



GEORGE TOWN COUNCIL AGENDA

Notice is hereby given
that the next Ordinary Council Meeting
will be held on
Tuesday 26 August 2025

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

commencing 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 2025.

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

Shane Power
GENERAL MANAGER

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Meeting Commencing 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 43 of the Local Government (Meeting Procedures) Regulations 2025 except for the proceedings of meetings or parts of meetings closed to the public in accordance with Regulation 17(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 2025.

The Chairperson advised the meeting that:

- (a) an audio is being made of the meeting; and*
- (b) all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting; and*
- (c) language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.*

1 PRESENT

1.1 APOLOGIES AND LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 22 JULY 2025

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 22nd July 2025 numbered 97/25 to 110/25 as provided to Councillors be received and confirmed as a true record of proceedings. (Attached)

DECISION

Moved:

Seconded:

VOTING

For:

Against:

3 LATE ITEMS

Nil.

4 DECLARATIONS OF INTEREST

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:

Concluded at:

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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.")

Mrs L. Wootton

(24 June 2025 Ordinary Council meeting)



5th August 2025

Mrs Lorraine Wootton

Dear Mrs Wootton,

RE: PUBLIC QUESTION TIME – 24 JUNE 2025 ORDINARY COUNCIL MEETING

Thank you for your attendance at the Ordinary Council meeting on the 24 June 2025 where you raised the following questions. Council has provided a response to each of your questions below.

Q1. Heritage Study

Early last year Council commissioned a Heritage Study of the George Town municipal area, in order to identify places with historic and heritage significance to the community.

The study was to "...inform Council of the places that are important to the community for their heritage values and will assist Council to make decisions regarding how well these values are protected and might be protected into the future."

There was considerable interest and input from members of the community who contributed.

Unlike a similar study of Launceston study that took the same consultants years to complete, the consultants were only given a very short time to complete this study. It involved a lot of work for the consultants under pressure of the time frame - and for the unpaid local contributors - and no extension could be allowed as "it had to be done" in that set time.

When it was so imperative that the Heritage Study had to be completed in such a tight time frame, why has it not yet come back to Council and the community to be approved - or not?

Response:

The study undertaken in George Town is not comparable to the scope of the study undertaken in Launceston, where there are thousands of properties with potential heritage values and the project included the preparation of statements of significance of a standard suitable for incorporating local listings into the planning scheme. Preparation of the George Town Heritage Study was an annual plan item and as with all projects, a completion date is required to ensure the project is delivered in the agreed timeframes and at the agreed budget.

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Q2. What has happened to it and how will it be implemented when approved?

Response:

The next step is for Council to contact individual landowners to inform them that their properties have been identified as potentially having local heritage values. The identification of heritage properties elsewhere across Tasmania has in certain cases caused significant angst for landowners which we understand on occasion has resulted in the wholesale abandonment of local heritage studies and potential protections in several municipal areas. George Town Council has taken necessary time to consult with other councils to understand the various approaches taken with heritage studies. This will allow council to proceed and deliver a balanced outcome for property owners whilst ensuring relevant heritage values are appropriately maintained.

Once council has completed landowner notifications and received feedback, council will consider a broader release of the information and consider future actions that may be required.

If you have any further questions regarding the Heritage Study, please contact Council's Director Strategy, Performance and Development on 03 6382 8800 or email council@georgetown.tas.gov.au.

Yours sincerely,



Shane Power
GENERAL MANAGER

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Mrs L. Wootton



6th August 2025

Mrs Lorraine Wootton

Dear Mrs Wootton,

RE: PUBLIC QUESTION TIME – 22 JULY 2025 ORDINARY COUNCIL MEETING

Thank you for your attendance at the Ordinary Council meeting on the 22 July 2025 where you raised the following questions. Council has provided a response to each of your questions below.

Q1. Three Trails – Colonial Story Telling Trail and Kanamaluka Story-telling Experience were put out for community response, I made a considered response to both.

Could you tell me the dates when both these multi-million dollar plans came to the open Council?

Response

As you have noted, the Three Trails Story-telling Experience comprising of the Colonial Story-telling Trail, the kanamaluka Story-telling Experience, and the Enterprise Trail forms part of a broader multi-million-dollar initiative.

To clarify the timeline:

- *The Three Trails Story-telling Experience was adopted by Council as part of its Advocacy document in December 2024. At that stage, the full project was not released for community consultation.*
- *The Colonial Story-telling Trail and the kanamaluka Story-telling Experience were individually released for community consultation on separate occasions. Your submission, along with other community responses, is part of the official record and will inform the next stage of the project's development.*
- *As the Three Trails project progresses, all community submissions will be reviewed, and key stakeholders will be contacted to contribute to the refinement of Stage One of the project.*

Q2. If this discussion today is the next step, why are the community responses not included in this agenda?

Response

The community responses were not included in the agenda as the objective was to obtain Council approval to provide funding to proceed with Stage One of the Three Trails project. Council has committed to further consultation with the George Town Heritage Society before implementation and exhibition for public feedback.

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Your feedback plays a valuable role in shaping the project to reflect both community perspectives and cultural considerations.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'SP', with a long horizontal stroke extending to the right.

Shane Power
GENERAL MANAGER

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Ms C. Atwell



7th August 2025

Ms Christine Atwell
President
George Town Folk Club

Dear Ms Atwell,

RE: PUBLIC QUESTION TIME – 22 JULY 2025 ORDINARY COUNCIL MEETING

Thank you for your attendance at the Ordinary Council meeting on the 22 July 2025 where you raised the following question. Council has provided a response to your question below.

Q1. Could George Town Council tell us how much money has been allocated to the 2026 Winter Solstice event run by Council?

Response

Council has approved a budget allocation of \$72,000 (exclusive of anticipated revenue) to the 2026 Winter Solstice event at the 24 June 2025 Ordinary Council meeting.

Again, thank you for your question.

Yours sincerely,



**Shane Power
GENERAL MANAGER**

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Mr M. Judd



13 August 2025

Mr Martin Judd

Email:

Dear Mr Judd,

Re: Public Question Time – 22 July 2025 Ordinary Council Meeting

Thank you for your attendance at the 22 July 2025 Ordinary Council meeting where you raised the following questions. Please see below response to each of the questions in italics.

Q4. A delegation of council visited some local and interstate Aquatic Centre's/Swimming Pools. It has previously been requested for the names of the interstate centre's visited that were similar in design concept to what is envisaged for George Town, i.e. the varying depth across the pool. Will the details of visited centres be let known in a timely manner.

Response:

A delegation from Council visited three aquatic centres in Greater Melbourne: Brimbank Aquatic & Wellness Centre, Kellor East Leisure Centre, and Northcote Aquatic & Recreation Centre.

These facilities were at various stages of operation and scale.

The purpose of the visit was to engage with project and operational teams to understand which elements were successful, which were not, and, in hindsight, what they would approach differently.

Consistent feedback was the desire to prioritise learn-to-swim programs, as well as greater capacity for gym and fitness programs

Similar insights have been shared through discussions with the Launceston Leisure & Aquatic Centre, Doone Kennedy Hobart Aquatic Centre, and the Oatlands Aquatic Centre.

None of these centres incorporate a widthways crossfall pool design, which is a relatively new and innovative method for maximising use of aquatic spaces in smaller facilities. This particular feature has been used to great effect at the Bellarine Sport and Aquatic Centre and will also be used in the construction of new facilities at the North Bellarine Aquatic Centre.

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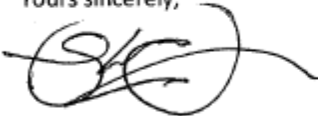
Q5. When and how?

Response:

This response will be published in the in the next Council meeting agenda, Council's website and facebook site.

Again, thank you for your questions.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'SP', enclosed within a large, loopy circular flourish.

**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.

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7 PLANNING AUTHORITY

Councils are a planning authority. Each council acts as the planning authority for their municipality. In this role, councillors consider development applications and make administrative decisions that are based on the council's planning scheme. While councillors are obliged to consider the community's views, this does not mean they can vote in favour of those views while fulfilling the role of a planning authority. Councillors must make planning decisions based on whether a planning application is consistent with the local planning scheme, even if members of the community object to the planning proposal.

7.1 DA 2025/25 -111 SCHOOL ROAD, PIPERS RIVER - SUBDIVISION (2 LOTS)

REPORT AUTHOR:	Senior Town Planner - Mr J. Simons Town Planner - Naman Kumawat
REPORT DATE:	12/08/2025
FILE NO:	DA 2025/25
ATTACHMENTS:	<ol style="list-style-type: none">1. DA 2025-25 - Plans for advertising [7.1.1 - 105 pages]2. Redacted Rep - Raimona- Upston- Riley - Submission Regarding Proposed Subdivision at 111 School Road [7.1.2 - 2 pages]3. TN Response - Subdivision - DA 202525 - C N 25-102401 [7.1.3 - 3 pages]

APPLICATION INFORMATION

Planning Instrument:	<i>Tasmanian Planning Scheme – George Town</i>
Applicant:	BVZ Designs
Site Address:	111 School Road, Pipers River TAS 7252
Titles Details:	CT144145/1
Property ID:	2648345
Zone:	Rural Living Zone (A)
Use:	Subdivision
Proposed Development:	Subdivision (1 Lot to 2 Lots)
Application Received:	01/05/2025

1. SUMMARY

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Subdivision (1 Lot to 2 Lots) at 111 School Road, Pipers River TAS 7252 (CT144145/1).

One representation was received during the advertising period from neighbouring land owners. The representation raised concerns regarding the inadequacy of drainage on School Road and existing flooding which occurs during large rainfall events. Council's Infrastructure

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Department has investigated the matter and has advised that the proposed subdivision will not result in increased flooding. The lots are of sufficient size that there is reasonable opportunity to manage stormwater onsite for future residential development. While an increased culvert size may be warranted for the new lot, the existing downstream flooding will not be resolved nor exacerbated by the proposed development.

The proposal generally complies with the applicable Acceptable Solutions and Performance Criteria of the Rural Living Zone. The proposal is recommended with a number of conditions to ensure compliance with the intent of the zone and objectives of the standards

2. STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

3. CONSULTATION

In accordance with section 57(5) of The Land Use Planning and Approvals Act 1993, the application was advertised for public comment for the period of 14 days. One representation was received with the names of 5 property owners and is further discussed in the assessment below.

4. RISK IMPLICATIONS

Risk is managed through the decision and conditioning of any permit issued.

5. FINANCIAL IMPLICATIONS

In the case of an appeal there are costs associated with the defence of Council's decision.

6. SITE AND LOCATION

The subject site is located at 111 School Road, Pipers River TAS 7252 (CT 144145/1).

The site is subject to the Natural Assets Code, Bushfire-Prone Areas Code, and Safeguarding of Airports Code under the Tasmanian Planning Scheme. The Bushfire Prone Areas Code and Natural Assets Code are addressed below.

The land exhibits a gentle gradient, sloping generally from west to east, with elevations ranging from approximately 70m Australian Height Datum (AHD) at the western boundary to 67m AHD at the eastern boundary. A natural ephemeral drainage line runs through the property.

The site is not connected to reticulated water, sewerage, or stormwater infrastructure. Accordingly, any future development on the land will be required to incorporate appropriate

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on-site service and management measures in accordance with relevant standards and regulatory requirements.

The surrounding land use pattern is characterised predominantly by rural residential development and agricultural activities as illustrated in Figure 1. To the south of the site is the Pipers River Recreation Ground and former Pipers River Catholic Church, and to the west is the Pipers River Shop.

The site is within Rural Living Zone A, with surrounding land generally sharing the same zone. To the east, the adjoining land is zoned Agriculture (depicted in brown on Figure 2).

To the south lies a small parcel of land zoned Rural (depicted in peach), while land to the north-east, depicted in green, is within the Environmental Management Zone and comprises the Pipers River and its riparian area.



Figure 1: Aerial photo of subject title (outlined in red) and surrounding land.

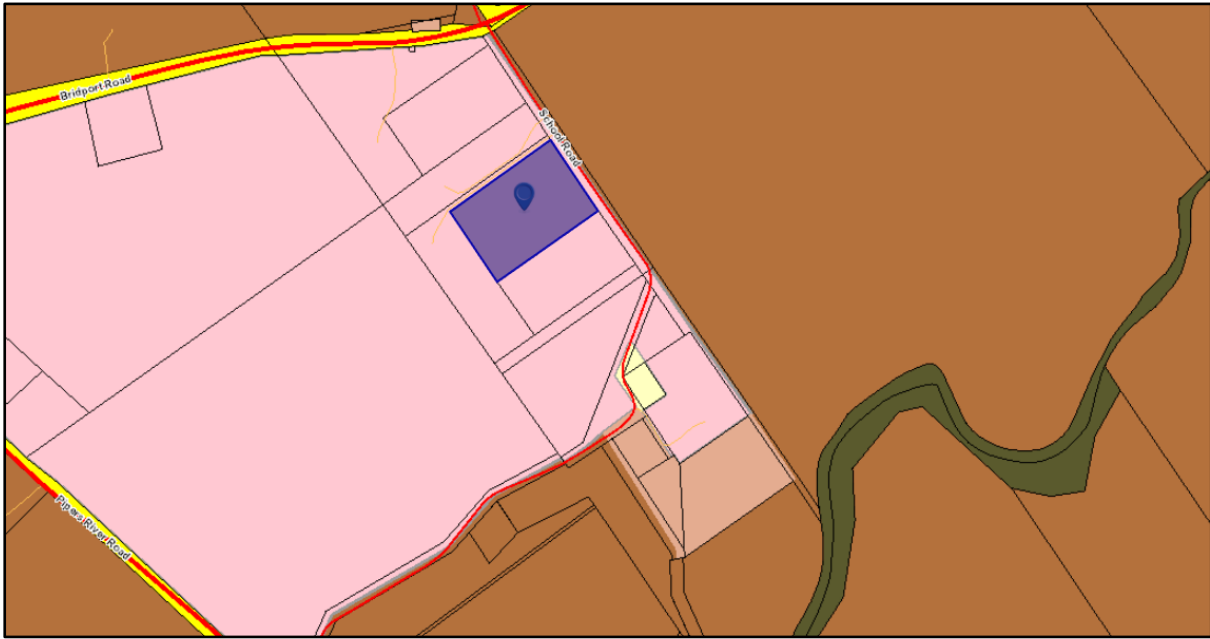


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the subdivision of land at 111 School Road, Pipers River TAS 7252 (CT 144145/1) to create two separate lots from the existing single title.

Lot 1 will have an area of approximately 17,150m² and will contain the existing single dwelling and associated outbuildings. The lot is predominantly cleared and contains an existing dam in the south-western corner, with scattered trees located around the dam edge. The lot has an irregular shape but maintains sufficient area to support existing and future development in accordance with the Rural Living Zone provisions. The new lot boundary will generally follow the existing ephemeral drainage line through the property.

Lot 2 will have an area of approximately 8,050m². The majority of this lot is vegetated with trees, which contributes to the rural character of the area. The proposed driveway will be located in a largely clear area that does not contain any trees.

Both lots will have direct frontage to School Road, a sealed public road maintained by Council, providing legal access. Reticulated water, sewerage, and stormwater services are not available in this locality. Accordingly, each lot will be serviced via on-site systems in accordance with the relevant regulatory standards.

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property. This results in flooding of driveways and erosion.

We request that the Council upgrade the current culverts at these addresses to a larger and more effective size to ensure effective water runoff management and to prevent further damage to driveways and surrounding areas

from a significant catchment area of rural land to the west of School Road are being directed via natural drainage lines, through the subject property and into the public drain alongside School Road. This occurrence is natural.

The subdivision itself will result in negligible increase in stormwater. While future development of the land may result in additional stormwater, this can be managed if/when an application for development is received. The proposed lot is of a scale where onsite stormwater management can be achieved without contributing to existing water entering 111 School Road.

It is reasonable to require the culverts of the subject property to be upgraded as part of the works associated with the subdivision, prior to the sealing of the final plan.

With respect to the existing culverts, responsibility for driveway crossovers rests with the land owner. Any upgrades to crossovers undertaken by land owners needs to be to Council Standards. An application to undertake works in the Road Reserve must be submitted to Council.

Council will generally review drainage as part of any road upgrade or reseal works and may undertake upgrades to the crossovers at this time. No works are currently planned for or budgeted for on School Road.

The matter of deficient crossovers does not directly relate to the subdivision as proposed.

9. STATUTORY REQUIREMENTS

The assessment of the development is dealt with under the following sections of the *Tasmanian Planning Scheme – George Town*:

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- 11.0 Rural Living Zone
- C3.0 Road and Railway Assets Code
- C7.0 Natural Assets Code
- C13.0 Bushfire Prone Areas Code

This is an application which is to be determined under section 57 of the *Land Use Planning and Approval Act 1993* (the Act) as discretionary.

9.1 Use Class

The application is classified as Subdivision. The definition of the Subdivision use as outlined in the *Tasmanian Planning Scheme – George Town* is:

“Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.”

Under Tasmanian Planning scheme as per C6.2.6 the subdivision doesn't need to be categorised into any of the use class. However, in this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

9.2 Planning Scheme Assessment

Please see Attachment 1 for a full planning assessment against all of the relevant Acceptable Solutions of the Planning Scheme.

The Zone Purpose and those aspects of the development which require Council to exercise discretion are outlined and addressed in the following tables. The Performance Criteria outlines the specific things that Council must consider in exercising its discretion and determining whether to approve or refuse an application.

In cases where Council considers an application does not comply with the relevant Performance Criteria the use of conditions to achieve compliance should always be considered prior to refusal of the application.

Zone Purpose Assessment

11.1.1 To provide for residential use or development in a rural setting where:

- a) services are limited; or*
- b) existing natural and landscape values are to be retained.*

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.

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11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Planners Response:

11.1.1 – the proposal is intended to provide a residential lot in a rural setting. Services are limited in the vicinity. The lot is an internal lot, located to the rear of an existing lifestyle lot and native vegetation will be retained.

11.1.2 – the proposal does not include any agricultural use likely to compromise residential amenity.

11.1.3 - the proposal does not include any use likely to compromise residential amenity.

11.1.4 – the proposal is not for visitor accommodation.

Performance Criteria assessment.

11.0 Rural Living Zone

11.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.
Acceptable Solutions	Performance Criteria

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<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area not less than specified in Table 11.1 and:</p> <ul style="list-style-type: none"> (i) be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 11.4.2 A2 and A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3; <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, <p>and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.</p>
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Planners Response: Relies on Performance Criteria.

Lot 1 exceeds 1ha in area in accordance with Table 11.1, however, Lot 2 is less than 1ha in area. Therefore, the proposal does not comply with Acceptable Solution A1 of clause 11.5.1; however, it is considered to meet the relevant Performance Criteria P1 for the following reasons:

- a) Lot 1 retains the existing dwelling and outbuildings in their compliance with the existing standards and sufficient setbacks to enable compliance with relevant development standards under the Rural Living Zone provisions. Lot 2 provides an adequate building area clear of significant constraints, ensuring that any future development can be designed to meet applicable planning requirements.
- b) Lot 1 is already developed with a dwelling in an appropriate location, allowing for functional use of the remaining land. Lot 2 provides a cleared access strip and an area

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suitable for siting a dwelling and associated infrastructure, without compromising vegetation or neighbouring amenity.

- c) Both lots exhibit a gentle gradient, with no significant slope constraints that would block construction or access. The topography supports the practical placement of future buildings and associated on-site services.
- d) The subdivision maintains the existing rural character of the area. Lot 1 retains its open rural setting with minor vegetation around the dam, while Lot 2 preserves the majority of existing native vegetation, ensuring that landscape values are retained and visual impact is minimised. The lot is of sufficient scale that future development would not necessitate the removal of all vegetation.
- e) Each lot has sufficient land area to accommodate private open space consistent with the low-density rural residential character of the zone. Lot 1 retains substantial open space around the existing dwelling, and Lot 2 has adequate space for future private outdoor areas while maintaining vegetation buffers.
- f) The lot sizes and configurations are consistent with the existing pattern of development within the Rural Living Zone A in Pipers River, where lots typically contain a dwelling with surrounding open land and, in some cases, vegetated areas. The proposed subdivision will not appear out of character or inconsistent with surrounding development.

The proposal also satisfies the requirement that lots must be no more than 20% smaller than the applicable lot size required under clause 11.5.1 A1.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.

P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (c) the topography of the site;
- (d) the functionality and useability of the frontage;

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	<p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</p>
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Planners Response: Relies on Performance Criteria.

The proposed Lot 2 has frontage of 6m; therefore, it requires assessment against performance criteria:

- a) Both Lot 1 and Lot 2 are provided with legal frontage or right of carriageway to School Road. The proposed access strip for Lot 2 is designed to exceed the minimum required width of 3.6 metres, ensuring sufficient space for vehicle access and service connections.
- b) The proposed access will serve only Lot 2, limiting the number of lots dependent on this access. This arrangement reduces potential traffic conflicts and maintains safe and efficient vehicle movement.
- c) The site's gentle slope and stable terrain ensure that the frontage and access strip can be constructed and maintained with minimal earthworks, providing a safe and reliable access route to both lots.
- d) The frontage to School Road provides a functional and convenient point of access for both lots. The sealed nature of School Road, combined with the proposed access design, supports ease of entry and exit for residents and service vehicles.
- e) The layout of each lot allows for vehicle manoeuvring within the boundaries, including turning areas where necessary to avoid reversing onto the public road. This arrangement supports safe and practical vehicle movements consistent with the intended use of the lots.
- f) The subdivision's access arrangement is consistent with the prevailing development pattern in the Rural Living Zone A area, where lots typically feature direct frontage or legal rights of carriageway to Council-maintained roads. The proposed access widths and configuration reflect common practice within the locality. While internal lots are not common, the lots are large and the internal nature minimises the density of dwellings fronting the road and maintains a lower density appearance.

11.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria	
A2	P2	
Each lot, or a lot proposed in a plan of	Each lot, or a lot proposed in a plan of	

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subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:	subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
(a) be connected to a reticulated sewerage system; or	
(b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	

Planners Response: Relies on Performance Criteria.

Both proposed lots are of sufficient size and configuration to accommodate an on-site wastewater treatment system suitable for future residential use and development, in accordance with the relevant environmental and public health standards.

Lot 1 contains an existing dwelling serviced by an existing on-site wastewater management system. The lot provides adequate area for continued use of this system and for upgrades or replacement if required in the future, while maintaining necessary separation distances from buildings, boundaries, and surface water in accordance with the Tasmanian On-site Wastewater Management Code.

Lot 2, with an area of approximately 8,050m², provides a suitable building area clear of significant vegetation and slope constraints. This area is sufficient to site a new on-site wastewater treatment system and associated disposal area without encroaching upon watercourses, property boundaries, or future private open space.

The lot sizes, topography, and soil characteristics support the capacity to effectively manage wastewater on-site, thereby avoiding any adverse impacts on neighboring properties, water quality, or the environment.

C3.0 Road and Railway Assets Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
Acceptable Solutions	Performance Criteria

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<p>A1.1</p> <p>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. <p>A1.2</p> <p>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3</p> <p>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4</p> <p>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road. <p>A1.5</p> <p>Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>P1</p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
<p>Planners Response: Relies on Performance Criteria.</p> <p>The proposal does not comply with the acceptable solution, as a new junction is proposed</p>	

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on-site for the new Lot 2. Therefore, the proposal has been assessed against the performance criteria:

- a) The subdivision will not generate a significant increase in vehicle movements.
- b) Traffic generated will be consistent with rural residential land use, comprising predominantly light vehicles for domestic purposes. This traffic type is compatible with the existing traffic mix on School Road.
- c) School Road is a sealed, two-way public road maintained by Council. It is suitable for accommodating the low additional traffic volumes associated with the proposed subdivision and future residential development.
- d) School Road operates under a posted speed limit appropriate for the surrounding rural residential environment, with low to moderate traffic flows. The minor increase in vehicle movements from the proposal will not adversely affect the safe operation or capacity of the road.
- e) The proposed access points utilise direct frontage to School Road. There are no practical or preferable alternative access arrangements, and the proposed access strip for Lot 2 ensures both legal and physical connection to the public road network.
- f) The subdivision facilitates the creation of an additional rural residential lot, contributing to housing supply in the locality without adversely impacting road safety or efficiency.
- g) Given the minimal increase in traffic volumes and the capacity of the existing road network, a traffic impact assessment was not required. The design and location of the access points are considered safe and appropriate for the expected traffic.
- h) No advice from the road authority has raised concerns regarding the proposal. Council's Engineering team supports the subdivision, noting that it will not result in adverse effects on the safety or efficiency of the road network.

C7.0 Natural Assets Code

C7.7.2 Subdivision within a priority vegetation area

Objective:	That: <ul style="list-style-type: none">(a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area	P1.1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area

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<p>must:</p> <ul style="list-style-type: none">(a) be for the purposes of creating separate lots for existing buildings;(b) be required for public use by the Crown, a council, or a State authority;(c) be required for the provision of Utilities;(d) be for the consolidation of a lot; or(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.	<p>must be for:</p> <ul style="list-style-type: none">(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;(b) subdivision for the construction of a single dwelling or an associated outbuilding;(c) subdivision in the General Residential Zone or Low Density Residential Zone;(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;(e) subdivision involving clearance of native vegetation where it is demonstrated that on- going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none">(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
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	<ul style="list-style-type: none">(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;(e) any on-site biodiversity offsets; and(f) any existing cleared areas on the site.
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Planners Response: Relies on Performance Criteria

The proposal does not comply with the Acceptable Solution, as the proposed Lot 2 will be used for residential purposes and contains an area within priority vegetation. Therefore, the application has been assessed against the relevant Performance Criteria (P1.2):

- a) The subdivision layout ensures that the proposed driveway for Lot 2 is located outside the priority vegetation area. The Flora and Fauna Assessment submitted with the application confirms that the subdivision itself, and any associated works, will not result in adverse impacts on priority vegetation. The configuration provides sufficiently cleared land to accommodate future development without unnecessary disturbance to vegetated areas.
- b) No works associated with the subdivision will require the removal of priority vegetation. Any future development, including the construction of a dwelling, will be subject to the relevant planning and building requirements to manage environmental impacts.
- c) The Bushfire Hazard Management Plan (BHMP) submitted with the application identifies that future construction of a dwelling on Lot 2 will require the removal of some vegetation on site. The BHMP ensures that vegetation removal is minimised to the extent practicable while meeting bushfire safety standards.
- d) The proposed lot boundaries and driveway location have been designed to avoid priority vegetation where possible. Any vegetation removal required for bushfire management will be limited to the minimum necessary to meet safety standards and is considered to have a negligible impact on natural values.
- e) No on-site biodiversity offsets are proposed, as the subdivision design avoids direct impacts on priority vegetation during the subdivision stage.
- f) The majority of the works associated with the subdivision will occur within existing cleared areas. This approach reduces the potential for disturbance to priority vegetation and helps maintain the site's existing biodiversity values.

Overall, the subdivision and associated management measures minimise adverse impacts on priority vegetation, in accordance with the intent of the Performance Criteria (P1.2).

10. REFERRALS

Internal Referrals

Infrastructure:

A referral was issued to Council's Infrastructure Officers.

A response was received by Council's Planning Department on 11/08/2025.

The following advice was provided:

"The new driveway constructed as part of this subdivision should be fitted with larger-capacity culvert pipes, given the known bottleneck issues caused by downstream driveway culverts. This can be addressed by conditioning the use of pipes with a minimum diameter of 375 mm or greater.

Currently, the undersized culvert pipes at properties 121, 125, and 129 School Road are creating a bottleneck for stormwater runoff, resulting in water backing up on the upstream side of School Road. Under Tasmanian legislation, including the Roads and Jetties Act 1935 and the Local Government (Highways) Act 1982, property owners are responsible for maintaining their driveways, including any culvert crossings.

From an engineering perspective, the response to representations on this subdivision is that it does not increase the volume of runoff or alter natural waterways. Therefore, provided that the new culvert across the proposed driveway is adequately sized, the development adequately addresses drainage management requirements for this subdivision"

Planners comment: It is noted that the course of the drainage line will be realigned, however, the volume of stormwater being conveyed will not be altered.

It is recommended that a condition to require the subject land to be upgraded with larger culverts is reasonable.

Environmental Health:

A referral was issued to Council's Environmental Health Officer.

A response was received by Council's Planning Department on 15/05/2025.

"...given the areas of the proposed lots, I do not see any need for an onsite wastewater assessment to be undertaken at planning stage.

Maybe a condition or note on the permit along the lines of...As the land cannot be connected to an off site sewerage system, an onsite wastewater report and design from a suitably qualified person will be required as part of the building/plumbing application."

Planners comment: A note is recommended for inclusion on the permit.

External Referrals

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A referral was issued to TasNetworks.

A response was received by Council's Planning Department on 19/05/2025.

The following advice was provided based on the information;

"the subdivision 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](https://www.tasnetworks.com.au/Connections/Connections-Hub) found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to support the new lot."

Planners comment: A note is recommended for inclusion on the permit.

11. SERVICES

Road

Access is available to School Road, via the existing driveway crossover for Lot 1 and for Lot 2 there is proposed driveway crossover.

Sewer

Reticulated sewerage is unavailable onsite; therefore the proposal relies on onsite wastewater management. The existing system is fully contained within the boundary of Lot 1. Lot 2 has adequate area to provide for a future waste water treatment system.

Water

Reticulated water is unavailable onsite, therefore the proposal relies on onsite water systems to service the property.

Stormwater

A stormwater drain fronts the property, however, there is minimal capacity to receive additional water; stormwater generated by future development will need to be managed onsite if downstream bottlenecks remain in place.

12. PART V'S, COVENANTS, HERITAGE & LEVEL 2 ACTIVITIES

Easements:

The subject property does not contain any registered burdening or benefitting easements on the title.

Part V Agreements:

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No Part V's are registered against the subject property's title.

Covenants:

No covenants are registered against the subject property's title.

Heritage Register:

The subject property is not registered within the Tasmanian Heritage Register administered under Part 4 of the *Historic Cultural Heritage Act 1995*.

Level 2 Activities:

The subject property does not contain a use that could be considered a Level 2 activity as classified within Schedule 2 of the *Environmental Management and Pollution Control Act 1994*.

Public Open Space

Consideration has been given to the need for a Public Open Space Contribution (Pursuant to Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*). The additional capacity for development of a dwelling will generate increased demand for public open space. The subject site is within walking distance of Pipers River Recreation Ground, the primary public open space area, managed by Council, in the region. The area is more than 6ha in area. It is not anticipated that there is any need for additional land for open space in the vicinity.

The reasonableness of a condition requires some consideration. The scale of the new lot, being 8050m² is large and can reasonably provide for a large part of the open space and recreational needs of the residents. This suggests that while there is some demand, this is likely to be significantly less than that associated with smaller lots. In this instance it is recommended that a 5% public Open space Contribution is not reasonable.

It is also noted that Lot 1 already has a dwelling and does not result in any increased demand on open space.

13. STATE POLICIES

The State Policies are inculcated in the standards of the planning scheme. Compliance with the planning scheme ensures compliance with the State Policies.

14. ALTERNATIVE OPTIONS

Council can approve the application with alternative conditions or refuse the application with appropriate grounds.

15. CONCLUSION

The application for development of a Subdivision (1 Lot to 2 Lots) at 111 School Road, Pipers River TAS 7252 (CT CT144145/1), has been assessed against all relevant zone and code criteria of the Tasmanian Planning Scheme – George Town. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

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16. RECOMMENDATION

That the application for use and development, Subdivision (1 Lot to 2 Lots) at 111 School Road, Pipers River TAS 7252 (CT 144145/1) 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. BVZ Designs, drawing No.- WL0325, 5 Pages, dated 03/06/2025.
- b. Livingston Natural Resource Services, Natural Assets Report, dated 07/06/2025.
- c. Livingston Natural Resource Services, Bushfire Hazard Management Report: Subdivision, dated 07/06/2025.

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. DRAINAGE WORKS

Prior to the sealing of the Final Plan:

- a) the new discharge point into the open drain on School Road is to be lined with geofabric and rock pitching to prevent scouring, up to the property boundary; and
- b) the open drain on School Road is to be lined with geofabric and rock pitching extending for 10m to the south of the new driveway crossover (including the intersection of the roadside drain and new realigned drain in Lot 1) and extending to the existing driveway crossover associated with 121 School Road.

Prior to undertaking any works within the Council road reserve, including drainage works, 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.

All works in the Council road reserve are to be undertaken by suitably qualified and insured contractors.

3. DRIVEWAY CROSSOVERS

Prior to the sealing of the Final Plan, the driveway crossover servicing Lot 1 is to be upgraded and a new driveway crossover servicing Lot 2 is to be constructed in accordance with the, LGAT Standard Drawings TSD-R03-v3 and TSD-R04-v3, including a minimum culvert size of 450mm and a sealed surface, to the satisfaction of Council's Director Infrastructure and Operations.

Prior to undertaking any works within the Council road reserve, including drainage works, separate consent is required from Council as the relevant Road Authority. The developer must

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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.

All works in the Council road reserve are to be undertaken by suitably qualified and insured contractors.

8. 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 Operations. The plan is to include plans and procedures for:

- a) the management soil and water during the realignment and shaping of the stormwater drain crossing Lot 1, to minimize discharge of sediment laden runoff directly or indirectly into Council's roadside drains and downstream watercourses; and
- b) treatments to stabilize all exposed soils within the reformed open drain to prevent erosion following construction.

All works are to be undertaken in accordance with the approved soil and water management plan.

9. COVENANTS ON SUBDIVISIONS

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.

10. BUSHFIRE HAZARD MANAGEMENT

Prior to the Sealing of the Final Plan, a static 10,000L water supply compliant with Table C13.5 of the Bushfire Prone Areas Code is to be installed on Lot 1, in accordance with the endorsed Bushfire Management Report. Written confirmation is to be provided by a suitably qualified person that the tank has been installed and is compliant with Table C13.5.

The land is to be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.

11. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharge 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 owners cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Council's Director Infrastructure and Operations.

Permit Notes

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1. This permit was issued based on the proposal documents submitted for DA 2025/25. You should contact Council with any other use or development, as it may require the separate approval of Council. Councils 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 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
4. 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 support the new lot.
5. The property is subject to an overland flow path. Alterations to the alignment of the drainage line do not remove the obligation to receive overland flows from upstream properties and manage overland flows as they pass through the property.
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.

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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.
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.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS JULY AND AUGUST 2025

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

SUMMARY

The purpose of this report is to provide a record of workshops held in accordance with the requirements of Section 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025*.

DATE AND PURPOSE OF WORKSHOP HELD

TUESDAY 22 JULY 2025

- Major Works Proposal for the Aquatic Centre
- Planning and Building Update
- Agenda Review
- Governance Issues
- Councillors/General Manager Discussions

Present: Mayor Greg Kieser, Deputy Mayor Greg Dawson, Cr Winston Archer, Cr Heather Ashley, Cr Heather Barwick, Cr Simone Lowe, Cr Jason Orr

Apologies: Cr Tim Harris
Cr Winston Mason
General Manager

In Attendance: Acting General Manager
Director Corporate & Community
Director Organisational Performance & Strategy
Senior Executive Assistant & Governance Officer
Project Manager
Senior Town Planner
Team Leader Planning & Building

TUESDAY 12 AUGUST 2025

- Unconfirmed Minutes Ordinary Council meeting held 22 July 2025
- Unconfirmed Minutes Closed Ordinary Council meeting held 22 July 2025
- Health and Wellbeing Committee members
- Policy Review – Use of the Common Seal
- Part 5 Removal – Lot 200 Pipe Clay Drive

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- Quarterly Performance Report – 30 June 2025
- EOI – YMCA
- Main Road Stormwater Impact
- Delegations Register (Reviewed)
- Beechford Concept Plan – Alternative Layout
- Naming of White Street Park
- Peter Cox Walkway Update
- Marketing and Tourism Strategy
- Governance
 - Planning Delegation
 - East Arm Quarries
 - School Road
- Councillors/General Manager Discussions

Present: Mayor Greg Kieser, Deputy Mayor Greg Dawson, Cr Winston Archer, Cr Heather Barwick, Cr Tim Harris, Cr Simone Lowe, Cr Winston Mason

Apologies: Cr Heather Ashley
Cr Jason Orr

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Operations
Director Strategy, Performance & Development
Senior Executive Support & Governance Officer
Senior Planner
Team Leader – Building & Planning

Guests: Solicitor – Page Seager
Representative – Kingthing.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2025.

RISK CONSIDERATIONS

This report is provided in accordance with Local Government (Meeting Procedures) Regulations 2025, Section 10(3)(c). Risk implications are therefore considered to be low.

FINANCIAL IMPLICATIONS

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Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2024-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

Nil.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the report on the Council Workshops held on the 22 July 2025 and 12 August 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.2 QUARTERLY REPORT - QUARTER 4 - 1 APRIL - 30 JUNE 2025

REPORT AUTHOR:	General Manager – Mr S. Power
REPORT DATE:	13 August 2025
FILE NO:	14.21
ATTACHMENTS:	1. 2025 06 30 Quarterly Report - Amended [8.2.1 - 54 pages]

SUMMARY

The purpose of this report is to present the George Town Council 4th Quarterly Performance report 1 April – 30 June 2025 for receiving by the Council.

BACKGROUND

Council has a motion requiring the production of a quarterly report on the operations of the Council organisation. The quarterly report is produced in line with Council's motion.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four - Leadership and Accountable Governance

27. A culture of engagement, communication and participation

- i. Community views are heard through skilled, trusted and inclusive community engagement processes

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The following legislation is relevant to this report:

The Local Government Act 1993, Section .27 (c), the Mayor is to promote good governance by, and within, the Council.

RISK CONSIDERATIONS

The implementation of a quarterly report is designed to minimise risk to the organisation and increased transparency through providing an ongoing performance report on the Council's

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financial, strategic and customer service objectives, to the elected members and the community.

FINANCIAL IMPLICATIONS

Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2024-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

The draft 4th Quarter Performance Report was presented to elected members at the 12 August 2025 Council Workshop.

OPTIONS

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

The 4th Quarter 1 April – 30 June 2025 performance report is submitted for consideration by Council. It should be noted that financial statements will be prepared and reported on in the 2024/2025 Annual Report.

Also note that formatting changes will apply from Quarter 1 2025/2026.

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OFFICER'S RECOMMENDATION

That Council:

1. Receives the George Town Council 4th Quarter Performance Report 1 April – 30 June 2025.
2. Provide public access to the report as part of Council's commitment to ongoing good governance.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.3 DELEGATIONS REGISTER REVIEW

REPORT AUTHOR:	General Manager - Mr S. Power Director Organisational Performance & Strategy - Mr R. Dunn
REPORT DATE:	13 August 2025
FILE NO:	14.2
ATTACHMENTS:	1. Delegations Register August 2025 v2 (1) [8.3.1 - 65 pages]

SUMMARY

The purpose of this report is to provide the Council with an updated review of the Delegations Register for adoption.

BACKGROUND

The Council last reviewed and adopted its Delegation Register recently on the 24 June 2025 Ordinary Council meeting. Since then, Council has received advice from LGAT advising of further alterations to the delegation register due to the changes in legislation.

The legislative environment continuously changes and without regular reviews, delegations can become misaligned with obligations, leading to legal or operational risks.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993
Local Government (Meeting Procedures) 2025
Local Government (General) Regulations 2025
Burial and Cremation Act 2025
Emergency Management Act 2006

RISK CONSIDERATIONS

Risk implications are considered low.

FINANCIAL IMPLICATIONS

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No financial implications are related to the updating of the Delegations Register.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2020-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

Consultation has been held with elected members at the 12 August 2025 Council Workshop.

OPTIONS

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

LGAT provided the following information for Council's consideration in the review of their Delegation register:

Key Amendments:

Burial and Cremation Regulations 2025

- (a) General amendments to the Register reflect the repeal of the former regulations and the introduction of the new 2025 regulations.

Local Government Act 1993

- (a) Section 28JA – The General Manager of a Council must ensure that a copy of the Council's dispute resolution policy is available on the website of the Council and on the request of a person.
- (b) Section 28S – The General Manager of a Council is to make a copy of the code of conduct available:
- (i) for public inspection free of charge, at the public office of the Council during ordinary office hours and on its website; and
 - (ii) for purchase at a reasonable charge.
- (c) Section 28T – Repealed.

Local Government (Meeting Procedures) Regulations 2025

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- (a) General amendments to the Register reflect the repeal of the former regulations and the introduction of the new 2025 regulations.

Local Government (General) Regulations 2025

- (a) General amendments to the Register reflect the repeal of the former regulations and the introduction of the new 2025 regulations.

Emergency Management Act 2006

- (a) Introduction of the *Emergency Management Act 2006* to the register and delegated powers of either Council or the General Manager.

The Burial and Cremation Regulations 2025 is included in the delegation register highlighted in yellow.

The Local Government Act 1993, Local Government (Meeting Procedures) 2025, Local Government (General) Regulations 2025 and Emergency Management Act 2006 are not required to be included in the Delegations Register.

The Use of the Common Seal Policy has been proposed to be altered after consultation with elected members at the 24 June 2025 Council Workshop. This Policy includes monthly updates provided to Elected Members which alters the Delegation Register highlighted in yellow.

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the updated Delegation Register, ensuring efficient, lawful, and transparent decision-making processes.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8.4 POLICY REVIEW - GTC-C-14 USE OF THE COMMON SEAL

REPORT AUTHOR:	General Manager – Mr S. Power Director Strategy, Performance & Development – Mr R. Dunn
REPORT DATE:	29 July 2025
FILE NO:	14.21, 14.33, 14.13
ATTACHMENTS:	1. Use of the Common Seal GTC C 14 DRAFT review [8.4.1 - 4 pages]

SUMMARY

The purpose of this report is to provide the Council with GTC-C-14 Use of the Common Seal Policy for approval.

BACKGROUND

It is intended that all Council's existing policies and strategies will be reviewed in relation to their purpose, objective and alignment in accordance with the requirements of Council's GTC12 Policy Development, Approval and Review Policy.

The Local Government (General) Regulations 2025 and Local Government (Meeting Procedures) Regulations 2025 were passed by the State government this year which impacts upon Council's policies requiring them to be updated.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction Four – Leadership and Accountable Governance

33. Fair and open planning regulatory processes
- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

GTC12 Policy Development, Approval and Review Policy

Delegation Register June 2025

RISK CONSIDERATIONS

There is minimal risk in the updating of the Use of the Common Seal Policy.

FINANCIAL IMPLICATIONS

There are no financial implications in updating the Council's Use of the Common Seal Policy.

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DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2020-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

Consultation is limited to 12 August Council Workshop with elected members.

OPTIONS

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

The Council approved the updated Delegation Register at the 24 June 2025 Ordinary Council meeting which included the use of the seal. The Delegation Register has been further reviewed for elected members' consideration in the 12 August 2025 Council Workshop.

The Use of the Seal Policy has been updated to include administrative updates i.e. legislative changes and the inclusion of a monthly update to be provided to elected members via internal communications. The use of the seal will continue to be included in the quarterly performance report which is provided to the public in the Ordinary Council meeting agendas.

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the GTC-C-14 Use of the Common Seal Policy effective 26 August 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.5 NRM NORTH ASSOCIATION GROUP A MEMBERSHIP

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	13 August 2025
FILE NO:	14.15
ATTACHMENTS:	Nil

SUMMARY

This report seeks Council's nomination of a representative to the NRM North Association 'Group A'.

BACKGROUND

Natural Resource Management (NRM) refers to the management of natural resources such as land, water, soil, plants and animals with a particular focus on how management affects the quality of life for both present and future generations.

The regional model for natural resource management has been established all over Australia. It complements all the ongoing NRM work undertaken by federal, state and local governments, individuals, groups and businesses.

In Tasmania, the regional approach operates under the Tasmanian Natural Resource Management Act (2002). The Act established a framework that includes the Tasmanian Natural Resource Management Council, which advises the minister on NRM issues; and three regional committees, their main role being to develop and implement an NRM strategy for their region.

The Federal Government is involved through a number of national funding programs, most of which are undertaken in cooperation with the states.

"NRM North works with the community to care for our natural resources - our water, land, seas and biodiversity. NRM North is one of three formally recognised natural resource management organisations in Tasmania and one of 56 across Australia. The NRM North region covers the sub-regions of Tamar, Break O'Day, Northern Midlands, Dorset, Flinders Island and Meander. Some of our key initiatives include management of our waterways through the Tamar Estuary and Esk Rivers (TEER) Program, property management planning (PMP) and environmental works with private landholders, assisting smallholders through the Small Farm Living Program and management of high priority weeds."

The Annual General Meeting of NRM North is scheduled for the 24 September 2025 and the NRM North constitution requires that prior to each Annual General Meeting, 'Group A' organisations such as Council re-nominate their representative on the Association.

The criterion for Representatives and Proxies is that the nominated member must be an elected representative or a person within a senior role in Council. 'Group A' organisations must be financial members for their representative/s to have voting rights, the cost of which is \$20.00 per financial year.

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Council's representative to the Association is required to attend the AGM and invited to attend strategic meetings and events throughout the year. Proxy's can now be nominated on a meeting by meeting basis. Council's current representative is Cr Tim Harris.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

- i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993.

RISK CONSIDERATIONS

No risks are identified.

FINANCIAL IMPLICATIONS

Annual membership fee of \$20.00 can be accommodated within the 2025/2026 adopted budget.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2024-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

Information was provided to elected members at the 22 August 2025 Council Workshop for consideration of a nomination.

OPTIONS

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

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At the 26 August 2024 Ordinary Council meeting, Council appointed Cr Harris as Council's Group A representative.

Council is entitled to one representative on the Group and this representative can either be a Councillor or a senior staff member. A proxy can be nominated on a meeting by meeting basis.

OFFICER'S RECOMMENDATION

That Council:

1. Appoints as the George Town Council representative on the NRM North Association 'Group A' Representation at the 24 September 2025 Annual General Meeting and associated meetings.

2. Appoints as the George Town Council proxy on the NRM North Association 'Group A' Representation at the 24 September 2025 Annual General Meeting and associated meetings.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 INFRASTRUCTURE AND OPERATIONS

Nil.

10 CORPORATE AND COMMUNITY

10.1 HEALTH AND WELLBEING COMMITTEE

REPORT AUTHOR:	Acting Director Corporate & Community - Mr J. Anderson
REPORT DATE:	13 August 2025
FILE NO:	29.18
ATTACHMENTS:	Nil

SUMMARY

To amend the appointment of membership wording of the George Town Health and Wellbeing Committee (the Committee) and the confirmed minutes of the 24th June 2025 of the Ordinary Council meeting.

BACKGROUND

At the 24th June 2025 Ordinary Council meeting (Res: 91/25)

That Council:

(b) *Appoints the following members to the George Town Council Health and Wellbeing Committee:*

- *St Vincent de Paul - Paul Thomas*
- *The People Project – Laura Bajurny*
- *Future Impact Group – Andrew Taylor, with Jo Hart being the proxy.*
- *Child and Family Learning Centre – Trudi Cross*
- *Explore Wellness with Bec - Rebecca Taylor*
- *George Town Library - Rachael Andjelkovic*
- *George Town Neighbourhood House - Jessica Berger*
- *Sherriff Health & Fitness - Kylie Moore*
- *George Town District Hospital - Treica Ware*
- *Ainslie Residential Aged Care – to be confirmed*
- *Community members -*
 - *Chelsea Crawford*
 - *Kate Casson*
 - *Sally Sauer*

(b) *Acknowledges and thanks the unsuccessful applicants for their interest in membership to the George Town Health and Wellbeing Committee.*

It was the intention of the Council to remove the wording "with Jo Hart being the proxy" for the appointment of members. At the June Ordinary meeting, the Council did not recommend that the resolution be amended.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2024-2030:

Future Direction One - Progressive well-resourced communities

1. Social infrastructure and services match growth and community needs
 - i. Community services and social infrastructure match the aspirations and needs of growing communities

Future Direction Four - Leadership and Accountable Governance

27. A culture of engagement, communication and participation
 - i. Community views are heard through skilled, trusted and inclusive community engagement processes

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes
 - i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

- Local Government Act 1993, s. 24.
- George Town Council Policy No. 07 – Establishment of Special Committees
- George Town Health and Wellbeing Committee Terms of Reference

RISK CONSIDERATIONS

Risk is considered to be low on amending of the resolution number 91/25.

FINANCIAL IMPLICATIONS

There are no financial implications related to the report.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2024-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

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CONSULTATION

Discussion was held with elected members at the 12 August 2025 Workshop.

OPTIONS

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

It is recommended to Council that the wording "with Jo Hart being the proxy" be removed from the minutes of the 24 June 2025 Ordinary Council meeting resolution number 91/25.

OFFICER'S RECOMMENDATION

That Council:

1. Remove the wording "with Jo Hart being the proxy" from resolution number 91/25 of the Ordinary Council meeting held on the 24 June 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

11 STRATEGY, PERFORMANCE AND DEVELOPMENT

REPORT AUTHOR: General Manager - Mr S. Power
Director Organisational Performance & Strategy - Mr R. Dunn

REPORT DATE: 20 August 2025

FILE NO: 15.15

ATTACHMENTS: 1. LGAT Submission of Motion Form [11.1.1 - 2 pages]

SUMMARY

This report discusses submitting a motion to the next General Meeting of the Local Government Association of Tasmania, calling on the Tasmanian Government to legislate powers to Local Government under the Boundary Fences Act 1908.

BACKGROUND

The Local Government Association of Tasmania (LGAT) is the voice of local government in Tasmania. LGAT works to protect the interests and rights of councils, to promote the efficient operation of local government and to foster strategic and beneficial relationships.

LGAT has been the peak body for local government in Tasmania since 1911 and is part of a national network of associations. It is funded by councils and other income earned through projects sponsored on behalf of local government, and a range of services and sponsorships. LGAT is an incorporated body under the Local Government Act 1993 (source: www.lgat.tas.gov.au).

Opportunities to garner sector support for advocacy at state level are provided through general meetings of LGAT. The next general meeting of LGAT is scheduled for Thursday 20 November 2025 in which submissions for inclusions on the agenda have been called.

Having recently reviewed the legislative powers of local government under the Boundary Fences Act 1908, it was identified a need for Councils to require property owners and leasees to maintain and repair their property fences to prevent the escape of livestock onto Local Government controlled roads or neighbouring properties. Attached is the completed LGAT Submission of Motion Form.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030:

Future Direction Three - Community Pride

24. Safe and secure communities

- i. Preventative activities achieve safety and security

Future Direction Four - Leadership and Accountable Governance

- 31. Positive and productive working relationship with all levels of government and their agencies
 - ii. The outcomes and directions sought by all level of government are understood

Future Direction Four - Leadership and Accountable Governance

- 32. Collaborative working relationships with neighbouring Councils and regional organisations
 - ii. George Town is active in regional development and works collaboratively on beneficial regional initiatives

Future Direction Four- Leadership and Accountable Governance

- 33. Fair and open planning regulatory processes
 - i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Boundary Fences Act 1908

RISK CONSIDERATIONS

No risk are identified in submitting a motion to the General Meeting of LGAT.

FINANCIAL IMPLICATIONS

Financial implications include travel and accommodation costs associated with attending LGAT meetings by elected members and the General Manager. Such costs are accommodated for within the adopted budget 2025/2026.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2020-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council.

CONSULTATION

Discussions on the proposed motion to put to the November General Meeting of LGAT have been limited to a workshop and internal communication.

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OPTIONS

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

The proposed motion seeks to:

Call on the Tasmanian Government to legislate powers to Local Government under the Boundary Fences Act 1908 for:

- 1. Councils to require property owners and lessee's to install, maintain and repair their property fences to prevent the escape of livestock onto Local Government controlled roads or neighbouring properties within respective local government areas. Further and as part of the provision of such powers, the Act shall clearly define the term livestock.*
- 2. Regulations to be developed provisions for Local Government to issue infringement notices and standardised monetary penalties to enable enforcement of non-compliance with newly legislated powers.*

OFFICER'S RECOMMENDATION

That Council:

1. Submit the following motion to be put to the LGAT General Meeting Thursday 20 November 2025:

Call on the Tasmanian Government to legislate powers to Local Government under the Boundary Fences Act 1908 for:

- 1. Councils to require property owners and lessee's to install, maintain and repair their property fences to prevent the escape of livestock onto Local Government controlled roads or neighbouring properties within respective local government areas. Further and as part of the provision of such powers, the Act shall clearly define the term livestock.*
- 2. Regulations to be developed provisions for Local Government to issue infringement notices and standardised monetary penalties to enable enforcement of non-compliance with newly legislated powers.*

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DECISION

Moved:

Seconded:

VOTING

For:

Against:

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 20 August 2025

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
July	22	Chaired Council Workshop
	22	Chaired Ordinary Council Meeting
	23	Tamar FM Interview
	24	Met with Director SPD and resident
	24	Met with Director SPD and Just Cats representative
	25	Attended LGAT General Meeting and AGM
August	7	Attended Regional Development Australia - Tasmania Board meeting
	11	Interview with ABC Radio
	12	Chaired Council Workshop
	13	Hosted Timberlink's Homelessness, Emergency Housing, Affordable Housing meeting
	14	Attended Countrywide - Hydrogen Transport & Power Field Day, Tasmania
	15	Attended funeral of previous Mayor Doug Burt
	18	Conducted Citizenship Ceremony
Deputy Mayor Cr Greg Dawson		
July	22	Attended Council Workshop
	22	Attended Ordinary Council Meeting
August	6	Attended Youth Council
	12	Attended Council Workshop

OFFICER'S RECOMMENDATION

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

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DECISION

Moved:

Seconded:

VOTING

For:

Against:

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

14.1 ANNUAL LEASE VALUATION OF COUNCIL OWNED LAND - CR ARCHER

Moved: Cr Archer

Council obtain an annual lease valuation from a land valuer qualified under Section 4 of the Land Valuers Act 2001, before Council activates any lease of Council owned land.

Reason:

Nil.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

14.2 LEGAL ADVICE - CR ARCHER

Moved: Cr Archer

When a Council employee or the Mayor seek legal or other qualified advice to be provided to Councillors,

- (1) The legal advice is to be sought in writing; and
- (2) The advice is to be provided in writing; and
- (3) Both (1)&(2) are to be provided to Councillors in full and without redaction or modification.

Reason:

Nil.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

14.3 LAND PURCHASE BY COUNCIL - CR ARCHER

Moved: Cr Archer

Before Council considers purchasing any land, Council must-

- (1) Obtain a land valuation from a suitably qualified person under Section 4 of the Land Valuers Act 2001; and
- (2) Obtain a Building inspection from a suitably qualified person, if the land includes any buildings or structures.

Reason:

Related Legislation

Land Valuers Act 2001

4. Qualifications required to carry on business as land valuer

- (1) A natural person must not carry on business, or hold himself or herself out, as a land valuer unless he or she has satisfactorily completed an accredited course and has the required practical experience as determined by the Australian Property Institute or any other organisation representing the interests of land valuers in Tasmania.

Penalty: Fine not exceeding 200 penalty units and a further penalty not exceeding 5 penalty units for each day during which the offence continues after conviction.

- (2) [Subsection \(1\)](#) does not apply to a person who was immediately before the commencement day –
 - (a) a registered valuer under the repealed Act and whose registration was not suspended under that Act; and
 - (b) subject to any restricted registration under that Act so long as he or she is practising in accordance with that restriction.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

14.4 GENERAL MANAGER'S REVIEW PANEL - CR BARWICK

Moved: Cr Barwick

For the purpose of the General Manager's review, including 5 November 2025, the panel be comprised of all Councillors.

Reason:

Nil.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

14.5 SOLSTICE ACQUITTAL - CR BARWICK

Moved: Cr Barwick

That a complete acquittal of the Solstice event organised and run by the George Town Council staff to include cost/loss/profit, comments be made available to all councillors and the public in the name of transparency.

Reason:

Nil.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

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

Agenda Item 16.2 Minutes of the Closed Ordinary Council Meeting held on 22 July 2025

As per the provisions of Regulation 40(6) of the Local Government (Meeting Procedures) Regulations 2025.

Agenda Item 16.3 Legal Expenditure

As per the provisions of Regulation 17(2)(a), (b), (c), (d), (e), (f), (g), (h), (k) and (l) of the Local Government (Meeting Procedures) Regulations 2025.

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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17 CLOSURE

There being no further business, the meeting closed atpm.

**Cr Greg Dawson
ACTING MAYOR**