



Meander Valley Council  
Working Together

# MINUTES

## ORDINARY COUNCIL MEETING

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**Tuesday, 10 December 2024**

**Time** 3.05pm

**Location** Council Chambers  
26 Lyall Street  
Westbury, Tasmania

**Telephone** (03) 6393 5300

## Attendance

**Chairperson** Mayor Wayne Johnston

**Councillors Present** Councillor Ben Dudman  
Councillor Anne-Marie Loader  
Councillor John Temple  
Councillor Rodney Synfield  
Councillor Daniel Smedley

**Apologies** Deputy Mayor Stephanie Cameron  
Councillor Deborah White  
Councillor Kevin House

### Officers Present

Jonathan Harmey	General Manager
Krista Palfreyman	Director Development and Regulatory Services
Craig Davies	Director Corporate Services
David Murray	Director Infrastructure Services
Matthew Millwood	Director Works
Wezley Frankcombe	Manager Governance and Legal
Linda Coull	Executive Assistant
Anthea Rooney	Governance Officer

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## 1. Opening of Meeting and Apologies

Mayor Wayne Johnston opened the Meeting at 3.05pm and noted apologies from Deputy Mayor Stephanie Cameron, Councillor Kevin House and Councillor Deborah White.

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## 2. Acknowledgment of Country

I begin today by acknowledging the Pallitore and Panninher past peoples, the Traditional Owners and Custodians of the land on which we gather today and I pay my respects to Elders past and present. I extend that respect to all Aboriginal and Torres Strait Islander peoples here today.

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## 3. Confirmation of Minutes

### Motion

That Council receives and confirms the Minutes of the last Ordinary Council Meeting held on 12 November 2024.

**Moved** Councillor Anne-Marie Loader

**Seconded** Councillor Ben Dudman

**Votes For** Mayor Wayne Johnston, Councillor Ben Dudman, Councillor Anne-Marie Loader, Councillor Rodney Synfield, Councillor John Temple and Councillor Daniel Smedley

**Votes Against** Nil

**Motion carried by simple majority**

**Minute Reference: 165/2024**

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## 4. Declarations of Interest

*Local Government Act 1993 – section 48*

*(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences).*

Councillor Ben Dudman Declared an interest in Agenda Item 13.3 - Appointment of Members to Special Committees. Councillor Dudman elected to leave Chambers during discussion and voting on the Agenda Item.

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## **5. Council Workshop Report**

*Local Government (Meeting Procedure) Regulations 2015 – Regulation 8(2)*

### **Topics Discussed – 26 November 2024**

#### **Council Meeting and Workshop Schedule – 2025**

*Councillors discussed the arrangements for the Workshop and Council Meetings Schedule for 2025.*

#### **Councillor Representation – Committees and External Organisations**

*Councillors considered appointments to Council Committees and external organisations.*

#### **Australia Day Awards Arrangements**

*Councillors received an update on events scheduled for the 2025 Citizenship and Volunteer Awards.*

#### **External Presentation – TAS Tiny Homes**

*Councillors received a presentation from Tas Tiny Homes.*

#### **External Presentation - TasWater**

*Councillors received a TasWater update.*

#### **Review of Policy No. 43: Dog Management**

*Councillors were provided with proposed changes to the Dog Management Policy prior to community consultation.*

#### **Whitemore Tennis Club Lighting**

*Councillors discussed facilities at the Whitemore Tennis Club.*

#### **External Presentation – Dr Michael Epworth – Jimmy Possum Chair**

*Councillors received a presentation from Dr Michael Epworth regarding issues related to Jimmy Possum chairs.*

#### **Enterprise Agreement 2025**

*Councillors received an update on the Meander Valley Council's Enterprise Agreement process.*

#### **Carrick Structure Plan – Survey Results and Next Steps**

*Results of the Carrick Survey and preliminary findings of the Carrick Character study were provided to Councillors.*

#### **Proposed New Policy: Managing Unreasonable Conduct by Customers**

*Councillors considered a proposed Policy introduction.*

### **Proposed New Policy: Team Charter**

*Councillors considered a proposed Policy introduction.*

### **Draft Annual Report 2023-24**

*Councillors were presented with the Draft Annual Report 2023-24 prior to the Annual General Meeting.*

### **DocsOnTap Use and Functionality**

*Councillors discussed issues related to the use and functionality of DocsOnTap.*

### **Items for Noting**

#### **Deloraine Waste Depot – Proposed Weight-Based Pricing Model**

*Councillors noted the proposed timeline for the introduction of the weight-based pricing system at the Deloraine Waste Disposal site.*

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## 6. Mayor and Councillors' Reports

### Councillors' Official Activities and Engagements Since Last Meeting

#### Mayor Wayne Johnston

*Attended the following events:*

- 5 December 2024 – participated in the opening of the Deloraine Squash Courts

#### Deputy Mayor Stephanie Cameron

*Attended the following events:*

- 26 November 2024 – attended the Blackstone Height's Community Forum

#### Councillor Ben Dudman

*Attended the following events:*

- 26 November 2024 – attended the Blackstone Height's Community Forum

#### Councillor Kevin House

*Attended the following events:*

- 26 November 2024 – attended the Blackstone Height's Community Forum
- 27 November 2024 – participated in the Meander Valley Councils Volunteer Awards Meeting

#### Councillor Anne-Marie Loader

*Attended the following events:*

- 15 November 2024 – attended the grand opening of the Affordable Housing Project at Deloraine
- 25 November 2024 – attended the launch of the Tasmanian Local Government's Housing Position Statement
- 26 November 2024 – attended the Blackstone Height's Community Forum
- 27 November 2024 – attended the Great Western Tiers Tourism Association Meeting
- 4 December 2024 – attended the Local Government's Community of Practice Meeting
- 4 December 2024 – attended the Blackstone Heights Community News Meeting
- 5 December 2024 – attended the official opening of the Deloraine Squash Courts
- 5 December 2024 – attended the thank you barbeque for the Rapid Relief Team
- 5 December 2024 – attended the Westbury St Patrick's Festival Committee Meeting
- 7 December 2024 – attended the grand opening of the Mole Creek Swimming Pool
- 8 December 2024 – attended the opening of the Caveside Pool
- 8 December 2024 – attended the Westbury Carols on the Village Green

### **Councillor Rodney Synfield**

*Attended the following events:*

- 12 November 2024 – attended the Carrick Hall Committee Meeting
- 26 November 2024 – attended the Blackstone Height’s Community Forum
- 2 - 4 December 2024 – attended the Australian Local Government Association’s National Local Roads, Transport and Infrastructure Conference in Margaret River, WA

### **Councillor Daniel Smedley**

*Attended the following events:*

- 26 November 2024 – attended the Blackstone Height’s Community Forum

### **Councillors’ Announcements and Acknowledgements**

Councillor Ben Dudman acknowledged the Combined Churches of Westbury who held the first carols on the Village Green since 2019 and noted the event was well attended.

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## 7. Petitions

No new Petitions or Actions on Previous Petitions were received as part of this Meeting

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## 8. Community Representations

*Community representations are an opportunity for community members or groups to request up to three minutes to address Council on a topic of particular interest.*

*Requests received at least 14 days prior to a Council Meeting will be considered by the Chairperson. For further information, contact the Office of the General Manager on (03) 6393 5317 or email [ogm@mvc.tas.gov.au](mailto:ogm@mvc.tas.gov.au).*

No Community Representations were received as part of this Meeting

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## 9. Public Question Time

### 9.1. Public Questions With Notice

*Local Government (Meeting Procedures) Regulations 2015 – Regulation 31(1)*

*(Questions With Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting).*

No Public Questions on Notice were received as part of this Meeting

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## 9.2. Public Questions Without Notice

### Question

*Danielle Farrow-Pryke, Deloraine - Housing Crisis and Cat Management*

1. *Why is the Council making it their business to shut down granny flats during a housing crisis?*

**Jonathan Harmey, General Manager** advised that the Council is required to undertake compliance functions as a regulatory authority under the *Building Act 2016* and there are processes in place to ensure compliance with these requirements, as has been referred to in the question.

**Krista Palfreyman, Director Development and Regulatory Services** advised that where there is awareness of any building works within the municipality which have been carried out without the obtainment of the required approvals, the Council is required, under the *Building Act 2016*, to investigate and ensure the required permits are obtained.

2. *Why, to the detriment of native wildlife, is the Council doing nothing to manage cats roaming at night?*

**Jonathan Harmey, General Manager** advised that there is no regulation around either feral or domestic cat containment in the *Cat Management Act 2009*. Whilst the Council is aware there are limitations under the legislation the State Government has established, it does not have an enforcement role within that legislation.

3. *Why is Meander Valley Council not working with the State Government to address the national housing crisis by opening up housing by reforming state legislation so there are less compliance issues in regards to existing structures?*

**Mayor Wayne Johnston** advised that the Council is working with the State Government on a daily basis and we will continue to do that.

## Question

*Ralph Wayment, Reedy Marsh - Meander River Flood Damage*

1. *[In relation to approximately 650m of Meander River frontage downstream from Deloraine at his property at Reedy Marsh], the 2022 floods deposited a huge amount of wood into the river, which remains in the riparian strip and is a concern in consideration of fire load. Does the Meander Valley Council have any policies, capability or financial assistance to help maintain the quality of riparian zones?*

**Jonathan Harmey, General Manager** advised that he is not aware of any policies, legislation or processes that the Council currently has in place to address the need identified, however, the question would be Taken On Notice and a response provided in the January 2025 Council Meeting.

2. *The Meander Valley Council is great at fixing potholes in roads but does the Council have:*
  - *any interest in the health of the Meander River as part of its ongoing strategy;*
  - *any interest in providing practical or financial assistance in removing the trees blocking the river; or*
  - *an appetite for the welfare of rivers or is that the concern of the State Government or solely up to the owners of properties bordering the river?*

**Jonathan Harmey, General Manager** advised that the waterway and the riverbank are owned and maintained by the State Government through the Department of Natural Resources and Environment. One exception to this would be at Deloraine where the Council leases a section of the riverbank from the State Government in order to provide additional recreational activities for community members. There have been times in the past when the Council has intervened with assessments and removal of trees in that space. The Council has recently worked with Recovery Tasmania and *BlazeAid* who have spent time in Meander Valley assisting landowners with clean up of trees and debris after recent high winds.

**Mayor Wayne Johnston** noted that when issues such as this were experienced on a personal level, contact was made with NRE where they had jurisdiction and also with local land care groups who were responsible for some sections of the river.

## **Question**

*Leigh Wasserfall, Reedy Marsh - ABX Update*

1. *Has there been any further correspondence or information about the current status of the ABX planning application from either ABX or the Environmental Protection Authority (EPA)?*

**Jonathan Harmey, General Manager** advised that the Council has not received any updates from the State Government or the EPA so the current position remains as stated by Council's Town Planner when the last update was sought, which is that there is nothing further to provide as the Council has not received any additional information relating to their assessment which they are still undertaking in regards to the mining lease and the environmental assessment.

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## 10. Councillor Question Time

### 10.1. Councillors' Questions With Notice

*Local Government (Meeting Procedures) Regulations 2015 – Regulation 30*

*(Questions With Notice must be in writing and should be received by the General Manager at least seven days before the relevant Council Meeting).*

#### **Question**

*Councillor Anne-Marie Loader – Residential Traffic Concerns – submitted via email on 25 November 2024*

*Residents in and around the Lonsdale Promenade and Meander Valley Road area, Westbury, are reporting an increase in truck movements, particularly B-Double trucks and correspondingly, the use of exhaust brakes. This is having a detrimental effect on the amenity of the area. Can the Council please advocate to State Growth for the following measures:*

- 1. consider moving the 50kmph sign further west: this will ensure that trucks slow down prior to reaching the built-up area of Westbury?*
- 2. renew the do not use exhaust brakes sign to make it more prominent and further west to correspond with the hopeful move of the 50kmph sign as per point 1?*
- 3. consider an 80kmph speed zone prior to the change from 100kmph to 50kmph. There is already a 50kmph Ahead sign, but it is not having the desired effect of ensuring that all heavy vehicles slow down without using their exhaust brakes?*

**David Murray Director Infrastructure Services** advised that Meander Valley Road is a State highway managed by the Department of State Growth. Any proposed changes to speed limits, signage and their location would be subject to investigation and implementation by the State Government. The Council's Officers will provide the enquiry to the Department of State Growth for consideration on behalf of residents. It is recommended that residents engage directly to ensure that their concerns are effectively addressed.

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### 10.2. Councillors' Questions Without Notice

No Councillors' Questions Without Notice were received for this Meeting

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## **11. Councillor Notices of Motion**

No Notices of Motion were received for this Meeting

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## 12. Infrastructure Services

### 12.1. Deloraine Tennis Club Lease

<b>File Reference</b>	S20-01-004
<b>Report Author</b>	Karl Boss-Walker Team Leader Community Facilities and Recreation
<b>Authorised By</b>	David Murray Director Infrastructure Services

### Motion

That Council, by absolute majority, pursuant to section 179 of the *Local Government Act 1993*:

1. leases the tennis club site (site map below) making up a portion of the property at 6 Racecourse Drive, Deloraine (CT 165648/1) to the Deloraine Tennis Club Inc. (ABN: 40 275 971 627).



2. notes that Section 178 of the *Local Government Act 1993* will not apply as the lease is for a period less than five years.

3. authorises the General Manager to enter into a formal lease under the following terms:
- a. the term shall be for two years;
  - b. with a further option of one year by mutual agreement;
  - c. the lease amount shall be \$1,500 per annum;
  - d. tenant shall continuously maintain:
    - i. building in good and reasonable order; and
    - ii. public liability insurance of at least \$20 million, through Tennis Australia.
  - e. all remaining terms to be determined by the General Manager.
  - f. any right, option or discretion exercised by the Council under the lease may be exercised by the General Manager.

**Moved** Councillor Daniel Smedley

**Seconded** Councillor Anne-Marie Loader

**Votes For** Mayor Wayne Johnston, Councillor Ben Dudman, Councillor Anne-Marie Loader, Councillor Rodney Synfield, Councillor John Temple and Councillor Daniel Smedley

**Votes Against** Nil

**Motion carried by absolute majority**

**Minute Reference: 166/2024**

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## 13. Governance

### 13.1. Council Meeting Schedule 2025

<b>File Reference</b>	S13-07-005
<b>Report Author</b>	Anthea Rooney Governance Officer
<b>Authorised By</b>	Jonathan Harmey General Manager

#### Motion

That Council, by absolute majority, as per the *Local Government (Meeting Procedures) Regulations 2015*:

1. approves the schedule of Ordinary Council Meetings for 2025 as provided below, to be convened by the Mayor at the Council Chambers, 26 Lyall Street, Westbury on the nominated dates:

<i>Date</i>	<i>Meeting</i>
<b>JANUARY</b>	
Tuesday, 21 January 2025	Council
<b>FEBRUARY</b>	
Tuesday, 11 February 2025	Council
<b>MARCH</b>	
Tuesday, 11 March 2025	Council
<b>Friday, 18 April – Wednesday, 22 April 2025 – PUBLIC HOLIDAYS - Easter</b>	
<b>APRIL</b>	
Tuesday, 8 April 2025	Council
<b>MAY</b>	
Tuesday, 13 May 2025	Council
<b>JUNE</b>	
Tuesday, 10 June 2025	Council
<b>JULY</b>	
Tuesday, 8 July 2025	Council
<b>AUGUST</b>	
Tuesday, 12 August 2025	Council
<b>SEPTEMBER</b>	
Tuesday, 9 September 2025	Council

<i>Date</i>	<i>Meeting</i>
<b>OCTOBER</b>	
Tuesday, 14 October 2025	Council
<b>NOVEMBER</b>	
Tuesday, 11 November 2025	Council
<b>DECEMBER</b>	
Tuesday, 9 December 2025	Council and Annual General Meeting

2. approves the commencement time of Council Meetings at 3.00pm on the nominated dates as per Recommendation 1.
3. notes that, in accordance with the *Local Government (Meeting Procedures) Regulations 2015*, a notice of the time and dates of the Meetings will be placed in *The Examiner* Newspaper and on the Council's website.

**Moved** Councillor Ben Dudman

**Seconded** Councillor Anne-Marie Loader

**Votes For** Mayor Wayne Johnston, Councillor Ben Dudman, Councillor Anne-Marie Loader, Councillor Rodney Synfield and Councillor Daniel Smedley

**Votes Against** Councillor John Temple

**Motion carried by absolute majority**

**Minute Reference: 167/2024**

## 13.2. Councillor Representation on Committees and External Organisations

<b>File Reference</b>	S32-01-013
<b>Report Author</b>	Wezley Frankcombe Manager Governance and Legal
<b>Authorised By</b>	Jonathan Harmey General Manager

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### Motion

That Council nominates and appoints representatives to Council Committees and External Organisations as listed in Council Appointments (Attachment 1).

<b>Moved</b>	Councillor Ben Dudman
<b>Seconded</b>	Councillor Anne-Marie Loader
<b>Votes For</b>	Mayor Wayne Johnston, Councillor Ben Dudman, Councillor Anne-Marie Loader, Councillor Rodney Synfield, Councillor John Temple and Councillor Daniel Smedley
<b>Votes Against</b>	Nil

**Motion carried by simple majority**

**Minute Reference: 168/2024**

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### 13.3. Appointment of Members to Special Committees

**File Reference** S04-04-060

**Authorised By** Jonathan Harmey  
General Manager

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Councillor Ben Dudman withdrew from the Meeting at 3:34pm

#### **Motion**

That Council, pursuant to section 24(2) of the *Local Government Act 1993*, appoints Special Committee membership as listed in Recommended Appointees to Special Committees of Council as provided in Attachment 1.

**Moved** Councillor Anne-Marie Loader  
**Seconded** Councillor Daniel Smedley  
**Votes For** Mayor Wayne Johnston, Councillor Anne-Marie Loader, Councillor Rodney Synfield, Councillor John Temple and Councillor Daniel Smedley  
**Votes Against** Nil  
**Declaration of Interest** Councillor Ben Dudman  
**Motion carried by simple majority**  
**Minute Reference: 169/2024**

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Councillor Ben Dudman re-attended the Meeting at 3.35pm

## 14. Motion to Close Meeting

*Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(1)*

### Recommendation

That Council, by absolute majority, pursuant to the *Local Government (Meeting Procedures) Regulations 2015*, closes the Meeting to the public for discussion of the Agenda Items listed below:

#### 14.1 Confirmation of Closed Minutes

*Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 34(2)*

#### 14.2 Leave of Absence Applications

*Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(2)(h) applications by Councillors for a leave of absence*

#### 14.3 2025 Meander Valley Volunteer Awards

*Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(2)(g) regarding information of a personal and confidential nature or information provided to the council on the condition it is kept confidential*

#### 14.4 End of Closed Session and Release of Public Information

*Refer to Local Government (Meeting Procedures) Regulations 2015: Regulation 15(8)*

To be determined in Closed Council.

**Motion** That Council closes the Meeting to the public for discussion of matters in the list of Agenda Items above.

*See Local Government (Meeting Procedures) Regulations 2015: Regulation 15(1)*

**Moved** Councillor Ben Dudman

**Seconded** Councillor Anne-Marie Loader

**Votes For** Mayor Wayne Johnston, Councillor Ben Dudman, Councillor Anne-Marie Loader, Councillor Rodney Synfield, Councillor John Temple and Councillor Daniel Smedley

**Votes Against** Nil

**Motion carried by absolute majority**

**Minute Reference: 170/2024**

Council moved into Closed Session at 3.36pm  
Council returned to Ordinary Session at 3.45pm

## 15. End of Closed Session and Release of Public Information

### 15.1 End of Closed Session and Release of Public Information

*Refer to Local Government (Meeting Procedures) Regulations 2015: section 15(8).*

Council pursuant to Regulation 34(1)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, resolves to report in Open Session that it has considered the following matters in Closed Session:

Minutes Item	Matter	Brief Description and Release of Public Information
2	<i>Closed Council Minutes – 12 November 2024</i>	<i>Minutes not to be released to the public.</i>
3.1	<i>Leave of Absence Applications</i>	<i>Personal details of Councillors not to be released to the public.</i>
4.1	<i>Meander Valley Volunteer Awards 2025</i>	<i>Details not to be released to the public until Australia Day event on 24 January 2025.</i>

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## 16. Close of Meeting

Mayor Wayne Johnston closed the Meeting at 3.45pm

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**Mayor Wayne Johnston**  
**Chairperson**