WARATAH WYNYARD COUNCIL

ORDINARY MEETING OF COUNCIL

AGENDA OPEN MEETING

19 October 2026

14 October 2026

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 19 October 2026 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.

Gary Arnold
INTERIM CHIEF EXECUTIVE OFFICER

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

14 October 2026

Mr Gary Arnold
Interim Chief Executive Officer
Waratah-Wynyard Council
PO Box 168
WYNYARD TAS 7325

Dear Gary,

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 19 October 2026 commencing at 6:00 PM at the Council Chambers, 21 Saunders Street, Wynyard.

Yours sincerely

Cr Mary Duniam
MAYOR

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NO ITEMS IN THIS AGENDA HAVE BEEN RECOMMENDED FOR CONSIDERATION IN CLOSED SESSION.

THERE BEING NO FURTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT _____PM

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 19 OCTOBER 2026, COMMENCING AT 6:00 PM

	From	To	Time Occupied
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.

1.0 RECORD OF ATTENDANCE

1.1 ATTENDANCE

1.2 APOLOGIES

1.3 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Nil received.

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 21 September 2026, 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

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	
11/9/26	Tulip Festival Gold Sponsor Photos
14/9/26	ABC Radio Interview
17/9/26	Citizenship Ceremony
18/9/26	Presentation by the Office of the Coordinator-General (OCG) and ReCFIT for the draft Expectations for Data Centre and AI Infrastructure Developers
25/9/26	HPAI Briefing for Mayors
27/9/26	Opening of the "Gathered" Art Exhibition and Official Opening of the 2026 Tulip Season
28/9/26	Radio Interview
28/9/26	Formal Opening and Photo's with Minister King at BHB SLSC
6/10/26	Tulip Festival VIP Event
7/10/26	ALGWA Webinar
9/10/26	TASART 2026 Opening Event
10/10/26	Tulip Festival Opening

4.3 REPORTS BY DELEGATES

Nil received.

4.4 NOTIFICATION OF COUNCIL WORKSHOPS

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RECOMMENDATION

That Council notes that no workshops have been held since the September Council Meeting.

Councillor attendance –1/7/26 to 9/10/26 (last updated to 9/10/26)

	Ordinary Meetings 2026/27 (3)	**Special Meetings / AGM 2026/27 (0)**	**Workshops 2026/27 (2)**	**Community Conversations 2026/27 (2)**	**Weeks Leave Approved**
Mayor Mary Duniam	3	0	2	2	
Deputy Mayor Celisa Edwards	3	0	1	2	
Cr Gary Bramich	3	0	1	2	
Cr Andrea Courtney	3	0	1	2	
Cr Kevin Hyland (dec.)	0	0	1	1	17
Cr Michael Johnstone	3	0	2	2	
Cr Leanne Raw	3	0	2	2	
Cr Dillon Roberts	3	0	2	2	

5.0 PUBLIC QUESTIONS AND STATEMENTS

5.1 RESPONSE(S) TO PUBLIC QUESTIONS TAKEN ON NOTICE FROM PREVIOUS MEETING

5.1.1 K EWINGTON - CHRISTMAS DECORATIONS

QUESTION

Mr Ewington of Flowerdale asked for a clear breakdown of the costs of installing and removing Christmas decorations including why a large number of pole mounted decorations are still in storage and why they aren't being used and; did council consider the offer by Powerlines Tas to install and remove decorations in 2025 at no charge which was declined.

The Director of Community Services advised that a full breakdown of costs was provided in the March 2026 Council Meeting Report, he took on notice to review other details

OFFICERS RESPONSE

Council is not aware of a large number of serviceable pole-mounted Christmas decorations being held in storage and not used.

The two large Christmas wreaths previously displayed from the blue poles in the Wynyard Town Centre had reached the end of their useful life. Prior to 2025, they had been inspected and were showing significant fading, with the tinsel and artificial greenery beginning to deteriorate. This is consistent with decorations of their age that have been exposed over a number of years to the harsh outdoor conditions experienced in a coastal environment, including strong sunlight and wind.

Rather than replace the wreaths at that time, Council determined to invest in a different style of Christmas decoration, including the Santa and bench display and decorations positioned at a lower level, allowing children and families to interact with them.

Following feedback from Mr Ewington, the existing wreaths were partially refurbished and again installed for Christmas 2025. Their condition when displayed confirmed that they were no longer presenting at the standard expected for the town centre.

Following subsequent community feedback, including from Mr Ewington, Council determined to purchase new pole-mounted Christmas decorations. These have now been ordered and are expected to arrive in time for Christmas 2026.

Council also acknowledges the offer from Powerlines TAS regarding installation and removal of the decorations. The costs associated with installing and removing Christmas decorations are considered by Council as part of its normal operational budgeting process, and provision is made within Council's operational budget for this work.

Council has established procurement, contractor and operational arrangements for these types of works and will continue to utilise its existing arrangements and staff for the installation and removal of Christmas decorations. Council again thanks Mr Ewington for his offer.

5.1.2 G STITZ - CORPORATE BODY VOTING

QUESTION

Mr Stitz of Waratah asked the following:

1. Where an eligible business nominates a representative who is already enrolled can that person cast a second vote i.e. one personally and one a representative for the corporate body.
2. Are there any circumstances in which a corporate body can be added to the General Managers Roll now that it has closed for the election?
3. Mr Stitz noted that he had been advised by local businesses that the Deputy Mayor and other candidates visited businesses and described what they called official council information about corporate enrolment and the ability to obtain an extra vote – can council clarify whether it provided the information for distribution and what steps were taken to ensure the same information was equally available to all eligible businesses and candidates.

The CEO confirmed that a representative of a corporate body can vote once for the body and once personally if they were eligible as a resident of the municipal area. He noted that the are no circumstances that any voters can be added to the General Managers roll once it is closed and advised he would take the matter on notice to provide exact details. The CEO advised that council did not provide the advice or materials for distribution

OFFICERS RESPONSE

The following information is available on the Tasmanian Electoral Commission website - Local government elections enrolment

Each council keeps a General Manager's roll for people who may be eligible to vote in a local government election based on where they live, property they own or occupy, or a corporate body they represent.

You may be eligible to be on a General Manager's roll in a local government area if:

- you reside in the area but are not entitled to be on the State roll for that area,
- you own or occupy land in the area (e.g. you lease a shop or own a shack) but are enrolled on the State roll for a different local government area , or
- you are the nominated representative of a corporate body that owns or occupies land in the area.

To enrol under these special provisions, you need to complete the appropriate enrolment form and return it to the general manager of the relevant council.

To be enrolled under these special provisions you need to ensure that the general manager for the council in which you are enrolling has your completed enrolment form before the close of rolls for an election or poll.

For this election; the General Managers Roll closed on Thursday 10 September at 6.00pm.

No additions can be made to the General Managers Roll after the closing date/time.

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

Nil received.

5.5 PUBLIC STATEMENTS WITHOUT NOTICE

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.

6.0 PLANNING AUTHORITY ITEMS

6.1 SUBDIVISION APPLICATION 2 LOTS INTO 3 LOTS AT 511 MURCHISON HIGHWAY AND MURCHISON HIGHWAY (CT 41101/1), ELLIOTT - SD 2227/2026

To:	Council
Reporting Officer:	Town Planner
Responsible Officer:	Director Infrastructure and Development Services
Report Date:	7 October 2026
File Reference:	7524050 & 2043792
Supporting Documents:	1. Planning Application and Supporting Documents

RECOMMENDATION

That Council, acting in its role as the Planning Authority in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - *Waratah-Wynyard,* refuse an application for subdivision of 2 lots into 3 lots at 511 Murchison Highway and Murchison Highway (CT 41101/1), Elliott on the following grounds-

1. **The subdivision application does not demonstrate achievement with Clause 7.10.3 of the *Tasmanian Planning Scheme - Waratah-Wynyard and is refused in accordance with Clause 7.10.1 of the Tasmanian Planning Scheme - Waratah-Wynyard*. The proposed subdivision application does not further the purpose of the Agriculture zone;**
2. **The subdivision application does not demonstrate achievement with Clause 21.5.1 P1(a) of the *Tasmanian Planning Scheme - Waratah-Wynyard*. Each lot proposed in a plan of subdivision does not provide for the operation of an agricultural use; the subdivision materially diminishes the agricultural productivity of the land; and does not have capacity for each of the new lots to be utilised for productive agricultural use; and**
3. **The subdivision application is not consistent with the Objectives of the *State Policy on the Protection of Agricultural Land 2009*. The subdivision application conflicts with Principles 1, 2, 3, 5 and 7 of the *State Policy on the Protection of Agricultural Land 2009*.**

PURPOSE

The purpose of this report is for Council to consider the merits of the application SD 2227/2026 against the requirements of the *Tasmanian Planning Scheme - Waratah-Wynyard* (the planning scheme).

BACKGROUND

The subject site comprises of two separate titles both accessed from Murchison Highway, with 511 Murchison Highway having an area of 73.45ha and vacant land at Murchison Highway (CT 41101/1) having an area of 849m^2.

The title that is vacant land is of a standard residential size allotment. The land at 511 Murchison Highway has two established dwellings, outbuildings and implement/farm sheds,

and is used for grazing of beef cattle and periodic seasonal cropping. The site area is covered by open pastureland with areas of native vegetation present around unnamed waterways that function in association with three separate dams, and a large shelter belt located adjacent to the laneway.

The site adjoins land used for agricultural purposes to the north and the east, adjoins the Murchison Highway to the west and adjoins Hoares Lane to the south. There are two residential allotments adjoining the site on the south-western point off Hoares Lane and one residential lot adjoining the site on the north-western point off the Murchison Highway, directly adjoining the vacant land at Murchison Highway (CT 41101/1) forming part of this application. There are two residential allotments adjoining to the south-east off Hoares Lane and two residential allotments adjoining off Back Cam Road to the south-east. A locality plan identifying the subject site is provided in Figure 1 below.

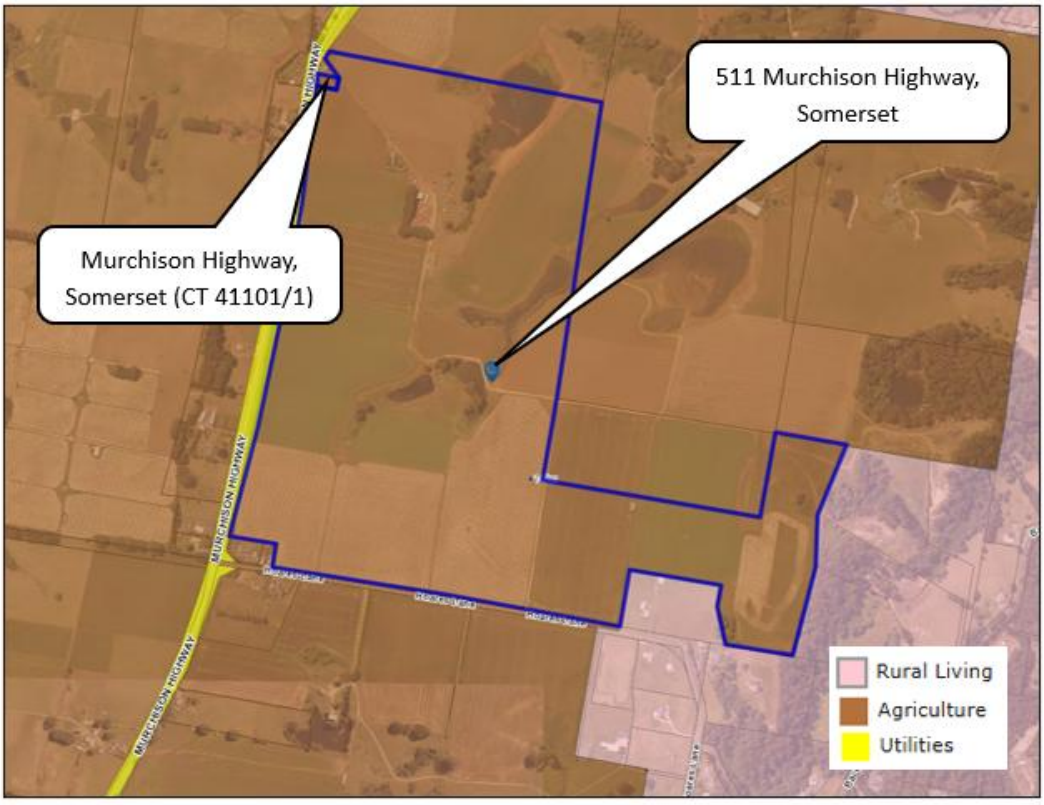


Figure 1: Subject site with zoning

DETAILS

The applicant is seeking approval for subdivision of land involving vacant land at CT 41101/1 Murchison Highway and 511 Murchison Highway, Elliott. The proposal seeks to subdivide two existing lots into three newly configured lots to comprise of-

Lot No.	Site Area	Description	Frontage Arrangement
Lot 1	2.35ha	Contains existing dwelling and associated outbuildings.	Frontage provided by a right of carriageway onto Murchison Highway.
Lot 2	68.67ha	Contains existing dwelling, associated outbuildings,	Frontage from Murchison Highway, with burdening rights

Lot No.	Site Area	Description	Frontage Arrangement
		existing farm and associated farm buildings.	of carriage way for proposed lots 1 and 3.
Lot 3	2.10ha	Vacant land.	Frontage provided by a right of carriageway onto Murchison Highway.

The subject site is zoned Agriculture under the *Tasmanian Planning Scheme - Waratah-Wynyard* (TPS). According to Clause 6.2.6 of the TPS, development for subdivision does not need to be categorised into a Use Class, it is allowable in the zone provided the application meets all the relevant performance criteria.

The applicant is applying for discretion under the following Clauses of the Planning Scheme:

- 7.10 – Development Not Required to be Categorised into a Use Class; and
- 21.5.1 - Lot design (P1 & P2)

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 5 Pages;
- Crown Land consent x 3 Pages;
- Bushfire Hazard Management Report x 34 Pages;
- Planning Report x 36 Pages;
- Agricultural Assessment Report x 36 Pages; and
- Plan of Subdivision x 1 Page.

The period for representations closed on Tuesday 6 October 2026. No representations were subsequently received.

INTERNAL REFERRALS

Engineering

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

(1) Stormwater 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 comments were noted:

Plans do not show where the existing two OSWW systems are for the two existing dwellings. Nothing found on file either. Unable to ascertain if the systems would be contained within the new boundaries. This is more applicable to the dwelling on the smaller lot due to boundary and dwelling locations.

EXTERNAL REFERRALS

The application did not require any external referrals.

PLANNING ASSESSMENT

The subject site is zoned Agriculture under the *Tasmanian Planning Scheme - Waratah-Wynyard* (TPS). According to Clause 6.2.6 of the TPS, development for subdivision does not need to be categorised into a Use Class, it is allowable in the zone provided the application meets all the relevant performance criteria.

The applicant is applying for discretion under the following Clauses of the Planning Scheme:

- 7.10 – Development Not Required to be Categorised into a Use Class; and
- 21.5.1 - Lot design (P1 & P2).

7.10 Development Not Required to be Categorised into a Use Class

7.10.1

An application for development that is not required to be categorised into one of the Use Classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority.

7.10.2

An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.

7.10.3

In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:

(a) the purpose of the applicable zone;

(b) the purpose of any applicable code;

(c) any relevant local area objectives; and

(d) the purpose of any applicable specific area plan.

Planning Comments: Does not Comply

The proposed subdivision is located within the Agriculture zone.

(a) Purpose of the zone:

The purpose of the Agriculture zone is:

21.1.1 - To provide for the use or development of land for agricultural use.

21.1.2 - To protect land for the use or development of agricultural use by minimising:

a) conflict with or interference from non-agricultural uses;

b) non-agricultural use or development that precludes the return of the land to agricultural use; and

c) use of land for non-agricultural use in irrigation districts.

21.1.3 - To provide for use or development that supports the use of the land for agricultural use.

The proposal is for the subdivision to sever one dwelling from the current agricultural use and operate separately as a residential use as a residential lifestyle allotment in an agricultural setting. Further, the existing vacant land is proposed to be enlarged with the purpose of being developed with a future single dwelling on a residential lifestyle allotment in an agricultural setting. The balance area proposes to retain a dwelling, outbuildings and associated farm buildings with the existing agricultural use retained.

The proposed subdivision does not provide for the use or development of agricultural use, as it proposes two residential lots.

The subdivision does not protect land for the use or development of agricultural uses, as it is removing land that is currently utilised as agricultural land.

The subdivision introduces the potential for conflict and to interfere with the existing agricultural use by severing an existing dwelling and creating a residential lifestyle allotment in its own right.

The proposed creation of lots 1 and 3 preclude the land being returned to agricultural use with the intent of creating lot 3 to be developed with a dwelling.

The proposed creation of lots 1 and 3 do not support the use of the land for agricultural use, they in fact remove the agricultural use potential.

(b) Purpose of any codes

The land is subject to the provisions of C3.0 Road and Railway Code, C7.0 Natural Assets, C13.0 Bushfire Prone-Areas Codes and C15.0 Landslip Hazard Code.

The proposal complies with the acceptable solutions for all relevant standards of these codes.

(c) Local area objectives

There are no relevant local area objectives applicable to the site.

(d) Specific area plans

There are no relevant specific area plans applicable to the site.

The permit application does not further the purpose of the Agriculture zone and cannot meet clause 7.10.3 of the General Provisions and must be refused in accordance with clause 7.10.1.

Clause 21.5.1 – Lot design

Objective: To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land.	
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or	P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide for the operation of an agricultural use, having regard to: i. not materially diminishing the agricultural productivity of the land; ii. the capacity of the new lots for productive agricultural use;

(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	iii. any topographical constraints to agricultural use; and iv. current irrigation practices and the potential for irrigation;
	(b) be for the reorganisation of lot boundaries that satisfies all of the following: i. provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; ii. all new lots must be not less than 1ha in area; iii. existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2; iv. all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and v. it does not create any additional lots; or
	(c) be for the excision of a use or development existing at the effective date that satisfies all of the following: i. the balance lot provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation;

	ii. an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; iii. any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and iv. all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.

Planning Comments: Does not Comply

The permit application relies upon performance criteria P1(a) for grant of a permit.

P1(a) requires that each lot proposed on a plan of subdivision must achieve (a), which must provide for the operation of an agricultural use having regard to (i)-(iv) inclusive.

The performance criteria is mandatory and the requirement is that each lot must provide for the operation of an agricultural use. Both proposed lots 1 and 3 cannot meet this mandatory requirement as they are residential lifestyle allotments removed from agricultural use.

The supporting Agricultural Assessment Report prepared by Pinion Advisory states that *"the current and future agricultural use of the land subject to the proposed development as per lot 1 and 3, are diminished and restricted due to the presence in close proximity of existing residential dwellings and vacant lots."*

The Agricultural Assessment Report goes further to state that *"the proposed lot 1 and 3 would be managed and operated as lifestyle blocks, and lot 2 operated and managed as viable commercial mixed livestock and cropping enterprise."*

This does not achieve the mandatory requirement that each lot must provide for the operation of an agricultural use.

When having regard to i) through to iv) inclusive-

i. There is potential for the agricultural productivity of the land to be diminished, by severing an existing dwelling from the agricultural land and introducing a new and separate residential use and lifestyle allotment. When severing the dwelling from the agricultural land it can be sold separately and operate in its own right, by doing this, it creates the potential for new conflict of uses and impacts onto the agricultural land.

   The figure 2 below shows the potential 200m residential impact on the agricultural land by creating lots 1 and 3 as residential allotments. Figure 2 below highlights the site in blue and the 200m radius of potential impact onto the agricultural land in red.

   Where there is a new impact/s created, this creates the potential for conflict of uses and impacts onto the agricultural productivity of the land.

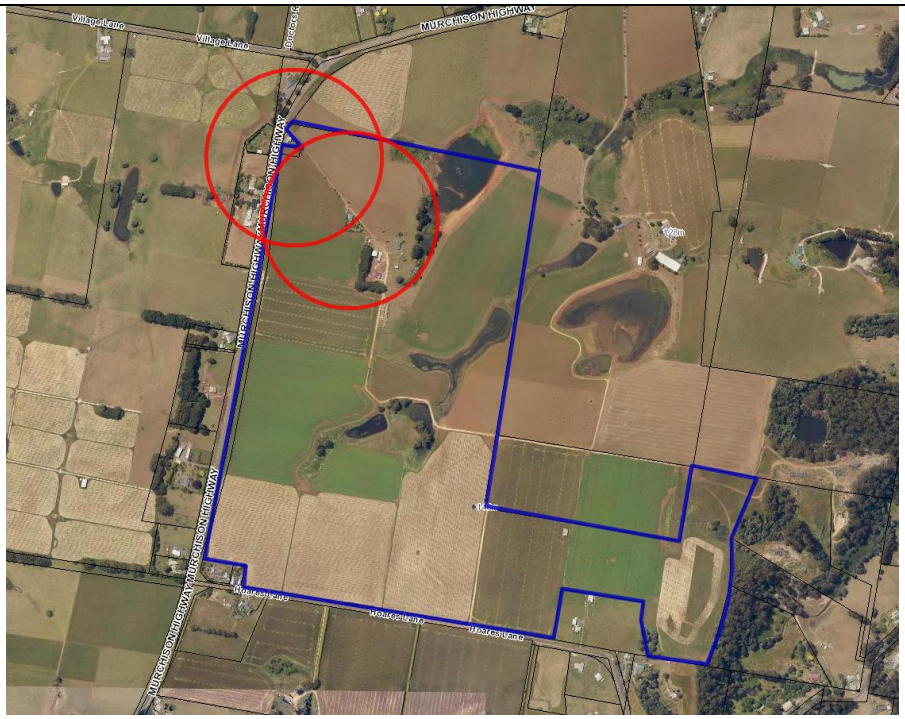


Figure 2: Subject site and potential 200m impact from proposed residential lots

ii. The supporting Agricultural Assessment Report concludes that the proposed lots 1 and 3 would be managed and operated as lifestyle blocks and could be utilised at a level commensurate with the available resource (e.g. available land area and for dryland pasture production). This will not achieve a productive agricultural use on lots 1 and 3.

iii. The overall site is somewhat undulating but does not impact the existing productive agricultural use of the land.

iv. There are no proposed changes to the irrigation practices and potential for irrigation.

The permit application fundamentally fails each mandatory test contained within P1(a), P1(a)(i) and P1(a)(ii) and does not achieve the Objective to the standard and must be refused.

There is no possible pathway for the proposed subdivision under P1(b) as the application will materially diminish the agricultural productivity of the land; two of the lots have no capacity for productive agricultural use; the existing dwelling to be severed from the agricultural land cannot meet the setback requirements in clause 21.4.2, A2; and the subdivision creates an additional lot.

There is no possible pathway for the proposed subdivision under P1(c) as the application does not meet the requirements for an excision of the existing dwelling and creates an additional lot.

The subdivision standards within the Agriculture zone actively seek to prevent new residential lifestyle allotments being created under the Tasmania Planning Scheme – Waratah-Wynyard. The Agriculture zone represents the highest order of agricultural land in Tasmania and is a finite resource to be protected.

Clause 21.5.1 – Lot design

Objective: To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land.	
A2	P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic, including pedestrians; and d) the pattern of development existing on established properties in the area.
Planning Comments: Complies The permit application relies upon performance criteria P2 for grant of a permit, as each lot is not provided with a vehicular access from the boundary of the lot to a road, with lot 1 and 3 being provided vehicular access via a right of carriageway burdening lot 2. Council's Technical Officers have reviewed the proposed vehicular access via a right of way and found that as proposed is capable of providing reasonable vehicular access to the boundary of these lots. The topography of the site is slightly undulating but meets the standards for access strips. The distance between the existing dwelling and Murchison Highway is unchanged for proposed lot 3 and less for proposed lot 1. The road to which the lots would have carriageway onto is the Murchison Highway, which can cater for the proposed traffic. The permit application achieves the performance criteria P2.	

State Policy on the Protection of Agricultural Land 2009

The permit application has correctly identified that the site involves prime agricultural land and that the *State Policy on the Protection of Agricultural Land* 2009 (PAL Policy) applies but has not been addressed.

The Agricultural Assessment report stated that *"a detailed inspection of the property was undertaken by the author in June 2026 and determined the majority of the block to be covered by Class 1 and 2 land with a limited area of class 3 and 5 land."* The figure 3 below shows the land capability for the site, with the majority of the site being prime agricultural land.

Image 6 Land capability map of the subject property.

Figure 3: Image 6 from the Agricultural Assessment Report, depicting the land capability

The Principles of the PAL Policy are addressed below in detail.

1. *"Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development"*

   Comments: The proposed severing of an existing dwelling from the agricultural use into a separate residential allotment and proposing another vacant residential allotment has the potential to unreasonably confine or restrain the agricultural land. It introduces new residential allotments by doing this, it creates the potential for new conflict of uses and impacts onto the agricultural land.

   The application does not further principle 1 of the PAL Policy.

2. *"Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium"*

   Comments: It is proposed to convert some prime agricultural land to non-agricultural use.

   The application does not further principle 2 of the PAL Policy.

3. *"Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy."*

   Comments: It is proposed to convert some prime agricultural land to residential use or development.

   The application does not further principle 3 of the PAL Policy.

4. *"The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:*

   (a) Minimising the amount of land alienated;

   (b) Minimising the negative impacts on the surrounding environment; and

   (c) Ensuring the particular location is reasonably required for operational efficiency."

   Comments: Not applicable to this permit application as the development is not for utilities, extractive industries or controlled environment agriculture.

5. *"Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land."*

   Comments: The established dwelling that is proposed to be severed from the agricultural land will be disconnected from the agricultural use and has potential to unreasonably convert agricultural land, and to introduce new confinement and restraint of the agricultural use.

   The application does not further principle 5 of the PAL Policy.

6. *"Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits."*

   Comments: The proposal is not put forward as a significant benefit to the region but is covered by Principles 3 and 5.

7. *"The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use."*

   Comments: There is a small portion of the site that contains the existing dwelling (proposed to be contained in lot 3) that is non-prime agricultural land, that would be converted to non-agricultural use. The site forms part of a locally and regionally significant agricultural resource by its contribution to the broader agricultural land resource within the locality and region.

   The application does not further principle 7 of the PAL Policy.

8. *"Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development."*

   Comments: Not applicable as the land is not within a proclaimed irrigation district.

9. *"Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.*

   Comments: Not applicable as the discretion invoked is for residential use or development.

10. *"New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to*

areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land."

Comments: Not applicable as the proposal does not involve new plantation forestry.

11. *"Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy."*

Comments: Not applicable as the proposal does not involve new plantation forestry.

Based on the above assessment, the permit application conflicts with Principles 1, 2, 3, 5 and 7 of the PAL Policy and must be refused.

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 *Land Use Planning and Approvals Act 1993 (the Act)* and must enforce the Tasmanian Planning Scheme - *Waratah- Wynyard* (the Planning Scheme) under S.48 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 any public representations received.

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.

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.

The application does not comply with the necessary provisions within the General Provisions and Agriculture zone under the Tasmanian Planning Scheme – Waratah-Wynyard and conflicts with principles within the PAL Policy. It is therefore recommended that Council refuse a planning permit for the proposed subdivision.

6.2 CHANGE IN OPERATING HOURS FOR APPROVED FOOD SERVICES USE AT 288-290 PORT ROAD, BOAT HARBOUR BEACH

To:	Council
Reporting Officer:	Town Planner
Responsible Officer:	Director Infrastructure and Development Services
Report Date:	29 September 2026
File Reference:	7087401
Supporting Documents:	1. Representation 2. Permit Application and Supporting Documents 3. Signed Extension of Time

RECOMMENDATION

That Council, acting in its role as the Planning Authority in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - *Waratah-Wynyard*, refuse an application for increased hours of operation for the kiosk and café at 288-290 Port Road, Boat Harbour Beach on the following grounds:

1. **The increased hours of operation of the kiosk and café will cause an unreasonable loss of amenity to adjacent sensitive uses through the timing, duration and increase of vehicle movement and the associated noise and other emissions; and**
2. **The increased hours of operation of the kiosk and cafe do not further the Objective to clause 10.3.1.**

PURPOSE

The purpose of this report is for Council to consider the merits of the application DA 85/2026 against the requirements of the *Tasmanian Planning Scheme – Waratah-Wynyard*.

BACKGROUND

The approved café and kiosk will operate in conjunction with other approved uses on the site. On the 17 April 2023, Council approved the redevelopment of the Boat Harbour Beach Foreshore under DA 325/2022. This approval is in a new location, included a new café, SLSC building, kiosk, passive recreation facilities with associated infrastructure and the reconfiguration of the road layout and parking areas located at Port Road, Boat Harbour Beach.

The current permit conditions allow for the hours of operation for the café and kiosk to be 8:00am to 9:00pm Monday to Sunday.

The new café and kiosk will be opening imminently.

The operators of the new café and kiosk are seeking to extend the approved hours of operation.

DETAILS

The subject site of the café and kiosk building is on Crown land owned public reserve administered by NRE Tasmania with a leased area of 1306m^2 (Figure 1) the parking and

supporting infrastructure forms part of a larger approximately 8.8ha of Crown land also owned public reserve administered by NRE Tasmania.

It is a split zoned site with the central area and area to the south zoned Low Density Residential. The area bordering the coast is zoned Environmental Management. To the north of the development is Shelter Point, with the main beach to the north-east and seawall to the north-west. To the south is the Boat Harbour Beach residential area, which contains a mix of single dwelling development and properties used for visitor accommodation. An aerial image of the development area and zoning is shown below in Figure 2.

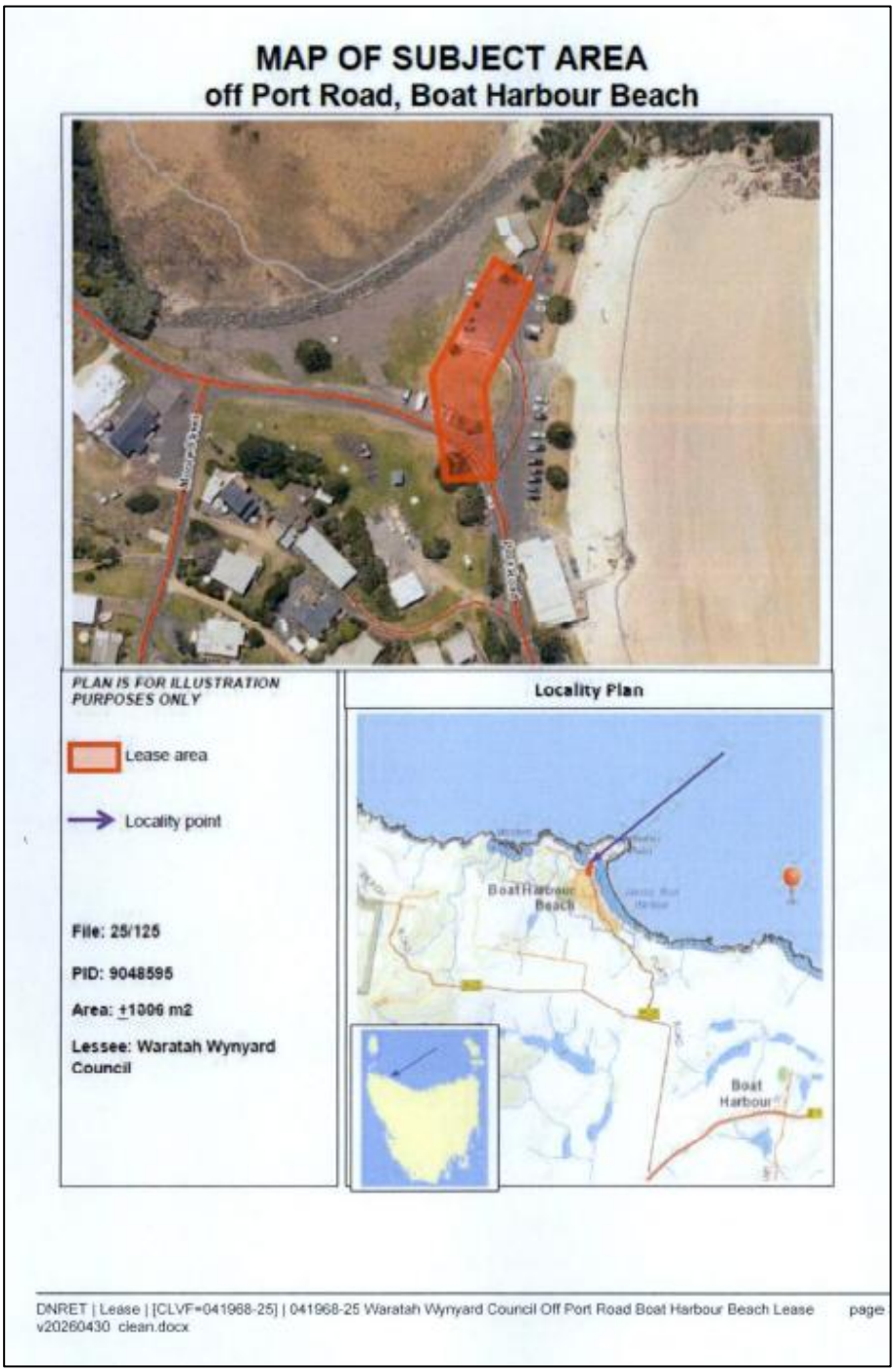


Figure 1: Leased area for Café and Kiosk building

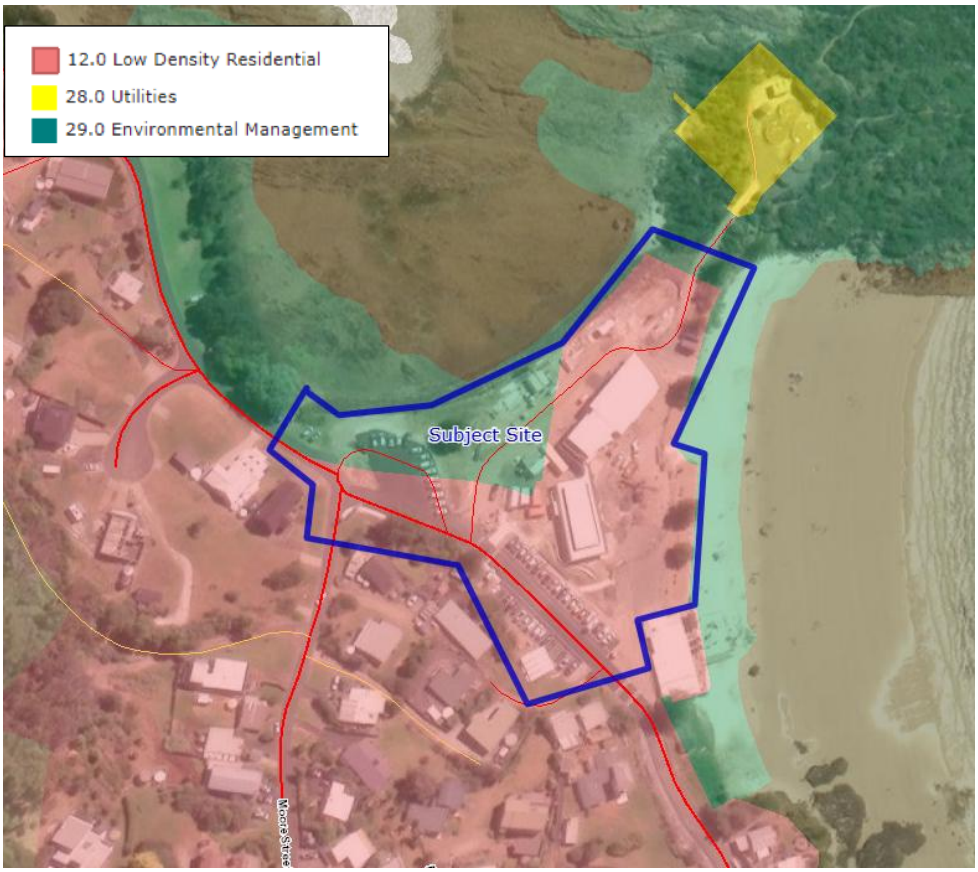


Figure 2: Subject site with zonings

The proposed variations to the approved hours of operation have a seasonal approach as set out in Table 1 below.

Winter – May to September	**Proposed**	**Currently Approved**
Beach Kiosk (takeaway service)	**7.00am** – 5.00pm	8.00am – 9.00pm Monday - Sunday
Café – Monday – Thursday	8.00am – 5.00pm	8.00am – 9.00pm Monday - Sunday
Cafe – Friday – Sunday	8.00am – 9.00pm	8.00am – 9.00pm Monday - Sunday
Summer – October to April	**Proposed**	**Currently Approved**
Beach Kiosk (takeaway service)	**6.00am** – 6.00pm	8.00am – 9.00pm Monday - Sunday
Café – Monday – Thursday	**7.00am** – 9.00pm	8.00am – 9.00pm Monday - Sunday
Cafe – Friday – Sunday	**7.00am – 10.30pm**	8.00am – 9.00pm Monday - Sunday
Private Functions	**Proposed**	**Currently Approved**
Cafe	Maximum of 12 private functions per calendar year, concluding no later than **midnight**.	8.00am – 9.00pm Monday - Sunday
New Year's Eve	**Proposed**	**Currently Approved**
Cafe	Trading until **1.00am.**	8.00am – 9.00pm Monday - Sunday

Table 1: Proposed variation to approved hours of operation

The applicant states that these are the maximum operating hours only and are intended to provide enough flexibility for the business to respond to seasonal demand. They do not mean that all parts of the business will operate for the full extent of these hours every day.

The applicant states that the beach kiosk and main café have deliberately been given different operating hours to reflect the different nature of each service and the seasonal activity at Boat Harbour Beach.

However, when reviewing the proposed variations to the hours of operation they must be assessed as though the full benefit will be taken.

The permit application does not comply with one acceptable solution for discretionary use standard and is applying for discretion under the following clause of the Planning Scheme:

- Discretionary uses – 10.3.1, 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;
- Crown Consent x 2 Pages;
- Additional Information Response x 4 Pages;
- Attachment 1 x 2 Pages
- Attachment 2 x 6 Pages

The period for representations closed on 26 August 2026. One (1) representation was received during this period. An aerial image demonstrating the relationship between the subject site and representors' property is shown in Figure 3 below.

Figure 3: 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.

Representors: Paul and Carol Willmot

Issues Raised:	**Response:**
As a neighbouring permanent resident located at 4 Moore Street Boat Harbour Beach, our property directly shares a boundary and is approximately 30m from the newly located subject café and considerably closer to associated patron parking. Our household has already and will continue to be directly affected by the negative impacts on residential amenity due to elevated noise levels, increased localised traffic and pedestrian flow induced by the new changes.	It is recognised that 4 Moore Street, Boat Harbour Beach and other adjoining and adjacent properties have had a reduction in their amenity due to the redevelopment of Boat Harbour Beach. The proposed extension to hours of operation has the potential to cause unreasonable loss of amenity to adjacent sensitive uses. It is recommended to refuse the extended hours of operation to protect the amenity of all adjacent sensitive uses.
The applicant states the SLSC and Gym (community centre) are approved to operate from 0600 – 2200, Monday to Sunday; the multi-purpose space until midnight on Friday and Saturday. The applicant argues that the proposed hours for the café are therefore not introducing early morning or evening activities to a site that would otherwise be inactive during those times. What this argument ignores is the significant difference in type, volume and intensity of activity between the café and club/community centre.	The site is approved to operate with multiple uses; the impacts of each use are different. The cumulative effect of the proposed increased hours of operation will undoubtably increase customers to the kiosk and café.
The planning application is for extended hours of operation for the kiosk and café call into question that the Food Services use is more in keeping with a restaurant than a café. While the application does not cover definitions for 'café' or 'restaurant' they are readily available through numerous sources. In general, a café is light, casual breakfast and lunch; a restaurant being more formal and focussed on lunch and dinner. Thus, even the existing use into evening hours is contestable. This scope creep is transforming the nature of the original food service towards a restaurant and is contrary to the applicant's statement that it is not the intent to 'fundamentally change the nature of the business'.	From the information provided with the permit application it does appear that the kiosk and café are seeking a more hybrid model of operation, capturing the kiosk (takeaway component) café component and introduction of a more restaurant/function centre offering.

Partially disputes that the physical location of the new café is further away from residential properties than the original location.	The physical building may in fact be further away from residential properties, however the associated car parking to serve the needs of the multiple uses is closer. There is minimal physical separation between some of the car parking and existing sensitive uses, potentially introducing a conflict between uses.
The presumption that residential amenity has not and will not be adversely impacted by the new traffic flows and facility usage. Our experience suggests a contrary view. We have comprehensive evidence to support such, inclusive of headlights, persistent engine noise, heavy vehicle, school/tour bus and motorcycle use, overnight camping, car doors, car alarms, dogs, blocked access, extended patron conversations - including abusive language, significant foot traffic, loud music, observation and photographing of our home, meandering through our garden and un/dressing for the beach. All of this is visible and audible from inside, even with windows closed, in all sleeping and living spaces; and outside, including our outdoor entertaining and garden spaces. We are yet to experience the impact of new street lighting in our immediate foreground replacing the dark-sky evenings of the harbour. Extending the café hours will extend the activity into the late evening and add further patron and café activity noise/music and light to the mix. All these factors directly relate to acoustic compliance, noise mitigation and light spill.	It is recognised that 4 Moore Street, Boat Harbour Beach and other adjoining and adjacent properties have had a reduction in their amenity due to the redevelopment of Boat Harbour Beach. The proposed extension to hours of operation has the potential to cause unreasonable loss of amenity to adjacent sensitive uses, through the proposed timing, increased duration and increased vehicular movement that would occur with the extended hours of operation.
Increase in the hours of operation for the kiosk, although north facing will still impact the utilisation of parking, pedestrian access from the existing road to the parking and pathway areas. Activity at this hour violates the standard morning peace the residents are legally entitled to.	Generally, the increase of 2 hours for the takeaway kiosk is low in scale, while aimed at existing morning beach users there is potential to attract additional customers and has potential to impact on the amenity of existing sensitive uses adjacent the site.
The applicant has stated that Seekers can manage noise and customer activity. At a March wedding held at Seekers under the new parking arrangements, we were awoken at around 2300 by patrons 'leaving' and ultimately had to interact with them after midnight when it was clear the socialising would persist outside our bedroom. How and with what powers does the applicant intend to negate such overflow activities?	The potential for impacts due to additional customers to the kiosk and café with the proposed extended hours of operation increases. Given the lack of physical separation of some of the car parking areas to the existing sensitives uses cause the loss of amenity to become unreasonable in a residential setting.

The applicant is seeking approval for persistent operating authority whilst suggesting continuous use is not intended. Should such windows be approved, they will exist in perpetuity. Fully utilised, the potential exists for food/ entertainment operations to occur over a 17.5 hour period in a single day in a precinct intended for 'day use only'. The occasional use suggested can be managed utilising existing temporary council approval mechanisms. Occasional, private and New Year's functions as suggested can likewise be managed via the same processes. Temporary permits would also allow a more considered assessment of the actual, rather than projected, or assumed amenity impact over time.	There is an exemption under the Tasmanian Planning Scheme for occasional uses, however these uses must be infrequent or irregular sporting, social or cultural events. The exemption does not allow for regular uses outside of the planning permit granted for the site.

INTERNAL REFERRALS

Engineering

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

(1) In the course of undertaking the use there is to be no damage caused to any Council owned infrastructure or property.

Environmental Health

Nil.

EXTERNAL REFERRALS

The application did not require any external referrals.

PLANNING ASSESSMENT

The subject site is zoned Low Density Residential under the *Tasmanian Planning Scheme - Waratah-Wynyard* (TPS). The existing use is Food Services which is a discretionary use within the zone.

The proposal does not meet all of the acceptable solutions for the applicable discretionary use standards and is therefore submitted as a discretionary application under Section 57 of LUPAA and assessed under the TPS 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.

During the assessment of the permit application additional information was requested by Council Officers against the discretion being relied upon.

An assessment of the proposal against the applicable clauses for the Low Density Residential zone is provided below.

10.3.1 Discretionary uses

Objective: That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
A1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within: a) 8.00am to 6.00pm Monday to Friday; b) 9.00am to 12.00 noon Saturday; and c) nil on Sunday and public holidays.	P1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: a) the timing, duration or extent of vehicle movements; and b) noise or other emissions

Planning Comments: Does not Comply

The approved hours of operation for the kiosk and café are 8.00am – 9.00pm Monday to Sunday which is outside of the acceptable solution requirements in A1.

The permit application seeks to further expand the hours of operation to take into consideration seasonal patronages.

Proposed Hours of Operation:

1. Winter – May to September
    - Beach Kiosk (takeaway service) – 7.00am to 5.00pm
    - Café – Monday to Thursday – 8.00am – 5.00pm
    - Café – Friday to Sunday – 8.00am – 9.00pm

These proposed changes are an increase of 1 hour for the kiosk from the approved hours. The increase of 1 hour for the takeaway kiosk is low in scale, while aimed at existing morning beach users there is potential to attract additional customers and has potential to impact the amenity of existing sensitive uses adjacent the site.

2. Summer – October to April
    - Beach Kiosk (takeaway service) – 6.00am to 6.00pm
    - Café – Monday to Thursday – 7.00am – 9.00pm
    - Café – Friday to Sunday – 7.00am – 10.30pm

These proposed changes are an increase of 2 hours for the kiosk; an increase of 1 hour for the café Monday through to Thursday; and an increase of 2.5 hours for the café Friday to Sunday.

Generally, the increase of 2 hours for the takeaway kiosk is low in scale, while aimed at existing morning beach users there is potential to attract additional customers and has potential to impact the amenity of existing sensitive uses adjacent the site.

The increase of the café Friday to Sunday for an additional 2.5 hours has potential for higher scale usage and higher impact on the amenity of existing sensitive uses adjacent the site.

3. Private Functions
    - Café – maximum of 12 private functions per calendar year, concluding no later than midnight.

The increase of the café for functions for twelve times a year for up to 3 hours on each occasion has potential for higher scale usage and higher impact on the amenity of existing sensitive uses adjacent the site.

4. New Year's Eve

   - Café – trading until 1.00am

This increase of the café for one night a year for up to 4 hours has potential for higher scale usage on that one night, which has the ability to impact on the amenity of existing sensitive uses adjacent the site.

Amenity is defined within the Tasmanian Planning Scheme (TPS) to mean, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

When applying the definition to the place at 4 Moore Street, Boat Harbour Beach the amenity has been reduced due to the redevelopment of Boat Harbour Beach through DA 325/2022. Some of the onsite parking to serve the needs for the new café, SLSC building, kiosk and passive recreation facilities are directly abutting their property. The proposed increase of vehicular movements for a Food Services use, that can seat up to 65 people at any one time; with the timing particularly being extended at the beginning and end of the day; with increased noise and light emissions has potential to negatively impact and reduce their amenity.

From the information provided with the permit application it appears that the kiosk and café are seeking a more hybrid model of operation, capturing the kiosk (takeaway component) café component and introduction of a more restaurant/function centre.

The timing, increased duration, increased vehicular movement with the extended hours of operation and the associated noise and light emissions is unreasonable in a residential setting.

The potential to negatively impact and reduced amenity for the occupants of 4 Moore Street, Boat Harbour Beach is deemed to be unreasonable on land assigned to the Low Density Residential zone.

The permit application does not sufficiently demonstrate how by increasing these hours of operation it will not cause an unreasonable loss of amenity to adjacent sensitive uses through the timing, duration or extent of vehicle movements; and noise or other emissions as a result of the increased hours of operation. The permit application does not further the Objective to clause 10.3.1.

10.3.1 Discretionary uses

A2	P2
External lighting for a use listed as Discretionary, excluding Residential use: a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and b) security lighting must be baffled so that direct light does not extend into the adjoining property.	External lighting for a use listed as Discretionary, excluding Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: a) the number of proposed light sources and their intensity; b) the location of the proposed light sources; c) the topography of the site; and d) any existing light sources.
Planning Comments: Complies	

There is no proposed change in the approved external lighting, with security lighting in operation from 7.00pm to 7.00am excluding any security lighting.

10.3.1 Discretionary uses

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within the hours of: a) 7.00am to 5.00pm Monday to Friday; b) 9.00am to 12 noon Saturday; and c) nil on Sunday and public holidays.	P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: a) the time and duration of commercial vehicle movements; b) the number and frequency of commercial vehicle movements; c) the size of commercial vehicles involved; d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use; f) potential conflicts with other traffic; and g) existing levels of amenity.
Planning Comments: Complies There is no proposed change in the approved unloading and loading of commercial vehicles for the Food Services use.	

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 *Land Use Planning and Approvals Act 1993* and must enforce the *Tasmanian Planning Scheme - Waratah-Wynyard* (the Planning Scheme) under section 48 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.

Local Government (Building & Miscellaneous Provisions) Act 1993

Not applicable as the permit application does not include subdivision.

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.

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.

7.0 MATTER RAISED BY COUNCILLORS

7.1 RESPONSE(S) TO COUNCILLOR QUESTIONS TAKEN ON NOTICE FROM PREVIOUS MEETING

7.1.1 CR COURTNEY - SILICA DUST REPORT

QUESTION

Cr Andrea Courtney noted that EPA report obtained when planning application was approved is 20 years old and noted this was prior to silica dust being declared dangerous. Does council need to have this report re-done, is it still valid.

The CEO noted that requirements for the facility changed in 2019 when it was determined to be a Class 2 activity. The CEO took the question on notice to clarify

OFFICERS RESPONSE

The CEO noted that requirements for the facility changed in 2019 and it is determined to be a Class 2 activity.

When there are changes to standards (in any industry e.g. road standards) the governing bodies, in this case EPA and WorkSafe, provide businesses with details of new regulations and their responsibilities. These businesses are then assessed/reviewed/audited under the new requirements.

7.1.2 CR BRAMICH - WORKS AT BOAT HARBOUR BEACH

QUESTION

Cr Gary Bramich asked why no-one working on the Boat Harbour Beach building to complete works.

The Director of Infrastructure and Development Services took the question on notice and agreed to contact Cr Bramich next day to update

OFFICERS RESPONSE

Discussions with the Contractor for the works at Boat Harbour Beach have confirmed a requirement for all works to be complete by end November 2026.

7.1.3 CR RAW - TAS ADVANCED MINERALS

QUESTION

Cr Leanne Raw noted the email received from Tas Advanced Minerals on the day of 17 August and asked how many councillors had read the email prior to the council meeting and if they had considered the information when considering the related motions at the August council meeting .

The Mayor took the question on notice.

OFFICERS RESPONSE

It is expected that all Councillors read all information provided to them in relation to matters that appear on a Council meeting agenda.

7.1.4 CR JOHNSTONE - COUNCIL LAND SOMERSET

QUESTION

Cr Michael Johnstone noted the land owned by Council in front of Gunn's timber in Somerset and asked if the house could be considered for use as a community facility.

The question was taken on notice.

OFFICERS RESPONSE

The house was purchased mid-way through a renovation for strategic purposes. Council officers have assessed the building and determined that the cost of bringing it to a habitable standard and converting it for community use would not represent value for money. The long-term intention is for the house to be demolished and the land returned to car parking.

Council has previously considered community space in Somerset, including through a 2023 Council report which considered the establishment of a community hub following the closure of the former Somerset Primary School. Since that time, the availability of community spaces has changed, including the establishment of the Vinnies Community Hub, which is providing valuable services and activities for the Somerset community.

Council is mindful of supporting and complementing good community-led services rather than duplicating what is already being successfully delivered.

Another important community facility in Somerset is the Somerset Surf Life Saving Club building, which provides a high-quality and attractive community space. The Surf Life Saving Club is actively working to increase the use and activation of the facility, providing further opportunities for community activities and gatherings. Somerset has a strong and active community and making the best possible use of the quality spaces and services that already exist is an important part of supporting the community.

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.

8.0 NOTICE OF MOTION

Nil received.

9.0 REPORTS OF OFFICERS AND COMMITTEES

9.1 AWARD OF CONTRACT 854 - BRIDGE REPLACEMEMNT #148 INGLIS RIVER WALKING TRACK

To:	Council
Reporting Officer:	Contracts and Administration Officer
Responsible Manager:	Director Infrastructure and Development Services
Report Date:	8 October 2026
File Reference:	Contract 854
Enclosures:	1. Tender Evaluation Summary - Confidential

RECOMMENDATION

That Council awards Contract 854 – Bridge #148 Walkway Replacement, Inglis River Walking Track to AJR Construct

PURPOSE

To determine Council's position in relation to tender submissions received for the replacement of Bridge #148 on the Inglis River Walking Track.

BACKGROUND

The replacement of Bridge #148 on the Inglis River Walking Track, located off Golf Links Road near the intersection with Table Cape Road, has been recommended as part of Council's biannual bridge inventory inspection and analysis, which identified the existing structure has reached the end of its useful life and requires replacement to maintain a safe and fit-for-purpose pedestrian connection.

The existing walkway is of timber construction, including the deck, beams, abutments and piers, and was constructed in 1990. The structure reached the end of its identified useful life, with Council's biannual bridge inspections noting deterioration of the timber decking, including areas becoming spongy and sagging.

Provision of these works is to be undertaken by an external contract provider, owing to the 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 Saturday 15 August 2026.

DETAILS

The contract operates as a lump sum contract for delivery of the specified scope of works. Tender price comparison and assessment of each submission against the pre-defined tender criteria informs the recommendation to Council to award the contract.

At the close of tenders on 21 September 2026, twenty-three (23) contractors had accessed the tender documents via Tenderlink and six (6) contractors submitted tenders for the works.

Tender submissions were received from: -

- ARC Design Solutions
- Central Industries Pty Ltd

- D&M Composites Pty Ltd
- AJR Construct Pty Ltd
- TasSpan Pty Ltd
- CPT Engineering

Tenderers demonstrated relevant industry experience and established safety and management systems and were assessed against their capacity and capability to undertake the works for which they tendered.

Each tender received was assessed against a range of weighted criteria as follows:

- 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%
- The assessment considered the overall capability of each tenderer to deliver the works, including relevant experience, methodology, resources, management systems, environmental considerations and tendered price.

The nature of the bridge/walkway replacement requires consideration of the constrained site conditions and the construction methodology proposed to complete the works while minimising impacts to the surrounding environment. AJR Construct Pty Ltd has proposed a replacement walkway approximately 55 metres in length, with a clear travel width of approximately 1.8 metres. The aluminium option incorporates FRP decking, with the width intended to optimise standard FRP sheet sizes, reduce material waste and provide additional usable width. AJR has also demonstrated relevant experience in the design and construction of pedestrian bridges and elevated walkway structures of a similar nature.

During the tender assessment, clarification was sought regarding the treatment of existing trees located adjacent to the walkway. AJR Construct has confirmed that the proposed walkway can be designed and constructed around the existing trees, with no tree removal required. This is consistent with its tender submission, which made no allowance for tree or vegetation removal and identified an intention to minimise the construction footprint and disturbance to surrounding vegetation as far as reasonably practicable.

AJR Construct Pty Ltd has provided a tender submission which achieves compliance with the requirements of the tender documents and provides for the design and construction of the replacement Inglis River walkway. The aluminium walkway option provided by AJR Construct Pty Ltd, with a tendered price of $366,344.33 excluding GST, is considered the most beneficial to Council having regard to the specification, construction methodology, environmental considerations, and weighted selection criteria of the tender document. The proposed use of a concrete substructure and aluminium walkway components are expected to support the longevity and durability of the asset.

While the lowest-priced submission performed strongly through the weighted assessment, the assessment determined that price alone did not provide the best measure of overall value for money. Consideration was also given to constructability, whole-of-life costing and maintenance, delivery arrangements and project risk. Clarification of another highly ranked submission also identified that changes to the proposed foundation methodology would be required to address site constraints, resulting in an estimated additional cost of approximately $70,000. On balance, the assessment determined that AJR Construct Pty Ltd provided the most advantageous overall outcome for Council.

STATUTORY IMPLICATIONS

Statutory Requirements

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

STRATEGIC IMPLICATIONS

Strategic Plan Reference

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

Sustainable Murchison Community Plan 2040

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

POLICY IMPLICATIONS

The proposed contract award is consistent with Council's Asset Management Policy, particularly its focus on sustainable asset renewal, risk, service performance and future life cycle costs. The works are also subject to Council's Tree and Vegetation Management Policy, which requires healthy established vegetation to be retained where practicable and removal to be considered only where justified and no practicable alternative exists.

ENVIRONMENTAL IMPLICATIONS

The works are located within a vegetated river corridor and will require careful management of construction access, vegetation disturbance, sediment and erosion, and reinstatement of affected areas. The preferred design and construction methodology will seek to retain existing trees and minimise disturbance to surrounding vegetation and the river environment. This approach is consistent with Council's Tree and Vegetation Management Policy and the Integrated Council Environmental Plan 2020–2030, including the consideration of environmental constraints in infrastructure design and the protection of biodiversity and natural values.

FINANCIAL IMPLICATIONS

The tender submission provided by AJR Construct Pty Ltd, combined with overheads and contingency, provides for a favourable variance to the adopted budget of $75,639 excluding GST, noting that this variance may need to be drawn upon to address any specific variations arising during delivery of the works.

RISK IMPLICATIONS

In the conduct of any contract there are risks to Council, including delays, unforeseen site conditions, variations and poor quality of work. The use of an experienced contractor, together with appropriate contract documentation and contract management, will assist in minimising these risks.

The broader tender assessment, including consideration of methodology, capability, whole-of-life implications and delivery arrangements in addition to price, is intended to further mitigate project and financial risk.Consultation Process.

There are no formal community consultation requirements arising from this report. Prior to commencement of the works, Council will notify the community of the project, including anticipated timing, access restrictions and any impacts associated with construction.

CONCLUSION

The tender submitted by AJR Construct Pty Ltd for the replacement of Bridge #148 on the Inglis River Walking Track was identified through the tender assessment as the most advantageous option available to Council, having regard to all aspects of the tenders submitted and the outcomes of the assessment. It is therefore recommended that Contract 854 be awarded accordingly.

9.2 SENIOR MANAGEMENT REPORT

To:	Council
Reporting Officer:	Executive Officer
Responsible Manager:	Interim CEO
Report Date:	29 September 2026
File Reference:	0304
Enclosures:	Nil

RECOMMENDATION

That Council:

1. **Notes the Senior Management Report; and**
2. **Amends the Rural Property fee for Installation of two no spray signs to be the same as the urban property fee at $107.03, for 2026/27 including reimbursing the balance of any payments made to date for the rural property fee**

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 12 September 2026 to 9 October 2026.

Corporate

- Meeting with CCA Chair North- West Regional Economic Development Committee.
- Meeting with President Business North-West.
- Meeting with Regional Manager, Northern Tasmania Aus Industry.
- Meeting with the Hon Clare Glade-Wright MP
- Meeting with TasNetworks.

Community

- Meeting with Tasland representatives.
- Attended Tulip Festival Sponsor event.
- Attended Tulip Festival.
- Meeting with Somerset Basketball Club.

Industry/Infrastructure

- Meeting with TasWater Master Planning team**.**
- Meeting with Environmental Planning Authority.
- Meeting with Sustainable Timber Tasmania.
- Meeting with Dulverton Waste Management.

SPONSORSHIPS

Claire Harman - Girl Guiding New Zealand Jamboree Awa2027

Claire has been selected as an adult member in the Girl Guides Australia (GGA) Contingent for the Girl Guiding New Zealand (GGNZ) Jamboree Awa2027.

ADMINISTRATION – Use of Corporate Seal

22/9/26	Final Plan & Schedule of Easements	SD2185 455 Preolenna Rd subdivision (1 into 3 lots)
24/9/26	Adhesion Order	88 Preolenna Rd Flowerdale

Roadside Spraying Policy – 'No Spray Zone' Fees

Council adopted the Roadside Spraying Policy in May 2026. As part of the policy, a fee for signage installation was included for properties applying to be placed on the "No Spray zone" register.

At the June 2026 Council meeting, the following fees were adopted as part of the 2025/26 Annual Plan and Budget: -

- Installation of two no spray signs – Rural Property $818.62
- Installation of two no spray signs – Urban Property $107.03

These fees were calculated at full cost recovery. Council has received a number of points of feedback around the rural property fee, in particular the disparity when compared to the cost for the urban fee as well as some considered arguments around the offsetting benefits of not spraying.

In consideration of this feedback, and to allow Council further consideration of the points raised while a no spray register is maintained, it is recommended to alter the Rural property fee for 2026/27 to be the same as the fee for urban properties, namely a one-off fee of $107.03.

WORKING GROUPS

	Elected Member Representatives	Responsible Officer(s)	Status
Somerset Sporting Precinct	Cr Johnstone Deputy Mayor Edwards	• CEO • Manager Community Activation • Manager Recreation Planning and Environment • Recreation Liaison Officer	65% Complete. **Interior:** Internal walls and ceilings fitting near complete. 80% external doors and 80% windows now installed. Kitchen and internal bathrooms ready for vinyl. Rear amenities roof has been installed. Kitchen rangehood has been installed. Switchboard installed. Public toilets framed. **Exterior**: Demolition of old canteen/timekeepers complete with outside hard stand area works commencing. Brickwork still ongoing. Elevator shaft works commenced with block work complete. Core filling to complete the shaft. External hard stand concrete poured. Adjustment to angle of Grandstand complete.
Wynyard Sports Precinct	Cr Johnstone Cr Roberts	• Director Infrastructure and Development Services • Strategic Projects Manager • Manager Community Activation	• Meeting has occurred with DECYP and WHS to discuss project progression. Awaiting advice from WHS on a number of matters related to use of the facility. No advice as of early October . Officers have reached out to the department a number of times for an update. • Detailed design of the indoor training facility is 99% complete. Construction remains dependant on external grant funding. • Officers are progressing the statutory referral process to TASCAT for determination.(Austin Street road closure).
Boat Harbour Masterplan	Cr Hyland (dec) Cr Roberts	• Director Infrastructure and Development Services • Executive Officer (CEO Office) • Strategic Projects Manager	Building works are at practical completion stage with full occupancy certificate issued. Civil works, new footpath on top of Port Road and retaining wall are complete. The Landscaping's work will be completed by end November 2026
Frederick Street Reserve Working Group	Cr Johnstone Cr Roberts	• Director Community and Engagement • Manager Community Activation	The Frederick Street Reserve Master Plan has been adopted by Council following community engagement and consultation with clubs and reserve users. Opportunities for funding and staged implementation are now being considered. Replacement of the cricket pitch has reached practical completion in preparation for the upcoming cricket season

PLANNING PERMITS APPROVED UNDER DELEGATION – September 2026

DA No.	Applicants Name	Location	Development	Date Permit Issued	No of Days to Process	(D)Discretionary (P)Permitted
DA 86/2026	PLA Designs Pty Ltd	22 Kenelm Avenue Sisters Beach	Dwelling Extension (2 x Decks) – Retrospective Works	1.09.2026	46	D
DA 88/2026	R & Y Work	1108 Oldina Road Oldina	Breeding Kennels	1.09.2026	40	D
DA 90/2026	L Fowle	21 Saunders Street Wynyard (CT 119856/1 & CT 126076/2)	New Signage & Associated Minor Works to Woolworths Direct to Boot Service	1.09.2026	35	D
DA 78/2026	PLA Design Pty Ltd	20 Falmouth Street Somerset	Multiple Dwelling (2 x units)	2.09.2026	42	D
DA 99/2026	W Smith A Chapman	40 River Road Wynyard	Outbuilding	2.09.2026	28	P
DA 92/2026	Bison Constructions	52 Calder Road Wynyard	Machinery Shed for Existing Contractors Yard	8.09.2026	35	D
DA 94/2026	A Cadwallender	19 Inglis Street Wynyard	Outbuilding (Shed)	10.09.2026	41	D
DA 101/2026	N+B Design	4 Hainsworth Court Wynyard	Dwelling	22.09.2026	44	D
DA 102/2026	S & A Dell	4 Inglis Street Wynyard	Change of use to Self Service Laundromat (Service Industry)	22.09.2026	43	D
DA 95/2026	Design to Live	3 Banksia Avenue Sisters Beach	Dwelling	24.09.2026	42	D
DA 96/2026	Licht Architecture	14 Tidal Mews Wynyard	Dwelling	23.09.2026	41	D
SD2230	PLA Designs Pty Ltd	2A Sprent Street Waratah	Subdivision (1 into 6 lots)	23.09.2026	42	D
DA 80/2026	Platinum Pro Construction	287 Village Lane Somerset	Dwelling & Outbuilding (Shed)	24.09.2026	36	D
DA 110/2026	M Delport	2/17 Katelyn Drive Wynyard	Covered Alfresco Area	29.09.2026	16	P

BUILDING PERMITS APPROVED – September 2026

Permit Number	Applicants Name	Location	Development	Date Permit Issued	No of Days to Process	Related Planning Approval
PSC-2026-12-01	C Bakes-Ling & C Chalk	17535 Bass Highway Boat Harbour	Dwelling addition – as constructed deck	1-9-2026	6	DA 88/2025
BLD-2026-86-01	M & M Smart	24 Tidal Mews Wynyard	New Dwelling and Shed	08.09.2026	6	DA 200/2025
PSC-2026-08-01	R & E Collins	Unit 1 63 Irby Boulevard Sisters Beach	As Constructed in ground Spa and Pool Fence	10-09-2026	9	DA 157/2021
PSC-2025-16-01	Fairbrother Investments	12 Lewis Street Wynyard	As Constructed Workshop addition	16.09.2026	9	DA 22/2016
PSC-W-2026-17-01	Allan Johnson – JD2 Consulting Pty Ltd	91 Terra Nova Drive Wynyard	As Constructed dwelling alterations	25.09.2026	5	NPR
BLD-2026-119-01	J Reeman & K Hall	14 Hill Court Wynyard	New Dwelling	29.09.2026	1	NPR
PSC-2026-14-01	P Cornwall	7 Goldie Street Wynyard	As Constructed outdoor dining area and outdoor toilets	29.09.2026	5	DA 100/2025
Bld-2026-118-01	N P Keating	50 Jackson Street Wynyard	New Dwelling (Granny Flat)	25.09.2026	6	NPR

COUNCIL MEETING ACTIONS – OPEN COUNCIL

DATE	ITEM	TOPIC	ACTION/STATUS	OFFICER	STATUS
22/6/26	8.3.1	CQWON – Cr Courtney – Wedge Tail Eagle Report	Cr Andrea Courtney noted that Lisa McAndrew had issued a new report on the impact of wind turbines on Wedge Tailed Eagles and asked that the report be brought to a Council Workshop. *Workshop to be organised*	CEO	Pending
20/7/26	8.2	NOM – Cr Courtney - Monitoring of Crystalline Silica in the Community	**MOTION** was deferred until more information is obtained following a meeting with the EPA.	ICEO DIDS	Pending
17/8/26	8.1	NOM – Cr Courtney – Review of Water Security and development controls for high intensity data centres	**MOTION** to Review of Water Security and development controls for high intensity data centres. **MOTION DEFERED**	DIDS	Pending
17/8/26	8.2	NOM Cr Courtney – Silicosis Testing	**CARRIED** **MOTION:** That Council: 1. Acknowledges ongoing community health concerns regarding potential off-site migration of Respirable Crystalline Silica (RCS) dust from industrial processing and transport operations within the municipality. 2. Recognises its statutory duty under Section 20 (1) (a) of the Local Government Act 1993 to protect the health and well-being of local residents and prevent environmental health risks. 3. Allocates funding of up to $35,000 from the Councils next budget to commission an independent, Certified Environmental Practitioner (Site contamination specialist) (CEnvP(SC) to design and execute a 3-month ambient air and surface dust testing program. 4. Directs the Council officers to ensure this independent testing program IS OVERSEEN BY A CEnvP(SC) to ensure compliance with the Environmental Management and Pollution control Act (EMPCA) and specifically assesses: (a) Ambient RCS levels via high-volume cyclonic air sampling at residential boundaries and public roads adjacent to Stennings Road. (b) Long-term cumulative dust deposition patterns using dust deposition gauges along primary heavy vehicle transport corridors.	DIDS	Pending New Council and Next Budget

			(c) Surface wipe analysis on Council-owned assets and public structures within the surrounding area. Council officers should request that the independent environmental health consultant deploy mobile, high-volume air samplers equipped with size-selective cyclones. (d) The Test: Deploy PM2.5 and PM10 cyclonic air samplers outside the facility's perimeter and at local residential properties along Stennings Road. (e) The Analysis: Filters are collected over consecutive 24-hour periods and sent to a NATA-accredited lab for X-ray Diffraction (XRD) to isolate and quantify the exact concentration of Respirable Crystalline Silica (RCS). 5. Requests that a comprehensive report detailing the independent findings be brought back to Council within four (4) months, with the data to be made publicly transparent and formally submitted to the Minister for Environment, EPA Tasmania, and WorkSafe Tasmania.		
17/8/26	8.3	NOM – Cr Edwards – Silica Dust	**CARRIED** **MOTION:** That Council; in the interests of community wellbeing, public health, and transparency, resolve to support: • the establishment of a temporary static respirable particulate monitoring station in the vicinity of Katelyn Drive, Wynyard, for a period of one (1) month, at an estimated cost of approximately $500, to address community concerns regarding potential exposure to respirable crystalline silica (RCS). o Council to gain approval from EPA Tasmania to ensure that the test methods will meet the requirements. o Council to review EPA's response and if EPA are going to test the Wynyard subdivision to confirm that it is safe, we will not complete our own test work. *Pending advice from EPA*	DIDS	Pending
17/8/26	8.4	NOM – Cr Edwards – Drug and Alcohol Procedure Policy	**CARRIED** That Council officers investigate and report back to Council on the ability to introduce a Drug and Alcohol procedure policy for councillors. *New policies cannot be developed in caretaker period.*	DCS	Pending New Council

17/8/26	8.5	NOM – Cr Edwards – recording of workshops	**CARRIED** That Council officers investigate and report back to Council on the ability on the potential to introduce a Recording of Workshops Recording Policy. *New policies cannot be developed in caretaker period.*	DCS	Pending New Council
17/8/26	8.6	NOM – Cr Edwards – Road Safety Working Group	**CARRIED** That Council officers investigate the potential to partner with Circular Head Council group, (CRSP) Circular Head Road Safety Partnership Group or to establish a road safety working group and report back to Council. *To be completed after caretaker period and presented to new council*	MCA	Pending New Council
21/9/26	5.3.1	PQTON – K Ewington Christmas Decorations	Mr Ewington of Flowerdale asked for a clear breakdown of the costs of installing and removing Christmas decorations including why a large number of pole mounted decorations are still in storage and why they aren't being used and; did council consider the offer by Powerlines Tas to install and remove decorations in 2025 at no charge which was declined. The director of Community Services advised that a full breakdown of costs was provided in the March 2026 Council Meeting Report, he took on notice to review other details. *Refer response this agenda*.	DCS	Closed
21/9/26	5.3.5	PQTON – G Stitz – Corporate Body Voting	Mr Stitz of Waratah asked the following: 1. Where an eligible business nominates a representative who is already enrolled can that person cast a second vote i.e. one personally and one a representative for the corporate body. 2. Are there any circumstances in which a corporate body can be added to the General Managers Roll now that it has closed for the election? 3. Mr Stitz noted that he had been advised by local businesses that the Deputy Mayor and other candidates visited businesses and described what they called official council information about corporate enrolment and the ability to obtain an extra vote – can council clarify whether it provided the information for distribution and what steps were taken to ensure the same information was equally available to all eligible businesses and candidates. The CEO confirmed that a representative of a corporate body can vote once for the body and once personally if they were eligible as a resident of the municipal area. He noted that the are no circumstances that any voters can be added to the General Managers roll once it is closed and advised he would take the matter on notice to	CEO	Closed

			provide exact details. The CEO advised that council did not provide the advice or materials for distribution *Refer response this agenda*.		
21/9/26	7.3.1	CQTON – Cr Courtney – Silica Dust Report	Cr Andrea Courtney noted that EPA report obtained when planning application was approved is 20 years old and noted this was prior to silica dust being declared dangerous. Does council need to have this report re-done, is it still valid. The CEO noted that requirements for facilities changed in 2019 when it was determined to be a Class 2 activity. The CEO took the question on notice to clarify. *Refer response this agenda*.	CEO	Closed
21/9/26	7.3.4	CQTON – Cr Bramich – Works at Boat Harbour Beach	Cr Gary Bramich asked why no-one working on the Boat Harbour Beach building to complete works. The Director of Infrastructure and Development Services took the question on notice and agreed to contact Cr Bramich next day to update. *Refer response this agenda*	DIDS	Closed
21/9/26	7.3.5	CQTON – Cr Raw – Tas Advanced Minerals	Cr Leanne Raw noted the email received from Tas Advanced Minerals on the day of 17 August and asked how many councillors had read the email prior to the council meeting and if they had considered the information when considering the related motions at the August council meeting . The Mayor took the question on notice. *Refer response this agenda*.	CEO	Closed
21/9/26	7.3.7	CQTON – Cr Johnstone	Cr Michael Johnstone noted the land owned by Council in front of Gunn's timber in Somerset and asked if the house could be considered for use as a community facility. *Refer response this agenda*.	DCS	Closed

STATUTORY IMPLICATIONS

Statutory Requirements

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

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 1: Leadership and Governance
Desired Outcomes
1.4 We cherish fairness, trust and honesty in our conduct and dealings with all.
Our Priorities
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:**
Governance and working together	**Working together for Murchison** – 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.

9.3 ANNUAL PLAN PROGRESS REPORT - 1 JULY 2026 TO 30 SEPTEMBER 2026

To:	Council
Reporting Officer:	Information Management Officer
Responsible Manager:	Director Corporate Services
Report Date:	6 July 2026
File Reference:	Corporate Management - Planning
Enclosures:	1. Annual Plan Actions - September 2026

RECOMMENDATION

That Council notes the 2026/27 Annual Plan Progress Report for the period 01 July 2026 to 30 September 2026.

PURPOSE

By providing a regular update, Council can see how the organisation is tracking in the delivery of commitments made to the community through the Annual Plan.

BACKGROUND

The Annual Plan and Budget Estimates is developed by Council each year, outlining key activities and initiatives for the year.

The Council adopted the 2026/27 Annual Plan and Budget Estimates on 22 June 2026. There are 56 actions being reported on with 50 new actions adopted, and 6 actions rolled over from the 2025/26 period.

The strategic planning framework guides Council in identifying community needs and aspirations over the long term (Our Mission, Vision & Values), medium term (Strategic Plan) and short term (Annual Plan and Budget Estimates) and holds itself accountable through the Audited Financial Statements and Annual Report.

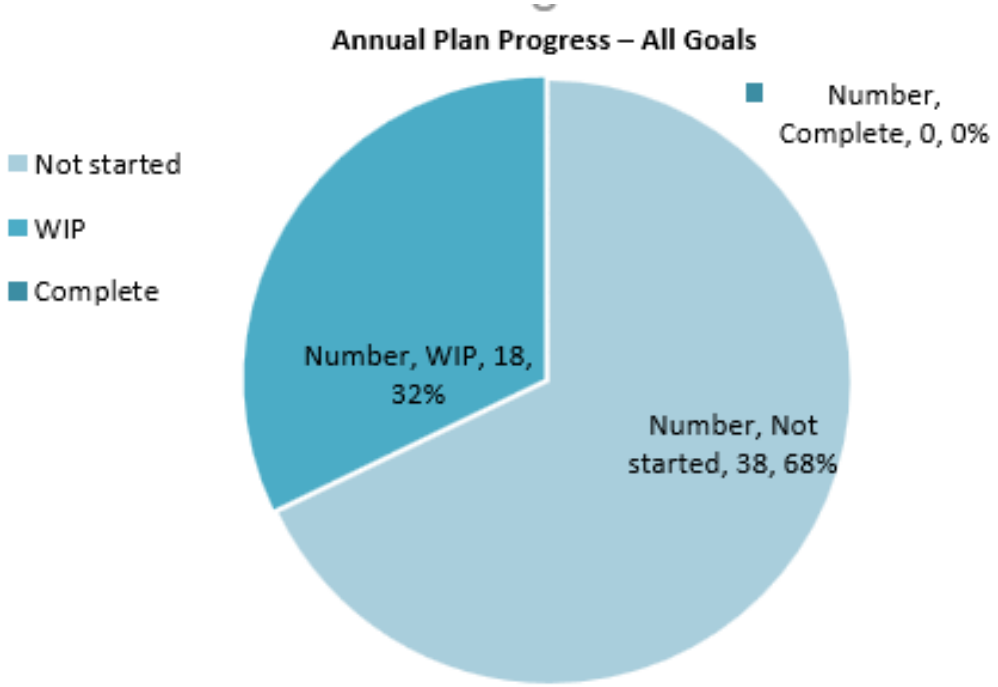
The activities and initiatives included in the Annual Plan and Budget Estimates contribute to achieving the strategic objectives specified in the Strategic Plan.

DETAILS

The attached report provides a progress report of actions against Council's 2026/27 Annual Plan.

Of the 56 Annual Plan actions reported for September, 17 (30.4%) have commenced, while 39 (69.6%) currently record no progress. No actions are yet recorded as 100% complete. Of the actions underway, one is more than 90% complete, three are between 70% and 90% complete, and 13 are less than 70% complete.

56 actions were adopted in the Annual Plan and Budget. The below graphs present overall progress to date.



- 0 actions have been completed
- 3 actions are between 70% – 90% complete
- 13 actions are less than 70% complete
- 39 action has not started

The following graph outlines progress against each of Council's strategic goals:

Outstanding Actions Progress 2025/26:

Status on actions which remain uncompleted from the 2025/26 financial year is provided below -

Action	Progress
Stormwater modelling for urban catchments (7.3.3.1)	Data capturing and modelling underway. Rollover to 2026/27.
Implement Actions – Wynyard Sports Precinct Master Plan (4.4.2.4)	Detailed design of the indoor training facility is 99% complete.
Implement Actions of the Settlement Strategy (5.1.1.2)	On hold pending resource recruitment.
Review Council By-Law – Highway, Public Reserves, Parking areas and Stormwater By-Law (1.5.1.2)	External Legal review has occurred and a draft regulatory impact statement is being prepared.
Implement Intranet and Collaboration Hub (2.1.1.1)	Stakeholder engagement is complete, final recommendations are being compiled for implementation.
Develop a Contractor Management Framework (2.2.2.2)	Drafting of policy and procedure has commenced.

STATUTORY IMPLICATIONS

Statutory Requirements

The Annual Plan is prepared as part of the Budget Estimate process and is required under the Local Government Act 1993:

71. Annual plan

(1) A council is to prepare an annual plan for the municipal area for each financial year.

(2) An annual plan is to –

(a) be consistent with the strategic plan; and

(b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and

(c) include a summary of the estimates adopted under section 82; and

(d) include a summary of the major strategies to be used in relation to the council's public health goals and objectives. The Annual Plan is part of a larger strategic planning framework.

STRATEGIC IMPLICATIONS

Strategic Plan Reference

The plan is consistent with the Waratah-Wynyard Corporate Strategic Plan 2017/27 and the Sustainable Murchison Community Plan 2040.

Council Strategy or Plan	Date Adopted:
Annual Plan and Budget Estimates 2026/27	22 June 2026

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

Council provides quarterly reports as part of the Council meeting process to ensure Councillors and the public can see progress against annual plan actions.

CONCLUSION

That Council notes the 2026/27 Annual Plan Action Report for the period 1 July 2026 to 30 September 2026.

9.4 COMMUNITY AND ENGAGEMENT QUARTERLY REPORT

To:	Council
Reporting Officer:	Administration Officer
Responsible Manager:	Director Community Services
Report Date:	25 August 2026
File Reference:	001
Enclosures:	Nil

RECOMMENDATION

That Council notes the Quarterly Information Report for the Community and Engagement Directorate.

PURPOSE

To provide statistical information and a quarterly update on the activities of the Community and Engagement Directorate. This report covers the following areas:

- Community Activation
- Tourism & Corporate Communications
- Wonders of Wynyard
- Warawyn Early Learning

BACKGROUND

Quarterly information reports provide Council with a structured overview of operational activity across each Directorate, supporting informed governance and organisational transparency.

Following a review of Council's internal reporting framework, quarterly reports were introduced to ensure Council receives consistent, meaningful updates that highlight key initiatives, service delivery outcomes, and areas of operational focus.

This report provides a summary of the activities undertaken by the Community and Engagement Directorate during the reporting period, including progress across Community Activation, Tourism and Communications, Wonders of Wynyard, and Warawyn Early Learning.

DETAILS

COMMUNITY ACTIVATION

PUBLIC ART

Welcome to Waratah Sign

An Expression of Interest was undertaken seeking community artwork and creative concepts for the new Welcome to Waratah sign. The initiative invited local participation in developing a design reflecting Waratah's history, wilderness, community and unique character, with the successful concept to be professionally refined for reproduction on the new sign.

Boat Harbour Beach Public Art

An Expression of Interest was undertaken for a new permanent public artwork at Boat Harbour Beach. Open to Tasmanian artists and artist teams, the commission seeks to celebrate the area's coastal identity and natural environment, with an artist budget of up to $8,000. The assessment continues.

RECREATION

Langley Park Redevelopment

Construction progressed on the Langley Park Redevelopment as part of the Somerset Sporting Precinct Master Plan. Key demolition works were completed and structural framing commenced, with the project delivering a refurbished pavilion, improved accessibility, new amenities and upgraded canteen facilities. Completion was scheduled for late November.

Langley Park, Somerset

Try Skills

Planning progressed for the 2026 *Try Skills* program, with 106 students registered to participate across 16 different activities. The program will be delivered from 5–9 October, providing young people with practical exposure to a diverse range of skills and potential career pathways.

Somerset Soccer Club

Stubbs Constructions was awarded the tender for the Somerset Soccer Club women's changeroom and kiosk redevelopment. The $1.65 million project will improve facilities and support participation at the Club, with construction expected to commence in the coming months.

EVENTS

Gather & Glow

Gather & Glow activated Goldie Street as part of the opening week of the *Permission to Trespass* program, attracting thousands of people despite the winter conditions. The event featured live music, food, entertainment, market stalls and extended trading by local businesses, supporting local economic activity while creating a vibrant, place-based community experience.

Gather & Glow 2026

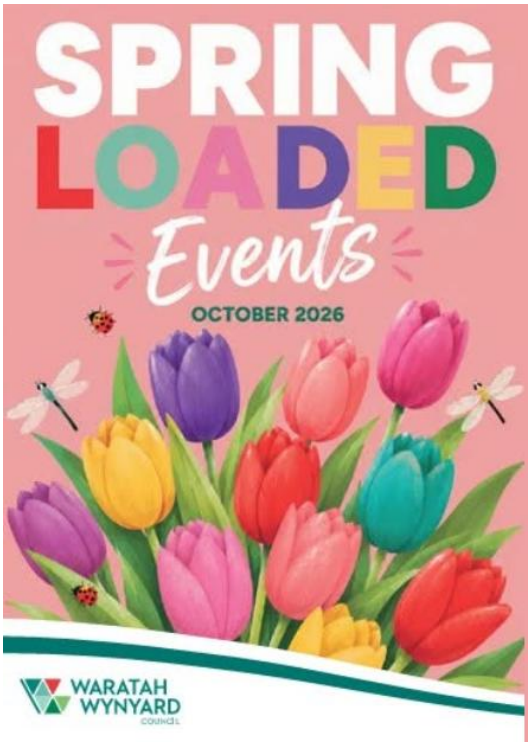
Wynyard Tulip Festival – Planning

Planning and preparation continued for the 2026 Wynyard Tulip Festival, including several new initiatives focused on accessibility, sustainability, visitor experience and stronger connections with the Wynyard CBD. Craft stallholders will relocate from Gutteridge Gardens to Goldie Street, extending the Festival into the town centre, while children's activities will move to the Watershed precinct to provide a more accessible and weather-resilient location.

Tulip Festival

Spring Loaded 2026

Council launched the 2026 *Spring Loaded* program, promoting a diverse range of community events and school holiday activities across the municipality throughout October. The program brings together local arts, music, food, sport, recreation, workshops and community activities, encouraging participation and showcasing local organisations and businesses.



RECONCILIATION

NAIDOC Week

Council recognised NAIDOC Week and its 2026 theme, *50 Years of Deadly*, celebrating the strength, culture, resilience and achievements of Aboriginal and Torres Strait Islander peoples. Councillors, staff and community members participated in regional events, including the NAIDOC Week Flag Raising Ceremony in Burnie and Circular Head Aboriginal Corporation's Community Day at Trawmanna.

COMMUNITY DEVELOPMENT

Wynyard Sensory Garden, LGAT Award for Excellence

The Wynyard Sensory Garden received an LGAT Award for Excellence, recognising its inclusive and community-led development. The award acknowledged Council's approach to genuine engagement and responsive design, with community feedback helping evolve the original dementia-friendly concept into an inclusive space for people of all ages and abilities.

Council team members pictured at the Sensory Garden

Do It For Dolly in Gutteridge Gardens

Council supported Live Well Tasmania to establish a new garden area in Gutteridge Gardens recognising *Do It For Dolly Day*. Council's Community Activation and Depot teams worked together to work through logistics, prepare and plant the area and install a donated plaque, creating a lasting community reminder promoting kindness and awareness of bullying and cyberbullying.

Do It For Dolly Garden

Waratah-Wynyard Youth Leaders (WWYL)

WWYL welcomed one new member during the quarter, bringing regular participation to six young people. Members supported *Gather & Glow*, delivering a photo booth, bracelet-making and craft activities as part of the community event.

Youth Leaders at Gather & Glow

Youth Engagement

Council supported Tasmania Police to deliver a six-week targeted youth intervention program from the Seven Up Youth Centre. Council also participated in the Wynyard High School Science Fair on 13 August, showcasing the engineering and design elements of the Boat Harbour Beach Redevelopment and Golf Links Road projects.

COMMUNITY ASSISTANCE

Community Activation Grants

The 2026–27 Community Activation Grant round closed with 25 applications received, seeking a total of $47,272.07. Applications are currently progressing through the assessment process.

Community Support Requests

Q3 (Jul - Sept)			
Community Support Group	**Event Name**	**Item**	**In-Kind Value**
The Vault Cafe & Bar	Gather & Glow	Gold Bollards	$60.00
Somerset Soccer Club	Youth Movie Night	Bean Bags	$160.00
Waratah Community Board	Community Newsletter	Photocopying (A4)	$80.00
Waratah Community Board	Community Newsletter	Photocopying (A4)	$80.00
Waratah Community Board	Community Newsletter	Photocopying (A4)	$80.00
Your Naturopath Online	Wynyard Wellness Expo	Bean Bags	$100.00
		Total	**$560.00**

SOCIAL RECOVERY

Council continued to participate in municipal and regional emergency management and social recovery planning throughout the quarter. This included internal Emergency Management meetings, the North West Regional Social Recovery Committee, Regional Emergency Management Committee and North West Municipal meetings, and the Western Emergency Management Committee meeting hosted by Waratah-Wynyard Council in September.

Staff also participated in a Crowded Places Forum focused on event preparedness and received a presentation from Lifeline on its emergency call centre capabilities and support available during evacuation centre activations.

CHILDCARE

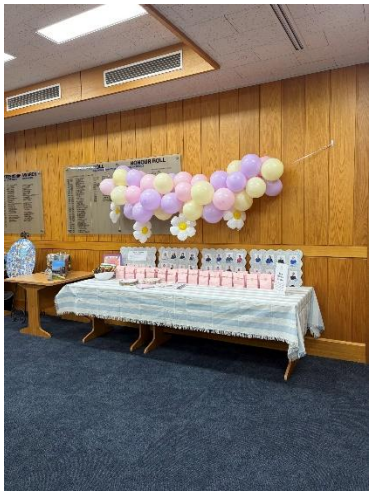
Educators Day at Warawyn Early Learning

Educators Day provided an opportunity to recognise the dedicated team within Council's Children's Services Department and the important contribution they make to children, families and the broader community.

Warawyn's experienced educators create safe, inclusive and welcoming environments that support children's learning, development and sense of belonging. Strong relationships with children and families remain central to this work, with educators responding to individual strengths and needs to support positive outcomes.

The team also contributes beyond day-to-day education and care through mentoring trainees and students, working with schools and allied health professionals, supporting inclusion and sustainability, and contributing to reconciliation and cultural inclusion.

Educators Day is our opportunity to say a very special thank you.



Book Week

Warawyn Early Learning celebrated Book Week 2026 with the theme "Symphony of Stories", providing children with opportunities to explore books, storytelling and literacy through play and shared experiences.

Children and educators embraced the week with favourite book character costumes, storytelling, songs, rhymes and creative activities. Families also joined in the celebrations, helping strengthen connections between literacy experiences at home and at the service.

Book Week complemented Warawyn's everyday program, where literacy is embedded through reading, communication, imaginative play and storytelling to support children's learning and development.

"Symphony of Stories" reminds us that every child has a story to tell, and every story has the power to inspire, connect and spark imagination.

TOURISM & COMMUNICATION

Visitor Economy and Industry Development

Wonders of Wynyard Exhibition & Visitor Information Centre (WOW) is emerging out of the quieter winter months and despite seeing a decline in visitors through the doors, the centre continues to record strong sales, and a quieter period has provided an opportunity to prepare for Spring.

A challenge in Tasmanian tourism, that is relevant at a micro level at WOW is to smooth out the seasonality in the visitor market that fluctuates across the year. Increasing visitor spend and the economic value generated from each visitor is valuable, rather than focusing on reporting visitor numbers alone and concentrating on growth.

Key industry activities in this quarter included:

- The Offseason initiative, including Permission to Trespass in the Waratah- Wynyard municipality, which generated visitor activity through events and local initiatives in the low season. It also created opportunities for the community to connect and support local businesses.
- The Tourism Industry Tasmania Conference (TICT) was held in July with workshop opportunities for the tourism industry to develop their skills and understanding of trends and learnings from across the globe.

Reporting period: July to September 2026, breaking down the WOW income streams. When reviewing a comparison of our peak season and low season, we note a steep drop in WOW income over the winter months, mostly due to low visitor numbers through the doors. Visitor data in the north west of Tasmania is however trending up with a 5.8% increase in the year ending March 2026. Enhancing WOW as an attraction, not only a visitor service is a key focus area for staff.

Income streams at WOW	Peak season	Low season

	(Jan – March 2026)	(July – Sep 2026)
Exhibition Centre Entry Fees	$12,487.50	$3696.97
Merchandise Sales	$30,944.64	$14,036.03
Commission – Bookings/ Parks passes	$171.84	$18.45
Booking Fee (Myalla campground)	$10.00	$0
Waratah Campground	$56,866.15	$294.50
Artwork/ Consignment Commission	$1802.85	$1141.15
Bike Hire	$184	$0
Total Income	$102,466.98	$20,337.10

Hospitality Tasmania training

Wonders of Wynyard has become a member of Hospitality Tasmania, providing access to a broad range of industry support, professional development, networking and workforce resources. Membership connects the visitor centre with Tasmania's peak hospitality industry body and provides opportunities to strengthen customer service, staff capability and industry connections, particularly through regional networking, training and shared learning opportunities. The quieter season presented a good opportunity for WOW staff and volunteers to undertake training with Hospitality Tasmania.

The **Great Customer Experience** program focuses on customer expectations, team culture and practical ways to deliver consistent, high-quality visitor experiences. The session provided a valuable opportunity for staff and volunteers to reflect on the customer journey at Wonders of Wynyard, share ideas and strengthen the team approach ahead of the peak tourism season.

Ongoing membership will also provide opportunities to support continuous improvement and connection with the broader tourism and hospitality sector.

Pictured above: The WOW staff and volunteer teams with Hospitality Tasmania.

Preparation for Spring

The Communications team have allocated a significant amount of time this quarter on developing marketing material that informs the public and prepares our community for Council's flagship event, the Wynyard Tulip Festival.

Much of the Wynyard Tulip festival communication is centred on informing community and visitors about what to expect, event updates, accessibility information and support for artists and businesses involved. This also helps build awareness of the event, support visitor economy and destination appeal.

Destination and event marketing provides benefits beyond visitor attraction and economic activity. By positively showcasing our towns, people, places and experiences, it can

strengthen community pride and reinforce a sense of belonging. Promotion of local events and experiences also encourages residents to participate in community life, support local businesses and organisations, and come together through shared experiences. In this way, effective place marketing can contribute to stronger community connection, participation and wellbeing.

The Tulip Festival's digital advertising is planned and managed in-house, using specialist skills within the team to target potential visitors and make effective use of the available marketing budget and grant funding that has been acquired through *Events Tasmania*. Meta advertising allows campaigns to reach people beyond Council's existing followers based on factors such as location and interests. Results are monitored throughout the campaign, and advertising is adjusted to focus spending on the content and audiences performing best. This provides a measurable and cost-effective way to build Festival awareness, drive traffic to the website and support visitation. The team also work closely with other tourism partners, including the regional tourism organisation WxNW, and Tourism Tasmania to target visitor markets. There is also a growing work relationship across neighbouring local government areas and with industry networks, understanding the shared benefits and challenges for tourism across the far north west.

The team continues to work with other internal Council departments on communicating major Council delivered projects and initiatives in the community, including working with other project stakeholders and media.

In this quarter the key Council projects that were communicated across multi- media included the Boat Harbour Beach Master Plan, The Sisters Beach Open Space projects, Langley Park redevelopment, Recycle Rewards initiative, Wynyard Sensory Garden LGAT award, and staff stories from traineeships to on the ground updates from the depot team.

There was top engagement on the post regarding the release of Rate notices, early in the quarter through to strong interest in the popular Drive in Movie night that is part of Council's Spring-Loaded program of events. This community discourse is monitored and managed by the team to ensure that questions are answered, and any misinformation is addressed in a timely manner.

Destination features

A Tulip Festival sponsorship partnership with Rex Airlines presented a good opportunity for the Council to secure a 12-month digital presence with Truly Aus, the Rex Airlines publication, including a story on their website, multiple newsletters and the front cover of the print edition that is currently in aircrafts across the country. This media presence has the potential to reach more than 500,000 people every month, with 123,000 reach through the magazine alone. Full access to the story can be found at https://rex.trulyaus.com/

WYNYARD IN FULL BLOOM

WORDS: LUCY TAYLOR

A field of vibrant tulips at Table Cape Tulip Farm © Luke Tscharke

There is a sense of freedom in Tasmania's North West. The air is fresher, the roads quieter and the landscape shifts from rich farmland and volcanic headlands to brilliant beaches every few kilometres.

At the heart of this stunning region is Wynyard, a relaxed coastal town that makes an ideal base for discovering the rugged coastline, productive farmland and small communities in the surrounding area.

It's a destination for travellers who like to slow down, eat locally and leave enough room in the itinerary for an unexpected gallery, a long coffee, or a walk that quickly turns into an afternoon adventure.

COLOUR ON THE CAPE

Table Cape is a natural starting point for understanding Wynyard – a place where agriculture, landscape and community are closely connected. Rising 80 metres across Table Cape is a volcanic plateau that dominates Wynyard's coastline, stretching out towards the Bass Strait.

Drive to the top of the 12 million-year-old volcano for views as far as Low Head (175 kilometres away), and stroll along the clifftop track to admire Table Cape Lighthouse, built in 1888.

Spring brings an extraordinary transformation to the Cape, with thousands of tulips bursting into full bloom. At Table Cape Tulip Farm visitors can explore fields of these gorgeous flowers forming a dazzling patchwork, courtesy of Mother Nature.

Stunning though they are, the Wynyard Tulip Festival is not only about the flowers – it is also about celebrating local agricultural life, environmental sustainability, creativity and community.

And in town, all of these things are celebrated through food.

COFFEE, CONVERSATION AND A SEASON OF TASTE

Wynyard has the kind of café culture where a morning coffee can easily become a long and meaningful conversation with a local.

CLOCKWISE FROM LEFT: Table Cape Tulip Farm and Table Cape Lighthouse; Table Cape Tulip Farm (© Mason Doherty); Performers take to the stage at Tulip Festival Wynyard; Rocky Cape National Park and Sisters Beach (© Mason Doherty).

Café Umami is known as much for its community spirit as its fresh menu with gluten-free and paleo options.

Another local fave is Bruce's, which won Tasmania's Best Coffee at the 2025 People's Choice Awards. It's also known for delicious cakes that are made in-house daily. From light and zesty lemon and matcha cakes to creamy, indulgent banoffee pie, the cake cabinet always has a new indulgence.

For a another taste of the region, Vault Café Bar celebrates local produce with a seasonal menu served in a custom-built café inside a heritage-listed bank. The Vault's passionate team know that good food is linked to the farmers and producers who cultivate the ingredients, resulting in a paddock-to-plate experience that celebrates the rich diversity of the region.

Visitors can take that connection further at the Wynyard Foreshore Market, which is set against a backdrop of Table Cape and the expansive sea.

On the regional Tasting Trail Tasmania, Alchymia Distillery at Table Cape offers an intimate meet-the-maker experience, where visitors can discover how small-batch whisky, gin and vodka are handcrafted on site before tasting the results in the distillery's Bass Strait-facing tasting room.

A CREATIVE TOWN

Wynyard's character is evident in its makers, artists and creative spaces.

The Wonders of Wynyard Exhibition & Visitor Information Centre is an excellent first stop for those new to town, which is home to a vintage car collection and monthly exhibitions showcasing talented local artists.

Visitors can get in on the arty action at Creative Paper and ArtsCape, which both encourage people to go beyond simply looking at art.

At Creative Paper there are guided, hands-on tours of Australia's largest handmade paper mill, where participants learn about traditional techniques while making sheets of paper using sustainable fibres.

From creative life drawing classes to moody landscape workshops, there are regular workshops at ArtsCape, so everyone can hone their craft while engaging with local professionals.

This hands-on approach is one part of Wynyard's appeal. A holiday can include making something incredible, meeting an artist or stumbling upon a thought-provoking exhibition.

FOLLOW THE COAST

Only a short journey from Wynyard brings a dramatic change of scenery.

At Boat Harbour Beach, white sand meets intensely blue water beneath green headlands. Yet there's more to the place than its postcard beauty.

Tunapri – Science, Nature & Culture is an Indigenous-owned tour company offering guided cultural experiences to learn about the ceremonies, traditions and stories of the Traditional Owners of Boat Harbour – the Palawa people. It changes the way visitors see this familiar landscape, as they learn more about traditional heritage.

Further along the coast is Sisters Beach – a small settlement beside Rocky Cape National Park named after the two (almost identical) Sisters Hills. Visitors are encouraged to swim and relax on unspoilt beaches, explore walking trails that lead into the national ▸

Pictured above: Cover story in Rex Airlines, Truly Aus Magazine, Spring 2026.

Work in underway on a Burnie Airport activation showcasing the Waratah- Wynyard Council area, and there is currently a promotion of our area at the Launceston Airport and onboard the Spirit of Tasmania. There will be further promotion of the far north west in line with the roll out of the new Spirit of Tasmania vessels, in liaison with tourism partners.

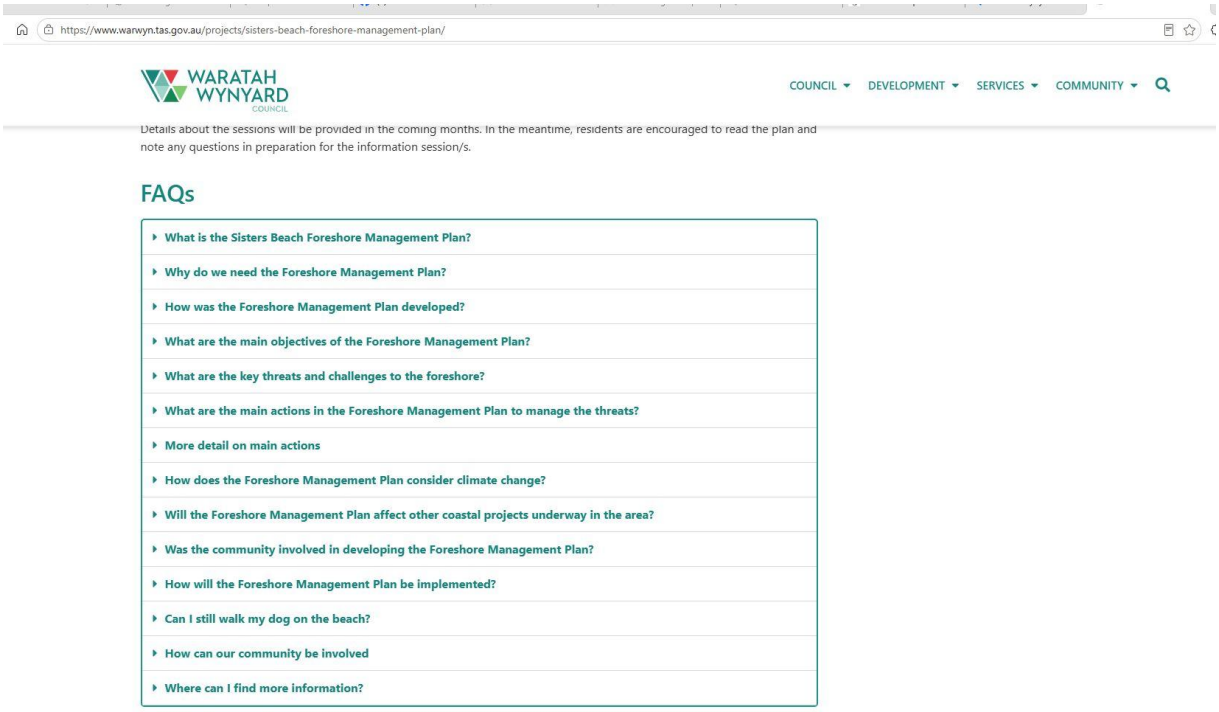
Pictured: WxNW promotion aboard Spirit of Tasmania and Launceston Airport this Spring.

Improving our Digital Presence

Ongoing work is being undertaken across Council's key digital assets, including the Waratah-Wynyard Council website, Wynyard Tulip Festival website and Wonders of Wynyard website, to improve the quality, clarity and accessibility of online information.

This includes reviewing and updating content so it is easier for people to find through traditional search engines, provides clear answers to frequently asked questions and is structured in a way that can also be effectively interpreted by emerging AI-powered search tools. This is a gradual, ongoing process across all digital platforms, with a focus on keeping

information current, improving navigation and searchability, and ensuring Council's websites remain reliable and useful sources of information for residents and visitors.



Pictured: Example of an accordian style FAQ's to support searchability for key Council projects online.

STATUTORY IMPLICATIONS

Statutory Requirements

There are no statutory requirements arising from this report. The report is provided for Council's information and does not require a statutory decision.

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 3: Connected Communities
Desired Outcomes
3.3 Our natural and built environment aids the community with an active and healthy lifestyle.
Our Priorities
3.5.1 Build community capacity through services and programs that strengthen, support and care for our community.

GOAL 4: Community Recreation and Wellbeing
Desired Outcomes
4.2 Our community values, encourages and supports physical, social and cultural activities.
Our Priorities
4.2.1 Focus on the value of recreation in promoting the health and wellbeing of our community.

GOAL 3: Connected Communities
Desired Outcomes

3.5 Our community uses its voice to shape its future alongside a strong Council willing to listen and implement where reasonable and practical.
Our Priorities
3.2.1 Deliver engagement strategies that adapt to community needs to ensure effective communication and collaboration.

Sustainable Murchison Community Plan 2040

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

The Community and Engagement Directorate manages a diverse and influential portfolio that contributes significantly to the health, wellbeing and liveability of the Waratah-Wynyard community.

Through strategic leadership across Early Childhood Services, Tourism and Communications, and Community Activation, the Directorate continues to deliver initiatives that strengthen community connection, support economic and social outcomes, and enhance the region's reputation as a vibrant and welcoming place to live and visit.

This report provides Council with an overview of the key activities and achievements delivered during the reporting period and highlights the Directorate's continued contribution to supporting strong, connected and resilient communities.

It is recommended Council notes the latest Community and Engagement Report.

9.5 INTEGRATED COUNCIL ENVIRONMENTAL PLAN (ICEP) - ANNUAL UPDATE

To:	Council
Reporting Officer:	Contracts and Administration Officer
Responsible Manager:	Director Infrastructure and Development Services
Report Date:	17 September 2026
File Reference:	iCEP
Enclosures:	1. iCEP Action Status Report

RECOMMENDATION

That Council note the annual status update on the actions contained within the Integrated Council Environmental Plan (iCEP) 2020-2030.

PURPOSE

To provide the annual update on the status of the actions recommended within iCEP.

BACKGROUND

Council's vision for Waratah-Wynyard is a place where 'blue meets green', where the natural environment is shared and enhanced. A place where infrastructure is built to last and fit for purpose; and where a sustainable economy delivers long-term regional and local benefits. A place where all people are supported to enjoy improved health and wellbeing.

Today, climate change poses one of the most significant challenges to that collective vision. In June 2019, Waratah-Wynyard Council joined with many other local governments around Australia to develop a strategic response to climate change. Council's goal was to show leadership in reducing the risks associated with climate change to help 'future proof' a range of local social, economic and environmental values. The result of that work is the Waratah-Wynyard Integrated Council Environmental Plan 2020-2030 (iCEP). The iCEP is:

- A shared vision for the future
- An evidence-based integrated strategy
- A platform for future policy development

The iCEP sets out our key priorities across five areas of Council and community life: Council-led sustainability; community adaptation and resilience; future-ready infrastructure; financial and economic sustainability; and environmental stewardship. These integrated themes exist so that our residents, workers and visitors alike can enjoy the benefits of a more secure future.

The iCEP was adopted by Council on the 17 August 2020 after a twelve month long combined research, development and consultation period.

DETAILS

Since adoption of iCEP, climate science and the broader policy and operating environment have continued to evolve. Recent national and international climate reporting continues to identify a changing climate, including increasing temperatures, more intense heavy rainfall events, increased extreme fire weather and rising sea levels. This reinforces the continuing

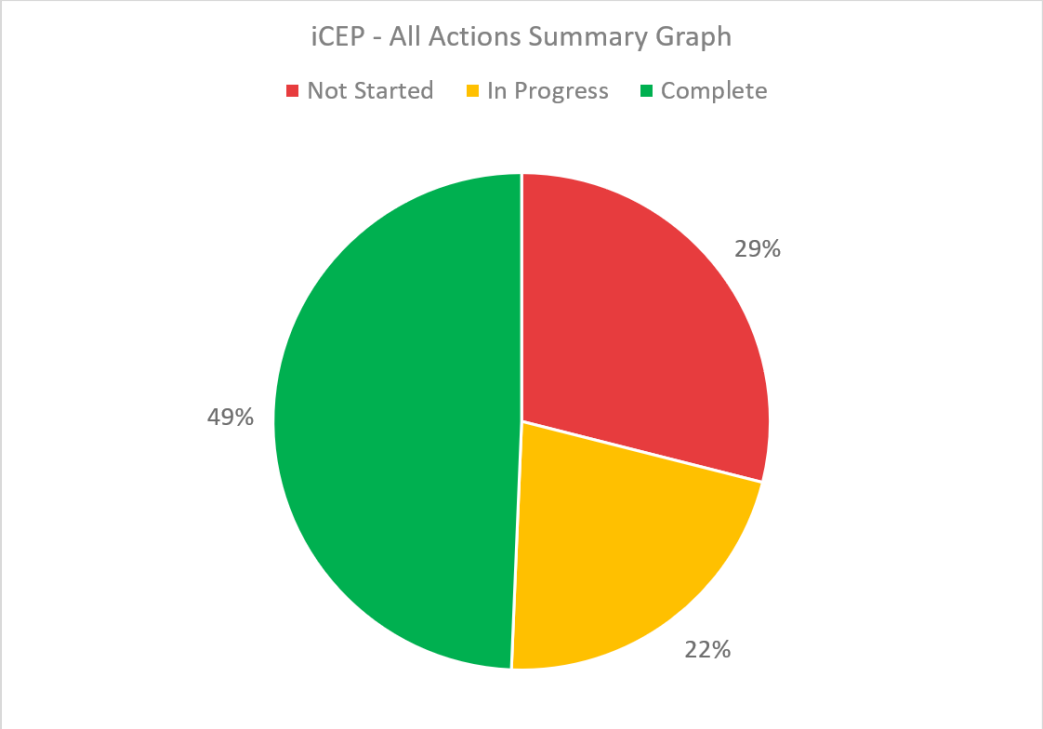
relevance of Council considering climate resilience, adaptation and environmental sustainability through its planning and operations.

The iCEP identified a series of actions aligned with the five themes and Council's nominated priorities. One of those actions required Council to report on progress made on the priorities and actions of the iCEP in Council's Annual Reports.

This report constitutes the fifth annual update of progress undertaken in relation to the iCEP. A detailed update of the activities undertaken are listed in the table attached to this report.

The updated status assessment of the 152 actions contained within iCEP is summarised in the graph below. Actions are reported as completed (including those actions that are now embedded into standard business practice), in progress, or not started. The detailed action register attached to this report provides further information on individual actions.

The status categories provide a useful measure of implementation, but do not on their own indicate whether iCEP is on or off track. The original actions vary considerably in scale, timing and delivery pathway, and implementation has also been influenced by changing priorities, emerging information, funding opportunities, partnerships and the incorporation of some activities into broader Council programs.



Progress continues to be made across the five iCEP themes, with actions ranging from discrete projects that can be completed to ongoing activities that have become embedded within Council's normal operations.

As iCEP moves into the latter part of its 2020–2030 timeframe, it will become increasingly important to consider the relevance and priority of the remaining actions. Since the Plan was adopted, Council's strategic and operational context has continued to evolve, with some actions incorporated into business-as-usual activities, progressed through other Council plans and projects, or potentially requiring reconsideration in light of contemporary priorities and approaches. This provides an opportunity, at an appropriate future time, to consider the remaining actions and whether a broader review of iCEP is warranted as Council

approaches 2030. Any formal review or reprioritisation would be a matter for Council to consider at that time.

Some of the key activities planned to be delivered during the 2026/27 financial year are:

- Progress implementation of adopted environmental and reserve plans, including Camp Creek, Ballad Avenue and French's Road Nature Reserve.
- Progress coastal adaptation at Sisters Beach through active sand management protocols to respond to erosion and sand movement, a long-term Open Space Master Plan for adaptable public spaces, and Foreshore Management Plan investigations and engagement, in partnership with the Parks and Wildlife Service, to guide future coastal management.
- Review the Tree and Vegetation Management Policy and associated Guidelines, including the development of a draft street tree strategy.
- Progress biodiversity and habitat restoration through the Four Rivers Biodiversity Project and associated community and partner initiatives.
- Continue work to improve the quality of Council's corporate emissions inventory and establish a stronger evidence base for future emissions reduction planning and target setting.
- Continue community sustainability initiatives, including promotion of the Home Energy Audit Toolkit.
- Investigate options for future cat management service delivery to support responsible cat management and reduce impacts on natural areas and native wildlife.

STATUTORY IMPLICATIONS

Statutory Requirements

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

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 7: Environment
Desired Outcomes
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.
7.4 The natural environment is shared, and land use conflict is reduced through sustainable development.
7.5 Stewardship of our land, water and marine ecosystems respects past, present and future generations.
Our Priorities
7.1.1 Divert waste from landfill and build awareness around sustainable waster generation and management.
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.

GOAL 7: Environment
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.
7.4.1 Work with local business and industry to transition to environmentally sustainable operations and identify risk and opportunities from climate change.
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.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Tourism	**Memorable visitor experiences all year round** – The must see destination, quality product, easy access, popular events and festivals with coordinated marketing. A longer season with increasing yields.
Access and infrastructure	**Local, regional and global transport and infrastructure access** – Safe and efficient access alternatives, growing freight capacity, renewable energy, water management and contemporary communications. Community infrastructure that supports economic development.
Natural resource management	**Managing abundant, natural and productive resources** – Natural resource management is valued and development is environmentally sustainable. The environment is clean and healthy with unspoilt beauty and biodiversity.
Health and Wellbeing	**Maintaining good health and wellbeing** – Healthy communities, people taking responsibility for their wellness, convenient access to medical services and facilities.
Place making and liveability	**Liveable places for all ages** – 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.
Governance and working together	**Working together for Murchison** – 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 direct environmental impacts arising from Council noting this progress update. Implementation of iCEP is intended to reduce Council's environmental footprint, support protection and enhancement of natural values, provide education and access to relevant environmental information, and improve community adaptability and resilience to climate-related risks. The timing and prioritisation of individual actions will influence when and to what extent these intended outcomes are realised.

FINANCIAL IMPLICATIONS

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

RISK IMPLICATIONS

There are no new risks arising directly from Council noting this report. Risks associated with individual iCEP actions, including risks associated with delays or non-delivery, are considered through Council's normal project, operational and risk management processes.

CONSULTATION PROCESS

This report has been developed through consultation with the relevant subject matter experts within Council.

CONCLUSION

Implementation of iCEP continues across a broad range of Council functions, with actions completed, embedded into ongoing business practices, underway or yet to commence. The annual status assessment provides a consolidated view of implementation across the five iCEP themes and identifies the progress being made against the actions established in the Plan.

It is therefore recommended that Council note the annual status update on the actions contained within the Integrated Council Environmental Plan (iCEP) 2020-2030.

9.6 ANNUAL UPDATE - FOSSIL BLUFF AND SURROUNDING TRAILS MASTER PLAN

To:	Council
Reporting Officer:	Contracts and Administration Officer
Responsible Manager:	Director Infrastructure and Development Services
Report Date:	18 September 2026
File Reference:	FBMP
Enclosures:	1. Fossil Bluff Action Status Report

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.

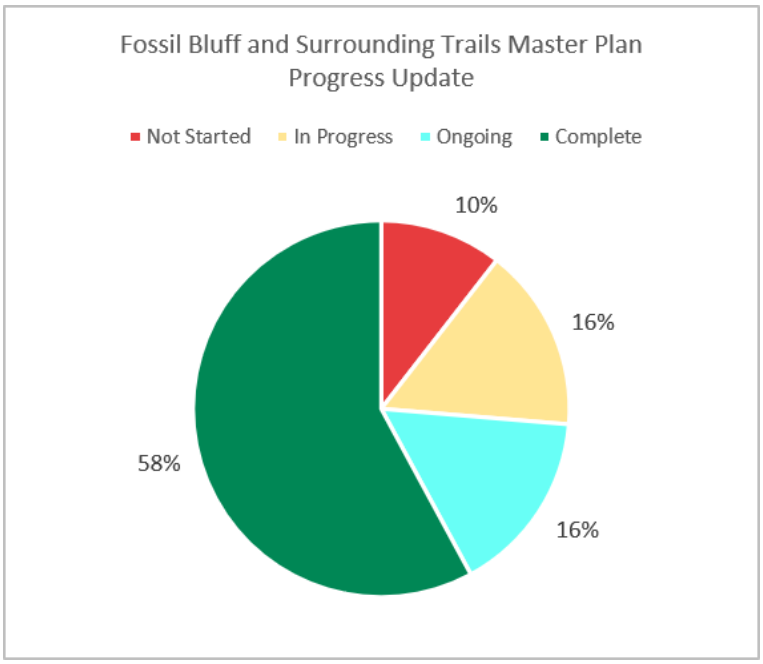
DETAILS

The FBMP contains 19 actions to cover the themes: Land Management / Biodiversity; Geological Interests; Tourism, Lookouts & Trails; Aboriginal & Cultural Heritage; Historical Interests in three key action areas. Together, the actions address the management, conservation, access, safety, and interpretation of Fossil Bluff and the surrounding trails.

The attached status report provides the current position for each action.

As at September 2026, 11 are complete. Three are ‘ongoing’ activities embedded into standard business practice, three remain ‘in progress’ and two have ‘not started’. This reflects the transition from active delivery of the master plan to ongoing management of the area.

The overall position is shown in the summary graph below.



Key activities completed during 2025/26 include:

- Continuation of the biodiversity planting continued at Fossil Bluff and foreshore.
- The completion of the Inglis River Walking Track upgrade along Golf Links Road.

Five actions under the master plan remain either ‘in progress’ or ‘not commenced’. While no works are currently programmed or budgeted for 2026/27, the plan can remain open beyond this period to allow these actions to be revisited, reviewed or progressed as appropriate.

Inglis River Walking Track – Golf Links Road - Before

Inglis River Walking Track – Golf Links Road - During

Inglis River Walking Track – Golf Links Road - After

STATUTORY IMPLICATIONS

Statutory Requirements

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

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 3: Connected Communities
Desired Outcomes
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.
Our Priorities
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.

GOAL 4: Community Recreation and Wellbeing
Desired Outcomes
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.
Our Priorities
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.
GOAL 7: Environment
Desired Outcomes
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.
Our Priorities
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.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Tourism	**Memorable visitor experiences all year round** – The must see destination, quality product, easy access, popular events and festivals with coordinated marketing. A longer season with increasing yields.
Strong communities and social capital	**Enduring community capital** – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.
Natural resource management	**Managing abundant, natural and productive resources** – 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	**Liveable places for all ages** – 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 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 are 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 Master Plan.

9.7 FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2026

To:	Council
Reporting Officer:	Accountant
Responsible Manager:	Chief Financial Officer
Report Date:	30 September 2026
File Reference:	Financial Management - Reporting - Council
Enclosures:	1. Project Progress Report - September

RECOMMENDATION

That Council note the Financial Report for the period ended 30 September 2026

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 YTD results are consistent with the budget set by Council. Overall, the operational performance of Council is expected to be within the budget estimates set by Council.

STATUTORY IMPLICATIONS

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

STRATEGIC IMPLICATIONS

Strategic Plan Reference

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

Council Strategy or Plan Reference

Council Strategy or Plan	Date Adopted:
Financial Management Strategy 2026-2036	Adopted February 2026

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. Councils YTD results are tracking consistently with the budget estimates set by Council.

Income Statement as at 30 September 2026

	YTD Actual	YTD Budget	%	YTD Variance	Budget	Forecast	Forecast Variance
Recurrent Income							
Rate Revenue	17,279,727	17,018,583	2%	261,144	17,243,294	17,243,294	-
User Charges	927,924	1,068,756	-13%	(140,832)	3,867,056	3,867,056	-
Reimbursements/Contributions	62,776	152,728	-59%	(89,952)	783,442	783,442	-
Grants and Subsidies	289,057	283,454	2%	5,603	5,110,264	5,110,264	-
Interest	60,159	74,685	-19%	(14,526)	305,000	305,000	-
Distributions from Water Corporation	-	175,625	-100%	(175,625)	843,000	843,000	-
Total Recurrent Income	**18,619,644**	**18,773,831**	**-1%**	**(154,187)**	**28,152,056**	**28,152,056**	-
Recurrent Expenditure							
Employee Costs	2,737,828	2,672,565	-2%	(65,263)	11,414,341	11,414,341	-
State Levies	28,060	264,429	89%	236,369	961,459	961,459	-
Remissions & Discounts	39,028	36,500	-7%	(2,528)	36,500	36,500	-
Materials & Contracts	1,989,227	1,828,161	-9%	(161,066)	7,766,728	7,766,728	-
Depreciation	1,754,015	1,754,015	0%	-	6,993,728	6,993,728	-
(Gain)/Loss on Disposal	-	5,763	100%	5,763	23,067	23,067	-
Borrowing Costs	13,106	20,808	37%	7,702	203,631	203,631	-
Other Expenses	30,385	19,761	-54%	(10,624)	325,229	325,229	-
Total Recurrent Expenditure	**6,591,649**	**6,602,002**	**0%**	**10,353**	**27,724,683**	**27,724,683**	-
Surplus/(Deficit)	**12,027,994**	**12,171,829**	**-1%**	**(143,835)**	**427,373**	**427,373**	-
Capital Items							
Capital Grants/Contributions	396,156	1,263,226	-69%	(867,070)	14,326,019	14,326,019	-
Proceeds from Sale of Land	-	274,890	-100%	(274,890)	1,100,000	1,100,000	-
Derecognition of Assets	-	-	0%	-	-	-	-
Asset Recognition	-	-	0%	-	-	-	-
Comprehensive Surplus/(Deficit)	**12,424,150**	**13,709,945**	**-9%**	**(1,285,795)**	**15,853,392**	**15,853,392**	-

Balance Sheet

Council continues to be in a financially strong position. Council is forecasting a current ratio of 0.84 as at 30 June 2027 compared to a current ratio of 2.58 as at 30 September 2026.

Balance Sheet as at 30 September 2026

	YTD Actual $	Budget $	Forecast $
Current Assets			
Cash & Cash Equivalents	5,290,260	5,439,474	5,640,176
Receivables	9,311,746	833,880	833,880
Inventories	136,132	119,804	119,804
Other Current Assets	79,439	394,527	394,527
Total Current Assets	**14,817,576**	**6,787,685**	**6,988,387**
Non-Current Assets			
Property, Plant and Equipment	378,567,138	393,411,266	393,210,564
Investment in Water	50,365,101	50,365,101	50,365,101
Total Non-Current Assets	**428,932,239**	**443,776,367**	**443,575,665**
Total Assets	**443,749,815**	**450,563,052**	**450,563,052**
Current Liabilities			
Payables	3,328,179	5,738,658	5,738,658
Interest-Bearing Liabilities	503,718	604,855	604,855
Provisions	1,911,227	1,934,476	1,934,476
Total Current Liabilities	**5,743,123**	**8,277,989**	**8,277,989**
Non-Current Liabilities			
Interest-Bearing Liabilities	3,194,913	5,554,621	5,554,621
Provisions	240,283	251,016	251,016
Total Non-Current Liabilities	**3,435,196**	**5,805,637**	**5,805,637**
Total Liabilities	**9,178,319**	**14,083,626**	**14,083,626**
Net Assets	**434,571,495**	**436,479,426**	**436,479,426**
Equity			
Current Year Result	12,424,150	15,853,392	15,853,392
Accumulated Surplus	186,817,547	185,297,236	185,297,236
Reserves	235,329,798	235,328,798	235,328,798
Total Equity	**434,571,495**	**436,479,426**	**436,479,426**
Current Ratio	**2.58**	**0.82**	**0.84**

Cashflow Statement

As of 30 September Council had $5.290m cash on hand. Based on budgeted income and expenditure, Council is forecast to have $5.640m of cash on hand as of 30 June 2027.

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

Cashflow Statement as at 30 September 2026

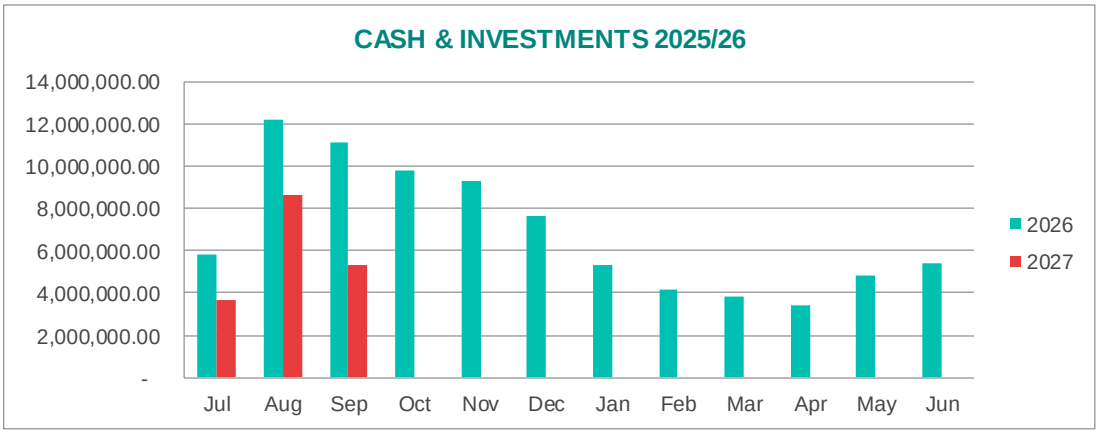
	YTD Actual $	Budget $	%	Balance $	Forecast $
Cash flows from operating activities					
Employee Costs	(2,682,056)	(11,324,587)	24%	(8,642,531)	(11,324,587)
Materials and Contracts	(6,756,636)	(7,616,824)	89%	(860,188)	(7,616,824)
State Levies	(28,060)	(961,459)	3%	(933,399)	(961,459)
Other Expenses	(69,413)	(361,729)	19%	(292,316)	(361,729)
Rates and Charges	9,199,416	17,212,718	53%	8,013,302	17,212,718
User charges	1,229,534	3,867,056	32%	2,637,522	3,867,056
Interest	60,159	305,000	20%	244,841	305,000
Reimbursement of Expenses	62,776	783,442	8%	720,666	783,442
Government Grants	289,057	4,013,528	7%	3,724,471	4,013,528
Net Cash provided by (used in) operating activities	**1,304,777**	**5,917,145**	**22%**	**4,612,368**	**5,917,145**
Cash flows from investing activities					
Payments for Property, Plant and Equipment	(1,802,028)	(21,908,364)	8%	(20,106,336)	(21,707,662)
Investment revenue from Water Corporation	-	843,000	0%	843,000	843,000
Proceeds from Sale of Property, Plant and Equipment	-	1,100,000	0%	1,100,000	1,100,000
Capital grants	396,156	14,326,019	3%	13,929,863	14,326,019
Net cash provided by (used in) investing activities	**(1,405,872)**	**(5,639,345)**	**25%**	**(4,233,473)**	**(5,438,643)**
Cash flows from financing activities					
Borrowing Costs	(13,106)	(203,631)	6%	(190,525)	(203,631)
Loan Drawdowns	-	500,000	0%	500,000	500,000
Loan Repayments	0	(539,155)	0%	(539,155)	(539,155)
Net cash provided by financing activities	**(13,106)**	**(242,786)**	**5%**	**(229,680)**	**(242,786)**
Net (Decrease) in Cash Held	(114,200)	35,014	-326%	149,214	235,716
Cash at beginning of year	5,404,460	5,404,460	100%	-	5,404,460
Cash at end of period	**5,290,260**	**5,439,474**	**97%**	**149,214**	**5,640,176**

Investments

The following table provides an outline of Council's cash and investment portfolio as of 30 September 2026. Total cash and investments on hand as of 30 September is $5.290m.

Investments as at 30 September 2026

	$	INVESTMENTS	$	Weighted Average Return
Deposits	3,000,000	Commonwealth Bank	2,288,760	
Petty Cash and Till Floats	1,500	Investments		
Trading Account	2,288,760	CBA	3,000,000	5.01%
		Petty Cash and Till Floats	1,500	
Balance - All Accounts	**5,290,260**		**5,290,260**	



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.

47.69% of the total rates levied for the year were outstanding as at 30 September 2026; this includes all aged rates and charges outstanding. This compares with 25.54% outstanding as at 30 September last year.

Rates Summary to 30 September 2026

	2026-27		2025-26	
	%	$	%	$
Notice Issue Date - 22 July 2026				
Outstanding Rates Debtors (1 July 2026)		401,190		423,588
Less: Rates in Credit		(1,047,852)		(956,105)
NET RATES OUTSTANDING (1 July 2026)	**(3.89)**	**(646,662)**	**(3.50)**	**(532,517)**
Rates and Charges Levied	103.89	17,279,827	103.47	15,743,848
Interest Penalties Charged	-	-	0.03	4,561
GROSS RATES AND CHARGES DEMANDED	**100.00**	**16,633,165**	**100.00**	**15,215,892**
LESS RATES AND CHARGES COLLECTED	50.45	8,391,503	69.24	10,534,994
REMISSIONS AND DISCOUNTS**	5.06	842,111	7.67	1,167,147
	55.51	**9,233,614**	**76.91**	**11,702,141**
ADD PROPERTIES IN CREDIT	(3.21)	533,171	(2.44)	371,736
UNPAID RATES AND CHARGES *	**47.69**	**7,932,722**	**25.54**	**3,885,487**
(includes Deferred Rates)				

**REMISSIONS AND DISCOUNTS	2026-27	2025-26
Early Payment Discount	-	387,279
Pensioner Rebates	803,464	743,393
Council Remissions and Abandonments	38,647	36,475
	842,111	**1,167,147**
Number of Rateable Properties	8,251	8,152
Number of Unpaid Rateable Properties	4,878	2,672
% not fully paid	59.12%	32.78%

Grant Summary

Grant Schedule as at 30 September 2026

	YTD Actual	Budget 2026	Forecast 2026
Capital Grants			
Boat Harbour Beach Masterplan	-	1,350,000	1,350,000
Roads to Recovery	1	1,072,903	1,072,903
Cardigan Street Recreation Ground	-	1,545,000	1,545,000
Frederick Street - Cricket Wicket	17,190	21,010	21,010
Waratah Active Living Projects	-	81,447	81,447
Sensory Garden	100,000	200,000	200,000
Inglis River Walking Track Study	-	184,422	184,422
Biodiversity Projects	-	203,316	203,316
IGA Carpark	-	640,000	640,000
Blackspot Funding	278,965	278,965	278,965
Waratah Caravan Pak Amenities	-	248,956	248,956
Wynyard Childcare Centre Expansion	-	8,500,000	8,500,000
	396,156	**14,326,019**	**14,326,019**

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
Community & Engagement			
Children's Services	(295,857)	(295,857)	0
Community Activation	781,577	781,577	0
Corporate Engagment Management	382,108	382,108	0
Tourism & Marketing	589,369	589,369	0
Economic Development	9,406	9,406	0
Community & Engagement Total	**1,466,603**	**1,466,603**	**0**
Council & CEOs Office			
Council & CEOs Office	1,366,736	1,366,736	0
Council & CEOs Office Total	**1,366,736**	**1,366,736**	**0**
Infrastructure & Development Services			
Asset Services	(73,865)	(73,865)	0
Cemeteries	130,804	130,804	0
Development Services	857,495	857,495	0
Engineering Services	570,030	570,030	0
Footpaths	415,510	415,510	0
Garbage	(76,029)	(76,029)	0
Public Halls	444,446	444,446	0
Public Toilets	379,567	379,567	0
Recreational Planning	723,459	723,459	0
Reserves	1,588,304	1,588,304	0
Sports	1,828,037	1,828,037	0
Stormwater Drainage	(312,254)	(312,254)	0
Transport	2,972,487	2,972,487	0
Waste	279,788	279,788	0
Works & Services	464,268	464,268	0
Infrastructure & Development Services Total	**10,192,047**	**10,192,047**	**0**
Corporate Services			
Governance	668,242	668,242	0
Information Systems	(2,375)	(2,375)	0
Customer Service	386,718	386,718	0
Human Resources	486,052	486,052	0
Corporate Services Total	**1,538,637**	**1,538,637**	**0**
Financial Services			
Financial Services	135,757	135,757	0
General Revenue	(15,127,151)	(15,127,151)	0
Financial Services Total	**(14,991,394)**	**(14,991,394)**	**0**
Total	**(427,373)**	**(427,373)**	**0**

Capital Works Summary

The Capital Works Summary provides a snapshot of the percentage of expenditure against the 2026/27 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.

	Actual	Estimate	Budget	Spent		Variance	
	$	$	$		$	$	Note
Buildings							
Amenities	8,266	910,405	902,139	1%	910,405	-	
Community Facilities	849,040	1,578,546	729,506	54%	1,591,384	(12,838)	
Childcare	51,734	7,975,000	7,923,266	1%	7,975,000	-	
Council Operational Buildings	33,336	1,129,588	1,096,252	3%	903,641	225,947	1
Total Buildings	**942,376**	**11,593,539**	**10,651,163**	**8%**	**11,380,430**	**213,109**	
Parks & Open Spaces							
Other Infrastructure	56,960	776,060	719,100	7%	776,060	-	
Playgrounds	169	484,753	484,584	0%	484,753	-	
Walkways & Tracks	23,275	88,250	64,975	26%	88,250	-	
Recreational Reserves	21,253	120,750	99,497	18%	24,077	96,673	2
Total Parks & Open Spaces	**101,658**	**1,469,813**	**1,368,155**	**7%**	**1,373,140**	**96,673**	
Plant & Equipment							
Other Plant & Equipment	28,971	251,681	222,710	12%	264,681	(13,000)	
Plant & Vehicle Replacements	26,697	1,042,416	1,015,719	3%	1,033,325	9,091	
Software & IT Replacements	44,761	218,126	173,365	21%	219,532	(1,406)	
Total Plant & Equipment	**100,429**	**1,512,223**	**1,411,794**	**7%**	**1,517,538**	**(5,315)**	
Sporting Facilities							
Indoor Recreational Facilities	1,233	176,000	174,767	1%	176,000	-	
Outdoor Sporting Facilities	523,099	1,769,121	1,246,022	30%	1,769,905	(784)	
Other Infrastructure	8,266	1,545,000	1,536,734	1%	1,545,000	-	
Total Sporting Facilities	**532,598**	**3,490,121**	**2,957,523**	**15%**	**3,490,905**	**(784)**	
Stormwater							
Flood Mitigation Works	-	30,000	30,000	0%	30,000	-	
Other Stormwater Works	10,541	400,456	389,915	3%	400,456	-	
Total Stormwater	**10,541**	**430,456**	**419,915**	**2%**	**430,456**	**-**	
Transport							
Bridge Renewals	1,790	968,155	966,365	0%	968,155	-	
Footpaths & Kerbs	37,624	122,791	85,167	31%	122,791	-	
Other Transport	38,536	1,073,931	1,035,395	4%	1,176,381	(102,450)	3
Resheeting	780	1,242,122	1,241,342	0%	1,242,122	-	
Rural Upgrades	644	88,305	87,661	1%	88,305	-	
Rural Reseals	19,545	89,556	70,011	22%	90,087	(531)	
Urban Reseals	2,610	327,351	324,741	1%	327,351	-	
Total Transport	**101,528**	**3,912,211**	**3,810,683**	**3%**	**4,015,192**	**(102,981)**	
Total	**1,789,129**	**22,408,363**	**20,619,234**	**8%**	**22,207,661**	**200,702**	

1) Operational Buildings

The favourable variance of $225,947 for Operational Buildings mainly relates to the HVAC works tender being awarded below budget.

2) Recreational Reserves

Recreational Reserves are forecasting a favourable variance of $96,673 as the French Road land purchase is no longer proceeding.

3) Other Transport

Other Transport is forecasting an unfavourable variance of $102,450 due to the Gates Road Sealing project tender being awarded above budget.

9.8 MINUTES OF OTHER BODIES/COMMITTEES

9.8.1 MINUTES OF OTHER BODIES/COMMITTEES - AUDIT PANEL COMMITTEE HELD 31 MARCH 2026

To:	Council
Reporting Officer:	Chief Financial Officer
Responsible Manager:	Interim CEO
Report Date:	8 October 2026
File Reference:	Audit Panel
Enclosures:	1. Audit Panel Minutes - August 2026
	2. Audit Panel Annual Report Summary 2025-26

RECOMMENDATION

That Council notes the unconfirmed minutes of the Audit Panel Committee meeting held on 25 August 2026.

That Council notes the Audit Panel's Annual Report Summary for 2025-26

PURPOSE

The Audit Panel met on 25 August 2026 and the unconfirmed minutes were released by the Chair on 19 September 2026 and are presented to Council for noting.

BACKGROUND

In February 2014, the Tasmanian State Government passed legislation that requires all Tasmanian Councils to establish an Audit Panel.

Along with the King Island and Circular Head Councils, Council appointed a shared Audit Panel on 3 August 2015.

The current members of the Shared Panels are:

- Mr Stephen Allen – Audit Panel Chair - Circular Head Council, King Island Council and Waratah-Wynyard Council
- Ms Jan Lynch – Audit Panel Member - Circular Head Council, King Island Council and Waratah-Wynyard Council
- Mr Paul Viney – Audit Panel Member - Circular Head Council and Waratah-Wynyard Council

The Audit Panel must hold at least four meetings per year, with a majority of members constituting a quorum.

DETAILS

The Audit Panel met on 25 August 2026 at the Waratah-Wynyard Council.

The meeting reviewed the following standard agenda items:

- Business arising from previous meetings;
- Chief Executive Officer's Risk and Assurance Certificate;
- Communications from Council;
- Financial Management reports presented to Council;
- Chief Executive Officer's Reports provided to Council;
- Minutes of Safety (OSHWELL) Committee;
- Senior Management Reports;
- Internal Audits;
- TAO Findings;
- Major Initiatives - Annual Plan progress report, Quarterly Statistic Reports provided to Council.

The major work plan for the meeting covered:

- Long term planning
- Annual Audit and Reporting
- Internal Controls and Risk Management
- Legal Compliance and Ethics

There were no formal recommendations made to Council at the meeting. The Panel's next meeting is scheduled to be held December 2026.

STATUTORY IMPLICATIONS

Statutory Requirements

An Audit Panel is a mandatory requirement under section 85 of the *Local Government Act 1993*.

Section 85A of the Act details the Audit Panels' functions to include a review Council's performance concerning financial systems, financial management, governance arrangements, policies, systems and controls, and all plans required under Part 7 of the Act. Section 85B of the Act provides for Ministerial Orders to specify Audit Panels' requirements beyond those required under Section 85A.

The *Local Government (Audit Panels) Amendment Order 2015* was issued on 1 January 2016.

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 1: Leadership and Governance	
Desired Outcomes	
We maintain and manage our assets sustainably.	
We cherish fairness, trust and honesty in our conduct and dealings with all.	
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.	
We are recognised for proactive and engaged leadership.	
Our Priorities	
1.5	Build our knowledge base to apply in decision-making processes.

1.6	Maintain accountability by ensuring council decisions are evidence based and meet all legislative obligations.
1.7	Develop leadership that inspires and motivates, and which maintains a strong community and workplace culture.
1.8	Review and adjust service levels to provide value for money.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Governance and working together	**Working together for Murchison** – 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

The establishment of an Audit Panel provides an independent review mechanism for Council's policies and procedures.

FINANCIAL IMPLICATIONS

There are no financial implications in this recommendation.

RISK IMPLICATIONS

The establishment of an independent Audit Panel provides another layer of risk mitigation by providing independent oversight over Council's risk management framework and policy and procedural compliance.

CONSULTATION PROCESS

There are no consultation requirements as a result of this report

COMMENT

It is recommended that Council notes the unconfirmed minutes of the Audit Panel Committee meeting held on 25 August 2026. And notes the Audit Panel's Annual Report Summary for 2025-26.

10.0 MATTERS PROPOSED FOR CONSIDERATION IN CLOSED MEETING

No items in this agenda have been recommended for consideration in Closed Session.

THERE BEING NO FURTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT _____PM