



GEORGE TOWN COUNCIL AGENDA

Notice is hereby given
that the next Ordinary Council Meeting
will be held on
Tuesday 23 September 2025

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

commencing at **1:00 pm.**

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

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

Shane Power
GENERAL MANAGER

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Meeting Commencing at 1:00 pm

Acknowledgement of Country

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

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

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

AUDIO RECORDING OF COUNCIL MEETINGS

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

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

All meetings of the Council shall be digitally recorded as provided for by Regulation 43 of the Local Government (Meeting Procedures) Regulations 2025 except for the proceedings of meetings or parts of meetings closed to the public in accordance with Regulation 17(2).

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

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

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

The Chairperson advised the meeting that:

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

1 PRESENT

1.1 APOLOGIES AND LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 26 AUGUST 2025

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 26 August 2025 numbered 111/25 to 124/25 as provided to Councillors be received and confirmed as a true record of proceedings. (Attached)

DECISION

Moved:

Seconded:

VOTING

For:

Against:

3 LATE ITEMS

Nil.

4 DECLARATIONS OF INTEREST

5 PUBLIC QUESTION TIME

5.1 PUBLIC QUESTION TIME PROCEDURE

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

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

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

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

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

5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

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5.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

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5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

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

Mr J. Glisson



16 September 2025

Mr J. Glisson
28 McKenzie Drive
Low Head TAS 7253

Dear Mr Glisson,

Re: Ordinary Council Meeting held 26 August 2025 – Public Question Time

Thank you for your attendance at the 26 August 2025 Ordinary Council meeting where you asked the following question:

Q1. In the agenda page 43 at the workshop it was discussed Main Road Stormwater Impact. Mr Glisson asked for details on this discussion.

Response

The Main Road Stormwater workshop was held in relation to the proposed development of light industrial land in the area. During the workshop, Councillors received a detailed briefing on the current stormwater challenges and were presented with a range of potential management options. The session provided an opportunity for Councillors to consider expert advice and discuss strategies to ensure effective and sustainable stormwater solutions as the development progresses.

Again, thank you for your question and attendance.

Yours sincerely,

**Shane Power
GENERAL MANAGER**

6 GENERAL MANAGER'S DECLARATION

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

- the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- where any advice is given directly to Council by a person who does not have the required qualifications 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.



Shane Power
GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

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

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7 PLANNING AUTHORITY

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

7.1 DA 2025/26 - 86 BELLBUOY BEACH ROAD, LOW HEAD - SUBDIVISION (8 LOTS)

REPORT AUTHOR:	Senior Town Planner – Mr J. Simons
REPORT DATE:	18 September 2025
FILE NO:	DA 2025/26
ATTACHMENTS:	<ol style="list-style-type: none">1. DA 2025-26 - Assessment of Compliance with Acceptable Solutions [7.1.1 - 40 pages]2. DA 2025-26 - Plans and Supporting Documents - 86 Bellbuoy Beach Road [7.1.2 - 65 pages]3. DA 2025-26 - Representation - Kaija Kautto and Paul Kent [7.1.3 - 1 page]4. DA 2025-26 - Representation - Nicholas and Tammy Stubbs [7.1.4 - 6 pages]5. DA 2025-26 - Representation - Victoria Jansen- Riley [7.1.5 - 2 pages]6. DA 2025-26 - Representation - James & Vanessa Ferguson [7.1.6 - 2 pages]7. DA 2025-26 - Revised Traffic Impact Statement [7.1.7 - 13 pages]8. DA 2025-26 - Revised Stormwater Management Plan [7.1.8 - 18 pages]9. DA 2025-26 - Appendix 1 - Council Comments [7.1.9 - 1 page]

APPLICATION INFORMATION

Planning Instrument:	<i>Tasmanian Planning Scheme – George Town</i>
Applicant:	6ty Pty Ltd
Site Address:	86 Bellbuoy Beach, LOW HEAD
Titles Details:	163013/4
Property ID:	3146718
Zone:	Low Density Residential Zone
Use:	Residential
Proposed Development:	Subdivision (8 Lots)
Application Received:	02/05/2025

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1. SUMMARY

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Subdivision (8 Lots) at 86 Bellbuoy Beach, LOW HEAD (CT 163013/4).

Four (4) representations were received during advertising. The primary concerns relate to drainage impacts (sewage and stormwater), traffic impacts, vegetation removal and density of development.

TasWater has advised that the proposal will not adversely impact the functioning of the wastewater treatment system or increase adverse impacts.

In response to the representations, the applicant has committed to additional downstream improvements to the stormwater system to mitigate flooding of neighbouring properties.

Sight distances at the access are considered to be acceptable and exceed those required for the design speed of the road. Additional traffic mitigation will include the erection of a steep gradient warning sign, while it is also noted that Council is currently undertaking a review of traffic calming options for Bellbuoy Beach.

The land is zoned specifically for residential use and development and this has necessarily resulted in the need to remove vegetation for bushfire hazard management. The vegetation removal has limited consideration in the planning scheme in the Low Density Residential Zone. However it is noted that there are no threatened vegetation communities identified on the land and removal will not compromise species representation in the bio-region.

The density of development proposed is consistent with the subdivision provisions of the Low Density Residential Zone and is consistent with the pattern of development in immediately adjoining residential areas of Bellbuoy Beach.

With appropriate conditions, the proposed subdivision complies with all of the applicable standards of the Low Density Residential Zone and Applicable Codes and is recommended for approval.

2. STRATEGIC PLAN

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

3. CONSULTATION

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In accordance with section 57(5) of The Land Use Planning and Approvals Act 1993, the application was advertised for public comment for the period of 14 days. Four (4) representations were received and are further discussed in the assessment below.

4. RISK IMPLICATIONS

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

5. FINANCIAL IMPLICATIONS

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

6. SITE AND LOCATION

The subject site is located at 86 Bellbuoy Beach, LOW HEAD (CT 163013/4), with frontage to both Bellbuoy Beach Road and Tekaro Place.

The property has an area of 1.05ha and is located in a cluster of larger lifestyle lots surrounding Tekaro Place.

The land is currently vacant and has largely been cleared of vegetation.

The site is located in a bushfire prone area and is also mapped as being in a priority vegetation area. The land falls to the north, away from Bellbuoy Beach Road, with an average grade of 8%.

The land is serviced by reticulated sewerage and there is an existing stormwater drain adjacent to the west boundary of the lot.

The land surrounding the property is residential in nature, with a mix of vacant titles and single dwellings.

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

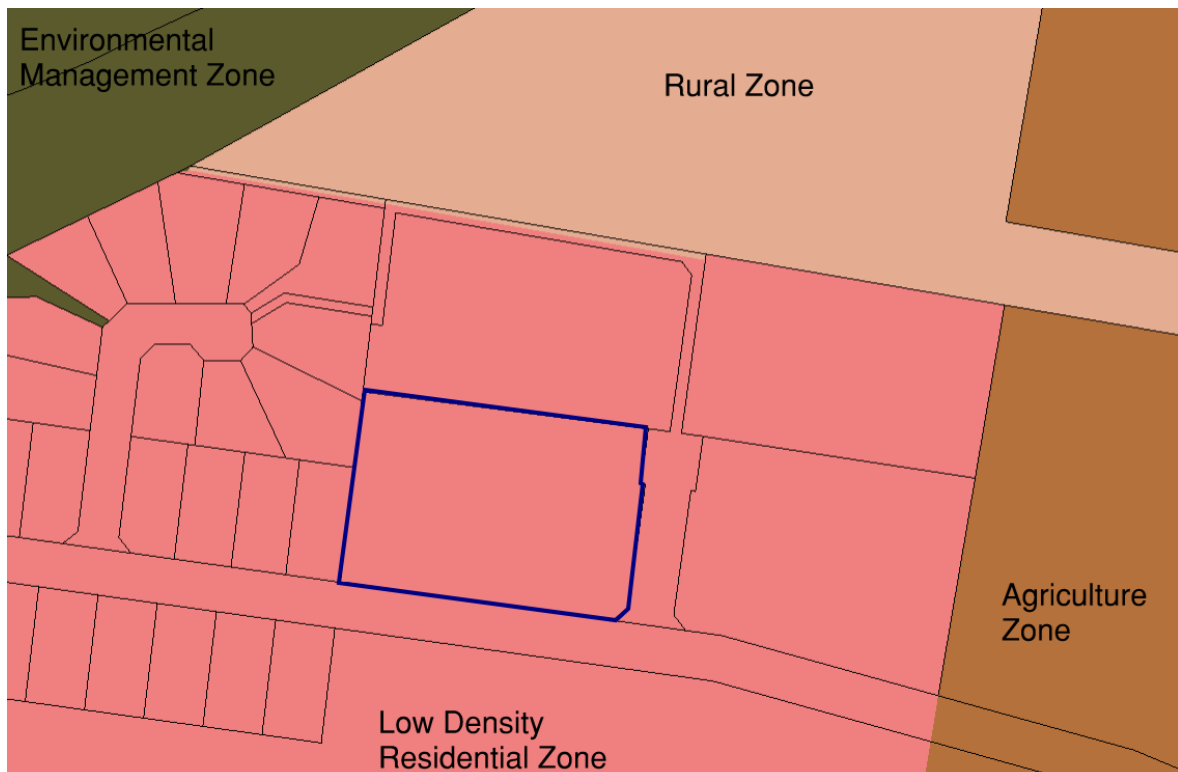


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

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7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the development of the site at 86 Bellbuoy Beach, LOW HEAD (CT 163013/4) for Subdivision (8 Lots).

Four (4) lots will front Tekaro Place. Four (4) lots, including two internal lots, will front Bellbuoy Beach Road. All lots exceed 1200m² in area and are vacant. Lots will be serviced by reticulated sewage and additional stormwater drains will be constructed to service the development.

A summary of the lots is as follows:

Table 1: Lot features

Lot No	Area (m ²)	Frontage	Features
1	1225	Tekaro Place – 20.5m	
2	1259	Tekaro Place – 20.5m	
3	1266	Tekaro Place -20.5m	
4	1366	Tekaro Place - 16.7 Bellbuoy Beach Road – 55.8m	Corner lot
5	1262	Bellbuoy Beach Road – 25.5m	
6	1450	Bellbuoy Beach Road – 7m	Internal Lot
7	1442	Bellbuoy Beach Road – 7m	Internal Lot
8	1226	Bellbuoy Beach Road – 24.3m	

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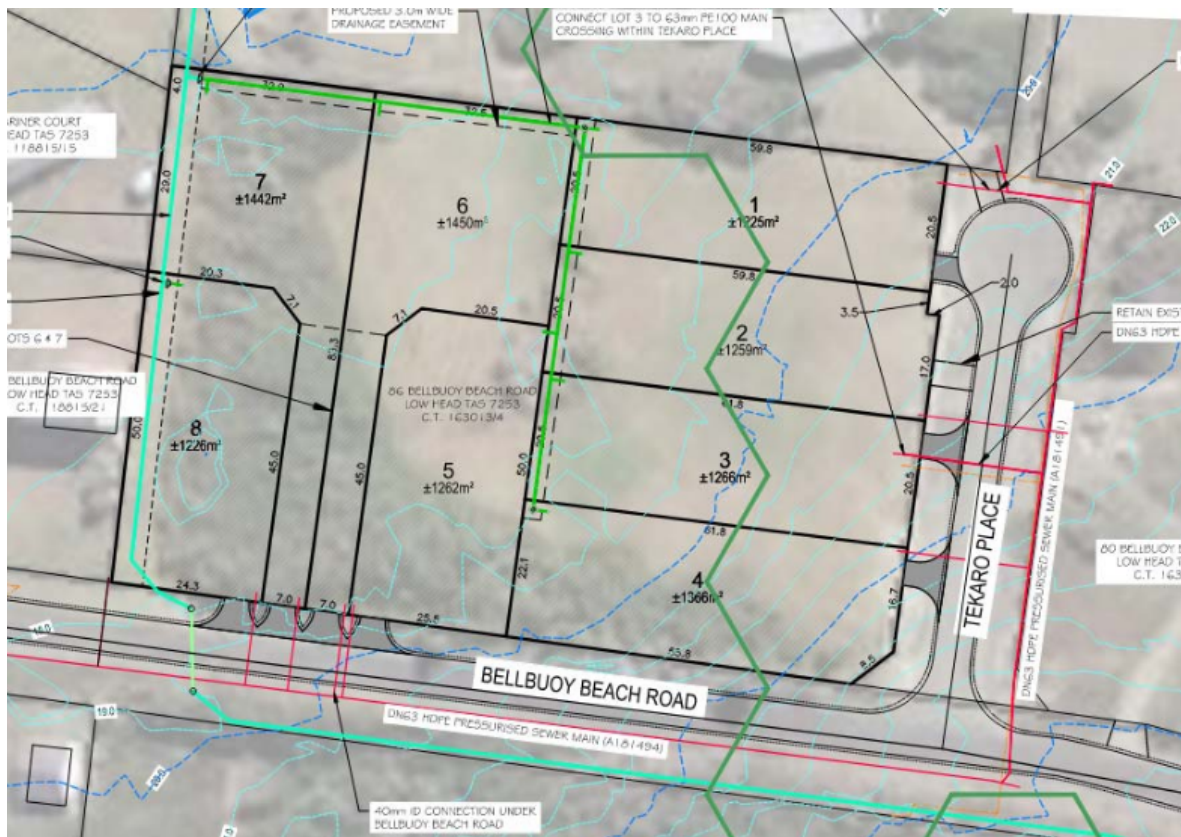


Figure 3: Proposal Plans (6ty Pty Ltd, 2025)

The full plans submitted are included in the attachments.

8. REPRESENTATIONS

The application was advertised for community consultation from 23/08/2025 to 08/09/2025. Four (4) representations were received and are summarised below.

A full copy of the representations has also been included as an attachment to this report.

Issues Raised in Representations	Council Response
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8 Mariner Court and 13 Mariner Court experience regular flooding from existing drainage line downstream of development. Additional stormwater capacity needs to be created prior to subdivision.

Additional surface drains will materially increase the speed and volume of flows.

Existing dam on adjoining property does not cope with existing stormwater flows.

Existing discharge location is not safe, close to the existing walkway and residential properties, and highly visible.

Risk of water quality impacts.

Flooding of neighbouring properties has occurred partially due to the existing drain being insufficient to convey water through to the existing winged headwall adjacent to fill a private dam at the northern boundary of 84 Bellbuoy Beach Road and the 13 Mariner Court. This is due to a combination of lack of maintenance and interference with the drainage system during the construction of a dam in 2016.

Re-establishing the drainage line and re-defining the channel in drainage easement to convey water from the subject site into the existing headwall to the south will reduce the impacts of existing flooding on downstream properties, including 8 and 13 Mariner Court.

The proposed local drainage system will be a piped system.

An existing easement provides for a right of drainage.

While the existing dam currently diverts stormwater, the improved drainage design will ensure the system will function efficiently without reliance on the dam.

In response to the representations, the applicant has proposed to realign and extend the open drain further along the easement to more effectively convey stormwater into the downstream headwall, bypassing the dam. Under this arrangement, the private dam will no longer form part of the public stormwater system.

A condition has been included on the planning permit requiring the improvements to be undertaken prior to sealing.

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	<p>The existing discharge location is considered to be acceptable, with a series of easements burdening the surrounding land explicitly for the purpose of conveying stormwater to this location. The outfall is readily visible from the public walkway, providing clear visibility in significant rainfall events. There is no evidence of stormwater, visible washout or erosion, impacting the existing track to the beach. In most rainfall events stormwater readily drains through the sand.</p> <p>In significant rainfall events (1% AEP + CC), roads, parks and other public spaces regularly act as part of the drainage network. During these events visitation is significantly reduced and residents generally practice a higher degree of caution. The risks associated with the existing outfall are considered to be reasonable.</p> <p>The location of the existing outfall assists with the management of water quality impacts. Being located behind the fore-dune all stormwater passes through the coastal vegetation and the dune, effectively filtering gross pollutants.</p>
<p>Impact of the additional lots on the sewage transfer station. Additional use will result in more truck movements, more vehicle noise and more noise from the waste water treatment plant. Existing residents have failures occurring to sewage systems.</p>	<p>TasWater is responsible for the assessment and approval of new sewage infrastructure and connection to the existing system. TasWater has provided the following in response to the representations:</p> <p><i>“The sewer treatment plant was designed to support approximately 250 lots in that area.</i></p>

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	<p><i>The reason waste is currently trucked from the site is because the plant requires that level of input to function properly, which it does not with the current inputs to it.</i></p> <p><i>Since Bellbuoy Beach hasn't yet reached the design yield, the WWTP is essentially operating as a large holding tank rather than a fully active treatment facility.</i></p> <p><i>The addition of 8 more lots will not increase the volume of truck movements currently servicing the site. The existing truck schedule is based on the current operational needs of the plant, not the number of lots connected.</i></p> <p><i>As for the question about how capacity is calculated, it's typically based on the expected daily flow per lot, multiplied by the number of lots the plant is designed to service. This includes allowances for peak flows and operational buffers. The WWTP's design already accounts for the full 250-lot capacity, so incremental additions like these 8 lots are well within its intended operating range."</i></p> <p>No additional action is considered warranted.</p>
<p>Speed limit on Bellbuoy Beach Road needs to be changed in accordance with the development application. Concern that Council cannot change the speed limit.</p> <p>Driveway locations inappropriate. Road is a priority road in and out of the village and should not be further encumbered with driveways.</p>	<p>While Council is not the decision-maker regarding speed limit management, it can request a review by the Department of State Growth. State Growth will undertake its own assessment, taking into account approved developments and associated traffic impacts, to determine whether a speed limit adjustment is warranted. If changes are approved, Council will then arrange for the installation of the new signage. It is common for new developments to act as a catalyst for such changes.</p>

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	<p>The applicant has given further consideration to the concerns raised around traffic safety. The assessment has updated to include acknowledgement and further consideration of speeding vehicles. Safe sight distances are based on a vehicle speed greater than the sign posted speed limit and recommendation for inclusion of a steep slope sign is recommended to forewarn drivers.</p> <p>It is also noted that in line with the recommendations of the Township Plan, Council is currently investigating traffic calming options for the coastal communities, including Bellbuoy Beach. As direct consultation on this matter has not yet occurred, it is too early to determine the type of traffic calming acceptable to the Bellbuoy Beach community. However, it is likely that Council will have an understanding of the solution in the near future.</p>
<p>Proposed density is too high; doesn't conform with quiet village lifestyle currently enjoyed by residents. Scale is out of character with the quiet seaside village atmosphere. Development will result in excessive noise and large scale disturbance. Unfair to those who invested in a quiet lifestyle.</p> <p>Council promoting high density development. Council has not regard for previous decisions to retain a rural atmosphere on the outskirts.</p>	<p>The proposed density of development is compatible with the existing pattern of development and the existing character of residential properties in Bellbuoy Beach. The lot sizes are generally consistent with those surrounding Mariner Court and comply with the Zone standards.</p> <p>Bellbuoy Beach has a finite area of land zoned for development. While it will continue to grow, that growth is limited by the existing application of zoning. Existing and future residents can expect more growth moving forward at densities similar to that proposed, but this growth will be limited by the zoning of the land.</p> <p>Additional noise generated is likely to be of a residential nature and is considered to be compatible with the residential nature of the area. It is unlikely to be excessive and will not</p>

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	<p>be dissimilar to noise experienced by other residents of Bellbuoy Beach.</p> <p>The proposed development remains consistent with the intent of the Low Density Residential Zone and is not considered to be high density development.</p> <p>The original subdivision provided for 1ha lots. This is due to the zoning at the time being Reserved Residential. The intent of the Reserved Residential Zone was similar to that of the current Future Urban Zone. Its purpose is to identify land suitable for residential use and enable some development while essential planning was carried out with respect to roads and servicing. There are no records suggesting an overarching vision or intent to create a transition zone or larger lots on the peripheries of the settlement.</p>
<p>Bigger lots protect natural values.</p> <p>Vegetation removal has impacted the natural appearance.</p> <p>Lots 5, 6, 7 and 8 could be made public open space</p>	<p>The land is in the Low Density Residential Zone. The natural assets code is only applicable to subdivision in the Low Density Residential Zone. The existing large blocks do not offer any greater protection for natural values.</p> <p>As discussed above, Bellbuoy Beach has a finite area of land zoned for residential purposes. Residential development and subdivision of land in the Low Density Residential Zone is reasonably anticipated to include vegetation removal. The existing clearance undertaken across the extent of the subdivision does not impact identified threatened vegetation communities and will not compromise species representation or viability in the bio-region. While existing coastal communities have a vegetated character, modern bushfire requirements are not conducive to mandating vegetation in residential environments.</p>

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	Lots 5, 6, 7 and 8 are not located or contain specific strategic values that would make them desirable for open space. There is a larger area of land to the south of Bellbuoy Beach Road, zoned as Low Density Residential and with development potential for future open space. A cash contribution is considered to be warranted.
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9. STATUTORY REQUIREMENTS

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

- Low Density Residential Zone
- C2.0 Car Parking and Sustainable Transport Code
- Bushfire Prone Areas Code
- Natural Assets Code

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

9.1 Use Class

In accordance with Clause 6.2.6 development for subdivision is not required to be classified into a use class.

It is noted that the intended use of the new lots is for residential use and development.

9.2 Planning Scheme Assessment

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

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

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

Zone Purpose Assessment

10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

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10.1.1

To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

10.1.2

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

10.1.3

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

Planners Response:

The proposed lots are intended to be used for residential use and development and are typical of residential lots in the Low Density Residential Zone.

The proposal does not include any non-residential forms of use and development.

The proposal does not include Visitor Accommodation.

The proposal is consistent with the Zone Purpose.

Performance Criteria assessment.

10.0 Low Density Residential Zone

10.6 Development Standards for Subdivision

10.6.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1500m ² and:	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use,

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<ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; and (f) any constraints to development, <p>and must have an area not less than 1200m².</p>
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Planners Response: Relies on performance criteria. The proposed lots have an area less than 1500m² in area.

The proposed development is considered to comply with the Performance Criteria. The lots are intended to be used for residential purposes.

The relevant requirements for the buildings will be assessed if/when an application for use and development of the lots is submitted. However, all lots are in excess of 1200m² and are not subject to any particular natural hazard which would prevent reasonable development for residential purposes, including sufficient area for parking and private open space. The sites have access to the reticulated sewage system and the public drainage system. As such, the land is not encumbered by the need to manage wastewater and stormwater onsite.

The area of the lots is generally consistent with existing pattern of development and lots in the immediate area, most of which support residential use and development. There are 11 lots in the adjacent Mariner Court subdivision which are under 1300m² in area, 5 of which are smaller than the smallest lot in the proposed subdivision.

While internal lots are not common in Bellbuoy Beach, the two internal lots proposed will not fundamentally alter the character of the area. The internal lots allow for efficient access and use of the land without requiring additional road infrastructure. Nearby internal lots include 114 & 116 Bellbuoy Beach Road and 13 Mariner Court.

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The topography of the site is generally flat, with a steeper incline close to Bellbuoy Beach Road. Further consideration to the access locations is given below, however, the gradient of the land is unlikely to prohibit future use and development of the land.

Being low lying land with a shallow water table, a local drainage network is proposed to drain the land, however, as both stormwater and wastewater will be conveyed offsite the impacts on use and development of the land are considered to be acceptable and can be resolved with site drainage.

The proposed development complies with the Performance Criteria and is consistent with the objective, providing lots suitable for residential use and development, consistent with the existing pattern of development.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.

P2

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

- (a) the width of frontage proposed, if any;
 - (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
 - (c) the topography of the site;
 - (d) the functionality and useability of the frontage;
 - (e) the ability to manoeuvre vehicles on the site; and
 - (f) the pattern of development existing on established properties in the area,
- and is not less than 3.6m wide.

Planners Response: Relies on performance criteria. The application includes two internal lots.

The proposal complies with the Performance Criteria. All of the proposed lots have sufficient

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frontage to either Tekaro Place or Bellbuoy Beach Road to provide for the intended residential use of the land. Lots 6 and 7 are internal lots with a proposed frontage width of 7m, sufficient to meet the requirements of the Bushfire Prone Areas Code and adequate for the vehicle types and volumes generally associated with residential use and development.

Each lot is provided with its own frontage and no lots are reliant on shared access points or rights of way.

While the land is steeper adjacent to the road, there is adequate potential for driveways to be installed with suitable gradients for residential traffic. Access is further discussed in the assessment below.

The layout and frontage is consistent with the existing pattern of development in the area. There are other internal lots in the immediate vicinity, at 114 and 116 Bellbuoy Beach Road and 13 Mariner Court, all of which have frontages of 5m; less than those of the proposed lots.

All of the proposed lots have sufficient dimensions to allow for the onsite turning of vehicles.

The proposed internal lots, 6 and 7, both have frontage to a road exceeding 3.6m in width and all other lots in the development have frontage exceeding 20m to a Council road.

The proposal complies with the Performance Criteria and meets the objective of the standard.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

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

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

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

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The statement addresses safe sight distances with respect to the proposed accesses onto Bellbuoy Beach Road and demonstrates that there are adequate sight distances accesses to meet the design speed. In accordance with the Austroads Guide to Road Design, a design speed of 50km/h warrants safe sight distances of 101m, accounting for the downward grade of the road. The available safe sight distance is 150m to the east and greater than 200m to the west.

In response to the representation further consideration has been given by the applicant's traffic consultants. The assessment of safe site distances demonstrates that safe sight distances remain compliant for vehicles traveling more than 10km over the speed limit. The traffic assessment also recommends the erection of a steep slope sign to provide forewarning of the slope.

The statement notes that the placement of the existing 80km/h speed limit sign is not ideal, due to the propensity for vehicles to be slowing after the sign. It is recommended the sign be relocated further to the east. Pending a decision on this application, Council's Infrastructure Department will forward a request to the Department of State Growth requesting a review of the speed limit location.

Council's Infrastructure Department has also considered the access locations. While Bellbuoy Beach Road is the primary access, it does not provide for through traffic and predominately experiences low speed, local traffic of predominately residential nature. The access locations will not compromise the operation of the road.

Council's Infrastructure Department has accepted the findings of the traffic impact statement. Traffic counts conducted in April 2025 indicate that the 85th percentile of vehicle speeds are within the posted speed limit of 50km/h. While it is noted that some vehicles are travelling over the speed limit, this is a police matter and not a result of the built environment or road design.

With the recommendations above, the proposal complies with the Performance Criteria and is consistent with the objective.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.7 *Development Standards for Subdivision*

C7.7.2 Subdivision within a priority vegetation area

Objective:	<p>That:</p> <p>(a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and</p> <p>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.</p>
Acceptable Solutions	Performance Criteria
A1	P1.1

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<p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area. 	<p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) subdivision involving clearance of native vegetation where it is demonstrated that on- going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the design and location of any works,
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	<p>future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;</p> <p>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</p> <p>(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>
<p>Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p> <p>The proposal complies with the Performance Criteria. P1.1, the application is for subdivision in the Low Density Residential Zone.</p> <p>P1.2, the development minimizes adverse impacts on priority habitat, as all works will be undertaken in existing cleared areas. A large portion of the site has already been cleared prior to an application for subdivision being received. This has been possible due to the Natural Assets Code not applying to land in the Low Density Residential Zone, except for subdivision.</p> <p>No further vegetation removal is proposed, however, it is noted that once a permit is issued for subdivision, clearance associated with the development of a dwelling is also exempt from requiring a planning permit. A Part 5 can be considered in certain circumstances, however, the extent of vegetation remaining on the site is not considered to warrant a Part 5.</p> <p>The proposed development complies with the Performance Criteria and is consistent with the objective.</p>	

10. REFERRALS

Internal Referrals

A referral was issued to Council's Infrastructure Department.

The conditions included in the recommendation have been developed in close consultation with Council's Infrastructure Department.

External Referrals

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A referral was issued to TasNetworks.

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

The following advice was provided –

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

Please note there is an electricity turret on (T4) on Tekaro Place which is in close proximity to the proposed driveway of lot 3. If this is impacted by the proposed driveway, this will need to be relocated which will be determined during the design to supply power to each lot.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. It is recommended that the customer or their electrician submit an application via our [website portal](https://www.tasnetworks.com.au/Connections/Connections-Hub) found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to each lot.

A note reflecting the above advice is included on the permit.

11. SERVICES

Road

Access to the lots is proposed from Bellbuoy Beach Road and Tekaro Place. Access has been further discussed in the assessment of the Road and Rail Asset Code.

Sewer

Council records indicate the land is serviced by sewer. TasWater has confirmed connection to the reticulated system is possible.

Water

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

Stormwater

The existing public stormwater network passes through the title. All lots are proposed to connect to the stormwater system.

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

Easements:

The subject property contains an existing drainage easement, which will be utilized and improved as part of the development.

Part V Agreements:

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No Part 5 agreements are registered against the subject property's title. Council has recently agreed to the ending of a Part 5 previously registered to the title.

Covenants:

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

Heritage Register:

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

Level 2 Activities:

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

Public Open Space

Contemplation of Public Open Space Contribution (Pursuant to Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*) is warranted as the application is for subdivision.

In this instance the proposed development will result in a substantial increase in the number of lots available for residential use and development in the Bellbuoy Beach community, with 7 additional lots. There is also a deficiency in the availability of open space with respects to both quantity and quality, with the Township Plan identifying a significant shortfall in Bellbuoy Beach. As such, a contribution for public open space is warranted. In this instance the subject site has not been identified as a suitable location for open space and is not accessible to a large portion of the existing community. As such, a cash contribution is recommended over the provision of land, based on the land value of the 7 additional lots and in line with the provisions of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

13. STATE POLICIES

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

14. ALTERNATIVE OPTIONS

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

15. CONCLUSION

The application for construction and use of Subdivision (8 Lots) at 86 Bellbuoy Beach, LOW HEAD (CT 163013/4), has been assessed against all relevant zone and code criteria of the Tasmanian Planning Scheme – George Town. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

16. RECOMMENDATION

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That the application for use and development, Subdivision (8 Lots) at 86 Bellbuoy Beach, LOW HEAD (CT 163013/4) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

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

- a. 6ty⁰ Pty Ltd, Project No 24.159, Drawing No Cp01, Rev D, dated 14/08/2025
- b. 6ty⁰ Pty Ltd, Stormwater Management Plan (v2.0), dated 16/09/2025
- c. 6ty⁰ Pty Ltd, Traffic Impact Statement (Revision 2), dated 16/09/2025
- d. Livingston Natural Resource Services, Bushfire Hazard Managment Report: Subdivision, dates 28/04/2025

to the satisfaction of the Council, unless provided for otherwise by the conditions below or as directed by Council's Director Infrastructure and Operations, following detailed assessment of the engineering design drawings.

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

2. SUBMISSION AND APPROVAL OF ENGINEERING PLANS

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

- a. Include all infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below, including:
 - i. Footpaths, crossovers and drainage infrastructure;
 - ii. All necessary line marking and traffic signage;
 - iii. All landscaping;
 - iv. Electricity infrastructure;
 - v. Communications infrastructure.
- b. All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance to the development, including the drainage network.
- c. Treatment of points of transition where new infrastructure does not match the existing is to be clearly detailed.
- d. The piped crossing under Bellbuoy Beach Road in the vicinity of Lot 8 is to be realigned using pipes and manholes to discharge, via concrete wingwall, into the existing north-south drainage easement crossing Lot 8. All infrastructure within the road reserve on the north side of Bellbuoy Beach Road is to be underground (see engineering mark up in Appendix 1).

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- e. The existing public drain crossing Lot 8 and Lot 7 is to be reshaped and upgraded, using geofabric and rock lining for the full extent, terminating at the existing wingwall to the north of 84 Bellbuoy Beach Road (see Appendix 1). The design is to ensure the existing grassed pedestrian link is maintained along the western edge of the drain.

The drain must have sufficient capacity to accommodate both minor (10% AEP) and major (1% AEP +CC).

- f. With the exception of public drainage contained within easements, hydrologic separation is to be achieved by the removal of all sub-soil drainage crossing proposed title boundaries.
- g. The piped public stormwater system servicing Lots 1-7 is to have a minimum dimension of 300mm.
- h. All lots are to be provided with a stormwater connection to the public stormwater system, with a minimum pipe of 100mm.
- i. The nature strip on the Bellbuoy Beach Road frontage, between the carriage way and the property boundary is to be graded and finished such that there is a graded strip, with minimum width of 1.5m, free of infrastructure, with an offset of 500mm from the sealed edge of the road, 1.5m from any street trees, and designated on the plans as “future footpath”, consistent with Council’s adopted *George Town Township Plan, 2024*.

Note: a completed footpath is not warranted at this time, however, all infrastructure, stormwater pipes, street planting, driveway crossover gradients and the grade of the nature strip are to be designed and located to facilitate a future footpath, with minimal retrospective works.

- j. Street trees are to be included on the Bellbuoy Beach Road and Tekaro Place frontage. Species, layout and spacing are to be consistent with the Vegetation Style Guide contained in Council’s adopted *George Town Township Plan, 2024*, and determined in consultation with Council’s Leading Hand, Parks and Gardens.
- k. The means of connection to power reticulation services to each lot in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.
- l. All drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy to the satisfaction of Council’s Director Infrastructure and Operations.

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Council's Director Infrastructure and Operations. Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer. Once approved by Council's Director Infrastructure and Operations, engineering design drawings are valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been carried into effect via physical works. Where any engineering design drawings have lapsed, Council

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may require the resubmission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

3. CONSTRUCTION OF WORKS

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

4. LANDSCAPING

Prior to the sealing of the final plan:

- a. all landscaping (street plantings) as identified on the approved engineering drawings are to be selected, located, installed to the satisfaction of Council's Leading Hand, Parks and Gardens. All trees are to be semi-mature, with a minimum height of 1.8m.
- b. all roadside verges and any other land impacted by infrastructure installation are to be filled/graded to all hard surfaces, finished to a mowable condition and reseeded with appropriate grass.

At the discretion of Council's Director Infrastructure and Operations Council may accept a bond to allow planting to occur at the most opportune time of the year to ensure survival of the vegetation.

5. DRIVEWAY CROSSOVERS

Prior to the sealing of the Final Plan, the driveway crossovers servicing each lot are to be constructed in accordance with, LGAT Standard Drawings TSD-R03-v3 and TSD-R04-v3 and to the satisfaction of Council's Director Infrastructure and Operations.

6. CONSTRUCTION DOCUMENTATION

At the time of practical completion of the public infrastructure, including drainage, Council must be provided with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An "As Constructed" drawings in AutoCAD & ESRI ArcGIS compatible format (dwg) and Adobe (.pdf). The "As Constructed" drawings to include the following essential information:

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- i. A complete and accurate drawing showing the final construction details, including all dimensions, levels and connections, materials, and locations of the Works.
 - ii. Location and details of all stormwater pipes, manholes, pits including their surface & invert RLs level.
 - iii. Drainage catchment areas and flow path.
 - iv. Location and details of underground and overhead TasNetwork infrastructures including details of substations, transfers, and connection points.
 - v. Location and details of communication infrastructure including details of conduits, pits, and connection points.
 - vi. Location of specifications of street lighting poles and luminaires.
- b. Complete and return Council's Asset Register of each new and upgraded asset.

7. STAGING

The proposal may be staged with the approval of Council's Town Planner and Director Infrastructure and Operations. Prior to the sealing of the Final Plan each lot in a stage, all works, including landscaping and servicing, relative to each stage must be completed to the satisfaction of Council's Director Infrastructure and Development.

8. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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

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

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

9. COVENANTS ON SUBDIVISIONS

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

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

10. BUSHFIRE HAZARD MANAGEMENT

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

11. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

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

The Contribution must be in an amount equal to five percent (5%) of the value of the area of land in the approved plan of subdivision (excluding Lot 6). The amount of the Contribution is to be determined by a valuation (the Valuation) of the specified lots prepared by a registered land valuer. The Valuation must be procured at the subdivider's expense. Unless otherwise specified in this condition, the Valuation is to determine the value of the relevant land as at the date of lodgement with Council of the Final Plan of subdivision for sealing (the Final Plan), following the completion of all works required by this permit, including but not limited to all private and public infrastructure and landscaping works.

The subdivider must pay the Contribution to Council before the Final Plan will be sealed by Council.

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

12. EASEMENTS AND NOTATIONS

Easements are to be provided over all public infrastructure, including a minimum of 3m over all public stormwater infrastructure.

13. DEFECT LIABILITY PERIOD

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

14. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice, TWDA 2025/00473-GTC (attached).

15. NO POLLUTED RUNOFF

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

16. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to Council infrastructure shall be repaired at the owners cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Director of Infrastructure and Operations.

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2025/26. You should contact Council with any other use or development, as it may require the separate approval of Council. Councils planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a) Plumbing approval
 - b) Building approval
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

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

3. Please note there is an electricity turret on (T4) on Tekaro Place which is in close proximity to the proposed driveway of lot 3. If this is impacted by the proposed driveway, this will need to be relocated which will be determined during the design to supply power to each lot.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to each lot.

4. This permit takes effect after:
 - i. the 14 day appeal period expires; or
 - ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - iii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; orany other required approvals under this or any other Act are granted
5. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of

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the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.

6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
9. If any Aboriginal relics are uncovered during works:
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.
10. If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS AUGUST AND SEPTEMBER 2025

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 10 September 2025
FILE NO: 14.10
ATTACHMENTS: Nil

SUMMARY

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

DATE AND PURPOSE OF WORKSHOP HELD

TUESDAY 26 AUGUST 2025

- Planning and Building Update
- Agenda Review
- Community Survey
- Governance Issues
- Councillors/General Manager Discussions

Present: Acting Mayor Greg Dawson, Cr Winston Archer, Cr Heather Ashley, Cr Heather Barwick, Cr Simone Lowe, Cr Winston Mason

Apologies: Mayor Greg Kieser
Cr Jason Orr
Cr Tim Harris
Director Infrastructure & Operations

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

Guest: April Littlejohn

TUESDAY 9 SEPTEMBER 2025

- Unconfirmed Minutes Ordinary Council meeting held 26 August 2025
- Unconfirmed Minutes Closed Ordinary Council meeting held 26 August 2025
- Part 5 Agreement – Removal – 20 Henry Street, Hillwood
- Planning Delegation

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- DA 2025/31 - 1216 Pipers Brook Road, Pipers River – Resource Processing Winery (Barrel Store)
- DA 2025/26 - 86ach Road, Low Head – 8 Lot Subdivision
- DA 2025-15 – Lot 2 Bridport Road, Pipers River – Solar Farm
- Art & Culture Advisory Committee Terms of Reference
- Draft Volunteer Policy
- Rating Model
- Community Grants Round 1 2025/2026
- Tourism and Marketing Strategy
- Internal Audit Report – Sponsorship
- EOI – Former YMCA Building
- Governance
- Councillors/General Manager Discussions

Present: Acting Mayor Greg Dawson, Cr Winston Archer, Cr Heather Ashley, Cr Heather Barwick, Cr Tim Harris, Cr Simone Lowe, Cr Winston Mason, Cr Jason Orr

Apologies: Mayor Greg Kieser
General Manager

In Attendance: Director Infrastructure & Operations
Director Strategy, Performance & Development
Acting Director Corporate & Community
Senior Executive Support & Governance Officer
Senior Planner
Coordinator – Building & Planning
Community Officer Arts & Culture - Youth
Team Leader – Community
Executive Assistant – Infrastructure & Operations

STRATEGIC PLAN

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2025.

RISK CONSIDERATIONS

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

FINANCIAL IMPLICATIONS

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Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Nil.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the report on the Council Workshops held on the 26 August 2025 and 9 September 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.2 YOUTH ADVISORY COMMITTEE

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 11 September 2025
FILE NO: 21.12
ATTACHMENTS: 1. Terms of Reference [8.2.1 - 3 pages]

SUMMARY

This report is seeking a nomination from one (1) Councillor to participate in the Our Futures Youth Advisory Group.

BACKGROUND

Our Futures is a collective impact, community led project that seeks to increase the visibility of young people, building their capacity and skills, whilst increasing their opportunities to engage in meaningful decision-making across the George Town municipality. The Our Futures project is the result of funding obtained through the Tasmanian Community Fund jointly by Council and Future Impact group.

The Our Futures grant requires that a Youth Advisory Group of young people be created to operate as a volunteer team supporting the Our Futures project, providing a platform of advice to Council and serving as an accountability mechanism to the Our Futures Project Officer.

Council resolved at the 28th February 2023 the following:

Minute No. 29/23

That Council appoints representatives as follows:

Group	Membership	Councillor Representative
Youth Advisory Group <u>Role</u> <i>An advisory group of young people that operate as a volunteer team supporting the Our Futures project, providing a platform of advice to Council and serving as an accountability mechanism to the Project Officer.</i>	<ul style="list-style-type: none">• 10-15 young people aged between 12 and 25• Mayor• Two Councillor Representatives• Project Officer (Council Officer – Mr A Beeston)	<ol style="list-style-type: none">1. Mayor Cr Greg Kieser2. Cr Heather Ashley3. Cr Winston Mason4. Cr Greg Dawson (Proxy)

Cr Mason has resigned from the Our Futures Youth Advisory Group.

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A Councillor representative is to commit to participating in the Youth Advisory Group to enable the young people in the George Town municipality to have a direct connection to Council about youth issues, concerns and opportunities. This will provide greater opportunity to personally bring the voice of young people to the heart of George Town Council and foster change.

A Councillor will be required to attend monthly meetings on Wednesday afternoons to listen, clarify and receive advice from young people and champion the needs of the young people of George Town. The Terms of Reference are attached for information.

The Our Futures Youth Advisory Group is not a special committee of the Council.

STRATEGIC PLAN

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

Future Direction One - Progressive well-resourced communities

1. Social infrastructure and services match growth and community needs
 - i. Community services and social infrastructure match the aspirations and needs of growing communities
 - iii. An operational all-year-round youth hub engages young people in recreational activities, creative art projects and programs

Future Direction One - Progressive well-resourced communities

2. Formal and Informal sporting and recreational opportunities for all
 - ii. Young people encourage in the sporting and recreational activities of their choice

Future Direction Two - Prosperity in all aspects of Life and Living

13. Young people have employment skills and pathways
 - i. Education and training opportunities for students are available both in and out of school

Future Direction Three - Community Pride

22. Everyone in our community is valued and included
 - iii. Young people feel safe to be themselves without the fear of judgement or bullying

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Youth Advisory Group Terms of Reference

RISK CONSIDERATIONS

The risk to Council in relation to the Youth Advisory Group has been assessed as low.

FINANCIAL IMPLICATIONS

Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

- Maximising access to the Council for the young people of the municipality.

CONSULTATION

Discussion with elected members is to be held prior to the Ordinary Council meeting at the Council Workshop on the 23 September 2025.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The following table indicates the proposed group structure and membership:

Group	Membership	Frequency of Meetings	Term
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Youth Advisory Group <u>Role</u> An advisory group of young people that operate as a volunteer team supporting the Our Futures project, providing a platform of advice to Council and serving as an accountability mechanism to the Project Officer.	<ul style="list-style-type: none">• 10-15 young people aged between 12 and 25• Mayor• Two Councillor Representatives• Project Officer (Council Officer – Mr A Beeston)	Fortnightly (alternating between formal and informal. Councillors are required to attend the formal meetings on the first Wednesday of every month)	12 months with option to continue.
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In selecting a replacement Councillor for the Youth Advisory Group, it is important for the Council to consider appointing representatives who are willing to work with and support the Youth Advisory Group.

OFFICER'S RECOMMENDATION

That Council:

1. Appoints Cr as representative on the Youth Advisory Group replacing Cr Mason.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

10 CORPORATE AND COMMUNITY

10.1 COMMUNITY ASSISTANCE GRANTS ROUND 1 2025/2026

REPORT AUTHOR:	Acting Director Corporate & Community – J. Anderson
REPORT DATE:	15 September 2025
FILE NO:	23.2
ATTACHMENTS:	Nil

SUMMARY

The purpose of this report is to provide Council with an opportunity to discuss and review the applications that have been received for the Community Assistance Grants Round 1 2025/2026. The applications are required to be accessed on merit and how they will provide support to the broader community.

BACKGROUND

In accordance with Council's Community Assistance Policy GTC-6, on the 4th of August 2025, Council announced the opening of Round 1 of the 2025/2026 Community Assistance Grant Program, with application closing on Friday 29th of August 2025.

The Community Assistance Policy applies to applications for:

- Fee Remission
- Assistance to Individuals
- Community Grants

Total budget allocation of \$30,000.00.

A total of 14 Community Grant applications were received in Round 1 to the amount of \$23,540.01.

STRATEGIC PLAN

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

Future Direction One - Progressive well-resourced communities

1. Social infrastructure and services match growth and community needs
 - iv. Necessary community services and social infrastructure are funded

Future Direction One - Progressive well-resourced communities

4. Vibrant local communities

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- i. Progress and Community Associations plan and achieve their annual priorities

Future Direction Three - Community Pride

23. 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

Future Direction Three - Community Pride

25. Community groups work together on common goals

- i. A cohesive community with capacity to work together and achieve common goals
- ii. Community projects and programs are communicated to duplication is avoided, and everyone knows what is going on

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Section 71 of the Local Government Act 1993 requires:

- (1) *A council is to prepare an annual plan for the municipal area for each financial year.*
- (2) *An annual plan is to:*
 - a. be consistent with the strategic plan; and*
 - b. includes a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and*
 - c. includes a summary of the estimates adopted under section 82; and*
 - d. includes a summary of the major strategies to be used in relation to the council's public health goals and objectives.*
- (3) *As soon as practicable after a Council adopts an annual plan, the General Manager is to:*
 - a. Make a copy available of the Annual Plan available for public inspection at the public office during ordinary business hours;*
 - b. Provide the Director and the Director of Public Health a copy of the Annual Plan*

Council has an established Policy Community Assistance Policy No. GTC-6 which offers community organisations and individuals the opportunity to apply to Council for funding to assist them in the operations and implementation of their activities within the community.

RISK CONSIDERATIONS

No risks are identified.

FINANCIAL IMPLICATIONS

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The 2025/2026 budget allocation for Community Grants is \$30,000.00.

Funding allocation as of the 3rd of September 2025.

- Fee Remissions: \$2,378.50
- Assistance to Individuals: \$2,000.00
- Community Assistance Grants: \$23,540.01 requests from Round 1
- **TOTAL \$27,918.51**

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

Council was provided with the Community Assistance Grants for their consideration on the 9th of September Workshop.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Grant applicants are summarised below and their grants applications attached for Council's consideration.

CAG01- East Tamar Landcare Group

Project Title: Reg Yates Memorial Interpretation Centre - Boardwalk Stage 2 completion

Project Summary: Stage 2 of the boardwalk project involved extension of the original boardwalk by approx. 30m and install several wide stepped landings on the slope from the carpark area to the boardwalk. The landings were to be constructed with timber and infilled with gravel. However, it was identified that a better long-term solution was to extend the boardwalk by an additional 20m down the slope. To complete Stage 2 funding is being sought for wire netting to be applied to the timber decking for safety of patrons.

Certificate of Currency, Certificate of Registered Charity and quote supplied.

Request:

Wire netting	\$543.68
Staples	\$50.00

TOTAL	\$593.68	Requesting \$593.68
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Funding Previously Received

Community Assistance Grants	2024/2025 Round 1 - \$2,000
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are supportive of this application for the full amount.

CAG02 - Tasmanian Aboriginal Centre

Project Title: Aboriginal Families' Knowledge on Country

Project Summary: This project aims to connect George Town Aboriginal community with Country with a focus on health and wellbeing. The project will support two events on Country where community will be invited to walk together, practice culture and share a healthy meal. These events will be co-designed by the local Aboriginal community, Connected Beginnings Lutruwita/Tasmania and Aboriginal Education Services as part of their collaborative program for Term 4, 2025

Certificate of Currency, Certificate of Registration, quote and letter of support supplied.

Request:

Transport	\$1,533.00
Catering	\$230.00
Catering	\$237.00

TOTAL \$2,000.00 **Requesting \$2,000.00**

Funding Previously Received

Community Assistance Grants	Nil
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are not supportive of this application in its current form. Council officers are seeking more information and clarity information on the grant request. When the additional information is available, we will update Councillors.

CAG03 - George Town Saints Netball Association

Project Title: Netball Clinics

Project Summary: Our project aims to deliver a series of netball clinics to our local community. Run by accredited coaches from our netball club, these clinics will focus on building fundamental skills, encouraging active participation and promoting a healthy lifestyle in a fun and inclusive environment. Through this initiative we aim to strengthen community connections, support youth & adult development and inspire a love for netball. We hope to remove financial barriers to participation by offering these clinics at no or low cost, making sport accessible to families across the town.

Certificate of Currency, Certificate of Incorporation and training quotes supplied.

Request:

Hall Hire	\$230.00
Equipment	\$250.00
Printing Costs	\$250.00
Training	\$247.50
Training	\$250.00
Drinks	\$250.00
Food	\$250.00
Awards	\$250.00

TOTAL **\$1,977.50** **Requesting \$1,977.50**

Funding Previously Received

Community Assistance Grants	2021/2022 Round 1 - \$2,000.00
Fee Remissions	
Sponsorship	

Officer Comments

Council officers are not supportive of this application for the full amount. Council offices are recommending only \$1,000, as the Netball club is in receipt of prior year grants and also \$1,000 for running a Healthy George Town program. Also, the grant is for some awards that are deemed to be ongoing running costs and are outside the parameters of the grant policy.

CAG05 – Lions Club of George Town Inc

Project Title: Food Van Improvements

Project Summary: Installation of extractor fan in back wall of the club's food van. At large catering events, usually in the summer months, where the club is not only running the grills but using the deep fryer, the inside temperature near the deep fryer has reached 41C. By installing an extractor fan in the end wall nearest to the deep fryer, this health risk should be mitigated. (Have discussed this with Council's EHO).

Certificate of Currency, Certificate of Incorporation and quotes supplied.

Request:

Qualified Electricians	\$990.00	
Commerical extractor fan plus cabling	\$902.00	
TOTAL	\$1,982.00	Requesting \$1,982.00

Funding Previously Received

Community Assistance Grants	2024/2025 Round 1 - \$2,000.00
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are not supportive of this application. The grant is for some on-going running costs; the fan is not required under the Environmental Health Act.

CAG06 – Orange Gecko Art Network Inc

Project Title: An Introduction to Watercolours Art Workshops

Project Summary: An Introduction to Watercolours is a series of two creative arts workshops designed to welcome participants of all skill levels into the vibrant world of watercolour painting. These hands-on sessions explore fundamental techniques such as washes, blending, and layering, empowering individuals to express themselves through colour and form. Guided by a skilled facilitator, the workshops foster a relaxed and supportive environment where creativity can flourish. Workshop One titled 'Techniques in Watercolour' and Workshop two titled 'Create a watercolour bookmark'.

Certificate of Currency, Certificate of Incorporation and quotes supplied.

Request:

Presenter fees	\$800.00
Assistant Fees	\$200.00
Concept Development	\$200.00
Venue Hire	\$108.00
Printing	\$50.00
Banner	\$174.00
Stationary	\$64.10
Paints	\$96.75
Pencils	\$50.85
Brushes	\$231.10
Paper	\$181.35
Catering	\$80.00

TOTAL	\$2,236.15	Requesting \$2,000.00
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Funding Previously Received

Community Assistance Grants	2021/2022 Round 1 - \$2,000.00 2022/2023 Round 1 - \$1,000.00
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are not supportive of this application in full. We are supportive of providing a grant for the materials (800.00) not the Presenter and Assistant fees or the concept development fee of \$1,200 as this relates to payments to the Orange Gecko staff and outside the parameters of the grant policy.

CAG07 – Bellingham Progress Association

Project Title: Community Information

Project Summary: This project will involve placing a Notice Board on the wall of the Public Toilet located on the foreshore. It is a place where both locals and visitors pass. We would be able to display notices from both our community and also George Town Council.

Certificate of Currency, Certificate of Incorporation and quote supplied.

Request:

Notice Board	\$288.00	
TOTAL	\$288.00	Requesting \$288.00

Funding Previously Received

Community Assistance Grants	2021/2022 Round 1 - \$1,419.00 2024/2025 Round 2 - \$611.00
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are supportive of this application in full.

CAG08 – Pipers River Neighbourhood Watch

Project Title: Extending Community Connections

Project Summary: The project request is for the purchase of:

1. Hart 2-Sided Return Thrower
2. Magic Sand x2 (4kg of kinetic sand that can be used for building and creating structures indoors without making a lot of mess which will be used in the below sand table)
3. A Portable Sand and Water Table

Certificate of Currency, Certificate of Incorporation and quotes supplied.

Request:

Hart Two-Sided Return Thrower	\$371.56
Magic Sand x2	\$90.88
Sand and Water Tray	\$434.95

TOTAL	\$897.39	Requesting \$897.39
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Funding Previously Received

Community Assistance Grants	2024/2025 Round 1 - \$377.00
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are supportive of this application in full.

CAG10 – Star of the Sea Catholic College

Project Title: Term 4 School Lunch Program

Project Summary: This program will see us provide hot, nutritious meals to our Primary students (Prep to Grade 6) once a week over Term 4. The meals will be delivered by Loaves and Fishes every Wednesday morning and one of our staff members prepares the meals for the students. The meals are served by staff and secondary students, with washing up done by parent volunteers.

Certificate of Currency, Roman Catholic Church Property and quotes supplied.

Request:

Food	\$3,600.00	
TOTAL	\$3,600.00	Requesting \$2,000.00

Funding Previously Received

Community Assistance Grants	Nil
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are not supportive of this application for the full amount. Council offices are recommending only \$1,000, as the program is only for school students, rather than the community.

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CAG12 – Tamar Sew-Ciety

Project Title: Airing of the Quilts

Project Summary: Tamar Sew-Ciety wishes to host a free event and display quilts at various locations within the George Town area. Some quilts will be featured in local businesses (shop windows) and others will be displayed at community venues. We wish to hang the quilts in the Graham Fairless Hall also. Participants will be supplied with a map to locate quilts, and they will be checked off/stamped on map as they go. All participants who successfully locate all the listed quilts will be placed in a draw to win a special quilt created by Tamar Sew-Ciety members.

Certificate of Currency, Certificate of Incorporation and quotes supplied.

Request:

Alien Tape - for hanging quilts *Required	\$88.00
Printing of Brochures	\$385.00
Bull dog clips - for hanging quilts	\$1,698.54
Ink Stamps	\$35.75
Rope for Hanging Quilts	\$290.00
Courier - picking up quilt stands from Hobart return trip	\$1,320.00
Fuel for courier	\$200.00
Reflex printing paer A4	\$46.75
Ink Cartridge Epson	\$161.71
Wadding for Quilt Prze	\$60.00
Backing for Quilt	\$72.00
Social Media Advertising	\$180.00

TOTAL **\$4,537.75** **Requesting \$2,000.00**

Funding Previously Received

Community Assistance Grants	Nil
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are supportive of this application for the full amount.

CAG13 – St Vincent de Paul Society

Project Title: Dining with Friends

Project Summary: Dining with Friends is a community initiative that has been driven by our dedicated team of volunteer members. The program is a weekly evening meal that is held at the Stan O'Doherty Hall in George Town each Thursday. The volunteers prepare and share a meal with community members that are in need of a nutrient dense meal or are looking to break the barriers of social isolation and enjoy a meal with other community members.

Certificate of Currency, Charity Status and budget supplied.

Request:

Food	\$2,000.00	
TOTAL	\$2,000.00	Requesting \$2,000.00

Funding Previously Received

Community Assistance Grants	2021/2022 Round 2 - \$2,000.00 2022/2023 Round 1 - \$2,000.00 2023/2024 Round 2 - \$2,000.00 2024/2025 Round 1 - \$1,600.00
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are supportive of this application for the full amount.

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CAG14 – George Town Art and Artisan Guild

Project Title: Marketing

Project Summary: The Project will provide new, professionally designed and printed flyers targeting the tourist market in Northern Tasmania. These flyers will be distributed to and displayed in a number of Northern Tasmanian Tourist Information Centre's. Centre's to be included: Beaconsfield, Bridport, Deloraine, Devonport, Exeter, Hobart, Launceston, St Helens and Scottsdale the same flyer design will be also used for some Tourist Magazines, like Travelways and What's On.

Certificate of Currency, Certificate of Incorporation and quotes supplied.

Request:

Flyer design	\$450.00
Flyer distribution/postage	\$200.00
Flyer printing	\$240.00
Information Centre fees	\$650.00
Flyer postage	\$100.00
Hobart Information Centre	\$270.00
Advertising stationery	\$90.00

TOTAL **\$2,000.00** **Requesting \$2,000.00**

Funding Previously Received

Community Assistance Grants	2024/2025 Round 1 - \$2,000.00
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are not supportive of this application. The grant appears to be flyers etc and these are deemed to be ongoing running costs and outside the parameters of the grant policy.

CAG15 – Bass and Flinders Bowls and Community Club

Project Title: Building a BBQ for cooking when the weather is inclement.

Project Summary: The plan is to have a 1.5 x 3metre shed built that has a double door that can be kept open when visiting bowlers or those attending a social occasion at the Club need space to prepare a BBQ for attendees and the weather is not conducive to standing in the open to cook.

Insurance, Incorporated and quote supplied.

Request:

Shed	\$2,022.00	
TOTAL	\$2,022.00	Requesting \$2,000.00

Funding Previously Received

Community Assistance Grants	2021/2022 Round 1 - \$2,000.00 2022/2023 Round 1 - \$2,000.00 2023/2024 Round 2 - \$2,000.00
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are supportive of this application for the full amount.

CAG17 – Tam O'Shanter Golf and Community Club

Project Title: Recycling Bins

Project Summary: Currently all the bins on the course are multi-used and emptied into general waste. We are looking to purchase and install 10 new bins that are sturdy, weatherproof, and secure these in place for "recycles only" so they can be easily collected and emptied to enable the club to recycle all cans and bottles. The Golf club in conjunction with the Weymouth Fire Brigade have established a recycle rewards program so funds generated from recycling under this program flow directly to fund the needs of these two community organisations. The reduction in landfill will help the environment prosper.

Certificate of Currency, Certificate of Incorporated and quote supplied.

Request:

Wheelie bins x 10	\$809.09
Concrete pavers x 10	\$219.91
Flat steel angle bracket x 10	\$245.45
Treated pine posts x 10	\$242.81
Surehooks double claw Zenith 15 30kg	\$102.36
Recycling stickers x 10	\$181.82

TOTAL **\$1,801.44** **Requesting \$1,801.44**

Funding Previously Received

Community Assistance Grants	2021/2022 Round 1 - \$2,000.00 2024/2025 Round 1 - \$2,000.00
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are supportive of this application for the full amount.

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CAG18 – Lodge Lauriston 72TC

Project Title: Audio Visual Equipment

Project Summary: Purchase of Projector for use during meetings at the Lodge Hall by various George Town community organisations..

Certificate of Currency and quote supplied.

Request:

Audio Visual Equipment	\$2,495.00	
TOTAL	\$2,000.00	Requesting \$2,000.00

Funding Previously Received

Community Assistance Grants	Nil
Fee Remissions	
Sponsorship	Nil

Officer Comments

Council officers are not supportive of this application. The grant is for audio visual equipment within the lodge. The lodge is a private facility and does not meet the parameters of the grant policy.

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OFFICER'S RECOMMENDATION

That Council:

1. East Tamar Landcare Group – Approve the community assistance grant application of \$543.68
2. Tasmanian Aboriginal Centre - not supported at this time – more information required
3. George Town Saints Netball Association – Support \$1,000 towards the application
4. Lions Club of George Town – Not support this application
5. Orange Gecko Art Network – Support \$800.00 towards this application
6. Bellingham Progress Association – Approve the community assistance grant application of \$288.00
7. Pipers River Neighbourhood House – Approve the community assistance grant application of \$ 897.39
8. Star of the Sea Catholic College – Support \$1,000 towards the application
9. Tamar Sew-Ciety – Approve the community assistance grant application of \$2,000
10. St Vincent de Paul - Approve the community assistance grant application of \$2,000
11. George Town Art and Artisan Guild – Not support this application
12. Bass and Flinders Bowls and Community Club - Approve the community assistance grant application of \$2,000
13. Tam O'Shanter Golf and Community Club - Approve the community assistance grant application of \$1,801.44
14. Lodge Lauriston 72TC – Not support this application

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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10.2 DRAFT VOLUNTEER POLICY

REPORT AUTHOR:	Acting Director Corporate and Community – J. Anderson
REPORT DATE:	4 September 2025
FILE NO:	8.3
ATTACHMENTS:	1. Draft Volunteer Policy

SUMMARY

The purpose of this report is to provide the Council with the Draft Volunteer Policy for adoption.

BACKGROUND

George Town Council's Strategic Plan encompasses Community Pride and encouraging volunteering across all ages. Council's aim is to foster and support the development of a community with a strong sense of ownership and pride in place by acknowledging and encouraging the role of volunteers.

With this in mind Council has developed the Volunteering Policy. This policy aims to assist George Town Council to strengthen community well-being by inspiring, valuing and celebrating volunteering. It provides direction and structure to the way Council engages volunteers, ensuring that the relationship between the Council and its volunteers is clearly defined and formalises the commitment by Council to support its volunteers and minimise risk to all parties.

STRATEGIC PLAN

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

Future Direction One - Progressive well-resourced communities

- 5. A diverse and active volunteering base
 - i. Diversified and increased volunteer base

Future Direction Three - Community Pride

- 23. All communities take pride in their place
 - i. There is community pride in place, who we are, what we do and how we do it

Future Direction Three - Community Pride

- 25. Community groups work together on common goals
 - i. A cohesive community with capacity to work together and achieve common goals

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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This policy relates to and depends on other Council policies, as well as legislation, including:

- Workers Rehabilitation and Compensation Act 1988
- Local Government Act 1993
- Work Health and Safety Act 2012
- Personal Information Protection Act 2004
- Anti-Discrimination Act 1998
- 06 Work Health and Safety Policy
- GTC 31 – Workplace Behaviour Policy
- 43 Grievance Resolution Policy Procedures 1
- Employee Code of Conduct
- IHR 12 Fitness for Work Alcohol and Drugs Policy
- Anti-Discrimination and Harassment Policy
- GTC 10 Gifts and Donations Policy 2
- GTC-26 Youth Policy V2
- GTC-46 Safeguarding Children Policy 1

RISK CONSIDERATIONS

Implementation of a Volunteer Policy reduces risk to both volunteers and Council by providing clear information.

FINANCIAL IMPLICATIONS

There is no 2025/2026 budget allocation for the Volunteer Policy implementation. There may be some costs for a volunteer uniform once the policy is adopted.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

6. Diverse and active volunteering base

- i. Diversifying and encouraging the volunteer base.
- ii. Actively encouraging and mentoring young people to be part of volunteering efforts around things they are interested in.

CONSULTATION

Consultation was held with elected members at the 9 September Workshop with amendments made in accordance with feedback received.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

This updated Volunteer policy is provided to the Council for adoption.

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the Volunteer Policy effective 23 September 2025.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

11 STRATEGY, PERFORMANCE AND DEVELOPMENT

Nil.

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 18 September 2025

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
August		Leave 22 nd August – 19 th September 2025
Acting Mayor Cr Greg Dawson		
August	26	Chaired Council Workshop
	26	Chaired Ordinary Council Meeting
September	3	Attended Youth Council
	5	Attended Government House for King's Birthday 2025 Honours Investiture of Mr Michael Barrenger awarded OAM
	9	Chaired Council Workshop
	9	Attended Hillwood Progress Association – Annual General Meeting
	15	Met with Minister Vincent and General Manager; met with Minister Vincent and Councillors
	17	Attended LGAT Mayors' Workshop
Cr Jason Orr		
September	8	Chaired Progress and Community Association Meeting
	9	Attended Hillwood Progress Association – Annual General Meeting
	15	Attended meeting with Kerry Vincent MLC
	18	Attended Bell Bay Aluminium Line Session

OFFICER'S RECOMMENDATION

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

DECISION

Moved:

Seconded:

VOTING

For:

**George Town Council
2025 09 23 Ordinary Council Meeting
Agenda**

Against:

12.2 COUNCILLOR REPORT - COMMUNITY INTEREST IN A DESIGNATED TIP SHOP AT THE REFUSE SITE

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	17 September 2025
FILE NO:	14.15
ATTACHMENTS:	{attachment-list}

SUMMARY

This report is provided by Cr Lowe in conjunction with the General Manager to provide information on activities undertaken by Cr Lowe which is noteworthy to the Council.

BACKGROUND

Cr Lowe provided the General Manager on 17 September 2025 with a Paper Petition containing 256 community signatories supporting:

"Petition to: Create a Tip/Refuse shop at the George Town Waste Refuse Site

To the Councillors and General Manager of the George Town Council

We petition the Council in accordance with the Local Government Act 1993 (Tas) to -

We urge the George Town Council to designate and develop a space within the George Town Refuse site for the establishment of a Refuse/Tip shop".

Cr Lowe has requested that the petition not be considered under Section 57 Petitions under the Local Government Act 1993 but be provided for the Council to consider receiving and noting the report.

This request arises from ongoing community conversations over a lengthy period. Cr Lowe wanted to test whether residents were prepared to put their names to the idea, and the attached signatures indicate there is clear interest. The community wants the opportunity to purchase items at tip shop prices, reduce landfill by diverting good items for reuse, and add a local stop to existing tip shop trails.

STRATEGIC PLAN

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

Future Direction One - Progressive well-resourced communities

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

RISK CONSIDERATIONS

The risk to Council in relation to receiving a Councillor Report has been assessed as low.

FINANCIAL IMPLICATIONS

Council was successful in its application for the Round 2 of the Tasmanian Waste and Resource Recovery High Priority Infrastructure Grant for \$109,571.00.

This grant funding is conditional on Council providing 25% cash and/or in-kind contribution; contingency costs, planning approvals; and project management costs.

The grant matching will be funded from the Capital Works budget for 2025/2026 Grant Matching account.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

Consultation occurred when obtaining signatories for the petition.

The next step is to determine the Operating Model to be implemented.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

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The establishment of a tip shop offers benefits across the community providing an opportunity to reduce waste, reuse items and be a part of the tip shop trails.

The development of a tip shop encourages sustainability and shared responsibility. It allows residents to contribute directly to waste reduction while also accessing affordable goods. The promotion of repair, recycling, and repurposing through a tip shop aligns closely with broader circular economy principles and sustainability goals.

The creation of a tip shop has been supported by the Tasmanian Waste and Resource Recovery Board with Council being successful in its application in the Round 2 High Priority Infrastructure Grants specifically for a George Town Waste Transfer Station Tip Shop.

Cr Lowe stated *"I wish to personally thank the community for their time and support for the petition to establish a designated tip shop within the Council refuse site"*.

OFFICER'S RECOMMENDATION

That Council:

1. Acknowledges the communities interest in creating a Tip/Refuse shop at the George Town Waste Refuse Site; and
2. Receives and notes the report.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

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

Agenda Item 16.2 Minutes of the Closed Ordinary Council Meeting held on 26 August 2025

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

Agenda Item 16.3 2025/26 Reseal Program – Tender Report

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

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**George Town Council
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17 CLOSURE

There being no further business, the meeting closed atpm.

**Cr Greg Kieser
MAYOR**