

2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS

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GEORGE TOWN COUNCIL UNCONFIRMED MINUTES

Minutes of the Ordinary Council Meeting
held on **Tuesday 22 July 2025**

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

commenced at **1:00 pm**.

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2025.

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

Andrew McCarthy
ACTING GENERAL MANAGER

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Meeting Commenced at 1:00 pm

Acknowledgement of Country

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

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

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

AUDIO RECORDING OF COUNCIL MEETINGS

The public is advised that it is **Council Policy** to record the proceedings of meetings of Council on digital media to assist in the preparation of Minutes, and to clarify any queries relating to the Minutes that is raised during a subsequent meeting under the section "Confirmation of Minutes".

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

All meetings of the Council shall be digitally recorded as provided for by Regulation 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.*

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1 PRESENT

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

1.1 APOLOGIES AND LEAVE OF ABSENCE

Cr Tim Harris
Cr Winston Mason
General Manager - Mr S. Power

1.2 IN ATTENDANCE

Acting General Manager - Mr A. McCarthy
Director Corporate & Community - Mrs C. Hyde
Director Operational Performance & Strategy - Mr R. Dunn
Senior Executive Support and Governance Officer - Ms L. Dickenson

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2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 24 JUNE 2025

Minute No. 97/25

DECISION

Moved: Cr Ashley
Seconded: Cr Orr

That the Minutes of Council's Ordinary Meeting held on 24 June 2025 numbered 81/25 to 96/25 as provided to Councillors be received and confirmed as a true record of proceedings.

VOTING

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

CARRIED UNANIMOUSLY 6 / 1

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3 LATE ITEMS

Nil.

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4 DECLARATIONS OF INTEREST

Cr Lowe declared an interest in Agenda Item 10.1 Sponsorship Request - George Town Neighbourhood House re employer has put the application forth for consideration. Cr Lowe advised that she will leave the meeting.

Cr Orr declared an interest in Agenda Item 11.1 Consideration of Entering into a Lease at Esplanade, Lulworth - Public Recreation Site re Treasurer of an organisation that has a user agreement on that land. Cr Orr advised that he will stay in the meeting.

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.

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5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

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5.3 PUBLIC QUESTION TIME

Commenced at: 1.05 pm

Concluded at: 1.21 pm

Mrs L. Wootton

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

My response to the Kanamuluka Story-telling Experience is dated August 2022 - nearly 3 years ago. I'd expect there would have been more than mine to this. I don't recall either of them coming back for discussion and approval in open Council until today. I stand to be corrected, but I don't remember it.

They seem to have been pushed into the new multi-million dollar Advocacy Plan that was "adopted" by Council last December, but never been put out for public consultation discussion.

Q1. If I'm wrong, could you tell me the dates when both these multi-million dollar plans came to the open Council?

The Chair took the question on notice.

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

The Chair took the question on notice.

Mr M. Judd

Q1. The council reached out to the community requesting feedback to a survey. That was months ago, when can the community expect the result of the survey to be made public.

Through the Chair to the Director Organisational Performance & Strategy. The Director advised that Council received a good response to the survey. Currently Council is collating the answers to the questions which will be presented to Councillors and the community within the next four weeks. Council is trying to provide a true and accurate reflection of the comments received on the survey in a summary document.

Q2. What is the projected costings for completion of the kerb, channeling and road reinstatement in McKenzie Drive.

Through the Chair to the Acting General Manager advised that the McKenzie Drive project has a budget \$455,600. At the end of June with actual and commitments was at \$361,000. The completion of the project it is expected that it will be approximately what the approved budget is.

Q3. Mr Judd asked that you are not expecting an overrun?

The Acting General Manager advised that no Council is not expecting an overrun but there are a couple of issues that need to be resolved; i.e. stormwater at one of the easements and

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footpath going on the northern end and associated works with this. It is expected that it will be within the project budget.

- 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 and 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.

The Chair confirmed that the names of the interstate pools will be published.

- Q5. When and how?

Through the Chair, the Acting General Manager advised that a response can be provided into the next Council meeting agenda. Mr Judd's question was taken on notice.

The Chair provided further details stating the delegate had seen a range of centres, some were way above Council's price range but there were elements from all of them that were educational and informative. When you look at the list of them, none will mirror what Council is building in George Town but there were elements that were highly informative.

Mr G. O'Doherty

- Q1. Item 10.2 Sponsorship for the George Town Folk Club. which is a three day event. Over a decade working as a volunteer and also on the Committee. Mr O'Doherty stated that he is not speaking on behalf of the Committee.

Last year the sponsorship was \$20,000 and out of that was approximate \$2,500 for the hire of the venues. This festival 34 years the hire of the venues was in-kind, the Committee decided that we would pay for the venues. I thought this was a mistake. We have asked for \$20,000 plus \$2,500 for the venues. The \$2,500 is not spendable money and can this be looked at in-kind.

Could it be looked at it that way?

- Q2. The Officers recommendation is not to give \$22,500 sponsorship and now states provide \$15,000 towards the Folk Club towards the Tamar Valley Folk Festival Event to be held in George Town on 16-18 January 2026. Mr O'Doherty explained that if you include the \$2,500 out of the \$15,000 this leaves \$12,500 of spendable money. That is overall a 33% reduction in sponsorship and with inflation and price rises it is getting tougher and harder. All of the people on the Folk Festival Committee are volunteers from the Coordinator down. They are not paid persons and are working for the community. It is important after 34 years that the Folk Festival at least get what was given last year.

The Chair, thanked him for this question, at one level the Chair cannot foreshadow at outcome of the meeting. The information Mr O'Doherty has provided is helpful for the Council to be aware of. The Chair advised that a response will not be provided, but is confident that this will surface as your elected members debate this item.

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Ms C. Atwell

- Q1. Ms Atwell stated that she is the President of the George Town Folk Club and the Festival Director Tamar Valley Festival. In the interest of transparency, in such tough times, and when she has read the agenda and it recommends less money than last year.

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

The Chair advised that the question will be taken on notice.

Mrs L. Wootton

- Q1. *Councillors realise that what has been put in the agenda has gone on numbers and that only 2,000 attend the Folk Festival and 5,000 attend the fireworks display. The people that come to the folk festival are normally here for three days or at least a day, they have accommodation, meals and spend money here not like the fireworks. as well as that, the number that are given here today are from ticket sales. There are hundreds of others that just come and sit around the venues and listen to the free music. They don't pay money to listen but spend money at the pub to eat and drink. You have to consider that a lot of locals enjoy the weekend but do not pay for the events.*

Would you consider the overall benefits to tourism? Mrs Wootton stated that she could not see why Council would cut \$5,000 off a grant application where someone else does all the work.

The Chair advised that Council does consider the benefits to tourism as it is part of Council's strategic objectives.

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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.”)

Nil.

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6 ACTING 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 of experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.



Andrew McCarthy
ACTING 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

Nil.

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8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS JUNE AND JULY 2025

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 17 July 2025
FILE NO: 14.10

Minute No. 98/25

DECISION

Moved: Cr Dawson
Seconded: Cr Ashley

That Council:

1. Receives the report on the Council Workshops held on the 24 June 2025 and 8 July 2025.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

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8.2 LOCAL GOVERNMENT ASSOCIATION TASMANIA (LGAT) GENERAL MEETING 25 JULY 2025

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 14 July 2025
FILE NO: 15.15

Minute No. 99/25

DECISION

Moved: Cr Archer
Seconded: Cr Barwick

That Council:

1. Determines that the Mayor is to vote at the LGAT General Meeting 25 July 2025, against the motions.

VOTING

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

CARRIED 5 / 2

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8.3 DRAFT ANNUAL PLAN 2025/2026

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 1 July 2025
FILE NO: 17.4

Minute No. 100/25

DECISION

Moved: Cr Orr
Seconded: Cr Dawson

That Council:

1. Adopts the 2025/2026 Annual Plan.

VOTING

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

CARRIED 6 / 1

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8.4 THREE TRAILS TOURISM PROJECT

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 16 July 2025
FILE NO: 28.30

The Director Corporate and Community entered the meeting at 1.42 pm.

Minute No. 101/25

DECISION

Moved: Cr Dawson
Seconded: Cr Orr

That Council:

1. Proceed with Stage One of the *'Three Trails: One Big Story'* project, utilising the \$100k contribution from Bell Bay Aluminium and the \$100k Council contribution from carry forward project J90034.

VOTING

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

CARRIED 4 / 3

AMENDMENT

Point of Order was called by Cr Dawson at 1.49 pm due to the amendment being substantially different to the original motion.

The Chair advised Cr Barwick that her amendment was not accepted due to it being considered substantial different. The Chair accepted Cr Barwick's motion as a Foreshadowed motion.

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FORESHADOWED MOTION

Moved: Cr Barwick

That Council:

1. Proceed with original kanamaluka trail concept, utilising the \$100k contribution from Bell Bay Aluminium and the \$100k Council contribution from carry forward project J90034.

NO VOTING TOOK PLACE

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9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

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10 CORPORATE AND COMMUNITY

10.1 SPONSORSHIP REQUEST - GEORGE TOWN NEIGHBOURHOOD HOUSE

REPORT AUTHOR: Director Corporate & Community - Ms C. Hyde
REPORT DATE: 22 July 2025
FILE NO: 23.9

Cr Lowe left the meeting at 2:03 pm.

Minute No. 102/25

DECISION

Moved: Cr Archer
Seconded: Cr Ashley

That Council:

1. Provides \$20,000 sponsorship to George Town Neighbourhood House towards the New Years Eve Event to be held in George Town on 31 December 2025.

VOTING

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

CARRIED UNANIMOUSLY 6 / 0

Cr Lowe returned to the meeting at 2:09 pm.

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10.2 SPONSORSHIP REQUEST - GEORGE TOWN FOLK CLUB

REPORT AUTHOR: Director Corporate & Community - Ms C. Hyde
REPORT DATE: 22 July 2025
FILE NO: 25.2

Minute No. 103/25

DECISION

Moved: Cr Barwick
Seconded: Cr Ashley

That Council:

1. Provides \$20,000 sponsorship to George Town Folk Club towards the Tamar Valley Folk Festival Event to be held in George Town on 16, 17 and 18 January 2026.

The Chair called a Point of Order against the gallery at 2.25 pm re disruption.

The Chair called a caution to the Mrs Atwell 2.29 pm re disruption.

The Chair called a second warning against Mrs Atwell at 2.31 pm re disruption.

The Chair called a final warning against Mrs Atwell at 2.32 pm re disruption.

VOTING

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

CARRIED 5 / 2

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FORESHADOWED MOTION

Moved: Cr Kieser

That Council:

1. Provides \$15,000 sponsorship to George Town Folk Club towards the Tamar Valley Folk Festival Event to be held in George Town on 16 - 18 January 2026.

NO VOTING TOOK PLACE

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**10.3 ANNUAL REPORT OF THE AUDIT PANEL FOR 2024/2025 AND GEORGE TOWN
AUDIT PANEL COMMITTEE CONFIRMED MINUTES 12 MARCH 2025**

REPORT AUTHOR: Director Corporate & Community - Ms C. Hyde
REPORT DATE: 07 July 2025
FILE NO: 29.11

Minute No. 104/25

DECISION

Moved: Cr Orr
Seconded: Cr Dawson

That Council:

1. Receives the Annual Report for the Audit Panel 2024/2025;
2. Endorses the Annual Workplan for the Audit Panel for 2025/2026;
3. Requests an independent internal audit of Council's Sponsorship and Grants Programs be included in the 2025/2026 Internal Audit Schedule; and
4. Accepts the confirmed minutes of the Audit Panel for the 12 March 2025 meeting.

VOTING

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

CARRIED 6 / 1

Director Corporate and Community left the meeting at 2.48 pm.

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11 ORGANISATIONAL PERFORMANCE & STRATEGY

11.1 CONSIDERATION OF ENTERING INTO A LEASE AT ESPLANADE, LULWORTH - PUBLIC RECREATION SITE

REPORT AUTHOR: Team Leader - Planning & Building Services - Ms T. Burt
REPORT DATE: 9th July 2025
FILE NO: 52.1

Team Leader Building & Planning entered the meeting at 2.48 pm.

Minute No. 105/25

DECISION

Moved: Cr Dawson
Seconded: Cr Lowe

That Council:

1. In respect to the land on the corner of Esplanade and Beach Street, Lulworth:
 - a. Confirms its intention to enter into a ten (10) year lease; and
 - b. Authorises the Mayor and the General Manager to execute the lease on behalf of Council.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

Team Leader Building & Planning left the meeting at 2.51 pm.

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 14 July 2025

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
June	19	Opened the Launch of the Youth Art Prize
	20	LAFM Interview
	20	Attended NTDC Meeting
	20	Attended Solstice in the Square
	23	Attended TasWater General Meeting
	24	Chaired Council Workshop
	24	Chaired Ordinary Council Meeting
	25	Tamar FM Radio
July	8	Chaired Council Workshop
	10	Attended George Town Emergency Management Committee meeting
	10	Attended NTDC meeting
	11	Attended NTDC State Election Priorities Session
	11	Met with Rebekah Pentland MP
Deputy Mayor Cr Greg Dawson		
June	20	Attended Solstice in the Square
	24-27	Attended the National General Assembly of Local Government (Canberra)
July	8	Attended Council Workshop
Cr Jason Orr		
June	20	Attended and assisted in Solstice in the Square
July	7	Attended Naidoc Week – Cultural Burning, Flag Raising & Morning Tea

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These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record the Ordinary Council meeting held on the 22 July 2025.

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**George Town Council
2025 07 22 Ordinary Council Meeting
Unconfirmed Minutes**

Minute No. 106/25

DECISION

Moved: Cr Barwick
Seconded: Cr Ashley

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

The Director Organisational Performance & Strategy entered the meeting at 2.55 pm.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

The Director Organisational Performance & Strategy entered the meeting at 3.03 pm.

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13 PETITIONS

Nil.

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14 NOTICES OF MOTIONS

MOTION WITHOUT NOTICE

14.1 ANNUAL LEASE VALUATION OF COUNCIL OWNED LAND – CR ARCHER

Moved: Cr Archer
Seconded: Cr Barwick

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.

The Chair accepted the motion for the next Ordinary Council Meeting LG(MP)R 20(3)(b) set aside the motion for inclusion in the agenda of a later meeting.

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These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record the Ordinary Council meeting held on the 22 July 2025.

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15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

Cr Barwick

(24th June 2025 Ordinary Council Meeting)

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

A response was provided at the 24th June 2025 Ordinary Council meeting. Council had submitted an enquiry to Place Names Tasmania and confirmation has been received that Placenames does not hold any record of either 'Secret Park' or 'Harold Winston Little Reserve' or any other name for this park area.

Cr Barwick

Q1. Who has seen the appeal of Mr Neilsen under policy number 8 11.1 right of appeal and when will the outcome of the appeal be given to Mr Neilsen.

The Chair advised that the question will be considered in the Closed agenda.

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16 CLOSED MEETING

16.1 INTO CLOSED MEETING

Minute No. 107/25

DECISION

Moved: Cr Dawson
Seconded: Cr Ashley

That Council move into closed meeting at 3.13 pm to discuss the following items:

Agenda Item 16.2 Minutes of the Closed Ordinary Council Meeting held on 24 June 2025

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

Agenda Item 16.3 Leave of Absence

As per the provisions of Regulation 17(2)(i) of the Local Government (Meeting Procedures) Regulations 2025.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

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17 CLOSURE

There being no further business, the meeting closed at 3.27 pm.

**Cr Greg Kieser
MAYOR**

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ABN 68 300 116 092

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
Application Number: DA 2025 / 25	Date: 01.05.2025	
PID: 2648345	Zone: Rural Living	Permitted or Discretionary

DEVELOPMENT APPLICATION DETAILS			
Applicant Name:	BVZ DESIGNS		
Location/Address:	111 SCHOOL ROAD		
Title Reference:	1441451		
Existing Development/Use: (describe the way the land is used now)	SINGLE DWELLING		
Development Type:	<div style="display: flex; justify-content: space-between;"> <div> New dwelling <input type="checkbox"/> Fencing <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> </div> <div> Outbuilding <input type="checkbox"/> Demolition <input type="checkbox"/> Change of use <input type="checkbox"/> </div> <div> Addition/extension <input type="checkbox"/> Signage <input type="checkbox"/> Other <input type="checkbox"/> </div> </div>		
Description/Use:	SUBDIVISION- RESIDENTIAL		
New floor area:	N/A m ²	Total floor area:	N/A m ²
New building height:	N/A m		
Water Supply:	TasWater <input type="checkbox"/> Tank <input checked="" type="checkbox"/>	Wastewater:	TasWater <input type="checkbox"/> On-Site Wastewater System <input checked="" type="checkbox"/>
Driveway/Vehicle Crossover:	Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>		
Does the application include Crown Land or access via a Crown Access License?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.</small>		

SUBDIVISION		N/A <input type="checkbox"/>
Existing Lots:	1	Number of total lots proposed: 2

COMMERCIAL/INDUSTRIAL				N/A <input type="checkbox"/>
Existing business and/or proposed business description:				
Hours of Operation:	Weekdays (Mon – Fri)		To	
	Saturday		To	
	Sunday		To	
Signage:	Yes <input type="checkbox"/> No <input type="checkbox"/>	If 'yes', please provide details with application.		
Existing no. of employees:		No. of employees (proposed):		
Parking spaces (existing)		Parking spaces (proposed)		

Page 1 of 4

LEGEND
PAGE 1# COVER PAGE
PAGE 2# EXISTING SITE SURVEY PLAN
PAGE 3# SUBDIVISION PLAN
PAGE 4# SUBDIVISION PLAN WITH AERIAL IMAGE
PAGE 5# SUBDIVISION PLAN ENLARGEMENT

COUNCIL – GEORGE TOWN COUNCIL
ZONE – RURAL LIVING ZONE A
CODE – BUSHFIRE PRONE AREA
– SAFEGUARDING OF AIRPORTS
– PRIORITY VEGETATION AREA
LANDSLIDE BAND – NIL

TITLE REF. = 144145/1

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF
BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD
HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE
PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES
THEN THESE MUST BE CONFIRMED ONSITE BY A
SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED
APPROVED PLANS BY BUILDING SURVEYOR AND
PERMIT AUTHORITY

H409 CONDENSATION MANAGEMENT TO BE
COMPLIANT WITH NCC PART 10.8 CONDENSATION
MANAGEMENT NOTES

(1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN
BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION
AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE
READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR,
OMISSION, AMBIGUITY OR INCONSISTENCY WITH THE
DOCUMENTATION IS FOUND THE DESIGNER IS TO BE
CONTACTED PRIOR TO ANY MORE CONSTRUCTION
CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND
THAT THE NOTED DIMENSIONS ARE USED FOR
ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

PROPOSED SUBDIVISION FOR T WILSON AND N CIFFO AT 111 SCHOOL ROAD PIPERS RIVER 7252

REVISION NUMBER	DATE
REVISION 1	29 / 03 / 2025
REVISION 2	03 / 04 / 2025
REVISION 3	28 / 04 / 2025
REVISION 4	03 / 06 / 2025

(C) BRADLEY VAN ZETTEN 2025

THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN
ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY
OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.



**BRADLEY
VAN ZETTEN**

4 EDEN HILLS DRIVE
RIVERSIDE 7250
P. 0407 272 381
E. BVZDESIGNS@GMAIL.COM
LICENCE NUMBER 957699796

DESIGNS



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REVISION NUMBER	DATE
REVISION 1	29 / 03 / 2025
REVISION 2	20 / 04 / 2025
REVISION 3	28 / 04 / 2025
REVISION 4	03 / 06 / 2025

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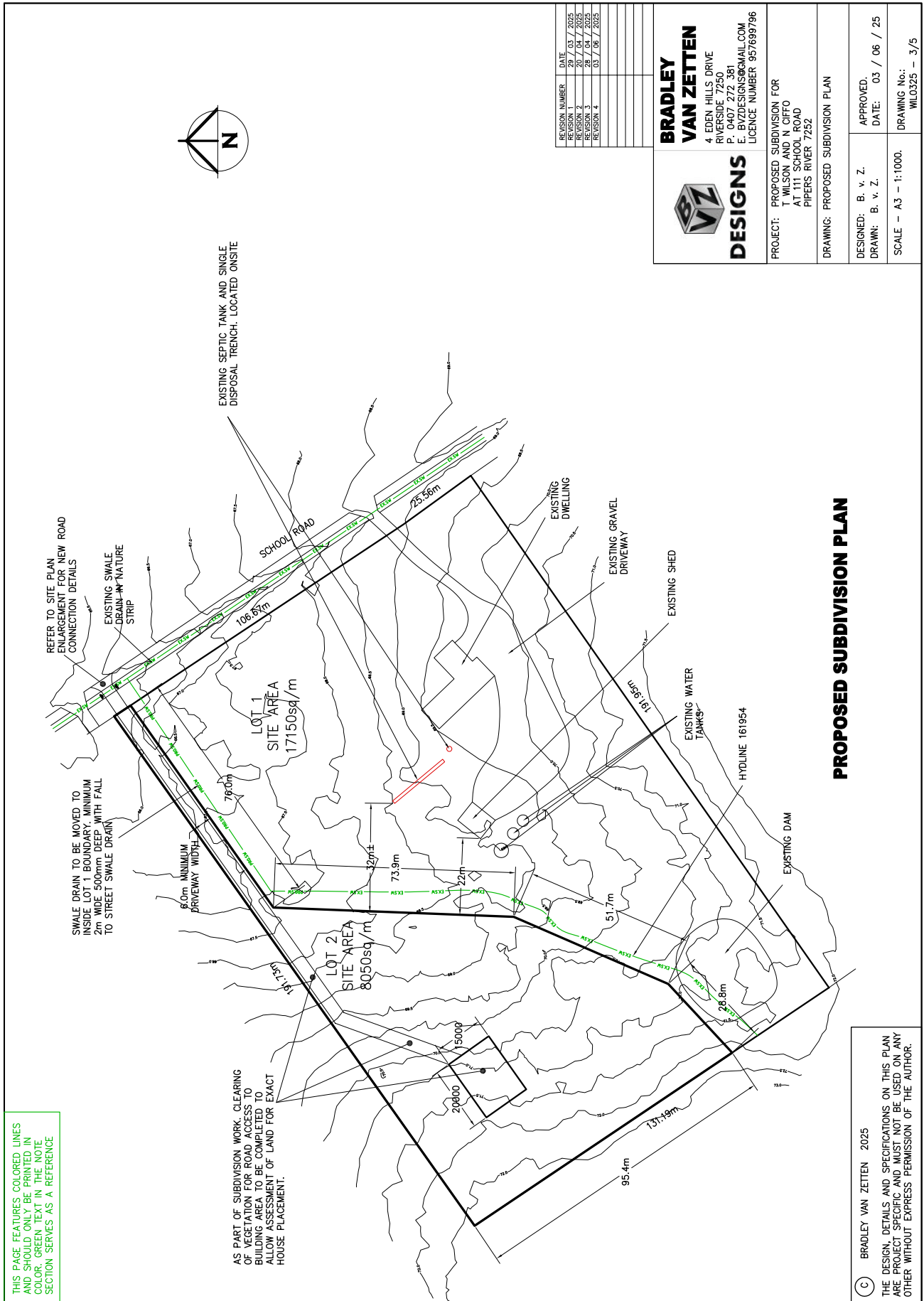
PROJECT: PROPOSED SUBDIVISION FOR
T WILSON AND N CIFFO
AT 111 SCHOOL ROAD
PIPERS RIVER 7252

DRAWING: EXISTING SITE SURVEY PLAN

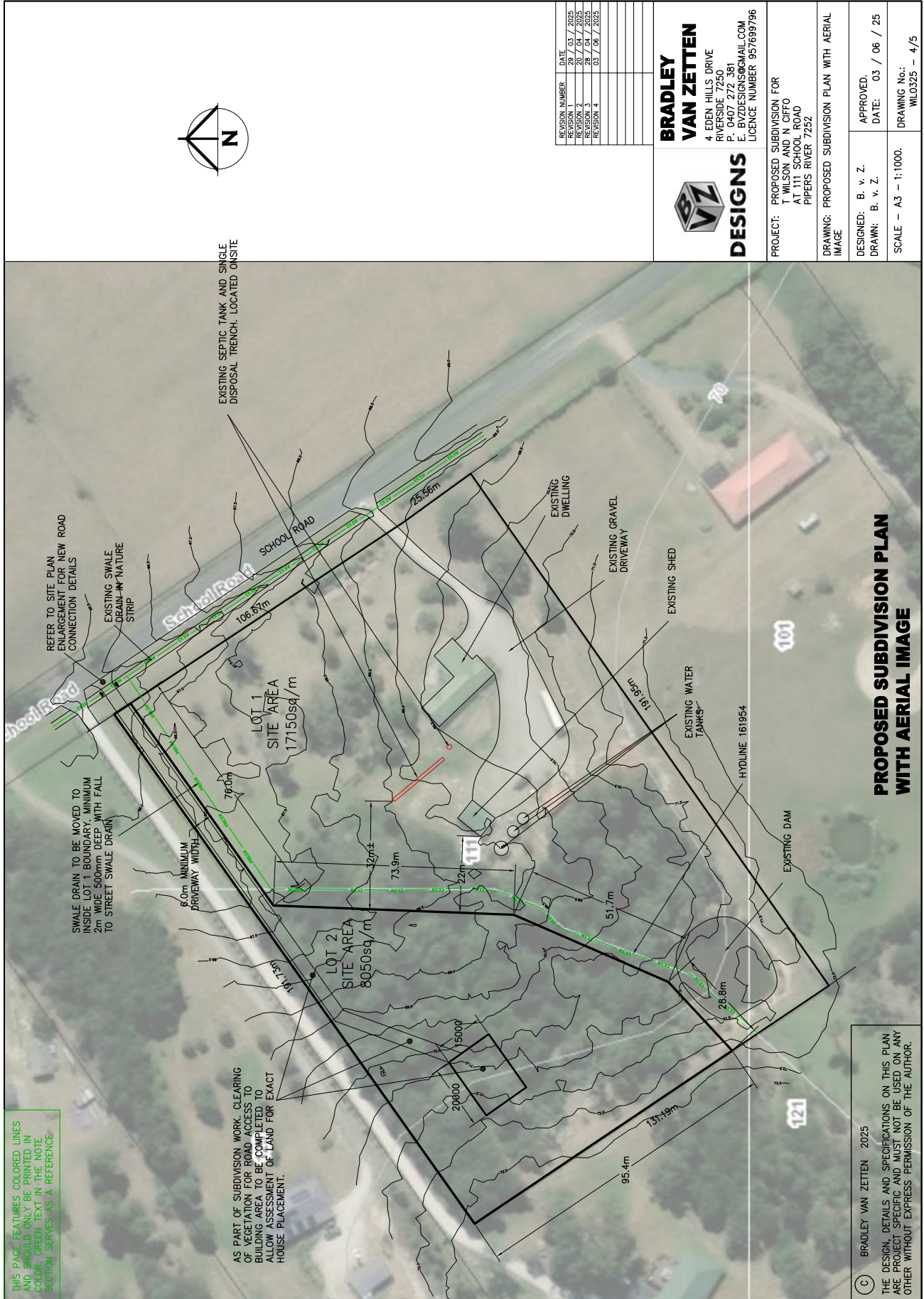
DESIGNED: B. v. Z.
DRAWN: B. v. Z.
APPROVED: _____
DATE: 01/01/2001

SCALE - A3 - 1:1000.	DRAWING No.: WIL0325 -
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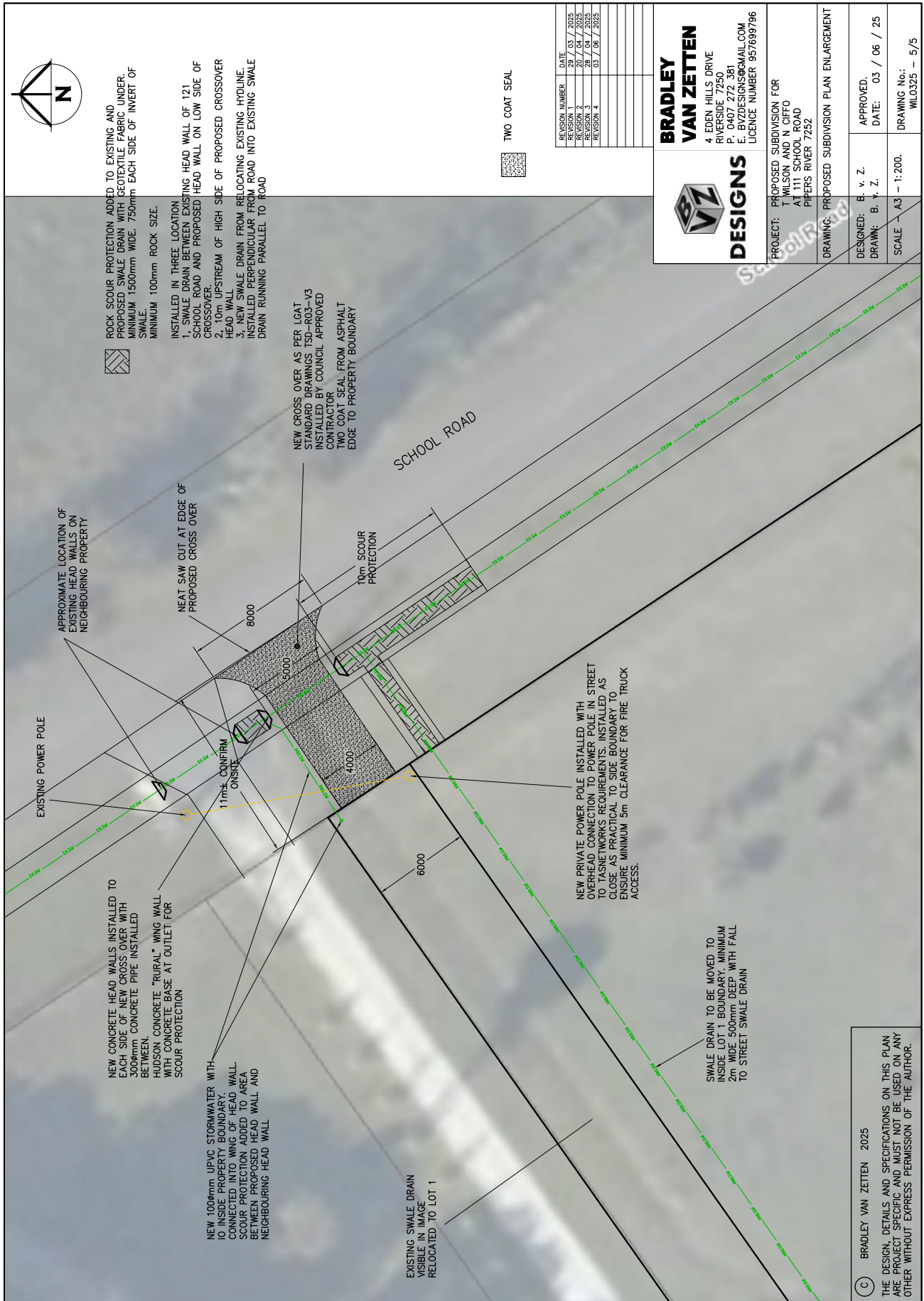
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Natural Assets Report

111 School Road Pipers river

Report for: T Wilson & N Ciffo

Location: 111 School Road, Pipers River

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 7th June 2025
Version: 1

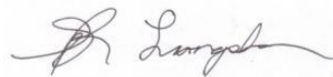


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Client:	T Wilson & N Ciffo
Study area identification	111 School Road, Pipers River CT 144145/1, PID 144145/1 Current zoning Rural, Tasmanian Planning Scheme- George Town
Proposal:	Subdivision 2 lots from 1 lot.
Study Area	Whole of titles, with emphasis on access and potential building areas.
Assessment comments:	A site inspection was conducted on the 23 rd April 2025. This field assessment was used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.
Version	1.0

Assessment by:
Scott Livingston,

Master Environmental Management,
Bushfire Practitioner #105
Forest Practices Officer (Planning)
Natural Resource Management Consultant.



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INTRODUCTION

A 2 lot from 1 lot subdivision is proposed for CT 144145/1, 111 School Road, Pipers River. Portions of the property are mapped as Priority Vegetation Area in Planning Scheme Overlays.

An initial desktop assessment was undertaken following a field inspection on the 23rd April, 2025 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DNRE website on 30/5/2025. The report covers known sightings of threatened species within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 23/5/2025 was undertaken by Scott Livingston. The survey concentrated on areas of likely development including access routes and potential building areas.

The survey was conducted in May, late/ after than the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The proposed subdivision is forested in the western and northern sections, including all of proposed lot 2 except a portion of the access strip. Lot 1 contains a dwelling outbuilding and is predominately clear and contains an existing dwelling and outbuildings. The study area ranges 85 -130m ASL. Under lying geology is Early Ordovician to Early Devonian turbidite sequence>Mathinna Supergroup

NATURAL VALUES

VEGETATION

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TASVEG 4.0 mapping shows the forested portions study area to be (DAC) *Eucalyptus amygdalina* coastal forest and woodland, was confirmed on the site visit, for the drier northwest portion, however the damper site along drainage lines has a mix of eucalypt species and understorey that is better attributed to *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest (DSC), cleared areas are a mosaic of Agricultural Land (FAG) and Urban miscellaneous. (FUM)

Vegetation Group	Vegetation Community	TasVeg 4	Revised
Dry eucalypt forest and woodland	(DAC) <i>Eucalyptus amygdalina</i> coastal forest and woodland	1.7	0.7
	(DSC) <i>Eucalyptus amygdalina</i> - <i>Eucalyptus obliqua</i> damp sclerophyll forest		0.4
Modified land	(FAG) Agricultural land		0.7
	(FUM) Extra-urban miscellaneous		0.7
	(FUR) Urban areas	0.9	
		2.5	2.5

FLORA

An assessment of the study area was undertaken; no threatened flora was observed. One threatened flora species is known with 500m, a 1956 record with 2km accuracy for *Pultenea mollis*, soft bush pea. (Natural Values Atlas accessed 30/5/2025) and a further 6 within 5km of the study area.

Appendix 4 shows habitat requirements and suitability for these species, none are considered likely to occur within the communities present within the study area and have been missed.

FAUNA

The Natural Values Atlas has a record of 6 threatened fauna species within 500m of the study area and a further 9 within 5 km, the site is within the mapped range of a further 9 threatened fauna species.

Spotted tailed quoll, and Tasmanian devil and wedge tailed eagles, may potentially forage on the site, however no/ very marginal denning/ nesting habitat occurs. The study area is at best marginal habitat for other threatened fauna species known with 5km or with the mapped range.

RAPTOR NESTS

There is no known wedge tailed or sea eagle nest within 5km of the study area. The study area is nil probability, for Wedge tailed eagle Nest (FPA Model). No suitable nest trees were located during the site inspection. No evidence of existing nests or suitably sized hollows for masked owl was found on site all trees are below 60cm DBH.

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WATER COURSES

There are no mapped watercourse within the study area, overland flows occur from below the dam along a drainage line to the northeast

GEOCONSERVATION SITES

There are no mapped geoconservation sites within the study area.

ACID SULPHATE SOILS

Acid sulphate soils within the study area occur in the southern portion of lot & 5 and are mapped as extremely low.

PATHOGEN & DISEASES

There are no known pathogen or disease issues within the property.

PLANNING SCHEME OVERLAYS

A portion of the study area is mapped as Priority Vegetation Area.

PROPOSED DEVELOPMENT- CLEARING OF VEGETATION

The proposed development will require clearing of existing native vegetation for infrastructure and bushfire hazard management. Minimum clearing is anticipated to be around 0.5ha for a dwelling on lot 2 depending on final building site.

CONCLUSIONS

The proposed subdivision will require disturbance of non-threatened vegetation communities with minimum clearing to be around 0.5 ha for lot 2 access, dwelling and associated bushfire hazard management.

No known threatened flora occurs within the likely development areas. Wide ranging fauna species such as eagles, owls, quolls and devils may forage on the site, but it contains no nesting / denning habitat. No impact on threatened flora or fauna is considered like other than the Little Browns Creek crossing.

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REFERENCES

Department of Natural Resources and Environment (DNRET). (accessed 30/5/2025). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DNRET. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Tasmanian Planning Scheme- George Town

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APPENDIX 1 – MAPS

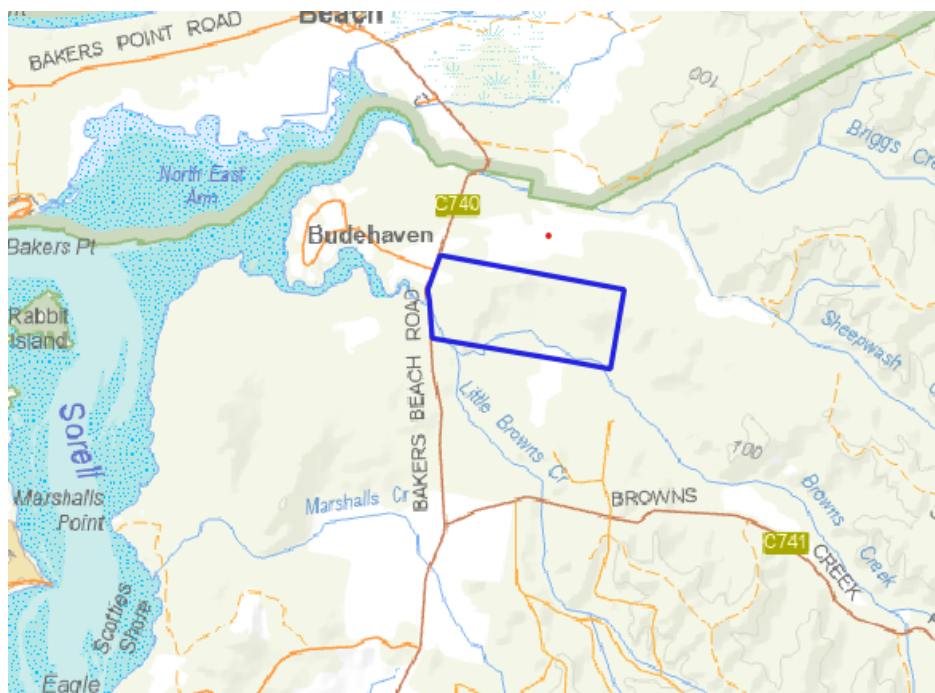


Figure 1: Location Map



Figure 2: Aerial image

Natural Assets Report

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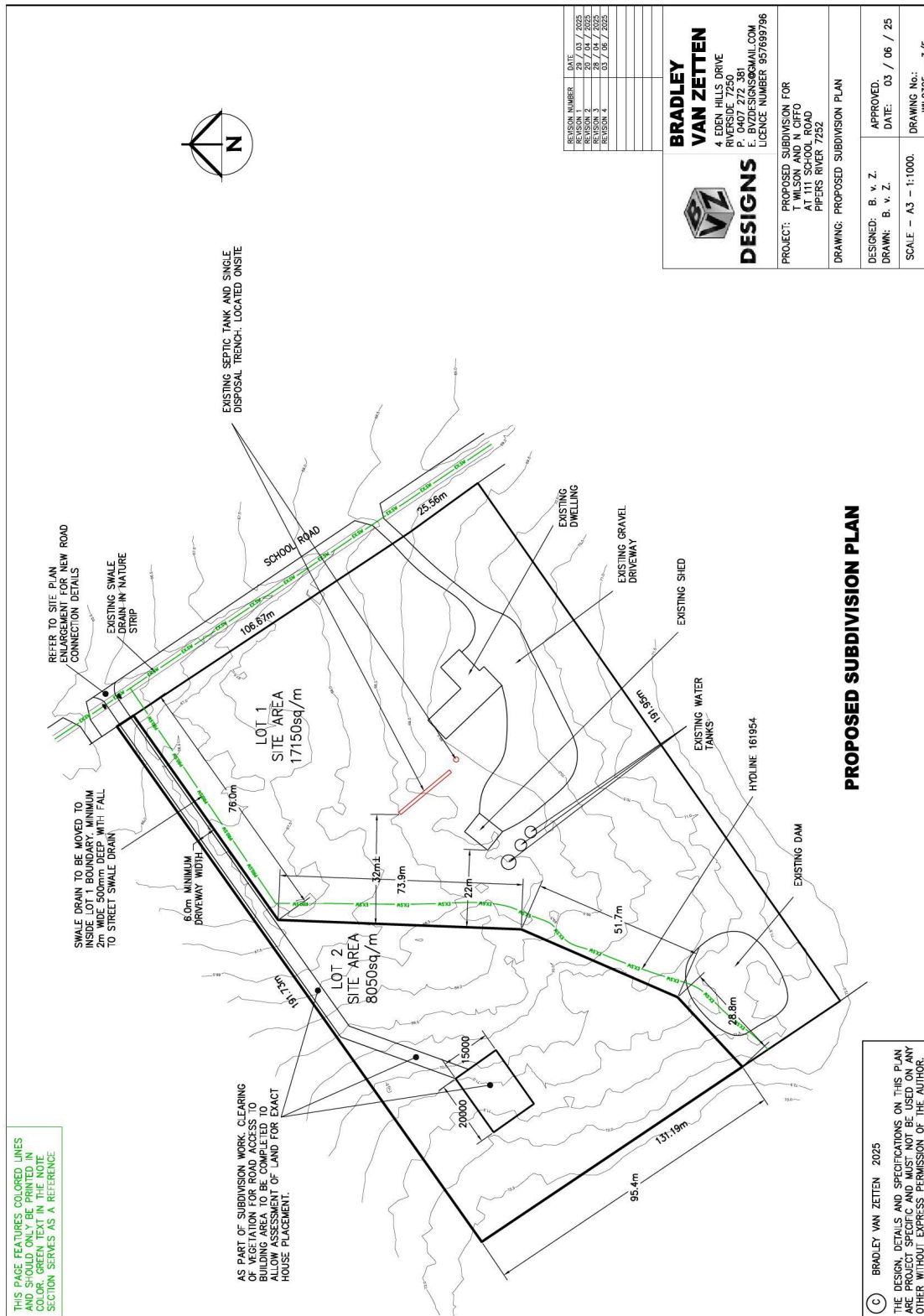


Figure 3: Plan of Subdivision
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Figure 4: Vegetation Communities



Figure 5: Indicative clearing area

APPENDIX 2 – PHOTOS



Figure 6: forest vicinity of building area



Figure 7: forest, drainage line

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APPENDIX 3 – NVA FLORA

Observations within 5km of the site (Natural Values Atlas)

Species	Common Name	SS	NS	Known within 500m	Lifeform	Habitat	Habitat suitability.
Blechnum spinulosum	small raspfern	e			fern	Blechnum rupestre is associated with major rivers in northern Tasmania. It is strictly riparian, occurring on shaded banks (e.g. Pipers River), amongst the shade of boulders (e.g. First Basin, Cataract Gorge) and on steep soil banks in wet forest above the high flood zone (e.g. River Leven).	no suitable habitat
Brunonia australis	blue pincushion	r			herb	Brunonia australis typically occurs in grassy woodlands and dry sclerophyll forests dominated by Eucalyptus amygdalina or less commonly E. viminalis or E. obliqua. Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres above sea level. It is most commonly found on sandy and gravelly alluvial soils, with a particular preference for ironstone gravels. Populations found on dolerite are usually small.	no suitable habitat

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Gynatrix pulchella	fragrant hempbush	r			shrub	Gynatrix pulchella occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State.	marginal habitat
Hypolepis muelleri	harsh groundfern	r			fern	Hypolepis muelleri occurs along watercourses, swampy areas or deep, rich, alluvial soils below 120 m elevation in northern Tasmania (including King and Flinders islands). It has also been recorded from forest dominated by Acacia melanoxylon (blackwood), Melaleuca (paperbark) or Eucalyptus species.	marginal habitat
Pterostylis grandiflora	superb greenhood	r			orchid	Pterostylis grandiflora occurs mostly in heathy and shrubby open eucalypt forests and in grassy coastal Allocasuarina (sheoak) woodland on moderately to well-drained sandy and loamy soils. It prefers to grow amongst undergrowth on lightly shaded sites. A recent population has been detected in wet sclerophyll forests.	no suitable habitat
Pultenaea mollis	soft bushpea	v		yes (1956 record, +- 2km)	shrub	Pultenaea mollis occurs in heathy and shrubby forest and woodland.	marginal habitat

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Xanthorrhoea bracteata	shiny grasstree	v	EN		graminoid	Xanthorrhoea bracteata is restricted to coastal areas from the Asbestos Range to Waterhouse Point in the north-east, where it occurs in sandy soils, often acid and waterlogged, in coastal heathland, extending into heathy woodland and forest, mainly dominated by Eucalyptus amygdalina.	no suitable habitat
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APPENDIX 4 – NVA FAUNA

Observations within 5km of the site or within mapped range boundaries (Natural Values Atlas)

Species	Common Name	SS	NS	Known within 500m	Known within 5km	Range	Habitat	Habitat suitability
Accipiter novaehollandiae	grey goshawk	e		yes	yes	core	Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	marginal habitat, in patch likely to be too small to support a nest
Antipodia chaostola	chaostola skipper	e	EN			potential	Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite based substrates).	no suitable habitat
Aquila audax	wedge-tailed eagle	pe	PEN	yes	yes	potential	Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a	may forage, no nesting habitat
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN		yes			

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							<p>locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA's Fauna Technical Note 1 and FPA's Fauna Technical Note 6 for more information] Significant habitat for the wedge tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).</p>	
--	--	--	--	--	--	--	--	--

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Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU		yes	potential	Potential habitat for the giant freshwater crayfish is freshwater streams of all sizes. Characteristics of potential habitat include a combination of well shaded flowing and still waters, deep pools, decaying logs and undercut banks. Riparian vegetation needs to be native and predominantly intact to provide shade, nutrient, energy and structural inputs into streams. Smaller juveniles inhabit shallow fast flowing streams favouring habitats with rocks or logs that are large enough to be stable but not embedded in finer substrates, but overlie coarser substrates and/or have a distinct cavity underneath. Perennial headwater streams have substantially higher juvenile densities than nonperennial headwater streams. See FPA's Fauna Technical Note 16 for guidance on how to identify categories of potential habitat suitability (high suitability habitat, moderate suitability habitat and low suitability habitat) of class 4 streams. The GFC Habitat Suitability Map may be used in the assessment of habitat suitability for all other stream classes, however on ground assessment is recommended.	no suitable habitat
Dasyurus maculatus	spotted-tailed quoll	r	VU	yes	yes	potential	Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation	may forage no denning habitat
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU		yes			

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							landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.	
Dasyurus viverrinus	eastern quoll		EN		yes	core	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	may forage no denning habitat
Galaxiella pusilla	eastern dwarf galaxias	v	VU			potential	Potential habitat for the dwarf galaxiid is slowflowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. Significant habitat for the dwarf galaxiid is all potential habitat and a 30m streamside reserve within the core range.	no suitable habitat

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Haliaeetus leucogaster	white-bellied sea-eagle	v		yes	yes	potential	Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white bellied sea eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).	no nesting habitat
Hirundapus caudacutus	white-throated needletail		VU		yes		Migratory bird, rarely lands in tasmania	no suitable habitat
Limnodynastes peroni	striped marsh frog	e				potential	Potential habitat for the Striped Marsh Frog is natural and artificial coastal and near coastal wetlands, lagoons, marshes, swamps and ponds (including dams), with permanent freshwater and abundant marginal, emergent and submerged aquatic vegetation. Significant habitat is high quality potential habitat within the core range of this frog species. See FPA Fauna Technical Note 18 for guidance on assessing significant habitat for the striped marsh frog.	no suitable habitat

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Litoria raniformis	green and gold frog	v	VU		yes	core	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	no suitable habitat
Neophema chrysostoma	blue-winged parrot		VU	yes	yes		The Blue-winged Parrot inhabits a range of habitats from coastal, sub-coastal and inland areas, right through to semi-arid zones. Throughout their range, they favour grasslands and grassy woodlands. They are often found near wetlands both near the coast and in semi-arid zones. Blue-winged Parrots can also be seen in altered environments such as airfields, golf courses and paddocks.	no suitable habitat
Pachyptila turtur subantarctica	southern fairy prion	e	VU		yes		Seldom come to land, except to breed. Also, they all stay in the Southern Hemisphere, and breed on subtropical islands	no suitable habitat
Perameles gunnii	eastern barred bandicoot		VU			potential	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	marginal habitat
Poliocephalus cristatus subsp. australis	great crested grebe	pv			yes		Great crested grebes breed in vegetated areas of freshwater lakes, small pools, slow-flowing rivers, artificial water bodies, swamps, bays, estuaries, and lagoons	no suitable habitat

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Prototroctes maraena	australian grayling	v	VU			potential	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	no suitable habitat
Pseudemoia pagenstecheri	tussock skink	v				potential	Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	no suitable habitat
Pseudomys novaehollandiae	new holland mouse	e	VU			potential	Prefers dry sandy heathland with dense and floristically diverse understorey.	no suitable habitat
Sarcophilus harrisii	tasmanian devil	e	EN	yes	yes	potential	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km ²). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used	possible foraging, no denning sites

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							as a guide in the identification of potential denning habitat	
Thinornis rubricollis	hooded plover		VU		yes		shorebird	no suitable habitat
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU			core	<p>Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class 'a', 'b', or 'c') that is classified as mature (Growth Stage class 'M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.</p>	may forage, no nesting habitat

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APPENDIX 5 – ATTACHMENT NATURAL VALUES ATLAS REPORT

Natural Values Report nvr_8_30-May-2025

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Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For: 111 School Road

Report Type: Summary Report

Timestamp: 08:28:26 AM Friday 30 May 2025

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Freshwater Ecosystem Values: buffer 1000m

Freshwater Ecosystem Values displayed:

Rivers

Other freshwater ecosystem values

Tasmanian Reserve Estate: buffer 1000m

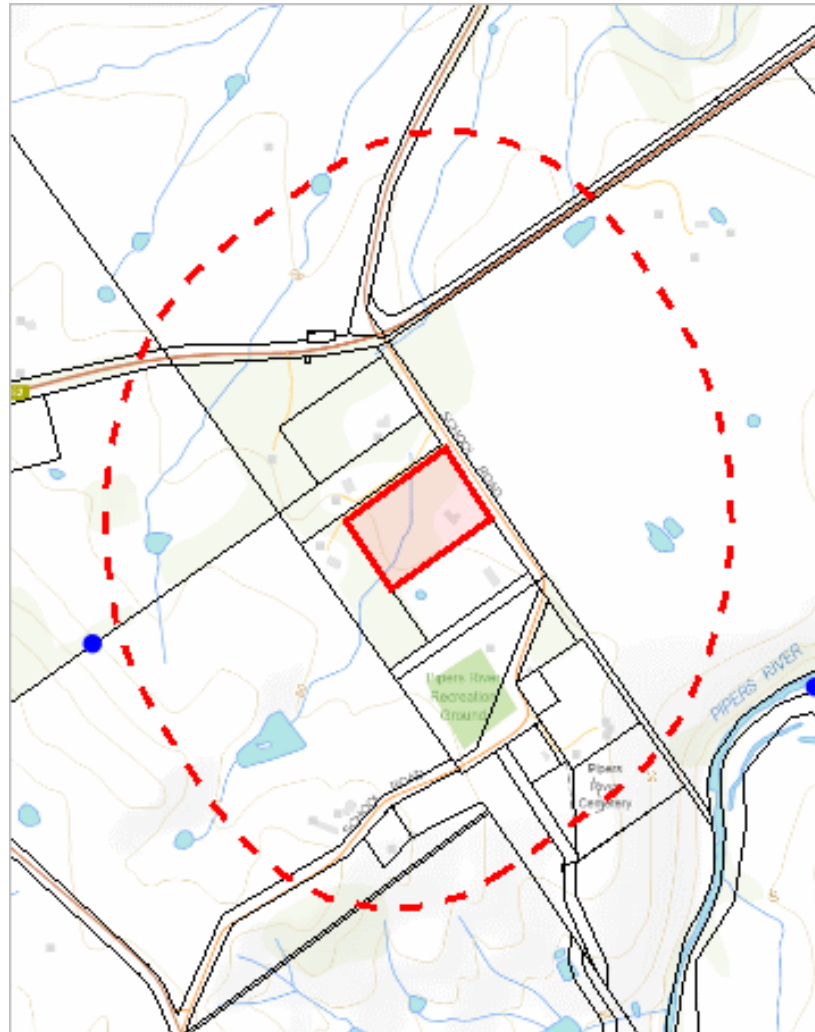
Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 507509.0, 5450332.0 falls within:

Property: 2648345

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506865, 5449524

Please note that some layers may not display at all requested map scales

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Threatened flora within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
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Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Pultenaea mollis	soft bushpea	v		n	1	05-Apr-1956

Unverified Records

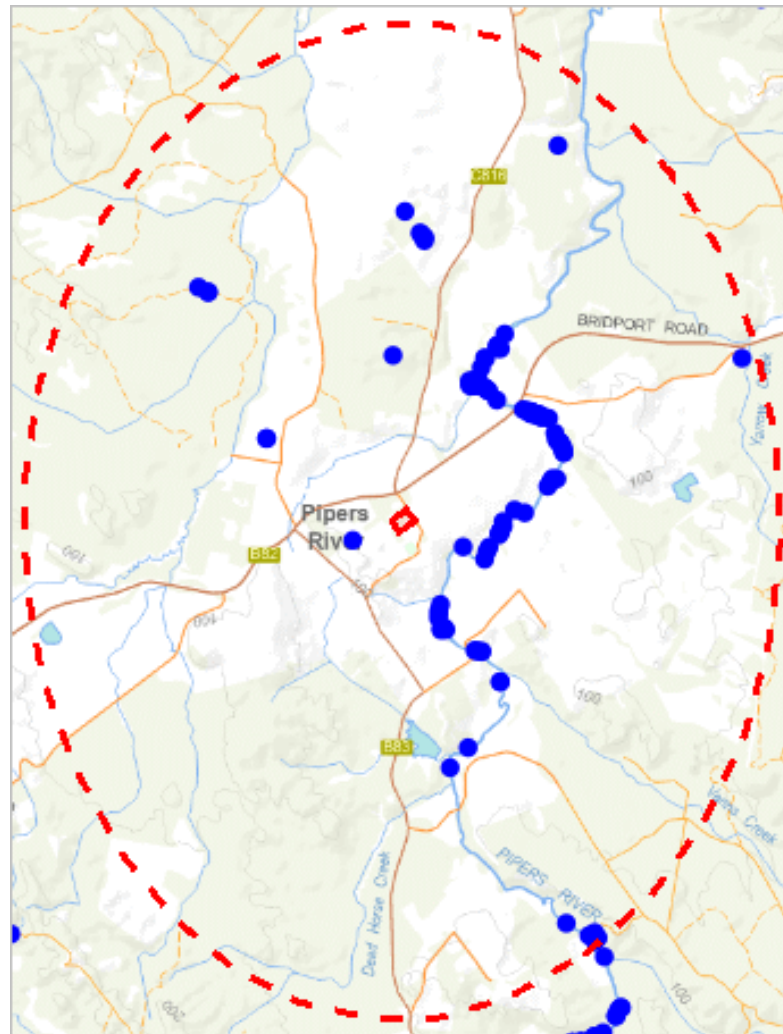
No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



503470, 5445036

Please note that some layers may not display at all requested map scales

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Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
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 Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Blechnum spinulosum</i>	small rasptern	e		n	77	10-May-2010
<i>Brunonia australis</i>	blue pincushion	r		n	3	29-Nov-2000
<i>Gynatrix pulchella</i>	fragrant hempbush	r		n	12	24-Apr-2014
<i>Hypolepis muelleri</i>	harsh groundfern	r		n	1	01-Aug-1998
<i>Pterostylis grandiflora</i>	superb greenhood	r		n	2	16-Apr-1976
<i>Pultenaea mollis</i>	soft bushpea	v		n	8	26-Jun-2008
<i>Xanthorrhoea bracteata</i>	shiny grasstree	v	EN	e	2	02-May-2002

Unverified Records

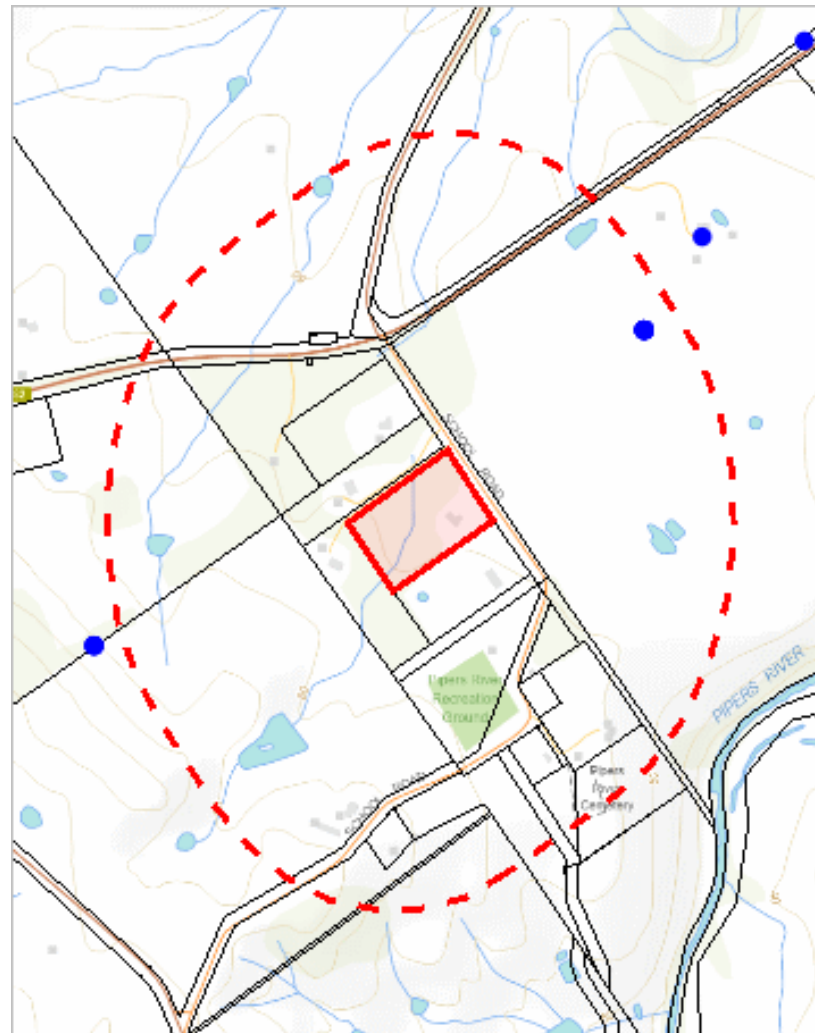
No unverified records were found!

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Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

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□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
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Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	29-Dec-2016
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	6	09-Jun-2017
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	1	25-Dec-1990
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	21-Oct-2016
<i>Neophema chrysostoma</i>	blue-winged parrot		VU	n	2	17-Feb-2017
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	3	13-Dec-1974

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres
(based on Range Boundaries)

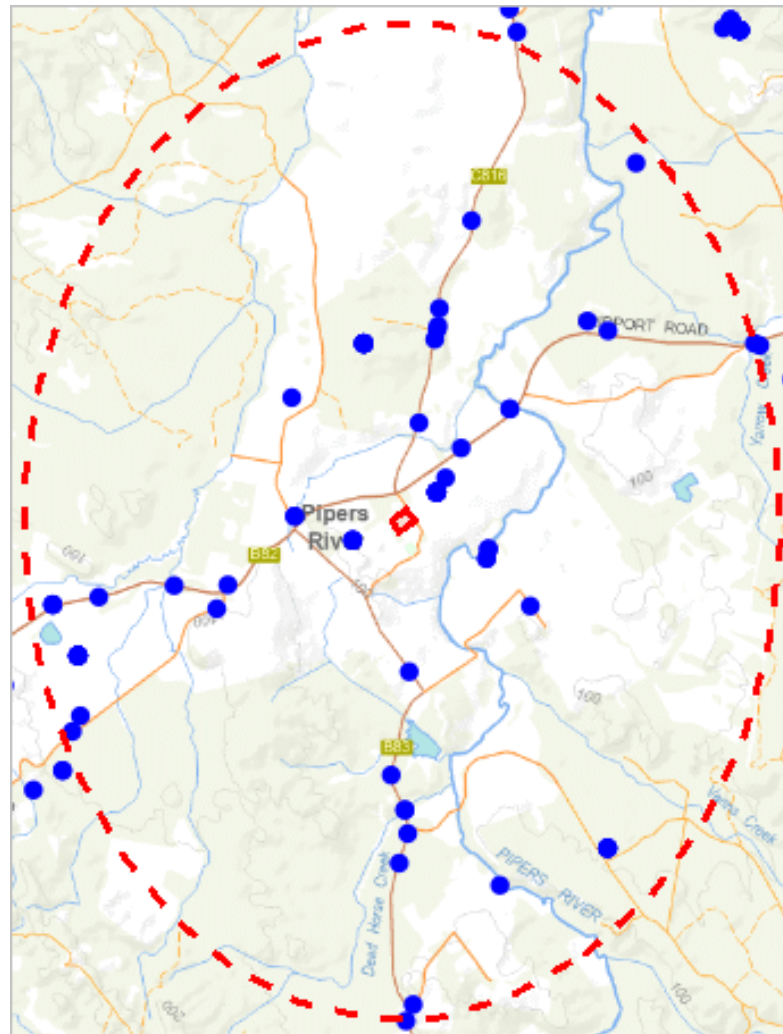
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	lutalipina or giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	1
<i>Pseudomys novaehollandiae</i>	new holland mouse	e	VU	n	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	n	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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Agenda
Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

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Legend: Cadastral Parcels



George Town Council
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Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	5	29-Dec-2016
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	6	09-Jun-2017
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	2	25-Aug-2023
<i>Astacopsis gouldi</i>	lutaralipina or giant freshwater crayfish	v	VU	e	4	15-May-2019
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	2	28-Jun-2020
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	2	01-Jan-1993
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	4	01-Mar-1996
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	21-Oct-2016
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	2	04-Feb-1981
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	5	06-Jan-2021
<i>Neophema chrysostoma</i>	blue-winged parrot		VU	n	15	17-Feb-2017
<i>Pachytila turtur subantarctica</i>	southern fairy prion	e	VU		1	23-Jan-1978
<i>Poliocephalus cristatus subsp. australis</i>	great crested grebe	pv			1	17-May-1980
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	27	19-Jan-2025
<i>Thinornis rubricollis</i>	hooded plover		VU	n	3	04-Feb-1981

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Astacopsis gouldi</i>	lutaralipina or giant freshwater crayfish	v	VU	e	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	1
<i>Pseudomys novaehollandiae</i>	new holland mouse	e	VU	n	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Limnodynastes peroni</i>	striped marsh frog	e		n	1	0	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	VU	n	1	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

For more information about threatened species, please contact Threatened Species Enquiries.

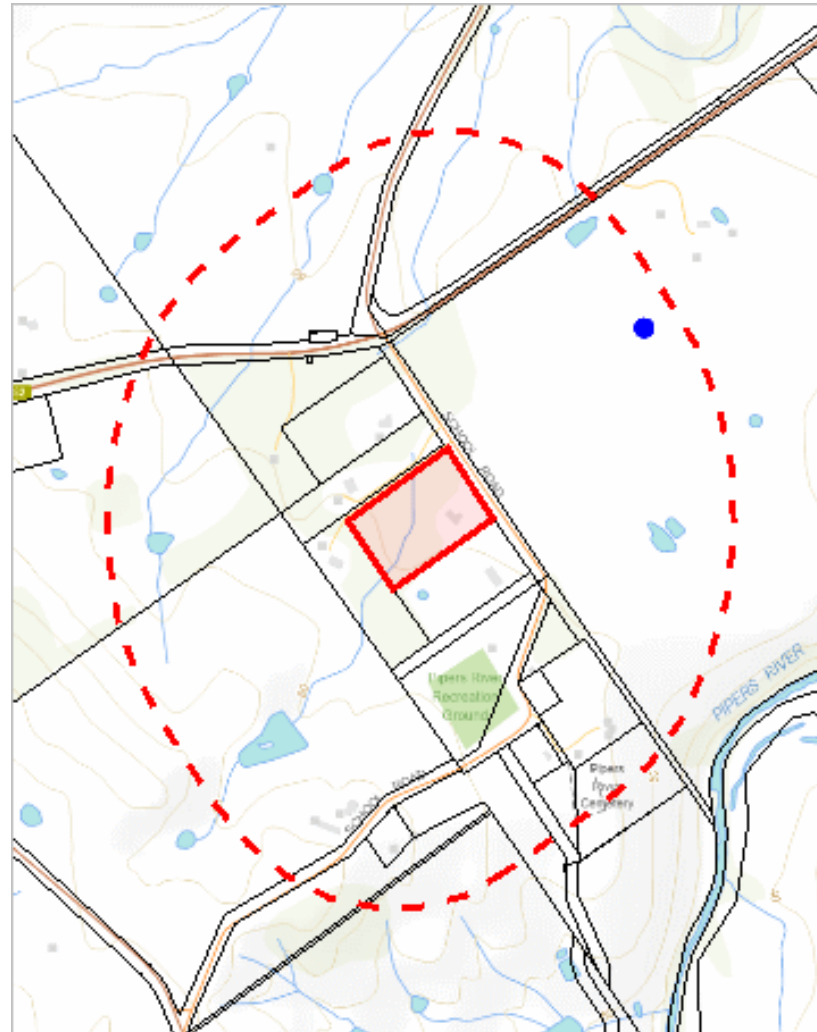
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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Agenda

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2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
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Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

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Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Raptor nests and sightings within 500 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Accipiter novaehollandiae	grey goshawk	Sighting	1	29-Dec-2016
	Aquila audax	wedge-tailed eagle	Sighting	6	09-Jun-2017
	Falco longipennis	australian hobby	Sighting	2	26-May-2017
	Falco peregrinus	peregrine falcon	Sighting	1	09-Jun-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	21-Oct-2016

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

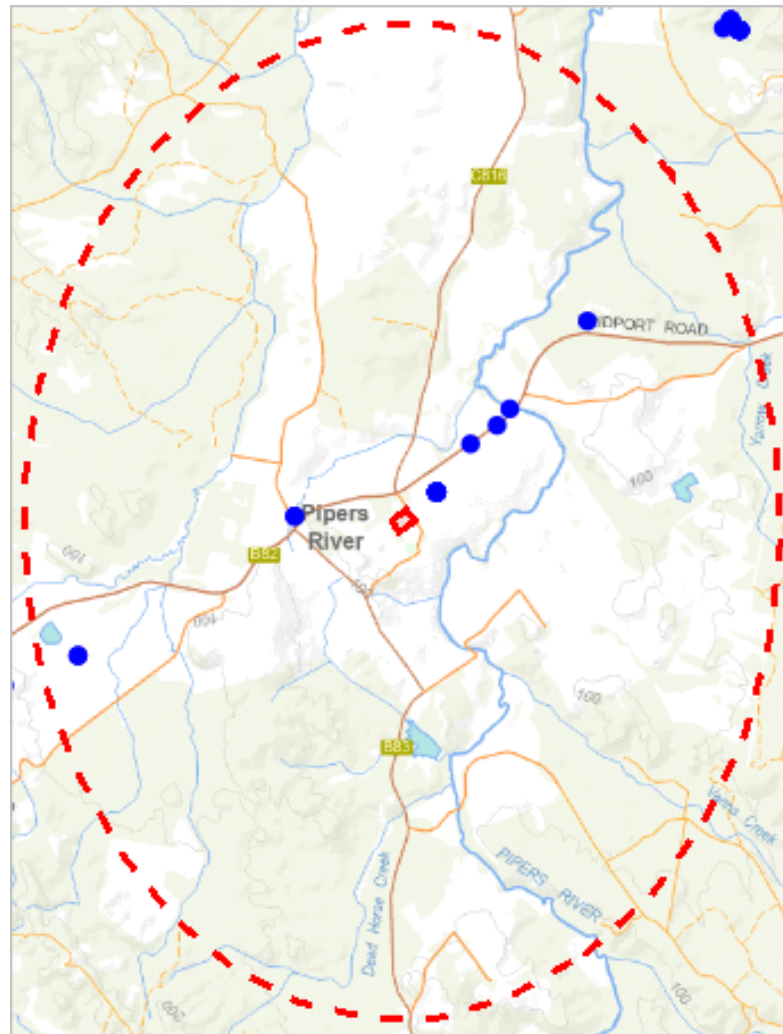
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511561, 5455628



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Department of Natural Resources and Environment Tasmania

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Agenda
Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Accipiter novaehollandiae	grey goshawk	Not Recorded	2	25-Jan-2007
	Accipiter novaehollandiae	grey goshawk	Sighting	3	29-Dec-2016
	Aquila audax	wedge-tailed eagle	Sighting	6	09-Jun-2017
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Carcass	1	25-Aug-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	1	18-Aug-2023
	Falco cenchroides	nankeen kestrel	Not Recorded	2	01-Jan-1900
	Falco longipennis	australian hobby	Sighting	4	28-Mar-2021
	Falco peregrinus	peregrine falcon	Sighting	1	09-Jun-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	21-Oct-2016

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres
(based on Range Boundaries)

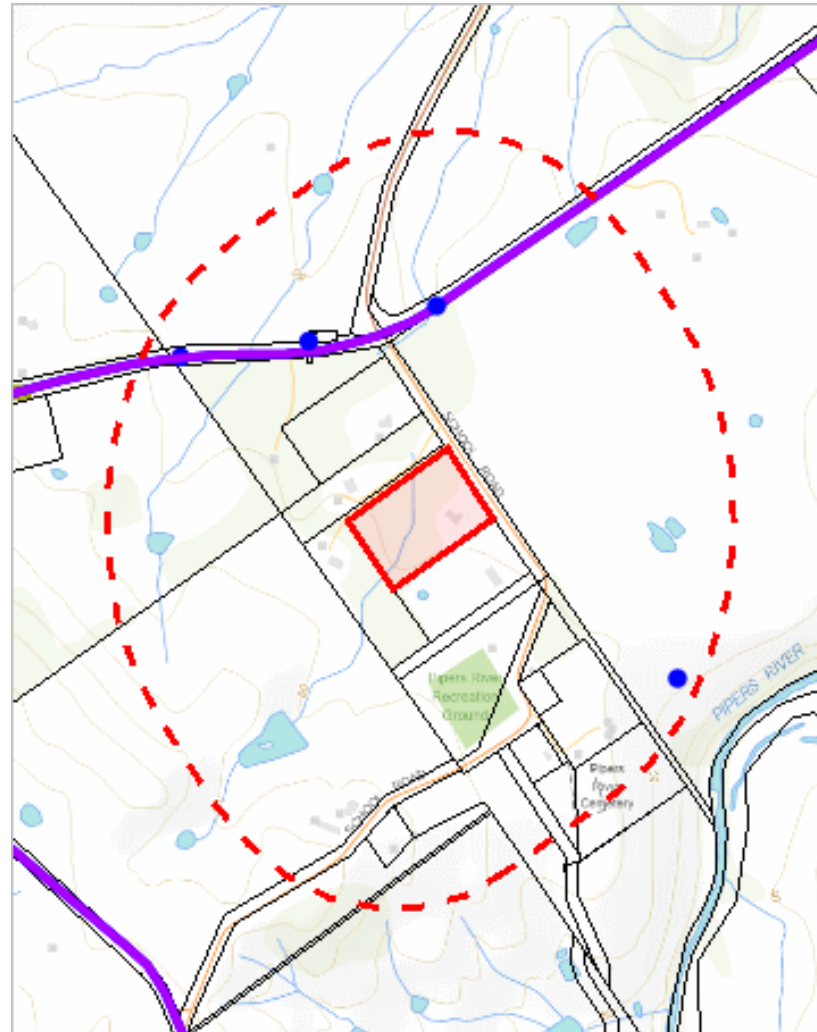
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



506865, 5449524

Please note that some layers may not display at all requested map scales

George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Tas Management Act Weeds within 500 m

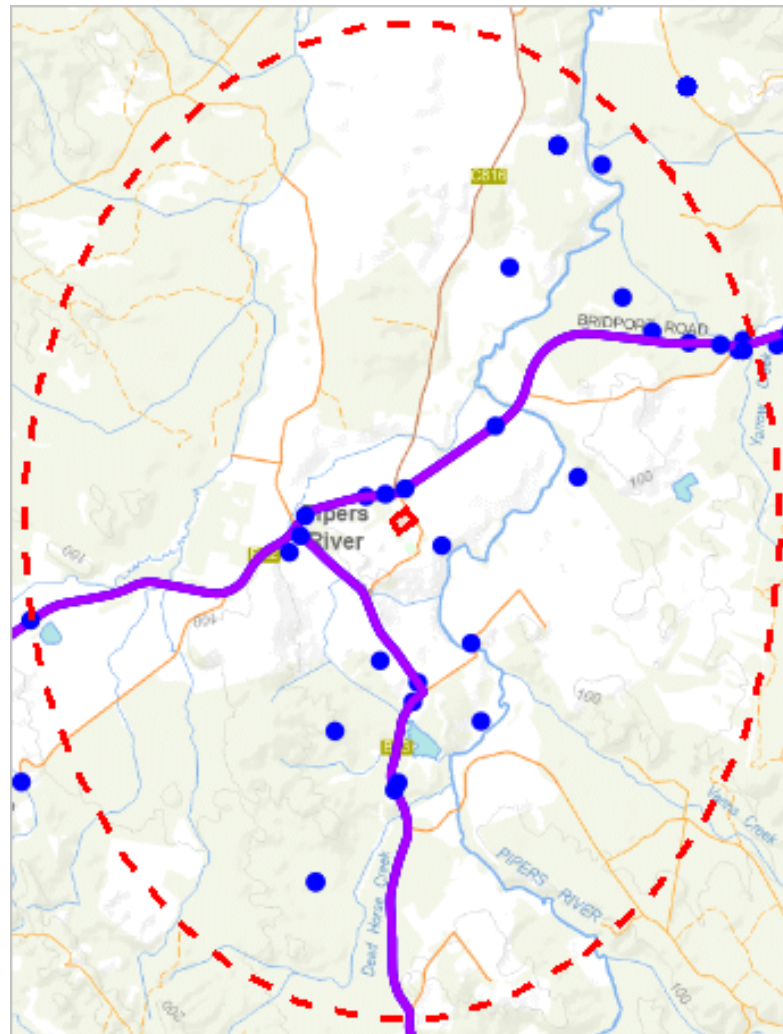
Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Erica lusitânica</i>	spanish heath	2	13-Nov-2000
<i>Rubus fruticosus</i>	blackberry	1	08-Jan-1995
<i>Senecio jacobaea</i>	ragwort	1	26-Apr-1990
<i>Ulex europaeus</i>	gorse	2	07-Dec-2023

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>



503470, 5445036

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George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Erica lusitana</i>	spanish heath	10	13-Nov-2000
<i>Ilex aquifolium</i>	holly	1	16-Sep-1994
<i>Rubus fruticosus</i>	blackberry	7	01-Aug-1998
<i>Rubus leucostachys</i>	blackberry	1	13-Jan-2000
<i>Rubus philadelphicus</i>	blackberry	11	27-Jan-2002
<i>Senecio jacobaea</i>	ragwort	11	08-Feb-2017
<i>Ulex europaeus</i>	gorse	15	07-Dec-2023

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

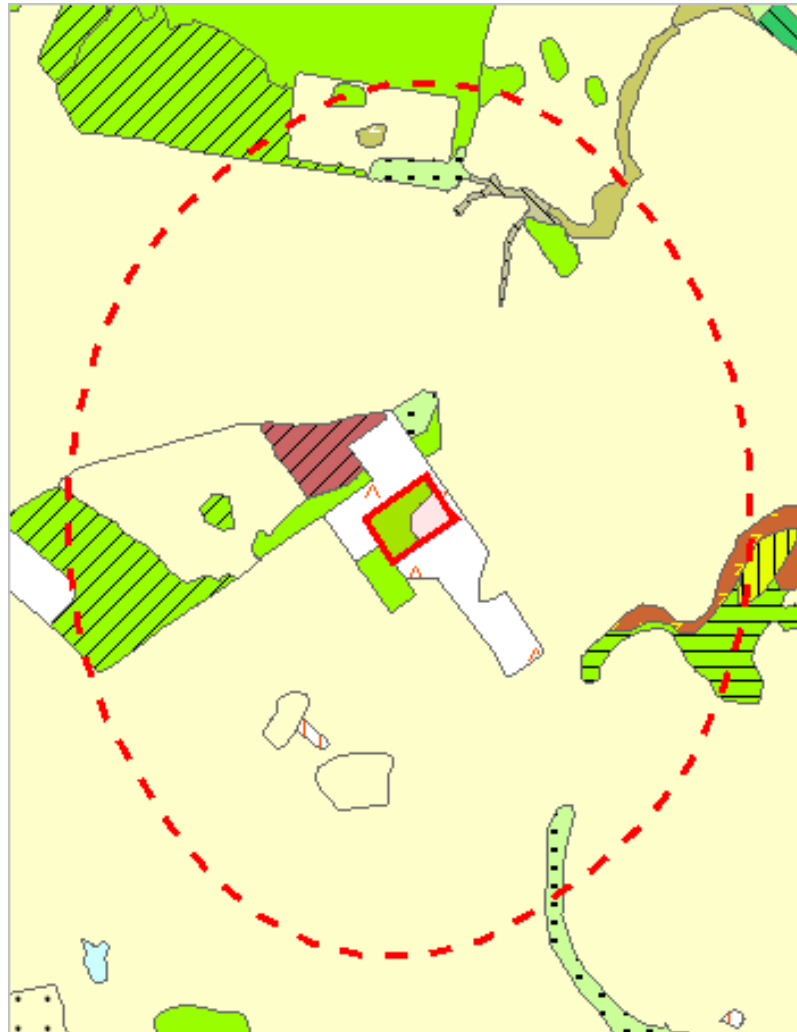
<https://www.nre.tas.gov.au/invasive-species/weeds>

*** No Priority Weeds found within 500 metres ***

*** No Priority Weeds found within 5000 metres ***

*** No Geoconservation sites found within 1000 metres. ***

*** No Acid Sulfate Soils found within 1000 metres ***




506488, 5449025

Please note that some layers may not display at all requested map scales

George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
TASVEG 4.0 Communities within 1000 metres

Legend: TASVEG 4.0

	{AAP} Alkaline pans
	{AHF} Freshwater aquatic herbland
	{AHL} Lacustrine herbland
	{AHS} Saline aquatic herbland
	{ARS} Saline sedgeland / rushland
	{ASF} Fresh water aquatic sedgeland and rushland
	{ASP} Sphagnum peatland
	{ASS} Succulent saline herbland
	{AUS} Saltmarsh (undifferentiated)
	{AWU} Wetland (undifferentiated)
	{DAC} Eucalyptus amygdalina coastal forest and woodland
	{DAD} Eucalyptus amygdalina forest and woodland on dolerite
	{DAM} Eucalyptus amygdalina forest on mudstone
	{DAS} Eucalyptus amygdalina forest and woodland on sandstone
	{DAZ} Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	{DBA} Eucalyptus barberi forest and woodland
	{DCO} Eucalyptus coccifera forest and woodland
	{DCR} Eucalyptus cordata forest
	{DDE} Eucalyptus delegatensis dry forest and woodland
	{DDP} Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	{DGL} Eucalyptus globulus dry forest and woodland
	{DGW} Eucalyptus gunnii woodland
	{DKW} King Island Eucalypt woodland
	{DMO} Eucalyptus morrisbyi forest and woodland
	{DMW} Midlands woodland complex
	{DNF} Eucalyptus nitida Furneaux forest
	{DNI} Eucalyptus nitida dry forest and woodland
	{DOB} Eucalyptus obliqua dry forest
	{DOV} Eucalyptus ovata forest and woodland
	{DOW} Eucalyptus ovata heathy woodland
	{DPD} Eucalyptus pauciflora forest and woodland on dolerite
	{DPE} Eucalyptus perriniana forest and woodland
	{DPO} Eucalyptus pauciflora forest and woodland not on dolerite
	{DPU} Eucalyptus pulchella forest and woodland
	{DRI} Eucalyptus risdonii forest and woodland
	{DRO} Eucalyptus rodwayi forest and woodland
	{DSC} Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	{DSG} Eucalyptus sieberi forest and woodland on granite
	{DSO} Eucalyptus sieberi forest and woodland not on granite
	{DTD} Eucalyptus tenuiramis forest and woodland on dolerite
	{DTG} Eucalyptus tenuiramis forest and woodland on granite
	{DTO} Eucalyptus tenuiramis forest and woodland on sediments
	{DVC} Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	{DVF} Eucalyptus viminalis Furneaux forest and woodland
	{DVG} Eucalyptus viminalis grassy forest and woodland
	{FAC} Improved pasture with native tree canopy
	{FAG} Agricultural land
	{FMG} Marram grassland
	{FPE} Permanent easements
	{FPF} Pteridium esculentum fernland
	{FPH} Plantations for silviculture - hardwood
	{FPS} Plantations for silviculture - softwood
	{FPU} Unverified plantations for silviculture
	{FRG} Regenerating cleared land
	{FSM} Spartina marshland
	{FUM} Extra-urban miscellaneous
	{FUR} Urban areas
	{FWU} Weed infestation
	{GCL} Lowland grassland complex

Department of Natural Resources and Environment Tasmania

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George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

TASVEG 4.0 Communities within 1000 metres

	{GHC} Coastal grass and herbfield
	{GPH} Highland Poa grassland
	{GPL} Lowland Poa labillardierei grassland
	{GRP} Rockplate grassland
	{GSL} Lowland grassy sedgeland
	{GTL} Lowland Themeda triandra grassland
	{HCH} Alpine coniferous heathland
	{HCM} Cushion moorland
	{HHE} Eastern alpine heathland
	{HHW} Western alpine heathland
	{HSE} Eastern alpine sedgeland
	{HSW} Western alpine sedgeland/herbland
	{HUE} Eastern alpine vegetation (undifferentiated)
	{MBE} Eastern buttongrass moorland
	{MBP} Pure buttongrass moorland
	{MBR} Sparse buttongrass moorland on slopes
	{MBS} Buttongrass moorland with emergent shrubs
	{MBU} Buttongrass moorland (undifferentiated)
	{MBW} Western buttongrass moorland
	{MDS} Subalpine Diplarrena latifolia rushland
	{MGH} Highland grassy sedgeland
	{MRR} Restionaceae rushland
	{MSW} Western lowland sedgeland
	{NAD} Acacia dealbata forest
	{NAF} Acacia melanoxylon swamp forest
	{NAL} Allocasuarina littoralis forest
	{NAR} Acacia melanoxylon forest on rises
	{NAV} Allocasuarina verticillata forest
	{NBA} Bursaria - Acacia woodland
	{NBS} Banksia serrata woodland
	{NCR} Callitris rhomboidea forest
	{NLA} Leptospermum scoparium - Acacia mucronata forest
	{NLE} Leptospermum forest
	{NLM} Leptospermum lanigerum - Melaleuca squarrosa swamp forest
	{NLN} Subalpine Leptospermum nitidum woodland
	{NME} Melaleuca ericifolia swamp forest
	{OAQ} Water, sea
	{ORO} Lichen lithosere
	{OSM} Sand, mud
	{RCO} Coastal rainforest
	{RFE} Rainforest fernland
	{RFS} Nothofagus gunnii rainforest scrub
	{RHP} Lagarostrobos franklinii rainforest and scrub
	{RKF} Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	{RKP} Athrotaxis selaginoides rainforest
	{RKS} Athrotaxis selaginoides subalpine scrub
	{RKK} Highland rainforest scrub with dead Athrotaxis selaginoides
	{RML} Nothofagus - Leptospermum short rainforest
	{RMS} Nothofagus - Phyllocladus short rainforest
	{RMT} Nothofagus - Atherosperma rainforest
	{RMU} Nothofagus rainforest (undifferentiated)
	{RPF} Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	{RPP} Athrotaxis cupressoides rainforest
	{RPW} Athrotaxis cupressoides open woodland
	{RSH} Highland low rainforest and scrub
	{SAL} Acacia longifolia coastal scrub
	{SBM} Banksia marginata wet scrub
	{SBR} Broad-leaf scrub
	{SCA} Coastal scrub on alkaline sands
	{SCH} Coastal heathland
	{SCL} Heathland on calcareous substrates






































Department of Natural Resources and Environment Tasmania

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George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

TASVEG 4.0 Communities within 1000 metres

-  {SED} Eastern scrub on dolerite
-  {SHS} Subalpine heathland
-  {SHW} Wet heathland
-  {SKA} Kunzea ambigua regrowth scrub
-  {SLG} Leptospermum glaucescens heathland and scrub
-  {SLL} Leptospermum lanigerum scrub
-  {SLS} Leptospermum scoparium heathland and scrub
-  {SMM} Melaleuca squamea heathland
-  {SMP} Melaleuca pustulata scrub
-  {SMR} Melaleuca squarrosa scrub
-  {SRE} Eastern riparian scrub
-  {SRF} Leptospermum with rainforest scrub
-  {SRH} Rookery halophytic herbland
-  {SSC} Coastal scrub
-  {SSK} Scrub complex on King Island
-  {SSW} Western subalpine scrub
-  {SSZ} Spray zone coastal complex
-  {SWR} Western regrowth complex
-  {SWW} Western wet scrub
-  {WBR} Eucalyptus brookeriana wet forest
-  {WDA} Eucalyptus dalrympleana forest
-  {WDB} Eucalyptus delegatensis forest with broad-leaf shrubs
-  {WDL} Eucalyptus delegatensis forest over Leptospermum
-  {WDR} Eucalyptus delegatensis forest over rainforest
-  {WDU} Eucalyptus delegatensis wet forest (undifferentiated)
-  {WGL} Eucalyptus globulus King Island forest
-  {WGL} Eucalyptus globulus wet forest
-  {WNL} Eucalyptus nitida forest over Leptospermum
-  {WNR} Eucalyptus nitida forest over rainforest
-  {WNU} Eucalyptus nitida wet forest (undifferentiated)
-  {WOB} Eucalyptus obliqua forest with broad-leaf shrubs
-  {WOL} Eucalyptus obliqua forest over Leptospermum
-  {WOR} Eucalyptus obliqua forest over rainforest
-  {WOU} Eucalyptus obliqua wet forest (undifferentiated)
-  {WRE} Eucalyptus regnans forest
-  {WSU} Eucalyptus subcrenulata forest and woodland
-  {WVI} Eucalyptus viminalis wet forest

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
DAM	(DAM) Eucalyptus amygdalina forest on mudstone	
DOV	(DOV) Eucalyptus ovata forest and woodland	
FAG	(FAG) Agricultural land	EA
FAG	(FAG) Agricultural land	
FPU	(FPU) Unverified plantations for silviculture	
FUR	(FUR) Urban areas	
GCL	(GCL) Lowland grassland complex	
NAD	(NAD) Acacia dealbata forest	
NBA	(NBA) Bursaria - Acacia woodland	
NME	(NME) Melaleuca ericifolia swamp forest	
SMR	(SMR) Melaleuca squarrosa scrub	EA
SRE	(SRE) Eastern riparian scrub	

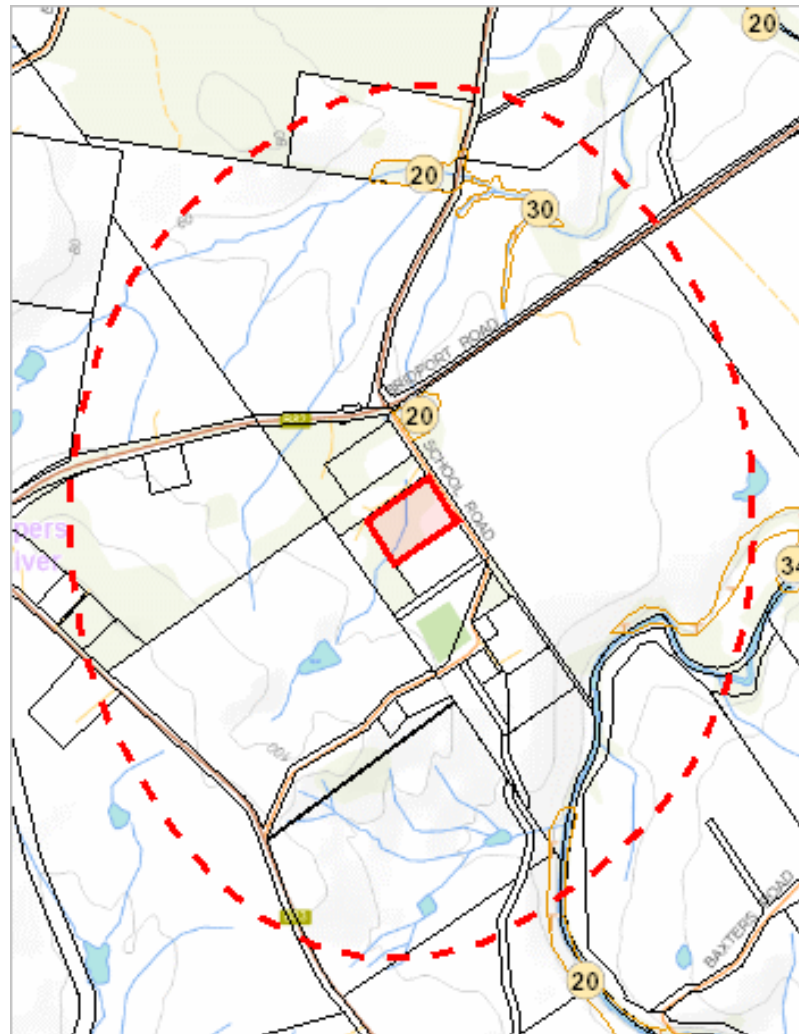
For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

508532, 5451640



506488, 5449025

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George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedgeland
- ☐ 29 - Highland Poa grassland
- ☐ 30 - Melaleuca ericifolia swamp forest
- ☐ 31 - Melaleuca pustulata scrub
- ☐ 32 - Notelaea - Pomaderris - Beyeria forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine Diplarrena latifolia rushland
- ☐ 38 - Subalpine Leptospermum nitidum woodland
- ☐ 39 - Wetlands

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Threatened Communities (TNVC 2020) within 1000 metres

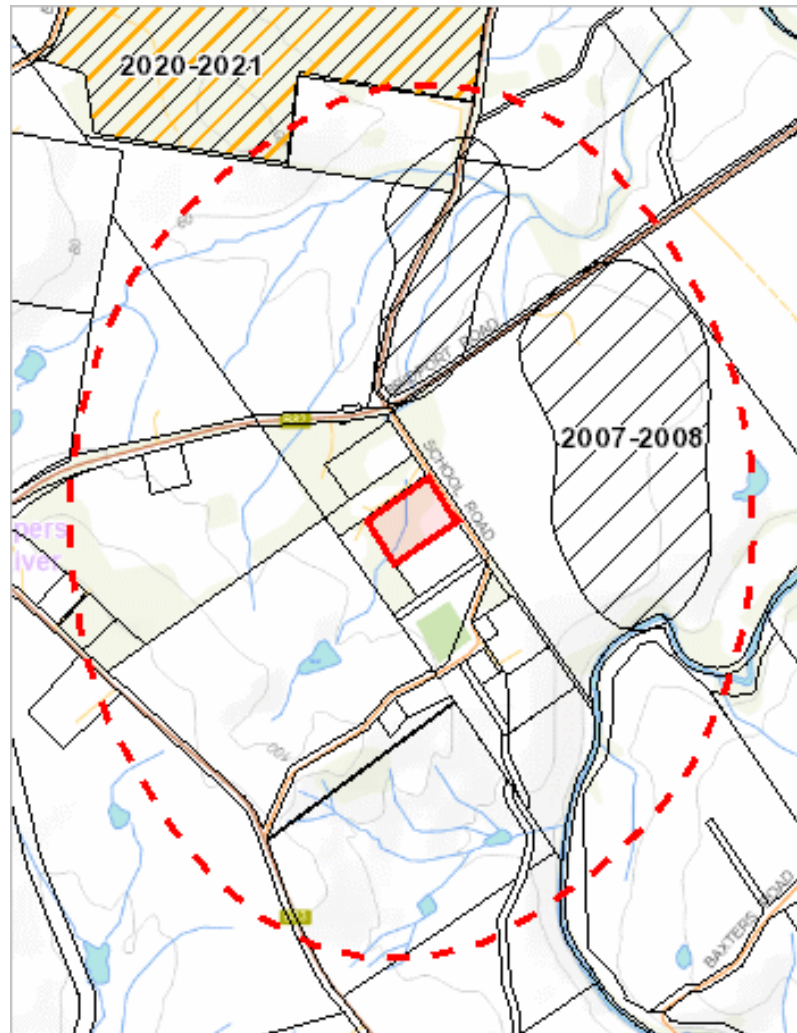
Scheduled Community Id	Scheduled Community Name
20	Eucalyptus ovata forest and woodland
30	Melaleuca ericifolia swamp forest
34	Riparian scrub

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPSupport@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



506488, 5449025

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George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Fire History (All) within 1000 metres

Legend: Fire History All

- ☒ Bushfire-Unknown Category
- ☒ Completed Planned Burn

☒ Bushfire

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Fire History (All) within 1000 metres

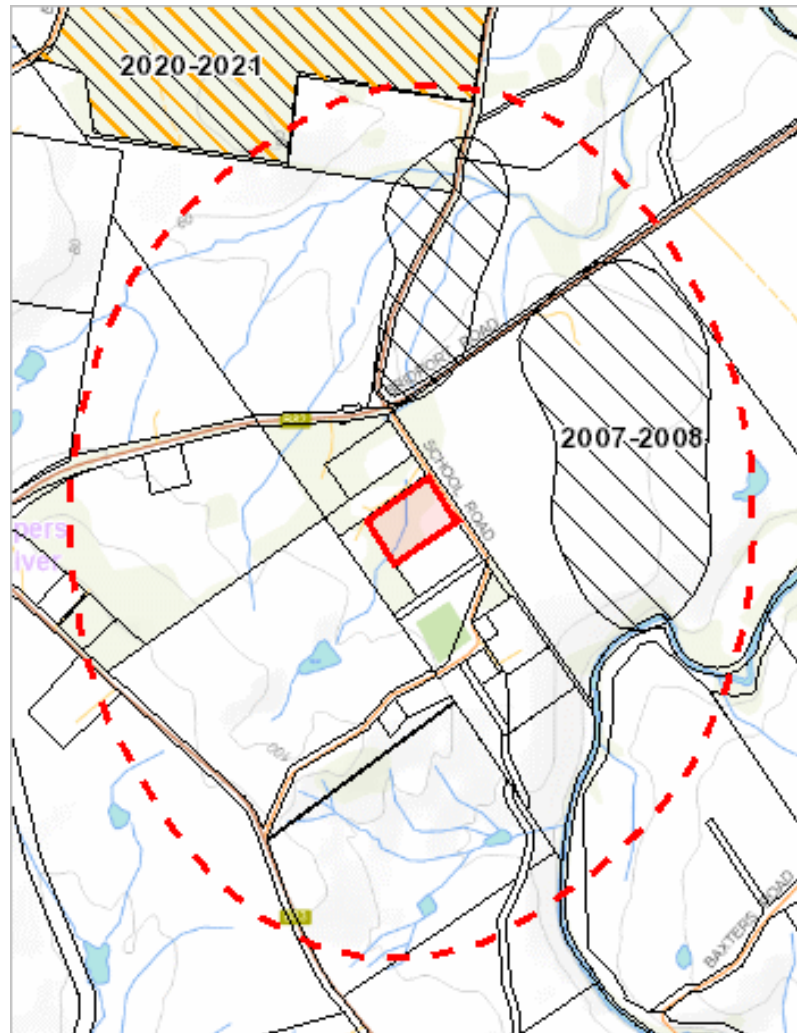
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
143833	Bridport Road	18-Feb-2008	Bushfire	Undetermined	34.19807023
235348	Weymouth Road	01-Jan-2016	Bushfire	Deliberate	15.27499509
LRR001SFR	LRR001SFR - Pipers River	20-Nov-2020	Planned Burn	Planned Burn	168.32407464

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000






506488, 5449025

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George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Fire History (Last Burnt) within 1000 metres

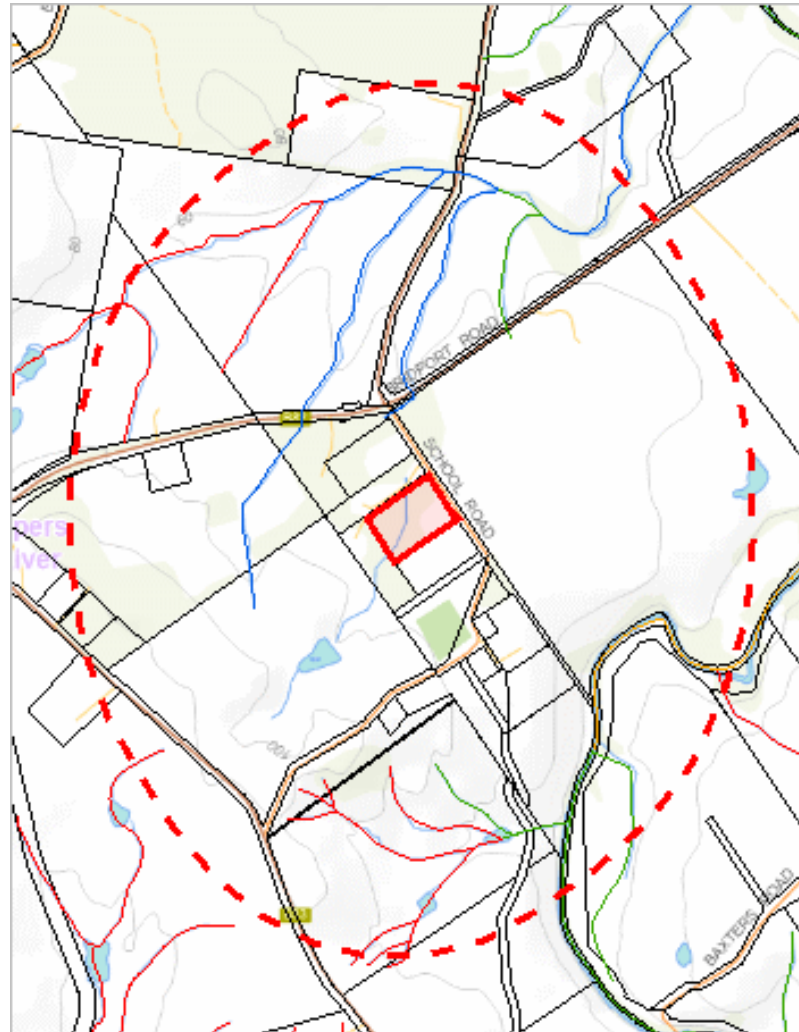
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
143833	Bridport Road	18-Feb-2008	Bushfire	Undetermined	34.19807023
235348	Weymouth Road	01-Jan-2016	Bushfire	Deliberate	15.27499509
LRR001SFR	LRR001SFR - Pipers River	20-Nov-2020	Planned Burn	Planned Burn	168.32407464

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000



506488, 5449025

Please note that some layers may not display at all requested map scales

George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Freshwater Ecosystem Values within 1000 metres

Legend: CFEV Rivers - Integrated Conservation Value

— Very High

— High

— Medium

— Low

— Artificial drainage

Legend: CFEV Groundwater Dependent Ecosystems (GDEs)



Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Freshwater Ecosystem Values within 1000 metres

Rivers

Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
312534.0		Low	L	L	1.0
312625.0		Low	L	L	1.0
312626.0		Low	L	L	1.0
312627.0		Low	L	L	1.0
312628.0		Low	L	L	1.0
312629.0		Low	L	L	1.0
312630.0		Medium	L	M	1.0
312631.0		Low	L	L	1.0
312632.0		Low	L	L	1.0
312633.0		Low	L	L	1.0
312639.0		Low	L	L	1.0
312640.0		Medium	L	M	1.0
312641.0		Medium	H	VH	2.0
312642.0		Low	H	VH	2.0
312643.0		Low	H	VH	2.0
312644.0	Pipers River	Low	H	VH	2.0
312645.0		Low	L	L	1.0
312646.0		Low	L	L	1.0
312647.0		Medium	L	M	1.0
312648.0		Low	VH	VH	3.0
312649.0		Low	H	VH	2.0
312651.0		Low	L	L	1.0
312652.0		Low	L	L	1.0
312653.0		High	VH	VH	3.0
312654.0		Low	VH	VH	3.0
312655.0		High	VH	VH	3.0
312656.0		Low	H	VH	2.0
312657.0	Pipers River	Low	H	VH	2.0
312658.0	Pipers River	Medium	M	M	2.0
312659.0		Low	L	L	1.0
312660.0	Pipers River	Medium	M	M	2.0
312661.0		High	H	VH	2.0
312663.0		Medium	VH	VH	3.0

Groundwater Dependent Ecosystems

No Groundwater Dependent Ecosystem features found within 1000 metres

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.

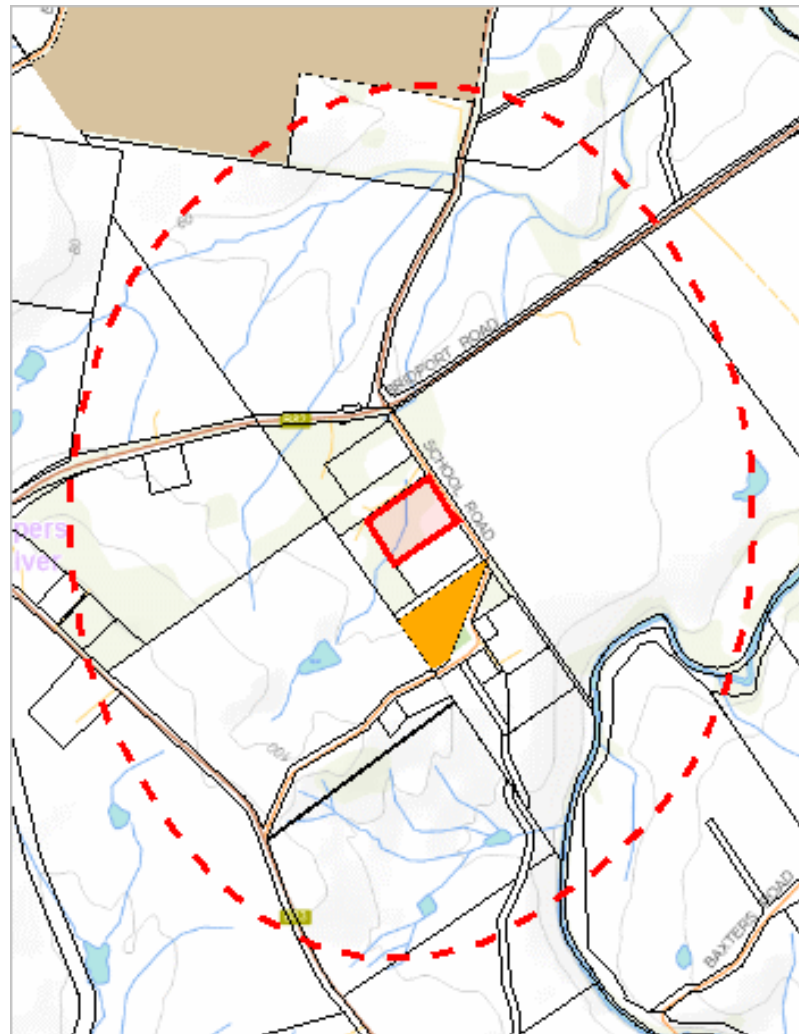
Telephone: (03) 6165 53271

Email: cfev@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Website: <https://www.nre.tas.gov.au/cfev>

For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: <https://wrt.tas.gov.au/cfev>



506488, 5449025

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George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

-  Conservation Area
-  Conservation Area and Conservation Covenant (NCA)
-  Game Reserve
-  Historic Site
-  Indigenous Protected Area
-  National Park
-  Nature Reserve
-  Nature Recreation Area
-  Regional Reserve
-  State Reserve
-  Wellington Park
-  Other Public Authority Land within TWWHA
-  Future Potential Production Forest
-  Informal Reserve on Permanent Timber Production Zone Land or STT managed land
-  Informal Reserve on other public land
-  Roadside Conservation Site
-  Conservation Covenant (NCA)
-  Private Nature Reserve and Conservation Covenant (NCA)
-  Private Sanctuary and Conservation Covenant (NCA)
-  Private Sanctuary
-  Private land within TWWHA
-  Private land within other WHA (Convict Sites)
-  Management Agreement
-  Stewardship Agreement
-  Part 5 Agreement (Meander Dam Offset)
-  Other Private Reserve

Legend: Cadastral Parcels



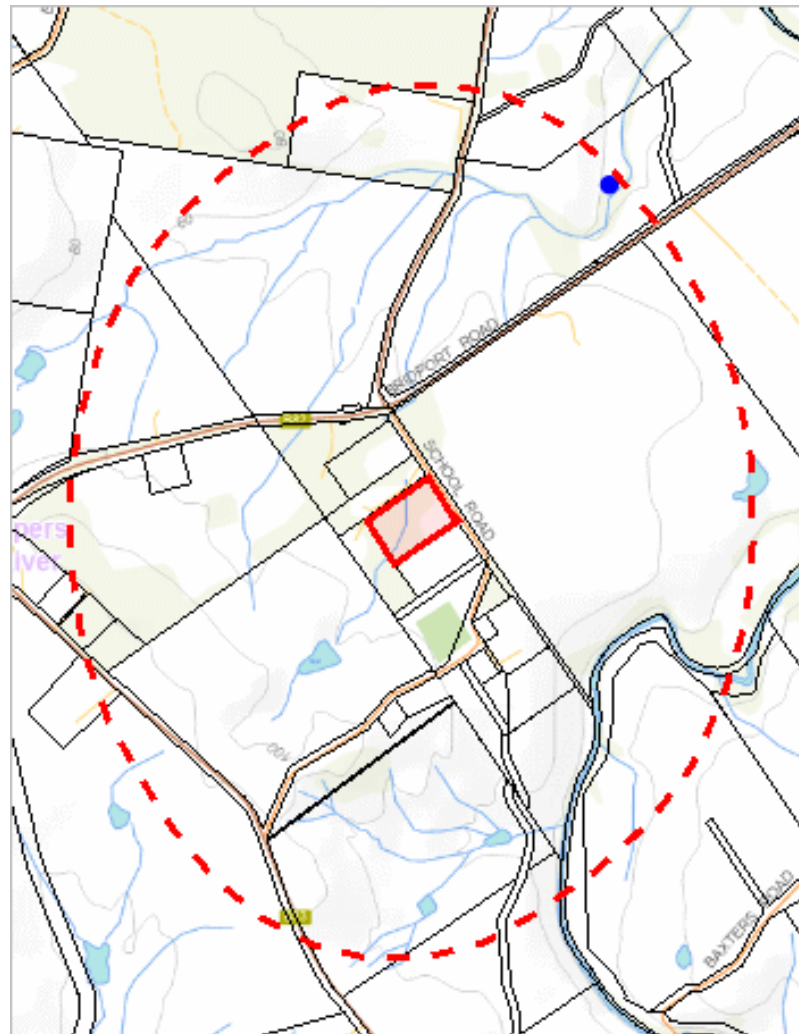
George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Lefroy Regional Reserve	Regional Reserve	Other Formal Reserve	173.9638014 4
	Informal Reserve on other public land	Informal Reserve	2.5382113

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

Email: LandManagement.Enquiries@nre.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



506488, 5449025

Please note that some layers may not display at all requested map scales

George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

● Point Verified
/ Line Unverified

● Point Unverified
□ Polygon Verified

/ Line Verified
□ Polygon Unverified

Legend: Hygiene infrastructure

● Location Point Verified
/ Location Line Verified
□ Location Polygon Verified

● Location Point Unverified
/ Location Line Unverified
□ Location Polygon Unverified

Legend: Cadastral Parcels



George Town Council
2025 08 26 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

Species Name	Common Name	Prescription	Observation Count	Last Recorded
Phytophthora cinnamomi	root rot or water mould		1	19-Mar-1973

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

Bushfire Hazard Management Report: Subdivision

Report for: T Wilson & N Ciffo

Property Location: 111 School Road, Pipers River

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 7th July 2025

Version: 1



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Summary

Client: T Wilson & N Ciffo

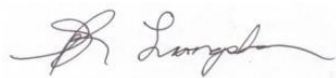
Property

identification: Current zoning: Rural Living A, *Tasmanian Planning Scheme- George Town*

111 School Road, Pipers River, CT 144145/1, PID 2648345

Proposal: A 2 lot subdivision) is proposed from 1 existing title at 111 School Road, Pipers River.

**Assessment
by:**



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

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Version	Date	Notes
1	7/7/2025	

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

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DESCRIPTION

A 2 lot subdivision is proposed from 1 existing title at 111 School Road, Pipers River.
The area is mapped as bushfire prone in planning scheme overlays.

The proposal creates lot 1, 17150m², with existing dwelling and outbuildings, the lot is predominately cleared with a dam in the SW corner and forest along the drainage line. Lot 2 will be 8050m² and is forest on the majority with the proposed access strip cleared. Surrounding land is a mosaic of low threat around dwellings, grassland, forest and woodland. The area is not serviced by a reticulated water supply. Lots have frontage to School Road.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

VEGETATION AND SLOPE

Lot		Northeast	Southeast	Southwest	Northwest
1	Vegetation, within 100m of existing dwelling	0-14+m low threat, 14+ - 100m grassland	0-16+m low threat, 14+ - 100m grassland	0-40m low threat, 40 - 100m forest	0-10+m low threat, 10+ - 100m grassland
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Down slope 0-5°
	BAL rating existing vegetation	BAL 12.5	BAL 12.5	BAL 12.5	BAL 19
2	Vegetation, within 100m of lot boundaries	0-20+m low threat, 20+ -- 100m grassland	0-60+m forest, 60+ -100m grassland	0-30m grassland, 30-50m low threat, 50-100m grassland (northern portion): 0-80m woodland, 80-100m grassland (southern portion)	0-70m low threat, 70-100m forest (western portion): 0-25+m grassland, 25+m -70m forest, 70-100m grassland / low threat mosaic western portion
	Slope (degrees, over 100m)	Down slope 0-5°	Down slope 0-5°	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ

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	BAL rating with setback and HMA	BAL 19
--	---------------------------------	--------

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after the development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

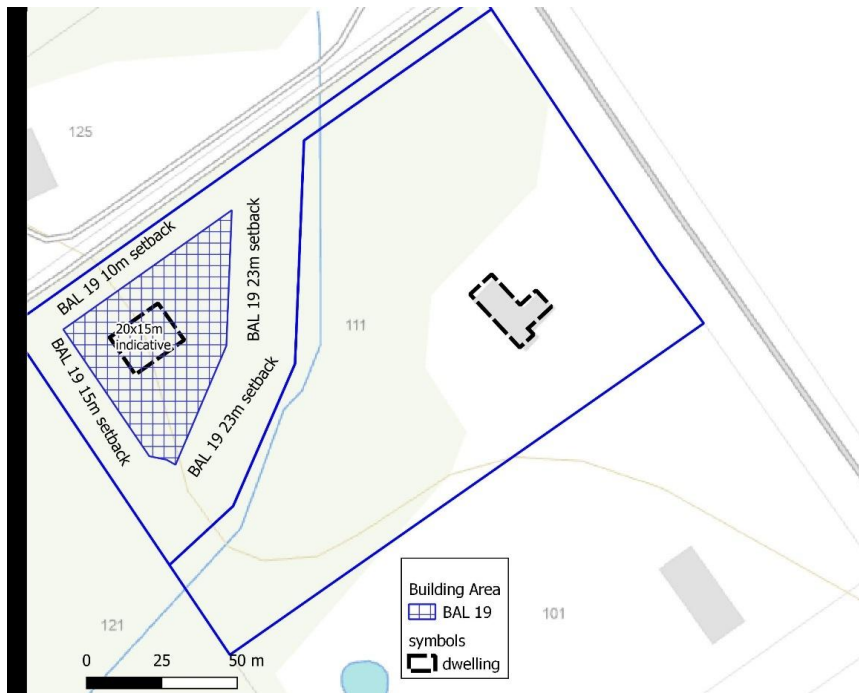


Figure 1: BAL 19 Building Area lot 2

HAZARD MANAGEMENT AREAS

Lot 1 existing dwelling: Land within 10m upslope and level and 11m downslopes from a building façade must be maintained as low threat from a dwelling façade from sealing of tiles and in perpetuity. It is recommended that existing additional low threat areas are maintained to reduce the risk.

Lot 2 land within the distances shown must be maintained as low threat from commencement of construction of a habitable building and maintained in perpetuity.



Figure 2: Hazard Management Areas

ROADS

No roads are proposed for the subdivision; all lots will have access from School Road.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.2. Existing access to lot 1 dwelling is compliant. Lot 2 access must be compliant prior to commencement of construction of a habitable building.

Table C13.2: Standards for Property Access

Element	Requirement
A. Property access length is less than 30m; or access is not required for a	There are no specified design and construction requirements.

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	fire appliance to access a fire fighting water point.	
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated water supply.

The lot 1 dwelling must have a table C13.5 compliant static water supply prior to sealing of titles.

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Future habitable building must have a compliant static water supply prior to commencement of construction of a habitable building.

Table C13.5 Static Water Supply

E		R
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

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E		R
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway.

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CONCLUSIONS

A 2 lot subdivision is proposed from 1 existing title at 111 School Road, Pipers River.
The area is mapped as bushfire prone in planning scheme overlays.

There is sufficient area on lot 1 to provide for BAL 19 hazard management area for the existing dwelling. A static water supply must be in place prior to the sealing of titles.

Lot 2 has sufficient area for construction to BAL 19, complaint hazard management, access and water supply must be in place prior to commencement of construction

REFERENCES

Department of Premier and Cabinet (Tasmania). (2017). *Building Act 2016*.

Department of Premier and Cabinet (Tasmania). (2017). *Building Regulations 2016*.

Standards Australia Limited. (2018). *AS 3959-2018 Construction of buildings in bushfire prone areas*

Tasmanian Planning Scheme- George Town

APPENDIX 1—MAPS



Figure 3: Location lots in blue



Figure 4: Aerial Image

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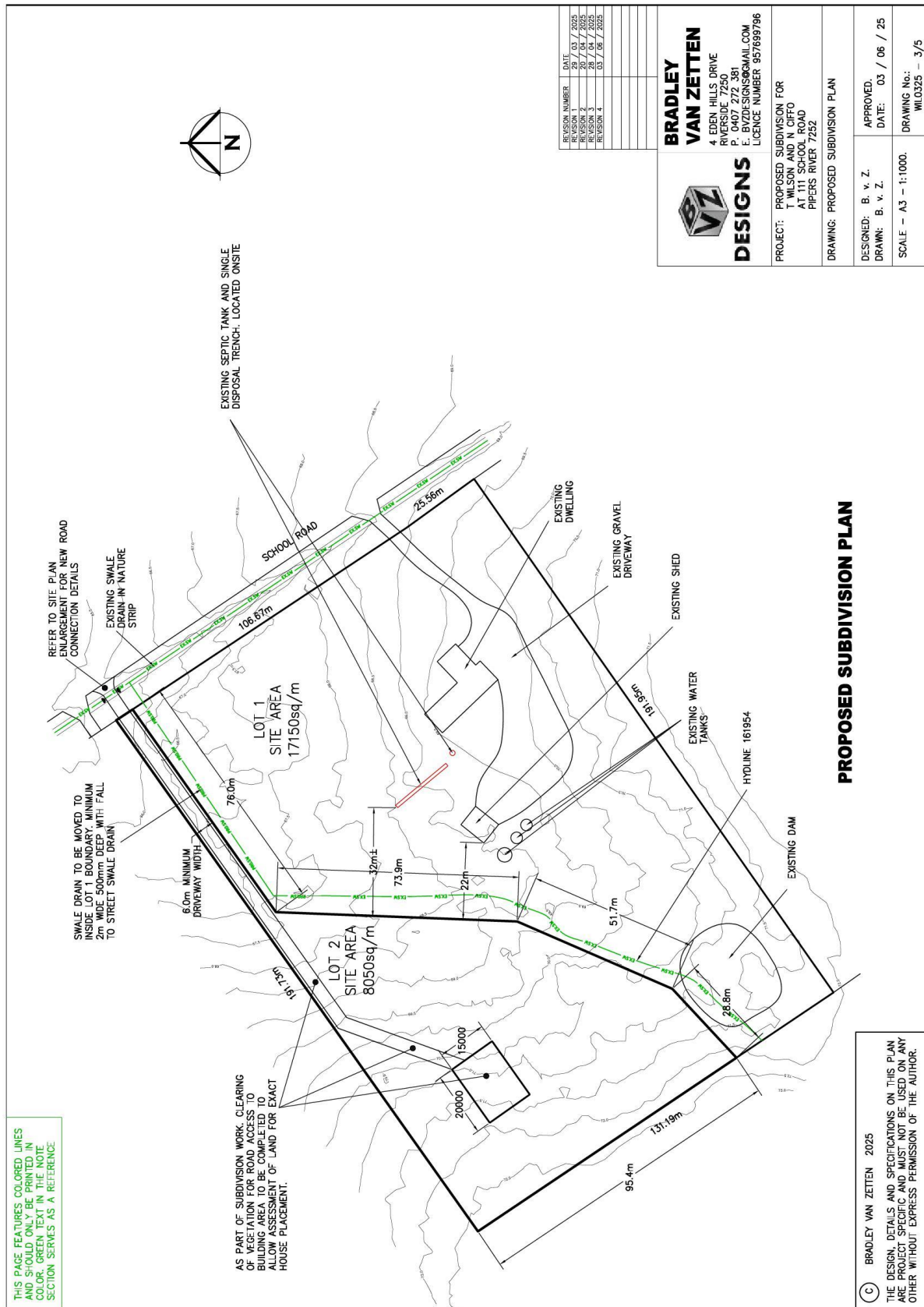


Figure 5: Proposed Subdivision Plan

APPENDIX 2 – PHOTO



Figure 6: Lot 1 dwelling



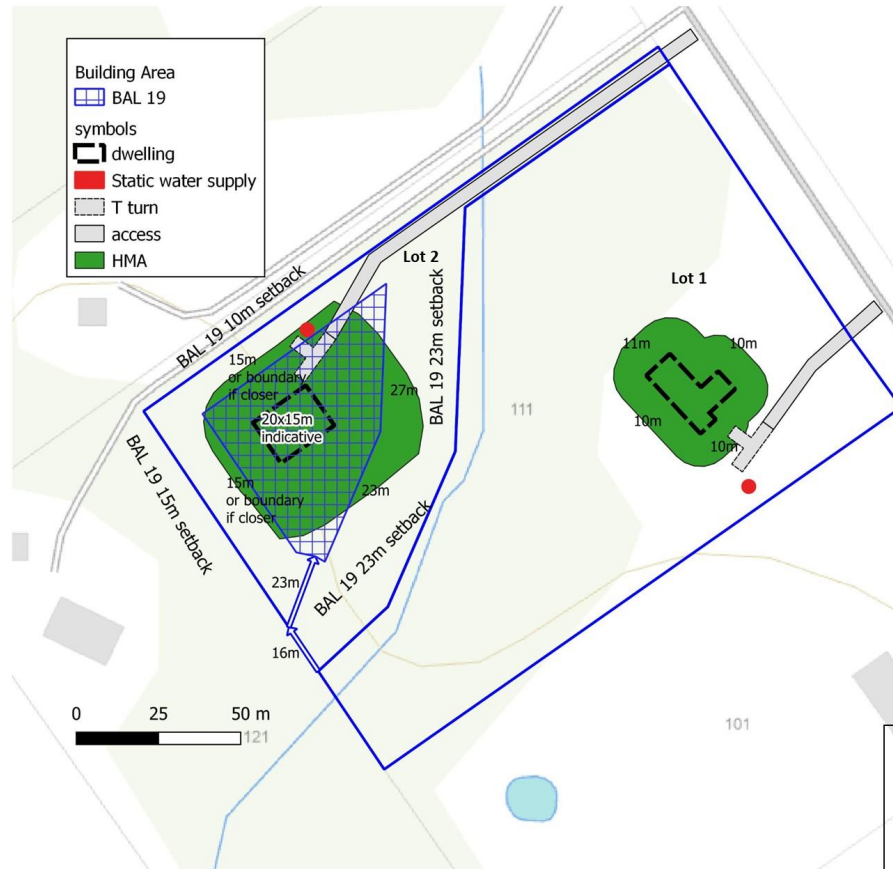
Figure 7: Lot 2



Figure 8: lot 2 vegetation

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Bushfire Hazard Management Plan: Subdivision



Proposed Development	Subdivision, 2 lots from 1 lot
Plan of Subdivision	BVZ Designs
Property Owner	111 School Road Pipers River
Address	501 Moriarty road Moriarty
CT	144145/1
PID	2648345

The following must be in place for lot 1 dwelling prior to sealing of titles

- Static Water supply

The following must be in place for future habitable buildings prior to commencement of construction:

- Hazard Management Area
- Access
- Static Water supply

Hazard Management Area

All land within the distances shown must be low threat vegetation prior to the commencement of construction of a habitable building.

Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards.

This BHMP has been prepared to satisfy the requirements of Tasmanian Planning Scheme-George Town. This plan should be read in conjunction with the report titled: 111 School Road Pipers River. Livingston Natural Resource Services .

Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 7/7/2025

SRL25/405

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BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address: 111 School Road, Pipers River

Certificate of Title / PID: CT 144145/1, PID 2648345

2. Proposed Use or Development

Description of proposed Use and Development: Subdivision, 2 lots from 1 lot

Applicable Planning Scheme: Tasmanian Planning Scheme -George Town

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 111 School Road, Pipers River	Scott Livingston	7/7/2025	1
Bushfire Hazard Management Plan 111 School Road, Pipers River	Scott Livingston	7/7/2025	1
Plan of Subdivision	BVZ Designs	03/06/2025	

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

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<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective,
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

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5. Bushfire Hazard Practitioner

Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Scott Livingston

Date:

7/7/2025

**Certificate
Number:**

SRL25/40S

(for Practitioner Use only)

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To:	<input type="text" value="T Wilson & N Ciffo"/>	Owner /Agent
	<input type="text" value="111 School Road"/>	Address
	<input type="text" value="Pipers River"/>	<input type="text" value="7252"/> Suburb/postcode
Qualified person details:		
Qualified person:	<input type="text" value="Scott Livingston"/>	
Address:	<input type="text" value="PO Box 178"/>	Phone No: <input type="text" value="0438 951 021"/>
	<input type="text" value="Orford"/>	Fax No: <input type="text" value="7190"/>
Licence No:	<input type="text" value="BFP-105"/>	Email address: <input type="text" value="scottlivingston.lnrs@gmail.com"/>
Qualifications and Insurance details:	<input type="text" value="Accredited Bushfire Assessor"/>	<small>(description from Column 3 of the Director of Building Control's Determination)</small>
Speciality area of expertise:	<input type="text" value="Bushfire Assessment"/>	<small>(description from Column 4 of the Director of Building Control's Determination)</small>
Details of work:		
Address:	<input type="text" value="111 School Road"/>	Lot No: <input type="text" value="2"/>
	<input type="text" value="Pipers River"/>	Certificate of title No <input type="text" value="144145/1"/>
The assessable item related to this certificate:	<input type="text" value="Bushfire Attack Level (BAL)"/>	<small>(description of the assessable item being certified) Assessable item includes – - a material; - a design - a form of construction - a document - testing of a component, building system or plumbing system - an inspection, or assessment, performed</small>
Certificate details:		
Certificate type:	<input type="text" value="Bushfire Hazard"/>	<small>(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)</small>

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

✓

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or

a building, temporary structure or plumbing installation:

☐

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant
calculations:

References:

Australian Standard 3959
Building Amendment Regulations 2016
Director of Building Control (2024) Director's Determination for Bushfire
Hazard Areas v1.2 2024

Substance of Certificate: (what it is that is being certified)

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1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
Assessed as - BAL 19.
 2. Bushfire Hazard Management Plan
- Proposal is compliant with DTS requirements, Director's Determination for Bushfire Hazard Areas v1.2 2024

Scope and/or Limitations

Scope:

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Tasmanian Planning Scheme Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

Limitations:

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 144145	FOLIO 1
EDITION 7	DATE OF ISSUE 30-May-2023

SEARCH DATE : 29-Mar-2025

SEARCH TIME : 06.42 PM

DESCRIPTION OF LAND

Parish of LEFROY Land District of DORSET
Lot 1 on Sealed Plan 144145
Derivation : Part of Lot 3, 15A-1R-4P (Section D) Gtd. to H.S.
Dwyer
Prior CT 247869/3

SCHEDULE 1

M941942 TRANSFER to TIMOTHY LUKE WILSON and NATASHA ANTONIA
CIFFO Registered 21-Apr-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP144145 FENCING COVENANT in Schedule of Easements
C636972 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
04-Oct-2005 at noon
E346315 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 30-May-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

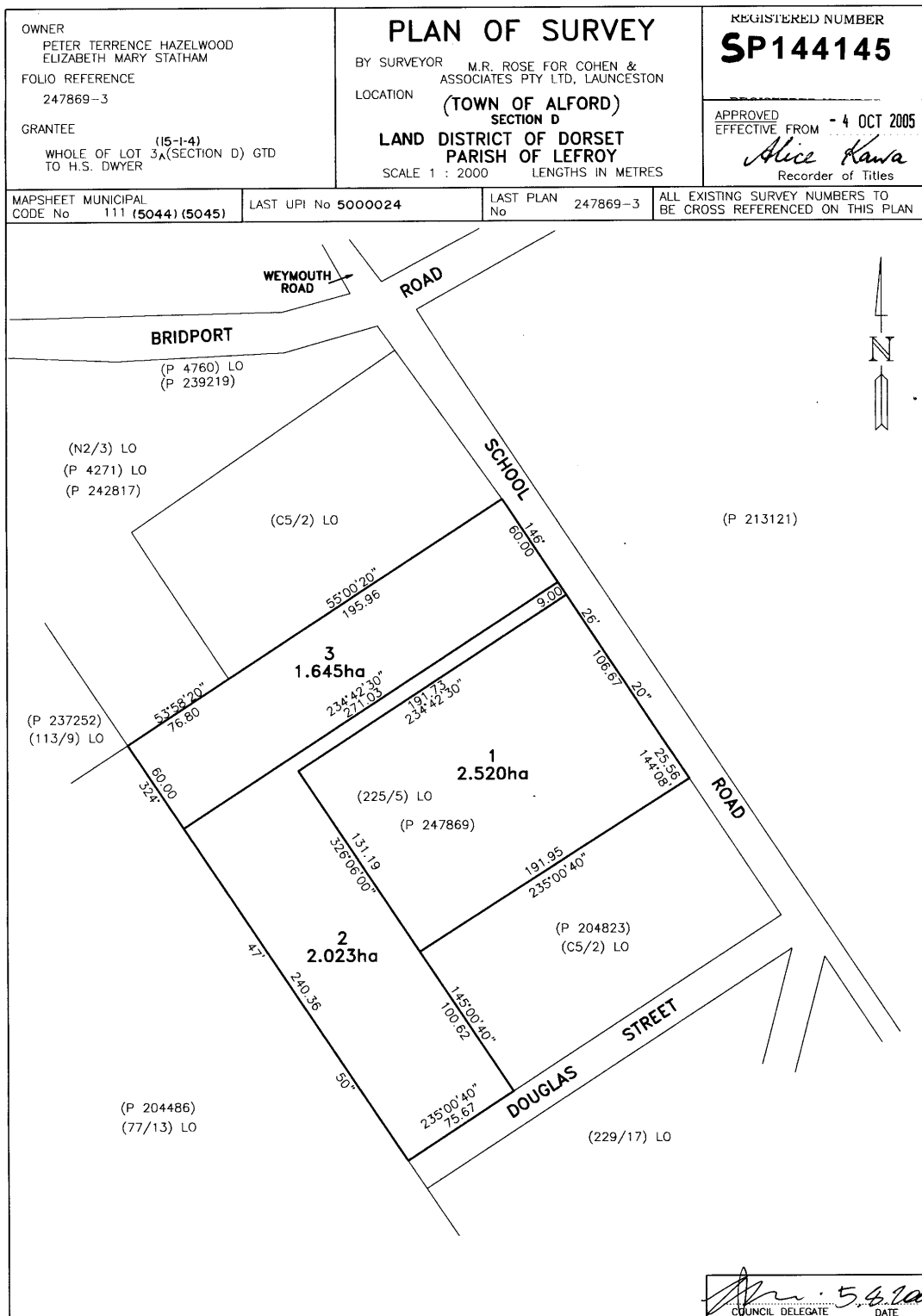
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FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 29 Mar 2025

Search Time: 06:43 PM

Volume Number: 144145

Revision Number: 01

Page 1 of 1

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au

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From: Annette Raimona [REDACTED]
Sent: Friday, 1 August 2025 11:08 AM
To: George Town Council Planning
Cc: daveqr34 [REDACTED]; Annette Raimona; [REDACTED];
Subject: ATT: Tamar Burt - Planning and Building Services : Submission Regarding Proposed Subdivision at 111 School Road
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Justin

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To : George Town Council

Good morning Tamara

RE: Submission Regarding Proposed Subdivision at 111 School Road (C/T 144145/1)

Thank you for sending the Notice of Planning Application for C/T 144145/1 subdivision (1 lot to 2 lots) .

While we, the undersigned, are not opposed in principle to this proposed subdivision of 111 School Road into two lots, we wish to raise concerns regarding the existing culvert sizes for the driveway crossovers at 121, 125, and 129 School Road, as well as the proposed new crossover for the subdivided lot at 111 School Road.

During heavy rainfall, the current culverts and drainage systems are unable to adequately manage the volumes of natural runoff from the 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.

Thanks you for considering this submission. We look forward to your response.

Regards

Property Owners

- Annette and David Raimona - 121 School Road, Pipers River
- David and Kelly Upston - 125 School Road, Pipers River
- John Riley - 129 School Road, Pipers River

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Any opinions contained in this message are those of the author and are not provided or endorsed by ourselves unless clearly indicated and the authority or the author to so bind is duly verified.

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From: Council Referrals
Sent: Fri, 16 May 2025 04:45:04 +0000
To: George Town Council Planning
Subject: RE: TN Referral - Subdivision (1 Lot to 2 Lots) at 111 School Road, Pipers River - DA 2025/25 - CN25-102401

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Hi Chelsea,

Thank you for your email on 05/05/2025 referring to the above development.

Based on the information provided, 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 found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to support the new lot.

Best Regards,
Shehan.

Shehan Mendis
Customer Relationship Specialist

P 03 6271 6042
E shehan.mendis@tasnetworks.com.au
1-7 Maria St, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au

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From: Chelsea Blyth <chelseab@georgetown.tas.gov.au>
Sent: Tuesday, 6 May 2025 9:14 AM
To: Council Referrals <Council.Referrals@tasnetworks.com.au>
Cc: George Town Council Planning <planning@georgetown.tas.gov.au>
Subject: TN Referral - Subdivision (1 Lot to 2 Lots) at 111 School Road, Pipers River - DA 2025/25 - CN25-102401

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[Report Suspicious](#)

Good morning,

In accordance with Section 44L of the *Electricity Supply Industry Act 1995*, please find attached referral and supporting docs for a Subdivision (1 Lot to 2 Lots) at 111 School Road, Pipers River.

Please notify us as soon as possible if you require anything further.

Please forward response to: Planning@georgetown.tas.gov.au (CC'd in this email).

Thank you

Kind Regards,

CHELSEA BLYTH

Planning Officer/Permit Authority

George Town Council

16-18 Anne Street, George Town Tasmania 7253

PO Box 161, George Town Tasmania 7253

p (03) 6382 8800 | f (03) 6382 8899

w www.georgetown.tas.gov.au [georgetown.tas.gov.au] | e chelseab@georgetown.tas.gov.au

My working days are Tuesday to Friday & every second Monday

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[\[georgetown.tas.gov.au\]](http://georgetown.tas.gov.au)



[\[georgetownmtbtrails.com.au\]](http://georgetownmtbtrails.com.au)



[\[wildtamar.com.au\]](http://wildtamar.com.au)



[\[bassandflindersmuseum.com.au\]](http://bassandflindersmuseum.com.au)



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

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GEORGE TOWN COUNCIL
QUARTERLY PERFORMANCE REPORT
1st April – 30 June 2025

Adopted		Council Resolution:	
File Reference			

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1 MESSAGE FROM GENERAL MANAGER

The following report reflects the final quarter of the 2024/2025 fiscal year. Readers will note that the report does not contain financial results. End of year financial statements are expected to be prepared in August and audited in September; however, we are confident of a result that meets the 1% deficit/surplus target set in Council's financial strategy.

A highlight for me has been visiting townships throughout the municipality where I am joined by the Mayor and executive team to discuss matters of local interest. For the most part, these consultations are well attended by engaged community members.

In addition to the usual Healthy George Town program, information sessions were held covering the following areas:

- Understanding Autism and ADHD from a Neurodiversity-Affirming Perspective
- Living with Arthritis
- Diabetes Services and Programs
- Healthy Eating

A number of events took place over the reporting period, however, the Solstice in the Square that ran on 20 June, was by far my favorite. The weather was mild, allowing over 2,000 patrons to enjoy both indoor and outdoor entertainment. The ambience again this year was amazing, with lighting and fire pots casting a glow across the square.

Organisation performance has continued to be strong throughout the year. Customer service compliance for the Works & Infrastructure area is 99% having received 310 requests and actioned 308. A total of 21 planning permits were issued at a value of \$452 million. Readers will note the value of works is significantly higher than usual. This is due to an application to build a 288 MW solar farm comprising some 600,000 panels generating enough energy to power over 100,000 homes.

Council's Caring for Cats pilot program has been successful with 44 cats being desexed (113 YTD) and 43 (115 YTD) being microchipped. This program aims to reduce the number of litters becoming stray and feral cats that have a negative impact on our native fauna.

These are just a few highlights throughout the reporting period.

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2 GOVERNANCE REPORT

2.1 GENERAL MANAGERS MATTERS OF INVOLVEMENT 4TH QUARTER 1ST APRIL - 30TH JUNE 2025

Excludes internal operational meetings.

GENERAL MANAGER – MATTERS OF INVOLVEMENT – SHANE POWER		
April	2	LGAT General Meeting
	3	Presentation at East Arm Resources
	4	Attended Circular North Steering Committee Meeting
	4	Attended Opening of the 2025 Kinimathatakinta/George Town Art Prize
	7	ANZSOG
	8	Attended Council Workshop
	9	Met with Bass Candidate
	10	Attended BBAMZ Board Meeting
	10	ANZSOG
	11	ANZSOG
	11	Met with Consultant for Performance Review
	11	Attended Northern GM's Regional Meeting
	14	Met with Visit Northern Tas.
	15	Met with Federal Member for Bass
	15	ANZSOG
	16	Met with CEO Launceston City Council & TasPorts and toured TasPorts
	25	Attended ANZAC Day
	28	Attended Tas. Police Community Bus Launch
	28	ANZSOG
	29	Attended Council Workshop
	29	Attended Ordinary Council meeting
	30	Met with CSIRO re rPPP proposal: Circular Business Innovation Network Precinct
May	5	Attended Annual Performance Review
	6	ANZSOG
	9	Met with CSIRO re rPPP proposal: Circular Business Innovation Network Precinct
	13	ANZSOG
	15	Attended Tourism Meeting
	16	Met with CSIRO re rPPP proposal: Circular Business Innovation Network Precinct
	20	Met with State Ministers
	20	ANZSOG
	21	Met with Jobs Tasmanian representative
	22	Met with leader of Labor party
	22	Met with Nick Duigan MP/MLC

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	26	Presented with Mayor Council's Community Engagement Session - Bellingham
	26	Presented with Mayor Council's Community Engagement Session - Weymouth
	26	Presented with Mayor Council's Community Engagement Session - Hillwood
	27	Attended Council Workshop
	27	Attended Ordinary Council meeting
	28	Tamar FM Radio
	29	Presented with Mayor Council's Community Engagement Session - Lulworth
	29	Presented with Mayor Council's Community Engagement Session – Pipers River/Pipers Brook
	30	State Budget Lunch
	30	Presented with Mayor Council's Community Engagement Session - Beechford
	3	ANZSOG
	4	Met with potential tourist operators
	5	Presented with Mayor Council's Community Engagement Session – George Town/Low Head
	6	Attended Northern GM's Regional Meeting
	10	Attended Council Workshop
	13	ANZSOG
	19	Attended Launch of the Youth Art Prize
	20	Attended Circular North Steering Committee meeting
	20	Attended Solstice in the Square
	23	Attended TasWater General Meeting
	24	Attended Council Workshop
	24	Attended Ordinary Council meeting
	27	ANZSOG

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2.2 COUNCIL RESOLUTION MONITOR

The Council Resolutions Monitor is in Annex A.

2.3 USE OF THE COUNCIL SEAL

The Seal of the George Town Council was used on the following occasions during the reporting period.

Date	Document Details
28.04.25	Community Grant – Round 2 2024/2025 Rotary Club of George Town
08.05.25	Community Grant – Round 2 2024/2025 George Town Junior Football Club
13.05.25	Final Plan & Schedule of Easements for 312-314 Low Head Road, Low Head – Amalgamation 1 Lot to 2 Lot – DA 2023/111
14.05.25	Community Grant – Round 2 2024/2025 Bellingham Progress Association
22.05.25	Grant Agreement – Cultural Heritage Organisations 2025-26 – Bass & Flinders Maritime Museum
04.06.25	Final Plan & Schedule of Easements for 128 North St, George Town – 2 Lot Subdivision
04.06.25	Lease of Crown Land off Leam Road, Hillwood PID 9651853
04.06.25	Section 126 The Glen Road – Acquisition Plans Volume 160207 Folio 2
19.06.25	Blank Instrument Form – Amendment to Sealed Plan No. 147450 – Bridport Road, Pipers River
24.06.25	Sealed Plan, Lot 15 Bush Haven, Lulworth
27.06.25	Tasmanian Government – Conditions of Contract – Provision of Statutory Valuation Services
27.06.25	Community Grant – Round 2 2024/2025 Outer Cove

2.4 AUDIT PANEL ACTIONS

Nil to report.

2.5 ANNUAL PLAN PROGRESS REPORT

The Annual Plan Progress report is a snapshot of progress against the tasks of the 2024-2025 Annual Plan. It follows a traffic light system. Green indicates the task has commenced and is on schedule. Yellow light indicates the task has commenced but is slightly behind schedule. Red light indicates the task has commenced and is substantially behind schedule, or the task has not yet commenced. Clarifying remarks are located in the comments section of each task. The report is located in Annex B.

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3 SERVICE DELIVERY

3.1 WORKS AND INFRASTRUCTURE

Category	1 Apr 2025-30 Jun 2025		1 Apr 2025-30 Jun 2025		Percentage Actioned
	Received	Total	Actioned	Total	
Roads	57		57		100%
Security/Vandalism	7		7		100%
Miscellaneous	42		42		100%
Vegetation/Reserves	17		17		100%
Waste Services	117		117		100%
Drainage	13		12		92%
Parks & Waterways	2		2		100%
Graffiti	4		4		100%
Trees	42		41		98%
Footpaths	9		9		100%
Total Received	310				
Total Actioned			308		
Percentage Actioned			99%		99%

3.2 PLANNING

PLANNING – NPR's and PLANNING PERMITS

NPR's	April - June 2025
Dwelling	5
Dwelling Add	1
Outbuilding	2
Total	8

Planning Permits Issued	April - June 2025	
New Dwelling	6	
Outbuildings (inc. fence)	3	
Commercial	3	
Subdivision/Boundary Adjustment	2	
Change of Use to Visitor Acc.	7	
		Estimated Value
Total Q4 2025	21	\$452,068,062.00
Total Q4 2024	20	\$6,824,809.00

Note: it should be noted that the total value listed above will include value of works that is also included in the building approvals values.

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3.3 BUILDING APPROVALS

BUILDING PERMITS ISSUED – CATEGORY 4

Building Permits – Month	April - June 2024	April - June 2025
Number of Permits Issued	3	3
Estimated value of Permits Issued	\$441,000.00	\$890,000.00

Building Permits – Financial Year	2023/2024	2024/2025
Financial Year to date – approvals	11	6
Financial Year to date - Estimated value	\$1,592,700.00	\$2,775,000.00

Building Permits – Calendar Year	2024	2025
Calendar Year to date – approvals	5	3
Calendar Year to date – Estimated value	\$630,700.00	\$890,000.00

NOTIFIABLE WORKS ISSUED – CATEGORY 3

Notifiable Building – Month	April - June 2024	April - June 2025
Number of Approvals Issued	29	28
Estimated value of Approvals Issued	\$8,994,530.00	\$6,871,628.00

Notifiable Building – Financial Year	2023/2024	2024/2025
Financial Year to date – approvals	96	113
Financial Year to date - Estimated value	\$28,772,055.98	\$45,491,366.70

Notifiable Building – Calendar Year	2024	2025
Calendar Year to date – approvals	49	61
Calendar Year to date – Estimated value	\$16,176,983.00	\$17,048,970.00

The total number of approvals for this reporting period is determined by adding the cat 4 permits and cat 3 CLC's together:

Total number for this period is:	31
These consist of:	
Dwelling additions/alterations	8
Change of Use	1
New dwellings/units including any outbuildings	16
Shop alterations/Commercial	3
Shed, Carport, Garage (new and additions/alts)	3

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3.4 COMPLIANCE

Building/Planning - Reported Compliance: April - June 2025
3 – New
2 – Tasks completed in this period
4 – Ongoing (inc. new)

3.5 ENVIRONMENTAL HEALTH AND IMMUNISATIONS

April-June 2025

Activity	Number carried out
Food Premises Inspections	13
Food Premises Notices	1
Food Premises change of Ownership	
Food Premises Infringement Notices	
Food Premises 'Show Cause' letter	
Regulated Public Health Inspection	
Regulated Systems (cooling towers) inspection	
PHU (Public Health Unit of State Government) Notifiable Disease follow up	
Onsite Wastewater assessment for plumbing permit	
Onsite Wastewater conditions for plumbing permit	7
Onsite Wastewater inspection - final	11
Recreational water Sampling (including pools)	1
Public Health Act Notices	
Water Cartage Contractor Vehicle inspection	1
Temporary Food Business Licences (market stalls)	2
School based Immunisation Program	G7 – 26 G10 - 25 (51 in total)
Water sampling rainwater tanks on council buildings	

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3.6 ANIMAL CONTROL ACTIVITY

COMMUNITY COMPLIANCE CONTROL ACTIVITY (UPDATED VERSION)				
Number of:	Q4 (Apr, May, Jun) 2025			Q3 (Jan, Feb, Mar) 2025
Customer Requests Received	74			104
Total Category - Animals	64			41
Dog attack reported	3*			3*
Dogs at Large	9*			7*
Other animal enquiries	40*			23*
Cat enquiries/complaints	12*(does not include pilot program expressions of interest via website)			8*(does not include pilot program expressions of interest via website)
General Animal Information				
Dogs impounded	6			3
Dogs rehomed	4			1
Dogs euthanised	0			0
Dangerous Dogs Declared	0			0
Written Warnings issued	7			4
Dogs registered/ re registered following a warning	8			4
Infringements issued	2			2
Kennel licences issued new	0			0
Kennel licences issued total	26			26
Total dogs currently registered on our system	1368			1309
Microchips Implanted	46			17
Multiple Cat Permits	0			0
Total Category – Rangers and Governance	10			63
Fire Hazard enquiries / complaints	7*			55*
Fire Abatement Notices Issued	3 **			48 **
Council proceeded to Act on abatement notice	0			7
Other Rangers and Governance enquiries	3*			8*

* Denotes combined total of CRMS's received

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** No outstanding notices were recorded for this quarter

The Caring for Cats program commenced in September 2024. Since the commencement Council have received to the end of June 161 expressions of interest for microchipping and / or desexing. Council continues to work in conjunction with Just Cats and Scottsdale Vets and the following services were performed during the months of Apr - June:

- 44 cats desexed (113 in total since program inception)
- 43 microchips implanted (included in above table) (115 in total since program inception)

3.7 COMMUNITY

Healthy George Town

This quarter has been a highly productive period for Healthy George Town. In addition to our ongoing Healthy George Town Program, we conducted a series of information sessions over four weeks in June. We also interviewed select participants who have benefited from the program to develop a testimonial video. Videographer Nick Hanson produced this video, highlighting the various sessions offered and the positive, life-changing impact of the program on individuals.

Information Sessions

- **Understanding Autism and ADHD from a Neurodiversity-Affirming Perspective.**
This session was facilitated by the Healthy Mind Centre, with 17 attendees, the highest numbers of all four information sessions. Information included a closer look at Autism and ADHD. Attendees had the opportunity to ask questions relating to their own circumstances.
- **Living with Arthritis.**
Facilitated by Arthritis & Osteoporosis Tasmania. 8 people attended this session. It covered a range of topics including different types of Arthritis and what you can do to live well with the condition.
- **Diabetes Services and Programs.**
This session was facilitated by Diabetes Australia. 6 people attended this session. Information was given on services and programs available for people living with diabetes. The facilitator gave out show bags with information packs.
- **Healthy Eating**
Facilitated by Eat Nutrition. This session was very popular. There were 8 attendees who were very happy with this session. The workshop included information on healthy eating and practical cooking. The group cooked healthy ramen and ate together at the end of the session. We had great feedback from this group of attendees.

	Date	Attendees
Understanding Autism and ADHD	2nd June 2025	17
Living with Arthritis	6th June 2025	8
Diabetes Services	16th June 2025	6
Healthy Eating	27th June 2025	8

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Program April 2025 – June 2025

Contractor	Program	Number of Sessions	April	May	June	Total	Average per Session
Attendance							
Liz Jones	Yoga	13	33	27	25	85	7
Sherriff Health and Fitness	Armchairs George Town	12	113	110	117	340	28
Sherriff Health and Fitness	Armchairs Hillwood	12	35	80	61	176	15
Sherriff Health and Fitness	Cross Fitness	13	68	68	49	185	14
Sherriff Health and Fitness	Aqua Fitness	10	29	75	35	139	14
Bee Bop Dance Studio	Jazzercise	11	26	38	22	86	8
Bee Bop Dance Studio	Pilates	5	52	27	-	79	16
George Town Racquet Club	Pickle Ball	13	45	63	53	161	12
George Town Bowls club	Barefoot Bowls	4	20	-	-	20	5
Bass Coastal Therapy	Seniors Aqua Therapy	12	46	79	44	169	14

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Facility Bookings April 2025 – June 2025

Facility bookings this quarter include birthday parties, church group meetings, social gatherings, volunteer group meetings, sports club training and games, band practice and community events. The table below provides an overview of the facilities used for bookings.

	April Bookings 2025	May Bookings 2025	June Bookings 2025	Total Bookings
Memorial Hall	8	9	8	25
Graham Fairless Centre	28	32	34	94
Supper Room	5	5	5	15
Kitchen	3	1	4	8
York Cove Centre	18	21	25	64
Hillwood Hall	5	7	6	18
Jim Mooney Gallery	1	1	1	3
Macquarie Room	8	12	7	27
George Town Sports Complex	-	-	1	1
Weymouth Hall	1	-	-	1
Community Centre YMCA	11	12	14	37

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Event Approvals April 2025 – June 2025

We had a total of 23 events hosted across our facilities this quarter. Among these events, the George Town Council Volunteer Awards, St Joe's Big Band, Youth Art Prize, Solstice in the Square and the Australian Electoral Commission polling day.

	April 2025	Approvals	May 2025	Approvals	June 2025	Approvals	Total Event Approvals
Memorial Hall	3		3		1		7
Graham Fairless Centre	1		3				4
Supper Room	3		2		1		6
Jim Mooney Gallery	1		-		-		1
Regent Square	1		-		-		1
Hillwood Hall	1		1		-		2
Weymouth Hall	1		-		-		1
East Beach	-		1		-		1
					Total		23

Visitor Information Centre

	Total	GT	TAS	NSW /ACT	VIC	QLD	SA	WA	NT	O/S
April	297	22	42	55	67	83	1	12	2	13
May	239	23	51	33	30	66	4	15	0	17
June	168	25	56	14	26	27	2	4	0	14
Total	704	70	149	102	123	176	7	31	2	44

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Watch House

The Watch House recorded the following visitation numbers in the quarter.

	Tota	GT	TAS	NSW ACT	VIC	QLD	SA	WA	NT	O/S
April	71	4	7	11	12	24	4	5	0	4
May	74	4	16	3	16	28	2	3	0	2
June	26	5	0	2	2	12	0	2	0	3
Total	171	13	23	16	30	64	6	10	0	9

Bass & Flinders

The Bass & Flinders Maritime Museum recorded the following visitation numbers in the quarter.

	Total	GT	TAS	NSW /ACT	VIC	QLD	SA	WA	NT	O/S	OTH
April	465	17	101	106	84	100	7	26	0	24	0
May	202	8	33	35	42	64	5	9	0	6	0
June	137	8	38	18	28	11	2	4	0	8	20
Total	804	33	172	159	154	175	14	39	0	38	20

Volunteer Awards

On the 21st of May we had a truly heartwarming celebration at the Memorial Hall as we honoured the incredible volunteers who make our community shine!

The annual Volunteer of the Year Awards brought together inspiring stories from lifelong volunteers like Max Griffiths and Peter McGillivray, reminding us all of the profound impact on community, that dedication and service can have.

We were also thrilled to hear from our amazing award recipients, whose commitment to helping others is nothing short of inspiring. A special thank you to Dave Bailey for providing entertainment, and to The Missing Pieces for the delicious supper that fueled our celebration!

Congratulations to our outstanding award winners:

- **Volunteer Service Award** (up to 5 years) – Juanita Otto
- **Major Volunteer Service Award** (5-10 years) – Audrey Evans
- **Outstanding Volunteer Service Award** (over 10 years) – Melissa McGillivray
- **Lifetime Volunteer Service Award** (over 20 years) – Don Heather. Presented by Senator Tammy Tyrell

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We thank all volunteers for the important work they do in our community. Together, we are building a brighter future!

Solstice in the Square

On the 20th of June Regent Square once again hosted Solstice in the Square inviting patrons to explore the balance between darkness and light all while celebrating connection and renewal, embracing the quiet magic and mystery of winter's longest night.

Featuring live music across two stages, highlighting diverse Tasmanian talent with genres ranging from folk and pop to punk, rock, and Cumbia.

Local food and beverage vendors were showcased the region, offering everything from mulled wine and hot chocolate to warm meals and handmade desserts. Fire pits placed throughout the square provided warmth, gathering points, and a place to pause and take in the atmosphere.

As a beloved feature of George Town's yearly events calendar, Solstice in the Square is a testament to the creative energy, cultural involvement, and close-knit community of our area.



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Kinimathatakinta Art Prize

Following the success of the inaugural 2024 Art Prize, the 2025 Kinimathatakinta/George Town Art Prize opened in April, continuing to celebrate the unique landscapes and vibrant community spirit of the region. The Prize encouraged artists to reflect on the distinctive identity and environment of Kinimathatakinta/George Town, enhancing deeper connections between art, place, and community.

- Major Acquisitive Award: Jennifer Dickens, *Birdsong*; a layered meditation on land, memory, and heritage around Low Head.
- Kanamaluka Photographic Award: Jennie Timmins, *Iridescent Hues*; capturing the vibrancy of the Kanamaluka/Tamar River.
- Packing Room Prize: Bobby Gloops, *The Alcoholic*; selected by the installation team for its emotional honesty and storytelling.
- People's Choice Award: Sabrina Guy, *Radiance Over Kanamaluka*.

Kinimathatakinta Youth Art Prize

The inaugural Kinimathatakinta/George Town Youth Art Prize launched during the Solstice in the Square celebrations in June, showcasing over 40 artworks from local youth. Entries spanned various media including painting, photography, drawing, and digital art. This initiative underscored Council's commitment to nurturing emerging creative talent and promoting lifelong engagement with the arts.

Youth Art Prize Winners:

- Primary Age: Pippa Bennison
- High School Age: Austin Evans
- Young Adult: Brianna Shaw

Creative George Town

The Creative George Town program concluded in May with an exhibition by the Post Gallery Graduate Society. This inaugural program ran from January to May, featuring six exhibitions across the Jim Mooney Gallery and the Watch House Gallery. The final exhibition showcased diverse artworks created by students and alumni from UTAS.

George Town Youth Week

During Youth Week in April 2025, local young people had the opportunity to connect in meaningful ways across a full week of activities, partnering with skilled youth workers and professionals delivering adventure-based activities and attending youth based events. Activities included Hillwood rock climbing and abseiling, mountain bike riding at Tippogoree MTB trails, fishing with Fishcare Tasmania, attending the Rock Challenge event in Launceston, attending the Exeter Youth Week event, and participating in Minute to Win It challenges at the Kinimathatakinta/George Town Library.

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Launchpad Drop in

Since February 2025, Council's Youth team have offered free youth drop in sessions at the Launchpad on a Thursday afternoon. The Launchpad offers a safe space for young people aged 12-17 to be creative, connect with service providers offering specialised activities, and to explore new pathways of youth engagement. Some highlights include mountain bike mentoring, polymer clay workshops, and lantern making.

Youth Mental Health First Aid

In May 2025, 20 community members that work with young people completed Youth Mental Health First Aid facilitated by iTrain Australia. The opportunity was highlighted by the youth voice collection data as a priority, with the Youth Impact Council recommending the training. With the support of the Liberty Bell Bay Community Assistance Grant, the training was well received as the George Town community look to further its support for local young people.

3.8 COMMUNITY CONSULTATION

Community Consultation

- George Town Mountain Bike Trails Survey
- Beechford Recreation Ground Concept Plan
- Hillwood HUB Concept Plan
- Open Space Network Plan
- Road Network and Footpath Plans
- EOI for Health and Wellbeing Committee
- Community Roadshows/Community Engagement Sessions
 - o Bellingham
 - o Weymouth
 - o Hillwood
 - o Lulworth
 - o Pipers River/Pipers Brook
 - o Beechford
 - o George Town/Low Head
- Have your say for Tasmania's Cats – TassieCat Survey.

Community Assistance Grants

- Nil

Sponsorship

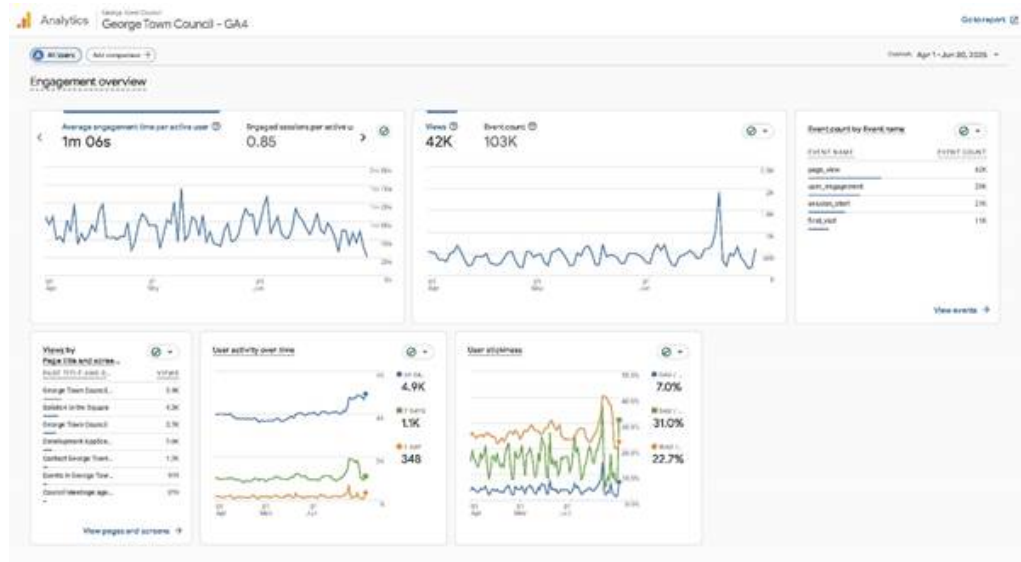
- Individual Sponsorship: April Littlejohn

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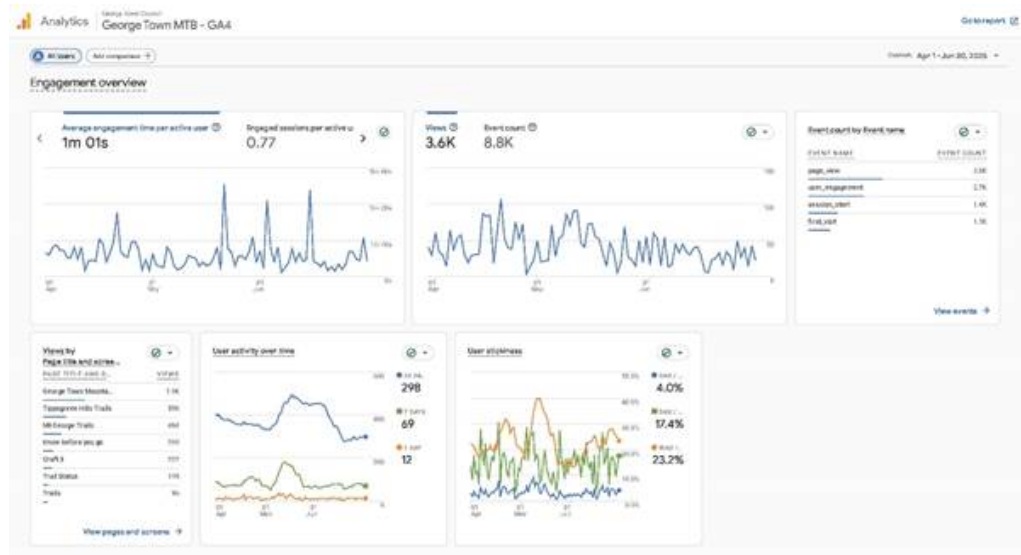
3.9 DIGITAL ACTIVITY

Website

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George Town Mountain Bike Trails



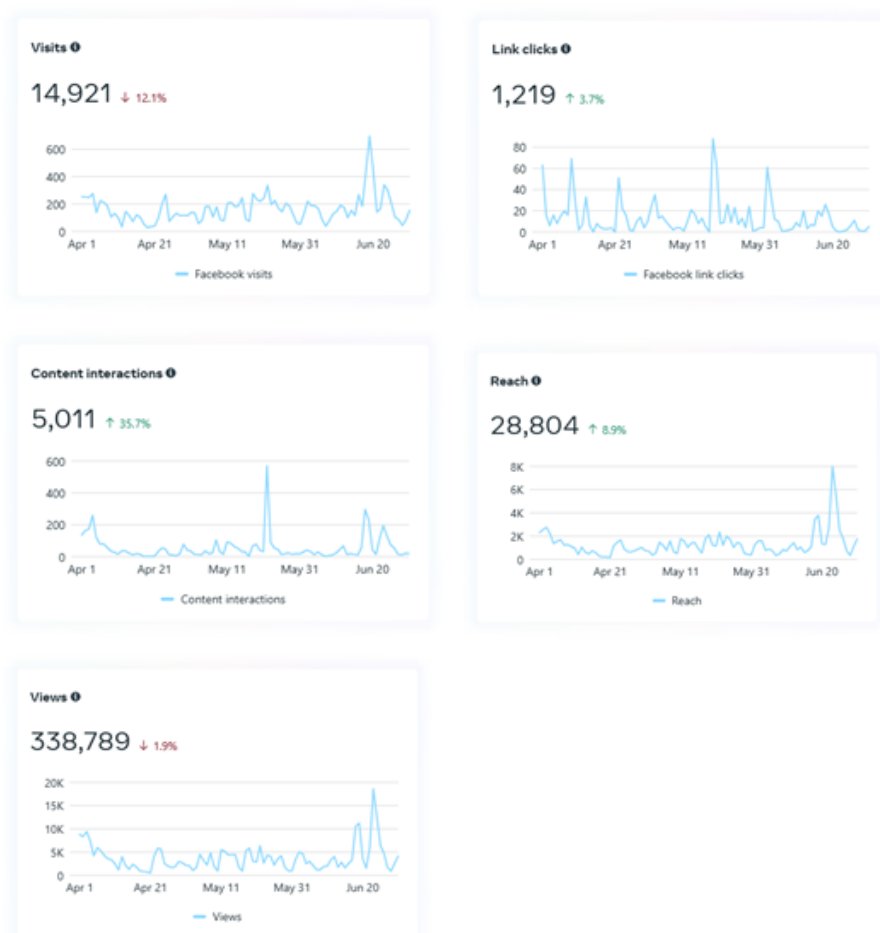
Wild Tamar



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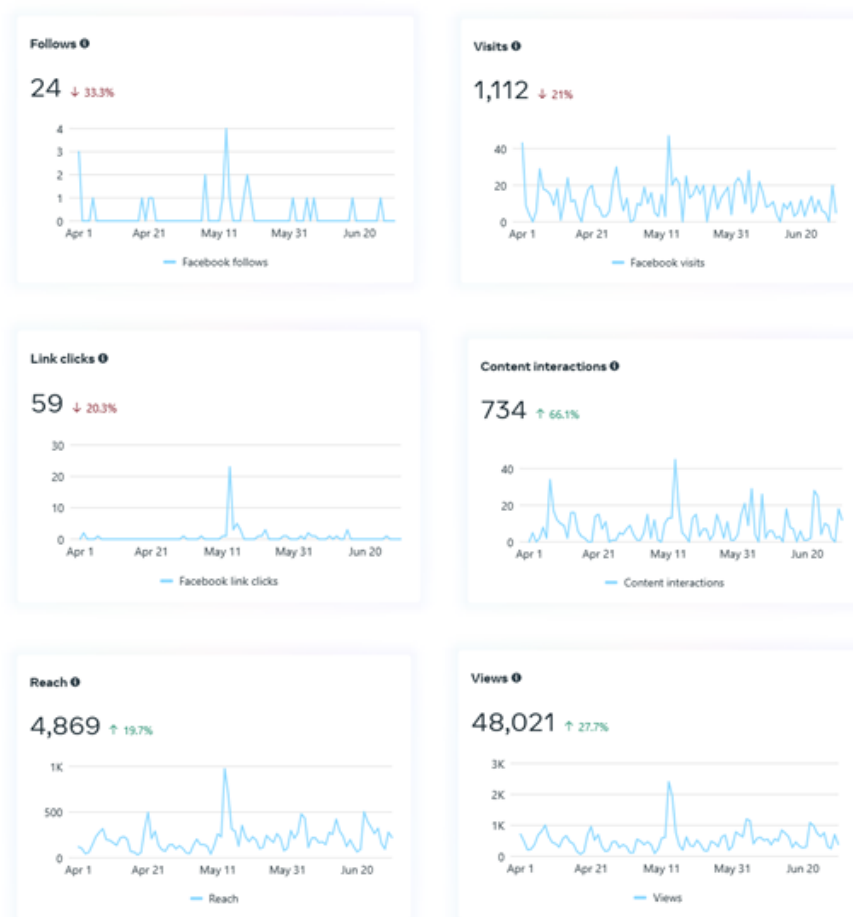
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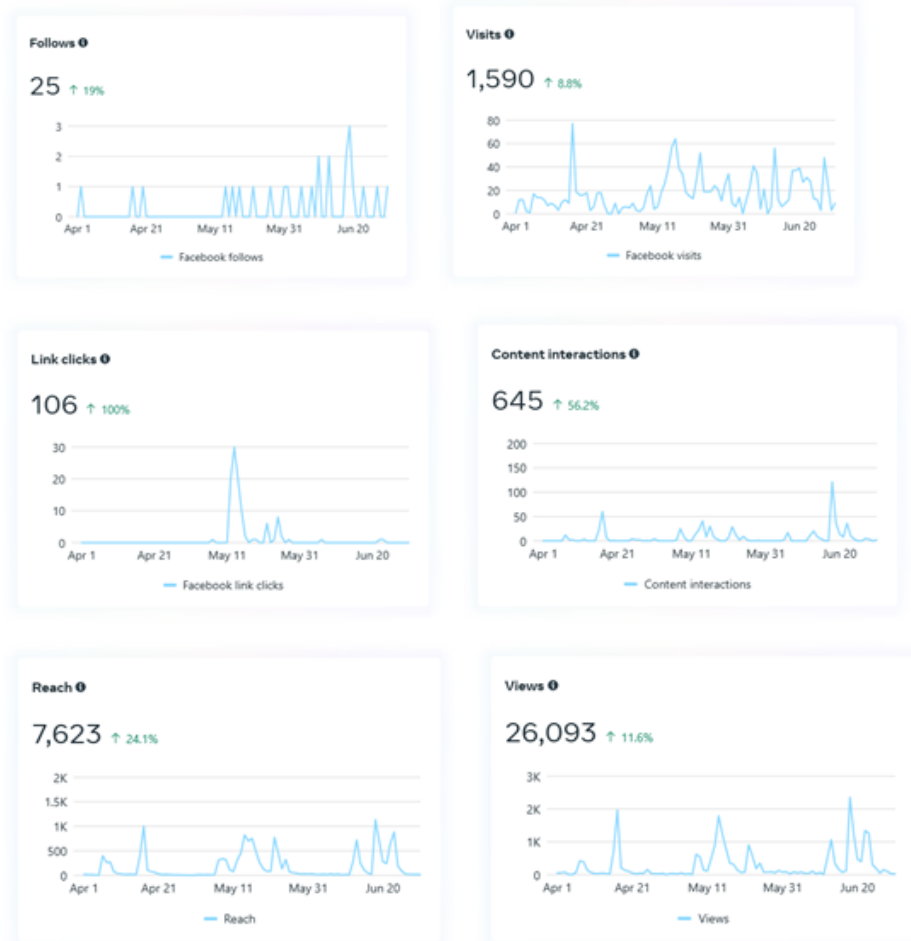
Healthy George Town



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George Town Mountain Bike Trails

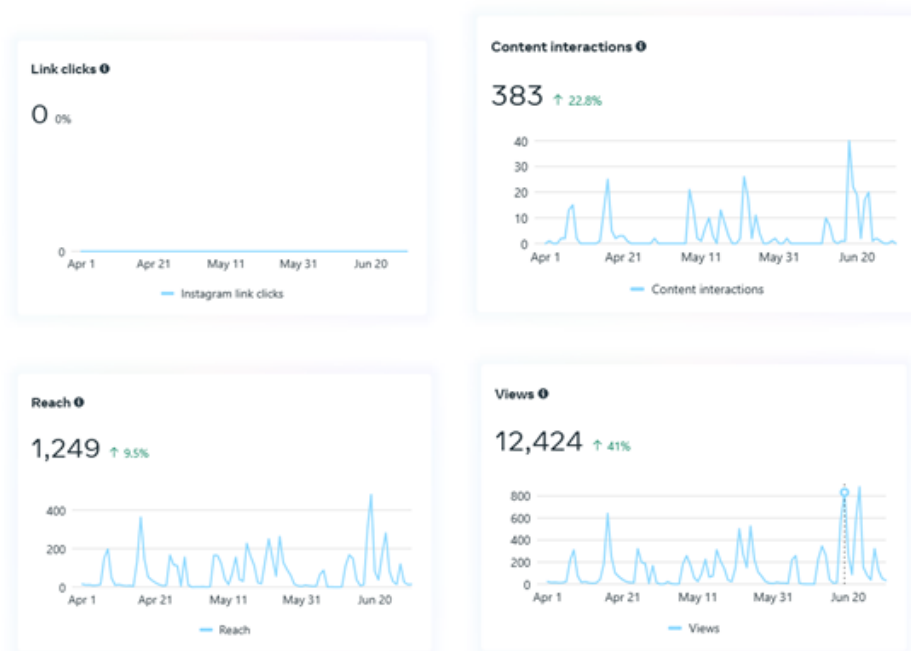
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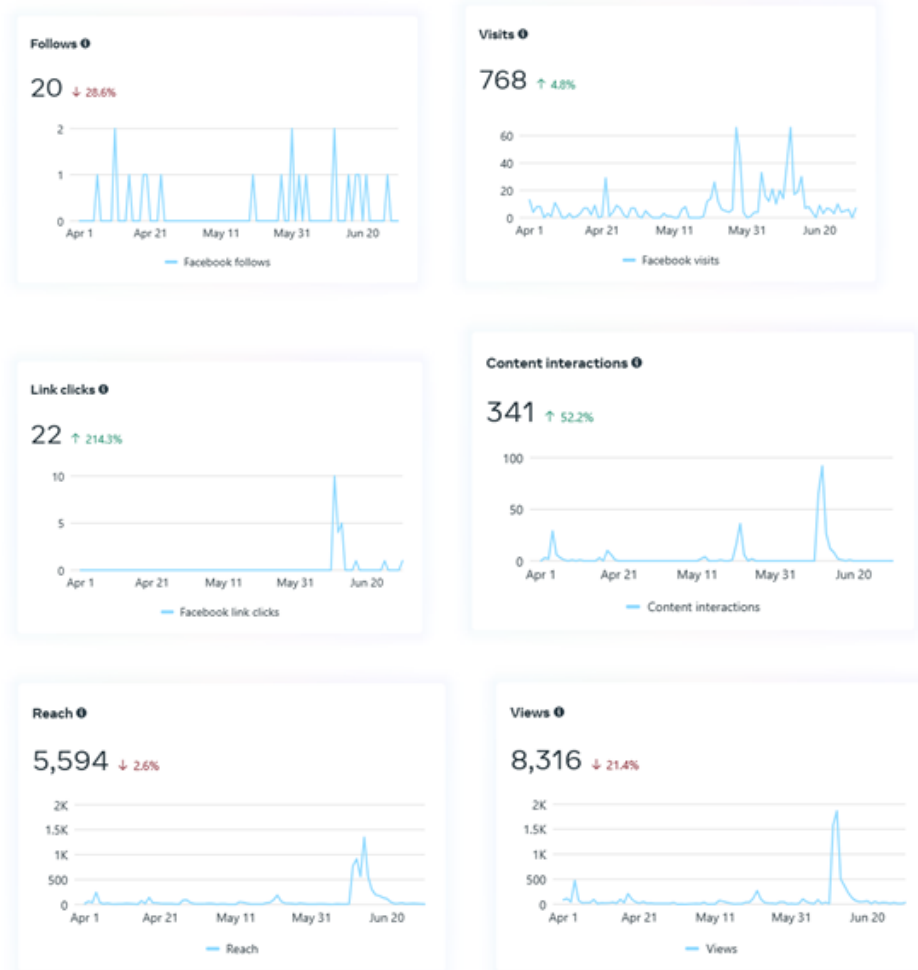
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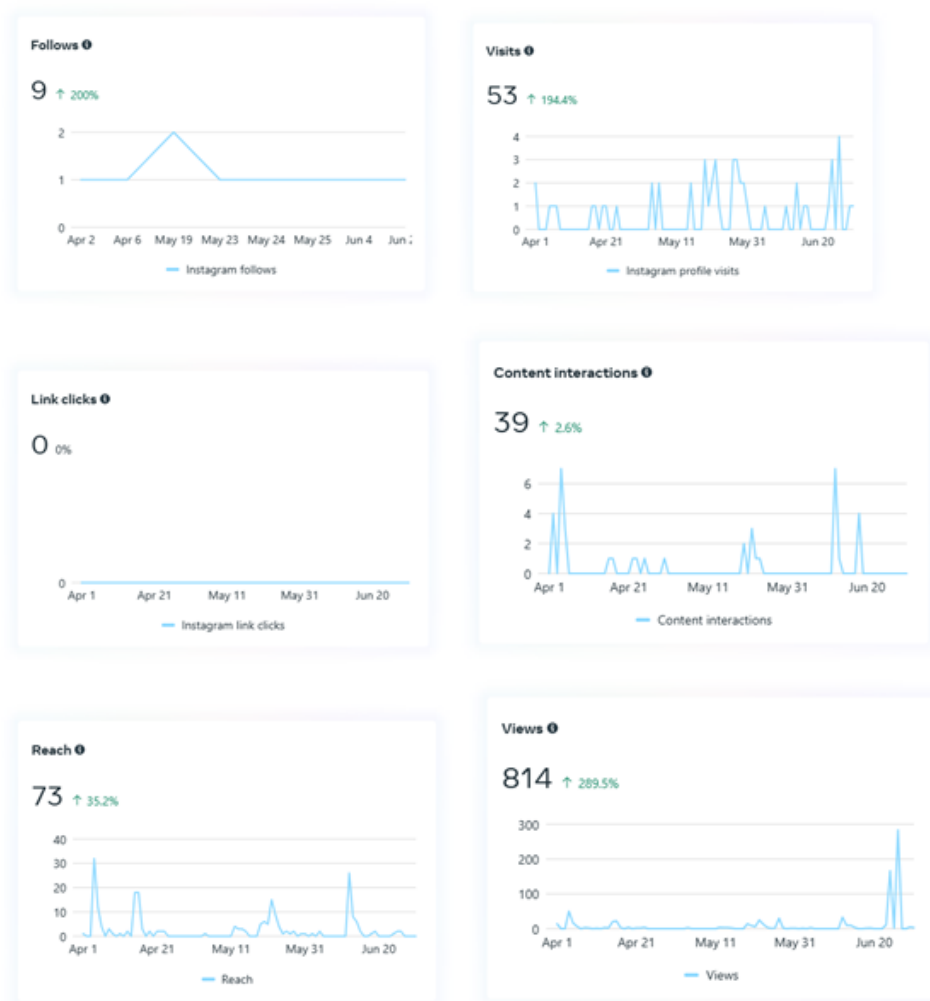
Bass and Flinders Maritime Museum

Facebook



Instagram

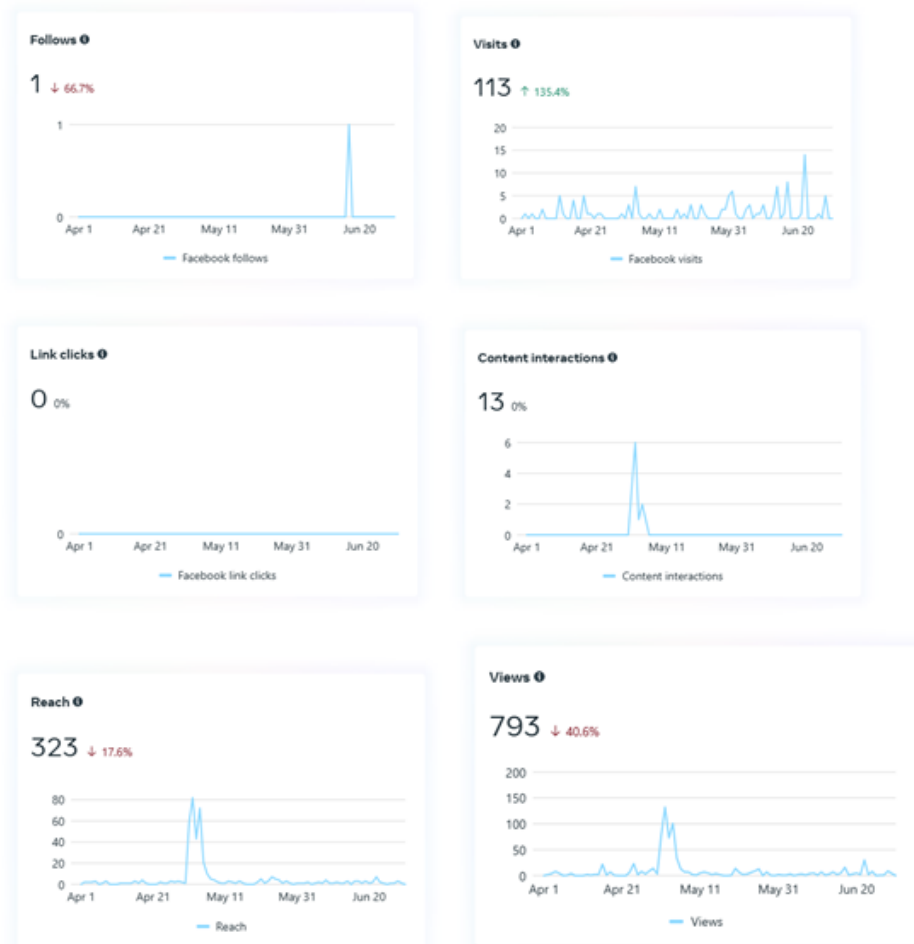
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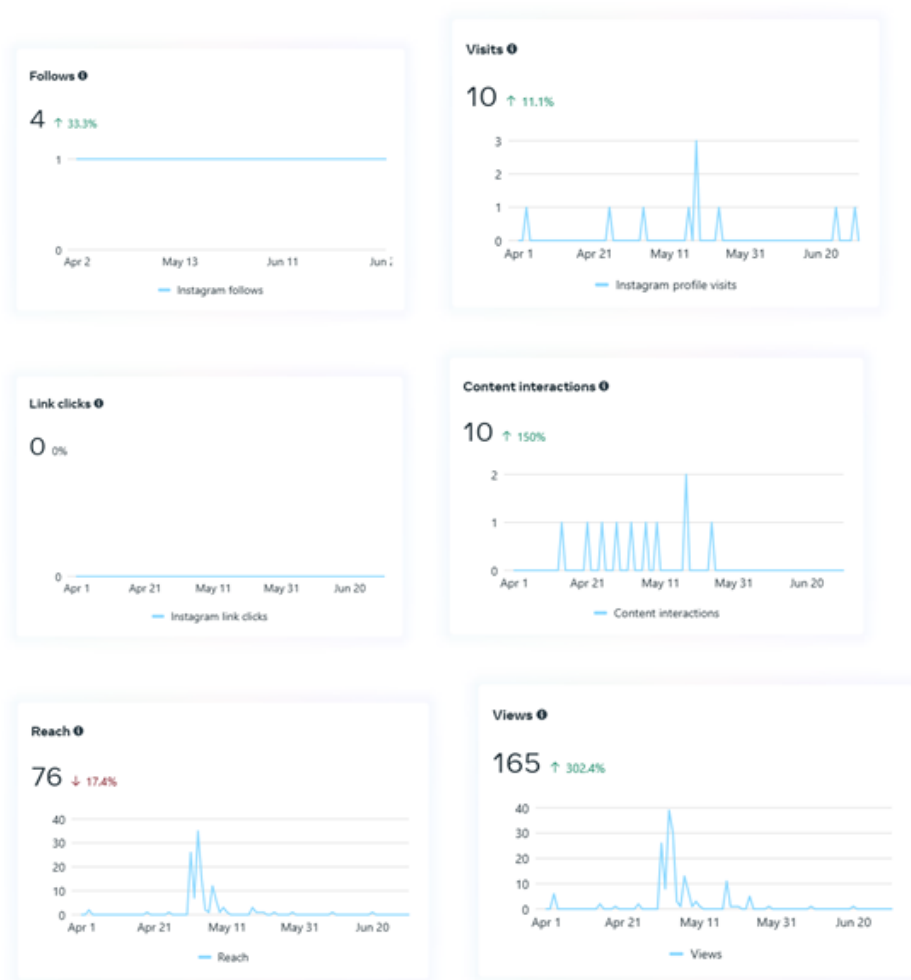
Wild Tamar

Facebook



Instagram

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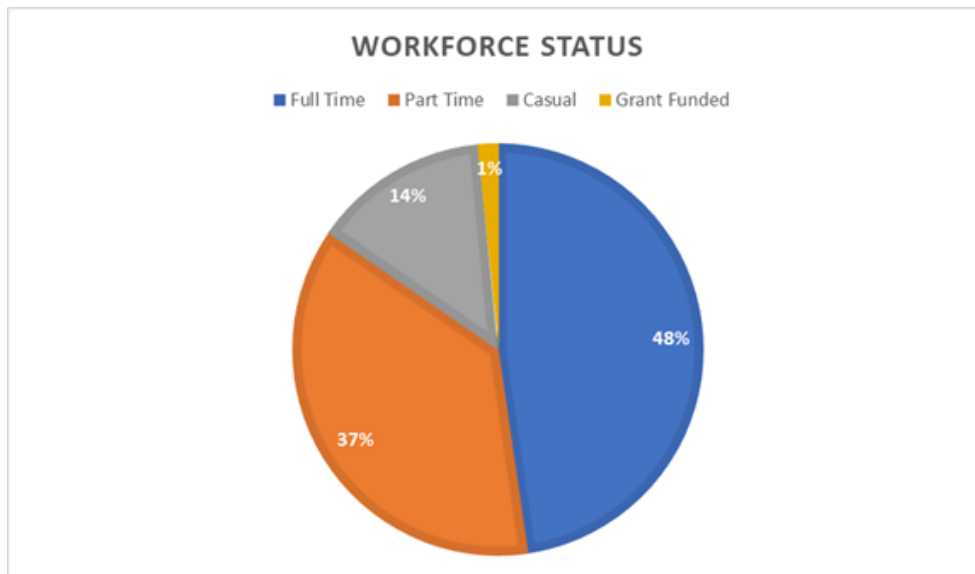
4 WORKFORCE

4.1 WORKFORCE

WORKFORCE

The following is a summary of reportable workforce data including Workplace Health and Safety, Employment Status/Distribution and Performance Reporting for the fourth quarter of the 2024/2025 financial year.

The distribution of the workforce is as follows:



4.2 WORKPLACE HEALTH AND SAFETY

The following is a summary of Workplace Health and Safety Incidents during the reporting period.

Workplace Health & Safety Summary

Incidents Reported	6
Number of Investigations Required	0
Investigations Completed	0
Corrective Action Plans Reported	6
Corrective Action Plans Completed within 30 days	6
Number of Statutory Reportable Incidents	0

4.3 ESTABLISHMENT AND TURNOVER

There were 65 employees at the end of the fourth quarter including full-time, part-time, casual and grant-funded positions.

At the end of the reporting period, George Town Council's workforce comprised approximately 51 full-time equivalent (FTE) positions. No new employees were appointed during the fourth quarter of the 2024/2025 financial year, while two staff members resigned voluntarily within the same period.

4.4 PERFORMANCE REVIEW COMPLIANCE

Annual Appraisals

Annual Appraisals are conducted in the fourth quarter of each financial year, in line with the 2023 Enterprise Agreement. This year introduced a new approach to the process, supported by the implementation of a formal policy and procedure. The majority of employees participated in the appraisal process, with a small number to be completed following recent changes in key personnel.

5 ANNEXURES

5.1 ANNEXURE A - COUNCIL RESOLUTIONS

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ANNEX A – OUTSTANDING COUNCIL MOTIONS AS AT 30 JUNE 2025

Note: Council motions that are completed will be removed from this list for the next Quarterly reporting period.

Min No.	Date	Motion	Action
PLANNING			
45/24	23/04/24	Request to Remove Part 5 Agreement – 6 Leads Avenue, Low Head That Council: 1. defer the item.	In progress.
063/25	27/05/25	DA 2024/108 – 381 Soldier Settlement Road, George Town – Utilities (Solar Farm) <i>As per resolution.</i>	Completed.
064/25	27/05/25	DA 2025/17 – Lot 200 Pipe Clay Drive, George Town <i>As per resolution.</i>	Completed.
ORGANISATIONAL PERFORMANCE, STRATEGY & ENGAGEMENT			
		Nil.	
INFRASTRUCTURE AND DEVELOPMENT			
067/22	24/05/22	Proposed Acquisition of Crown Land for Public Open Space and Light Industrial Buffer That Council: 1. commence a process with the State Government through Parks Wildlife Services, Crown Land Services, or their delegated agents, to transfer a portion of land (consisting of approximately 3.5 hectares and forming part of PID:7852601) to George Town Council under a Section 12 transfer (Crown Land Act 1976), for the purposes of public open space.	On hold at the direction of State Government.
23/23	28/02/23	Consideration of Entering into a Lease with Crown Land Re: Land Between Elizabeth Street and Bathurst Street, George Town That Council: 1. In respect of the land between Elizabeth Street & Bathurst Street, George Town: a. Confirms its intention to enter into a ten (10) year lease; and b. Authorises the Mayor and General Manager to execute the lease agreement on behalf of Council.	In progress
128/23	25/07/23	Aquatic, Health & Wellbeing Centre – Cr Archer That Council consider and adopt a funding method for any expense beyond the promised \$17.5m with options for rescoping, before spending any further money on the upgrade of the Aquatic, Health & Wellbeing Centre.	In progress

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111/24	25/06/24	Confidential Item - Coastal Drainage Assessment Report <i>As per resolution.</i>	In progress. To be presented at upcoming roadshows.
171/24	13/11/24	Request to Separate Titles - 13 Wellington Street George Town That Council: 1. Agree to issue a certificate under section 90 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> , relating to Sealed Plan 38682/3, but only at such time that the following has occurred: a) a planning application for subdivision depicting Lots 1 and 2 on the Plan has been submitted, assessed and approved in accordance with the Land Use Planning and Approvals Act 1993; and b) all conditions of any such approval have been met.	In progress. Awaiting planning application.
181/24	17/12/24	Consideration – New Crown Agreements That Council: Accepts responsibility for and authorises the General Manager to enter into a ten (10) year agreements by signing and sealing the required documentation for the following: a. Foreshore Site: Leam Rd Corner b. York Cove Pontoon & Boat Ramp c. Low Head Pontoon d. Weymouth Hall	In progress.
035/25	25/03/25	Crown Land Agreement – Pipers River Recreation Ground That Council: Apply to update the lease without amendments and accepts responsibility for ongoing management of the Pipers River Recreation Ground and authorises the General Manager to sign and seal the required documentation.	In progress.
	25/03/25	Confidential Item - George Town Aquatic Health and Wellbeing Centre – Early Works Package RFT 08/2024 <i>As per resolution.</i>	Completed.
050/25	29/04/25	Policy – Private Signage on Council Land That Council: 1. Amends the Private Signage on Council Land Policy attached to include the following in Section 3. <i>Scope:</i>	Policy – adopted Procedure – in progress

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		<p>This policy does not apply to temporary event signage associated with community events for which an "event application" has been submitted to Council. Approval for signage issued under the event application process may differ from the limitations included under the <i>Temporary Event Signage</i> heading below.</p> <ol style="list-style-type: none"> Adopts the Private Signage on Council Land Policy as attached – With a commencement date of 1 July 2025 and a fee to be included in the 2025/2026 Fees and Charges. Rescinds Policy GTC-P1 – Signs and Footpaths Requests the General Manager to develop a procedure for implementation of the policy. 	
052/25	29/04/25	<p>Stormwater Drainage Plan for Beechford That Council:</p> <ol style="list-style-type: none"> Accepts the <i>Beechford Stormwater Infrastructure Improvement Report</i>. 	Completed
069/25	27/05/25	<p>George Town & Low Head Urban Road Network Plan That Council:</p> <ol style="list-style-type: none"> Adopts the Urban Road Network Plan for George Town & Low Head. 	Completed
070/25	27/05/25	<p>George Town & Low Head Pathway Network Plan That Council:</p> <ol style="list-style-type: none"> Adopts the Pathway Network Plan for George Town & Low Head. 	Completed
071/25	27/05/25	<p>Drainage Upgrade Victoria St Easement – Budget Transfer That Council:</p> <ol style="list-style-type: none"> Approves the transfer of a combined budget of \$130,962 from the 2024/25 Reseal Program (J90077) and Stormwater Pipe Renewal Program (J90096) to fund the Drainage Upgrade at the Victoria Street Easement located at 110–112 Victoria Street; and Authorises the General Manager to utilise the transferred budget to fund the proposed drainage upgrade works at 110-112 Victoria St Easement. 	Completed
089/25	24/06/25	<p>George Town Open Space Network Plan That Council:</p> <ol style="list-style-type: none"> Adopt the George Town Open Space Network Plan as attached; and Notes the Low Head Open Space Network requires further consultation. 	<p>George Town – adopted</p> <p>Low Head – in progress.</p>

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CORPORATE AND COMMUNITY			
040/23	28/03/23	George Town Colonial Heritage Storytelling Trail That Council: <ol style="list-style-type: none"> 1. Lay the item on the table and return to the Ordinary Council meeting in April with amendments if required. 2. Invite the people that made submissions to meet with staff to correct inaccuracies in the draft Colonial Storytelling Trail. 	In progress
053/25	29/04/25	Community Assistance Policy <ol style="list-style-type: none"> 1. That Council defer the motion. 	Completed
058/25	29/04/25	Legal Expenditure <i>As per resolution.</i>	Completed
072/25	27/05/25	Community Assistance Policy That Council: <ol style="list-style-type: none"> 1. Adopt the amended GTC-11 Community Assistance Policy. 	Completed
073/25	27/05/25	Fees & Charges – Compliance That Council: <ol style="list-style-type: none"> 1. adopt the below Environmental Health fees and charges for the 2025/2026 financial year; and 2. adopt the Dog Registration and Management fees and charges below for the 2025/2026 financial year. <i>As per resolution.</i>	Implemented – completed.
090/25	24/06/25	Sponsorship Request George Town Neighbourhood House New Years Eve Event That Council carry forward \$18,100 from the unspent sponsorship fund from the financial year 2024/2025 budget and the \$1,900 from unspent community grants financial year 2024/2025 budget to be brought forward to the 2025/2026 financial year budget and request Neighbourhood House to submit their sponsorship application in its entirety for approval.	Completed
091/25	24/06/25	Appointment of Committee Members – Health and Wellbeing Committee That Council: <ol style="list-style-type: none"> (a) Appoints the following members to the George Town Council Health and Wellbeing Committee: <ul style="list-style-type: none"> • St Vincent de Paul - Paul Thomas • The People Project – Laura Bajurny • Future Impact Group – Andrew Taylor, with 	Completed

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		<p>Jo Hart being the proxy.</p> <ul style="list-style-type: none"> • 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 - <ul style="list-style-type: none"> • Chelsea Crawford • Kate Casson • Sally Sauer <p>(b) Acknowledges and thanks the unsuccessful applicants for their interest in membership to the George Town Health and Wellbeing Committee.</p>	
OFFICE OF THE GENERAL MANAGER			
019/22	22/02/22	<p>Proposed Making of a By-Law – Reserves, Parks and Gardens By-Law 1/2022</p> <p>That Council:</p> <p>Endorse the introduction of Reserves, Parks and Gardens By-law 1/2022 in accordance with the specific requirements as determined in Division 2 of Part 11 of the Local Government Act 1993.</p>	Commenced
184/22	20/12/22	<p>Request to Commemorate the Late Mr Peter Cox</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. In principle, confirms support for the naming of land bound by 50 Tamar Avenue and 76 Tamar Avenue to commemorate the late Mr Peter Cox; noting that the following actions need to occur: <ol style="list-style-type: none"> a) Ascertains if the land in question is able to be utilised as a park or reserve; b) Contacts the residents of Tamar Avenue who have supported the proposal, the private owner of number 62 Tamar Avenue and the Crown in relation to the proposal; c) Contacts the family of the late Mr. Peter Cox to obtain written consent to commemorate the deceased and obtain the required biography; d) Undertakes investigations in relation to any Aboriginal name for the area which may need to be taken into consideration when naming; 2. Proceeds to a Community Consultation in line with the consultation framework set out by Placenames Tasmania and George Town Council's policies and procedures. 	In progress.

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06/23	24/01/23	Notice of Motion – New and Renewed Lease Arrangements That Council: <ol style="list-style-type: none"> 1. That any new or renewed lease arrangements being considered by Council Management, under section 175 of the <i>Local Government Act 1993</i>, be brought to Council Workshop for discussion and then be scheduled for the next available Council meeting for a decision by Council. 2. Notes, the General Manager (or their delegate) are authorised to execute leases of an operational nature. 	Ongoing
061/23	26/04/23	Mt George Semaphore and Mast – Lease That Council authorise the General Manager to organise a lease agreement with Crown Land Services over Mt. George Semaphore site at his discretion.	Ongoing
112/23	27/06/23	280 Jetty Road, Hillwood – Cr Barwick Minute Number 045/23 - 280 Jetty Road, Hillwood remain on the Outstanding Council Motions list until the Section 12 agreement is executed over Crown Land adjoining Council Freehold Land PID 7852767 (known as the Hillwood Football ground).	Included on outstanding motions list.
010/25	28/01/25	Closed Meeting - Swimming Pool Report <i>As per resolution.</i>	In Progress.
048/25	29/04/25	Late Agenda Report – Establishment of General Manager Performance Review Panel That Council: <ol style="list-style-type: none"> 1. resolves to receive the late item Agenda Report 3.1 from the General Manager; and 2. include Closed Agenda Item 4.1 from the Office of the Mayor to consider the establishment of a panel for the review of the General Manager's performance. 	Received and completed.
049/25	29/04/25	Rescinding of Obsolete Motions and Removal of Motions from Outstanding Motions Register That Council: <ol style="list-style-type: none"> 1. Receives the report; and 2. Notes the following motions are completed and will be removed from the Council Outstanding Motions list after the presentation of the 3rd Quarterly Performance Report dated 31 March 2025: <ol style="list-style-type: none"> a. 114/24 DA 2024/13 – 40 Davis Street, Beechford – Subdivision (11 Lots and Road) 	Removed from Outstanding motions register – completed.

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		<ul style="list-style-type: none"> b. 128/24 DA 2024/13 – 40 Davis Street, Beechford – Subdivision (11 Lots and Road) c. 151/24DA2024/74 - 80 North Street, George Town - Subdivision (1 Lot & Balance) d. 152/24 DA2024/75 - 93 Burton Street, Hillwood - Resource Development - Free-Range Poultry/Eggs e. 165/24 DA 2024/86 - 82 Bellbuoy Beach Road, Low Head - Subdivision (1 Lot To 4 Lots) f. 166/24 DA2024/60 - Residential - Single Dwelling & Outbuilding - 253 Old Bangor Tram Road, Mount Direction (Ct177146/1) With Access Via Crown Road Reserve g. 052/21 Notice of Motions – Dog Management Policy Review h. 024/23 S24 Special Committee Review – George Town Safety Group Committee i. 136/17 Accessible Car Parking j. 047/22 Proposed Speed Limit Changes – Hillwood k. 148/23 Marguerite Street Property – Cr Lowe l. 121/24 Additional Schedule of Fees for the 2024/2025 Financial Year m. 148/24 Confidential Item – Strategic Acquisition n. 160/24 RFT 09/2024 Gravel Resheeting Program 2024/25 o. 161/24 RFT 07/2024 Old Aerodrome Road Upgrade (Stage 2) – Closed Council p. 170/24 Boundary Fence Contribution Policy q. 176/24 RFT 08/2024 - Early Contractor Involvement (Eci) - Construction Of George Town Aquatic, Health And Wellbeing Centre – Closed Council r. 037/24 Community Events and Sponsorship Application Process s. 143/24 Community Assistance Grants Round 1 t. 156/24 Audit Panel - Appointment of Independent Member u. 182/24 Sponsorship Policy v. 183/24 George Town Council Audit Panel Committee Minutes w. 025/18 Potential Council Land Sales x. 100/20 Notice of Motion – Domestic/Family and Sexual Violence Strategy – Cr Brooks y. 127/22 Strategic Land Acquisition – Closed Council z. 183/23 Councillor Expenses – Cr Barwick 	
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		aa. 154/24 George Town Council's Annual Report 2023/2024 bb. 155/24 Draft Managing Unreasonable Conduct By Customers Policy cc. 169/24 Quarterly Report - Quarter 1 - 1 July - 30 September 2024 dd. 175/24 General Manager's Professional Development ee. 179/24 Council Workshops November and December 2024 ff. 180/24 Draft Advocacy Plan and NTDC Regional Priority Projects gg. 19/23 kanamaluka Trail Upgrade hh. 52/24 East Beach Viewing Platform	
066/25	27/05/25	Australian Local Government (ALGA) National General Assembly 2025 That Council: 1. Supports the attendance of the Deputy Mayor to represent Council as a voting delegate at the 2025 National General Assembly of Local Government to be held in Canberra from 24–27 June 2025. 2. Approves the Director Organisational Performance & Strategy to attend the National General Assembly of Local Government 2025.	Attended - completed.
067/25	27/05/25	Quarterly Report – Quarter 3 – 1 January – 31 March 2025 That Council: 1. Receives the George Town Council 3 rd Quarter Performance Report 1 January – 31 March 2025. 2. Provide public access to the report as part of Council's commitment to ongoing good governance.	Available on Council's website – completed.
068/25	27/05/25	Reconciliation Action Plan Working Group That Council defer Agenda Item 8.4.	Deferred – completed.
077/25	27/05/25	Closed Meeting - Local Government Association of Tasmania (LGAT) – 2025 Elections <i>As per resolution.</i>	Completed.
083/25	24/06/25	Reconciliation Action Plan Working Group That Council: 1. Receives the report and acknowledges the accomplishments of the Reconciliation Action Plan Working Group; 2. Dissolves the Reconciliation Action Plan Working Group; and 3. Supports the establishment of a local First Nations advisory group.	Completed.

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084/25	24/06/25	Delegations Register Review That Council: 1. Adopts the updated Delegation Register, ensuring efficient, lawful, and transparent decision-making processes.	Completed.
085/25	24/06/25	Setting of Fees and Charges for the 2025/2026 Financial Year That Council, pursuant to Section 205 of the Local Government Act 1993 receive and adopt the schedules of fees and charges attached to this report for the 2025/2026 financial year.	Finalised.
086/25	24/06/25	Capital Works Program for the 2025/2026 Financial Year That Council approves and adopts, by absolute majority: 1. the Capital Works expenditure for the 2025/2026 financial year as attached; and 2. the carry forward capital works as reported and attached.	Underway.
087/25	24/06/25	Making of Rates and Charges for the 2025-2026 Year 1. GENERAL RATE & MINIMUM AMOUNT PAYABLE Pursuant to Section 90 of the <i>Local Government Act 1993 ('the Act')</i> , Council makes the following General Rate on all rateable land excluding land which is exempt pursuant to the provisions of Section 87 of the Act within the municipal area of George Town for the period commencing 1 st July 2025 and ending on 30 th June 2026: 1. pursuant to Sections 90(1) and 90(3)(b) of the Act, Council hereby makes a General Rate of 0.1915 cents in the dollar on the adjusted capital value of the land; and 2. pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of \$949.00 . 2. VARIATIONS TO THE GENERAL RATE Pursuant to Section 107 of the Act, Council hereby varies the General Rate of 0.1915 cents in the dollar (as previously made) as follows: a. For land used or predominantly used for industrial purposes, and which is zoned 'General Industrial' as defined in the Planning Scheme, the General Rate is varied by increasing it by 1.3017 cents to 1.4932 cents in the dollar on adjusted capital value; b. For land used or predominantly used for industrial purposes, and which is zoned	Finalised.

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		<p>'Utilities' as defined in the Planning Scheme, the General Rate is varied by increasing it by 1.4722 cents to 1.6637 cents in the dollar on adjusted capital value;</p> <p>c. For land used or predominantly used for industrial purposes, and which is zoned 'Port And Marine' as defined in the Planning Scheme, the General Rate is varied by increasing it by 1.4801 cents to 1.6716 cents in the dollar on adjusted capital value;</p> <p>d. For land used or predominantly used for industrial purposes, and which is not zoned 'General Industrial', 'Utilities' or 'Port And Marine' as defined in the Planning Scheme, the General Rate is varied by increasing it by 0.4301 cents to 0.6216 cents in the dollar on adjusted capital value;</p> <p>e. For land used or predominantly used for commercial purposes, the General Rate is varied by increasing it by 0.5018 cents to 0.6933 cents in the dollar on adjusted capital value;</p> <p>f. In the locality of Beechford, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.2100 cents to 0.4015 cents in the dollar on adjusted capital value;</p> <p>g. In the locality of Bellingham, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 1.1751 cents to 0.3666 cents in the dollar on adjusted capital value;</p> <p>h. In the locality of George Town, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.2213 cents to 0.4128 cents in the dollar on adjusted capital value;</p> <p>i. In the locality of Hillwood, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing it by 0.0011 cents to 0.1904 cents in the dollar on adjusted capital value;</p> <p>j. In the locality of Lefroy, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.2141 cents to 0.4056 cents in the dollar on adjusted capital value;</p> <p>k. In the locality of Low Head, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.0276 cents to 0.2191 cents in the dollar on adjusted capital value;</p> <p>l. In the locality of Lulworth, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.0999 cents to 0.2914 cents in the dollar on adjusted capital value;</p>	
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		<p>m. In the locality of Mount Direction, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.0402 cents to 0.2317 cents in the dollar on adjusted capital value;</p> <p>n. In the locality of Pipers Brook, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.0193 cents to 0.2108 cents in the dollar on adjusted capital value;</p> <p>o. In the locality of Pipers River, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.0257 cents to 0.2172 cents in the dollar on adjusted capital value; and</p> <p>p. In the locality of Weymouth, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by 0.0947 cents to 0.2862 cents in the dollar on adjusted capital value.</p> <p>3. AVERAGED AREA RATES</p> <p>Pursuant to Section 109A of the Act and Certificates issued to Council in accordance with Section 109H of the Act, Council hereby make the following Averaged Area Rates ('AAR') for all rateable land within the municipal area for the following categories and localities for the financial year commencing 1 July 2025 and ending 30 June 2026:</p> <ol style="list-style-type: none"> 1. In the locality of Beechford, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,388.00 using the General Rate as varied pursuant to paragraph 2 (f) of this resolution; 2. In the locality of Bellingham, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,388.00 using the General Rate as varied pursuant to paragraph 2 (g) of this resolution; 3. In the locality of George Town, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,471.00 using the General Rate as varied pursuant to paragraph 2 (h) of this resolution; 4. In the locality of Hillwood, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,416.00 using the General Rate as varied pursuant to paragraph 2 (i) of this resolution; 5. In the locality of Lefroy, for rateable land that 	
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		<p>is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,388.00 using the General Rate as varied pursuant to paragraph 2 (j) of this resolution;</p> <p>6. In the locality of Low Head, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,471.00 using the General Rate as varied pursuant to paragraph 2 (k) of this resolution;</p> <p>7. In the locality of Lulworth, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,388.00 using the General Rate as varied pursuant to paragraph 2 (l) of this resolution;</p> <p>8. In the locality of Mount Direction, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,416.00 using the General Rate as varied pursuant to paragraph 2 (m) of this resolution;</p> <p>9. In the locality of Pipers Brook, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,416.00 using the General Rate as varied pursuant to paragraph 2 (n) of this resolution;</p> <p>10. In the locality of Pipers River, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,416.00 using the General Rate as varied pursuant to paragraph 2 (o) of this resolution; and</p> <p>11. In the locality of Weymouth, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of \$1,388.00 using the General Rate as varied pursuant to paragraph 2 (p) of this resolution.</p> <p>4. WASTE MANAGEMENT SERVICE CHARGES</p> <p>Pursuant to Section 94 of the Act, Council by absolute majority hereby makes the following service charges on all rateable land within the municipal area of George Town (including land which is otherwise exempt from general and separate rates pursuant to Section 87 of the Act but excluding Crown land to which Council does not supply waste management services) for the period commencing 1 July 2025 and ending on 30 June 2026, namely:</p> <p>(a) A service charge of \$63.00 for waste management on all rateable land for the</p>	
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	<p>establishment, management, provision and rehabilitation by Council of waste management facilities; and</p> <p>(b) A service charge for waste management in respect of all land to which Council provides or makes available waste management services, including garbage and recycling removal and disposal using mobile garbage and recycling bins, pursuant to Section 94(3A) of the Act varied according to the level of service provided or made available- of:</p> <p>(i) \$278.00 for land serviced by one 85 litre mobile garbage bin and one 140 litre mobile recycling bin;</p> <p>(ii) \$352.00 for land serviced by one 140 litre mobile garbage bin and one 140 litre mobile recycling bin; and</p> <p>(iii) \$500.00 for land serviced by one 240 litre mobile garbage bin and one 240 litre mobile recycling bin.</p> <p>5. SERVICE RATE FOR FIRE PROTECTION</p> <p>1. Pursuant to Section 93A of the Act, Council makes the following fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given accordance with Section 81B of the <i>Fire Service Act 1979</i> (Tas) for the 2025-2026 financial year as follows:</p> <table><tr><th><u>District</u></th><th>Rate Cents in the dollar of Adjusted capital value</th></tr><tr><td>George Town Volunteer Brigade Rating District</td><td>0.013062</td></tr><tr><td>General Land</td><td>0.0090147</td></tr></table> <p>2. Pursuant to Section 93(3) of the Act and Section 81C(6) and Section 79B(2) of the <i>Fire Service Act 1979</i> (Tas), the minimum fire service contribution payable in respect of the fire service contribution is the amount of \$50.00.</p>	<u>District</u>	Rate Cents in the dollar of Adjusted capital value	George Town Volunteer Brigade Rating District	0.013062	General Land	0.0090147	
<u>District</u>	Rate Cents in the dollar of Adjusted capital value							
George Town Volunteer Brigade Rating District	0.013062							
General Land	0.0090147							

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		<p>6. PAYMENT OF RATES</p> <p>Pursuant to Section 124 of the Act, Council determines that:</p> <p>All rates may be paid by rate payers by way of four (4) instalments in accordance with the following schedule:</p> <ol style="list-style-type: none"> 1. First instalment due on for before 31 August 2025; 2. Second instalment due on or before 31 October 2025; 3. Third instalment due on or before 31 January 2026; and 4. Fourth and final instalment due on or before 31 March 2026. <p>7. PENALTY AND INTEREST</p> <p>Pursuant to Section 128(1)(c) of the Act, if any rate, instalment or charge is not paid on or before the date that it falls due for payment then:</p> <p>(a) there is payable a penalty of five percent (5%) of the unpaid amounts of the rate, instalment or charge; and</p> <p>(b) there is payable a daily interest charge of 0.0282274% (10.30% per annum) in respect of the unpaid amount of the rate, instalment or charge for the period during which it remains unpaid.</p> <p>8. SEPARATE LAND</p> <p>For these resolutions, the rates and charges (including the minimum amounts) shall apply to each parcel of land shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001 (Tas).</p> <p>9. ADJUSTED VALUES</p> <p>For these resolutions, any reference to adjusted capital value includes a reference to that value as may be adjusted from time to time pursuant to Section 89 of the Act.</p>	
088/25	24/06/25	<p>Budget Estimates for the 2025/2026 Financial Year</p> <p>That Council, by absolute majority, approves and adopts the budget estimates prepared by the General Manager pursuant to Section 82 of the Local Government Act as summarised in the preceding report and attachment.</p>	Ongoing.

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095/25	24/06/25	Closed Meeting – Leasing of Council Property <i>As per resolution.</i>	In progress.
OFFICE OF MAYOR			
059/25	29/04/25	Closed Meeting - General Manager's Performance Review <i>As per resolution.</i>	Completed.
078/25	27/05/25	Closed Meeting - Leave of Absence <i>As per resolution.</i>	Completed.
079/25	27/05/25	Closed Meeting – General Manager Annual Performance Review 2024/2025 <i>As per resolution.</i>	Completed.

5.2 ANNEXURE B - ANNUAL PLAN PROGRESS REPORT

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ANNUAL PLAN 2024/2025

Desired Outcome	No.	Strategic Priorities	Actions	Responsible Directorate	Progress %	4th Quarter (June)
FUTURE DIRECTION ONE - PROGRESSIVE WELL-RESOURCED COMMUNITIES						
Social infrastructure and services match growth and community needs	i	Community services and social infrastructure match the aspirations and needs of growth communities.	Commence work on Growth Scenario Planning to identify future community and infrastructure needs	Organisational Performance & Strategy	100%	Ongoing annually
	v	Well designed and maintained, safe spaces and places work well.	Submit precincts and partnerships application for Macquarie Street Precinct	Infrastructure & Development	100%	Completed Ongoing subject to outcome of grant application.
			Tip Shop business case	Infrastructure & Development	100%	
Local access to services and support	i	Local needs and service gaps are understood and filled.	Establish Health & Wellbeing Committee	Corporate & Community	100%	Committee appointed.
	ii	Expanded local provision and workforce capabilities particularly for services and supports in NDIS and Aged Care.	Develop mock hospital business case	Corporate & Community	100%	Proposal completed by stakeholders.
Vibrant local communities	i	Progress and Community Associations plan and achieve their annual priorities.	Review User Agreements	Corporate & Community	75%	Agreements reviewed, consultation with user groups continuing.

FUTURE DIRECTION TWO - PROSPERITY FOR ALL IN ALL ASPECTS OF LIFE

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A diversified local economy	i	An economy transitioning from heavy industry to advanced manufacturing, renewable energy, visitor economy, care, area branded produce and niche products through a circular economy approach.	Continue to proactively work with proponents on existing and new development proposals	Organisational Performance & Strategy	100%	Engagement ongoing
	ii	The Bell Bay Precinct and Port is central to the State's economy and a global enabler of the green economy and advanced manufacturing. The Bell Bay Port and Advanced Manufacturing Zone is promoted in the domestic and state economy highlighting the advantages of deep water, available land, protected water, inter-nodal rail, access to services and innovation.	Identify opportunities to promote the George Town LGA as a destination option for new development, particularly Advanced Manufacturing, Transport and Logistics	Organisational Performance & Strategy	100%	Engagement ongoing
	iii		Supported by NTDC lead Bell Bay Impact Study	Office of the General Manager	100%	Ongoing
Growth in tourism yield	i	Compelling value proposition, brand and narrative supports the growth of the visitor economy.	Develop Marketing and Tourism Plan	Corporate & Community	75%	Draft plan developed and reviewed in preparation to present to Council and for consultation in 2025-26.
Healthy, active communities	i	Preventative health and well-being practices are central to community life.	Detailed design completed, contractor for construction engaged for Aquatic, Health & Wellbeing Centre	Infrastructure & Development	100%	100% completed.

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Sustainable, connected housing and neighbourhoods	i	Housing developments meet Environmentally Sustainable Design principles.	Old Bangor Tram Road and Dalrymple Road Junction upgrade	Infrastructure & Development	100%	Completed.
			Old Aerodrome Road Stage 2 upgrade	Infrastructure & Development	100%	Completed.
			Baxters Road Bridge replacement	Infrastructure & Development	100%	Completed.
	iv	Leafy, green spaces and shared pathways connect housing developments to other community spaces.	Priority Footpath and Road Network Layout Plans	Infrastructure & Development	100%	Completed.

FUTURE DIRECTION THREE - COMMUNITY PRIDE

All communities take pride in their place	ii	The plans, programs and achievements of groups that work to improve amenity and build pride in our communities are supported and celebrated.	Commence implementation of the Township Character Plans	Infrastructure & Development	100%	Completed
		The design and maintenance of public spaces and places reinforce community identity and reputation.	Develop George Town Open Space Plan	Infrastructure & Development	100%	Completed
	iii	All communities are weed-free, litter-free, safe and appealing.	Tree planting program	Infrastructure & Development	100%	Completed.
	iv					

FUTURE DIRECTION FOUR - LEADERSHIP & GOVERNANCE

A culture of engagement, communication and participation	i	Community views are heard through skilled, trust and inclusive community engagement processes.	Undertake community satisfaction survey	Organisational Performance & Strategy	100%	Community Survey completed. Results to be presented to Council and community in 1st Quarter 2025-26
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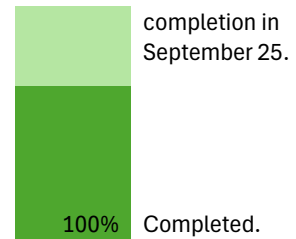
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			Review Rating Strategy and Policy	Corporate & Community	100%	Review of strategy and policy undertaken. Community feedback will be sought in 2025-26
Positive mindsets across communities	i	Communities are open to new ideas and have the courage to try new things.	Cat Management Year 1 pilot program implementation	Organisational Performance & Strategy	100%	Implementation completed. Program continues.
Capable leadership in communities	ii	Council is capable, nimble, well-resourced and responsive.	Revised Advocacy Plan	Office of the General Manager	100%	Completed
Positive and productive working relationship will all levels of government and their agencies	i	Government agencies provide current and timely data about services and community priorities.	Climate change - Statewide Committee	Office of the General Manager	100%	Continuing participation
Collaborative working relationships with neighbouring Councils and regional organisations	ii	George Town is active in regional development works collaboratively on beneficial regional initiatives.	Continue BBAMZ participation	Office of the General Manager	100%	Continuing participation
Fair and open planning and regulatory processes	i	There is community knowledge and understanding of planning and regulatory responsibilities and processes.	Undertake Environmental Health Compliance activities.	Organisational Performance & Strategy	100%	Program Completed for 2024-25.
			Commence the establishment of WHS improvement action plan	Organisational Performance & Strategy	100%	Completed. Implementation commences 2025-26.
			Review, amend and implement policies in line with the Policy Review Workplan	Organisational Performance & Strategy	100%	Work Plan priorities completed.
			Continue ERP implementation	Corporate & Community	95%	Multi year project with 95% implementation as at 30/6/25, scheduled for

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Compliance with
audit
requirements
and accounting
standards

Corporate &
Community





GEORGE TOWN COUNCIL

DELEGATIONS

Delegations by
Council Reviewed:
June 2025

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DELEGATIONS TO GENERAL MANAGER

Pursuant to

Section 22 of the Local Government Act 1993;

and Section 64 of the Local Government Act

1993

Pursuant to the powers of the Local Government Act 1993 (the LGA) the Council hereby delegates the exercise and performance of its functions and powers to the General Manager on the following conditions:

- 1: Each delegation is subject to the condition or restrictions (if any) referred to in the table to this delegation;
- 2: Each delegation is subject to such policies, policy guidelines and directions as the Council may from time to time approve;
- 3: Each delegation is subject to the provision of any Act;
4. Subject to the Council in writing, delegating with or without conditions to the General Manager any of its functions or powers (Section 22 of the LGA), other than its power of delegation unless authorised by the Council and the powers referred to in Section 22(3) of the LGA; and
5. Unless prohibited by Section 22(2) of the Local Government Act 1993 or otherwise prohibited, authorise that those powers and functions delegated to the General Manager by the Council may be sub-delegated by the General Manager pursuant to Section 64 of the Local Government Act subject to the condition or restrictions (if any) referred to in the table to this delegation.
6. Each delegation includes any person acting in the delegated positions.

The George Town Council pursuant to a resolution of Council 452/14 dated 17th December 2014, 004/15 dated 21st January 2015, 236/15 dated 15th July 2015, 270/16 dated 19th October 2016, 036/17 dated 15th February 2017, 264/17 dated 20th September 2017, 096/18 dated 18th July 2018 149/19 dated 27th August 2019, 063/20 dated 28th April 2020, 119/21 dated 24 August 2021, 51/24 dated 23 April 2024, 84/25 dated 24 June 2025 84/25 hereby approved these delegations.

Signed on the day of2025.

.....
Mayor Greg Kieser

.....
General Manager Mr Shane Power

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No. 1 Biosecurity Act 2019

Statutory Reference	Function of Power	Conditions or Restrictions
S. 31(1)(b)	Appointment of Authorised Officer	The Secretary of the Department may appoint an employee of a council to be an authorised officer for the purpose of the Biosecurity Act.

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No. 2 Building Act 2016

Statutory Reference	Function of Power	Conditions or Restrictions
S. 8(3) Building Act 2016	A council may delegate to any person any of its powers and functions under this Act, other than this power of delegation and its powers and functions as a permit authority.	
S. 24(2)(b)(i) Who is a permit authority	This provision requires that a council must ensure functions or powers of the permit authority are carried out only by a licensed person, as defined under the <i>Occupational Licensing Act 2005</i> , who is nominated by the council.	Council nominate Tamara Burt and Chelsea Blyth to exercise all powers and functions of the permit authority in accordance with Section 24 (2)(b)(i) of the <i>Building Act 2016</i> .
S.27(3) & (4) Records of permit authority	Power to make information retained pursuant to S.27(2) available to the persons specified in S.27(3), and to provide a copy of that information upon payment of a fee in accordance with <i>Section 27 of the Building Act 2016</i> .	Nil Conditions or Restrictions.

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No. 2 Building Act 2016 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S.265(3) & (4) Failure to comply with emergency, building or plumbing order	Power to perform works where there has been failure to comply with an emergency, building or plumbing order, including the power to: (a) enter on the land where the work is to be done with the appropriate equipment; and (b) exclude other persons from the place where the work is being done; and (c) if anything is to be altered, determine the form of the alteration so far as it was not previously specified; and (d) if anything is to be taken down, demolished or removed, determine in what condition the remainder is to be left; and (e) carry away to some convenient place any materials removed; and (f) sell any materials so carried away and deduct the proceeds from the cost of the work In accordance with <i>Section 265 of the Building Act 2016</i> .	Nil Conditions or Restrictions.
S.266 Possession of building	Power to take proceedings to obtain possession of a building or temporary structure if any occupier fails to allow any person to do work pursuant to S.265 in accordance with <i>Section 266 of the Building Act 2016</i> .	Nil Conditions or Restrictions.
S.267(1) & (2) Demolition order	Power to serve an order to demolish building work in accordance with <i>Section 267 of the Building Act 2016</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S.269(1) Recovery of performance costs	Power to enter land or a building and perform the required work in accordance with <i>Section 269 of the Building Act 2016</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 2 Building Act 2016 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S.269(2) Recovery of performance costs	Power to make an application to recover the cost of performing any work, and to impose a charge on land in accordance with <i>Section 269 of the Building Act 2016</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S.271(1) Purchasing buildings and materials	Power to sell a building for removal or after demolishing a building, sell the materials on the materials on the premises for removal in accordance with <i>Section 271 of the Building Act 2016</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S.271(2) Purchasing buildings and materials	Power to grant the purchaser of a building sold pursuant to S.271(1) all of the powers Council has under <i>Section 265 of the Building Act 2016</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 3 Building Regulations 2016

Statutory Reference	Function of Power	Conditions or Restrictions
R. 42 Plumbing work involving, or in the proximity of, service easements.	A person must not perform plumbing work over or within a service easement unless the person has obtained the written consent to do so from the person on whose behalf the service easement was created.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
R.43(1) Plumbing work involving network utility operator's stormwater drainage systems	Power to provide written consent for works proposed pursuant to r.43(1) and in accordance with <i>Regulation 43 of the Building Regulations 2016</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
R.43(3) Plumbing work involving network utility operator's stormwater drainage systems	Power if not satisfied that a stormwater drainage system is sealed in accordance with the Act, to enter the premises and perform any work necessary in accordance with <i>Regulation 43 of the Building Regulations 2016</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
R.43(5)(a) Plumbing work involving network utility operator's stormwater drainage systems	Power to recover costs as a charge under the <i>Local Government Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 4 Burial and Cremation Act 2019

Statutory Reference	Function of Power	Conditions or Restrictions
S. 1	Council as Cemetery Manager The Council delegates the following functions and powers of the Council in its capacity as cemetery manager pursuant to the Burial and Cremation Act 2019 (except the setting of fees), to the General Manager and authorises the General Manager to delegate those functions and powers.	The ultimate responsibility for the cemetery will remain with the Council, as cemetery manager.
S. 29(1)(c)	Interment otherwise than in cemetery The general manager's written permission (and the landholder's and Director of Public Health) is required to inter human remains otherwise than in a cemetery	Nil.
S. 29(4)	Interment otherwise than in cemetery The general manager must ensure Council keep a record of the proposed interment and ensure it is included on any s337 LGA certificate issued by Council.	Nil.
S. 29(5)	Interment otherwise than in cemetery Permission given by the general manager under section 29(1)(c) may be subject to any conditions necessary to ensure that the proposed interment will not be prejudicial to public health or public safety.	Nil.

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No. 4 Burial and Cremation Act 2019 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 34(1)	Duties and powers of cemetery managers Keep a cemetery in accordance with the Act so as not to be prejudicial to public health or public safety.	Nil.
S. 34(2)	Duties and powers of cemetery managers Ensure that as far as reasonably practicable the cemetery is maintained to prevent it from falling into disrepair, or from being defaced or damaged. Rectify any disrepair or defacement as soon as possible.	Nil.
S. 34(4)	Duties and powers of cemetery managers Keep all prescribed records (as per 2002 Act - see Sch 1 part 2)	Nil.
S. 34(5)	Duties and powers of cemetery managers Permit any person access free of charge at any reasonable time	Nil.
S. 34(7)	Duties and powers of cemetery managers A cemetery manager may (a) improve, embellish and enlarge a cemetery under the management of that manager; and (b) restrict interments in any portion of the cemetery, except as may be required by an exclusive right of burial; and (c) take any other action as may be required for the reasonable management and maintenance of the cemetery.	Nil.

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No. 4 Burial and Cremation Act 2019 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 39(1)	Monuments, &c. The cemetery manager may permit any vault or grave to be made or dug, and any monument to be erected or placed, in any portion of the cemetery on payment of the fee which has been fixed for doing so.	Nil.
S. 39(2)	Monuments, &c. The cemetery manager may determine the position of any monument to be erected or placed according to its description, size and character and having regard to the general plan for ornamenting the cemetery in an appropriate manner.	Nil.
S. 39(3)	Monuments, &c. The cemetery manager may enter into an agreement for the maintenance of a vault, grave or monument.	Nil.
S. 40(1)	Requirement to remove monuments The cemetery manager may provide notice to require a person to take down or remove a monument or to render it safe, if a monument has been erected or placed contrary to the terms and conditions on which the permission to erect or place it was granted or, in the opinion of the cemetery manager, it is unsafe.	Nil.
S. 40(3)(c)	Removal of certain monuments in cemeteries To make enquiries to find a person who erected or placed a monument	Nil.

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No. 4 Burial and Cremation Act 2019 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 40(3)(d)	Removal of certain monuments in cemeteries Render the monument safe or take the monument down and remove	Nil.
S. 40(3)(e)	Removal of certain monuments in cemeteries Recover in a court the reasonable cost of rendering the monument safe or taking a monument down and removing it	Nil.
S. 40(6)	Removal of certain monuments in cemeteries Provide notice of the removal of a monument and arrange for it to be re-erected if there is an agreement pursuant to s.40(4) which meets the requirements of the Act	Nil.
S. 41(2)	Exclusive right of burial Grant an exclusive right of burial. Note: The cemetery manager must issue a certificate of exclusive right under the Burial and Cremation Regulations 2015 R37.	Nil.
S. 42(2)	Notifications of possible cemeteries The general manager of a council is to notify the regulator as soon as practicable after becoming aware land within municipal area is a cemetery or contains more than one monument and is not covered by an entry in the register (section 14)	Nil.

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No. 4 Burial and Cremation Act 2019 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 51	Powers of authorised officer/s to enter premises in accordance with the provisions of Section 51 of the <i>Burial and Cremation Act 2002</i> .	Nil conditions or restrictions.
S. 63	Closure of cemeteries for reasons of public health or public safety The general manager may given notice to cemetery manager that the whole or portion of cemetery is to be closed	Nil conditions or restrictions.

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No. 5 Burial and Cremation Regulations 2025

Statutory Reference	Function of Power	Conditions or Restrictions
S. 1	Council as Cemetery Manager The Council delegates the following functions and powers of the Council in its capacity as cemetery manager pursuant to the Burial and Cremation Act 2019 (except the setting of fees), to the General Manager and authorises the General Manager to delegate those functions and powers.	The ultimate responsibility for the cemetery will remain with the Council, as cemetery manager.
r.27	Issue of certificate of exclusive right of burial The cemetery manager must issue a certificate of exclusive right of burial	Nil.
r.28	Amendment of certificate of exclusive right of burial The cemetery manager may amend a certificate of exclusive right of burial	Nil.
r.29	Cancellation or transfer of certificate of exclusive right of burial The cemetery manager may cancel or transfer a certificate of exclusive right of burial	Nil.
r.30(3)-(4)	Permission to inter human remains A cemetery manager may grant or refuse permission to inter human remains in a cemetery. The permission may be subject to conditions. Notice of the grant or refusal of permission is to be given.	Nil.
r.39	Plan of cemetery A cemetery manager must keep a plan of the cemetery showing the graves and plots set aside in respect of an exclusive right of burial.	Nil.

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r.40	Register of Instruments A cemetery manager must keep a register of instruments as set out in this section.	Nil.
r.42	Driving in cemeteries A cemetery manager can give reasonable directions to a driver which it is an offence not to obey.	Nil.
r.44	Power of cemetery manager in relation to graves and plots A cemetery manager may take certain action in cemeteries in relation to the appearance of the cemetery and public health and safety.	Nil.
r.45	Power of cemetery manager to approve permanent items A cemetery manager may approve certain items or classes of items that may be permanently affixed to or next to a grave or plot.	Nil.
r.46(1)	Power of cemetery manager to remove persons A cemetery manager may require a person to leave and not re-enter a cemetery as set out in this section.	Nil.
r.46(3)	Power of cemetery manager to remove persons A cemetery manager may use reasonable force to remove from a cemetery or prevent the entry of a person into a cemetery in contravention of a requirement under section 46(1).	Nil.
r.47	Duty of cemetery manager on removal of monument A cemetery manager must take photos as prescribed if removing a monument and provide the photos to the heritage council.	Nil.

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No. 6 Child & Youth Safe Organisations Act 2023

Statutory Reference	Function of Power	Conditions or Restrictions
S. 10(3) - Delegations	A General Manager may delegate, to a worker of the entity any of the functions or powers of the General Manager under this Act other than this power of delegation.	“Worker” is defined in Section 8.

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No. 7 Dog Control Act 2000

Statutory Reference	Function of Power	Conditions or Restrictions
All Sections	All powers associated with this Act.	
S. 3	Appointment of authorised officer to undertake duties in accordance with the <i>Dog Control Act 2000</i> .	The General Manager may delegate to any person any of his or her functions or powers under this Act other than this power of delegation.

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No. 8 Electrical Industry Supply Act 1995

Statutory Reference	Function	Conditions or Restrictions
Section 44L (1) - Planning authorities to notify relevant entities of planning applications	If a planning authority receives a permit application and it is likely that works by a relevant entity are required or the development may affect the entity's operations, the authority must promptly provide the relevant transmission entity with notice of the application.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Section 44M (2)- Relevant entity to give notice to planning authority	A planning authority is to provide a copy of the notice to the applicant within 5 business days after receiving the notice related to the permit application.	

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No. 9 Environmental Management and Pollution Control Act 1994

Statutory Reference	Function of Power	Conditions or Restrictions
S. 22 LGA	Delegation (of functions or powers) by Council	Nil Conditions or Restrictions.
S. 64 LGA	Delegation (of functions or powers) by General Manager	Nil Conditions or Restrictions.
S. 21	Power to appoint an employee of the council to be a council officer for the purpose of this Act in accordance with the provisions of Section 21 of the <i>Environmental Management and Pollution Control Act 1994</i> .	The General Manager may delegate to any person any of his or her functions or powers under this Act other than this power of delegation.
S. 25 (1) - Assessment of permissible level 2 activities	If a planning application involves a permissible Level 2 activity or a non-ancillary use on the same land as an existing Level 2 activity, the planning authority must assess it under Section 57 of the <i>Land Use Planning and Approvals Act 1993</i> (unless specific exemptions apply). The application must also be referred to the relevant board within 21 days of lodgment for further assessment.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 25 (1B) - Assessment of permissible level 2 activities	If a planning authority determines that a use or development of land that is on the same land as an existing level 2 activity is ancillary to that activity, the planning authority must, if required by any person, give written reasons in support of its determination.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 9 Environmental Management and Pollution Control Act 1994 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 27AD - Minor variations of planning permit in relation to EL activities	A planning authority may amend a permit for an EL (Environmentally Licensed) activity under Section 43 or 56 of the <i>Land Use Planning and Approvals Act 1993</i> , however this requires the Board's approval. If an amendment is needed, the planning authority must apply to the Board, which will then decide whether to approve or refuse the change.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 10 Food Act 2003

Statutory Reference	Function of Power	Conditions or Restrictions
101(2)	Power to appoint an authorised officers for the purposes of this Act in accordance with the provisions of Section 101(2) <i>of the Food Act 2003.</i>	Nil Conditions or Restrictions.

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No. 11 Gas Industry Act 2019

Statutory Reference	Function of Power	Conditions or Restrictions
Section 50 (1)(a)(i) - Effect of declarations: permitted development applications	The planning authority must notify the pipeline licensee of the application and allow at least 14 days to provide advice on the proposed development, subject to the time constraints in section 58(2) of the Land Use Planning and Approvals Act 1993.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Section 50 (3)(a) - Effect of declarations: permitted development applications	If a permit is granted with a safety condition and the applicant appeals, the planning authority must notify the gas infrastructure licensee of the appeal.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Section 51 (1) (a) - Effect, on discretionary development applications, of declarations	If a discretionary development application is within a gas infrastructure planning corridor, the planning authority must refer the application to the gas infrastructure licensee when issuing notice under section 57 of the Land Use Planning and Approvals Act 1993	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Section 51 (6) - Effect, on discretionary development applications, of declarations	When a planning authority complies with section 57(7) of the Land Use Planning and Approvals Act 1993 for a referred application, it must notify the gas infrastructure licensee of its decision, regardless of whether the licensee provided advice.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 12 Heavy Vehicle National Law (Tasmania) Act 2013 & Heavy Vehicle National Law (Queensland)

Statutory Reference	Function of Power	Conditions or Restrictions
S.16 Road Manager	Declaration to be the road manager <i>in accordance with the requirements of Section 16 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S. 118(1)(b)	Granting consent for exemption on mass or dimension restriction.	Nil Conditions or Restrictions.
S. 124(1)(b)	Granting consent for exemption (permit) on mass or dimension restriction.	Nil Conditions or Restrictions.
S. 139(1)(b); 145(1)(b)	Granting consent for a class 2 heavy vehicle authorisations.	Nil Conditions or Restrictions.
S.156 Deciding request for consent generally	Power to decide request for consent generally <i>in accordance with the requirements of Section 156 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.158 Action pending consultation with third party	Power to undertake action pending consultation with third party <i>in accordance with the requirements of Section 158 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.159 Deciding request for consent if route assessment required	Power to decide request for consent if route assessment required <i>in accordance with the requirements of Section 159 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.160 Imposition of road conditions	Power to impose road conditions <i>in accordance with the requirements of Section 160 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.161 Imposition of travel conditions	Power to impose travel conditions <i>in accordance with the requirements of Section 161 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.

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No. 12 Heavy Vehicle National Law (Tasmania) Act 2013 & Heavy Vehicle National Law (Queensland) (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S.162 Imposition of vehicle conditions	Power to impose vehicle conditions <i>in accordance with the requirements of Section 162 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.167 Expedited procedure for road manager's consent for renewal of mass or dimension authority	Power to Expedite procedure for road manager's consent for renewal of mass or dimension authority <i>in accordance with the requirements of Section 167 of the Heavy Vehicle National Law (Tasmania) Act 2013</i>	Nil Conditions or Restrictions.
S.169 Granting limited consent for trial purposes.	Power to Grant limited consent for trial purposes <i>in accordance with the requirements of Section 169 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.170 Renewal of limited consent for trial purposes	Power to provide a renewal of limited consent for trial purposes <i>in accordance with the requirements of Section 170 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.172 Requirements for statement explaining adverse decision of road manager	Power to provide a written statement explaining adverse decision of road manager <i>in accordance with the requirements of Section 172 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.173 Amendment or cancellation on Regulator's initiative	Power to amend or cancel on Regulator's initiative <i>in accordance with the requirements of Section 173 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.174 Amendment or cancellation on request by relevant road manager	Power to amend or cancel on request by relevant road manager <i>in accordance with the requirements of Section 174 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.

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No. 12 Heavy Vehicle National Law (Tasmania) Act 2013 & Heavy Vehicle National Law (Queensland) (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S.176 Amendment or cancellation on application by permit holder	Power to amend or cancel on application by permit holder <i>in accordance with the requirements of Section 176 of the Heavy Vehicle National Law (Tasmania) Act 2013.</i>	Nil Conditions or Restrictions.
S.178 Amendment or cancellation on request by relevant road manager	Power to amend or cancel on request by relevant road manager <i>in accordance with the requirements of Section 178 of the Heavy Vehicle National Law (Tasmania) Act 2013</i>	Nil Conditions or Restrictions.
S. 611(2)	Application for a compensation order where a Court convicts a person of an offence against the National Law [<i>Heavy Vehicle National Law (Queensland)</i>]	Nil Conditions or Restrictions.
S. 617(2)(b)	Repayment of compensation order voided in certain circumstances. [<i>Heavy Vehicle National Law (Queensland)</i>]	Nil Conditions or Restrictions.
S. 645	Decide a review of a reviewable decision under the Act. [<i>Heavy Vehicle National Law (Queensland)</i>]	Nil Conditions or Restrictions.

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No. 13 Historic Cultural Heritage Act

Statutory Reference	Function of Power	Conditions or Restrictions
S. 36(2) - Permit application to be sent to and considered by Heritage	The relevant planning authority must give a copy of the permit application to the heritage council as soon as practicable after the application day.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 37 - Procedure if Heritage Council requires additional information to consider permit application	Planning authority must as soon as practicable require the applicant for a permit application to provide additional information required by the Heritage Council and provide it to the Heritage Council.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 38 - Procedure if Heritage Council has no interest in permit application	Planning authority determination of permit applications. Notifying the Heritage Council and applicants of determinations and representations.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 39 - Procedure if the heritage council wishes to be involved in determining discretionary permit application	Determining discretionary permit applications. Notifying the Heritage Council and Applicants of determinations and representations.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 39A - Procedure if Heritage Council wishes to be involved in determining combined permit application	Determining combined permit applications. Notifying the Heritage Council and Applicants of determinations and representations.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 39B - Provision of further information to Heritage Council	Provide any further information received from permit applicant to Heritage Council.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 50 - Notification of Recorder of Titles	Planning authority must lodge for registration with the Recorder of Titles notice of heritage agreements that come into effect or the variation or termination of a heritage agreement.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 89 - Assistance to Heritage Council	A planning authority is to give all reasonable assistance to the Heritage Council to enable it to perform its functions and exercise its powers.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 14 Land Use Planning and Approvals Act 1993

Statutory Reference	Function of Power	Conditions or Restrictions
TPPs & SPPs		
S. 12C – Draft of TPPs	Consult with the Minister regarding a draft of the Tasmanian Planning Policies, on behalf of the planning authority.	Delegate to the General Manager on condition that the submission be workshopped prior to being forwarded to the Minister.
S18 - Preparation of draft amendment of the SPPs by Minister S19 Minister may direct Commission to prepare draft amendment of the SPPs	The Minister and the Commission are both required to consult with planning authorities during the preparation of a draft amendment of the State Planning Provisions (SPPs).	Delegate to the General Manager on condition that the submission be workshopped prior to being forwarded to the Minister.
30C. Terms of reference in relation to draft amendment of the SPPs	A planning authority or another person may request the Minister to consider preparing terms of reference in relation to a draft amendment of the SPPs.	Delegate to the General Manager.

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
Combined Amendment/Permits		
S40U (1) Additional information	A planning authority has 28 days from receiving a permit application to request additional information from the applicant before assessing the application.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S40Z Exhibition in respect of permit application	The permit authority must ensure that all relevant permit material related to a request for a permit under section 40T(1)—including the application, supporting documents, and decision—is made publicly available. This material must be accessible both at the physical exhibition location and online for the duration of the public exhibition period associated with the draft amendment of a Local Provisions Schedule (LPS).	Delegate to the General Manager.
S43 (2) Minor amendment of permit S43 (6), (7), (9) & (10) – Notification of amendment.	A planning authority may amend a permit within a combined permit, upon request if the changes are minor.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S.39(2) Representations in respect of Draft Amendments	Power to send Section 43A reports directly to the Town Planning Commission when there are no representations received during the public consultation period in accordance with the provisions of Section 39(2) of the <i>Land Use Planning & Approvals Act 1993</i> .	Nil Conditions or Restrictions.
S.40T	Permit application that requires amendment to the LPS (6) An application for a permit under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land and the relevant planning scheme does not provide otherwise – (a) be signed by each owner of the land; or (b) be accompanied by the written permission of each owner of the land to the making of the request	Delegation (by council as land owner)
S48AA. Enforcement of major project permits	A planning authority is required to enforce any conditions or restrictions attached to a major project permit, within its powers.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S48A. Notice to remove signs	A planning authority may direct a person to stop, remove, or rectify an unlawfully erected sign and can take action itself if the person fails to comply. It may recover costs for doing so and is not liable for any damage caused during removal.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S52. What if applicant is not the owner?	If a permit application relates to council-owned or administered land, it must be signed by the General Manager, who may delegate this function to a council employee to ensure appropriate authorisation.	No need for delegation.
S.53(5A-C) Power to Extend a Permit	Power to extend an existing permit for a period of 2 years if it has not been substantially commenced in accordance with the provisions of Section 535(A-C) of the <i>Land Use Planning & Approvals Act 1993</i> .	Recommended that the current notation relating the Team Leader be removed. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S.54 Additional Information	Power to require an applicant to provide additional information before considering an application for a planning permit in accordance with the provisions of Section 54 of the <i>Land Use Planning & Approvals Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S.55 Correction of mistakes	Power to amend a planning permit where there is a mistake in accordance with the provisions of Section 55 of the <i>Land Use Planning & Approvals Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 56 Minor amendments to a permit	Power to make minor amendments to planning permits in accordance with the provisions of Section 56 (2) of the <i>Land Use Planning & Approvals Act 1993</i> . This power is delegated along with the duty to service notices in accordance with the provisions of Section 56 (3) and 56 (4) of the <i>Land Use Planning & Approvals Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
Discretionary Applications		
S. 57 Applications for discretionary permits	Power to approve with or without conditions applications for discretionary permits where no representations have been received against the application.	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 57(2) Applications for discretionary permits	Power to refuse applications for permits where such applications could no lawfully be approved in accordance with the provisions of Section 57(2) of the Land Use Planning & Approvals Act 1993.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 57(3) Applications for discretionary permits	If a planning authority does not require the applicant to give notice of a permit application, the authority itself must provide the prescribed notice.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 57 (5) Application for discretionary permits	Power to extend the period of time for the making of representations relating to an application for a discretionary permit in accordance with the provisions of Section 57 (5) of the <i>Land Use Planning & Approvals Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 57 (6) Application for discretionary permits	Power to approve with or without conditions applications for discretionary permits where no representations have been received against the application.	Delegate to the General Manager where two or less representations are received which are: -from a State Authority or regulated entity and are of a regulatory nature; or -where representations do not contain any planning merits or matters relating to the planning scheme. This delegation may only be exercised following briefing of Council at a workshop unless a minimum of 2 Councilors advise in writing that they wish the decision to be made by Council at a regular meeting.

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S 57 (6A) Application for discretionary permits	A planning authority and an applicant may agree in writing to extend or further extend a previously agreed period, with the new period then becoming the agreed further period.	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S 57A. Mediation	The planning authority must facilitate mediation if requested by the applicant or a representor by notifying other parties, seeking their agreement, and supporting arrangements for mediation, including agreement on a mediator and terms; if mediation is agreed, the decision period for the application may be extended.	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a). Noting mediation only occurs if requested and if both parties agree to the terms.
Permitted Applications		
S. 58 Application for other permits	Power to determine (permitted) planning permits.	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 58 (2) Application for other permits	Power to extend the time to consider an application by agreement with an applicant in accordance with the provisions of Section 58 (2) of the <i>Land Use Planning & Approvals Act 1993</i> .	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 59(7) Failure to determine an application for permit	Power to make determination in relation to an application for a discretionary planning permit where time periods in which to do so under the provisions of Sections 57 and 58 of the Land Use Planning & Approvals Act 1993 have expired but where no application under Section 59(3) has been made by the applicant in accordance with the provisions of Section 59(7) of the <i>Land Use Planning & Approvals Act</i> .	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Major Projects		
S60H (3)	A council or relevant State entity that receives a notice must take all reasonable steps to provide the requested information to the Minister within the specified timeframe.	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S60ZX (1) Provision to Panel of further information	A person/planning authority must provide requested information to the Panel within the set or extended timeframe.	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S 60 ZZZAB Enforcement certificates	An enforcement certificate must specify which conditions or restrictions of a major project permit the planning authority is responsible for enforcing, including by land area, land use, or both.	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Enforcement		
S.65A Infringement Notices	Power to issue an infringement notice in accordance with the provisions of 65A of the <i>Land Use Planning & Approvals Act 1993</i> .	Nil Conditions or Restrictions.

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S.65B Notice of Intention to Issue Enforcement Notice	Power to give notice in writing where a land owner is suspected to have contravened S.60ZB and S.63(2) in accordance with the provisions of Section 65B of the <i>Land Use Planning & Approvals Act 1993</i> .	Nil Conditions or Restrictions.
S.65C Enforcement Notice	Power to issue an enforcement notice in accordance with the provisions of Section 65C of the <i>Land Use Planning & Approvals Act 1993</i> .	Nil Conditions or Restrictions.
S.65F Notice of Intention to Cancel a Permit to be issued before a Permit Cancelled	Where it is considered that there are grounds on which a permit in force may be cancelled in accordance with the provisions of Section 65F of the <i>Land Use Planning & Approvals Act 1993</i> .	Nil Conditions or Restrictions.
S.65G Cancellation of permit	A permit in relation to land may only be cancelled under subsection 1 on any one of the grounds referred to in this section in accordance with the provisions of Section S.65G of the <i>Land Use Planning & Approvals Act 1993</i> .	Must comply with the requirements of S.65G.

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
Part 4 Generally	<p>Authority to require the making of a permit application and to undertake actions and proceedings in pursuance of the Council's obligations as a planning authority to observe and enforce compliance of a planning scheme; including –</p> <ul style="list-style-type: none"> i) to give such advice, consultation, referral or notification as required under this Part; ii) to represent the Council and to give evidence before the Tasmanian Civil and Administrative Tribunal (TASCAT) in respect of any appeal against a decision on a planning permit; iii) to initiate legal proceedings for any use of land, development or act if:- <ul style="list-style-type: none"> - contrary to a State Policy, planning scheme or special planning scheme; - an obstruction of a planning scheme or special planning scheme; or - a breach of a condition or restriction of a planning permit. 	<p>Where no representations have been received. Delegate to the General Manager.</p> <p>Authorise further delegation in accordance with Section 22 (1) (a).</p>
Miscellaneous		
Div. 4B – Authorised Officers S.65I – Delegation to Authorised Officer under LUPA	<p>Authorisation delegated by the General Manager to Team Leader Community and Development Services in respect to both the administration and enforcement of the Planning Scheme.</p>	<p>Where no representations have been received. Delegate to the General Manager.</p> <p>Authorise further delegation in accordance with Section 22 (1) (a).</p>

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No. 14 Land Use Planning and Approvals Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S.71 Part 5 Agreements	Authorisation to enter into Part 5 Agreements with the owner of land which is covered by the relevant planning scheme.	Nil Conditions or Restrictions.
S 74 (3) Duration of agreement	A planning agreement can be ended either with Commission approval or by mutual agreement between the planning authority and all parties bound by the agreement.	Delegate to the General Manager only after briefing Councilors at a Council Workshop.
S 75 Amendment of agreements		Delegate to the General Manager only after briefing Councilors at a Council Workshop.

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No. 15 Land Use Planning and Approvals Regulations 2024

Statutory Reference	Function of Power	Conditions or Restrictions
Part 2 - Notices and Advertisements	The regulations outline the planning authority's responsibility to advertise and display notices related to various stages of planning processes, including the approval of Local Provisions Schedules, draft amendments, permits, and planning scheme modifications, ensuring that the public is informed and able to make representations where applicable.	Where no representations have been received. Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 16 Litter Act 2007

Statutory Reference	Function of Power	Conditions or Restrictions
S. 8	Power to appoint an employee of the council to be a council officer for the purpose of this Act in accordance with the provisions of Section 8 of the <i>Litter Act 2007</i> .	This is an authorisation by the general manager to appoint an authorised officer.
S. 38	Recovery of costs arising from litter abatement notices.	Nil conditions or restrictions.

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No. 17 Local Government Act 1993

Statutory Reference	Function of Power	Conditions or Restrictions
S.19 Corporation of Council	Affixing of Common Seal.	<ol style="list-style-type: none"> 1. No authority for the General Manager to sub-delegate 2. To comply with the provisions of the LGA relating to the Common seal. To comply with any policies and procedures of the Council relating to the Common Seal.
S. 62 Functions and powers of general manager	To manage the resources and assets of the council	The general manager may do anything necessary or convenient to perform his or her functions under this or any other Act.
S.73 Source of funds	Raise funds in accordance with the provisions of Section 73 of the <i>Local Government Act 1993</i> .	<ol style="list-style-type: none"> 1. No authority for the General Manager to sub-delegate 2. Disposal of surplus plant, equipment and materials subject to the value of such items not exceeding a value of \$100,000.
S. 74 Expenditure	Expend funds in accordance with the provisions of Section 74 of the <i>Local Government Act 1993</i> .	In accordance with amounts included in the approved Annual Plan and Budget and for those activities under the control of the appropriate Officer to the maximum value allocated in accordance with the <i>financial and procurement delegations to staff</i> . Any purchase over this amount is to be authorised by the General Manager. All plant and equipment purchases including motor vehicles are to be authorised by the General Manager.
S. 76 Writing off bad debts	Power to write off bad debts owed to the Council in accordance with the provisions of Section 76 of the <i>Local Government Act 1993</i> .	The General Manager may write-off up to a \$5,000.00 single debt. Any write-off up to \$2,500.00 by a sub-delegated Council officer.

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No. 17 Local Government Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 77 Grants & Benefits	Power to approve a pecuniary or non pecuniary benefit or grant.	<ol style="list-style-type: none"> 1. No authority for the General Manager to Sub-Delegate. 2. The General Manager may only approve any such grant or pecuniary or non pecuniary benefit upon receiving application setting out the purpose, nature, date and location of the national sporting event for which the grant is sought or details of academic assistance sought or Council fee or service charge for which assistance is sought. 3. That only one (1) grant per applicant per calendar year can be approved by the General Manager in accordance with Council Policy. 4. That a copy of the grant application must be included in a quarterly Council Information report. 5. The total expenditure for the financial year under this delegation must be reported under the "Grants & Benefits" section of the Annual report.
S. 78 Borrowings	Borrowings in accordance with the provisions of Section 78 of the <i>Local Government Act 1993</i> .	Subject to budget approval.
S. 81 Authorised deposit taking institute accounts	Bank Accounts – in accordance with the provisions of Section 81 of the <i>Local Government Act 1993</i> .	General Manager to consider the rate of credit fund interest and cost of account establishment.
S. 92 Adjustment of amount payable	Supplementary rate adjustment in accordance with the provisions of Section 92 of the <i>Local Government Act 1993</i> .	General Manager to consider the cost of recovering the new amount as opposed to its benefit.
S. 124 Instalment of payments	Postponement of payment in accordance with the provisions of Section 124 of the <i>Local Government Act 1993</i> .	Nil Conditions or restrictions.

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No. 17 Local Government Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 126 Condition of postponement	Power to grant postponement of the payment of rates in accordance with the provisions of Section 126 of the <i>Local Government Act 1993</i> .	Request for postponement of the payment of rates must be received in writing addressed to the General Manager.
S. 133 – 136 Recovery of Rates (Division 10) Recovery of rates Recovery from certain person Rents under lease, & c. for unpaid rates Indemnity	Power to recover unpaid rates.	In accordance with the provisions of Sections 133 – 136 of the <i>Local Government Act 1993</i> .
S. 137 – 140 Sale of Land for Unpaid Rates (Division 11) Sale of Land for unpaid rates Title vests in purchaser Application of money from sale Procurement if Council cannot sell land	Power to recover unpaid rates.	Authority to implement the provisions of sections 137 – 140 of the <i>Local Government Act 1993</i> .

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No. 17 Local Government Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 189 Closure of local highways	Power to allow a person to conduct a market and to close a local highway or part of a local highway for the purpose of any such market in accordance with the provisions of Section (189) 1 of the <i>Local Government Act 1993</i> .	Under Section 189 (2) the General Manager has a duty to publish a notice of intention in a public newspaper if it is intended that a local highway or any part of a local highway is to be closed.
S. 190 Objections	In accordance with the provisions of Section 190 of the <i>Local Government Act 1993</i> .	The General Manager must consider vehicular access to affected properties.
S.197 Sale or destruction of unclaimed animals	Power to sell, give away, or destroy an impounded animal in accordance with the provisions in Section 197 of the Local Government Act 1993.	The General Manager shall not give an impounded animal back to its owner who bears the liability for its impounding nor to where the animal might in all probability be subject to cruelty.
S.198 Destruction of animals	Power to arrange for an impounded animal to be destroyed in accordance with the provisions of Section 198 of the <i>Local Government Act 1993</i> .	The General Manager shall not arrange for an impounded animal to be destroyed without advice from a qualified veterinary surgeon.
S. 200 Abatement Notices	Power to determine whether a nuisance exists and to serve notices or display a copy of such notice in accordance with the provisions of Section 200 (1) and 200 (2) of the <i>Local Government Act</i> .	This power does not extend to the determination of court action occurring.
S. 207 Remission of fees and charges	Remit all or part of any fee or charge paid or payable in accordance with the provisions of Section 207 of the <i>Local Government Act 1993</i> .	Where it can be determined that the amount charged is incorrect or circumstances exist which deserves consideration of a remission.
S. 261(1) List of Electors	The general manager is to (a) prepare and keep a list of electors from the electoral roll kept under section 258(1) as at the time of closure referred to in section 260; and (b) certify that the list is correct.	General Manager to delegated to most appropriate role.

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No. 17 Local Government Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S 333A Tenders	Power to invite tenders for any contract Council intends to enter into for the supply of provisions of goods or services in accordance with Council's Code for Tenders and Contracts September 2017 and in accordance with the provisions in Section 333A of the <i>Local Government Act 1993</i> .	All tender information shall be uniformly supplied to all tenderers.

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No. 18 Local Government (Building and Miscellaneous Provisions) Act 1993

Statutory Reference	Function of Power	Conditions or Restrictions
Section 83 (1) - Approval of plan of subdivision	Approval of subdivision planning applications (not LUPAA approval).	<p>Delegation to General Manager and Director Infrastructure and Development, consistent with delegations issued for Section 58, and 57 of LUPAA.</p> <p>Authorise further delegation in accordance with Section 22 (1) (a).</p> <p>Decision to remain with Council when outside the parameters of the above.</p>
Section 84. Council not to approve subdivision	If – (a) any proposed lot has not the qualities of a minimum lot; or (b) it includes any lot or other block of land smaller than is required or permitted by a finally approved planning scheme; or (c) the subdivision includes any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway	<p>Delegation to General Manager and Director Infrastructure and Development, consistent with delegations issued for Section 58, and 57 of LUPAA.</p> <p>Authorise further delegation in accordance with Section 22 (1) (a).</p> <p>Decision to remain with Council when outside the parameters of the above.</p>
Section 85 - Refusal of application for subdivision	Refusal of subdivision planning applications (not LUPAA approval).	<p>Delegation to General Manager and Director Infrastructure and Development, consistent with delegations issued for Section 58, and 57 of LUPAA.</p> <p>Authorise further delegation in accordance with Section 22 (1) (a).</p> <p>Decision to remain with Council when outside the parameters of the above.</p>

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No. 18 Local Government (Building and Miscellaneous Provisions) Act 1993
(cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 86 Security for payment	Power to require security for payments and execution of works before approving a plan or subdivision in accordance with the provisions of Section 86 of the <i>Local Government (Buildings & Miscellaneous Provisions) Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Section 89 (1AA to 1AD & 2-7) – Approval of Final plans by Council	Power to approve and seal final plans in accordance with the provisions of Section 89 (1) of the <i>Local Government (Buildings & Miscellaneous Provisions) Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a). Excludes the use of the Council Seal, which is subject to separate delegation.
Section 91. Corrections to final plans	The council or owner may object to the making of any correction within 7 days of receiving a notice under subsection (2).	Delegate to the General Manager.
Section 92 - Amendments to final plans	If the Recorder of Titles under section 89 (5) requires an amendment to a final plan, the council if it considers that the amendment should not be approved, is to withdraw the plan and return it to the owner; or in any other case, notify the Recorder and the owner that it does not oppose the amendment.	Delegate to the General Manager.

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No. 18 Local Government (Building and Miscellaneous Provisions) Act 1993
(cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
Section 96 – Dedication as a highway	If a sealed plan shows provision for widening or deviating a way on, or adjoining, land comprised in the plan, an obligation runs with that land to dedicate it as a highway if required to do so by the highway authority.	Delegate to General Manager.
Section 103 (1) – Amendment of Sealed Plans	Amendment of sealed plans When a plan has taken effect, it may be amended by the council of its own motion.	Delegate ability to initiate amendment to General Manager. Noting Section 104(1) deals with decision making.
S. 103 (4) Amendment of sealed plans	Power to make minor amendments to sealed plans where no person has asked to be heard pursuant to Section 103 (4) of the <i>Local Government (Buildings & Miscellaneous Provisions) Act 1993</i> .	1. No authority for the General Manager to sub-delegate 2. The General manager may only amend sealed plans upon advice that the amendment complies with the relevant legislation.
Section 104 (1) - Hearing in respect of amendment of plans	The council – (a) may, if no person has asked to be heard in opposition, cause the amendment to be made; or (b) if a person has asked to be heard, is to appoint a day for hearing any petitioner and those persons who have asked to be heard.	Delegation to General Manager if no person requests to be heard. If hearing is required, it is to be conducted by and determined by a Council Committee convened for the purpose and comprising of any 5 or more Councilors.
<u>Section .105(2)</u>	Compensation in respect of amendments If compensation is payable under subsection (1) , the council may recover against the petitioner and any person heard or asking to be heard in support of the amendment to the extent to which they benefited by the amendment.	Requests for compensation to be heard by the Council Committee convened for the purpose of the hearing under Section 104.

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No. 18 Local Government (Building and Miscellaneous Provisions) Act 1993
(cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 107 Access Orders	Power to make an order requiring sub-divider to carry out access works in accordance with the provisions of Section 107 of the <i>Local Government (Building & Miscellaneous Provisions) Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 108 Road Widening	Road widening in accordance with the provisions of Section 108 of the <i>Local Government (Building & Miscellaneous Provisions) Act 1993</i> .	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S.110 - Adhesion orders S112 Purpose for which plan is approved.	The council may make an adhesion order if a block: (a) has the qualities of a minimum lot; and (b) comprises 2 parcels or more that may, without the approval of any plan by the council, lawfully be sold separately so as to create a block which (i) would not have the qualities of a minimum lot; and (ii) is, or in the opinion of the council is likely to be, built on or bought for building.	Delegation to remain with General Manager. Must comply with the provision of the Act.
S. 116. Limitation on Requirement for Public Open Space	If land required for open space is in excess of 5%, it is required to be purchased.	Remain with Council.
S. 246 Advertising Hoardings	Advertising hoardings. A person must not, within a municipal area, erect, put up, place or use or permit to be erected, put up, placed or used, any hoarding or similar structure for advertising purposes without a licence from the council.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 19 Local Government (Building and Miscellaneous Provisions) Act 1993
(cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 247 Removal of advertising hoardings	Removal of hoardings in contravention of section 246.	Delegated to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 19 Local Government (Highways) Act 1982

Statutory Reference	Function of Power	Conditions or Restrictions
S. 6 Making or Opening a Highway or Road	Power to make or opening municipal highways or roads within the Municipality including widening and extending in accordance with the provisions of Section 6 of the <i>Local Government (Highways) Act 1982</i> .	Does not apply to East Tamar Highway or other State Government owned roads.
S. 10 (2) Obligations on landowners opening highways	Power to approve a person to prepare plans and specifications for highways in accordance with the provisions of Section 10(2) of the <i>Local Government (Highways) Act 1982</i> .	Nil Conditions or Restrictions.
S. 10 (6) Obligations on landowners opening highways	Power to relieve an owner from having to carry out construction works in accordance with the provisions of Section 10 (6) of the <i>Local Government (Highways) Act 1982</i> .	Nil Conditions or Restrictions.
S. 19 Closure of local highways for public functions, &c.	Power to close a local highway, forbid the use of a local highway or grant licenses for the use of a closed local highway in accordance with the provisions of Section 19 of the <i>Local Government (Highways) Act 1982</i> .	In consultation with Commissioner of Police. Delegation excludes 19(1)(c).
S. 20 Closure of parts of local highways for sale of goods, & c.	Power to close part of a local highway for the purpose of the sale of goods or entertainment on a Saturday, Sunday or statutory holiday in accordance with the provisions of Section 20 of the <i>Local Government (Highways) Act 1982</i> .	In consultation with Commissioner of Police & Transport Commission.
S. 34 Drainage works	Power to make, cleanse and keep open Council drains and watercourses in and through land adjoining or near a local highway in accordance with the provisions of Section 34 of the <i>Local Government (Highways) Act 1982</i> .	Nil Conditions or Restrictions.

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No. 19 Local Government (Highways) Act 1982 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 35 Crossings over footpaths, table drains and gutters	Power to require an owner to carry out works to a vehicular crossing over a table-drain, gutter or footpath in accordance with the provisions of Section 35 of the <i>Local Government (Highways) Act 1982</i> .	Nil Conditions or Restrictions.
S. 36 Fencing of Streets in towns	Power to require an owner to fence in accordance with the provisions of Section 36 of the <i>Local Government (Highways) Act 1982</i> .	Nil Conditions or Restrictions.
S.45 Removal and disposal of abandoned articles	Power to remove an article from a highway in accordance with the provisions of Section 45 of the <i>Local Government (Highways) Act 1982</i> .	Nil Conditions or Restrictions.
S. 52 Projections on to highways, & c.	Power to remove or alter an obstruction to the safe and convenient passage along a local highway in accordance with the provisions of Section 52 of the <i>Local Government (Highways) Act 1982</i> .	Nil Conditions or Restrictions.
S. 54 Names of highways, & c.	Power to put up names of highways in accordance with the provisions of section 54 of the <i>Local Government (Highways) Act 1982</i>	Nil Conditions or Restrictions.
S. 55 Number of buildings, &c.	The corporation may allot to a piece of land one or more distinguishing numbers, and may cause a building on that piece of land to be marked with such a number in such manner as the corporation thinks fit.	Nil Conditions or Restrictions.

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No. 20 Rail Infrastructure Act 2007

Statutory Reference	Function of Power	Conditions or Restrictions
Section 15 (1) (a) -Effect of declarations as regards permitted planning applications	For developments within a rail planning corridor, the planning authority must notify the Minister and allow at least 14 days for feedback, as required by section 58(2) of the Land Use Planning and Approvals Act 1993.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Section 15 (3) (a) -Effect of declarations as regards permitted planning applications	If the planning authority grants a permit with rail network safeguards and the applicant appeals, the planning authority must notify the Minister of the appeal.	
Section 16 (1) (a) - Effect of declarations as regards discretionary development applications	If a discretionary development application is made within a rail planning corridor, the planning authority must refer the application to the Minister when notice is given under section 57 of the Land Use Planning and Approvals Act 1993.	
Section 16 (5) - Effect of declarations as regards discretionary development applications	When a planning authority complies with section 57(7) of the Land Use Planning and Approvals Act 1993 for a referred application, it must notify the Minister of its decision, regardless of whether the Minister has provided advice.	

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No. 21 Right to Information Act 2009

Statutory Reference	Function of Power	Conditions or Restrictions
S. 21 Delegation	Delegation of power to make original decision on application for assessed disclosure Section 21.	The General Manager may delegate his powers and functions under Section 21 for a period not exceeding three (3) years to a delegate who has the skills and knowledge necessary to perform or exercise these functions and powers.
S. 43 Delegation	Delegation of power to conduct internal review under Section 43.	The General Manager may delegate his powers and functions under Section 43 for a period not exceeding three (3) years to a delegate who has the skills and knowledge necessary to perform or exercise these functions and powers.
S. 24 Delegation	Delegation of power to make original decision on application for assessed disclosure Section 21 and delegation of power to conduct internal review under Section 43.	The General Manager may delegate his powers and functions under Section 21 and Section 43 for a period not exceeding three (3) years to a delegate who has the skills and knowledge necessary to perform or exercise these functions and powers.

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No. 22 Roads and Jetties Act 1935

Statutory Reference	Function of Power	Conditions or Restrictions
S. 40 Power to make drains on adjoining land	Power to make, cleanse and keep open drains or watercourses in and through land adjoining or near any road in accordance with the provisions of Section 40 of the <i>Roads and Jetties Act 1935</i> .	Nil Conditions or Restrictions.
S. 44 Culverts to be constructed by owners at entrances to lands adjoining roads	Power to require an owner of land to construct a culvert over a table-drain, gutter or road in accordance with the provisions of Section 44 of the <i>Roads and Jetties Act 1935</i> .	Nil Conditions or Restrictions.
S.41 Timber growing near roads may be cut down: Consent of owner required in certain cases	Power to cut down and remove any indigenous timber growing or standing within 23 metres of the centre of any road of which Council has the care in accordance with the provisions of <i>S41 of the Roads and Jetties Act 1935</i> .	Nil Conditions or Restrictions.
S.42 Hedges, &c., obstructing view of traffic to be cut or trimmed	Power to require the reduction in height of any obstruction in accordance with the provisions of <i>S42 of the Roads and Jetties Act 1935</i> .	Nil Conditions or Restrictions..
S.47 Road metal, & c., may be placed on side of road	Power to store road metal or other materials, or any vehicle or plant in connection with the construction or maintenance of any road in accordance with the provisions of <i>S47 of the Roads and Jetties Act 1935</i> .	Nil Conditions or Restrictions.
S.47A Warning gantries for bridges with overhead members	Power to erect Warning gantries for bridges with overhead members in accordance with the provisions of <i>Section 47A of the Roads and Jetties Act 1935</i>	Nil Conditions or Restrictions.
S.48A Removal and disposal of abandoned articles	Power to remove and an abandoned article in accordance with the provisions of <i>Section 48A of the Roads and Jetties Act 1935</i>	Nil Conditions or Restrictions.

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No. 22 Roads and Jetties Act 1935 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S.49 Obstructing roads: Notice to remove obstructions	Power to require the removal of any obstructions in accordance with the provisions of <i>S49 of the Roads and Jetties Act 1935</i>	Nil Conditions or Restrictions.
S.50A Scaffolding	Power to approve/prohibit the erection of any scaffolding or boarding in a street in a town in accordance with the provisions of <i>S50A of the Roads and Jetties Act 1935</i>	Nil Conditions or Restrictions.
S.50B Excavations	Power to approve/prohibit any excavation in accordance with the provisions of <i>S.50B of the Roads and Jetties Act 1935</i>	Nil Conditions or Restrictions.

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No. 23 Strata Titles Act 1993

Statutory Reference	Function of Power	Conditions or Restrictions
Section 31 Application for, and grant of, certificate of approval	The application for a certificate of approval. The council must decide within 30 business days unless further information is requested. Approval is granted only if the proposal complies with planning and building regulations, does not constitute a subdivision, and meets all necessary safety and development requirements.	Delegate to the General Manager.
S. 31(2B) Application for, and grant of, certificate of approval	Council may give the applicant notice requiring further information in order to determine the application	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 31AA Requirement for staged development scheme	Where an application for a certificate of approval is made wholly or partly in respect of vacant land, the council may refuse the application on the ground that an application for a staged development scheme under section 38 should be made.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 36(1) Application for council approval	Application for council approval (in relation to a staged development scheme)	Delegation to General Manager. Vacant lots not to be approved without planning and building permits in place.
S. 37(1)(a) Approval of scheme in principle	Before giving in principle approval for a staged development scheme Council can require specified changes to the scheme	Delegation to General Manager. Vacant lots not to be approved without planning and building permits in place.
S. 37(1)(b) Approval of scheme in principle	Before giving in principle approval for a staged development scheme Council can require the demolition or alteration of buildings on the site	
S. 37(2)(a) Approval of scheme in principle	Council can approve a staged development scheme unconditionally	

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No. 23 Strata Titles Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 37(2)(b) Approval of scheme in principle	Council can approve the staged development scheme subject to specified conditions	
S. 37(2)(c) Approval of scheme in principle	Council can refuse to approve the staged development scheme	
S. 37(4) Approval of scheme in principle	If Council approves the proposed staged development scheme it must issue a certificate of approval	
S. 41(2) Progressive development	The council may refuse to approve a particular stage in a staged development scheme if an earlier stage of the scheme has not been completed as required under the terms of the registered scheme.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 42(2) Application for variation of scheme	The application is to be made in the first instance to the council for the area in which the site is situated.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 42(5) Application for variation of scheme	The Council may dispense with the consent of a present or prospective owners of lots in the staged development scheme in relation to a proposed variation if satisfied of certain matters	
S. 42(6) Application for variation of scheme	The Council may approve the variation unconditionally, or approve the variation subject to specified conditions or refuse to approve the variation	
S. 45 Injunction	Council (as an "interested person" under the Act) can apply for a mandatory injunction requiring the developer of a staged development scheme to complete the scheme	Delegation to General Manager. Following a Council Workshop briefing Council on the matter

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No. 23 Strata Titles Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 54(1)(a) Approval of scheme	Before giving in principle approval for a community development scheme Council can require specified changes to the scheme	Delegation to General Manager. Following a Council Workshop briefing Council on the matter
S. 54(1)(b) Approval of scheme	Before giving in principle approval for a community development scheme Council can require the demolition or alteration of buildings on the site	
S. 54(2)(a) Approval of scheme	Council can approve a proposed community development scheme unconditionally	
S. 54(2)(b) Approval of scheme	Council can approve the proposed community development scheme subject to specified conditions	
S. 54(2)(c) Approval of scheme	Council can refuse to approve the proposed community development scheme	
S. 54 (4) Approval of scheme	If Council approves the proposed community development scheme it must issue a certificate of approval	
S. 57(2) Progressive development	Progressive development. The Council may refuse to approve a particular stage of a community development scheme in certain circumstances.	Delegation to General Manager. Following a Council Workshop briefing Council on the matter
S. 58(2) Application for variation of scheme	The application is to be made in the first instance to the council for the area in which the site is situated.	Delegation to General Manager. Following a Council Workshop briefing Council on the matter.

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No. 23 Strata Titles Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 58(5) Application for variation of scheme	The Council may dispense with the consent of a present or prospective owners of lots in the community development scheme in relation to a proposed variation if satisfied of certain matters	
S. 58(6) Application for variation of scheme	The Council may approve the variation unconditionally, or approve the variation subject to specified conditions or refuse to approve the variation	
S. 61 Injunction	Council (as an "interested person" under the Act) can apply for a mandatory injunction requiring the developer of a community development scheme to complete the scheme	Delegation to General Manager. Following a Council Workshop briefing Council on the matter.
S 65(a) Assignment of interest in land subject to scheme	If the owner of land subject to a registered community development scheme proposes to sell or dispose of land subject to the scheme the owner must give written notice of the proposed transaction to the council for the area in which the site is situated	Delegation to General Manager
S. 65(b)(i) Assignment of interest in land subject to scheme	If the owner of land subject to a registered community development scheme proposes to sell or dispose of land subject to the scheme the person who is to acquire title to the land in consequence of the transaction must give to the council a written undertaking to develop the land in accordance with the registered scheme	

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No. 23 Strata Titles Act 1993 (cont.)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 65(b)(ii) Assignment of interest in land subject to scheme	If the owner of land subject to a registered community development scheme proposes to sell or dispose of land subject to the scheme the person who is to acquire title to the land in consequence of the transaction must give the council any security required by the council, within 28 days after notice of the transaction was given to the council, for the development of the land in accordance with the scheme.	
S. 142(2)(b) Recording of certain orders	Recording of certain orders - If an order affects the management of a scheme or the rights of owners or occupiers, the Recorder must register it. The Recorder can also cancel or correct a recorded order if it no longer affects the land, either on their own initiative or upon application by an interested party (e.g., developer, body corporate, owners, council). This ensures that land title records remain accurate and up to date.	Delegation to General Manager

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No. 24 Traffic Act 1925 (Tas)

Statutory Reference	Function of Power	Conditions or Restrictions
S. 43	Removal of things obstruction public streets	Nil Conditions or Restrictions.

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No. 25 Urban Drainage Act 2013

Statutory Reference	Function of Power	Conditions or Restrictions
All	Urban Drainage Act 2013 (Tas)	Nil Conditions or Restrictions.

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No. 26 Water and Sewerage Industry Act 2008

Statutory Reference	Function of Power	Conditions or Restrictions
S. 56O Application to go to relevant regulated entity	If a planning authority receives an application that may impact a regulated entity's water or sewerage infrastructure, it must notify the entity within five business days, unless exempted or refusing the application. Additionally, the authority must provide the entity with any new information or amendments related to the application, unless the changes do not affect the entity's interests.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 56R. Notification of decision and appeal	The planning authority must provide the relevant regulated entity with copies of any granted or refused permits, and notify them of any appeal. If the appeal relates to a refusal or conditions based on the entity's submission, the entity is considered a party to the appeal.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
S. 56S. Referral to regulated entities of draft amendments to planning schemes	A planning authority must refer a draft amendment to a regulated entity if it pertains to a planning scheme or Local Provisions Schedule (LPS) administered by the authority, prepared under section 34 or section 38 of the Land Use Planning and Approvals Act 1993.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).
Section 56T. Additional information	The planning authority must, upon receiving a request from a regulated entity within 7 days of the notice under section 56O(1), provide additional information before the application can be considered.	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 27 Water Management Act 1999

Statutory Reference	Function of Power	Conditions or Restrictions
S. 165F. Referral of applications under another enactment	If a person proposing to undertake dam works needs approval or a permit under another law, the relevant authority must refer the application to the Minister before granting approval or issuing the permit	Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a).

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No. 28 Miscellaneous Powers and Functions to the General Manager

No	Function of Power	Legislation
1	To call for and accept quotations, tenders or auction the disposal of surplus or redundant plant, equipment or materials.	LGA S. 333A, S. 73 GTC-2 Code for Tenders and Contracts Plant and Vehicle Replacement policy adopted Oct 2018.
2	To institute, defend, abandon, settle or compromise any proceedings before any tribunal for the recovery of debts due to the Council or for breaches of any statutes affecting the Council, or to protect, recover or secure recompense for damage to or loss of any property of the Council.	LGA S. 22(2)(ba); S. 76 GTC-P20 – Write off of Bad Debts
3	To issue or publish or cause to be issued or published statements of fact relating to Council's activities or policies.	LGA S. 66-72
4	To seek legal advice and to complete affidavits on behalf of Council in accordance with Council decisions and/or policies.	LGA S. 65, S. 237
5	To sign all contracts, leases and agreements on behalf of Council in accordance with Council policies.	LGA S. 62
6	To control and supervise all contracts and to approve expenditure authorised there under in the relevant budget, including contingency provisions.	LGA S. 74
7	To authorise the carrying out by Council of private works for other parties.	LGA S. 205 (b) (c)
8	To authorise the closure of roads or parts thereof temporarily for repairs or construction.	LGA S. 189
9	To authorise the use of Council's plant and equipment in emergencies at the request of the State Emergency Services, Tasmania Police or the State Fire Authority.	Emergency Management Act 2006 S. 24 (2)
10	To make payments and donations in keeping with Council policy.	LGA S. 77
11	To lend materials from Council stores stock in emergency circumstances as determined by the General Manager subject to the provisions of a written acknowledgement of receipt of an undertaking to replace within a set time.	Emergency Management Act 2006 S. 24H
12	Power to approve demolition of buildings not classified by the National Trust or Heritage listed.	Building Act 2016 S. 26, 71 & 2
13	Authority to appoint "Authorised Officers" or "Council Officers" where such are required to be appointed under the Local Government Act 1993 or any other Act and to issue "Certificates of Authority" to those officers where required.	LGA S. 64

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No. 28 Miscellaneous Powers and Functions to the General Manager (cont.)

No	Function of Power	Legislation
14	<p>The affixing of the Common Seal as per the following conditions:</p> <ol style="list-style-type: none"> 1. To sign and seal documents requiring the use of the Common Seal on behalf of Council and to attest to the execution of documents sealed by Council. 2. A quarterly information report detailing the Use of Council's Seal is to be made available to the public. 3. An internal memo to Councillors detailing the Use of Council's Seal will be provided monthly. 	<p>Provided the use of the Common Seal sealed document is necessary to implement a decision of Council, or is otherwise required under an Act to be used. LGA S. 19</p>
15	<p>Informal and formal consultation with State Government, State Agencies and other entities on technical matters relating to planning or legislative changes.</p>	<p>Delegate to the General Manager. Authorise further delegation in accordance with Section 22 (1) (a). General manager to delegate on a case by case basis.</p>



USE OF THE COMMON SEAL POLICY

Policy No.:	GTC-C-14	Policy type:	Council
Responsibility:	Governance	Policy expires:	July 2028
Approved by:	Council	Approved on:	XXX
Minute No.:	XXX	Review date:	May 2028

Document History/Version Control			
Version No.	Date	Details	Comment
1.	24 th of January 2023	Minor Amendments	DOPSE
2.	15 th of July 2025	Minor Amendments	DOPS

Amendment/Administrative History			
Date	Details	Comment	Authorised by
		Nil	

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9. IMPLEMENTATION & REVIEW OF POLICY

1. OBJECTIVE

To regulate the use of Council's Common Seal and prohibit unauthorised use of the Common Seal.

2. TYPE OF POLICY

As per Section 8 of Policy GTC-12, this policy is categorised as a Council Policy.

This categorisation is consistent with the definitions as stated in Policy GTC-12 which are as follows:

Council - Policies pertaining to the Governance of the Council and the activities of its elected members, including the establishment of Committees, and the government of the municipality including resident and ratepayer compliance policies and by-laws.

3. SCOPE

The seal of the Council may be affixed to a document only in the presence of:

- The Mayor and the General Manager (including those acting in that capacity); or
- The Mayor and at least one other Councillor.

The affixing of the Council's seal to a document has no effect unless the persons who were present when the seal was affixed (being persons referred to above) attest by their signatures that the seal was affixed in their presence.

Details of the use of Council's seal must be recorded in the Use of Seal Register and to include the following:

- Date Document Sealed; and
- Council Resolution No; and
- Document Details; and
- Signed by.

4. Definitions

The Council	The George Town Council
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5. LINK TO STRATEGIC PLAN

George Town Council Strategic Plan 2020-2030

Future Direction 4

Leadership and Accountable Governance

6. RELATED LEGISLATION

Local Government Act 1993

7. RISK CONSIDERATIONS

This Policy aligns itself to Council's Risk Management Policy No. 33 in that it promotes the maintenance of overall set performance standards and the regular review and improvement of Council practices and procedures.

8. POLICY

The General Manager is to always ensure the security of the Council's Common Seal.

The Council's seal will be used only for documents that relate to the business of the Council, and without limiting the use of the seal, will normally only include specifically:

The exercise by the Council of its functions in relation to contracts for the purchase, exchange, leasing, disposal of, and otherwise dealing with, real property; or

- Contracts that have been endorsed by the Council.
- Tenders that have been endorsed by the Council.
- Any contract documents (supplied by a tender) which includes terms and conditions of trade, and any formal deed.
- Executing a contract of employment for the General Manager; or
- Completing agreements or contracts from State or Federal Government departments where they have requested the agreements or contracts be under seal; or
- Entering into Planning Agreements; or
- Any other legal document the Council is required to affix the Seal to from time to time.

The Council's seal will not be used for documents such as references or certificates of service for Council employees.

It is not a matter that can be delegated except those delegations made by the Council to the General Manager.

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8.1 Miscellaneous Powers and Functions to the General Manager

The General Manager has been delegated via the Instrument of the Delegation by the Council:

To authorise the affixing of the Common Seal to any document, including final plans or survey complying with all relevant statutes.

The affixing of the Common Seal as per the following conditions:

1. The execution of a document sealed by Council is to be attested in accordance with the rules of Council; and
2. A quarterly information report detailing the Use of Council's Seal is to be made available to the public.
3. An internal memo to Councillors detailing the Use of Council's Seal will be provided monthly.

The General Manager will not witness the affixing of the Council's seal to the contract of employment for the General Manager.

9. IMPLEMENTATION & REVIEW OF POLICY

Implementation of this Policy rests with Council. This Policy will be reviewed in 2028 or in accordance with legislative requirements.

.....
Shane Power
GENERAL MANAGER

DATED / /

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Call for Submission of Motions
Councils are invited to submit motions for debate
to be Included at General Meetings

Name of Council : George Town Council.....

Contact person (name, title): Mr Shane Power, General Manager

Phone: 03) 6382 8800 Email: council@georgetown.tas.gov.au

Date of General Meeting for Motion to be Included: Thursday 20 November 2025 General Meeting.....

Motion Requirements:

In order for a Motion to be considered please indicate if the proposed Motion:

- ✓ Addresses the objectives of the Association¹.
- ✓ Concerns a local government matter.
- ✓ Is a matter of common concern to councils and not a specific local issue.
- ✓ Is linked to LGAT's current Annual Plan, available [here](#)
- ✓ Is not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- ✓ Has not been considered at a General Meeting in the 12 months prior.
- ☐ Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering².

LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.

Please attach –

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

Email to admin@lgat.tas.gov.au

¹ The objectives of LGAT are

- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.

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Details of Motion

Motion Title **Legislative Powers to Local Government under the Boundary Fences Act 1908 .**

Decision Sought

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.

Background Comment

A recent review of the powers under various Acts to require land owners and lessees to have sufficient fencing in place to ensure livestock do not enter onto Council roads and road reserves has been undertaken by George Town Council.

The current legislation being relied upon is considered questionable with regard to Council compelling landowners to prevent livestock from entering roads and road reserves.

Section 182 (c) of the Local Government Act 1993 provides for the General Manager to serve notice to a land owner or occupier to fence land if – domestic animals are kept on the land.

It is George Town Council's view that that application of this section due to the reference of domestic animals is tenuous at best when instances where rural livestock enter roads with the potential to cause serious traffic hazards. Additionally, the powers to address such situations are deemed inadequate given there are no direct monetary penalties available to enforce in situations where livestock are not contained appropriately.