

*dorset*  
C O U N C I L

# Minutes

## Council Meeting

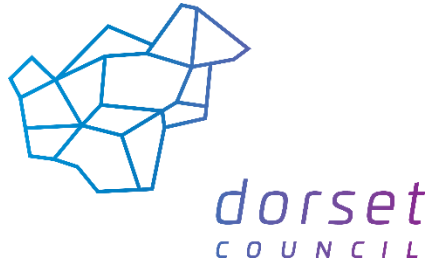
Monday, 19 January 2026

COUNCIL CHAMBERS

*it's in the making*

## Ordinary Meeting of Council

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## Council Meeting - Minutes

### Monday, 19 January 2026

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Meeting Opened: 6:02 pm

#### Council Meetings Procedures

In accordance with Policy No. 41: Council Meeting Procedures, this Meeting is being recorded. By attending the Meeting in person, you are consenting to personal information being recorded and published. No unauthorised filming or recording of the Meeting is permitted.

Visitors are reminded that Council Meetings are a place of work for Council Officers and Councillors.

The Council is committed to meeting its responsibilities as an employer and as host of this important public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct. It is a condition of entry to the Council Chambers that you cooperate with any directions or requests from the Chairperson or Council Officers.

The Chairperson is responsible for maintaining order at Council Meetings. The General Manager is responsible for health, wellbeing and safety of all present. The Chairperson or General Manager may require a person to leave the Council's premises following any behaviour that falls short of these expectations.

Language and conduct at a Meeting that could be perceived as offensive, defamatory or threatening to a person in attendance or listening to the recording, is not acceptable. It is an offence to hinder or disrupt a Council Meeting.

**Present:** Councillors Rhys Beattie (Mayor), Edwina Powell (Deputy Mayor), Jan Hughes, Anthony Richards, Mervyn Chilcott, Kahlia Simmons, Wendy McLennan, Vincent Teichmann, Nick Bicanic

General Manager: John Marik, Director – Corporate Services: Lauren Tolputt, Director – Infrastructure: Kerry Sacilotto, Director – Community & Development Services: Jayne Miller, Consultant Town Planner: George Walker, Executive Assistant: Sarah Forsyth

**Apologies:** Nil

## Acknowledgement of Country

Dorset Council acknowledges the deep history and culture of the First People who were the traditional owners of the lands and waterways where we live and work. We acknowledge the clans-people who lived here for over a thousand generations on the Country where Scottsdale is built and throughout the area we know as the north east region.

Dorset Council acknowledge the present-day Aboriginal custodians and the inclusive contribution they make to the social, cultural and economic essence of the municipality.

## PROCEDURAL ITEMS

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### Item 1/2026 Declaration of Interest

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In accordance with Section 48 of the *Local Government Act 1993*, Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025* and the Tasmanian Local Government Code of Conduct, Councillors are requested to indicate whether any have, or are likely to have, an interest in any item on the agenda.

#### INTEREST DECLARED

Nil

### Item 2/2026 Confirmation of Ordinary Council Meeting Minutes – 15 December 2025

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Ref: DOC/25/17856

*The Chair reported that he had viewed the minutes of the Ordinary Meeting held on Monday, 15 December 2025 finds them to be a true record and recommends that they be taken as read and signed as a correct record.*

#### DECISION

MOVED: Cr Chilcott | SECONDED: Cr Powell

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on Monday, 15 December 2025 having been circulated to Councillors, be confirmed as a true record.

CARRIED UNANIMOUSLY

### Item 3/2026 Confirmation of Agenda

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#### DECISION

MOVED: Cr Hughes | SECONDED: Cr Simmons

That Council confirm the Agenda and order of business for the 19 January 2026 Council Meeting.

CARRIED UNANIMOUSLY

<sup>1</sup>Members of the Public can ask a maximum of two question(s) without notice during Public Question Time. The Chairperson reserves the right to consider questions above this limit will be accepted or treated as correspondence.

Any person asking a question is asked to stand (if able), clearly state their name and suburb they live.

Question(s) must be clear and concise, not be a statement and have minimal pre-amble. Any answer given is not to be debated.

Members of the public must provide any question(s) without notice in writing to the Executive Assistant either before the commencement of the Meeting or within 24 hours.

The following questions were **taken on notice** at the Annual General Meeting held on 8 December 2025:

### **Lawrence Archer, Bridport**

1. *How does Council reconcile the statement re 'engagement' on page 4 with Council's obfuscatory answer to my question at the last ordinary Council Meeting as to whether the Council had received a financial report from the Blue Derby Foundation?*

#### **General Manager, John Marik:**

Council have answered your question honestly and factually. The point was made in past answers that the Blue Derby Foundation must have their 2024/25 financial report audited and endorsed by their board, and members, in an Annual General Meeting (AGM). This must occur before the financials are forwarded to Council. As the Foundation have not had their AGM for 2024/25 it cannot be Council's role to publicly disclose this document. Thus, to avoid all doubt, Council has not received the financials for 2024/25 from the Blue Derby Foundation.

2. *For over 3 years the Council has procrastinated regarding letter of support to potential businesses seeking operate shuttle buses in or around Derby and has used the excuse that it needed to develop a policy on the matter. No policy was developed in the 2024/25 financial year so can the Council give a definite timeline for the adoption of a relevant Policy?*

#### **General Manager, John Marik:**

As General Manager, I am empowered to determine whether to issue a letter of support, as this is an operational matter that sits within the General Manager's executive responsibilities. The absence of a policy does not prevent a decision from being made, it simply means that requests are assessed on their merits following consideration of all relevant and available information. I am not obliged to issue a letter of support following that assessment.

In relation to proposed shuttle bus businesses, applicants have been advised that Council is not issuing letters of support at this time, having regard to a range of factors relevant to the circumstances. This position reflects a decision not to issue a letter of support, rather than the deferral of decision-making pending the development of a policy.

The potential development of a Shuttle Bus Policy has been explored as a means of providing greater clarity and consistency for any future consideration. However, I am unable to commit to a definitive timeframe or to confirm that a policy will be progressed. This is a complex area that would need to operate alongside an administrative process managed by the Tasmania Parks and Wildlife Service. Council must further consider the benefits and risks associated with introducing such a policy. The community will be kept informed should the matter progress.

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<sup>1</sup> In accordance with Regulations 33, 36 & 37 and Council Policy No. 41: Council Meeting Procedures

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The following questions were **taken on notice** at the 15 December Council Meeting:

**Lawrence Archer, Bridport**

1. *Between the Bridport Hall and the Old Pier there is only one single pan toilet available for public use. This single toilet services the Croquet lawn and Eastmans beach areas as well as the new pier area. What plans does Council have for public toilets in these areas?*

**Response from Director – Corporate Services:**

Within the area described, there are currently three public amenities facilities available to the community and visitors:

- A block of five public toilets at the Bridport Playground;
- A recently upgraded amenities block at Eastmans Beach containing two public toilets and two public showers; and
- A block of five public toilets at the Old Pier.

When considering the development application for the new Bridport Pier, Councillors raised concerns about the absence of supporting infrastructure within the proposal, including parking, street upgrades, signage and provision of public toilets. The pier project has a total funding allocation of \$4.4 million, compared to an estimated construction cost of approximately \$3 million. Council has therefore been advocating to Marine and Safety Tasmania for any remaining funds to be retained locally and used to deliver supporting infrastructure improvements in the surrounding areas once the pier works are complete.

Looking ahead, Council intends to undertake master planning for Bridport as part of the Dorset: Future Ready program, including the foreshore reserve and Bridport Seaside Caravan Park. This work will assess current and future demand for public amenities and help guide any future upgrades or additional public facilities in these areas.

2. *Since 2015 has any elected member received assistance relating to a code of conduct complaint/s by a claim on any Council insurance policy, or legal advice paid for by Council?*

**Response from Director – Corporate Services:**

The question relates to code of conduct complaints, insurance matters and legal advice concerning individual elected members over an extended period. Information of this nature can involve personal information, legal professional privilege or confidentiality obligations, and answering it accurately would require Council to undertake searches across a number of years and records.

It would not be appropriate to address those matters in a public forum without that work being undertaken, or without ensuring that any disclosure is accurate, fair to the individuals involved, and lawful.

The *Right to Information Act 2009* provides a structured and transparent process for requesting access to records of this nature, including undertaking the necessary searches and assessing what information can be released. Mr Archer is encouraged to submit an Application for Assessed Disclosure if he wishes to pursue this matter further.

The following question was asked without notice at the 15 December Council Meeting and answered at the Meeting by the General Manager. Subsequent to this response, supplementary information has been provided by the Director – Infrastructure, who was absent from the meeting.

### **Jen Barron, Bridport**

*My question to Council tonight is about the access from Croquet Lawn to Croquet Lawn Beach. I originally put in a service request in August 2020 in relation to this. The response received stated that it was not in the budget. It was later put into the budget and then much later I was informed that it was part of the pier project. When the DA came out for the pier it was clearly not part of this. What is the plan for the access from Croquet Lawn to Croquet Lawn Beach as the makeshift concrete block steps that are place at the moment are a huge risk to users?*

#### **Response from General Manager:**

I suppose the reason you've been told that it's pinned to this project, as again the Pier's the priority - ultimately the Pier might impact the sand flow. It's a high erosion area and purely my opinion, but there needs to be a lot of work for high erosion areas whether it's even one, the right area to put in an access, and two, to do it in the right way.

So, we've spoken to some other councils, such as Devonport and Burnie, they've done steps and accesses to some of their beaches and they end up going down metres, otherwise what will happen is you'll get erosion and you'll just have this access point just floating there because of the erosion. So, what looks like a very simple exercise and a simple fix, that simple fix might be tens of thousands of dollars, it might again be wasted money. So, we need to do some reviews, including whether that's the right area for an access point.

#### **Supplementary Information from Director – Infrastructure:**

Although there is an access point a short distance to the right, which can be used to access the beach, we are aware that some temporary concrete blocks have, from time to time, been placed by members of the public to create a more “direct” step-down from the Croquet Lawn area to Croquet Lawn Beach. These blocks are not an approved access solution and present a safety risk. When Council staff become aware of them, they are removed immediately.

The coastal environment in this area is dynamic, with significant sand movement and erosion risk. This affects both safety and the practicality of constructing and maintaining any fixed access structure.

The immediate priority is community safety, including monitoring to ensure informal structures are not being created. In parallel, Council is continuing to seek professional advice to better understand the erosion dynamics and the options available. Once we have that information, we will be in a position to assess potential solutions, including concept design and indicative costs, and determine the most appropriate approach based on risk and value for money. The final solution including whether a permanent direct access at that exact point is appropriate remains to be determined and will be informed by the technical findings.

The following question has been received on notice:

**Karl Willrath, Scottsdale | 8 January 2026**

*What was with the recent fake, emotive discussions and workshop regarding reimbursement of legal fees for code of conduct matters for Councillors, when all of the Councillors had been informed (attached) by the Director of Local Government that this could not be done as per findings by the Supreme Court?*

*Are Councillors now indirectly and or directly lobbying the Minister for a Parliamentary inquiry into Dorset owing to the gross inadequacies of the board of inquiry?*

**Response from Mayor Rhys Beattie:**

The discussion that was undertaken in regard to the recent amendments to the councillor expenses policy, was a great example how a council can have many different views and opinions, whilst sitting around the one table and having a robust debate and to move forward with a decision.

No, Council is not lobbying the Minister on this topic.

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The following questions were received without notice from members of the public:

**Luke Witt, Bridport**

- 1. Could the council please confirm if the 2 elongated parking areas at Old Pier, parallel to Old Pier beach and beside the caravan park are intended for boat staging and de-staging?*

**Response from Director – Infrastructure:**

Yes, those parking bays were put in for staging boats.

- 2. Could the council please consider marking the 2 parking areas in question as "Car and Trailer only 5 Min parking" areas allowing for easier setup and pack up of boats in alignment with most modern boating facilities?*

**Response from Director – Infrastructure:**

There is current signage there stating 5-minute parking. It doesn't specifically say boats and vehicles, but the period is 5 minutes.

**Dianne Montefiore, Scottsdale**

(questions relate to Item 10 – Planning Application – 3 lot subdivision at 18 Union Street, Scottsdale)

- 1. Why choose an access road next to my property?*
- 2. Was it just cost efficient to do so?*

**QUESTIONS TAKEN ON NOTICE**

<sup>2</sup>Members of the public can make a statement at a Council Meeting; it is not question or discussion time with Councillors. Prior to making a statement, the person is asked to stand (if able), clearly state their name and suburb they live.

Members of the public wishing to address Council at a Meeting shall indicate their intent and subject matter in writing by 10am on the Friday prior to the Meeting.

A person seeking to make a statement to may speak for a period up to 3 minutes but may be extended at the discretion of the Chairperson to a maximum of 5 minutes.

All proposed statements are to be provided in writing prior to the Meeting to allow for circulation and inclusion in the minutes of the Meeting.

A request was made by Ms Dianne Montefiore (from Scottsdale) to address the meeting in relation to Item 10 – Planning Application for a 3 lots subdivision at 18 Union Street, Scottsdale. The Mayor accepted the late request and Ms Montefiore addressed the Meeting as a representor to the development.

*“First of all, I was told it wasn't an access road, I was told it was a driveway which is a short road to a house, and it will impact my property with traffic, noise, vibration, vehicle issues, dust, privacy, safety issues. It's negative and less desirable appeal for future buyers with the road being built offers no fencing, no screening, very unattractive. The loss of value to my property, which is my largest investment, will be 10-20%. There is another access road available, and I can't understand why they don't use that access road.*

*If the access road is approved, as the property owner, I'm entitled to compensation for loss of value to my property. The compensation will be sought from the government body authority responsible for the road construction. Usually 10 - 20% is the devaluation when you do have an access road next to your property.*

*As I said, I don't know why they don't use the road that's already available. They already started to put in the roadway, and they've been driving up and down. Dust, dirt, noise, I've had a bailer go down it, I've had a truck with fill and it's not even built. So that's very annoying. There has been a bit of deceitful behaviour going on, telling me that they weren't doing the driveway, they were covering up pipes, but no pipes went down beside my place, they went across the footpath, and you can tell it's being made into a ramp. The owners of the property are parking their cars on the ramp; they're driving up and down and they've locked the gate on the other access route. So, I'm definitely against that road going past my place.”*

<sup>3</sup>Councillors can ask a maximum of two question(s) without notice during Councillor question time. The Chairperson reserves the right to consider questions above this limit will be accepted or treated as correspondence.

Question(s) must be clear and concise, not be a statement, have minimal pre-amble, not offer an argument or opinion, draw conclusions, or make any accusations. Any answer given is not to be debated.

Councillors must provide question(s) without notice in writing to the Executive Assistant either before the commencement of the Meeting or within 24 hours.

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<sup>2</sup> In accordance with Regulations 46 and Council Policy No. 41: Council Meeting Procedures

<sup>3</sup> In accordance with Regulations 33, 34 & 35 and Council's Policy No. 41: Council Meeting Procedures

The following questions were received without notice from Councillors:

**Councillor Mervyn Chilott:**

*I have approached the Parks and Wildlife personnel regarding the increased number of rabbits in the area and was informed in the town boundary it is the responsibility of the local council. Can our staff investigate whether we can get calicivirus introduced into the district to control the rabbit population?*

**QUESTION TAKEN ON NOTICE**

**Councillor Vincent Teichmann:**

- 1. Following rate-payer enquiries, who manages the public reserve along the southern (town) shore of the Ringarooma River in Derby, and why have parts of the river bank been allowed to become overgrown, weed-infested and inaccessible (for e.g. swimming), given that the river bank used to be none of these things in the recent past less than 10 years ago?*

**QUESTION TAKEN ON NOTICE**

- 2. Also, in response to a rate-payer enquiry, do the rates for a property increase by a maximum of 15% per annum, due to the cap, or are Council determined rate rises additional to this, and what would the total current standard residential rates, etc. be for a home and property in Derby worth about \$600,000 in total?*

**Response from Director – Corporate Services:**

I will take the second part of the question on notice. However, the rate rise is not additional to the 15% capping. So, the general rate component would rise by maximum 15%.

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**Item 7/2026                      Requests for Leave of Absence**

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Nil

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**Item 8/2026                      Notifications of Leave of Absence for Parental Leave**

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Nil

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**Item 9/2026                      Councillor Motions with Notice**

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Nil

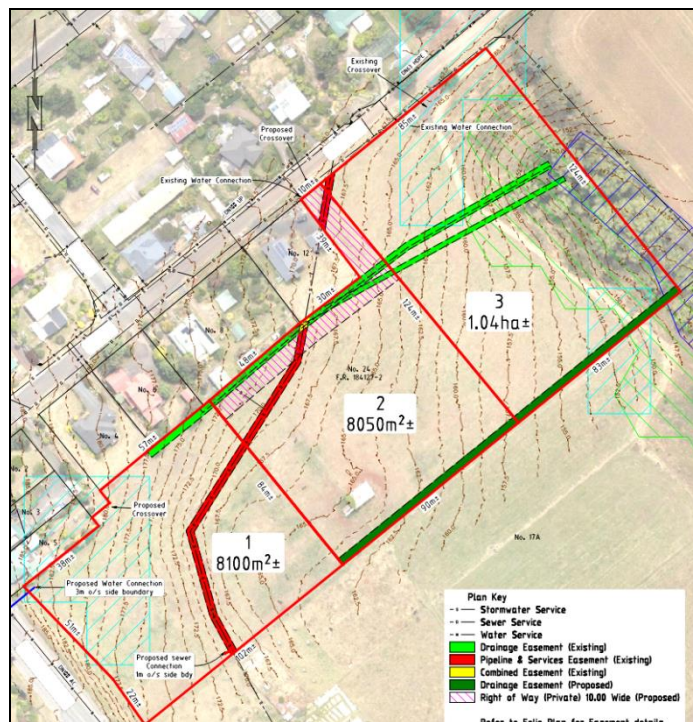
# PLANNING AUTHORITY MATTERS FOR DECISION

The Chair announced that Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* (LUPA Act) when considering Item 10.

Item 10/2026            Planning Application – Subdivision of 1 lot into 3 lots and construction of associated vehicle accesses | 18 Union Street SCOTTSDALE and Florence Street Road Reserve (CT 184127/2 & CT 247250/3)  
Reporting Officers: Consultant Town Planner, George Walker  
Ref: DOC/26/304 | Assessment Report: DOC/26/305 | Plans: DOC/26/308 | PLA/2025/1350

## Purpose

The purpose of this report is for Council to assess and determine an application for a subdivision of 1 lot into 3 lots at 18 Union Street, Scottsdale.



## Original Recommendation

MOVED: Cr McLennan | SECONDED: Cr Powell

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and clause 6.8.1 of the *Tasmanian Planning Scheme - Dorset*, it is recommended that the Subdivision of 1 lot into 3 lots be approved subject to the following conditions:

### **1. Basis of Approval**

The use and development for Subdivision of 1 lot into 3 lots is approved and must be undertaken generally in accordance with the following endorsed plans:

- a) Plan of Subdivision Ref No. 123.51 (8871-01) Revision 1 prepared by Planning Ahead Tasmania dated September 2025.
- b) Planning Submission prepared by Cohen & Associates dated 4 September 2025.
- c) Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan Job No. RGA-B2981 Version 1 prepared by Rebecca Green & Associates dated 2 October 2025.

### **2. Vehicle Access**

Vehicle access to lots 1 and 2 must be designed and constructed from road verge to property boundary to the satisfaction of Council's Town Planner.

### **3. Right of Way**

The Final Plan of Subdivision must include the right of way as annotated on the endorsed Plan of Subdivision for the purpose and benefit of providing vehicle access for Lot 1.

### **4. Stormwater**

Developer to provide a stormwater design produced by a suitably qualified Engineer for approval by Director of Infrastructure.

### **5. Drainage works**

Council must be provided with documentation sufficient to show that the drainage works are completed to Council standards and are locatable for maintenance or connection purposes. The documentation must consist of,

An As Constructed plan in accordance with Council's standard requirements for As Constructed drawings and

An Engineer's certificate that each component of the drainage works comply with the approved engineering plans and Municipal Tasmanian Standard Drawings.

### **6. Works In Road Reserve**

Works within the road reserve will require an Application for Permit to Carry Out Works in a Road Reserve to be approved by Council.

### **7. TasWater**

The development must be in accordance with the conditions provided within the Submission to Planning Authority Notice issued by TasWater dated 27 October 2025 (TWDA 2025/01263-DC, copy attached to this permit).

### **8. Easements**

Easements are required over all Council and third-party services located in private property. The incorporation of any necessary easements including drainage easements over sewer and storm water pipelines are to be shown. Easements must include any overland drainage paths where concentrated water runs. The minimum width of any easement must be 3 metres for Council (public) mains

## 9. Covenants

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a) the terms of this permit expressly authorise such covenants or controls; or
- b) such covenants or similar controls are expressly authorised by the consent in writing of the Council; or
- c) such covenants or similar controls are submitted for and receive written approval by the Council prior to submission of a Plan of Survey and associated title documentation is submitted to the Council for sealing

## 10. Sealing Final Plan of Survey

No Final Plan of Survey will be sealed for the approved lots until the following matters have been completed to the satisfaction of the Council's Town Planner and made at the responsible person(s) cost:

- a) the satisfactory completion of public and private infrastructure and service works/installation in accordance with the Council's and any other responsible authority/s requirements (including the provision of engineering certification where required), including confirmation that these works have been completed; and
- b) any payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

**NOTE:** For the purpose of this permit "**the person responsible**", depending on the context, means:

- a) The person who has and takes the benefit of this permit for the undertaking of the use or development authorised pursuant to it;
- b) The person or persons who undertake development or use pursuant to this permit; and
- c) Servants, agents and contractors, in each case of such persons.

### ADVISORY NOTES

#### *(i) Permission in Writing*

*Any reference to the need for Council approval of a matter or thing prescribed under the conditions pertinent to this permit requires such approval to be given in writing.*

#### *(ii) Objections to Proposal*

*This permit has no effect until the expiry of the period for the lodgement of an appeal against the granting of the permit or, if an appeal is lodged, until ten days after the appeal has been determined by the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).*

#### *(iii) Appeal Provisions*

*Attention is directed to sections 61 and 62 of the Land Use Planning and Approvals Act 1993 (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:*

- A planning appeal may be instituted by lodging a notice of appeal with the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).*
- A planning appeal may be instituted within 14 days of the date the planning authority serves notice of the decision on the applicant.*

#### *(iv) Permit Commencement*

*This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT) is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing.*

#### *(v) Period of Approval*

Pursuant to Section 53(5) the Land Use Planning and Approvals Act 1993, this approval will lapse after a period of two (2) years from:

- a. the date on which the permit is granted; or
- b. if an appeal has been instituted against the planning authority's decision to grant the permit, the date of the determination or abandonment of the appeal,

if the use or development is not substantially commenced within that period.

(vi) Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

- a. Building approval
- b. Plumbing approval

## Amendment to Condition 2

MOVED: Cr Chilcott | SECONDED: Cr Teichmann

### 2. Vehicle Access

Vehicle access to lots 1 and 2 must be designed and constructed from road verge to property boundary to the satisfaction of Council's Town Planner **with a sealed road from Union Street to the rear of number 12 Union Street.**

**FOR**

Councillor Beattie  
Councillor Teichmann  
Councillor Chilcott  
Councillor McLennan  
Councillor Hughes  
Councillor Richards  
Councillor Simmons  
Councillor Bicanic

**AGAINST**

Councillor Powell

**CARRIED**

*The amended condition replaced Condition 2 in the original recommendation*

## DECISION

MOVED: Cr McLennan | SECONDED: Cr Powell

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and clause 6.8.1 of the *Tasmanian Planning Scheme - Dorset*, it is recommended that the Subdivision of 1 lot into 3 lots be approved subject to the following conditions:

### **1. Basis of Approval**

The use and development for Subdivision of 1 lot into 3 lots is approved and must be undertaken generally in accordance with the following endorsed plans:

- a) Plan of Subdivision Ref No. 123.51 (8871-01) Revision 1 prepared by Planning Ahead Tasmania dated September 2025.
- b) Planning Submission prepared by Cohen & Associates dated 4 September 2025.
- c) Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan Job No. RGA-B2981 Version 1 prepared by Rebecca Green & Associates dated 2 October 2025.

### **2. Vehicle Access**

Vehicle access to lots 1 and 2 must be designed and constructed from road verge to property boundary to the satisfaction of Council's Town Planner with a sealed road from Union Street to the rear of number 12 Union Street.

### **3. Right of Way**

The Final Plan of Subdivision must include the right of way as annotated on the endorsed Plan of Subdivision for the purpose and benefit of providing vehicle access for Lot 1.

### **4. Stormwater**

Developer to provide a stormwater design produced by a suitably qualified Engineer for approval by Director of Infrastructure.

### **5. Drainage works**

Council must be provided with documentation sufficient to show that the drainage works are completed to Council standards and are locatable for maintenance or connection purposes. The documentation must consist of,

An As Constructed plan in accordance with Council's standard requirements for As Constructed drawings and

An Engineer's certificate that each component of the drainage works comply with the approved engineering plans and Municipal Tasmanian Standard Drawings.

### **6. Works In Road Reserve**

Works within the road reserve will require an Application for Permit to Carry Out Works in a Road Reserve to be approved by Council.

### **7. TasWater**

The development must be in accordance with the conditions provided within the Submission to Planning Authority Notice issued by TasWater dated 27 October 2025 (TWDA 2025/01263-DC, copy attached to this permit).

## 8. Easements

Easements are required over all Council and third-party services located in private property. The incorporation of any necessary easements including drainage easements over sewer and storm water pipelines are to be shown. Easements must include any overland drainage paths where concentrated water runs. The minimum width of any easement must be 3 metres for Council (public) mains

## 9. Covenants

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a) the terms of this permit expressly authorise such covenants or controls; or
- b) such covenants or similar controls are expressly authorised by the consent in writing of the Council; or
- c) such covenants or similar controls are submitted for and receive written approval by the Council prior to submission of a Plan of Survey and associated title documentation is submitted to the Council for sealing

## 10. Sealing Final Plan of Survey

No Final Plan of Survey will be sealed for the approved lots until the following matters have been completed to the satisfaction of the Council's Town Planner and made at the responsible person(s) cost:

- a) the satisfactory completion of public and private infrastructure and service works/installation in accordance with the Council's and any other responsible authority/s requirements (including the provision of engineering certification where required), including confirmation that these works have been completed; and
- b) any payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

**NOTE:** For the purpose of this permit "the person responsible", depending on the context, means:

- a) The person who has and takes the benefit of this permit for the undertaking of the use or development authorised pursuant to it;
- b) The person or persons who undertake development or use pursuant to this permit; and
- c) Servants, agents and contractors, in each case of such persons.

### ADVISORY NOTES

#### *(i) Permission in Writing*

*Any reference to the need for Council approval of a matter or thing prescribed under the conditions pertinent to this permit requires such approval to be given in writing.*

#### *(ii) Objections to Proposal*

*This permit has no effect until the expiry of the period for the lodgement of an appeal against the granting of the permit or, if an appeal is lodged, until ten days after the appeal has been determined by the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).*

#### *(iii) Appeal Provisions*

*Attention is directed to sections 61 and 62 of the Land Use Planning and Approvals Act 1993 (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:*

- *A planning appeal may be instituted by lodging a notice of appeal with the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).*
- *A planning appeal may be instituted within 14 days of the date the planning authority serves notice of the decision on the applicant.*

(iv) *Permit Commencement*

*This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT) is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing.*

(v) *Period of Approval*

*Pursuant to Section 53(5) the Land Use Planning and Approvals Act 1993, this approval will lapse after a period of two (2) years from:*

- a. the date on which the permit is granted; or*
- b. if an appeal has been instituted against the planning authority's decision to grant the permit, the date of the determination or abandonment of the appeal,*

*if the use or development is not substantially commenced within that period.*

(vi) *Other Approvals*

*This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:*

- a. Building approval*
- b. Plumbing approval*

**FOR**

Councillor Beattie  
Councillor Powell  
Councillor Chilcott  
Councillor McLennan  
Councillor Hughes  
Councillor Richards  
Councillor Simmons  
Councillor Bicanic

**AGAINST**

Councillor Teichmann (abstained)

**CARRIED**

## ITEMS FOR DECISION

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Item 11/2026

**2025/26 Annual Plan | December Quarterly Report**

Reporting Officer: General Manager, John Marik

Ref: DOC/25/18134 | December Report: DOC/25/14918

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### Purpose

The purpose of this agenda item is to update Council and the community on progress of the 2025/26 Annual Plan as of 31 December 2025.

## DECISION

MOVED: Cr Chilcott | SECONDED: Cr Bicanic

That Council:

1. receive and note the attached 2025/26 Annual Plan - December Quarterly Report.
2. defer activity 20, Policy 39 – Community Consultation and Communications, until the enactment of the *Local Government Amendment (Targeted Reform) Bill 2025* and to align with Local Government sector reform which may include guidance, model templates and support.

CARRIED UNANIMOUSLY

Item 12/2026                      Dorset Board of Inquiry | Quarterly Progress Report – 1 Oct to 31 Dec 2025

Reporting Officer: General Manager, John Marik

Ref: DOC/25/18135 | Progress Report: DOC/23/12316

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### Purpose

The purpose of this agenda item is to table the attached Board of Inquiry Directions Quarterly Progress Report for the period 1 October to 31 December 2025 (the Progress Report) regarding the progress of actions taken to implement the Ministerial Directions issued to Council by the Minister for Local Government, the Hon Kerry Vincent MLC, as a result of the Board of Inquiry into Dorset Council.

## DECISION

MOVED: Cr Simmons | SECONDED: Cr Powell

That Council receive and note the attached Board of Inquiry Directions Quarterly Progress Report for the period 1 October to 31 December 2025.

CARRIED UNANIMOUSLY

Item 13/2026                      Northern Tasmania Development Corporation – Membership Review and Progress Update

Reporting Officer: General Manager, John Marik

Ref: DOC/25/18136 | Agreement: DOC/26/329 | Progress Update: DOC/25/16359

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### Purpose

The purpose of this agenda item is twofold:

1. To seek Council's endorsement to enter into a new three (3) year membership and funding agreement with the Northern Tasmania Development Corporation (NTDC) for the period 1 July 2026 to 30 June 2029; and
2. To provide Councillors with a progress update on NTDC activities, projects and financial performance during the current membership period.

## DECISION

MOVED: Cr Powell | SECONDED: Cr Hughes

That Council:

1. enter into a three (3) year membership and funding agreement with the Northern Tasmania Development Corporation for the period 1 July 2026 to 30 June 2029; and
2. authorise the General Manager to execute the Northern Tasmania Development Corporation Funding Agreement 2026 – 2029, subject to any minor administrative amendments.
3. note the Northern Tasmania Development Corporation progress update.

CARRIED UNANIMOUSLY

item 14/2026

### **Review of Policy No. 27 – Youth | Endorsement for Community Consultation**

Reporting Officer: Director – Community & Development Services, Jayne Miller

Ref: DOC/26/204 | Current Policy: DOC/21/4311 | Reviewed Policy: DOC/25/15472 | Engagement Plan: DOC/25/15475

## **Purpose**

The purpose of this agenda item is to present to Council draft Policy No. 27 – Youth, for community consultation.

## DECISION

MOVED: Cr Powell | SECONDED: Cr McLennan

That Council endorse the draft Policy No. 27 – Youth, for community engagement.

CARRIED UNANIMOUSLY

## **ITEMS FOR NOTING**

Item 15/2026

### **Council Workshops Held Since Last Council Meeting**

Nil

Item 16/2026

### **Elected Member Communications**

Mayor Calendar | 11 December 2025 to 14 January 2026

## **December 2025**

- 11 Weekly meeting with the General Manager, Council Chambers
- 11 Bridport Primary School Presentation Assembly, Bridport

- 11 Scottsdale High School Presentation Evening, Scottsdale
- 12 Councillor Planning Session, Council Chambers
- 12 Former Mayor Peter Partridge funeral, Scottsdale
- 12 Ringarooma Primary School Presentation Assembly, Ringarooma
- 15 Community Meet and Greet session, Bridport Hall
- 15 December Council Meeting, Bridport Hall
- 17 ABC radio interview on Blue Derby
- 18 Christmas function with the Premier of Tasmania, Launceston
- 19 Weekly meeting with the General Manager, Council Chambers
- 19 Meeting with General Manager and Director – Community & Development Services, Council Chambers
- 22 ABC television interview

**January 2026**

- 4 Tasmanian Thousand wood chopping event, Bridport
- 8 Australia Day awards nominations meeting, Council Chambers
- 9 North East Pacing event, Scottsdale Recreation Ground
- 12 Meeting with ratepayer
- 13 ABC radio interview

**Item 17/2026 Management Team Briefing Report**

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**Purpose**

The purpose of this agenda item is to provide Councillors and the community with a briefing on matters of interest dealt with during the past month by Council’s Management Team.

**DECISION**

**MOVED: Cr Chilcott | SECONDED: Cr Hughes**

**That Council receive and note the Management Team Briefing Report.**

**CARRIED UNANIMOUSLY**

**APPROVED APPLICATIONS | December 2025**

	Approved December	Approved 2025 YTD	Approved 2024 YTD
<b>Planning</b>	9	102	114
<b>Building</b>	1	67	96
<b>Plumbing</b>	0	39	46

CUSTOMER SERVICE REQUESTS | December 2025

	Requests Received December 2025	Comparison Requests December 2024	Received 2025	Comparison 2024
Animal	2	1	39	14
Bike Trails	-	N/A	1	N/A
Bridges	-	-	1	-
Caravan Parks	2	-	11	4
Cemeteries	1	-	2	1
Community Development General	-	-	-	-
Corporate Services General	1	-	17	8
Council Elections	-	-	1	-
Customer Service	-	-	6	10
Emergency Services Enquiries	-	-	1	1
Environmental Management & Health	4	2	22	10
Footpath Enquiries	2	N/A	9	N/A
Government Relations	-	-	-	1
Licencing	-	-	1	-
Parks and Reserves	6	3	41	14
Planning & Building	1	-	7	4
Playground Maintenance	-	N/A	6	N/A
Public Health	-	-	4	2
Public Online Enquiries	-	-	2	1
Public Amenities	-	-	26	10
Public Halls Buildings	3	1	28	14
Recreation Grounds	-	-	16	19
Roads	28	11	256	212
Swimming Pools	-	-	7	-
Waste Management	1	2	12	4
<b>Total Requests</b>	<b>51</b>	<b>20</b>	<b>516</b>	<b>329</b>

WASTE MANAGEMENT REQUESTS | December 2025

	Requests Received December 2025	Comparison December 2024	FYTD Received 2025/26	Comparison FYTD Received 2024/25
Feedback and Queries	-	-	2	4
Repair Bin	2	2	19	12
Replace Bin	7	1	28	24
Request a New Service	2	4	15	8
Remove Additional Bin	-	1	14	21
Request an Additional Bin	4	2	11	9
Request an Upsize/Downsize	4	-	14	-
Request to Opt Out (of Service)	-	-	3	-
<b>Total Requests</b>	<b>19</b>	<b>10</b>	<b>106</b>	<b>78</b>

## 2025/26 CAPITAL WORKS PROGRAM

Ref: DOC/25/9165

	Complete 2025/26
	Completed in December 2025
	Carried Forward Projects – 2026/27

PROJECT	STATUS
<b>BRIDGES</b>	
Bridge 1508 Garibaldi Road, Pioneer – repairs to piers (addition allocation, storm recovery)	Tender Awarded
<b>Bridge 1604 Panama Forest Road, Golconda – timber deck renewal</b>	<b>Completed</b>
Bridge 1589 Sledge Track, West Scottsdale – timber superstructure renewal (beams & deck)	Procured beams
<b>Bridge 1556 New River Road, Ringarooma – timber deck renewal</b>	<b>Completed</b>
Bridge 1594 Greeta Road, Nabowla – timber superstructure renewal (beams and deck)	Timber ordered
Bridge 1508 Garibaldi Road, Pioneer – slab repairs	
Bridge 1569 Jensens Road, North Scottsdale – upgrade superstructure (timber to concrete)	Funding Application submitted
Bridge 1572 Haas Road, Legerwood – upgrade superstructure (timber to concrete, additional allocation)	Funding received
<b>STORMWATER</b>	
61 King Street, Scottsdale – upgrade stormwater pits	
3 Murphy Place, Scottsdale – undertake network survey and hydrology assessment	Investigation
Main Road, Pioneer – pipe open drain	Quote Awarded
<b>9 Willow Court, Winnaleah – design and install new network</b>	<b>Completed</b>
21 Thomas Street, Scottsdale – design and install new network	Commenced
52 Scott Street, Branxholm – design and install new network	Design
<b>3 Thomas Street, Scottsdale – design and install new network</b>	<b>Completed</b>
<b>ROADS – RESHEETING</b>	
Old Waterhouse Road, Waterhouse	Completed
Cape Portland Road, Gladstone	Completed
Bridport Back Road, Nabowla	Completed
Nurses Road, Bridport	Completed
Unwins Road, Springfield	Completed
McDonalds Avenue, Ringarooma	Completed
Dead Horse Hill Road, Ringarooma	Completed
Pera Flats Road, Ringarooma	Completed
Swanee Road, Winnaleah	Completed
Ferny Hill Road, Bridport	Completed
Bridport – urban resheeting (various locations)	Completed

PROJECT	STATUS
<b>ROADS – RESEALS</b>	
George Street, Scottsdale – highway access	Prep work completed
Maurice Street, Legerwood	Prep work completed
Spotswood Drive, Scottsdale	Prep work completed
Beattie Street, Scottsdale	Prep work completed
Ringarooma Road, Scottsdale – highway access	Prep work completed
Christopher Street, Scottsdale	Prep work completed
Mary Street, Scottsdale	Prep work completed
Alice Street, Scottsdale	Prep work completed
East Maurice Road, Ringarooma	Prep work completed
Oakdene Road, Jetsonville	Prep work completed
Barnbogle Road, Bridport	Prep work completed
Barnett Road, Ringarooma	Prep work completed
Ruby Flats Road, Branxholm	Prep work completed
Derby Back Road, Derby	Prep work completed
<b>Sykes Road, Springfield</b>	<b>Completed</b>
<b>Arnold Place, Scottsdale</b>	<b>Completed</b>
<b>Charles Street, Pioneer – additional reseal</b>	<b>Completed</b>
<b>ROADS – OTHER PROJECTS</b>	
<b>Willis Road, Lietinna – hotmix overlay intersection with Golconda Road</b>	<b>Completed</b>
<b>Koomeela Road, West Scottsdale – culvert repairs</b>	<b>Completed</b>
Banca Road, Winnaleah – pavement repair and hotmix surface	Commenced
Golconda Road, Nabowla – 3.4km safety upgrades and pavement renewal	Commenced
Ferny Hill Road, Bridport – landslip repair (storm damage)	Design
Golconda Road, Golconda – pavement design	Design
Bentley Street, Bridport – footpath renewal	
Ellenor Street, Scottsdale – design pavement renewal	Design
Austins Road and Tasman Highway, Scottsdale – junction upgrade	Commenced
<b>Northeast Lane, Scottsdale – design</b>	<b>Completed</b>
Union Street, Scottsdale – kerb and stormwater upgrade (stage 1)	Commenced
Pioneer township – footpath	Quote Awarded
Golconda Road, Golconda – freight and safety improvement strategy	
Buckney’s Road, Scottsdale – road survey	Commenced

PROJECT	STATUS
<b>BUILDINGS</b>	
<b>Bridport Seaside Caravan Park – camp kitchen renewal (replace beams)</b>	<b>Completed</b>
Bridport Seaside Caravan Park – electrical switchboard renewal and underground cables (stage 1)	Scheduled – April
<b>Northeast Park, Scottsdale – electrical upgrades and shower payment machine upgrades</b>	<b>Completed</b>
<b>Winnaleah Old Scout Hall – replace old louvre windows</b>	<b>Completed</b>
Derby, Branxholm, Ringarooma, Winnaleah & Legerwood – switchboard upgrades	Commenced
Pioneer Hall – toilet renewal	Planning
<b>Northeast Park, Scottsdale – BBQ replacement</b>	<b>Completed</b>
Scottsdale – switchboard upgrades (various sites)	Planning
<b>Scottsdale Aquatic Centre – toilet and shower renewal</b>	<b>Completed</b>
Branxholm Hall – kitchen renewal (Pines Committee donation)	Planning
Bridport Seaside Caravan Park – amenities upgrade (shower cubicle storage / shelving)	
Bridport Seaside Caravan Park – cabin upgrades / outdoor area improvements	
Scottsdale Waste Transfer Station – Reuse Centre shop extension	Planning
<b>Scottsdale Waste Transfer Station – heat pump</b>	<b>Completed</b>
Derby Depot – alarm system and cameras	Planning
<b>Scottsdale Depot – relocation of storage sheds (additional allocation)</b>	<b>Completed</b>
<b>Nugget Sellars Pavilion (Scottsdale Recreation Ground) – heat pump</b>	<b>Completed</b>
Scottsdale Aquatic Centre – remote access through Council network	Scheduled - April
<b>LAND IMPROVEMENTS</b>	
Blue Derby – network signage	
<b>Bridport Seaside Caravan Park and Bridport Foreshore – BBQ replacement</b>	<b>Completed</b>
Scottsdale Aquatic Centre – flow meter and motor protection on leisure pool pumps	Planning
Scottsdale Aquatic Centre – chlorinator pump critical spare parts	Commenced
Scottsdale Aquatic Centre – balance tank temporary shut off valve	Ordered
Scottsdale Aquatic Centre – leisure pool filter sand replacement	Planning
<b>Scottsdale Aquatic Centre – replace umbrella covers</b>	<b>Completed</b>
<b>Derby Park – Ringarooma Road erosion repairs</b>	<b>Completed</b>
<b>Pine Plantation, Ringarooma Road, Scottsdale – replanting (additional allocation)</b>	<b>Completed</b>
Blue Derby – Black Stump car turning area redevelopment	Planning
Blue Derby – Top Creek drop off area completion	Planning
Netball court upgrades – Scottsdale, Bridport and Derby (Stage 1)	Planning
Scottsdale Railway Station precinct redevelopment	Commenced
Blue Derby – memorial lookout	Planning
Ellesmere Cemetery, Scottsdale – new memorial wall	Planning
Scottsdale sports precinct – master planning	
Scottsdale Aquatic Centre – covered pool feasibility study	

PROJECT	STATUS
<b>CARRY FORWARD PROJECTS</b>	
<b><u>Bridges</u></b>	
Bridge 1508 Garibaldi Road, Pioneer – scour protection piers (storm recovery)	Tender Awarded
Bridge 1572 Haas Road / Frenches Creek, Legerwood – upgrade to concrete	Funding received
<b><u>Roads</u></b>	
South Street, Bridport – replace kerb	
King Street, Scottsdale – pedestrian crossing	Planning
George Street, Scottsdale – pedestrian crossing	Planning
Coplestone Street, Scottsdale – new footpath	Planning
<b><u>Buildings</u></b>	
Building Renovations (Blue Derby Foundation) - 57 Main Street, Derby	
Scottsdale Railway Station Building – restoration	
Derby Depot – new trail crew storage shed	Planning
Bridport Seaside Caravan Park – planning for new camp kitchen at Goftons Beach	Planning
Branxholm Waste Transfer Station – Oil Bunded Shed	Planning
Branxholm Waste Transfer Station – Recycling Shed	Planning
Gladstone Waste Transfer Station – Oil Bunded Shed	Planning
Gladstone Waste Transfer Station – Recycling Shed	Planning
Scottsdale Waste Transfer Station – Oil Bunded Shed	Planning
<b><u>Land Improvements</u></b>	
Croquet Lawn Beach, Bridport – access improvements	Investigations
Blue Derby Mountain Bike Trails – Tunnel stairs	
Bridport Lions Club Adventure Playground upgrade (election grant)	
Scottsdale Childrens Reserve Playground upgrade (election grant)	Planning
Scottsdale community bike track	
Gladstone community park	
Waste Transfer Station signage	Commenced
<b>CWA Carpark, Bridport – solar light</b>	<b>Completed</b>

## CLOSURE OF MEETING

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Time Meeting Closed: 7:53pm

Minutes Confirmed: 16 February 2026

Minute No: 24/2026



**Mayor**