



GEORGE TOWN COUNCIL CONFIRMED MINUTES

Minutes of the Ordinary Council Meeting
held on **Tuesday 27 May 2025**

in the Council Chambers,
16-18 Anne Street, George Town,

commenced at **1:00 pm.**

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2015.

The public are requested to pre-register if attending this meeting of Council.

Shane Power
GENERAL MANAGER

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Meeting Commenced at 1:00 pm

Acknowledgement of Country

George Town Council acknowledges the palawa people from the litarimirina tribe from Port Dalrymple as the traditional custodians of the land.

We honour and give thanks for the caring of country, seas and skies of kinimathatakinta and surrounds.

We pay respect to the elders past, present and future for they hold the memories, traditions, culture and hope of pakana people in lutruwita.

AUDIO RECORDING OF COUNCIL MEETINGS

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 clarify any queries relating to the Minutes that is raised during a subsequent meeting under the section "Confirmation of Minutes".

The recording does not replace the written Minutes and a transcript of the recording will not be prepared.

All meetings of the Council shall be digitally recorded as provided for by Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015 except for the proceedings of meetings or parts of meetings closed to the public in accordance with Regulation 15(2).

In accordance with the requirements of Council's Audio Recording of Council Meetings Policy GTC 1, members of the public are not permitted to make audio recordings of Council meetings.

The community are requested to pre-register to attend this meeting of Council.

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the above Act and Notice, and the standard applicable provisions of the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2015.

1 PRESENT

Mayor Cr Greg Kieser, Chairperson
Deputy Mayor Cr Greg Dawson
Cr Winston Archer
Cr Heather Ashley
Cr Heather Barwick
Cr Tim Harris
Cr Simone Lowe
Cr Winston Mason
Cr Jason Orr

1.1 APOLOGIES AND LEAVE OF ABSENCE

Nil.

1.2 IN ATTENDANCE

General Manager - Mr S Power
Director Corporate & Community - Mrs C Hyde
Director Operational Performance, Strategy & Engagement - Mr R Dunn
Director Infrastructure & Development - Mr A McCarthy
Senior Executive Support and Governance Officer - Ms L Dickenson
Administrative Assistant - Ms C Roach

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 29 APRIL 2025

Minute No. 62/25

DECISION

Moved: Cr Harris
Seconded: Cr Mason

That the Minutes of Council's Ordinary Meeting held on 29 April 2025 numbered 47/25 to 56/25 as provided to Councillors be received and confirmed as a true record of proceedings amended to include the Agenda Item Beechford Stormwater Drainage Plan was moved into open.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

3 LATE ITEMS

Nil.

4 DECLARATIONS OF INTEREST

Cr Archer declared an interest in Agenda Item 7.1.

5 PUBLIC QUESTION TIME

5.1 PUBLIC QUESTION TIME PROCEDURE

[Refer to Minute No. 243/16. The period set aside for public question time will be at least 15 minutes. Questions given on notice will be addressed first. Once questions on notice have been addressed, persons who have registered their interest to ask a question will be called to do so in the order in which they have registered. Persons attending Council meetings will have the opportunity to register their interest to ask a question without notice prior to the commencement of the meeting. Council staff will be on hand to assist with this process.]

Participants cannot ask more than 2 questions in a row with a maximum of 2 minutes per question. If a person has more than (2) questions, they will be placed at the 'end of the queue' and may, if time permits, ask their further questions once all other persons have had an opportunity to ask questions. Persons who have not registered their interest to ask a question will be given an opportunity to do so following all those who have registered. All questions must be directed to the Chairperson.

For further information on Council's Public Question Time Rules and Procedure, please refer to George Town Council Public Question Time Policy GTC13.

Questions asked and answers provided may be summarised in the Minutes of the meeting.

Council requests that members of the public pre-register to attend meetings of Council.

5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

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5.3 PUBLIC QUESTION TIME

Commenced at: 1.07 pm.

Concluded at: 1.19 pm.

Mrs L. Wootton, Low Head

Q1. Quarterly Report - Windmill Point Interpretative Signage, Installation & replacement

I notice in this report that there is still only \$6,211 expended from the \$20,000 allocated for this. It seems a lot for what we were told would be was one small sign.

It must be 10 years or more since the interpretation panels from Windmill Point and York Cove mysteriously disappeared, and nearly that long since Eddie Freeman carved the macrocarpa trunks, and a few years since this was included in the budget.

Some months ago I heard that the interpretation was with whoever was making the signage. It's still not there.

How much longer will it be before visitors and locals can read about the significance of that historic site, and what the carvings are all about?

Through the Chair to the General Manager. The General Manager advised that the sign has been commissioned and will be installed in the coming weeks.

Q2. Mount George Signal Station & Semaphore

I was very pleased last year when the semaphore mast on Mount George had finally been re-erected, but very disappointed to see that both arms of the mast had been aligned with the pole rather than being offset as the four replica semaphores up the Tamar Valley were originally installed and as the others still are.

When the original mast was deemed a danger to visitors, Parks & Wildlife removed the main interpretation panel near the semaphore mast, but advised it would be kept in storage and replaced when the mast was repaired. It has not yet been replaced.

Can Council please liaise with Parks & Wildlife to have the interpretation panel returned as soon as possible so that visitors know what they are looking at? and also

Is it possible to have the arms on the semaphore mast offset, as it was before, so that it gives a better idea of how these historic structures worked.

Through the Chair to the General Manager. The General Manager advised that Council can make an enquiry with Parks and Wildlife Services for the return of the interpretative board. Also the General Manager will consult with Council staff on the structural requirements to have the arms outset on a permanent basis.

Ms D. Judd, Low Head

Q1. Does George Town Council delight in insulting its ratepayers. Last month I questioned the statistics which said George Town is the most unhealthy town in Tasmania which is contrary to the Primary Health statistics. This month I question your statement on

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page 22 the George Town Open Space Network Plan which states compared to Tasmania and Australia, Low Head has a lower than average income level; tertiary education attained; and a higher proportion of people who have long term and mental health conditions. I have tallied numbers of current and retired professionals living and owning properties at Low Head. Ms Judd stated her tallied results which resulted in a number of professionals within Low Head. Within the statistics it did not include Bell Buoy Beach.

- Q2. Ms Judd asked where do you get your statistics from and is it time that Council reviewed the quality of Council's source?

The Chair thanked Ms Judd for her question and advised his comments relate to the health statistics not the Low Head specific data.

Ms Judd clarified her question stating that she is questioning the low socio-economic and tertiary education attained

The Chair advised that any questions should be referred to the Australian Bureau of Statistics and the Department of State Growth. On the Low Head specifics the Chair referred the question to the General Manager.

Through the Chair, the General Manager advised that the data you have referred to in the past, is available through Profile.ID.com.au which relies on the census and housing data 2021 and it refers to a number of long term health conditions and was commissioned by the Department of State Growth. I understand that the Primary Health Tasmania use a different data set.

Ms Judd stated that was last month's question.

The General Manager advised that it was taken from the 2021 census data

- Q3. How does the census data split Low Head and George Town or is it all compiled?

The General Manager directed Ms Judd to the ABS data.

- Q4. Does the census data ask people their primary residence as there a lot of people who have Low Head as their secondary residence? So this data is inaccurate.

The Chair advised that Ms Judd may be right but requested that Ms Judd contact either the Bureau of Statistics or the Department of State Growth.

Ms Judd stated that Council is using this data.

The Chair advised that this is the official data.

Ms Judd asked do you admit that the data is incorrect?

The Chair advised that this is the official Australian Government sanctioned data and the official data published by State Growth.

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Mr J. Glisson, Low Head

- Q1. Today in the agenda includes the Low Head Pathway Network Plan not the Low Head Open Space Plan. In the draft Low Head Open Space Plan on page 18 quoted: "There are more couples without children in George Town Council (50.4%) compared with Tasmania (44.5%). There are less couples with children in George Town (29.4%) than there are in the state of Tasmania (36.8%). Mr Glisson stated that those two sentences contradict themselves and trying to work out which of the figures are to be relied upon?

The Chair thanked Mr Glisson for his observation.

Through the Chair to the Director Infrastructure and Development who responded that the draft plan has been circulated and the feedback received will be forwarded to consultants to make any adjustments that need to be made prior to the final document.

- Q2. Will a decision be made on the corrected document?

The Chair advised that yes it will.

- Q3. Will the corrected document be made available to the ratepayers for them to look at?

The Chair interrupted and stated that the draft document may contain numerous errors and once passed through Council the document will be published on Council's website.

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5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

(Refer to Minute No. 425/00, which states in part, "that a copy of all written replies to questions from the Public Gallery be included in the following Council Agenda.")



12 May 2025

Ms F. Hills

George Town TAS 7253

Email: fhills2@icloud.com

Dear Ms Hills,

Re: Ordinary Council Meeting 29 April 2025 – Public Question Time

Thank you for your interest in, and attendance at the 29 April 2025 Ordinary Council meeting which you raised the following question:

Q1. Was every school that used this pool in the last season charged these rates? How many school swimming carnivals were held and what was the total amount received to use the George Town pool for these in the past swimming season, October to March?

Response

Council charges all users. A total of seven carnivals were held during the pool season. Two local school carnivals, four from other municipalities and one for Tamar Primary School Sports Association. Total income for pool hires from carnivals was \$8,165.00. Total lifeguard wages cost for carnivals is approximately \$6,400.00.

Again, thank you for your question and engagement with Council proceedings.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Shane Power', written over a horizontal line.

**Shane Power
General Manager**

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15 May 2025

Mr John Glisson
Low Head TAS 7253

Dear Mr Glisson,

Re: Ordinary Council Meeting - 29 April 2025 – Public Question Time

Thank you for your interest in, and attendance at the 29 April 2025 Ordinary Council meeting which you raised the following question:

Q1. Can Council confirm that adequate stormwater drainage is going to be installed (at McKenzie Drive) to address the problem?

Response:

We appreciate your continued engagement and the opportunity to clarify the scope of works on McKenzie Drive.

As part of the upgrade, all properties along both sides of the road, where topography permits, will be provided with stormwater connection point. This includes the installation of kerb adaptors and 100mm PVC pipes to the property boundary, enabling downpipe connections where gravity flow is feasible.

For some properties currently discharging into swale drains their stormwater will be redirected into the new kerb and channel system, improving runoff management and reducing overland flow.

For some properties located downhill from the road that cannot achieve gravity connections, connections may be difficult to achieve.

The new drainage system has been professionally designed to accommodate runoff from the road and connected properties. Council is confident it will significantly improve drainage performance in the area.

Should you have any further questions, please contact Council.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Shane Power'.

**Shane Power
GENERAL MANAGER**

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15 May 2025

Ms Jenny Baxter

Pipers River TAS 7252

Dear Ms Baxter,

Re: Ordinary Council Meeting 29 April 2025 – Public Question Time

Thank you for your interest in, and attendance at the 29 April 2025 Ordinary Council meeting which you raised the following question:

- Q1. Ms Baxter stated that she understands Pipers River Road is State Growth and that she is unaware whether Council has the ability to notify State Growth or Fulton Hogan who was spraying there today with no dye in their trucks. Ms Baxter acknowledged when the Council sprays or when they employ the contractor to spray that it is always dyed."

Response:

Council sent a request to the Department of State Growth (DSG) regarding the use of dye for roadside spraying. The Department confirmed the use of dye in any spraying of herbicide is not a requirement under the state roads maintenance contract. Council will continue its practice to use dye when spraying.

Yours sincerely,



**Shane Power
GENERAL MANAGER**

6 GENERAL MANAGER'S DECLARATION

I certify that with respect to all advice, information or recommendations provided to Council with this Agenda:

- the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- where any advice is given directly to Council by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.



Shane Power
GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

- (1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
 - (a) the general manager certifies, in writing –
 - (i) that such advice was obtained; and
 - (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

7 PLANNING AUTHORITY

7.1 DA 2024/108 - 381 SOLDIER SETTLEMENT ROAD, GEORGE TOWN - UTILITIES (SOLAR FARM)

REPORT AUTHOR: Senior Town Planner - Mr J. Simons
REPORT DATE: 15/05/2025
FILE NO: DA 2024/108

Cr Archer left the meeting at 1:19 pm.

The Senior Planner entered the meeting at 1.20 pm.

Minute No. 63/25

DECISION

Moved: Cr Mason
Seconded: Cr Lowe

That the application for use and development, Utilities (Solar Farm and Associated Transmission Line) at 381 Soldiers Settlement Road, GEORGE TOWN, and transmission across various titles (CT C/T 43381/1, 154906/1, 139746/1, 154929/1, 107403/1, 154910/1, 135016/1, 154928/1, 43382/1, 104543/3, 156738/4, 11369/23, 30617/4, 30617/8, 86544/1, 251653/1 & 86544/3) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

The use and/or development must be carried out as shown on the endorsed plans and described in the endorsed documents:

- a. Envoca Environmental Consultancy, Development Application -Cimitiere Plains Solar Farm, Volume 1 and 2, including appendix A to P, dated 22/11/24.
- b. ARCADIS, Cimitiere Creek Solar Farm -Flood Assessment, dated 20/03/2025.

to the satisfaction of the Council, unless otherwise provided for by condition of this permit. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. ENGINEERING DESIGN DRAWINGS (PUBLIC WORKS)

Prior to the commencement of works, detailed engineering drawings and specifications must be submitted for an 'Assessment of Public Works' to the satisfaction of Council's Director Infrastructure and Development. Such drawings and specifications must include the following:

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- a) All public infrastructure works shown on the endorsed plans and specifications;
- b) Detailed civil designs for upgrades to the intersection of North Street and Low Head Road;
- c) Detailed civil designs for all works required to be undertaken to Musk Vale Road as indicated in the endorsed traffic impact assessment.

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Council's Director Infrastructure and Development. Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer. Once approved by Council's Director Infrastructure and Development, engineering design drawings are valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been carried into effect via works. Where any engineering design drawings have lapsed, Council may require the resubmission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

3. ENGINEERING DESIGN DRAWINGS (PRIVATE WORKS)

- a) Typical access track construction detail, including;
 - i) Include intermittent cut off drains designed to minimize concentrated stormwater flows,
 - ii) Detail of all watercourse crossings,
- b) Detailed location plans for all transmission towers for the full length of the transmission corridor showing:
 - i) The location of all transmission towers;
 - ii) Setbacks of towers from all public roads;
 - iii) Setbacks of towers from the State Rail Corridor;
 - iv) Setback of towers from natural watercourses;
 - v) Relative locations of Council's existing mountain bike trails relative to towers.
- c) Solar farm site drainage including;
 - i) Typical design design,
 - ii) Outfall design at the point of discharge incorporating mechanisms to minimize the entry of sediment and other pollutants to the natural watercourse;
- d) Security fence design including provisions for the passage of flood waters.

4. ENGINEERING DESIGN DRAWINGS (TASNETWORKS)

Prior to the commencement of works a detailed engineering design plan (to Scale) covering the last 1km of the transmission line at the southern end is to be submitted to TasNetworks for approval, showing:

- a) the proposed transmission tower locations

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- b) easement alignment, including the easement edges, clearance between the tower centres and the easement edge
- c) relative proximity to TasNetwork's existing (Starwood) 110kV Transmission Line, including the existing towers and easement edge;
- d) separation from other existing electricity infrastructure, including transmission and distribution lines, and ground based infrastructure;
- e) clearances between the proposed infrastructure and all existing distribution lines intersecting the route.
- f) Any other such detail as may be required by TasNetworks in order to demonstrate the proposal does not compromise or interfere with the existing TasNetworks infrastructure in the vicinity.

Once approved by TasNetworks, the plan is to be provided to Council and will form part of the planning permit.

Note: In accordance with Section 109 of the *Electricity Supply Industry Act 1995*, a person must not, without proper authority –

- (a) attach an electrical installation or other thing to a transmission system or distribution network; or*
- (b) connect, disconnect or interfere with a supply of electricity from a transmission system or distribution network; or*
- (c) interfere with electrical infrastructure or an electrical installation in any other way.*

5. SIGNS

A single Ground Based Sign is approved at each of the proposed access points. Ground Based Signs are:

- a) to be located on or within the boundary of the property.
- b) not be higher than 2.4m above the ground; and
- c) have a supportive structure that does not project above the sign face, unless it forms a feature or is incorporated in the sign design.

6. CONDITION ASSESSMENT (Cimitiere Creek Crossing)

- a) Prior to commencement of works a Level 2 – Structural/Engineering Assessment is to be undertaken to determine the condition of the existing culverts conveying Cimitiere Creek under Soldiers Settlement Road. The assessment is to be prepared by a suitably qualified person (e.g. civil engineer or similar) and is to be in accordance with the relevant Australian Standards including Austroads Guide to Bridge Technology and Australian Standard AS 5100 (Bridge Design Code).

The report is to be provided to Council and will serve as the benchmark for future assessments.

- b) A Level 2 Structural/Engineering Assessment will be conducted again by a suitably qualified professional:

- i) One year after either the commencement of operations or the re-establishment of pasture, whichever occurs later.
- ii) immediately after a 10% AEP flood or greater.

A condition report will be prepared and provided to Council.

- c) If any material changes to the culverts are identified, including structural damage, blockages, sedimentation, or flow obstructions, the Proponent will carry out the necessary repairs to restore the culverts to their pre-construction condition.

The Proponent is not responsible for any damage to the culverts in the event of a flood that exceeds a 1% Annual Exceedance Probability.

7. CONDITION ASSESSMENT (ROADS)

Prior to commencement of works, a pre-condition survey of the relevant sections of the existing road network is to be undertaken.

During construction the sections of the road network utilised by the proposal are to be monitored and maintained to ensure continued safe use by all road users, and any faults attributed to construction of the solar farm would be rectified.

At the end of construction, a post- condition survey would be undertaken to ensure the road network is left in the consistent condition as at the start of construction.

All condition assessments are to be provided to Council.

If any damage or deterioration of the roads are identified, including structural damage, reasonably attributed to the development, the proponent will carry out the necessary repairs to restore the roads to their pre-construction condition.

All assessments are to consider the full length of Musk Vale Road, including the sections not intended to be utilized and sections not managed by Council.

8. CROSSTOVERS

Prior to the commencement of the use, the proposed crossovers, accessing Soldiers Settlement Road and Musk Vale Road, are to be constructed and existing upgraded in accordance with the typical sections identified in the endorsed traffic impact assessment and LGAT Standard Drawings, to the satisfaction of the Director Infrastructure and Development.

Prior to undertaking any works within the Council road reserve, including the installation of the vehicle crossover, separate consent is required from Council as the relevant Road Authority. The developer must make application to Council for a Permit to Undertake Works in the Road Reserve using Council's designated form and obtain approval prior to

the start of works. This work must be at expense of the person responsible for the development.

9. VEGETATION REMOVAL

Vegetation clearance is to be limited to that reasonably required to accommodate the endorsed solar farm and to meet the minimum clearance required to maintain separation.

8. LANDSLIP RISK

- a) Prior to the commencement of works a detailed landslip risk assessment is to be prepared by a suitably qualified person and submitted to the satisfaction of Council. The detailed assessment must include a site-specific assessment of the location of all transmission towers (as per the Engineering Design Drawings-Private Works).
- b) A Form B – Structural/Civil/Geotechnical Engineering Declaration, prepared by a suitably qualified person and in accordance with the Australian Geomechanics Society – Practice Note Guidelines for Landslide Risk Management 2007, or the equivalent written advice, is to be provided to the satisfaction of Council, confirming that all recommendations relating to landslip mitigation have been incorporated in the construction drawings.
- c) Prior to the commencement of use a Form G - Geotechnical Declaration Final Geotechnical Certificate, prepared by a suitably qualified person and in accordance with the Australian Geomechanics Society – Practice Note Guidelines for Landslide Risk Management 2007, or the equivalent written advice, is to be provided to the satisfaction of Council.

9. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of works a construction environmental management plan is to be submitted to the satisfaction of the Director Infrastructure and Development. The plan is to include plans and procedures for the management of:

- a) dust;
- b) weeds;
- c) vegetation removal and track construction works within watercourse protection areas, with reference to the Wetland and Waterways Works Manual.
- d) erosion, including methods for the stabilising exposed soils within drains and adjacent to watercourses;
- e) soil and water management to minimise discharge of polluted or sediment laden runoff directly or indirectly into Council's drains and natural watercourses.

The plan is also to include a plan and procedure for receiving and addressing complaints from surrounding land owners. All works are to be undertaken in accordance with the approved Construction Environmental Management Plan.

10. CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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Prior to the commencement of works a Construction Traffic Management Plan and Guidance Scheme in accordance with AS1742.3 is to be prepared by a suitably qualified person and submitted to the satisfaction of Council's Director Infrastructure and Development.

The plan is to include procedures for ensuring impacts on private accesses are minimised and that land owners are notified of any disruption to property access.

The plan is to be accompanied by the advice of the Department of State Growth as to the adequacy of the plan relating to State Roads.

11. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharged directly or indirectly into Council's drains, watercourses or the foreshore during and after development.

12. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owner's cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Manager of Infrastructure and Works.

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2024/108. You should contact Council with any other use or development, as it may require the separate approval of Council. Council's planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a) Plumbing approval
 - b) Building approval
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

All enquiries should be directed to Council's Permit Authority, via 6382 8800.

3. Please be aware that any physical activity within the gas pipeline easement or over the pipeline requires contact to Tasmanian Gas Pipeline Pty Ltd, through Before you Dig Australia (Formerly Dial before you Dig 1100).

The Tasmanian Gas Pipeline Pty Ltd can be contacted via enquiries@tasmaniangaspipeline.com.au

4. Separate consent is required from the Department of State Growth in accordance with the *Roads and Jetties Act 1935* prior to the undertaking of any

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works in/over State Roads, for the movement of Oversize/Overmass vehicles on State Roads and for a new access or use of an access on a Limited Access Road.

For further information please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings or contact permits@stategrowth.tas.gov.au.

5. Separate Consent is required from Tas Rail prior to the undertaking of any works in/over the State Rail Corridor. See attached document for specific advice relating to progressing development in the State Rail Corridor.
6. Separate consent is required from TasNetworks in order to connect to the Bell Bay Substation. In accordance with Section 109 of the *Electricity Supply Industry Act 1995*, a person must not, without proper authority –
 - (a) *attach an electrical installation or other thing to a transmission system or distribution network; or*
 - (b) *connect, disconnect or interfere with a supply of electricity from a transmission system or distribution network; or*
 - (c) *interfere with electrical infrastructure or an electrical installation in any other way.*
7. The applicant is strongly encouraged to liaise with TasNetworks, The Department of State Growth, and other renewable energy proponents to consider opportunities for co-location of infrastructure, particularly transmission line corridors, in order to minimise costs and the cumulative impacts of such infrastructure.
8. This permit takes effect after:
 - i. the 14 day appeal period expires; or
 - ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or.
 - iii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; orany other required approvals under this or any other Act are granted
9. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.
10. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.

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11. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
12. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
13. If any Aboriginal relics are uncovered during works:
- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania
Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania)
Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.
14. If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

VOTING

For: Cr Kieser, Cr Dawson, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe, Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 8 / 0

Cr Archer returned to the meeting at 1:25 pm.

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7.2 DA 2025/17 - LOT 200 PIPE CLAY DRIVE, GEORGE TOWN

REPORT AUTHOR: Senior Town Planner - Mr J. Simons
REPORT DATE: 6/05/2025
FILE NO: DA 2025/17

Minute No. 64/25

DECISION

Moved: Cr Lowe
Seconded: Cr Orr

That the application for use and development, Subdivision (4 Lots - Road & Balance) at Lot 200 Pipe Clay Drive, George Town (CT 151955/200) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

The use and/or development must be carried out as shown on the endorsed plans and described in the endorsed documents:

- a. Nova Land Consulting, Proposed Subdivision, Job No. L220727, V3.0, sheet 1, dated 14/02/2025;
- b. Nova Land Consulting, Planning Report, dated April 2025;
- c. Nova Land Consulting, Bushfire Hazard Report, dated March 2025;
- d. Rare., Infrastructure Design, Project No. 231028, Drawing C101, C400 and C401 (Lots 1-4 only, future works excluded)

to the satisfaction of the Council, unless otherwise specified by the condition of this permit. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. SUBMISSION AND APPROVAL OF ENGINEERING PLANS

Prior to the commencement of works, detailed engineering drawings and specifications must be submitted for an 'Assessment of Public Works' to the satisfaction of Council's Director Infrastructure and Development. Such drawings and specifications must include the following:

- a) all infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below:

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- i. Roads, crossovers and reticulated drainage infrastructure;
 - ii. All necessary line marking and traffic signage;
 - iii. Reticulated water and sewage;
 - iv. Electricity infrastructure including street lighting;
 - v. Communications infrastructure.
- b) all new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance of the development, including:
 - i. The footpaths at each end of the development and pram ramps on both sides of road crossings;
 - ii. Kerb & channel;
 - iii. Roads; and
 - iv. Road junctions & intersections.
- c) show:
 - i. the proposed road with a minimum carriageway width of 8.9 meters with 35mm asphalt seal, conforming to TSD-R06-v3;
 - ii. a 20m wide road reserve is to be maintained consistent with the existing width of Pipe Clay Drive.
 - iii. provision of kerb and channel on the north side of the new road extension;
 - iv. provision of a temporary turning head with minimum external radius of 12m in accordance with the endorsed bushfire hazard management plan and including bollards or boulders suitable to minimize unauthorized entry into the balance.
 - v. all lots, including the balance are to be provided with a driveway crossover in accordance with the Tasmanian Standard Drawings.
- d) a Stormwater Management Plan that includes the following:
 - i. Certification from an experienced and licensed practicing Civil/hydraulic Engineer;
 - ii. A piped minor stormwater drainage system able to accommodate a storm with an 10% AEP, when the land serviced by the system is fully developed;
 - iii. A major stormwater drainage system designed to accommodate a storm with a 1% AEP, inclusive of climate change loading based on RCP8.5 to the year 2100; the major system is to include a cut off drain intercepting overland flow from the balance prior to Lots 4 and 2 and discharging to the existing stormwater system.
 - iv. All capacity calculations are to assume that residential lot surfaces have a minimum of 30% impervious surfaces;
 - v. Modelling encompassing the entire development site, as well as the existing downstream drainage network on Franklin Street up to the connection with York Creek; and
 - vi. Should modelling demonstrate insufficient capacity of the existing stormwater system on White Street to accommodate the additional runoff generated by the development, the developer must submit proposed solutions to mitigate this issue. Acceptable solutions may include: (a) Onsite detention to reduce the peak runoff discharge to the White Street system; or (b) Upgrading the downstream stormwater network to ensure adequate capacity; The cost of upgrading the existing drainage system is to be borne by the developer.
- e) treatment of points of transition where new infrastructure does not match the existing is to be clearly detailed.

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- f) a landscape plan showing a minimum of one street tree per lot, and a minimum spacing between tree centres not exceeding 20m. Where possible, a 1.5m offset, on all sides from the centre of the tree trunk to be maintained free of services and footpaths on both sides of all roads to accommodate a corridor for planting trees. Where insufficient space is provided, engineering solutions, such as trees cells, are required. The species of trees are to be approved by Council's Director Infrastructure and Development.
- g) all roads are to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and where applicable the Tasmanian Subdivision Guidelines, except where deviations are strictly necessary and approved or directed by Council's Director Infrastructure and Development. The Guidelines are available at www.lgat.tas.gov.au
- h) the means of connection to power reticulation services to each lot and street lighting in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.
- i) the means of connection for all lots to telecommunications. Where physical infrastructure is provided, services are to be underground. Written advice regarding the preferred means of connection and/or a plan approved by Telstra or other approved supplier must be submitted to Council upon approval by the supplier.
- j) all drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- k) future use of the balance should be considered and infrastructure appropriate for the intended use be installed to avoid re-work in the future.

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Council's Director Infrastructure and Development. Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer.

Once approved by Council's Director Infrastructure and Development, engineering design drawings are valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been carried into effect via works. Where any engineering design drawings have lapsed, Council may require the resubmission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

3. CONSTRUCTION OF WORKS

Prior to the sealing of the Final Plan, all private and public infrastructure works must be constructed in accordance with the engineering design drawings approved by the Council's Director Infrastructure and Development in accordance with Condition 2. All works, including infrastructure and landscaping, must be commenced under the direct supervision of a civil engineer and completed to the satisfaction of the Council's Director Infrastructure and Development. Certification from the supervising engineer that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

4. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of works a construction environmental management plan is to be submitted to the satisfaction of the Director Infrastructure and Development. The plan is to include plans and procedures for the management of:

- a) dust;
- b) erosion, including stabilisation of exposed soils within reshaped drains;
- c) soil and water management to minimise discharge of polluted or sediment laden runoff directly or indirectly into Council's drains and watercourses; and
- d) noise, during construction.

The plan is also to include a plan and procedure for notifying the owner of 4 Pipe Clay Drive prior to the commencement of works likely to give rise to dust, and for receiving and addressing complaints from surrounding land owners. All works are to be undertaken in accordance with the approved construction environmental management plan.

5. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

Pursuant to section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, Council has determined that the subdivision will, or is likely to, increase the demand for public open space and, as no or no sufficient or acceptable provision has been made in the plan of subdivision for public open space, Council has determined that payment of a cash contribution (the Contribution) in lieu of public open space is appropriate.

The contribution must be in an amount equal to five percent (5%) of the value of the area of land, comprising Lots 1-4, in the approved plan of subdivision, excluding the balance lot.

The amount of the contribution is to be determined by a valuation (the Valuation) of the specified lots prepared by a registered land valuer. The Valuation must be procured at the subdivider's expense. Unless otherwise specified in this condition, the Valuation is to determine the value of the relevant land as at the date of lodgment with Council of the Final Plan of subdivision for sealing (the Final Plan), following the completion of all works required by this permit, including but not limited to all private and public infrastructure and landscaping works.

The subdivider must pay the contribution to Council before the Final Plan will be sealed by Council. References in this permit condition to payment of a contribution includes the provision of security for the same in the form of a bond by the landowner to pay the contribution which is supported by a bank guarantee, in accordance with the requirements of sub-section 117(4) of the Local Government (Building and Miscellaneous Provisions) Act 1993. Each of the bond and the guarantee must be in a form acceptable to Council

6. TRANSFER OF ROAD LOT

The Road Lot, Lot 100, is to be transferred to Council on sealing of the Final Plan (the lot is to be directly issued in the name of George Town Council). All costs incurred in the surveying and transfer of the ROAD Lots are to be borne by the subdivider.

7. DEFECT LIABILITY PERIOD

Prior to the sealing of the Plan of Survey, the person responsible must lodge with Council a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period (12 months) for the amount of 5% of the construction value of the public works.

8. VEHICULAR CROSSOVERS

Prior to the sealing of the Final Plan, the driveway crossovers servicing each lot are to be constructed in accordance with the endorsed plans, Tasmanian Standard Drawing TSD-R09-v3 and to the satisfaction of Council's Director Infrastructure and Development.

9. EASEMENTS

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) stormwater mains. A greater or lesser width may be approved/required in appropriate circumstances.

10. 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) such covenants or controls are expressly authorised by the terms of this permit; or
- b) such covenants or similar controls are expressly authorised by the consent in writing of the Council.

11. BUSHFIRE HAZARD MANAGEMENT

- a) The land is to be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.
- b) Prior to the Sealing of the final plan a Part 5 Agreement (Agreement under Section 71 of the Land Use Planning and Approvals Act 1993) is to be registered to the title ensuring ongoing maintenance of the balance land in accordance with the endorsed Bushfire Hazard Management Plan.

12. TEMPORARY TURNING HEAD

Prior to the sealing of the Final Plan, an agreement made pursuant to section 71 of the Land Use Planning and Approvals Act 1993 must be executed by the George Town Council (Council) and the permit holder providing for the following:

- a) A permanent legal right of access must be provided for the general public over the proposed temporary turning head (12m outer radius); and
- b) A right to access and undertake maintenance work for Council over the proposed temporary turning head.

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Once executed, the Agreement must be lodged and registered on CT 182617/1 in accordance with section 78 of the Land Use Planning and Approvals Act 1993. All costs associated with preparing and registering the Agreement must be borne by the applicant.

Or

Some other mechanism which provides a permanent and unalienable right of access and maintenance for the general public and Council over the temporary turning head (12m outer radius), agreed between the General Manager and the developer, is in place.

13. TASWATER

The development must be in accordance with the Amended Submission to Planning Authority Notice issued by TasWater (**TWDA 2025/00350-GTC** attached).

14. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharged directly or indirectly into Council's drains, watercourses or the foreshore during and after development.

15. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owner's cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Manager of Infrastructure and Works.

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2025/17. You should contact Council with any other use or development, as it may require the separate approval of Council. The council's planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a) Plumbing approval
 - b) Building approval
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

All enquiries should be directed to Council's Permit Authority, via 6382 8800.

3. This permit does not constitute and should not be taken as any form of approval for any future stage indicated on the plans. Approval is limited to those lots and road indicated in Nova Land Consulting, Proposed Subdivision, Job No. L220727, V3.0, sheet 1, dated 14/02/2025. It is strongly recommended that any future stages be discussed with Council prior to the submission of an application.

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4. TasNetworks has advised the following:

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot.

It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to each lot.

5. This permit takes effect after:

- i. the 14 day appeal period expires; or
- ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or.
- iii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or
any other required approvals under this or any other Act are granted

6. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
9. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.

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In this instance there is an existing Part 5 with a number of restrictive covenants that no longer reflect modern standards of development or the provisions of the planning scheme. It is strongly recommended that consideration be given to the removal or amendment of the Part 5 prior to sealing of the final plan. If not removed, all resulting lots will be subject to the agreement and covenants within it.

10. If any Aboriginal relics are uncovered during works:

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania
Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania)
Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
- c) The relevant approval processes will apply with state and federal government agencies.

11. If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

The Senior Planner left the meeting at 1.28 pm.

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOP APRIL AND MAY 2025

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 13 May 2025
FILE NO: 14.10

Minute No. 65/25

DECISION

Moved: Cr Mason
Seconded: Cr Ashley

That Council:

1. Receives the report on the Council Workshops held on the 29 April 2025, 13 May 2025 and 20 May 2025.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

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**8.2 AUSTRALIAN LOCAL GOVERNMENT (ALGA) NATIONAL GENERAL ASSEMBLY
2025**

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	14 May 2025
FILE NO:	14.15

Cr Dawson called a point of order against Cr Barwick at 1.35 pm LG(MP)R 23 (1)(c) no seconder had been called.

The Director Corporate and Community entered the meeting at 1.37 pm.

The Director Corporate and Community left the meeting at 1.38 pm.

Minute No. 66/25

DECISION

Moved: Cr Mason
Seconded: Cr Ashley

That Council:

1. Supports the attendance of the Deputy Mayor to represent Council as a voting delegate at the 2025 National General Assembly of Local Government to be held in Canberra from 24–27 June 2025.
2. Approves the Director Organisational Performance & Strategy to attend the National General Assembly of Local Government 2025.

VOTING

For: Cr Kieser, Cr Archer, Cr Ashley, Cr Harris, Cr Lowe, Cr Mason and Cr Orr
Against: Cr Barwick and Cr Dawson
Abstained: Cr Dawson

CARRIED 7 / 2

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8.3 QUARTERLY REPORT - QUARTER 3 - 1 JANUARY - 31 MARCH 2025

REPORT AUTHOR:	General Manager – Mr S. Power
REPORT DATE:	8 May 2025
FILE NO:	14.21

Minute No. 67/25

DECISION

Moved: Cr Orr
Seconded: Cr Harris

That Council:

1. Receives the George Town Council 3rd Quarter Performance Report 1 January – 31 March 2025.
2. Provide public access to the report as part of Council's commitment to ongoing good governance.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Lowe, Cr Mason and Cr Orr
Against: Cr Barwick and Cr Harris
Abstained: Nil

CARRIED 7 / 2

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8.4 RECONCILIATION ACTION PLAN WORKING GROUP

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	21 May 2025
FILE NO:	23.1

Minute No. 68/25

DECISION

Moved: Cr Archer
Seconded: Cr Dawson

That Council defer Agenda Item 8.4.

VOTING

For: Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris and Cr Mason
Against: Cr Kieser, Cr Lowe and Cr Orr
Abstained: Nil

CARRIED 6 / 3

9 INFRASTRUCTURE AND DEVELOPMENT

9.1 GEORGE TOWN & LOW HEAD URBAN ROAD NETWORK PLAN

REPORT AUTHOR: Senior Town Planner - Mr J. Simons
REPORT DATE: 16th May 2025
FILE NO: {custom-field-file-no}

The Senior Planner entered the meeting at 2.16 pm.

Minute No. 69/25

DECISION

Moved: Cr Harris
Seconded: Cr Ashley

That Council:

1. Adopts the Urban Road Network Plan for George Town & Low Head.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Harris, Cr Lowe, Cr Mason
and Cr Orr
Against: Cr Barwick
Abstained: Nil

CARRIED 8 / 1

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9.2 GEORGE TOWN & LOW HEAD PATHWAY NETWORK PLAN

REPORT AUTHOR: Senior Town Planner - Mr J. Simons
REPORT DATE: 16th May 2025
FILE NO: 63.12

Minute No. 70/25

DECISION

Moved: Cr Mason
Seconded: Cr Harris

That Council:

1. Adopts the Pathway Network Plan for George Town & Low Head.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

The Senior Planner left the meeting at 2.25 pm.

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9.3 DRAINAGE UPGRADE VICTORIA ST EASEMENT - BUDGET TRANSFER

REPORT AUTHOR:	Director Infrastructure & Development - Mr A. McCarthy
REPORT DATE:	27 May 2025
FILE NO:	66.154

The Director Infrastructure and Development entered the meeting at 2.26 pm.

Minute No. 71/25

DECISION

Moved: Cr Lowe
Seconded: Cr Dawson

That Council:

1. Approves the transfer of a combined budget of **\$130,962** from the 2024/25 Reseal Program (J90077) and Stormwater Pipe Renewal Program (J90096) to fund the Drainage Upgrade at the Victoria Street Easement located at 110–112 Victoria Street; and
2. Authorises the General Manager to utilise the transferred budget to fund the proposed drainage upgrade works at 110-112 Victoria St Easement.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe, Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

The Director Infrastructure and Development left the meeting at 2.32 pm.

10 CORPORATE AND COMMUNITY

10.1 COMMUNITY ASSISTANCE POLICY

REPORT AUTHOR: Director Corporate & Community - Ms C. Hyde
REPORT DATE: 28 May 2025
FILE NO: 14.33

The Director Corporate and Community entered the meeting at 2.33 pm.

Minute No. 72/25

DECISION

Moved: Cr Ashley
Seconded: Cr Mason

That Council:

1. Adopt the amended GTC-11 Community Assistance Policy.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

The Director Corporate and Community left the meeting at 2.38 pm.

11 ORGANISATIONAL PERFORMANCE & STRATEGY

11.1 FEES & CHARGES - COMPLIANCE

REPORT AUTHOR:	Director Organisational Performance, Strategy & Engagement – Mr Rick Dunn
REPORT DATE:	21 May 2025
FILE NO:	45.24

The Director Organisational Performance and Strategy entered the meeting at 2.38 pm.

Minute No. 73/25

DECISION

Moved: Cr Archer
Seconded: Cr Ashley

That Council:

1. adopt the below Environmental Health fees and charges for the 2025/2026 financial year; and
2. adopt the Dog Registration and Management fees and charges below for the 2025/2026 financial year.

Environmental Health

Facility or Service	Fee Description	G ST In c.	2024/2025 Fees	2025/2026 Fees
Environmental Health				
Food Business Inspection	Additional inspection	N	\$189	\$198
Food Business Notification	Notification Only	N	\$21	\$22
Food Business Registration (incl. state wide)	Low risk premises [1]	N	\$168	\$176
Food Business Registration (incl. state wide)	Medium risk premises [2]	N	\$324	\$339
Food Business Registration (incl. state wide)	High Risk premises [3]	N	\$324	\$339

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Food Business Registration (incl. state wide)	Late fee	N	Standard fee above + \$50	Standard fee above + \$52
*Food Business Registration (incl. state wide) – New Business (Dec/June)	Low risk premises [1]	N	\$84	\$88
*Food Business Registration (incl. state wide) New Business (Dec/June)	Medium risk premises [2]	N	\$157	\$164
*Food Business Registration (incl. state wide) New Business (Dec/June)	High Risk premises [3]	N	\$157	\$164
Community Organisations and Sporting Clubs	Non Commercial / Charity fee waived	N	\$0.00	\$0.00
Water and Food Sampling	Food Sampling [4]	Y	Laboratory fees plus 15%	Laboratory fees plus 15%
On-site Wastewater Management System Design Assessment	Subdivision assessment (1 lot)	Y	\$368 + \$50 per additional lot	\$383 + \$52 per additional lot
On-site Wastewater Management System Inspection	Reinspection due to incomplete or faulty work	Y	\$189	\$198
Water Supply Registration (Water Carters, Food Premises, Tourist Accommodation)	Registration as a supplier of bulk potable water, or water from a private source (other than from TasWater). Includes registration, inspection and water sample on costs.	N	\$173 per vehicle/tanker \$173 per food premises \$173 per tourist accommodation site	\$180 per vehicle/tanker \$180 per food premises \$180 per tourist accommodation site
Public Health	Place of Assembly Licence (new or renewal)	N	\$179	\$187
Public Health	Registration of premises for public health risk activity (e.g. skin penetration)	N	\$173	\$181
Public Health	Registration of a Regulated System (e.g. cooling towers)	N	\$179	\$187

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***Pre-purchase	Inspection of Food Business	Y	\$189	\$198
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Abatement Notice	Contractor engaged to complete works at cost
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Public Health – notes:

- 1 Premises are ranked in accordance with a Risk Classifications System, low risk includes cafes.
- 2 Premises are ranked in accordance with a Risk Classifications System, medium risk includes restaurants.
- 3 Premises are ranked in accordance with a Risk Classifications System, high risk includes nursing homes.
- 4 Does not include costs of analysis.
- 5 Includes connections to Council gravity or low pressure sewer or other special connections

* Registrations of less than a year - Fee may be reduced by 6% per month for registrations less than 12 months.

* Refunding fees where business changes hands or closes – Calculate refunds at 6% per month of balance of registration period.

Facility Service or	Fee Description	GS T inc	2024/2025 Fees	Proposed 2025/26 Fees
Environmental Health				
Food Premises Referral (FORM 42/49)	Fee for provision of form 49 as requested from a Building Surveyor	Y	\$182 + hourly rate for assessment	\$190 + hourly rate for assessment
Food Premises Occupancy Inspection/Report (FORM 50)	Fee for inspection and provision of form 50 as requested from a Building Surveyor	Y	\$182	\$190
Waste Water Referral	Referral from Plumbing surveyor to EHO for assessment of On Site Waste Water system	Y	\$380	\$410

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Inspections	Normal inspection costing for quotes. Additional inspections due to failure of booked inspection, resulting in the need for EHO to re-inspect a particular stage.	Y	\$182	\$190
Environmental Health Officer Hourly Rate	Hourly rate for all works that are not covered under specific fees.	Y	\$182	\$190
Place of Assembly Licence	Assessment of, and issue of POA licence.	Y	\$182 (waived for NFP groups as in kind support)	\$190 (waived for NFP groups as in kind support)

Dog Registration fees

- 1. Re-registration of dog on or before 30th June 2025 or first registration of dog reaching the age of 6 months**

Facility or Service	2024/2025	Proposed Fees 2025/2026
Dog Registration fees		
Whole Dog	\$63	\$66
Desexed Dog	\$30	\$31
Pensioner Concession – Whole Dog	\$30	\$31
Pensioner Concession – Desexed Dog	\$19	\$20
Working Dog	\$30	\$31
Registered Breeding Dog	\$30	\$31
Greyhounds Registered	\$30	\$31
Guide Dog	Exempt	Exempt
Companion Dog	Exempt	Exempt
Guard Dog	\$125	\$131
Dangerous Dog	\$535	\$559

- 2. Re-Registration of dog after 30 June 2025**

Facility or Service	2024/2025	Proposed Fees 2025/2026
Re-Registration of dog after 30 June 2024		
Whole Dog	\$88	\$92

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Desexed Dog	\$40	\$42
Pensioner Concession – Whole Dog	\$32	\$33
Pensioner Concession – Desexed Dog	\$20	\$21
Working Dog	\$40	\$42
Registered Breeding Dog	\$40	\$42
Greyhounds Registered	\$40	\$42
Guide Dog	Exempt	Exempt
Companion Dog	Exempt	Exempt
Guard Dog	\$173	\$181
Dangerous Dog	\$574	\$600
Lifetime Registration – Whole Dog	\$310	\$324
Lifetime Registration – Desexed Dog	\$155	\$162
Lifetime Registration –Pensioner Whole Dog	\$155	\$162
Lifetime Registration – Pensioner Desexed Dog	\$80	\$84
Lifetime Registration – Working Dog	\$155	\$162
Transfer Registration dog registered in other Tasmanian Council – annual registration only	\$13	\$14
Transfer Registration dog registered in other Tasmanian Council – lifetime registration		\$75

Rules for Lifetime registration – no refunds given for deceased dogs

Rules for Lifetime registration – no refunds given for transfer to other Local Government

First time registration may be pro-rated for registrations within three months of the 30 June 2025

Facility or Service	2024/2025	Proposed Fees 2025/2026
Miscellaneous fees		
Replacement registration tag	\$13	\$14
Fee for notice of complaint	\$31	\$32
Annual renewal of Kennel licence	\$30	\$31
Kennel licence – 3 to 5 dogs	\$93	\$97
Kennel licence – more than 5 dogs	\$136	\$142
Declared dangerous dog	\$535	\$559
Dangerous dog sign, collar, etc.	\$130	\$136
Surrendered Dog	\$119	\$124
Microchip booked through Council	\$61	\$64

Facility or Service	2024/2025	Proposed Fees 2025/2026
Impounding/Release fees		
Pound maintenance charge per dog per day	\$53	\$55

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Dog release for 1st seizure of dog	\$79	\$83
Dog release for 2nd & subsequent seizure of dog	\$196	\$205
Microchip required prior to release when found at large without chip	\$87	\$91

VOTING

For: Cr Kieser, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Mason and Cr Orr
Against: Cr Dawson and Cr Lowe
Abstained: Nil

CARRIED 7 / 2

The Director Organisational Performance and Strategy left the meeting at 2.39 pm.

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 21 May 2025

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
April	23	Attended George Town Neighbourhood Shed Committee meeting
	23	Tamar FM Radio Interview
	25	Attended Anzac Day Commemoration
	26	Guest at Nigeria Association meeting
	28	Attended launch of Tas Police Community Strategy
	29	Chaired Council Workshop
	29	Chaired Ordinary Council Meeting
May	1	Tamar FM Radio Interview
	5	Participated in General Manager Annual Performance Review Panel
	8	Guest Speaker for Bell Bay Aluminium Leadership Forum
	8	Attended Marinus Project Updated Briefing
	10	Opened the Post-Graduate Society Exhibition - "Creative George Town"
	13	Chaired Council Workshop
	20	Chaired Budget Workshop
	21	Presented the George Town Council Volunteer Awards
Deputy Mayor Cr Greg Dawson		
April	29	Attended Council Workshop
	29	Attended Ordinary Council meeting
May	5	Participated in General Manager Annual Performance Review Panel
	13	Attended Council Workshop
	20	Attended Budget Workshop
	21	Presented with the Mayor the George Town Council Volunteer Awards
Cr Jason Orr		
April	25	Attended the Weymouth Anzac Day Service
May	5	Participated in General Manager Annual Performance Review Panel
	6	Attended DAP Meeting

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Minute No. 74/25

DECISION

Moved: Cr Mason
Seconded: Cr Dawson

That the information report from the Mayor on Matters of Involvement be received and the information noted.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

Cr Barwick

Q1. Cr Barwick asked if there could be another Council area i.e. Secret Park to commemorate the late Peter Cox.

Response

Given the complexities associated with obtaining approval from The Crown to rename sites along Tamar Avenue, a Council owned site such as Secret Park is less complex.

If the Council decided this was the preferred site, the installation of a commemorative seat can be arranged promptly. However, if Council wanted to rename the park "Peter Cox Reserve", this will require it to be approved by Placenames Tasmania.

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Cr Barwick

Q1. Cr Barwick asked where did Secret Park's name come from?

The General Manager took the question on notice.

MOTION FROM THE FLOOR – POTENTIAL LAND SALES

DECISION

Moved: Cr Barwick

Seconded: Cr Lowe

That motion 025/18 Potential Council Land Sales be returned to Council for further decision.

Cr Barwick called a Point of Order at 2.57 pm against Cr Dawson LG (MP)R 23(1)(a) the item was referred to a workshop and had not returned to a Council meeting to express a public opinion.

The Chair requested the General Manager to provide clarification if there was a requirement in the Act to deal with properties individually.

The General Manager advised that a report to April meeting was received and noted the quarterly performance report and that the completed motions will be removed. As Council has resolved this item it cannot come back to the meeting without new information.

The Chair advised that Cr Barwick's motion is mute because the previous motion is specific about the completed motions.

Cr Barwick requested this in writing.

The Chair directed Cr Barwick and agreed to provide his response in writing.

The Chair accepted the motion.

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The Director Corporate and Community entered the meeting at 3.09 pm.

VOTING

For: Cr Archer, Cr Barwick and Cr Harris
Against: Cr Kieser, Cr Dawson, Cr Ashley, Cr Lowe, Cr Mason and Cr Orr
Abstained: Nil

LOST 3 / 6

MOTION FROM THE FLOOR – FUTURE IMPACT GROUP

DECISION

Moved: Cr Barwick

Seconded: Cr Harris

That Council invites Mr Andrew Taylor as Chair of the Future Impact Group to give Council an update on their current activities and intention of becoming incorporated.

VOTING

For: Cr Archer, Cr Barwick, Cr Harris and Cr Mason

Against: Cr Kieser, Cr Dawson, Cr Ashley, Cr Lowe and Cr Orr

Abstained: Cr Dawson

LOST 4 / 5

The General Manager left the meeting at 3.25 pm.

Cr Harris left the meeting at 3.25 pm.

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

Minute No. 75/25

DECISION

Moved: Cr Mason
Seconded: Cr Lowe

That Council move into closed meeting at 3.25 pm to discuss the following items:

Agenda Item 16.2 Minutes of the Closed Ordinary Council Meeting held on 29 April 2025

As per the provisions of Regulation 34(6) of the Local Government (Meeting Procedures) Regulations 2015.

Agenda Item 16.3 Local Government Association of Tasmania LGAT 2025 Elections

As per the provisions of Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.

Agenda Item 16.4 Leave of Absence – Cr Heather Ashley

As per the provisions of Regulation 15(2)(h) of the Local Government (Meeting Procedures) Regulations 2015.

Agenda Item 16.5 General Manager Annual Performance Review 2024/2025

As per the provisions of Regulation 15(2)(a) and (g) of the Local Government (Meeting Procedures) Regulations 2015.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Lowe, Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 8 / 0

17 CLOSURE

There being no further business, the meeting closed at 4.26 pm.

**Cr Greg Kieser
MAYOR**