P1);
- 11.4.2 Building height setback and siting (P4); and
- C2.6.1 Construction of parking areas (P1)

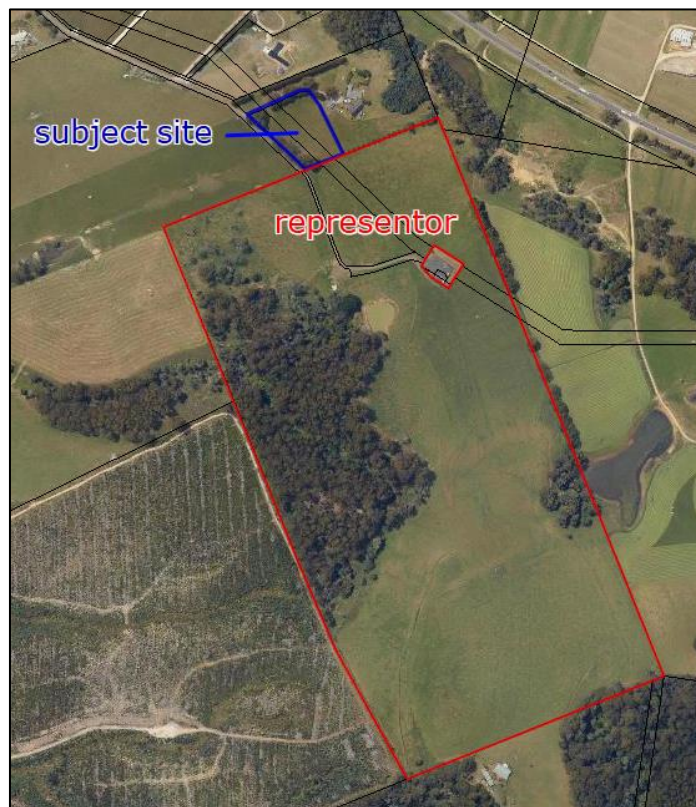
### **CONSULTATION PROCESS**

The consultation process was the public exhibition period set out in the *Land Use Planning and Approvals Act 1993* (LUPAA) and involved notification of adjoining landowners, public notices on-site and advertising in a daily newspaper. The application was placed on public exhibition for a period of 14 days as required under LUPAA.

The following documentation was advertised:

- Development application form x 3 Pages;
- Title documents x 4 Pages;
- Supporting report x 9 Pages; and
- Proposal plans x 5 Pages.

The period for representations closed on 26 November 2025. One submission was subsequently received from an adjacent landowner. A map demonstrating the relationship between the subject site and property of the representor is shown in Figure 2.



**Figure 2: Relationship between the subject site and representors property**

A summary of the issues raised by the representation and planning responses to these issues is provided below. While every effort has been made to include all issues raised, this summary should be read in conjunction with the complete representation, which is included as an enclosure to this report.

<b>Issues Raised:</b>	<b>Response:</b>
<p>The entirety of the land parcel comprising 8,331 m<sup>2</sup> does not meet [the 200m setback] requirement. The application proposes to locate the dwelling less than 30 m from the property boundary to the adjacent Rural Zone owned by Fonterra.</p> <p>The entire parcel is located within 115m of the adjacent Rural Zone and should preclude the land from a sensitive use if the intent of the planning scheme to protect Rural Zone activities is to be respected.</p> <p>The applicant has suggested the adjacent land is only used for grazing. This statement is incorrect and the Fonterra land is used for a range of agricultural activities and not exclusively for the grazing of stock. Therefore, the application has not adequately considered the mitigation of impact to the sensitive use from other farming activities such as sowing, harvesting, baling, and spraying of crops (e.g. fertiliser, herbicide, pesticide), and land spreading of dairy liquids.</p> <p>How the applicant will address conflicts with the adjoining land use, in particular, as the agent of change, mitigating potential impacts to the sensitive use from odours (e.g. manure, dairy wastes), dust and other air dispersants, and noise.</p> <p>Whether the applicant should switch the location of the dwelling with the outbuilding or move the dwelling further to the north to maximise the separation distance and create additional buffer of the dwelling from the agricultural activities;</p> <p>Inclusion of additional permit conditions, such as a requirement for the applicant to establish buffer planting of a suitable tree species along each property boundary to the Rural Zone within the first 2 years, to provide screening and protection from air dispersants that may emanate from the Rural Zone.</p> <p>Inclusion of additional permit conditions that require the building design to demonstrate</p>	<p>The zone purpose statement for the Rural Living zone place an emphasis on residential amenity and a single dwelling has the potential to be a 'no permit required' use.</p> <p>The subject site was approved on a recent plan of subdivision - SD 2189. The subdivision standards require consideration of compliance with the permitted setbacks under acceptable solutions A2 and A3 for this clause however there is no requirement for lots to contain a building area clear of the 200m requirement under A4. The planning scheme permits the creation of additional lots in the Rural Living zone which are entirely within the 200m setback from Rural zoned land.</p> <p>It would be incongruous for the planning scheme to allow creation of a lot which cannot be used for the primary purpose of the zone in which it is located.</p> <p>The subject site is located on a zone boundary with the Rural zone where there is the expectation of exposure to farming activities commonly conducted in the Rural zone and there are legislative provision in place to protect activities undertaken on farms from nuisance complaints.</p> <p>The majority of Rural land potential affected by the proposed dwelling are already constrained by existing dwellings at 43 and 53 (CT 187515/2) Aldersons Road. The area of Rural zoned land not already restricted by existing sensitive use is located a minimum of 115m from the proposed dwelling and is primarily used for grazing purposes.</p> <p>In terms of future use for cropping or other higher intensity agricultural use, relevant codes of practice place an onus on property owners to constrain agricultural chemicals within property boundaries.</p> <p>For a full assessment of the proposal's compliance with this P4 for Clause 11.4.2 of the planning scheme please see the planning assessment below.</p>

Issues Raised:	Response:
<p>noise mitigation and sound proofing can be achieved. (Note: double glazing is designed with the intention of energy efficiency before noise reduction, ceiling penetrations such as for downlights compromise sound proofing, insulation should also consider noise mitigation and not just thermal benefits).</p>	<p>Council must assess an application as submitted and cannot alter the substance of the proposal. Requiring location of the dwelling and/or shed to be significantly changed goes beyond the scope of powers Council has a planning authority under Clauses 6.10 and 6.11 of the planning scheme.</p> <p>Council cannot impose a higher standard of compliance than that permissible by the planning scheme.</p>

## INTERNAL REFERRALS

### Engineering Services Department

The application was referred to the Engineering Services Department. The following conditions were recommended:

- (1) Stormwater from the development from the development is to be fully contained within the boundaries of the property
- (2) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.
- (3) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (4) Loading and un-loading of vehicles is to be confined to within the boundaries of the property.

### Environmental Health

The following environmental health conditions were recommended.

- (1) Control measures are to be installed for the duration of the construction phase so as to limit the loss of soils and other debris from the site.

Note: This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.

## EXTERNAL REFERRALS

The application was referred to the Tasmanian Gas Pipeline Pty Ltd on 5 November 2025 and a response was received on 14 November 2025. These notes are included in the recommendation to council.

No other external referrals were required.

## PLANNING ASSESSMENT

The subject site is zoned Rural Living under the *Tasmanian Planning Scheme - Waratah-Wynyard*. The application is categorised as being within the Residential Use Class, a no permit required use in the zone, if for a single dwelling, and provided the application meets all the relevant acceptable solutions of the planning scheme.

The proposal does not meet all relevant acceptable solutions of the planning scheme and is therefore submitted as a discretionary application under s57 of LUPAA and assessed under the *Tasmanian Planning Scheme - Waratah-Wynyard* and relevant State Policies and Acts. Section 57(1)(b) of LUPAA allows Council to relax or waive the provisions of its Planning Scheme under a discretionary status.

An assessment of the proposal against the applicable clauses for the Rural Living zone and relevant codes is provided below.

#### 11.4.1 Site coverage

<p><b>A1</b></p> <p>The site coverage must be not more than 400m<sup>2</sup>.</p>	<p><b>P1</b></p> <p>The site coverage must be consistent with that existing on established properties in the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the capacity of the site to absorb runoff;</li> <li>(c) the size and shape of the site;</li> <li>(d) the existing buildings and any constraints imposed by existing development;</li> <li>(e) the need to remove vegetation; and</li> <li>(f) the character of development existing on established properties in the area.</li> </ul>
<p><b>Planning Comments:</b> Complies</p> <p>The proposed dwelling and shed have a combined area of 418.12m<sup>2</sup>, exceeding the maximum permissible under the acceptable solution. The proposal requires assessment against P1 for this clause.</p> <p>The subject site is relatively flat, with a slight slope towards the frontage and is burdened by an easement in favour of the gas pipeline. The proposed dwelling and shed located to the rear of the property, clear of the easement with sufficient space between the development area and frontage for absorption of wastewater and stormwater. Run off from both buildings will be collected into tanks for onsite water supply and overflow will be contained within the boundaries of the site.</p> <p>No vegetation removal is required as part of the application and the extent of coverage proposed is consistent with the character of development in the area. Nearby properties at 33 and 39 Aldersons Road as well as the adjoining title to the north-west and north-east all contain dwellings with large outbuildings exceeding 400m<sup>2</sup> site coverage.</p> <p>The proposal complies with P1 for this Standard.</p>	

#### 11.4.2 Building height, setback and siting

<p><b>A4</b></p> <p>Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:</p> <ul style="list-style-type: none"> <li>(a) not less than 200m;</li> </ul>	<p><b>P4</b></p> <p>Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and topography of the site;</li> </ul>
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(b) or if the setback of an existing building is within 200m, not less than the existing building.	(b) the separation of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of adjoining properties; (d) any proposed attenuation measures; and (e) any buffers created by natural or other features.
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**Planning Comments:** Complies

As shown above in Figure 1, the subject site adjoins the Rural zone to the to the south-east and south-west. The proposed dwelling is setback less than 200 from the zone in these directions and requires assessment against P4 for this clause.

The relevant test under P4 is whether the sensitive use will confine or restrain existing use in the Agriculture or Rural zone. Although the objective (d) of this clause refers to *'minimise ..impact on adjacent uses'* the language used in P4 indicates a higher threshold than mere minimisation.

The terms conflict and interfere are not defined under the planning scheme so must be given their ordinary meaning. The Macquarie Dictionary defines conflict as *'to come into collision; clash, or be in opposition or variance; disagree'* and *'to contend, do battle – a battle or struggle, especially a prolonged struggle; strife'*.

Interfere is defined as *'to interpose or intervene for a particular purpose'* and *'to take part in the affairs of others; meddle'* and *'to come into opposition, as one thing with another, especially with the effect of hampering action or procedure'*.

Both of these meanings taken together indicate that whilst minimisation is not sufficient to demonstrate compliance with P4, it cannot be said that any perceived annoyance or complaint would rise to the level of constraint or interference. The definition of these terms within the context of the standard required by P4 and the overall residential intent of the Rural Living zone suggests a state of active disagreement between the relevant sensitive use and Rural zoned land.

The map shown in Figure 3 below demonstrates a 200m radius from the approximate dwelling location (yellow) as well as 200m radii from nearest other sensitive uses (blue).



**Figure 3: 200m sensitive use radii comparison**

As demonstrated in Figure 3, the majority of Rural land potential affected by the proposed dwelling are already constrained by existing dwellings at 43 and 53 (CT 187515/2) Aldersons Road. The area of Rural zoned land not already restricted by existing sensitive use is located a minimum of 115m from the proposed dwelling and is primarily used for grazing purposes. In terms of future use for cropping or other higher intensity agricultural use, relevant codes of practice place an onus on property owners to constrain agricultural chemicals within property boundaries. Limiting consideration to adjoining dwellings, the area of adjoining Rural land at 68 Aldersons Road not already affected by the proximity of existing sensitive use is approximately 130m from the proposed dwelling.

The dimensions of the lot are such that there no location on the site for which a 200m separation from Rural zoned land can be achieved. The plans submitted with the application demonstrate that the dwelling has been designed with a carport, laundry and ensuite closest to the Rural zone to provide an additional buffer for habitable rooms and the proposed alfresco area.

The subject site is located on a zone boundary with the Rural zone where there is the expectation of exposure to farming activities commonly conducted in the Rural zone and there are legislative provision in place to protect activities undertaken on farms from nuisance complaints.

It is considered that the dwelling is appropriately sited within the constraints of the block so as not to conflict or interfere with use of Rural zoned land, including activities at 68 Aldersons Road.

The proposal complies with P4 for this Standard.

## C2.6.1 Construction of parking areas

<p><b>A1</b></p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"><li>(a) be constructed with a durable all weather pavement;</li><li>(b) be drained to the public stormwater system, or contain stormwater on the site; and</li><li>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</li></ul>	<p><b>P1</b></p> <p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"><li>(a) the nature of the use;</li><li>(b) the topography of the land;</li><li>(c) the drainage system available;</li><li>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</li><li>(e) the likelihood of generating dust; and</li><li>(f) the nature of the proposed surfacing.</li></ul>
<p><b>Planning Comments:</b> Complies</p> <p>The driveway and parking/turning areas will not be constructed with spray seal, asphalt, concrete, pavers or equivalent material as required by A1(c) and require assessment against P1 for this Clause.</p> <p>The property is in a rural area and Aldersons Road itself is an unsealed gravel road. The proposed driveway, parking and turning areas will be constructed with compacted road base with a blue metal topping to minimise risk of dust and sediment or debris dispersing outside areas intended for vehicle traffic. A standard condition requiring all stormwater generated on the site to be contained within title boundaries will be included on any permit issued. This applies to roofed buildings and driveway/parking areas.</p> <p>The proposal complies with P1 for this Standard.</p>	

## STATUTORY IMPLICATIONS

### Land Use Planning and Approvals Act 1993

The Council is established as a Planning Authority by definition under Section 3(1) of the LUPAA and must enforce the Planning Scheme under s48 of the Act.

In accordance with section 57 of this Act and Council's Planning Scheme, this proposal is an application for a discretionary permit. Council may approve or refuse discretionary permit applications after considering both Council's Planning Scheme and the public representations received. It is noted that one (1) representation was received during the exhibition period.

## STRATEGIC IMPLICATIONS

There are no strategic implications as a result of this report.

## POLICY IMPLICATIONS

There are no policy implications as a result of this report.

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## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications as a result of this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this report other than those ordinarily associated with administering the Planning Scheme.

## **RISK IMPLICATIONS**

There is limited risk for the Council acting as Planning Authority, provided that decisions made are in accordance with the Planning Scheme.

Should the Planning Authority wish to make a decision against the professional advice provided, the reasons will need to be detailed.

LUPAA provides for penalties against a Planning Authority that fails to enforce its planning scheme (ss. 63a and 64). Going against advice provided in the planning report, without seeking alternate qualified advice, may create unnecessary risk for the Council in exercising its statutory functions as a Planning Authority.

Should a decision by the Planning Authority be contrary to professional advice provided and the matter is taken to the appeal tribunal, Council would need to obtain separate professional advice to represent Council through the appeal process.

## **COMMENT**

This report is presented for Council's consideration, together with the recommendations contained at the beginning of this report.

It is considered that the proposed dwelling and outbuilding (shed) complies with either the acceptable solution or satisfies the performance criteria for all applicable standards of the Planning Scheme. The proposal is for a single residential use in a zone intended for that purpose and it appropriately sited within the constraints of the property. The proposed site coverage is compatible with other residential properties in the area and provision has been made for appropriate all weather vehicle access.

The application is considered to comply with the Rural Living zone provisions and applicable codes for the *Tasmanian Planning Scheme - Waratah-Wynyard*. It is therefore recommended that Council approve a planning permit for the proposed dwelling and outbuilding (shed) at 53 Aldersons Road, Wynyard.

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**7.0 MATTER RAISED BY COUNCILLORS****7.1 RESPONSE(S) TO COUNCILLOR QUESTIONS TAKEN ON NOTICE FROM PREVIOUS MEETING****7.1.1 CR COURTNEY - LIVING INCOME****QUESTION**

Cr Andrea Courtney asked if the Living Income matter could be brought back to a Councillor workshop given that job layoffs have started in parts of the world because of AI impact on jobs.

The CEO agreed to schedule for a future workshop.

**OFFICERS RESPONSE**

A workshop has been scheduled for April 2026.

**7.1.2 CR RAW - COMMUNITY BASED INCOME****QUESTION**

Cr Leanne Raw asked that the LiveWell Community Based Income project be included in the workshop update on Universal Living Income so that information can be provided on the significant progress made in becoming a trial area for a Community Based Income Program.

The CEO agreed to schedule for a future workshop.

**OFFICERS RESPONSE**

A workshop has been scheduled for April 2026.

**7.1.3 CR BRAMICH - CLEANING OF SIGNS****QUESTION**

Cr Gary Bramich asked if council officers could discuss a budget allocation for the cleaning of signs each year, in particular the town and entrance and building signs.

The Director of Infrastructure and Development Services took the question on notice.

**OFFICERS RESPONSE**

This item can be presented and discussed as part of the coming budget setting for 2026/27.

**7.1.4 CR BRAMICH - RE-SHEETING ELMA FAGAN HALL****QUESTION**

Cr Gary Bramich asked, given the EOI process about to occur, whether the resheeting works at Elma Fagan Hall should be deferred.

The Director of Infrastructure and Development Services advised that this could be reviewed.

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Cr Hyland subsequently asked if deferral should occur given the machinery and resources would be in Waratah completing other jobs and it could be very expensive to have to go back again.

The Director of Infrastructure and Development Services advised that timing would be considered during any decision making and that the best option may be to complete the works regardless.

#### **OFFICERS RESPONSE**

The works as contracted for the Elma Fagan Hall car park and access road: -

- Are scheduled for the week of 8 December alongside similar works for the Museum carpark, and
- as the outcome of an expression of interest process will be known well after this date,

Council is best placed to proceed with the works rather than defer.

#### **7.1.5 CR COURTNEY - POT HOLES BASS HIGHWAY**

##### **QUESTION**

Cr Andrea Courtney asked that we have discussion with the Department of State Growth (DSG) about state of potholes from behind Wynyard to Somerset and noted several were deep enough to cause damage to vehicles.

The Director of Infrastructure and Development Services agreed to contact DSG

##### **OFFICERS RESPONSE**

Contact has been made, and an update has been provided by Department of State Growth. Asphalt patching is being arranged while a more substantive rehabilitation is being designed and scheduled.

#### **7.2 COUNCILLOR QUESTIONS RECEIVED IN WRITING**

Nil received.

#### **7.3 COUNCILLOR QUESTIONS WITHOUT NOTICE**

A summary of question(s) without notice and response(s) will be recorded in the minutes.

<b>8.0 NOTICE OF MOTION</b>
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Nil received.

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## **9.0 REPORTS OF OFFICERS AND COMMITTEES**

### **9.1 SOMERSET SPORTING PRECINCT MASTER PLAN UPDATE**

To: Council  
Reporting Officer: Manager Community Activation  
Responsible Manager: Director Community Services  
Report Date: 1 December 2025  
File Reference: 001  
Enclosures: Nil

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#### **RECOMMENDATION**

**That Council notes the 2025/26 Somerset Sporting Precinct (SoSP) update, including progress against the Master Plan and ongoing communication with stakeholders.**

#### **PURPOSE**

To provide Council with an update on the SoSP project, including progress against the Master Plan, current project timelines, and planned activities for 2025/26.

#### **BACKGROUND**

The Open Space, Sport and Recreation Plan 2017-2027 (OSSR) identified a key opportunity in Somerset to develop a vacant parcel of land adjacent the Somerset Primary School into a shared sporting precinct. This required a consolidation of sporting facilities into the proposed area in order to meet the objectives of developing quality and safe spaces as well as enhancing recreation opportunities within the municipality. An early concept plan within OSSR suggested a facility could be developed to house a combination of sports such as football, cricket, tennis and an indoor basketball/netball court alongside the primary school.

However, since the adoption of OSSR, there has been significantly greater residential growth within Somerset, and this has resulted in a smaller area available for possible recreational development. As such, Council, at its 22 June 2020 meeting, endorsed changes to the Somerset Sports Precinct and adopted the Somerset Soccer Master Plan for upgrading the existing soccer facility.

Following this decision, further work needed to be undertaken to investigate the technical feasibility of relocating to the land adjacent the primary school as well as the option to upgrade the existing facilities at Langley Park.

Given the changes in circumstances, the development of a Somerset Sporting Precinct (SoSP) Master Plan was required and subsequently consultation with key stakeholders commenced. Input from stakeholders was considered and ideas/opportunities explored before Council adopted a draft master plan for public consultation in May 2024 a final version of which was adopted in August 2024.

#### **DETAILS**

The SoSP Master Plan aims to provide a diversity of recreation opportunities. The proposed facilities shall enhance participation in physical and social activities, liveability, the health

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and wellbeing of residents and the economic, environmental and social sustainability of the region.

The objectives of the master plan are to:

1. Provide opportunities to enable greater participation in recreational pursuits to improve the potential for personal and community benefits.
2. Increase utilisation of public facilities through consolidation, improved accessibility and shared use.
3. Enhance partnerships between Council, the community and other organisations.
4. Provide quality facilities that are consistent with the asset provision in council's adopted hierarchy for sports and recreation.
5. Integrate school and community facilities to foster lifelong participation in health and wellbeing activities.
6. Establish community facilities that are sustainable and can be managed cost-effectively through shared contributions to the renewal and maintenance of the facilities.

The actions identified in the Master Plan can be categorised into at least one of three key focus areas which align with the objectives of the plan. The focus areas are:

- Plan for and build resilient and sustainable infrastructure
- Promote council, club, community and education collaboration
- Ensure strong futures, shared outcomes and sustained identities

In summary, the key features of the Master Plan are:

1. Retention of Langley Park for active recreation and enhanced participation opportunities, by improving safety and accessibility of the existing structures;
2. Enhanced indoor recreation facilities to meet current demand, including the construction of a new multi-use shared stadium facility;
3. Partnership with the Department for Education, Children and Young People, to utilise the vacant land adjoining the Somerset Primary School for the new shared facility to enhance participation pathways between the school and junior sports; and
4. Maintaining flexibility and resilient futures for recreational pursuits in the municipality, through providing community hireable facilities within the new stadium and relocation of tennis.

### **Langley Park Upgrade Project Update**

Council reviewed tender submissions for the Langley Park upgrade project, from suitably qualified contractors with the capacity to commence works promptly. These submissions were assessed by an evaluation panel in accordance with Council's procurement processes.

Tender pricing exceeded initial estimates, and additional time was required for Council to review the financial implications and consider the most appropriate course of action. Council officers worked with the tenderers and project designers to better understand the cost variations, and with the building surveyor to ensure all necessary permits are secured prior to construction. The tender will be considered by Council in a separate Tender report in this agenda.

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Construction is likely to begin in the new year. Following contract award, Council will confirm the program of works with the successful contractor. Temporary facilities, including two change rooms, will be provided to ensure continuity of use during the construction period. Council acknowledges that this delay is not ideal; however, every effort will be made to minimise disruption to the clubs and maintain clear communication throughout.

The upgrade will deliver a significantly improved facility, including enhanced accessibility through the installation of a lift; improved sightlines for timekeepers; a redesigned and integrated canteen; new accessible unisex public toilets; an extended undercover area linking directly to tiered spectator seating; and flexible change-room amenities capable of being configured as either two large or four smaller spaces. The project also includes a new trophy display at the main entrance, an overall building refresh with upgraded first-floor windows, and the installation of solar panels and battery storage to support Council's sustainability objectives.

These improvements will provide a modern, functional, and accessible facility that will benefit the community for many years to come.

### **Somerset Indoor Sports Facility Project Update**

Council officers met with Somerset Primary School and DECYP to discuss the draft stadium concept and its interface with potential future school expansion. The school confirmed the existing oval is to be retained and advised of child-safety considerations that may influence fencing and shared-use arrangements. Concept plans and presentation materials have been provided for review, and further feedback received. Preliminary discussions regarding site leasing, service connections, and potential consolidation and subdivision will continue once the concept design is finalised.

A separate meeting was held with user groups to outline the concept design and seek comment on operational and functional requirements. Matters raised included potential advertising opportunities, equipment and maintenance needs, preferred spectator capacity for the show court, functional layout of spaces for bowls and other activities, and future options for elevated viewing. Plans were distributed to current users for further comment.

Internal review of the schematic design identified several matters for clarification, including the preferred show-court location, maintenance considerations for internal guttering, and the impact of curved walls on storage capacity. Council also noted condensation risks outlined in engineering advice, given the natural ventilation strategy for the multipurpose spaces.

Landscape and servicing considerations are being refined, including confirmation of planting types, extent of outdoor amenities, provision for solar and lighting infrastructure, and other cost-plan assumptions. Council has determined not to progress the additional cricket training facility scope.

Stakeholder feedback is now being consolidated. Once the final adjustments are confirmed, a development application will be lodged and detailed design will commence.

### **STATUTORY IMPLICATIONS**

#### **Statutory Requirements**

The proposed upgrades at Langley Park will improve accessibility to the building in compliance with the National Construction Code and the Building Act 2016. All new building construction works will equally comply with the appropriate codes and legislation.

## STRATEGIC IMPLICATIONS

### Strategic Plan Reference

<b>GOAL 4: Community Recreation and Wellbeing</b>
<b>Desired Outcomes</b>
4.3 We provide recreational opportunities to the community for all ages and abilities.
<b>Our Priorities</b>
4.3.1 Commit to ongoing recreation and open space planning to ensure evidence-based decisions are made about the role of Council and its partners in recreation.

<b>GOAL 4: Community Recreation and Wellbeing</b>
<b>Desired Outcomes</b>
4.4 Our community enjoys access to visually appealing safe spaces and facilities for recreation.
<b>Our Priorities</b>
4.4.2 Provide and maintain quality and safe places and spaces for physical, social and cultural activities, including shared and multi-use facilities where possible.

<b>GOAL 1: Leadership and Governance</b>
<b>Desired Outcomes</b>
1.5 We highly value the use of an evidence-based approach to the development and implementation of strategies and policies that support and strengthen our decision making.
<b>Our Priorities</b>
1.5.2 Maintain accountability by ensuring council decisions are evidence based and meet all legislative obligations.

### Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
<b>Strong communities and social capital</b>	<b>Enduring community capital</b> – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.
<b>Access and infrastructure</b>	<b>Local, regional and global transport and infrastructure access</b> – Safe and efficient access alternatives, growing freight capacity, renewable energy, water management and contemporary communications. Community infrastructure that supports economic development.
<b>Natural resource management</b>	<b>Managing abundant, natural and productive resources</b> – Natural resource management is valued and development is environmentally sustainable. The environment is clean and healthy with unspoilt beauty and biodiversity.
<b>Health and Wellbeing</b>	<b>Maintaining good health and wellbeing</b> – Healthy communities, people taking responsibility for their wellness, convenient access to medical services and facilities.
<b>Place making and liveability</b>	<b>Liveable places for all ages</b> – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.

## POLICY IMPLICATIONS

Council's Asset Management policy is relevant with regard to this report in that the long-term life cycle costs of asset investment are considered. Council's Financial Strategy is also relevant in understanding the long term impacts of both capital and recurring expenditure.

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## ENVIRONMENTAL IMPLICATIONS

The State government's natural values dataset was consulted in the development of this Master Plan to understand the presence of any threatened flora and fauna in the vicinity of the three key sites in question. This information has been used to inform the proposed plan and ensure the natural values of the Somerset community are maintained.

Both Langley Park and the Somerset Tennis Courts are located on the foreshore area of Somerset and therefore were subject to a desktop assessment of coastal processes to understand implications for these sites and inform future investment. Of most concern, scientific studies suggest the tennis courts site is at high risk of wave run-up in the next 20 years. Further modelling by the Tasmanian Government supports this research as it indicates the inundation and/or erosion issues will worsen at this site by 2050. This information has informed the Master Plan which has recommended the relocation of the tennis courts away from the foreshore as a result.

Council obtained the school's permission to seek a natural values assessment by a qualified ecologist to investigate the vegetation band on the southwestern corner of the vacant land adjoining the school. The report concluded the area is largely wetland forest and there was no evidence of burrowing crayfish. The presence of *melaleuca ericifolia* could be classified as swamp forest (and therefore protected by legislation) if the patch was surveyed as large enough. Whilst the vegetative area was not identified as habitat for threatened wildlife, Council has recognised its biodiversity and educational values given it is a prominent feature in the school's curriculum and for its location. As a result, all proposed developments in the Master Plan have avoided this band of vegetation.

## FINANCIAL IMPLICATIONS

At the time of adoption (August 2024) the Master Plan proposed the delivery of 17 action items over eight years, at a total estimated capital expenditure of almost \$30 million. Of this amount, approximately \$5.6 million is planned to be funded by Council, with the remaining \$24.4 million to be sourced by third party grants and contributions.

Once completed, an additional \$406,000 annually is required to cover depreciation and maintenance (this figure is net of any savings in decommissioning of existing sites). These recurrent costs are equivalent to a 4.3% general rate increase. In line with Council's Financial Management Strategy, operational improvements would need to be achieved to fund the additional cost. This could be achieved through decreasing expenditure or increasing revenue streams.

The estimates assume that most assets become public, owned and maintained by Council. This creates an additional financial burden on the broader community. Council will continue to work with key stakeholders to negotiate asset ownership moving forward, potentially reducing the annual recurrent costs. Council will also explore other opportunities to reduce these financial implications through sustainable building design, increased utilisation of facilities and avoiding unnecessary costs through regular planning and employing appropriate procurement strategies throughout the life of the plan.

The estimates have been prepared based on August 2024 market rates and a conceptual understanding of each action. The costs will be revised once detailed design and planning has been completed for each action. Additionally, current estimates do not include inflation or conditions placed on the works by other authorities.

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## **RISK IMPLICATIONS**

Additional risks regarding costs to the plan and affordability are to be noted. As with all Council Master Plans and Strategies, planned expenditure and associated impacts on Council's operational budget will be included in Council's Financial Management Strategy. The Strategy guides Council in how much it is likely to have at its discretion to allocate in future years based upon community affordability.

SoSP Master Plan can only be achieved through third-party funding assistance. Grant funding opportunities must be actively pursued as an essential funding source for actions contained within the plan.

## **CONSULTATION PROCESS**

The initial phase of engagement for the development of SoSP included core stakeholders such as: Department for Education, Children and Young People, the Somerset Primary School, Somerset Strikers Cricket Club, Somerset Football Club, Wynyard/Somerset Tennis Club, Somerset Amateur Basketball Association and the Somerset Bowls Club/WDIBBA.

A secondary phase of consultation was also held to assess the needs and expectations of the wider community in relation to the ideas put forward in the draft plan.


It is noted that the *Department for Education, Children and Young People* and the Somerset Primary School have provided in principle support for the proposed development on the Department's land adjacent the school.

## **CONCLUSION**

It is recommended that Council notes the 2025/2026 SoSP update

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## 9.2 ANNUAL UPDATE - FOSSIL BLUFF AND SURROUNDING TRAILS MASTERPLAN

To: Council  
Reporting Officer: Contracts and Administration Officer  
Responsible Manager: Director Infrastructure and Development Services  
Report Date: 26 November 2025  
File Reference: Fossil Bluff and Surrounding Trails Masterplan  
Enclosures: 1. Fossil Bluff Action Status Report 

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### RECOMMENDATION

**That Council notes the annual status update on the progress of the Fossil Bluff and Surrounding Trails Master Plan.**

### PURPOSE

To provide Council with an annual update on the status of the actions contained within the Fossil Bluff and Surrounding Trails Master Plan (FBMP).

### BACKGROUND

In 2020 Wynyard Landcare prepared a Fossil Bluff Reserve Management Plan that discussed strategies to enrich the biodiversity of the conservation area and educate the community. The plan considered revegetation, control of invasive weeds, fire management, track maintenance, education and research activities.

In collaborations between Wynyard Landcare, Parks & Wildlife and Council some agreement on the care and conservation of Fossil Bluff Reserve was reached. It was determined that a Reserve Management Plan be included within a broader Master Plan for the Reserve and surrounds to enhance the entire area through education and exploration. Following a four-week consultation process, 70 responses were received from the community and considered prior to the plan being adopted by Council in October 2021.

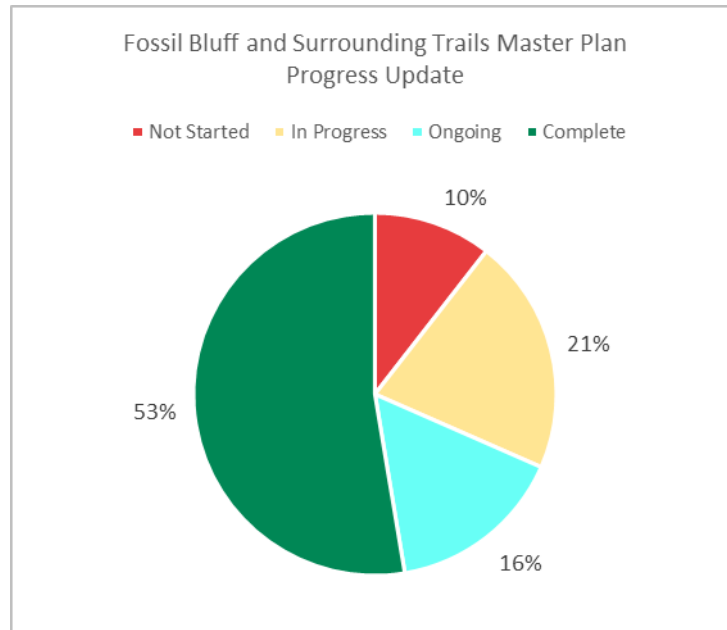
### DETAILS

The FBMP proposes 19 actions to cover the themes: Land Management / Biodiversity; Geological Interests; Tourism, Lookouts & Trails; Aboriginal & Cultural Heritage; Historical Interests in three key action areas. The actions address key concerns around maintaining the reserve, safety, infrastructure, tourism and education.

An update of the activities undertaken against each action has been included in the table attached to this report.

Of the 19 actions, ten have been completed, four are 'in progress' and three are 'ongoing' activities embedded into standard business practice. The remaining two actions have 'not started' or are not scheduled to commence until later in the five-year plan for Fossil Bluff and surrounds.

Details on progress are shown in the summary graph below.

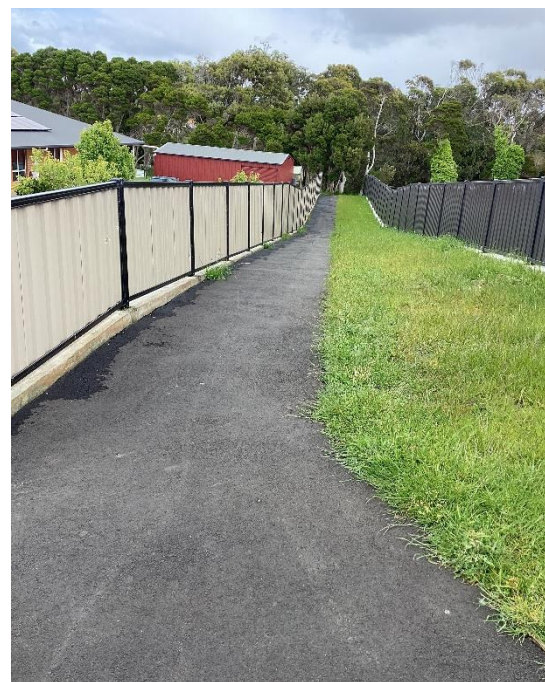


Key activities completed in the last financial year include:

- Replacement of the northwestern stairway and creation of a new southeastern stairway leading to the top of Fossil Bluff from both directions, were finalised.
- The upgrade to the path between 6 & 8 Inglisdale drive was completed.
- Ongoing biodiversity planting to the bluff and foreshore areas

Planned actions to be delivered during the 2025/26 financial year are:

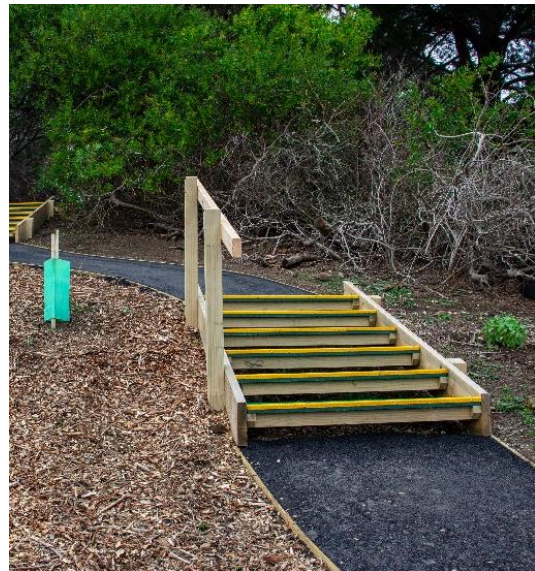
- Works to the River Walk along Golf Links Road will begin during the year.



**Upgraded Footpath between numbers 6 & 8 Inglisdale Drive**



**North-Western Stair replacement from Freestone Carpark to Bluff**



**South-Eastern Stair from Bluff to Golf Links Road**



**Biodiversity Plantings to Freestone Cove Foreshore – Wynyard Landcare**

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## STATUTORY IMPLICATIONS

### Statutory Requirements

There are no statutory implications as a result of this report.

## STRATEGIC IMPLICATIONS

### Strategic Plan Reference

<b>GOAL 3: Connected Communities</b>
<b>Desired Outcomes</b>
3.1 Waratah-Wynyard is a modern community—moving forward but not forgetting where it started.
3.2 We listen and engage with our community in decision making.
3.3 Our natural and built environment aids the community with an active and healthy lifestyle.
<b>Our Priorities</b>
3.1.1 Deliver planning for activation through effective urban design and planning that promotes liveability, social gathering and connectedness, and which recognises and celebrates local history.
3.1.2 Promote and strengthen community safety to retain and attract families to live and recreate in Waratah-Wynyard.
3.2.1 Deliver engagement strategies that adapt to community needs to ensure effective communication and collaboration.
3.3.2 Facilitate activities and events that promote inclusion, health, safety and a sense of place.
<b>GOAL 4: Community Recreation and Wellbeing</b>
<b>Desired Outcomes</b>
4.1 Our community is welcoming and supportive.
4.2 Our community values, encourages and supports physical, social and cultural activities.
4.3 We provide recreational opportunities to the community for all ages and abilities.
4.4 Our community enjoys access to visually appealing safe spaces and facilities for recreation.
<b>Our Priorities</b>
4.1.1 Collaborate with community organisations that provide recreation opportunities to our community.
4.2.1 Focus on the value of recreation in promoting the health and wellbeing of our community.
4.3.1 Commit to ongoing recreation and open space planning to ensure evidence-based decisions are made about the role of Council and its partners in recreation.
4.4.1 Employ land-use planning strategies to promote connectivity and equity in the allocation or use of open space for recreation purposes.
4.4.2 Provide and maintain quality and safe places and spaces for physical, social and cultural activities, including shared and multi-use facilities where possible.
<b>GOAL 7: Environment</b>
<b>Desired Outcomes</b>
7.1 Council and the community minimise its resource consumption and carbon footprint.
7.2 The community understands its vulnerabilities and strengths when it comes to climate change adaptation and resilience.
7.3 Our natural environment, unique surroundings and community assets are future ready in a changing climate.
7.5 Stewardship of our land, water and marine ecosystems respects past, present and future generations.
<b>Our Priorities</b>
7.1.2 Advocate for effective environmental management and contribute to regional, state, and national climate change initiatives.
7.2.1 Support and foster community led adaption and initiatives.
7.3.1 Facilitate education and awareness of climate change risks to the community and property owners.
7.3.2 Embed environmental considerations and potential climate impacts in Council’s infrastructure planning and decision making.
7.3.3 Innovative and sustainable design is encouraged through forward thinking and planning.
7.5.1 Protect, enhance and recover biodiversity through forward thinking and planning.
7.5.2 Mitigate biosecurity risks through landscape restoration and industry collaboration.

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## Sustainable Murchison Community Plan 2040

<b>Community Future Direction Theme</b>	<b>Key Challenges &amp; Opportunities:</b>
<b>Tourism</b>	<b>Memorable visitor experiences all year round</b> – The must see destination, quality product, easy access, popular events and festivals with coordinated marketing. A longer season with increasing yields.
<b>Strong communities and social capital</b>	<b>Enduring community capital</b> – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.
<b>Natural resource management</b>	<b>Managing abundant, natural and productive resources</b> – Natural resource management is valued and development is environmentally sustainable. The environment is clean and healthy with unspoilt beauty and biodiversity.
<b>Place making and liveability</b>	<b>Liveable places for all ages</b> – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.

### **POLICY IMPLICATIONS**

There are no policy implications as a result of this report. Any policy created as an outcome of individual projects undertaken as part of the FBMP's recommendations will be subject to the Council's standard Policy approval process.

### **ENVIRONMENTAL IMPLICATIONS**

There are no new environmental implications as a result of this report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this progress update. Individual projects undertaken as part of the FBMP's recommendations will be subject to the Council's standard budget approval process.

### **RISK IMPLICATIONS**

There are no risk implications as a result of this report.

### **CONSULTATION PROCESS**


There are no consultation requirements as a result of this report.

### **CONCLUSION**

It is recommended that Council notes the annual status update on the progress of the Fossil Bluff and Surrounding Trails Masterplan.

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### 9.3 SISTERS BEACH AND PORT ROAD - SPEED LIMIT REDUCTION

To: Council  
Reporting Officer: Manager Engineering Services  
Responsible Manager: Director Infrastructure and Development Services  
Report Date: 2 December 2025  
File Reference: .  
Enclosures: 1. Commissioner for Transport - Directions Letter 

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#### RECOMMENDATION

##### That Council:

1. Notes the direction letter received from the Commissioner for Transport
2. Proceeds with works to reduce the speed limit of Sisters Beach Road and Port Road, Boat Harbour, as approved by the Commissioner for Transport

#### PURPOSE

To note the direction letter received from the Commissioner for Transport (dated 1 December 2025) regarding the proposed speed limit reduction on Sisters Beach and Port Road, Boat Harbour, and to proceed with works to implement the speed limit changes.

#### BACKGROUND

At the ordinary meeting of Council June 2023, a motion was put and carried, per the relevant extract below: -

##### That Council: -

1. Note the Unconfirmed Minutes of the SEAP meeting held on 16 May 2023; and
2. Endorse the following actions in response to recommendations to Council from the meeting held on 16 May 2023 that:
  - b. Council officers undertake an assessment of Sisters Beach Road, and report the findings to Council decision making on whether or not to request the Transport Commissioner to lower the speed limit

Following investigation, seasonal data gathering and reporting, at the ordinary meeting of Council March 2025, a motion was put and carried such that: -

**That Council receives and notes the assessment of the speed limit on Sisters Beach Road and determines to reduce the speed limit to 80km/h from the Bass Highway and all connecting roads through to Sisters Beach and forward that recommendation to the commissioner for transport.**

#### DETAILS

As detailed in the correspondence received from the Commissioner for Transport the following application of 80km/h speed limit treatment has been approved;

- Port Road, between the Bass Highway and the Sisters Beach Road junction, a distance of some 1.5 kilometres; and

- Sisters Beach Road, between the Port Road junction and the Sisters Beach township, a distance of some 6.5 kilometres.

The following commentary in regard to the other connecting roads within the area of Sisters Beach and Boat Harbour has been provided:

- Pokes Road and Strawberry Lane are gravel roads and so are already subject to the 80 km/h default speed limit for unsealed roads.
- Banksia Park Road and Dicks Road are rural residential cul-de-sacs where a speed limit of 50 or 60 km/h would normally be applied.
  - Even though these roads are currently unsigned for a speed limit, because they are short and narrow with houses, road users are currently inclined to see them as slower speed roads, and travel on them accordingly.
  - Changing these roads to be signed for 80 km/h as proposed by Council is expected to reduce safety, as it will be providing road users with an explicit speed that is not reasonable for these roads.
  - If Council is interested in pursuing a revised speed limit reduction on these two roads, the Manager Traffic Engineering, can be contacted to discuss further via the contact details at the end of this letter.
- Port Road, between the Sisters Beach Road junction and the Boat Harbour Beach township, has already had its speed limit reduced from 100 km/h to 60 km/h from a previous speed limit change request, so no further action is needed from this review to lower the speed limit on this section.

## STATUTORY IMPLICATIONS

### Statutory Requirements

There are no statutory implications as a result of this report.

## STRATEGIC IMPLICATIONS

### Strategic Plan Reference

<b>GOAL 6: Transport and Access</b>
<b>Desired Outcomes</b>
6.2 Our transport and access network is sustainable, affordable and fit for purpose.
<b>Our Priorities</b>
6.2.2 Plan for all movements and modes of transport with a fit-for-purpose network.

### Sustainable Murchison Community Plan 2040

<b>Community Future Direction Theme</b>	<b>Key Challenges &amp; Opportunities:</b>
<b>Access and infrastructure</b>	<b>Local, regional and global transport and infrastructure access</b> – Safe and efficient access alternatives, growing freight capacity, renewable energy, water management and contemporary communications. Community infrastructure that supports economic development.
<b>Natural resource management</b>	<b>Managing abundant, natural and productive resources</b> – Natural resource management is valued and development is environmentally sustainable. The environment is clean and healthy with unspoilt beauty and biodiversity.

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## **POLICY IMPLICATIONS**

There are no policy implications as a result of this report.

## **ENVIRONMENTAL IMPLICATIONS**

It is anticipated that the reduction in the speed limit on Sisters Beach Road may reduce the level of road kill currently experienced.

## **FINANCIAL IMPLICATIONS**

There will be financial implications to install the speed reduction treatment on Ballast Pit Road. This implication includes the purchase and installation of signage to advise and enforce the new speed limit, which is expected to cost approximately \$7,500 (nominally 15 signs @ \$500 per sign)

## **RISK IMPLICATIONS**

Reduction of a speed limit reduces risk for road users, including pedestrians and wildlife.

## **CONSULTATION PROCESS**

There are no consultation requirements as a result of this report.

## **CONCLUSION**

That Council notes the direction letter received from the Commissioner for Transport and staff will proceed with works to reduce the speed limit of Sisters Beach Road and Port Road.

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## 9.4 QUARTERLY INFORMATION REPORT - ORGANISATIONAL PERFORMANCE

To: Council  
Reporting Officer: Governance Officer  
Responsible Manager: Director Governance and Information Systems  
Report Date: 21 November 2025  
File Reference: Quarterly Statistics  
Enclosures: Nil

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### RECOMMENDATION

**That Council notes the Quarterly Information Report for the Organisational Performance Department as of 30 November 2025.**

### PURPOSE

To provide statistical information and a quarterly update on the activities of Council for activities undertaken within the following Directorates and Departments:

- Organisational Performance:
  - People and Safety
  - Economic Development
  - Governance and Information Systems
  - Risk Management

### BACKGROUND

This report is part of a regular reporting framework to inform Council of activities undertaken across the organisation on a quarterly basis. Each month, a quarterly information report is provided on rotation for each Directorate:

- Community and Engagement (July, October, January, April)
- Infrastructure & Development Services (August, November, February, May)
- Organisation Performance (September, December, March, June)

## PEOPLE AND SAFETY

People and Safety provides organisation-wide human resource, health, safety and wellbeing services to support Council in maximising the value of its workforce. The team continues to focus on attracting, retaining and developing the people and capability needed to deliver high-quality services to the community. This quarter's workforce profile shows a stable, experienced and diverse workforce, with positive indicators across retention, absenteeism and workforce participation.

### Staff Numbers and Statistics

Staff Numbers as at:		30 November 2025					
	Permanent Positions		Temporary Positions			Total	Fulltime equivalent
	Full-time	Part-time	Full-time	Part-time	Casual		
Indoor	35	16	3	2	7	63	54.2
Outdoor	32	2	4	0	1	39	36.0
Childcare	9	13	0	4	3	29	21.5
<b>Total</b>	<b>76</b>	<b>31</b>	<b>7</b>	<b>6</b>	<b>11</b>	<b>131</b>	<b>111.7</b>

As of 30 November 2025, Council employed 131 people equivalent to 111.7 full time employees.

Statistics	Ave. Yrs Service	Gender			Ave. Age
		Female	Male	Other	
Indoor	7.3	41	22	0	45.8
Outdoor	8.3	7	32	0	43.6
Childcare	10.3	29	0	0	40.7
<b>Total</b>	<b>8.6</b>	<b>77</b>	<b>54</b>	<b>0</b>	<b>43.4</b>

Age Demographic			Gender Demographic		Management Demographic	
Under 30 years	31	23.7%	Female	59%	Female	7   58%
30-45 years	35	26.7%	Male	41%	Male	5   42%
45-55 years	27	20.6%	Other	0%	Other	0   0%
55 years and over	38	29.0%				

Diversity Statistics	Yes	No	Undisclosed
Aboriginal or Torres Strait Islander	6%	91%	3%
Culturally or linguistically diverse	3%	94%	3%
Special needs or additional learning support requirements	1%	95%	4%

*ATSI - Aboriginal or Torres Strait Islander, CALD - culturally or linguistically diverse, Special needs or additional learning support requirements*

### Turnover Rate of Permanent Staff

**1.9%** Average (*Permanent Departure rate divided by total permanent employee rate*)

Council demonstrates strong employee retention, reflected in an impressive average length of service of 8.6 years across the workforce. This is especially noteworthy in the Childcare team, where staff average 10.3 years of service, highlighting a stable and committed workforce in a sector often characterised by high turnover.

Complementing this is a remarkably low permanent staff turnover rate of just 1.9%, indicating a positive work environment, strong organisational culture and effective workforce management strategies.

The composition of Council’s workforce positions the organisation to leverage both experience and fresh perspectives, supporting knowledge transfer, innovative practices, and succession planning. Maintaining this blend of skills and age diversity will be critical to meeting service delivery goals and supporting future growth opportunities.

### New Starters/Departures

New Starters & Departures this Quarter							
		Permanent Positions		Temporary Positions			Total
		Full-time	Part-time	Full-time	Part-time	Casual	
New Starters	Indoor	0	0	0	0	0	0
	Outdoor	2	0	2	0	0	4
	Childcare	0	0	0	2	0	2
	<b>Total</b>	<b>2</b>		<b>4</b>		<b>0</b>	<b>6</b>
Departures	Indoor	2	0	0	0	0	2
	Outdoor	0	0	0	0	0	0
	Childcare	0	0	0	0	0	0
	<b>Total</b>	<b>2</b>		<b>0</b>		<b>0</b>	<b>2</b>

Council inducted six (6) new employees throughout the reporting period and had two (2) employee departures.

### Absenteeism Rate

Absenteeism Rate				
	Personal Leave Taken	Hours Worked	Absent Rate	Full Time Equivalent
Indoor	1169	28,475	3.9%	1.20
Outdoor	442	19,172	2.3%	0.45
Childcare	265	11,416	2.3%	0.27
<b>Total</b>	<b>1876</b>	<b>59,063</b>	<b>3.1%</b>	<b>1.91</b>

## WORK HEALTH AND SAFETY

### Incident/Hazard Report Forms received this Quarter

Incident/Hazard Report Forms received this Quarter							
	Incident	Hazard	Near Misses	Injury/ Illness	Property/ Plant Damage	Verbal Abuse	Total Reports
Indoor	0	0	1	0	0	0	1
Outdoor	0	1	3	4	11	1	20
Childcare	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>11</b>	<b>1</b>	<b>21</b>

The strong reporting rate from Works & Services reflects a positive safety culture, ongoing support from leaders and an increased willingness to report hazards and near misses which is essential for early intervention and risk reduction.

### Lost Time Injury and Workers Compensation Cases

#### Lost Time Injury Frequent Rate (LTIFR) and Workers Compensation Cases for this Quarter

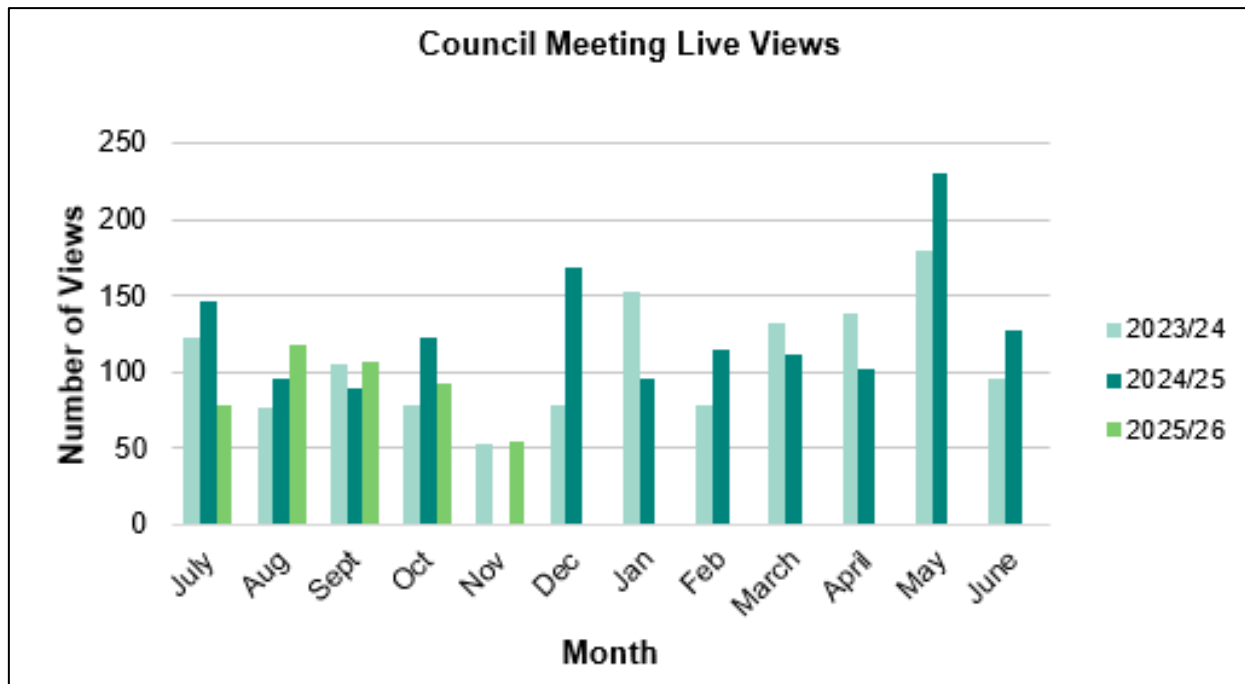
	No. of LTI's	Lost Time Injuries (hrs)	Hours Worked in Period	LTIFR	Total New WC Cases	Ongoing WC Cases	Finalised WC Cases
Indoor	0	0	0	0.00	0	0	0
Outdoor	0	0	0	0.00	1	0	0
Childcare	0	0	0	0.00	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>LTIFR Industry Benchmark</b>				<b>12.6</b>			

During the reporting period, Council recorded three (3) injuries. Of these, one (1) resulted in a workers' compensation claim with no lost time.

### Drug & Alcohol Testing

Council conducts random Drug & Alcohol testing up to three times per year. Testing was conducted on 5 August 2025 with 5 randomly selected employees from the Works & Services Department and 5 from the Council Chambers. All were negative and Council has not encountered a non-negative test since 2020.

**Council Meeting Live Stream Views – Ordinary Meetings**



\*November 2024 stats not available due to technical issues.

**Policies Adopted by Council**

The following policies were adopted by Council for the period 01 September 2025 – 30 November 2025:

- Brand and Signage Policy
- Dispute Resolution Policy
- Digital Recording of Council Meetings Policy

**Workplace Policies Reviewed**

The following workplace policies were reviewed and adopted by the Senior Leadership Team for the quarter:

- Work Health and Safety Charter
- ICT – Information Security Policy, Network Access & Wi-Fi Policy, Incident Response & Data Breach Policy, ICT Asset Management Policy

**Complaints**

Council received no formal complaints during the period 01 September 2025 – 30 November 2025.

## Tenders & Contracts

In accordance with Council's Procurement Policy the following table is provided for all contracts awarded YTD for 2025/26 over \$100,000 excluding service contracts.

Contract No And Description	Name and Address of Contract Holder	Contract Dates	Contract Extension Options	Contract Value at Start Date
837 – 2025/2026 Bitumen Surfacing Services	Hardings Group (Tas) Pty Ltd	07/08/2025 – 28/02/2026	N/A	\$844,839.00
838 – D&C ANZAC Park Shade Structures and Staged Development	Active Areas Pty Ltd	TBC	N/A	\$463,045.00
840 – D&C Frenchs Road Reserve Foot Bridge over Seabrook Creek	Arc Design Solutions	16/10/2025 – 18/02/2026	N/A	\$145,500.00
843 – Inglis River Walking Track – Project 5 Golf Links Road	AJR Construct Pty Ltd	04/11/25 – 02/04/2026	N/A	\$532,249.59

## Non-Application of Public Tender Process

Pursuant to Section 27 of the *Local Government (General) Regulations* there have been no contracts awarded where the public tender process was not applied.

## Council and Land Information Certificates (337)

Graphical analysis is provided demonstrating the total number of certificates issued for the reporting period compared to last year.

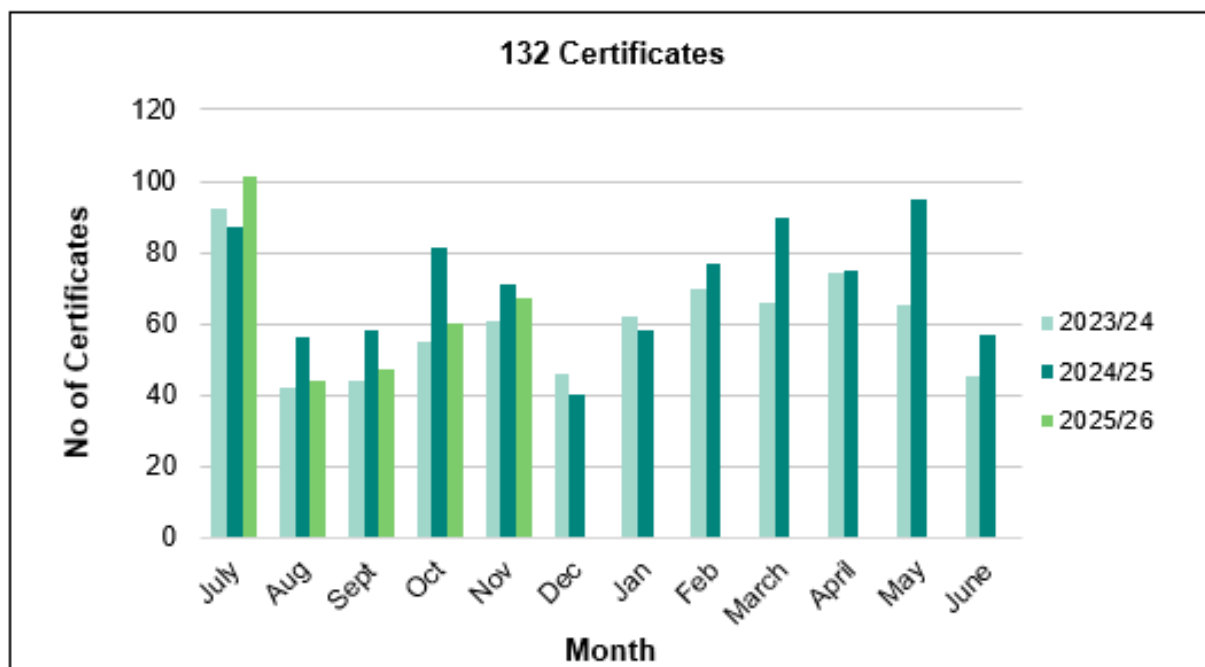
A Council Certificate 337 provides information about whether there are any outstanding notices, permits or orders in relation to a property. For the 2025/26 period there have been 167 Section 337 certificates completed as at 30 November 2025 compared with 186 in November 2024.



## Certificate of Liabilities (132)

Graphical analysis is provided demonstrating the total number of certificates issued for the reporting period compared to last year.

Section 132 certificates are issued by Council on request usually as a part of selling a property. The certificate outlines rate and property liabilities. For the 2025/26 period there have been 319 Section 132 certificates completed as at 30 November 2025 compared with 353 in November 2024.



## ECONOMIC DEVELOPMENT UPDATE

Key economic development activities undertaken by Council’s Economic Development Officer (EDO) are outlined below:

### **Penguin Viewing Experience and Park and Pedal facility**

This project has been deferred to the current 2025/26 financial year to allow for budget allocation towards a feasibility study, concept designs, and necessary reporting requirements.

This project has been transferred to the Recreational Planning and Environment team to progress.

### **Investment Prospectus**

The development of our Investment Prospectus is well underway and progressing strongly. This project will provide potential investors with comprehensive insights into the opportunities available within our municipality.

To further enhance the prospectus, we’ve committed to creating a dedicated marketing website that will showcase the unique strengths and offerings of our region. As part of this initiative, we’ve engaged Mason Doherty to produce a series of storytelling videos that will bring our local opportunities to life and add significant value to the online platform.

Project continues to be progressed. Storytelling videos from Little Sister General Store and Alchymia Distillery and will be weaved through the Investment website with an expected launch in 2026.

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### **Business/Industry Visits**

Site visits offer an opportunity for Councillors and the Executive team to tour premises, gain valuable insights into operations and acknowledge the significant contributions businesses make to our local economy. By strengthening connections with local businesses, these visits also highlight what makes our region an exceptional place to live, work, and thrive.

Business visits for 2025 have now been completed with visits to Yolla Co-Op, Steve Walker Sails, Creative Paper and Fonterra.

Planning has commenced for 2026 visits.

### **Sisters Beach Camping and Open Space**

A working group has been established to explore freedom camping options at Sisters Beach. This project has been combined with the review of the Sisters Beach Open Space and the need to find an alternative site due to coastal erosion concerns.

### **Leases / Licenses**

The Watershed - a suitable tenant is being worked through.

A Lease and Licence Register is being developed with an internal working group. Guiding principles are being developed to support this register.

## **INFORMATION SYSTEMS UPDATE**

Key corporate system development projects and their current progress status are outlined below:

Progress on Major IT Projects

### **Capital Program**

Work has continued across capital projects, keeping projects on track and supporting reliable service delivery.

### **Collaboration Hub and Intranet – Phase 1**

This quarter we completed the project proposals and began engagement with the vendor for the new Collaboration Hub and Intranet. This work is an important first step toward improving how staff communicate, share information, and work together.

### **Electronic Timesheets**

The rollout of electronic timesheets has continued, helping streamline processes and reduce manual administration for staff.

### **Shared CCTV Project with the State Government**

In partnership with the State Government, we delivered a shared program of work to expand CCTV coverage across the municipal area, supporting improved safety and emergency response.

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### **Support to Other Councils**

We aided nearby councils by sharing our experience with Enterprise Resource Planning (ERP) systems. This included lessons learnt, insights into vendor engagement, and practical advice to support their planning and decision-making.

### **Strengthening Security, Safety and Resilience – Cyber Security Awareness**

We began an internal education program to help staff build stronger cyber security skills, including awareness of safe practices such as Multi-Factor Authentication (MFA).

### **Business Continuity and Disaster Recovery Plans**

Work continued on strengthening our Business Continuity (BCP) and Disaster Recovery (DR) plans to ensure Council can respond effectively to disruptions and protect critical services.

### **Governance and Risk Management**

The ICT Risk Steering Committee met during the quarter, maintaining strong oversight of our digital and technology risks and ensuring our work aligns with Council's long-term goals.

### **Looking Ahead**

We will continue progressing our digital transformation work, building safer and more connected systems, supporting staff capability, and delivering improvements for the community.

### **Information Management**

Council's Information Management function provides and manages integrated and secure systems and processes to centralise the collection, storage and retrieval of Council records and associated documentation. The team has been working on several projects to improve the accessibility of information.

### **Property File Digitisation**

The digitisation of Council's property files project has been closed with minor completion works to be completed over coming weeks. The project achieved its objectives of improving information accessibility and enhancing operational efficiencies.

## **STATUTORY IMPLICATIONS**

### **Statutory Requirements**

There are no statutory implications as a result of this report.

## **STRATEGIC IMPLICATIONS**

### **Strategic Plan Reference**

<b>GOAL 1: Leadership and Governance</b>
<b>Desired Outcomes</b>
1.1 We make publicly transparent decisions on spending and future directions while encouraging community feedback.
<b>Our Priorities</b>
1.6.2 Develop leadership that inspires and motivates, and which maintains a strong community and workplace culture.

<b>GOAL 2: Organisational Support</b>
<b>Desired Outcomes</b>

2.1 We are a knowledgeable organisation—we demonstrate best practices in our business processes.
<b>Our Priorities</b>
2.1.1 Develop a learning culture that ensures staff have the knowledge and skills to maximise potential, and which empowers staff to achieve and grow.

## Sustainable Murchison Community Plan 2040

<b>Community Future Direction Theme</b>	<b>Key Challenges &amp; Opportunities:</b>
<b>Business &amp; Industry</b>	<b>Specialised diversity of the economy</b> – Value adding, diversification, innovation and employment. A resilient economy with global brand recognition and growing exports.
<b>Governance and working together</b>	<b>Working together for Murchison</b> – Everyone plays a part in achieving the objectives of the Sustainable Murchison Community Plan. There is cooperation, resource sharing and less duplication between Councils. Leadership is provided across all community sectors.

### **POLICY IMPLICATIONS**

There are no policy implications as a result of this report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications as a result of this report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this report.

### **RISK IMPLICATIONS**

There are no risk implications as a result of this report.

### **CONSULTATION PROCESS**






There are no consultation requirements as a result of this report.

### **CONCLUSION**

That Council notes the Corporate Quarterly Information Report for the Organisational Performance Department.

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## 9.5 OUTLINE DEVELOPMENT PLAN

To:	Council
Reporting Officer:	Manager Development and Regulatory Services
Responsible Manager:	Director Infrastructure and Development Services
Report Date:	29 October 2025
File Reference:	Strategic Planning
Enclosures:	<ol style="list-style-type: none"><li>1. draft Outline Development Plan </li><li>2. Summary of Formal Representations </li><li>3. Consolidated Feedback with responses </li><li>4. Welcome to area advice </li><li>5. Explanatory Note: Setting a higher standard of street landscaping </li></ol>

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### RECOMMENDATION

#### That Council:

1. **Adopts the Outline Development Plans as prepared for River Road, Wynyard and Malakoff Street, Somerset; and**
2. **Acknowledges the submissions received on the development plans and thanks those who took the time to review the documents.**

### PURPOSE

The purpose of this report is to provide an overview of the submissions received during consultation, the matters raised and how these comments have been addressed; and to seek Council approval to adopt the final draft of the Outline Development Plans River Road, Wynyard and Malakoff Street, Somerset and associated documents.

### BACKGROUND

Council is required to undertake strategic planning, in order to provide a direction for the future of the municipal area with a particular focus on Wynyard and Somerset.

In May 2021 Council adopted the Liveable Waratah-Wynyard Settlement Strategy, this document was required to provide a strategic planning direction for the future of Wynyard, Somerset, Waratah, Boat Harbour Beach, Sisters Beach, Yolla and the isolated clusters of land zoned Rural Living throughout the municipality. Without this planning in place and subsequently the Outline Development Plans, strategic amendments cannot be made to Council's planning scheme.

### DETAILS

The consultation period ran from June 2025 to October 2025. It was split into phases. Phase 1 was an early release, where the draft Outline Development Plans were available for viewing and comments were able to be submitted on the plan between 24 June 2025 to 22 July 2025. Phase 2 was the active consultation phase, which included notification and promotion of the strategy via socials and the newspaper, appointments available with planners, and access to online material. Phase 2 ran from 14 August to 4 September 2025.

Overall, 15 formal submissions were received. Informal comments and discussion with members of the public, staff, service providers and general comments on social platforms

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had been summarised. Feedback from these interactions has been broken down in the Feedback Summary and Responses document and a consolidated breakdown of the formal submissions is detailed in the Summarised feedback document attached. This has been done to de-identify representors in the process.

The majority of feedback was in support of the Outline Development Plans and their approach, and the majority of recommendations enjoyed a balance of support, for forward thinking with suggestions of consideration to ensure they had been captured or thought through.

There were individual criticisms raised in the submissions. Some of these appear to come from misunderstandings and some confusion of where the Outline Development Plans sit within the planning framework and some in relation to specific development enquiries in relation to individual titles. It must be reiterated that this document will not force landowners to pursue development on their land. However, will provide a guiding document as a framework should land release occur in these locations to assist with a more cohesive development response to the local area. Statutory processes would need to be followed for anything further to occur.

Other submissions raised flaws in the locations not being appropriate, whilst this body of work had already established from the Liveable Waratah Wynyard Settlement Strategy and REMPLAN study data as Council's data sources. Some criticisms were either through interpretation of the available facts or through assumed facts that were unknown at the time. Where this has occurred, the recommendations were amended to reflect these suggested changes.

Consequently, there have been several minor amendments to the outline development plans to address feedback.

Please refer to the Feedback and Responses document, which is attached to this report, for a breakdown of the submissions received, how each matter has been considered, and then how and where the plans have had minor changes to address the matter raised.

## **STATUTORY IMPLICATIONS**

### Statutory Requirements

Without an Outline Development Plan as a focused part of work from our settlement strategy (Liveable Waratah-Wynyard Settlement Strategy), Council would not have the strategic planning in place to support draft planning scheme amendments to the planning scheme (rezonings). This strategic work is also required to be consistent with the Cradle Coast Regional Land Use Strategy.

## **STRATEGIC IMPLICATIONS**

### Strategic Plan Reference

<b>GOAL 1: Leadership and Governance</b>
<b>Desired Outcomes</b>
1.1 We make publicly transparent decisions on spending and future directions while encouraging community feedback.
<b>Our Priorities</b>
1.1.1 Commit to best practice in community engagement.
<b>GOAL 3: Connected Communities</b>
<b>Desired Outcomes</b>

<b>Our Priorities</b>
3.1.1 Deliver planning for activation through effective urban design and planning that promotes liveability, social gathering and connectedness, and which recognises and celebrates local history.
<b>GOAL 5: Economic Prosperity</b>
<b>Desired Outcomes</b>
5.4 Pathways to improve liveability now and in the future are provided.
<b>Our Priorities</b>
5.4.2 Ensure evidence-based allocation of infrastructure and land use to enable sustainable growth.
<b>GOAL 6: Transport and Access</b>
<b>Desired Outcomes</b>
6.2 Our transport and access network is sustainable, affordable and fit for purpose.
<b>Our Priorities</b>
6.1.2 Prioritise and address service gaps with a road hierarchy.

### Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Natural resource management	<b>Managing abundant, natural and productive resources</b> – Natural resource management is valued and development is environmentally sustainable. The environment is clean and healthy with unspoilt beauty and biodiversity.
Place making and liveability	<b>Liveable places for all ages</b> – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.

Council Strategy or Plan References	Date adopted:
Liveable Waratah-Wynyard Settlement Strategy	May 2021

#### **POLICY IMPLICATIONS**

There are no policy implications as a result of this report.

#### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications as a result of this report.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this report.

#### **RISK IMPLICATIONS**

- Reputational Risk

With any form of community consultation there is always a risk that some may feel they have been excluded from meaningful consultation.

It is considered that the summary of and responses to the submissions made is comprehensive. It is clear that the submissions have been received considered and

addressed. How they have been addressed may be a point of contention for the submitter, where Council does not share the same opinion.

## CONSULTATION PROCESS

There consultation period ran from June 2025 to October 2025. It was split into phases. Phase 1 was an early release, where the strategy was available to only the landowners that were subject to the proposal and was available for viewing, comment and follow up appointments and ran between 24 June 2025 to 22 July 2025. Phase 2 included a broader audience where the entire wider community could comment on the plans running from 14 August to 4 September 2025. Advocate notification on the 23<sup>rd</sup> August. Next, a councillor workshop was held, where it was also decided to specifically engage with the landowners directly opposite the sites that would be impacted. This included a phase 3 step of contacting these landowners and occupiers directly and this phase ran from 9 October 2025 to 24 October 2025. The table below details on the actions taken to consult with the community.

Technique	Notes	Timing		
		Phase 1	Phase 2	Phase 3
Letters notifying only landowners				
Invitations to landowners impacted	To ensure we heard residents in the first instance			
Launched on website				
Launched on social media accounts				
Advertisements in Notices section of Advocate				
Targeted invitation outreach to SEAP members for contributions				
Follow up one on ones, face to face and phone calls	Both from requests and clarifications			
Workshop with Councillors on feedback and approach thus far				
Invitation letters notifying adjoining and adjacent landowners of the properties proposed to be impacted.				

## CONCLUSION

The Outline Development Plans are the next step of the Liveable Waratah-Wynyard Settlement Strategy element that focused on the residential areas of the municipality.

It is an important piece of strategic planning that is required to provide the evidence base to facilitate later changes to local planning scheme provisions to tailor it to local conditions in the municipality.

It is important to thank all of those who took the time to make a submission on the draft outline development plans. These contributions are important and very much valued. Each of the matters raised have been considered thoroughly, often resulting in refinements, new discussions to balance or amending the final plan.

With guidance and input from the elected members, key stakeholders, landowners and the community this valuable future strategic document is presented for adoption.

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## 9.6 WARATAH-WYNYARD COUNCILLOR CHARTER

To: Council  
Reporting Officer: Executive Officer  
Responsible Manager: Chief Executive Officer  
Report Date: 20 August 2025  
File Reference: 0808  
Enclosures: Nil

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### RECOMMENDATION

**That Council adopts a Charter reflecting Councillors' commitment to working as a team on behalf of the community.**

### PURPOSE

To adopt a shared Charter for Councillors.

### BACKGROUND

Councillors have recently undertaken a program of workshops designed to support professional development and team building.

### DETAILS

The outcomes from the workshops include a Vision Statement, which was adopted at the July Council Meeting, and a Councillor Charter which is presented below for adoption:

<b>PURPOSE AND VISION</b>	At Waratah-Wynyard Council our vision is to work side by side with our community, to listen honestly, act with fairness and lead with courage.
<b>MISSION</b>	As custodians of the Waratah-Wynyard local government area, we will exercise and build community leadership and facilitate the involvement of Councillors, members of the public, users of facilities and services and Council staff in the development, improvement and co-ordination of local government.
<b>VALUES &amp; BEHAVIOURS</b>	<ul style="list-style-type: none"><li>• We recognise the need for our Councillors to lead with empathy, build trust and support strong community relationships.</li><li>• We will foster a positive team culture and establish accountability.</li><li>• We will encourage each other to show respect, listen actively, and encourage sharing ideas.</li><li>• We will acknowledge our differences and understand others' perspective and acknowledge achievements.</li><li>• We acknowledge the contributions of community members, local leaders, and Council staff.</li></ul>

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## STATUTORY IMPLICATIONS

### Statutory Requirements

There are no statutory implications as a result of this report.

## STRATEGIC IMPLICATIONS

### Strategic Plan Reference

<b>GOAL 1: Leadership and Governance</b>
<b>Desired Outcomes</b>
1.4 We cherish fairness, trust and honesty in our conduct and dealings with all.
<b>Our Priorities</b>
1.4.1 Collaborate with, understand and satisfy our external customers' needs and values.

### Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Strong communities and social capital	Enduring community capital – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.

## POLICY IMPLICATIONS

There are no policy implications as a result of this report.

## ENVIRONMENTAL IMPLICATIONS

There are no environmental implications as a result of this report.

## FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report.

## RISK IMPLICATIONS

There are no risk implications as a result of this report.

## CONSULTATION PROCESS

Councillors discussed their vision and the development of the proposed Councillor Charter over several workshops.

## CONCLUSION

It is recommended that the Councillor Charter be adopted.

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## 9.7 DISPOSAL OF PUBLIC LAND - LOCKETT STREET WYNYARD & RONALD CRESCENT SOMERSET

To: Council  
Reporting Officer: Director Financial Services  
Responsible Manager: Chief Executive Officer  
Report Date: 4 December 2025  
File Reference: LAND SALES  
Enclosures: Nil

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### RECOMMENDATION

**That Council resolves to commence the process to dispose of public land at 0 Ronald Crescent SOMERSET and 25 Lockett Street WYNYARD under Section 178 of the *Local Government Act*.**

### PURPOSE

For Council to endorse the commencement of a public land disposal process for parcels of land at 0 Ronald Crescent SOMERSET and 25 Lockett Street WYNYARD.

### BACKGROUND

Following a review of land owned by Council and a discussion with Councillors at a workshop on the 10 November 2025, two parcels of public land have been identified as being surplus to Council needs being:

- 0 Ronald Crescent SOMERSET (PID 7049202)
- 25 Lockett Street, WYNYARD (PID 7079946)

This report proposes for Council to proceed with a public land sale process to disposal of both parcels of land.

### DETAILS

Following a review of Council's land holdings, two parcels of land at Ronald Crescent Somerset and Lockett Street Wynyard have been identified as being surplus to Council needs. Both parcels are currently used as neighbourhood public reserves, with Ronald Crescent currently housing a small amount of playground equipment.

Over the past 3-4 years Council has developed significant new consolidated playgrounds at Wynyard (East Wynyard Foreshore) and Somerset (ANZAC Park All Abilities Playground). With development of these new playground, it was always Council's intent to rationalise smaller neighbourhood playgrounds and reserves.

Council previously resolved to commence a public land sale process for the parcel at 25 Lockett Street at its February 2021 meeting and following some delays in commencing the process and Council proceeding with sale of another parcel of land for public housing, Council ultimately resolved to cease the public land process in March 2023. It is now recommended that Council recommence this process for 25 Lockett Street.

Under Section 178 of the *Local Government Act*, matters involving the sale of public land are required to be conducted in open session.

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Under the Act notification of intent to sell must be displayed on the site in question for 21 days and also advertised in local media.

## STATUTORY IMPLICATIONS

### Statutory Requirements

The Local Government Act 1993 Sections 178, 178A and 178B outlines the process for the sale of Public Land as follows:

#### **178. Sale, exchange and disposal of public land**

- (1) A council may sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with this section.
- (2) Public land that is leased for any period by a council remains public land during that period.
- (3) A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority.
- (4) If a council intends to sell, lease, donate, exchange or otherwise dispose of public land, the general manager is to—
  - (a) publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and
  - (ab) display a copy of the notice on any boundary of the public land that abuts a highway; and
  - (b) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.
- (5) If the general manager does not receive any objection under [subsection \(4\)](#) and an appeal is not made under [section 178A](#), the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its intention as published under [subsection \(4\)](#).
- (6) The council must —
  - (a) consider any objection lodged; and
  - (b) by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of —
    - (i) that decision; and
    - (ii) the right to appeal against that decision under [section 178A](#).
- (7) The council must not decide to take any action under this section if—
  - (a) any objection lodged under this section is being considered; or
  - (b) an appeal made under [section 178A](#) has not yet been determined; or
  - (c) the Appeal Tribunal has made a determination under [section 178B\(b\)](#) or [\(c\)](#).
- (8) . . . . .

#### **178A. Appeal**

- (1) Any person who lodged an objection under [section 178](#) may appeal to the Appeal Tribunal against the decision of a council under [section 178\(6\)](#) within 14 days after receipt of notice of that decision under [section 178\(6\)\(b\)](#).
- (2) An appeal must be made in accordance with the [Resource Management and Planning Appeal Tribunal Act 1993](#).
- (3) An appeal may only be made on the ground that the decision of the council is not in the public interest in that —
  - (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or
  - (b) there is no similar facility available to the users of that facility.
- (4) The Appeal Tribunal is to hear and determine an appeal in accordance with the [Resource Management and Planning Appeal Tribunal Act 1993](#).
- (5) The decision of the Appeal Tribunal on hearing an appeal is final and [section 25 of the Resource Management and Planning Appeal Tribunal Act 1993](#) does not apply.

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**178B. Determination of appeal**

*In hearing an appeal against a decision of a council, the Appeal Tribunal may –*

- (a) confirm that decision; or*
- (b) set aside that decision; or*
- (c) set aside that decision and –
  - (i) substitute another decision; or*
  - (ii) remit the matter to the council for reconsideration.**

**STRATEGIC IMPLICATIONS**Strategic Plan Reference

<b>GOAL 1: Leadership and Governance</b>
<b>Desired Outcomes</b>
1.2 We maintain and manage our assets sustainably.
<b>Our Priorities</b>
4.1.2 Encourage community providers to be welcoming, supportive and inclusive, and to provide for all ages, abilities and cultures.

Sustainable Murchison Community Plan 2040

<b>Community Future Direction Theme</b>	<b>Key Challenges &amp; Opportunities:</b>
<b>Strong communities and social capital</b>	<b>Enduring community capital</b> – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.

**POLICY IMPLICATIONS**

There are no policy implications as a result of this report.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications as a result of this report.

**FINANCIAL IMPLICATIONS**

Disposal of the two parcels of land will result in a reduction in Council's cost to maintain these reserves and also provide Council with sale proceeds which can be re-invested into other community assets.

**RISK IMPLICATIONS**

There are no risk implications as a result of this report.

**CONSULTATION PROCESS**

Council is required to advertise its intent to sell the parcels of public land and provide an opportunity for the public to comment on the proposed sale. Feedback from the community will be considered by Council prior to any final decision to disposal of the parcels of land.

**CONCLUSION**

It is recommended that Council proceeds with a Public Land disposal process for parcels of land at Ronald Crescent Somerset and Lockett Street Wynyard under section 178 of the *Local Government Act*.

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## **9.8 AWARD OF CONTRACT 844 - CONSTRUCTION LANGLEY PARK - CLUBROOM REDEVELOPMENT AND AMENITIES UPGRADE**

To: Council  
Reporting Officer: Contracts and Administration Officer  
Responsible Manager: Director Infrastructure and Development Services  
Report Date: 28 October 2025  
File Reference: Contract 844  
Enclosures: 1. Tender Evaluation Summary - Confidential

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### **RECOMMENDATION**

**That Council awards Contract 844 for the construction of the Langley Park clubroom redevelopment and amenities upgrade to Stubbs Constructions Pty Ltd for \$2,234,888 excl. GST, including the acceptance of cost savings and provisional allowance for temporary amenities as indicated within the proposal.**

### **PURPOSE**

To determine Council's position in relation to a call for tenders for the clubroom redevelopment and amenities upgrade at Langley Park, Somerset.

### **BACKGROUND**

The Open Space, Sport and Recreation Plan 2017–2027 (OSSR) identified the opportunity to develop land beside Somerset Primary School into a consolidated sporting precinct. Subsequent residential growth reduced the available developable area, prompting further investigation into options, including upgrades at Langley Park.

This work led to the development of the Somerset Sporting Precinct (SoSP) Master Plan. Consultation with key stakeholders and broader community engagement informed the final plan and confirmed Langley Park as the preferred location for future improvements. Council's 2024/25 capital works budget then allocated funding for detailed design and approvals for the Langley Park clubrooms and associated infrastructure.

This report advises Council of the tender process to secure the construction of the Langley Park club room redevelopment and amenities upgrade.

### **DETAILS**

A call for tenders was made on 19 September 2025 through Council's electronic tendering portal "TenderLink". At the close of tenders on 24 October 2025, a total of 2 submissions were lodged.

Submissions were assessed against the tender lodgement criteria and found to be compliant.

Tenderers were provided with a detailed project brief and were required to respond to the call for tenders against a predetermined set of criteria as below.

Criteria	% Weighting
Project understanding including quality and completeness of submission	10
Capacity and resources, materials, Plant and Equipment to complete the works including financial viability	15
Capability and relevant experience of personnel and management.	15
Quality Management Systems, including WHS, Traffic, risk and environmental	15
Tender Sum	40
Environmental & Sustainability Considerations	5
<b>Total</b>	<b>100</b>

Attached is a confidential tender assessment report detailing the assessment process and scoring of submissions against the selection criteria. Both submissions demonstrated suitable capacity to deliver the projects as per the tender request.

The recommendation from the tender evaluation panel is to award to Stubbs Construction Pty Ltd.

## STATUTORY IMPLICATIONS

### Statutory Requirements

Council's statutory requirements for procurement under the *Local Government Act 1993* including the Procurement Policy were followed.

The upgrades at Langley Park will improve accessibility to the building in compliance with the *National Construction Code* and the *Building Act 2016*. All new building construction works will equally comply with the appropriate codes and legislation.

## STRATEGIC IMPLICATIONS

### Strategic Plan Reference

<b>GOAL 3: Connected Communities</b>
<b>Desired Outcomes</b>
3.3 Our natural and built environment aids the community with an active and healthy lifestyle.
<b>Our Priorities</b>
3.3.1 Provide high quality shared and multi-use community hubs that combine a range of recreational, sporting and educational uses.
3.3.2 Facilitate activities and events that promote inclusion, health, safety and a sense of place.
<b>GOAL 4: Community Recreation and Wellbeing</b>
<b>Desired Outcomes</b>
4.2 Our community values, encourages and supports physical, social and cultural activities.
4.3 We provide recreational opportunities to the community for all ages and abilities.
4.4 Our community enjoys access to visually appealing safe spaces and facilities for recreation.
<b>Our Priorities</b>
4.2.1 Focus on the value of recreation in promoting the health and wellbeing of our community.

5.3.1 Promote value-adding to current production streams.
4.4.2 Provide and maintain quality and safe places and spaces for physical, social and cultural activities, including shared and multi-use facilities where possible.

**Sustainable Murchison Community Plan 2040**

<b>Community Future Direction Theme</b>	<b>Key Challenges &amp; Opportunities:</b>
<b>Strong communities and social capital</b>	<b>Enduring community capital</b> – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.
<b>Health and Wellbeing</b>	<b>Maintaining good health and wellbeing</b> – Healthy communities, people taking responsibility for their wellness, convenient access to medical services and facilities.
<b>Place making and liveability</b>	<b>Liveable places for all ages</b> – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.

**POLICY IMPLICATIONS**

Council’s Asset Management policy is relevant with regard to this report in that the long-term life cycle cost of asset investment have been considered.

**ENVIRONMENTAL IMPLICATIONS**

The design of the upgraded facility incorporates environmentally sustainable design principles for construction principles and materials, including the installation of solar panels and battery storage to minimise the need to draw power from the main grid and assist Council in meeting its net zero targets.

**FINANCIAL IMPLICATIONS**

The table below outlines the total expected construction costs for the project (excluding overheads and other internal allocations):

<b>Project Cost</b>	<b>Amount</b>
Proposed tender sum – Stubbs Constructions Pty Ltd	\$2,234,888*
Project Contingency	\$215,000
<b>Total</b>	<b>\$2,449,888</b>
* - Includes the acceptance of proposed cost savings opportunities and the provisional sum for temporary amenities	

Council has contributed its own source funding towards this project (\$1,552,456) and has also already secured \$116,638 of external funding through AFL Tasmania and Cricket Tasmania. This brings the total current funding for this project to \$1,669,094, leaving a shortfall of \$780,794 (inclusive of the \$215,000 contingency allowance). If no contingency is spent the total shortfall is \$565,794. Construction is anticipated to extend across two financial years (2025/26 and 2026/27), and Council will therefore be required to allocate sufficient funds in the 2026/27 financial year to cover the remaining project costs.

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To assist in addressing the funding gap, officers have applied for a state government grant to the maximum value of \$500,000 and notification of the grant is expected in the coming 1-2 months. If successful, the funding shortfall reduces to \$280,794 with contingencies included (or \$65,794 if no contingency allowance is required).

Council could determine to delay the decision to award the contract until the outcome of the state grant is known, however this puts the project at risk of further price escalation and significant delivery delays, impacting on progress under the adopted Somerset Sports Precinct Master Plan and the ability for increased junior participation in sports at Langley Park during the 2026/27 seasons and beyond. For these reasons, it is recommended that Council proceeds with awarding the contract whilst putting in place the following to address the outstanding funding gap:

- The “Sisters Beach Erosion Works” is projected to result in an under budget spend, leaving up to \$323,794 that could be reallocated towards the Langley Park upgrades (funded through the current 2025/26 capital budget). This reliance will still leave sufficient funding to complete the next stage of the Sisters Beach Erosion Works project in full, including active sand and vegetation works, community consultation and other related activities;
- Officers continue to explore additional revenue sources (grants and contributions) as well as cost-saving opportunities; and
- Any remaining shortfall is funded through Council’s 2026/27 Annual Plan and Budget Estimates.

### **RISK IMPLICATIONS**

In the conduct of any contract there are risks associated to Council including time delays, poor quality of work and budget overruns. The use of an experienced contractor coupled with contract documents is intended to minimise the risk to Council.

Specific site risks include:

- Asbestos: There is a potential to encounter asbestos containing materials at this facility. Contractors have been made aware of any known amounts and will put measures in place to manage this risk.
- Continuity of sports use: The contractor is required to maintain access to the grounds during the project. Temporary changerooms and public amenities have been allowed for within the construction cost and staging of demolition works have been integrated into the project plan.

### **CONSULTATION PROCESS**

Council continues to work closely with the key users of Langley Park. This collaboration has proved very effective in ensuring any concerns can be resolved quickly and in consideration of all stakeholders needs. Council will ensure this level of communication is maintained throughout the life of the project.

### **CONCLUSION**

It is therefore recommended that Council awards Contract 844 to Stubbs Construction Pty Ltd.

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## 9.9 FINANCIAL REPORT FOR THE PERIOD ENDED 30 NOVEMBER 2025

To: Council  
Reporting Officer: Accountant  
Responsible Manager: Director Financial Services  
Report Date: 2 December 2025  
File Reference: Financial Management - Reporting - Council  
Enclosures: 1. Project Progress Report - October 

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### RECOMMENDATION

**That Council notes the Financial Report for the period ended 30 November 2025**

### PURPOSE

To provide an overview, summarising the financial position of the organisation on a monthly basis.

### BACKGROUND

The financial reports presented incorporate:

- Income Statement
- Balance Sheet
- Cashflow Statement
- Investments
- Rate Summary
- Grant Summary
- Operating Performance by Department
- Capital Works Summary
- Project Progress Report (attached)

### DETAILS

Council's year to date financial performance is generally consistent with the budget estimates. A number of favourable and unfavourable variances have been identified. Overall Council is forecasting a favourable variance of \$20,836.

### STATUTORY IMPLICATIONS

This special purpose financial report is prepared under *Australian Accounting Standards* and the *Local Government Act 1993*.

### STRATEGIC IMPLICATIONS

#### Strategic Plan Reference

<b>GOAL</b>
<b>Desired Outcomes</b>
We make publicly transparent decisions on spending and future directions while encouraging community feedback.
<b>Our Priorities</b>
1.8 Review and adjust service levels to provide value for money.
2.2 Facilitate effective knowledge management practices.

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Council Strategy or Plan Reference

<b>Council Strategy or Plan</b>	<b>Date Adopted:</b>
Financial Management Strategy 2025-2035	Adopted November 2024

**POLICY IMPLICATIONS**

There are no policy implications as a result of this report.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications as a result of this report.

**FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this report.

**RISK IMPLICATIONS**

There are no risk implications as a result of this report.

**CONSULTATION PROCESS**

There are no consultation requirements as a result of this report.

**CONCLUSION**

All details are included in the attached reports.

## Income Statement

The Income Statement shows the performance of Council's operations year to date.

### Income Statement as at 30 November 2025

	YTD Actual	YTD Budget	%	YTD Variance	Budget	Forecast	Forecast Variance	
<b>Recurrent Income</b>								
Rate Revenue	15,751,709	15,706,556	0%	✓ 45,153	15,806,556	15,836,199	✓ 29,643	1
User Charges	1,620,052	1,482,977	9%	✓ 137,075	3,727,923	3,796,476	✓ 68,553	2
Reimbursements/Contributions	240,728	213,499	13%	✓ 27,229	965,274	966,223	⚠ 949	
Grants and Subsidies	1,042,344	2,267,936	-54%	✗ (1,225,592)	4,676,310	4,685,810	✓ 9,500	
Interest	143,999	248,855	-42%	✗ (104,856)	597,500	597,500	✗ -	
Distributions from Water Corporation	154,550	154,550	0%	✓ -	730,600	730,600	✗ -	
<b>Total Recurrent Income</b>	<b>18,953,382</b>	<b>20,074,373</b>	<b>-6%</b>	<b>✗ (1,120,991)</b>	<b>26,504,163</b>	<b>26,612,808</b>	<b>✓ 108,645</b>	
<b>Recurrent Expenditure</b>								
Employee Costs	4,302,900	4,322,089	0%	⚠ 19,189	10,896,484	10,909,451	✗ (12,967)	
State Levies	254,363	289,549	12%	✓ 35,186	863,378	858,878	✓ 4,500	
Remissions & Discounts	390,206	383,769	-2%	✗ (6,437)	413,769	391,320	✓ 22,449	3
Materials & Contracts	3,105,030	3,145,711	1%	✓ 40,681	7,177,886	7,279,677	✗ (101,791)	4
Depreciation	2,626,570	2,626,570	0%	✗ -	6,280,283	6,280,283	✓ -	
(Gain)/Loss on Disposal	-	11,480	100%	✓ 11,480	27,574	27,574	✓ -	
Borrowing Costs	(471)	(462)	-2%	✓ 9	37,048	37,048	✓ -	
Other Expenses	135,038	120,538	-12%	✗ (14,500)	332,818	332,818	✓ -	
<b>Total Recurrent Expenditure</b>	<b>10,813,635</b>	<b>10,899,244</b>	<b>1%</b>	<b>✓ 85,609</b>	<b>26,029,240</b>	<b>26,117,049</b>	<b>✗ (87,809)</b>	
<b>Surplus/(Deficit)</b>	<b>8,139,747</b>	<b>9,175,129</b>	<b>-11%</b>	<b>✗ (1,035,382)</b>	<b>474,923</b>	<b>495,759</b>	<b>✓ 20,836</b>	
<b>Capital Items</b>								
Capital Grants/Contributions	3,027,066	3,027,066	0%	✓ -	8,230,989	8,285,989	✓ 55,000	
Derecognition of Assets	-	-	0%	✓ -	-	-	✓ -	
Asset Recognition	-	-	0%	✓ -	-	-	✓ -	
<b>Comprehensive Surplus/(Deficit)</b>	<b>11,166,813</b>	<b>12,202,195</b>	<b>-8%</b>	<b>✗ (1,035,382)</b>	<b>8,705,912</b>	<b>8,781,748</b>	<b>✓ 75,836</b>	

Council is forecast to have a favourable variance to the budget of \$20,836 at 30 June 2026. Commentary on variances of \$20,000 or higher are provided below:

#### 1) Rate Revenue

Rate Revenue is expecting a favourable forecast variance of \$29,643, due to higher than budgeted waste collection income.

#### 2) User Charges

User charges are expecting a favourable variance to budget of \$68,553 due to higher than expected income from development fees, plumbing permits and building fees.

#### 3) Remissions & Discounts

The favourable variance for remissions & discounts is due to fewer ratepayers taking up the rates discount.

#### 4) Materials & Contracts

Materials and contracts are expected to be higher than budget due to increased legal expenses, repairs and maintenance costs, and higher turf maintenance costs. This has been partially offset by savings in insurance cost which were \$25,021 lower than budgeted.

## Balance Sheet

Council continues to be in a financially strong position. Council is forecasting a current ratio of 0.86 as at 30 June 2026 compared to a current ratio of 2.40 as at 30 November 2025.

### Balance Sheet as at 30 November 2025

	YTD Actual	Budget	Forecast
	\$	\$	\$
<b>Current Assets</b>			
Cash & Cash Equivalents	9,313,594	5,075,922	5,087,662
Receivables	3,491,728	976,854	976,854
Inventories	116,262	108,317	108,317
Other Current Assets	53,212	430,602	430,602
<b>Total Current Assets</b>	<b>12,974,795</b>	<b>6,591,695</b>	<b>6,603,436</b>
<b>Non-Current Assets</b>			
Property, Plant and Equipment	362,114,020	372,933,957	372,997,057
Investment in Water	48,787,164	48,787,164	48,787,164
<b>Total Non-Current Assets</b>	<b>410,901,185</b>	<b>421,721,121</b>	<b>421,784,221</b>
<b>Total Assets</b>	<b>423,875,980</b>	<b>428,311,816</b>	<b>428,387,657</b>
<b>Current Liabilities</b>			
Payables	2,912,146	5,328,178	5,328,178
Interest-Bearing Liabilities	378,651	333,497	333,497
Provisions	2,104,293	1,975,519	1,975,519
<b>Total Current Liabilities</b>	<b>5,395,090</b>	<b>7,637,194</b>	<b>7,637,194</b>
<b>Non-Current Liabilities</b>			
Interest-Bearing Liabilities	1,350,187	5,847,696	5,847,696
Provisions	41,356	268,322	268,322
<b>Total Non-Current Liabilities</b>	<b>1,391,543</b>	<b>6,116,017</b>	<b>6,116,017</b>
<b>Total Liabilities</b>	<b>6,786,633</b>	<b>13,753,211</b>	<b>13,753,211</b>
<b>Net Assets</b>	<b>417,089,347</b>	<b>414,558,606</b>	<b>414,634,446</b>
<b>Equity</b>			
Current Year Result	11,166,813	8,705,912	8,781,748
Accumulated Surplus	178,366,558	178,295,718	178,295,718
Reserves	227,555,976	227,556,976	227,556,976
<b>Total Equity</b>	<b>417,089,347</b>	<b>414,558,606</b>	<b>414,634,446</b>
<b>Current Ratio</b>	<b>2.40</b>	<b>0.86</b>	<b>0.86</b>

## Cashflow Statement

As of 30 November Council had \$9.31m cash on hand. Based on budgeted income and expenditure, Council is forecast to have \$5.088m of cash on hand as of 30 June 2026.

A key assumption of the budget is the completion of the capital works program as set by Council.

### Cashflow Statement as at 30 November 2025

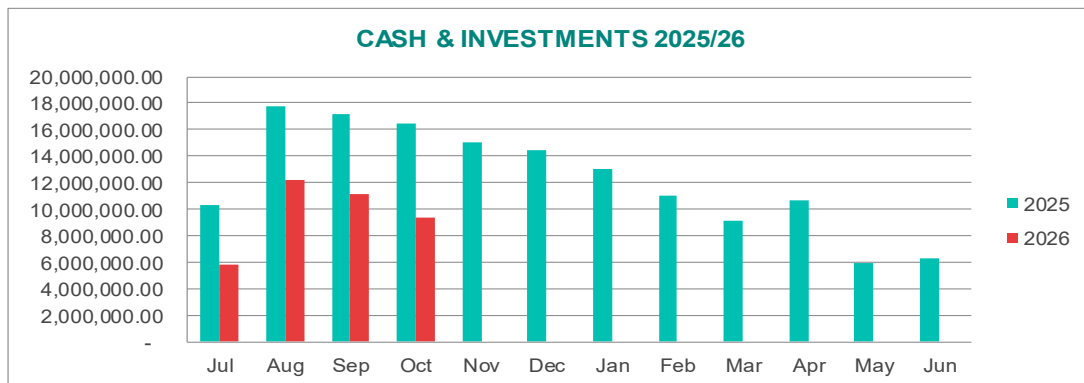
	YTD Actual	Budget		Balance	Forecast
	\$	\$	%	\$	\$
<b>Cash flows from operating activities</b>					
Employee Costs	(4,095,429)	(10,806,564)	38%	(6,711,135)	(10,819,529)
Materials and Contracts	(5,698,796)	(7,066,290)	81%	(1,367,494)	(7,177,250)
State Levies	(254,363)	(863,378)	29%	(609,015)	(858,878)
Other Expenses	(525,244)	(746,587)	70%	(221,343)	(724,138)
Rates and Charges	13,323,967	15,762,591	85%	2,438,624	15,923,330
User charges	1,981,887	3,727,923	53%	1,746,035	3,796,476
Interest	143,999	597,500	24%	453,501	597,500
Reimbursement of Expenses	240,728	965,274	25%	724,547	966,223
Government Grants	1,042,344	4,807,406	22%	3,765,062	4,685,810
<b>Net Cash provided by (used in) operating activities</b>	<b>6,159,094</b>	<b>6,377,875</b>	<b>97%</b>	<b>218,781</b>	<b>6,389,544</b>
<b>Cash flows from investing activities</b>					
Payments for Property, Plant and Equipment	(6,319,843)	(22,564,595)	28%	(16,244,752)	(21,527,688)
Investment revenue from Water Corporation	154,550	730,600	0%	576,050	730,600
Proceeds from Sale of Property, Plant and Equipment	-	1,672,690	0%	1,672,690	572,690
Capital grants	3,027,066	8,230,989	37%	5,203,923	8,285,988
<b>Net cash provided by (used in) investing activities</b>	<b>(3,138,227)</b>	<b>(11,930,316)</b>	<b>26%</b>	<b>(8,792,089)</b>	<b>(11,938,410)</b>
<b>Cash flows from financing activities</b>					
Borrowing Costs	471	(37,048)	-1%	(37,519)	(37,048)
Loan Drawdowns	-	4,800,000	0%	4,800,000	4,800,000
Loan Repayments	(1,000)	(427,845)	0%	(426,845)	(419,680)
<b>Net cash provided by financing activities</b>	<b>(529)</b>	<b>4,335,107</b>	<b>0%</b>	<b>4,335,636</b>	<b>4,343,272</b>
<b>Net (Decrease) in Cash Held</b>	<b>3,020,338</b>	<b>(1,217,334)</b>	<b>-248%</b>	<b>(4,237,672)</b>	<b>(1,205,594)</b>
Cash at beginning of year	6,293,256	6,293,256	100%	-	6,293,256
<b>Cash at end of period</b>	<b>9,313,594</b>	<b>5,075,922</b>	<b>183%</b>	<b>(4,237,672)</b>	<b>5,087,662</b>

## Investments

The following table provides an outline of Council’s cash and investment portfolio as of 30 November 2025. Total cash and investments on hand as of 30 November is \$9.31m. The weighted average return on investment earned on Council’s investment portfolio is 4.08%.

### Investments as at 30 November 2025

	\$	INVESTMENTS	\$	Weighted Average Return
Deposits	8,500,000	Commonwealth Bank	812,094	
Petty Cash and Till Floats	1,500	Investments		
Trading Account	812,094	CBA	1,000,000	4.00%
		WBC	7,500,000	4.09%
		Petty Cash and Till Floats	1,500	
<b>Balance - All Accounts</b>	<b>9,313,594</b>		<b>9,313,594</b>	<b>4.08%</b>



## Rates Summary

The following table provides the detail of Council's Rates and Charges levied compared with the same time last year.

Council has several policies to assist in debt collection efforts, including interest penalties, financial hardship provisions providing flexibility for payment arrangements, and the ability for payment of rates and charges by four equal instalments. Ratepayers continue to be encouraged to contact Council if they are having difficulty paying.

16.79% of the total rates levied for the year were outstanding as at 30 November 2025; this includes all aged rates and charges outstanding. This compares with 17.47% outstanding as at 30 November last year.

### Rates Summary to 30 November 2025

	2025-26		2024-25	
	%	\$	%	\$
<i>Notice Issue Date - 18 July 2025</i>				
Outstanding Rates Debtors (1 July 2025)		423,588		356,192
Less: Rates in Credit		(956,105)		(878,209)
<b>NET RATES OUTSTANDING (1 July 2025)</b>	<b>(3.50)</b>	<b>(532,517)</b>	<b>(3.66)</b>	<b>(522,017)</b>
Rates and Charges Levied	103.42	15,741,036	103.60	14,783,144
Interest Penalties Charged	0.08	12,596	0.06	8,576
<b>GROSS RATES AND CHARGES DEMANDED</b>	<b>100.00</b>	<b>15,221,114</b>	<b>100.00</b>	<b>14,269,703</b>
LESS RATES AND CHARGES COLLECTED	78.19	11,901,875	79.24	11,307,009
REMISSIONS AND DISCOUNTS**	7.46	1,135,455	7.77	1,108,089
	<b>85.65</b>	<b>13,037,330</b>	<b>87.00</b>	<b>12,415,098</b>
ADD PROPERTIES IN CREDIT	(2.44)	371,736	(4.47)	637,882
<b>UNPAID RATES AND CHARGES *</b>	<b>16.79</b>	<b>2,555,521</b>	<b>17.47</b>	<b>2,492,487</b>
(includes Deferred Rates)				
<b>**REMISSIONS AND DISCOUNTS</b>		<b>2025-26</b>		<b>2024-25</b>
Early Payment Discount		353,697		341,120
Pensioner Rebates		745,283		730,674
Council Remissions and Abandonments		36,475		36,295
		<b>1,135,455</b>		<b>1,108,089</b>
Number of Rateable Properties		8,152		8,093
Number of Unpaid Rateable Properties		2,281		2,259
% not fully paid		27.98%		27.91%

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## Grant Summary

### Grant Schedule as at 30 November 2025

	YTD Actual	Budget 2026	Forecast 2026
<b>Capital Grants</b>			
Boat Harbour Beach Masterplan	2,250,000	4,250,000	4,250,000
Wynyard Childcare Centre Expansion	-	500,000	500,000
ECU Minor Infrastructure Grant	-	12,551	12,551
Roads to Recovery	734,091	1,637,091	1,637,091
LRCI	-	469,099	469,099
Inglis River Walking Track Study	-	184,422	184,422
IGA Carpark	-	320,000	320,000
Recreation Infrastructure	-	20,473	20,473
ANZAC Park Staged Development	-	46,000	46,000
Waratah Active Living Projects - Saunders & Miners Siding Park	-	116,353	116,353
Langley Park Upgrade	32,975	100,000	100,000
Biodiversity Projects	-	50,000	50,000
Blackspot Funding - Raglan St Roundabout	-	425,000	425,000
Caravan and Motorhome Plan - Council Infrastructure Grants	10,000	-	55,000
Sensory Garden	-	100,000	100,000
	<b>3,027,066</b>	<b>8,230,989</b>	<b>8,285,989</b>

## Operational Performance by Department

This statement provides an overview of Council's forecast operating performance by department based on year-to-date performance.

Directorate/Department	Annual Budget	Forecast	Variance to Forecast	Note
<b>Community &amp; Engagement</b>				
Children's Services	(258,688)	(252,604)	(6,084)	
Community Activation	694,370	694,212	158	
Corporate & Community Services	249,581	249,473	108	
Tourism & Marketing	518,808	524,307	(5,499)	
<b>Community &amp; Engagement Total</b>	<b>1,204,071</b>	<b>1,215,388</b>	<b>(11,317)</b>	
<b>Council &amp; CEOs Office</b>				
Council & CEOs Office	1,235,688	1,213,776	21,912	1
<b>Council &amp; CEOs Office Total</b>	<b>1,235,688</b>	<b>1,213,776</b>	<b>21,912</b>	
<b>Infrastructure &amp; Development Services</b>				
Asset Services	(40,578)	(40,578)	0	
Cemeteries	92,339	92,249	90	
Development Services	945,637	953,337	(7,700)	
Engineering Services	372,437	372,426	11	
Footpaths	392,679	392,679	0	
Garbage	(56,869)	(70,404)	13,535	2
Public Halls	470,099	472,029	(1,930)	
Public Toilets	448,391	455,326	(6,935)	
Recreational Planning	719,336	720,831	(1,495)	
Reserves	1,191,096	1,191,503	(407)	
Sports	1,417,081	1,441,171	(24,090)	3
Stormwater Drainage	(298,039)	(299,005)	966	
Transport	3,070,737	3,074,841	(4,104)	
Waste	395,599	385,656	9,943	
Works & Services	215,497	223,460	(7,963)	
<b>Infrastructure &amp; Development Services Total</b>	<b>9,335,442</b>	<b>9,365,521</b>	<b>(30,079)</b>	
<b>Governance &amp; Information Systems</b>				
Governance	436,403	436,403	0	
Information Systems	(874)	(2,535)	1,661	
Human Resources	433,453	433,453	0	
<b>Governance &amp; Information Systems Total</b>	<b>868,982</b>	<b>867,321</b>	<b>1,661</b>	
<b>Financial Services</b>				
Economic Development	91,812	91,560	252	
Financial Services	(26,956)	(43,314)	16,358	4
General Revenue	(13,606,245)	(13,627,495)	21,250	5
Customer Service	422,285	421,486	799	
<b>Financial Services Total</b>	<b>(13,119,104)</b>	<b>(13,157,763)</b>	<b>38,659</b>	
<b>Total</b>	<b>(474,921)</b>	<b>(495,757)</b>	<b>20,836</b>	

Commentary for departmental forecast variance of \$10,000 or greater is provided below:

### 1) Council & CEO's Office

The favourable variance for the CEO's Office is due to lower than expected insurance costs.

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**2) Garbage**

Garbage Services is forecasting a favourable variance of \$13,535 due to higher than budgeted waste rate revenue. Council identified several properties that had been receiving waste collection services but had not been charged accordingly. These properties have now been correctly rated for the services provided.

**3) Sports**

Sports is expecting an unfavourable forecast variance of \$24,090 due to higher than expected repairs and maintenance expenses, as well as increased turf maintenance costs at the Wynyard and Somerset Recreation Grounds.

**4) Financial Services**

Financial Services is forecasting a favourable variance of \$16,358 due to lower than expected insurance costs.

**5) General Revenue**

General Revenue is forecasting a favourable variance of \$21,250, primarily due to fewer ratepayers taking up the rates discount.

## Capital Works Summary

The Capital Works Summary provides a snapshot of the percentage of expenditure against the 2025/26 Capital Works Budget Estimates. Timing of expenditure is based on the works plan and actual spending and is not always reflective of the actual progress of the Capital Works project. The Monthly Progress Report is attached for the information of the Council.

	YTD Actual \$	Budget Estimate \$	Remaining Budget \$	% Spent	Forecast \$
<b>Buildings</b>					
Amenities	180,042	151,908	(28,134)	119%	156,105
Community Facilities	2,525,366	8,586,148	6,060,782	29%	8,591,175
Childcare	157,534	615,529	457,995	26%	615,529
Council Operational Buildings	67,030	99,064	32,034	68%	107,156
<b>Total Buildings</b>	<b>2,929,972</b>	<b>9,452,649</b>	<b>6,522,677</b>	<b>31%</b>	<b>9,469,965</b>
<b>Parks &amp; Open Spaces</b>					
Other Infrastructure	1,794,376	2,470,851	676,475	73%	2,475,009
Playgrounds	182,633	768,653	586,020	24%	768,653
Walkways & Tracks	179,748	963,651	783,903	19%	981,362
Recreational Reserves	6,971	539,551	532,580	1%	539,551
<b>Total Parks &amp; Open Spaces</b>	<b>2,163,728</b>	<b>4,742,706</b>	<b>2,578,979</b>	<b>46%</b>	<b>4,764,575</b>
<b>Plant &amp; Equipment</b>					
Other Plant & Equipment	60,052	116,503	56,451	52%	116,752
Plant & Vehicle Replacements	190,228	1,495,703	1,305,475	13%	1,496,729
Software & IT Replacements	50,601	334,218	283,617	15%	334,433
<b>Total Plant &amp; Equipment</b>	<b>300,881</b>	<b>1,946,424</b>	<b>1,645,543</b>	<b>15%</b>	<b>1,947,914</b>
<b>Sporting Facilities</b>					
Indoor Recreational Facilities	222,518	358,664	136,146	62%	369,548
Outdoor Sporting Facilities	31,036	1,829,213	1,798,177	2%	1,829,213
<b>Total Sporting Facilities</b>	<b>253,555</b>	<b>2,187,877</b>	<b>1,934,322</b>	<b>12%</b>	<b>2,198,761</b>
<b>Stormwater</b>					
Flood Mitigation Works	6,002	36,756	30,754	16%	37,923
Other Stormwater Works	397,762	672,139	274,377	59%	672,139
<b>Total Stormwater</b>	<b>403,764</b>	<b>708,895</b>	<b>305,131</b>	<b>57%</b>	<b>710,062</b>
<b>Transport</b>					
Bridge Renewals	63,239	1,011,796	948,557	6%	1,011,796
Footpaths & Kerbs	31,670	63,152	31,482	50%	63,152
Other Transport	105,262	886,182	780,920	12%	896,556
Resheeting	63,577	822,069	758,492	8%	822,069
Rural Upgrades	97,285	293,388	196,103	33%	293,388
Rural Reseals	48,123	1,911,180	1,863,057	3%	1,911,180
Urban Reseals	18,703	165,599	146,896	11%	165,599
<b>Total Transport</b>	<b>427,860</b>	<b>5,153,366</b>	<b>4,725,506</b>	<b>8%</b>	<b>5,163,740</b>
<b>Total</b>	<b>6,479,759</b>	<b>24,191,917</b>	<b>17,712,158</b>	<b>27%</b>	<b>24,255,017</b>

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## 9.10 SENIOR MANAGEMENT REPORT

To: Council  
Reporting Officer: Executive Officer  
Responsible Manager: Chief Executive Officer  
Report Date: 11 November 2025  
File Reference: 0304  
Enclosures: Nil

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### RECOMMENDATION

**That Council notes the Senior Management Report.**

### PURPOSE

To provide information on issues of significance or interest, together with statistical information and summaries of specific areas of operations.

### CHIEF EXECUTIVE OFFICER

Listed below is a summary of activities undertaken by the Chief Executive Officer from 9 November 2025 to 5 December 2025.

#### Corporate

- Meetings regarding Service Level Agreements with Circular Head
- Meeting with Burnie GM Shane Crawford

#### Community

- LGAT Climate Decision Framework meeting
- Waratah Community Board meeting
- Rural Health
- Meeting with Regional Police Commander Johnston
- CCA Workshop – Housing Roundtable

#### Industry/Infrastructure

- Regional Land Use Strategy meeting x 2
- Meeting with Minister Ellis

#### Other

- Audit Panel (meeting at Circular Head)
- CCA Board Meeting
- NW GMs Meeting
- LGAT Conference and General Meeting
- State Fire Commission
- CCA Representatives' Meeting

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## SCHOLARSHIPS

The University of Tasmania has advised that the following past recipients of the Waratah Wynyard Council Bill French Memorial Bursary are graduating:

- Miss Chelsey Marshall (2022 recipient) Bachelor of Arts
- Mr Daniel Tospell (2024 recipient) Undergraduate Certificate in ICT Professional Practice

The university also thanked Council for its support of the scholarship program which enables talented and hard-working students like Chelsey and Daniel to reach their potential.

## COUNCIL CHRISTMAS CLOSURES

### Council Offices Wynyard

- Closed from 2pm Monday 22 December 2025 until 8.30am Monday 5 January 2026

### Waste Transfer Station – normal operations except for public holiday closure:

- Christmas Day (25 December 2025)
- Boxing Day (26 December 2025)
- New Year's Day (1 January 2026)

### Wonders of Wynyard – Will operate from 9.00am – 4.00pm except for public holiday closure:

- Christmas Day (25 December 2026)
- Boxing Day (26 December 2026)
- New Year's Day (1 January 2026)

### Waratah Offices - normal operations except for public holiday closure:

- Christmas Day (25 December 2025)
- Boxing Day (26 December 2025)
- New Year's Day (1 January 2026)

### Children's Services

#### Warawyn Early Learning

- Closed from 6.30pm 19 December 2025 – re-opening 7am 5 January 2026

#### Wynyard OSHC and Holiday Care:

- Closed from 6.00pm 19 December 2025 – re-opening 7am 5 January 2026

#### Boat Harbour OSHC:

Closed from 6.30pm Thursday 18 December – re-opening Thursday 6 February 2026

### Kerbside Collections

There will be no kerbside collections on Christmas Day (Thursday 25 December 2025), instead, collections will occur on **Wednesday 24<sup>th</sup> of December**. All other collections remain unchanged.

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## JOINT WORKING WITH CIRCULAR HEAD COUNCIL

In an evolution of the Resource Sharing arrangement with Circular Head Council the CEO of Waratah-Wynyard Council and the GM of Circular Head Council signed a new Service Level Agreement (SLA) on 28 November 2025, covering the provision of the following services to Circular Head by Waratah-Wynyard:

- IT
- Asset Management
- Communications
- Tourism

The SLA will be jointly monitored over the coming year to ensure it operates effectively and is refined as required as needs evolve and are more deeply understood.

## 2026 COMMUNITY CONVERSATIONS

The following Community Conversations have been scheduled for 2026.

DATE	TOWN
11 February	Yolla
9 March	Boat Harbour
15 April	Waratah
1 June	Sisters Beach
6 July	Somerset
3 August	Wynyard

Final details for venues and times will be included in advertising and promotion materials closer to the dates.

## ADMINISTRATION – Use of Corporate Seal

Nil		

## POLICY

Council currently has 47 policies. Nine (9) of those policies will need to be reviewed over the next six months; four policies are outstanding as at the end of November with the Senior Leadership Team currently in the process of conducting reviews of all outstanding policies.

## POLICIES TO BE RESCINDED

NIL		
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**WORKING GROUPS**

	<b>Elected Member Representatives</b>	<b>Responsible Officer(s)</b>	<b>Status</b>
Somerset Sporting Precinct	Cr Johnstone Deputy Mayor Edwards	<ul style="list-style-type: none"> <li>• CEO</li> <li>• Manager Community Activation</li> <li>• Manager Recreation Planning and Environment</li> <li>• Recreation Liaison Officer</li> </ul>	The tender for Construction works for the Langley Park Upgrades is being presented for approval at the December Council meeting, with construction earmarked to commence in early 2026. Please refer to the detailed tender report in this agenda.
Wynyard Sports Precinct	Cr Johnstone Cr Roberts	<ul style="list-style-type: none"> <li>• Director Infrastructure and Development Services</li> <li>• Strategic Projects Manager</li> <li>• Manager Community Activation</li> </ul>	<p>Discussions with DECYP were progressing positively however are now at a standstill as Wynyard High School (WHS) is not supportive of the project (advised 2 December 2025 following lodgement of DA submission to DEYCP for land owner’s consent). We understand there is a concern about WHS. To date the specific nature of the concern has not been shared with us. Officers had sought an urgent meeting with representatives of DECYP and WHS to resolve the impasse, however, were advised that due to leave arrangements any meeting could not occur before February 2026.</p> <p>Detailed design of the indoor training facility is at 80% completion. The formal advertising process for Austin Street road closure has concluded . A number of submissions were received. Officers will progress the statutory referral process to TASCAT for determination.</p> <p>Construction remains dependant on external grant funding.</p>
Boat Harbour Masterplan	Cr Hyland Cr Roberts	<ul style="list-style-type: none"> <li>• Director Infrastructure and Development Services</li> <li>• Executive Officer (CEO Office)</li> <li>• Strategic Projects Manager</li> </ul>	Port Road retaining wall completed. Reviewing footpath design for Port Road connection to new carpark to be opened 1 December 2025. Roofing works complete and glazing being installed. Mechanical services including lift being installed and internal linings being installed. Intent is to have the ground floor to lock up stage by end of year. Site works conclude 19 December 2025 and resume 5 January 2026.
Frederick Street Reserve Working Group	Cr Johnstone Cr Roberts	<ul style="list-style-type: none"> <li>• Director Community and Engagement</li> <li>• Manager Community Activation</li> </ul>	The Frederick Street Reserve Master Plan was adopted by Council at the September Meeting. Progress will be staged, subject to resource availability.

PLANNING PERMITS APPROVED UNDER DELEGATION – November 2025

DA No.	Applicants Name	Location	Development	Date Permit Issued	No of Days to Process	(D)Discretionary (P)Permitted
DA 158/2025	P Keegan	115 Irby Boulevard Sisters Beach	Change of Use (Visitor Accommodation)	4.11.2025	22	P
DA 149/2025	PLA Designs Pty Ltd	48 Walker Street Waratah	Storage Shed & Removal of Existing Shipping Container	11.11.2025	40	D
DA 150/2025	PLA Designs Pty Ltd	329 Back Cam Road Somerset	Change of Use (Shed to Dwelling)	11.11.2025	39	D
DA 148/2025	J Watling & C Marshall	300 Reservoir Drive Wynyard	Dwelling Extension	13.11.2025	41	D
DA 153/2025	PLA Designs Pty Ltd	4 Postmans Court Sisters Beach	Swimming Pool & Outbuilding (Shipping Container)	13.11.2025	35	D
DA 154/2025	R & L Watts	11 Newlands Road Somerset	Outbuilding (Shed)	13.11.2025	35	D
DA 167/2025	M Baxter and S Schliebs	234 Pages Road Calder	Outbuilding (Shed)	13.11.2025	8	P
DA 156/2025	Buildrite Construction & Civil Pty Ltd	23 Back Cam Road Somerset	Outbuilding (Shed)	20.11.2025	36	D
DA 160/2025	T & T Townsend	151 Irby Boulevard Sisters Beach	Outbuilding (Shed) & 2x Water Tanks	26.11.2025	31	D

BUILDING PERMITS APPROVED – November 2025

Permit Number	Applicants Name	Location	Development	Date Permit Issued	No of Days to Process	Related Planning Approval
PSC-W-2025-12-01	G & A Hine	11B Back Cam Road Somerset	As Built Shed	11-11-2025	4	NPR
PSC-W-2025-13-01	K & D Frank & P Fox	189 Preolenna Road Flowerdale	As Built Shed Alteration	14.11.2025	1	NPR
BLD-W-2025-65-01	Abel Design Pty Ltd	22 Tidal Mews Wynyard	New Shed	25.11.2025	4	DA 84/2025
BLD-W-2025-154-01	J S Walters & N A Howard	960 Calder Road Calder	Shed/Dwelling – Alterations & Partial Change of Use to Dwelling	28.11.2025	1	DA 68/2025

**COUNCIL MEETING ACTIONS – OPEN COUNCIL**

DATE	ITEM	TOPIC	ACTION/STATUS	OFFICER	STATUS
16/12/24	8.1	NOM - Cr Johnstone – Speed Limit Old Bass Highway	MOTION CARRIED: That Council undertake an assessment of the Old Bass Highway for a future report to Council for the consideration of speed limit reduction. <i>Assessment in Progress – currently with the Transport Commissioner for consideration.</i>	MES	In Progress
16/12/24	9.2	ROC – AGM Motion C Hutchison RTI Findings	MOTION CARRIED: Note that parts 1-3 of motion were for noting only. Part 4 of motion: Once appraised of any requirements from the Local Government Priority Reform Program 2024-2026, develop any policies or practices as required by any changes to the <i>Local Government Act</i> , that seeks to promote good governance principles of openness, honesty, and transparency, to continually improve existing practices.	CEO	Pending
17/3/25	9.5	ROC - Sisters Beach – Speed Reduction Request	AMENDED MOTION CARRIED - That Council receives and notes the assessment of the speed limit on Sisters Beach Road and determines to reduce the speed limit to 80km/h from the Bass Highway and all connecting roads through to Sisters Beach and forward that recommendation to the commissioner for transport. FORESHADOWED MOTION CARRIED - That Council Officers investigate traffic calming measures at Sisters Beach. <i>Traffic Calming review of Sisters Beach has been tendered and awarded, works pending</i>	MES	Pending
28/4/25	6.1.1	Petition - Boat Harbour Beach Store Signage, Public Toilets and Rubbish Services	Petition Noted – “Council to consider the urgent provisions of public toilet and rubbish facilities near the Boat Harbour Store along with approaching signage on the Highway”. <i>Officers are progressing the signage option to advise travellers of the nearest public toilet facility. Signage approvals are underway.</i>	DIDS	In Progress
20/10/25	7.3.1	CQWN – Cr Courtney – community Grants.	Cr Andrea Courtney asked if the Community Grant Program could be discussed at a Councillor Workshop to review the guideline, including how to select successful applicants if the grant round is over subscribed. She also asked if the amount currently allocated could be reviewed to consider if additional funds are required. The CEO agreed to discuss the matter at a workshop. <i>Workshop scheduled for January 2026</i>	CEO	Pending
17/11/25	7.3.1	CQWN – Cr Courtney – Pot Holes Bass Highway	Cr Andrea Courtney asked that we have discussion with the Department of State Growth (DSG) about state of potholes from behind Wynyard to Somerset and noted several were deep enough to cause damage to vehicles. The Director of Infrastructure and Development Services agreed to contact DSG. <i>Refer response this agenda</i>	DIDS	Closed
17/11/25	7.3.2	CQWN – Cr Courtney - Living Income	Cr Andrea Courtney asked if the Living Income matter could be brought back to a Councillor Workshop given that job layoffs have started in parts of the world because of AI impact on jobs. The CEO agreed to schedule for a future workshop.	CEO	Closed

DATE	ITEM	TOPIC	ACTION/STATUS	OFFICER	STATUS
			<i>Refer response this agenda.</i>		
17/11/25	7.3.3	CQWN – Cr Raw – Community Based Income	Cr Leanne Raw asked that the LiveWell Community Based Income project team be included in the workshop on Living Income so that they can provide an update on the significant progress they have made to date in becoming a trial area for a Community Based Income Program. The CEO agreed to schedule for a future workshop. <i>Refer response this agenda.</i>	CEO	Closed
17/11/25	7.3.9	CQWN – Cr Bramich Re-sheeting Elam Fagan Hall	Cr Gary Bramich asked, given the EOJ process about to occur, whether the resheeting works at Elma Fagan Hall should be deferred. The Director of Infrastructure and Development Services advised that this could be reviewed. Cr Hyland subsequently asked if deferral should occur given the machinery and resources would be in Waratah completing other jobs and it could be very expensive to have to go back again. The Director of Infrastructure and Development Services advised that timing would be considered during any decision making and that the best option may be to complete the works regardless. <i>Refer response this agenda.</i>	DIDS	Closed
17/11/25	7.3.12	CQWN – Cr Bramich – Cleaning of Signs	Cr Gary Bramich asked if council officers could discuss a budget allocation for the cleaning of signs each year, in particular the town and entrance and building signs. The Director of Infrastructure and Development Services took the question on notice. <i>Refer response this agenda.</i>	DIDS	Pending

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## STATUTORY IMPLICATIONS

### Statutory Requirements

There are no statutory implications as a result of this report.

## STRATEGIC IMPLICATIONS

### Strategic Plan Reference

<b>GOAL 1: Leadership and Governance</b>
<b>Desired Outcomes</b>
1.4 We cherish fairness, trust and honesty in our conduct and dealings with all.
<b>Our Priorities</b>
1.5.2 Maintain accountability by ensuring council decisions are evidence based and meet all legislative obligations.

### Sustainable Murchison Community Plan 2040

<b>Community Future Direction Theme</b>	<b>Key Challenges &amp; Opportunities:</b>
<b>Governance and working together</b>	<b>Working together for Murchison</b> – Everyone plays a part in achieving the objectives of the Sustainable Murchison Community Plan. There is cooperation, resource sharing and less duplication between Councils. Leadership is provided across all community sectors.

## POLICY IMPLICATIONS

There are no policy implications as a result of this report.

## ENVIRONMENTAL IMPLICATIONS

There are no environmental implications as a result of this report.

## FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report.

## RISK IMPLICATIONS

There are no risk implications as a result of this report.

## CONSULTATION PROCESS

There are no consultation requirements as a result of this report.

## CONCLUSION

It is recommended that Council notes the Senior Management Report.

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## 9.11 AWARD OF CONTRACT #842 - BRIDGE REPLACEMENT - BRIDGE STREET, SISTERS BEACH

To: Council  
Reporting Officer: Manager Engineering Services  
Responsible Manager: Director Infrastructure and Development Services  
Report Date: 9 December 2025  
File Reference: .  
Enclosures: 1. Tender Evaluation Cover Page - Confidential

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### RECOMMENDATION

**That Council awards contract #842 Bridge Street Bridge replacement to Hazell Bros Group Pty Ltd**

### PURPOSE

To determine Council's position in relation to tender submissions received for the replacement of the bridge structure on Bridge Street, Sisters Beach.

### BACKGROUND

The provision of replacing the bridge structure at Bridge Street (Sisters Creek) has been recommended as part of Council's biannual bridge inventory inspection and analysis, which has identified that the current bridge is no longer fit for purpose and requires replacement in order to maintain an industry standard SM1600 bridge load rating.

The existing bridge on Bridge Street is constructed of a modular deck cast on timber beams with concrete abutments, constructed in 1995. Through Council's bi-annual bridge inspections it has been identified that the timber beams of the bridge are showing rapid signs of internal decay.

Provision of these works are to be undertaken by an external contract provider, owing to the nature of specialist equipment and skills required to undertake the scope of works.

A call for tenders for the provision of these works was published in the Advocate Newspaper and released on the Tenderlink website on Wednesday 22 October 2025.

### DETAILS

The contract operates as a Lump Sum contract, based upon the estimated quantities to deliver the scope of the project. Tender price comparison and assessment of each individual tender, based upon pre-defined tender criteria, defines the recommendation to Council to award the Contract.

At the close of tenders on 14 November 2025, twenty (20) contractors had accessed the tender documents via Tenderlink and five (5) contractors submitted tenders for the works.

Tender submissions were received from;

- ARC Design Solutions
- BridgePro Engineering Pty Ltd
- Hazell bros Group Pty Ltd

- 
- TasSpan Pty Ltd
  - Timber Restoration Systems Pty Ltd

All tenderers have demonstrated experience within the industry, have established safety and management systems in place and have been assessed as competent and capable in the performance of the works for which they have tendered. All tenderers have and continue to provide the services associated with this contract to other Councils within Tasmania.

Each tender received has been assessed against a range of weighted criteria itemised below:

Criteria A – The tendered total amount– Weighting 30%

Criteria B – Project understanding including quality and completeness of submission – Weighting 10%

Criteria C – Capacity and resources, materials, plant and equipment to complete the works including financial viability – Weighting 15%

Criteria D – Capability and relevant experience of personnel and management – Weighting 20%

Criteria E – Quality management systems including WHS, risk & environmental – Weighting 15%

Criteria F – Environmental & sustainability Considerations – Weighting 10%

Generally, the past services provided to the Local Government sector by each of these companies have been considered satisfactory, and they have a clear understanding of the established industry requirements associated with the performance of the works under the contract.

The nature of the bridge replacement owed to some specific criteria within the tender specifications, particularly as this is the only bridge structure to access the Western catchment of Sisters Beach. Tenderers were required to provide details in their methodology that would retain access provision to the western catchment of Sister Beach during the works, be this via a staged demolition and construction approach or the installation or temporary access provision. Not all tenderers demonstrated compliance with this requirement and were deemed non-conforming by not doing so. The other specification within the tender document was to consider the re-use and strengthening of the existing bridge abutments to support the new bridge structure to achieve equivalent design life of the bridge structure, tenderers who were not able to demonstrate compliance with this specification were also deemed to be non-conforming.

Hazell Bros Group Pty Ltd have provided a tender submission which achieves compliance with the specifications of the tender documents and provides for a bridge substructure and super structure with equivalent design life (100 years) whilst providing access provision to the western catchment of Sister Beach during the works. The tender option provided by Hazell Bros Group Pty Ltd with a calculated overall price of \$452,810 is considered the most beneficial to Council given consideration to the specification and key selection criteria of the tender document. Whilst noting that this total price is an estimate based upon identified areas, the relativity of pricing is not anticipated to vary to any degree of significance should the final area be marginally different.

## **STATUTORY IMPLICATIONS**

### Statutory Requirements

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There are no statutory implications as a result of this report.

## STRATEGIC IMPLICATIONS

### Strategic Plan Reference

<b>GOAL 6: Transport and Access</b>
<b>Desired Outcomes</b>
6.2 Our transport and access network is sustainable, affordable and fit for purpose.
<b>Our Priorities</b>
6.2.2 Plan for all movements and modes of transport with a fit-for-purpose network.

### Sustainable Murchison Community Plan 2040

<b>Community Future Direction Theme</b>	<b>Key Challenges &amp; Opportunities:</b>
<b>Access and infrastructure</b>	<b>Local, regional and global transport and infrastructure access</b> – Safe and efficient access alternatives, growing freight capacity, renewable energy, water management and contemporary communications. Community infrastructure that supports economic development.

## POLICY IMPLICATIONS

The Asset Management policy clearly states an objective of lowest life cycle cost which is achieved through this tender process.

## ENVIRONMENTAL IMPLICATIONS

There are no environmental implications because of this report. Importantly, Council engaged an Environmental Assessment Company to undertake a natural values assessment of the bridge site, including the area upstream and downstream of Sisters Creek.

This assessment resulted in a requirement to not undertake vegetation removal in providing these works which will be achieved if the recommended contract award is undertaken.

Council's Sustainability and Environmental Advisory panel were consulted on the early planning phase of these works also.

## FINANCIAL IMPLICATIONS

The tender submission provided by Hazell Bros Group Pty Ltd combined with overheads and contingency provides for a favourable variance to the adopted budget of \$321,063 noting that this variance may need to be drawn upon to address any specific variation during the delivery of the works.

## RISK IMPLICATIONS

In the conduct of any contract there are risks to Council, including time delays and poor quality of work. The use of experienced contractors coupled with contract documents will minimise the potential risks to Council.

The broader tender assessment, beyond just price, is intended to mitigate risk.

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## **CONSULTATION PROCESS**

Prior to works commencing the Sisters Beach community will be notified of the works and anticipated delays and impacts resulting from these works.

Council's Sustainability and Environmental Advisory panel were engaged in the early planning for these works, particularly around seeking a solution that maintained road access through out but also involved no vegetation removal.

## **CONCLUSION**

The tender submitted by Hazell Bros Group Pty Ltd for the replacement of the Bridge Street Bridge (Sisters Creek) is considered the best option available to Council, in taking into consideration all aspects of the tenders submitted. It is recommended the Contract #842 be awarded accordingly.

## 10.0 MATTERS PROPOSED FOR CONSIDERATION IN CLOSED MEETING

### RECOMMENDATION

That the Council **RESOLVES BY AN ABSOLUTE MAJORITY** that the matters listed below be considered in Closed Meeting:

<i>Matter</i>	<i>Local Government (Meeting Procedures) Regulations 2025 Reference</i>
<i>Confidential Report R17 (2) - Confirmation Of Closed Minutes Of Previous Meeting</i>	17 (2)
<i>Confidential Report R17 (2) – Notices Of Motion NIL</i>	17(2)
<i>Confidential Report R17 (2) (k) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council - <b>Possible Compliance Matter</b></i>	17 (2) (k)
<i>Confidential Report R17 (2) (h (ii)) information that is – provided to the council on the condition that it be kept confidential - Senior Management Report</i>	17 (2) (h (ii))
<i>Confidential Report R17 (2) (f (i)) the security of – the council, councillors and council staff – <b>Audit Panel Committee Mnotes</b></i>	17 (2) (f (i))
<i>Confidential Report R17 (2) (i) - Leave of Absence Request - Councillors</i>	17(2)(i)
<i>Confidential Report R17 (2) - Closed Senior Management Report</i>	17(2)

## 11.0 CLOSURE OF MEETING TO THE PUBLIC

### RECOMMENDATION

That the Council **RESOLVES BY AN ABSOLUTE MAJORITY** that go into Closed Meeting to consider the following matters:

<i>Matter</i>	<i>Local Government (Meeting Procedures) Regulations 2025 Reference</i>
<i>Confidential Report R17 (2) - Confirmation Of Closed Minutes Of Previous Meeting</i>	17 (2)
<i>Confidential Report R17 (2) – Notices Of Motion NIL</i>	17(2)
<i>Confidential Report R17 (2) (k) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council - <b>Possible Compliance Matter</b></i>	17 (2) (k)
<i>Confidential Report R17 (2) (h (ii)) information that is – provided to the council on the condition that it be kept confidential - Senior Management Report</i>	17 (2) (h (ii))
<i>Confidential Report R17 (2) (f (i)) the security of – the council, councillors and council staff – <b>Audit Panel Committee Mnotes</b></i>	17 (2) (f (i))
<i>Confidential Report R17 (2) (i) - Leave of Absence Request - Councillors</i>	17(2)(i)
<i>Confidential Report R17 (2) - Closed Senior Management Report</i>	17(2)

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**12.0 RESUMPTION OF OPEN MEETING**

At ..... pm the Open Meeting was resumed.

**13.0 PUBLIC RELEASE ANNOUNCEMENT**

The Chairman announced that pursuant to Regulation 15(9) of the *Local Government (Meeting Procedures) Regulations 2025* and having considered privacy and confidential issues, the Council authorised the release to the public of the following discussions, decisions, reports or documents relating to the closed meeting:

Min. No.	Subject	Decisions/Documents

THERE BEING NO FURTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT ..... pm.