

GEORGE TOWN COUNCIL AGENDA

Notice is hereby given that the next Ordinary Council Meeting will be held on Tuesday 28 October 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 23 SEPTEMBER 2025

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 23 September 2025 numbered 128/25 to 137/25 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.

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5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

5.3 PUBLIC QUESTION TIME

Commenced at:	Con	nmer	nced	at:
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Concluded at:

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.")



22 October 2025

Mr Don Barrett

Dear Mr Barrett,

Re: Public Question Time - 23rd September 2025 Ordinary Council Meeting

Thank you for your attendance at the 23rd September 2025 Ordinary Council Meeting where you asked the following questions:

Q1/2. Mr Barrett advised that he had spoken to the Deputy Mayor at the Hillwood Progress Association meeting. Mr Barrett's two questions were about getting Johnstons Road at Hillwood fixed and also getting a good boat ramp at Hillwood.

Council's response is as follows:

Johnstons Road

In April 2020, Council endorsed a ten-year sealed road renewal and upgrade program. This includes two sections of Johnstons Road, Hillwood:

- From chainage 97 m to 1,000 m, and
- . From 1,000 m to 2,020 m (measured from the East Tamar Highway junction).

Due to the high cost of road upgrades and Council's limited annual capital works budget, these projects are delivered progressively as funding becomes available. Council uses a structured, multi-year program to prioritise road works based on:

- Road hierarchy and function
- Road condition and risk
- Traffic volume and vehicle types
- Community feedback

Using this framework, several high-priority roads have already been renewed or scheduled, such as:

- Dalrymple Road (East Arm Road to Industry Road) completed
- Dalrymple Road North Stage 1 planned for 2025/26

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The two Johnstons Road sections remain in the ten-year program. Council has engaged Pitt & Sherry to prepare a high-level design and cost estimate to support future funding applications. Work will proceed once funding is secured, and Council continues to seek State and Federal support for this project. In the meantime, Council is undertaking maintenance to keep the road safe and serviceable. Upcoming works include:

- · Surface heaving correction along the southern side
- · Rock-lining in areas affected by drainage erosion

Proposed Boat Ramp – Hillwood

Council welcomes the community's interest in improved recreational facilities. While a boat ramp is not currently included in any strategic documents (including the Hillwood Open Space Plan), the feedback received will help inform future planning.

If you require additional information please contact Council on (03) 6382 8800 or email on council@georgetown.tas.gov.au

Yours sincerely,

Shane Power GENERAL MANAGER

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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.

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 2024/107 - 20 HENRY STREET, HILLWOOD - RESIDENTIAL (SINGLE DWELLING & OUTBUILDING/SECONDARY DWELLING)

REPORT AUTHOR: Senior Town Planner - Mr J. Simons

Town Planner - Mr N. Kumawat

REPORT DATE: 6/10/2025

FILE NO: DA 2024/107

ATTACHMENTS: 1. DA 2024-107 - Plans for advertising [7.1.1 - 65 pages]

2. DA 2024 -107 - Updated Site Plan [7.1.2 - 8 pages]

3. DA 2024-107 - TasNetworks Response [7.1.3 - 1 page]

4. DA 2024-107 - Representation [**7.1.4** - 7 pages]

5. DA 2024-107 - Applicants Response to Representation

[**7.1.5** - 5 pages]

APPLICATION INFORMATION

Planning Instrument: Tasmanian Planning Scheme – George Town

Applicant: Ricky Walters & Donna Jackman

Site Address: 20 Henry Street, HILLWOOD

Titles Details: CT 178752/8

Property ID: 9851000

Zone: Rural Living Zone B

Use: Residential

Proposed Development: Single Dwelling & Outbuilding/Secondary Dwelling

Application Received: 02/12/2024

1. SUMMARY

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Single Dwelling & Outbuilding/Secondary Dwelling at 20 Henry Street, HILLWOOD (CT 178752/8)

One (1) representation was received during the public advertising period. The representation raised concerns regarding potential non-compliance with the Landslide Risk Assessment and

an alleged inconsistency with the existing Part 5 Agreement applicable to the site. Additional concerns were raised in relation to unauthorised works and the management of stormwater drainage. It was also submitted that the stormwater report does not accurately reflect the existing drainage conditions on the site. The representation is more fully considered in Part 8 of this report. An assessment of the development demonstrated that the proposal is generally in accordance with the planning scheme.

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

2. STRATEGIC PLAN

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

Future Direction Four-Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

3. CONSULTATION

In accordance with section 57(5) of The Land Use Planning and Approvals Act 1993, the application was advertised for public comment for the period of 14 days. One (1) representation was received. The representation is further discussed in the assessment below.

4. RISK IMPLICATIONS

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

5. FINANCIAL IMPLICATIONS

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

6. SITE AND LOCATION

The subject site is located at 20 Henry Street, HILLWOOD (CT 178752/8).

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

The land has a gentle gradient, generally sloping from northwest to northeast, with elevations ranging from approximately 40 meters at the northwest boundary to 25 meters at the northeast boundary.

The site is not connected to reticulated sewerage or stormwater infrastructure; however, a TasWater water main is available nearby. Any future development on the land will need to incorporate suitable on-site servicing, as proposed, and management measures in accordance with relevant standards and regulatory requirements.

The site is located within the Rural Living Zone A, with surrounding land generally sharing the same zoning. To the east, the adjoining land is zoned Agriculture (depicted in pink in Figure 2). Land to the west and east is zoned Rural (depicted in peach), while land to the south, (dark green) is within the Environmental Management Zone and comprises Egg Island Creek. The Recreation Zone, depicted in light green, includes the Hillwood War Memorial Hall.



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



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

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at 20 Henry Street, HILLWOOD (CT 178752/8) for Single Dwelling & Outbuilding/Secondary Dwelling.

The proposed main dwelling is a single-storey building with a total floor area of 227.56 m². The dwelling comprises a master bedroom with an ensuite, two additional bedrooms, a bathroom, a laundry, and an open-plan kitchen, dining, and living area. A deck is proposed on the southern side of the dwelling to provide outdoor seating and private open space. A garage and carport with a combined floor area of 36 m² are also included as part of the proposal. Retaining walls are proposed in association with landscaping works, with an approximate height of 0.9 m above natural ground level.

A secondary dwelling is also proposed as part of this application, adjoining the outbuilding. The secondary dwelling has a total floor area of 60 m² and includes one bedroom, a bathroom, and an open-plan kitchen and living area. The adjoining outbuilding has an area of 84 m².

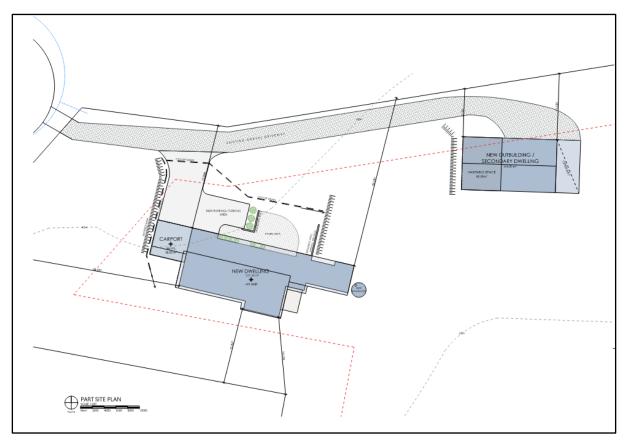


Figure 3: Proposal Plans

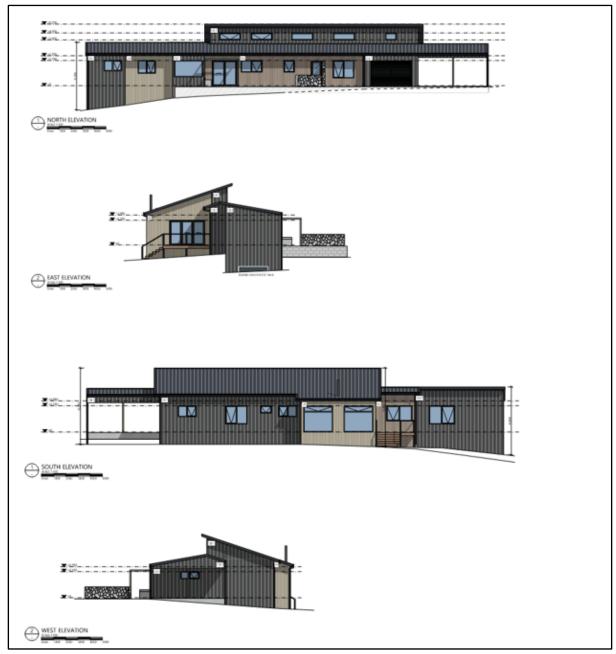


Figure 4: Proposal Plans – Main Dwelling Elevations

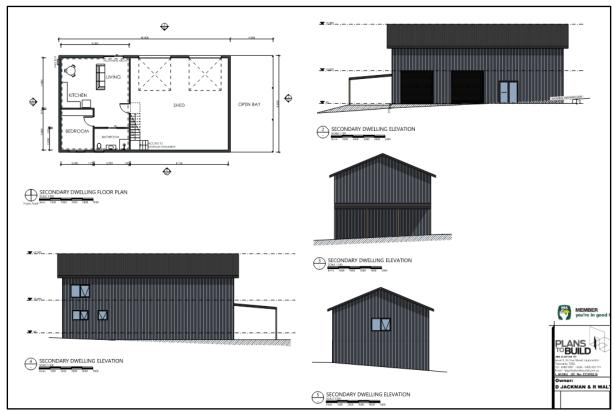


Figure 5: Proposal Plans - Secondary Dwelling/ Outbuilding Floor Plans & Elevations

The full plans submitted are included in the attachments.

8. REPRESENTATIONS

The application was advertised for community consultation from 13/09/2025 to 29/09/2025. One (1) representation was received during this time and is summarised below.

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

Issues Raised in **Council Response** Representations 1. Alteration of Part 5 Agreement Part 5 agreements are not a relevant consideration when determining The representors object to the compliance with the planning scheme. proposed relocation of the approved Council cannot refuse an application building envelope, stating that it is for a planning permit based on noninconsistent with the existing Part 5 compliance with a Part 5 Agreement. Agreement that defines the permitted building areas. In this instance the Part 5 agreement explicitly deals with land slip risk. This The proposed change undermines the is a matter that is now largely certainty provided by the agreement addressed under the Building Act and adversely affects their amenity, 2016 for individual buildings and is not privacy, and property value. relevant to the planning assessment. By approving the modification would be unfair and contrary to orderly planning,

as it alters legally binding covenants benefiting multiple property owners.

The Part 5 includes building envelopes identified for managing landslip risk. The part 5 does not manage privacy.

A Part 5 differs from a covenant in that it is an agreement between individual landowners and the Council. It's intent is to benefit the Council and manage risk.

A setback of 10m is the Acceptable Solution in the Rural Living Zone. The proposed dwelling is setback more than 10m from the shared boundary and more than 50m from the dwelling at 14 Henry Street. This separation is adequate to provide a reasonable degree of residential privacy and is consistent with the intent and character of the Rural Living Zone.

Property values are not a matter that are addressed in the planning scheme.

The Part 5 Agreement is an agreement entered into to provide Council with confidence regarding landslip risks. Council has received adequate information regarding landslip risks associated with the proposed development to deviate from the existing agreement.

2. Unauthorised Drainage Works

- The representors allege that drainage works have already been undertaken on the applicant's site without approval.
- These works have redirected surface water toward their property, causing waterlogging and making parts of their land unusable.
- The works were installed pre-emptively to improve drainage for the proposed relocated building site.

Council's Infrastructure Department have previously investigated drainage works undertaken on the subject site. Due to the topography of the site, the works are likely to have had minimal impact downslope. All stormwater in the catchment, including stormwater from Henry Street, travels down slope and ends up on the adjacent property.

Council must assess the application based on the proposal put forward. Drainage associated with the dwelling is directed to the east. The drainage line where works have allegedly

occurred does not have a bearing on the dwelling.

While there is one cut off drain proposed where the outfall is unclear, it is recommended that a condition be included on the permit requiring an updated stormwater management plan which shows the water being directed to the eastern catchment.

- 3. Stormwater Impacts and Non-Compliance with Approved Stormwater Management Report
- The representors consider the new drainage layout contradicts the approved Stormwater Management Report for the subdivision.
- The original SMR required all stormwater to flow east, but the applicant's current system allegedly diverts runoff to the west, onto their land.
- Stormwater modelling and calculations, as the current system alters the natural flow pattern and increases peak flows in the western catchment.
- Concerns also raised that impervious areas such as the paved driveway and carport have not been adequately accounted for in runoff calculations, potentially increasing flow rates beyond the system's capacity.

The proposed layout is inconsistent with the Part 5 Agreement, however, a landslip risk assessor has provided evidence demonstrating the deviation will not cause an increase risk of landslip. As this is the purpose of the Part 5, there is no clear reason to deviate from the Part 5.

Drainage associated with the dwelling and secondary dwelling/outbuilding is shown being directed predominately to the east, away from 14 Henry Street. A condition reinforcing the requirement for water to be directed to the east is recommended for the permit.

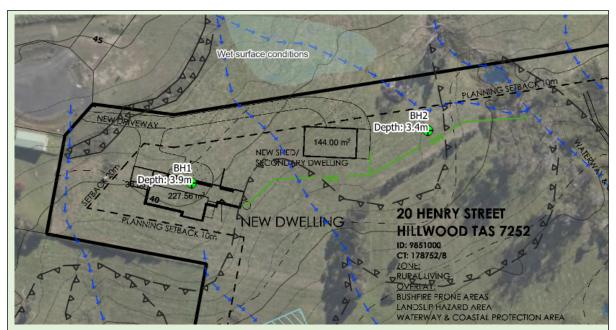


Figure 6 – excerpt from stormwater management plan, showing the stormwater being directed East, away from 14 Henry Street.

4. Drainage and Water Quality Concerns

- The representors express concern that the 150 mm stormwater pipe specified in the stormwater design may be undersized or prone to blockages in rural conditions.
- The drainage system could create a water nuisance for adjoining and downstream properties, contrary to the planning scheme's intent to protect natural assets and prevent runoff impacts.

5. General Concerns about Fairness and Compliance

- The representors claim the proposal represents an unfair alteration of existing legal and physical conditions to the detriment of neighbouring owners.
- The application contradicts the objectives of the Land Use Planning and Approvals Act 1993, as it would result in development that is not fair, orderly, or sustainable.

150mm is a reasonable pipe to convey the stormwater generated by a single dwelling and outbuilding.

The proposed drainage system will convey the stormwater runoff to an existing watercourse as per the requirements to manage landslip risk. Natural watercourses are an integral component of the public drainage system.

A condition requiring engineering plans, with outfall protection details is to be provided to Council prior to the commencement of works.

The Part 5 Agreement is an agreement between Council and each individual property owner. The intent is to manage landslip, not to protect any perceived incidental benefits. An alternative solution to manage landslip has been put forward by the applicant, supported by the advice of a suitably qualified consultant. It is reasonable to amend the Part 5 Agreement to reflect this. Regardless, the Part 5 does not play a role in an assessment of the development against the planning scheme.

The proposed development will not
result in any unreasonable impacts to
adjoining landowners or the
environment as contemplated by the
planning scheme. The proposed
dwelling is consistent with the intent
of the zone and the applicable
assessment criteria.

9. STATUTORY REQUIREMENTS

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

- 11.0 Rural Living Zone
- C2.0 Car Parking and Sustainable Transport Code
- C7.0 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

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

"use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings"

The Residential Use Class is classified as a No Permit Required use in the Rural Living Zone. However, in this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

9.2 Planning Scheme Assessment

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

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

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

Zone Purpose Assessment

- 11.1.1 To provide for residential use or development in a rural setting where:
 - a) services are limited; or
 - b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other offsite impacts.
- 11.1.4 To provide Visitor Accommodation that is compatible with residential character

Planners Response:

The application is for residential use and development in a rural setting.

The application is not for agriculture, visitor accommodation or any other form of use and development.

The proposal is consistent with the Zone Purpose.

Performance Criteria assessment.

Objective: That the site coverage:

11.0 Rural Living Zone

11.4 Development Standards for Buildings and Works

11.4.1 Site coverage

	(a) is compatible with the char (b) assists with the management	acter of existing development in the area; and ent of stormwater runoff.
Acceptable	Solutions	Performance Criteria
A1		P1
The site coverage must be not more than 400m^2 .		The site coverage must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff;

(c) the size and shape of the site;
(d) the existing buildings and any constraints imposed by existing development;
(e) the need to remove vegetation; and
(f) the character of development existing on established properties in the area.

Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.

The proposal exceeds the Acceptable Solution for site coverage, with a total building footprint of 407.56 m² (Dwelling 227.56 m² + Carport 36 m² + Secondary dwelling/shed 144 m²), therefore not satisfying A1. Accordingly, the proposal must be assessed against Performance Criteria P.

The proposed site coverage (407.56m²) constitutes 1.6% of the 2.59ha site. As a % coverage of the site, this is significantly less than the site coverage of other dwellings in the vicinity, with much smaller blocks fronting Ridge Street. The adjoining title at 20 Ridge Street has a site coverage of approximately 13% of the site. The scale of the development is consistent with other large dwellings on larger lots in the vicinity. The dwelling at 2 Brownrig Street has an area in excess of 432m² with a lot area of 8139m², while the dwelling and outbuildings at 17 Brownrig Street are well in excess of 600m² in area.

- a) The land's slope is gentle, descending from 40m (northwest boundary) to 25m (northeast). This topographic profile does not hinder building siting nor impose excessive earthworks. It is sufficiently benign that the proposed coverage does not create adverse cut/fill or drainage constraints.
- b) While the site has limited capacity to absorb runoff due to land slip risk, this is not a result of the scale of the dwelling or site coverage. Adequate open space is preserved to accommodate wastewater management.
- c) The lot has a regular configuration and sufficient depth and width to locate the buildings, accessory structures, driveways, yards and landscape buffers while maintaining appropriate spacing and functionality.
- d) The site is currently vacant and there are no existing buildings.
- e) The design does not require removal of significant trees or native vegetation.
- f) The surrounding area is comprised of rural residential and agricultural lots with dwellings and associated outbuildings. Many properties exhibit building footprints and ancillary structures of comparable scale.

Although the proposed site coverage marginally exceeds the Acceptable Solution threshold under, A1, when evaluated under Performance Criteria P1, the development is considered acceptable. On this basis, the site coverage variation is justified, and the proposal complies with P1 of the Tasmanian Planning Scheme.

11.4.2 Building height, setback and siting

Objective:	That height, setback and siting of buildings:

- (a) is compatible with the character of the area;
- (b) does not cause an unreasonable loss of amenity;
- (c) minimises the impact on the natural values of the area; and
- (d) minimises the impact on adjacent uses.

Acceptable Solutions	Performance Criteria
A3	P3
Buildings must have a setback from side and rear boundaries of not less than 10m.	Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height bulk and form of existing and proposed buildings; e) the character of the development existing on established properties in the area; and f) any overshadowing of adjoining properties or public places.

Planners Response: Relies on performance criteria.

The proposal does not comply with the Acceptable Solution as the secondary dwelling was initially proposed to be setback less than 10m from the northern side boundary. However, the applicant has submitted an updated plan indicating a 10m setback from the boundary. It is recommended that the revised plan be endorsed with any permit issued, which would render the development compliant with the Acceptable Solution.

Notwithstanding, an assessment against Performance Criteria P3 is provided below to demonstrate that the proposal would not cause an unreasonable loss of amenity to adjoining properties:

- a) The site has a gentle slope from northwest to northeast, providing adequate separation and visual relief between properties. The topography does not contribute to any overshadowing or visual dominance from the proposed building.
- b) The site is of sufficient size and regular shape to accommodate the proposed development with appropriate setbacks and open space. The orientation of the lot allows the building to be sited to maintain privacy and solar access for both the subject and adjoining properties.
- c) Surrounding properties contain dwellings and outbuildings generally set back from side boundaries at similar or greater distances. The proposed setback of 10m is consistent with the established pattern of development in the locality and maintains adequate separation between built forms.
- d) The proposed secondary dwelling is single-storey with a modest scale and form consistent with typical ancillary buildings in rural residential areas. The building's height and design minimise visual bulk and ensure it does not dominate the streetscape or adjoining lots.

- e) The surrounding area is characterised by detached dwellings and associated outbuildings on large lots.
- f) Given the building's height, orientation, and separation from adjoining boundaries, it will not cause any unreasonable overshadowing of neighboring properties or public spaces.

Having regard to the site's topography, configuration, the form and scale of the proposed building, and the established character of surrounding development, the proposal is considered not to cause an unreasonable loss of amenity to adjoining properties. The development is therefore consistent with Performance Criteria P3.

Α4

Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:

- (a) not less than 200m; or
- (b) if the setback of an existing building is within 200m, not less than the existing building.

Ρ4

Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to:

- (a) the size, shape and topography of the site;
- (b) the separation of any existing buildings for sensitive uses on adjoining properties;
- (c) the existing and potential use of adjoining properties;
- (d) any proposed attenuation measures; and
- (e) any buffers created by natural or other features.

Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.

The proposed development does not comply with the acceptable solution as the buildings for sensitive use (dwelling and secondary dwelling) are sited less than 200m from adjoining Rural Zone to the south. The proposal is therefore assessed against Performance Criteria P4, which requires that buildings for sensitive use be sited so as not to conflict or interfere with uses in the Agriculture or Rural Zone, having regard to the following:

- a) The site is large (approximately 0.89 ha) and of regular shape, providing ample opportunity for appropriate siting and separation between buildings and adjoining land.
- b) Adjoining Rural Zone properties are lightly developed, with existing dwellings located at substantial distances from the shared boundary.
- c) The adjoining Rural Zone land is currently used for low-intensity agricultural and grazing purposes. These activities are unlikely to generate significant emissions (noise, odour, or spray drift) that would impact the proposed sensitive use.
- d) The development relies on natural separation distances and vegetated screening along the southern boundary rather than formal attenuation measures.

e) Existing vegetation, land slope, and the open character of the area together provide a natural buffer between the proposed dwellings and adjoining Rural Zone land. These features assist in mitigating visual impacts and further reduce potential for conflict. It is also noted that there are existing residential properties, containing dwellings, between the subject dwelling and the rural land.

Although the dwellings are located within 200m of Rural Zone, the site's generous size, gentle topography, and existing vegetation ensure there will be no unreasonable conflict or interference with adjoining rural land uses. The proposal is therefore considered to satisfy Performance Criteria P4.

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:	Objective: That parking areas are constructed to an appropriate standard.		
Acceptable	Solutions	Performance Criteria	
A1		P1	
-		All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.	

Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.

The proposal does not comply with the Acceptable Solution as the driveway and vehicle manoeuvring areas are not proposed to be sealed with a hard, impervious surface such as asphalt, concrete, pavers or equivalent material. Accordingly, the proposal has been

assessed against Performance Criteria P1, which requires that all parking, access, manoeuvring and circulation spaces be readily identifiable and usable in all weather conditions, having regard to the following:

- a) The proposed development comprises a dwelling and a secondary dwelling within a rural residential area. The expected traffic volume is low and limited to residential occupants and occasional visitors and therefore does not need a fully sealed access surface.
- b) The site has a gentle slope from northwest to northeast, which allows for stable driveway construction and natural drainage without significant risk of erosion or surface instability. The topography supports the use of an all-weather gravel surface suitable for residential access.
- c) The site drainage plan shows that runoff will be directed to an existing natural watercourse. The proposed surface treatment and drainage design ensure stormwater is managed appropriately without ponding or flow onto adjoining properties or the public road.
- d) The site plan includes cut-off drains and silt fencing measures to prevent sediment transport. The existing gravel surface, combined with effective site drainage and vegetation cover, will minimise the potential for sediment or debris to enter Henry Street or nearby public areas.
- e) The access and parking areas will be constructed with compacted gravel or crushed rock, which will limit dust generation under normal residential traffic use.
- f) The access and manoeuvring areas are to be constructed of durable, compacted gravel, providing an all-weather surface appropriate for the site's rural residential context.

The proposed access and parking areas are not sealed, the design provides for a durable, all-weather surface suitable for the intended residential use, with adequate drainage and erosion control measures. The proposal is therefore considered to satisfy Performance Criteria P1.

C7.0 Natural Assets Code

C2.6 Development Standards for Buildings and Works

C2.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Acceptable Solutions		Performance Criteria
A1		P1.1
	works within a waterway and ction area must:	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets,

- (a) be within a building area on a sealed plan approved under this planning scheme;
- (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or
- (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.

having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff;
- (b) impacts on riparian or littoral vegetation;
- (c) maintaining natural streambank and streambed condition, where it exists;
- (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;
- (e) the need to avoid significantly impeding natural flow and drainage;
- (f) the need to maintain fish passage, where known to exist;
- (g) the need to avoid land filling of wetlands;
- (h) the need to group new facilities with existing facilities, where reasonably practical;
- (i) minimising cut and fill;
- building design that responds to the particular size, shape, contours or slope of the land;
- (k) minimising impacts on coastal processes, including sand movement and wave action;
- minimising the need for future works for the protection of natural assets, infrastructure and property;
- (m) the environmental best practice guidelines in the
 - Wetlands and Waterways Works Manual; and
- (n) the guidelines in the *Tasmanian Coastal Works Manual*.

P1.2

Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:

- (a) the need to access a specific resource in a coastal location;
- (b) the need to operate a marine farming shore facility;
- (c) the need to access infrastructure available in a coastal location:
- (d) the need to service a marine or coastal related activity;
- (e) provision of essential utility or marine infrastructure; or

provisions of open space or for marine-related educational, research, or recreational facilities.

Planners Response: Relies on performance criteria.

The proposal does not comply with the Acceptable Solution as the works (including drainage infrastructure and site development) are located within the mapped Waterway and Coastal Protection Area. Accordingly, the proposal has been assessed against Performance Criteria P1.1, which requires that buildings and works within this area avoid or minimise adverse impacts on natural assets, having regard to the following:

- a) The site drainage plan demonstrates that all stormwater runoff from the dwelling and outbuildings will be collected and directed to a natural watercourse via designed drainage lines. The use of cut-off drains, silt fencing and vegetative ground cover will minimise the risk of sedimentation or erosion during and after construction.
- b) No removal of significant riparian vegetation is proposed.
- c) The proposal does not involve any modification to the existing watercourse, streambank or streambed.
- d) No in-stream works are proposed.
- e) The proposed drainage system will not impede or redirect the natural flow of the watercourse. The design allows stormwater to discharge into the existing drainage pattern without obstruction.
- f) As no in-stream works are proposed, fish passage will be unaffected.
- g) No filling or reclamation of wetland areas is proposed.
- h) All new buildings and works are clustered together on the existing cleared portion of the site, maintaining a substantial buffer from the mapped watercourse and limiting

disturbance to previously undeveloped areas.

- i) Only minor cut and fill are proposed to achieve level building platforms and stable access areas.
- j) The design and siting of buildings take into account the gentle slope of the land, ensuring that stormwater is managed on-site and directed naturally to the watercourse without causing erosion.
- k) The site is inland from the coast, and the works will not affect coastal processes.
- The proposed stormwater and erosion control measures will ensure that the development does not create conditions requiring future stabilisation or remediation works.
- m) The proposed works are consistent with the environmental management principles outlined in the Wetlands and Waterways Works Manual, including sediment control, minimising vegetation disturbance, and managing runoff.
- n) The site is not directly subject to coastal processes; however, the approach to minimising soil disturbance and protecting water quality aligns with the intent of the Tasmanian Coastal Works Manual.

The development is partially located within the mapped Waterway and Coastal Protection area, the proposed drainage and site works are designed to avoid disturbance to the natural watercourse and its vegetation. With the inclusion of erosion and sediment control measures, the proposal will not cause an adverse impact on natural assets and is therefore considered to satisfy Performance Criteria P1.1.

A3

Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.

P3

Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) the need to minimise impacts on water quality; and
- (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

Planners Response: Relies on performance criteria.

The proposal does not comply with the Acceptable Solution as the development includes a new stormwater discharge point to a natural watercourse within the mapped Waterway and Coastal Protection Area. Accordingly, the proposal has been assessed against Performance Criteria P3, which requires that new stormwater point discharges avoid or minimise adverse impacts on natural assets, having regard to:

a) All stormwater from roofed and paved areas is proposed to be collected via downpipes

and directed through an underground drainage system to a controlled discharge point into the existing watercourse. The design ensures that runoff is filtered and conveyed in a stable manner, reducing the potential for erosion, turbidity, or pollutants entering the waterway.

b) The development incorporates cut-off drains, silt fencing, and sediment control measures during construction to prevent erosion and sediment transport. The outlet location and slope of the land enable water to disperse gradually into the natural watercourse, minimising the risk of scouring or sedimentation.

While the proposal introduces a new stormwater discharge point into a natural watercourse, the drainage design, erosion controls, and vegetative buffers will ensure potential impacts on water quality and sedimentation are avoided or effectively managed. The proposal therefore satisfies Performance Criteria P3 of the Waterway and Coastal Protection Area Code.

It is also noted that the use of natural drainage lines to remove stormwater from the site is an integral component of landslip risk management and the subdivision was approved on this basis.

10. REFERRALS

Internal Referrals

The application was referred, and conditions were developed in close consultation with the engineering department.

External Referrals

A referral was issued to TasNetworks.

A response was received by Council's Planning Department on 13/12/2024.

The following advice was provided -

The customer or their electrician have submitted an application with TasNetworks to establish an electricity supply connection to support this development. The reference number for this is CN24-250666."

11. SERVICES

Road

Access to the site is provided from Henry Street, an existing small cul-de-sac off Ridge Street.

Sewer

Reticulated sewerage is unavailable onsite; therefore the proposal relies on onsite wastewater management. There is adequate space on site for management of waste water. Conditions relating to wastewater management have been included in the landslip risk assessment and will be enforced under the *Building Act 2016*.

[&]quot;The development is not likely to adversely affect TasNetworks' operations.

Water

The land is serviced by reticulated water.

Stormwater

Records indicate that the land is not serviced by reticulated stormwater and will therefore be required to manage this onsite. As per the stormwater management plan and recommended conditions, this is achieved by directing, via pipe, all stormwater to the existing natural watercourse.

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

Easements:

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

Part V Agreements:

The site is regulated by a Part 5 relating to land slip risk management. The applicant has had a landslip risk assessment prepared by a suitably qualified person which demonstrates the proposal is adequately managed despite deviations from the Part 5. The applicant has requested an amendment to the Part 5, which has been approved under delegation following a workshop with Council.

Part 5 Agreements do not form part of a planning assessment to determine compliance with the planning scheme and cannot be used as a grounds to refuse a planning application.

Covenants:

No covenants a 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 not required for consideration within this proposal.

13. STATE POLICIES

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

14. ALTERNATIVE OPTIONS

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

15. CONCLUSION

The application for construction and use of Single Dwelling & Outbuilding/Secondary Dwelling at 20 Henry Street, HILLWOOD (CT; 178752/8), 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

That the application for use and development, Single Dwelling & Outbuilding/Secondary Dwelling at 20 Henry Street, HILLWOOD (CT 178752/8) 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. Plans to Build, project No.- 23143, 8 Pages, dated 29/05/2025.
- b. Exceed Engineering, Stormwater Management Report and Plan, dated 01/04/2025
- c. Tasman Geotechnics, Landslide Risk Assessment Report, document reference number: TG21157/1, dated 02/06/2025.

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

2. STORMWATER

Prior to the commencement of works, detailed stormwater design drawings are to be submitted to the satisfaction of Council's Director Infrastructure and Development. The drawings are to:

- a) be prepared by a suitably qualified person;
- b) show all concentrated stormwater runoff from roof and hardstand areas drained to the creek located on the eastern side of the site via pipe system;
- c) show all concentrated stormwater runoff from cut off drains surrounding the dwelling and outbuilding discharged in a manner that does not impact downstream properties. Where feasible, runoff from all cut off drain are to be discharged to the creek located on the eastern side of the site via piped system;

d) show all stormwater discharge points adequately protected against scour and erosion.

to the satisfaction of Council's Director Infrastructure and Operations.

2. NO POLLUTED RUNOFF

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

3. DAMAGE TO PUBLIC INFRASTRUCTURE

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

Permit Notes

- This permit was issued based on the proposal documents submitted for DA 2024/107. You should contact Council with any other use or development, as it may require the separate approval of Council. Councils planning staff can be contacted on 6382 8800.
- 2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a) Plumbing approval
 - b) Building approval
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

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

- 3. This permit takes effect after:
 - i. the 14 day appeal period expires; or
 - ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or.
 - iii. any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or any other required approvals under this or any other Act are granted
- 4. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.

- 5. 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.
- 6. 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.
- 7. 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.
- 8. If any Aboriginal relics are uncovered during works:
 - All works are to cease within a delineated area sufficient to protect the a) 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.
- ne ty

9.	If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the proper boundary, and to dispose of it in a thoughtful and sustainable manner.
DECIS	ION
Moved	:
Secon	ded:
VOTIN	<u>G</u>
For:	
Agains	rt:

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS SEPTEMBER AND OCTOBER 2025

REPORT AUTHOR: General Manager - Mr S. Power

REPORT DATE: 15 October 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 23 SEPTEMBER 2025

- Planning and Building Update
- Capital Works Update
- Agenda Review
- Infrastructure Grants
- EOI YMCA Building
- Governance Issues
 - Youth Advisory Group Representative
- Councillors/General Manager Discussions

Present: Mayor Greg Kieser, Deputy 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: Director Corporate & Community

Director Strategy, Performance & Development

In Attendance: General Manager

Acting Director Corporate & Community Director Infrastructure & Operations

Senior Executive Assistant & Governance Officer

Senior Town Planner

Coordinator Planning & Building

Coordinator Engineering

TUESDAY 14 OCTOBER 2025

- Youth Advisory Group Mock Council meeting
- TasWater Briefing
- Unconfirmed Minutes Ordinary Council meeting held 23 September 2025
- Unconfirmed Minutes Closed Ordinary Council meeting held 23 September 2025

- Annual Report/Financial Statements
- Community Survey data
- LGAT Motions for November General Meeting Discussion
- Tourism and Marketing Strategy
- Volunteer Policy
- EOI YMCA Building
- Future of Local Government Review Reforms to Councillor Numbers and Allowances
- Local Government Amendment (Targeted Reform) Bill 2025
- Governance

• Councillors/General Manager Discussions

Present: Deputy Mayor Greg Dawson (part), Cr Heather Barwick,

Cr Tim Harris, Cr Simone Lowe, Cr Jason Orr

Apologies: Mayor Greg Kieser

Deputy Mayor Greg Dawson

Cr Winston Archer

Cr Heather Ashley (Leave of Absence)

Cr Winston Mason

Director Infrastructure & Operations

In Attendance: General Manager

Director Strategy, Performance & Development

Director Corporate & Community

Manager Finance

Executive Assistant – Director Strategy, Performance and Development

Administration Officer - Governance

Executive Assistant – Director Infrastructure and Operations

Communications Officer

Guests: Youth Council Members

TasWater Stakeholder Relations Lead

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

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:

Against:

1. Receives the report on the Council Workshops held on the 23 September 2025 and 14 October 2025.

DECISION		
Moved:		
Seconded:		
<u>VOTING</u>		
For:		

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8.2 GEORGE TOWN COUNCIL'S ANNUAL REPORT 2024/2025

REPORT AUTHOR: General Manager - Mr S. Power

REPORT DATE: 2 October 2025

FILE NO: 17.4

ATTACHMENTS: 1. 3076 George Town Council Annual Report 2024-25 - V 6

[8.2.1 - 64 pages]

2. 3076 GTC Annual Report 2024-25 ANNEXES - V 4

[**8.2.2** - 78 pages]

SUMMARY

This report is to provide Council with the George Town Council's Annual Report 2024/2025 for adoption.

BACKGROUND

The Annual Report is a statutory document required under Section 36A of the Local Government Act 1993. The Annual Report will be provided to the 22 October 2025 Audit Panel meeting including the Annual Financial Report, Audit Completion Report and the Memorandum of Audit Findings. The 2025 Annual General Meeting (AGM) will be held on 13 November 2025 commencing at 6.00 pm, where the community will be invited to comment on 2024/2025 Annual Report.

STRATEGIC PLAN

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

Future Direction Four-Leadership and Accountable Governance

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Section 36A of the Local Government Act 1993 requires:

- (a) a statement of its activities during the preceding financial year; and
- (b) a statement of its performance in relation to the goals and objectives set for the preceding financial year; and
- (c) The financial statements for the preceding financial year; and
- (d) A copy of the audit opinion for the preceding financial year; and
- (e) Any other information it considers appropriate or necessary to inform the single authority council or participating councils of its performance and progress during the financial year

RISK CONSIDERATIONS

In accordance with the Council's adopted Risk Management Framework and Risk Matrix, a moderate risk of reputational damage has been identified. The content and publication of the 2024/2025 Annual Report mitigate such risks by providing transparency in the Council's operations and performance.

FINANCIAL IMPLICATIONS

Costs associated with the design and printing of the final Annual Report has been quoted as approximately \$7,200.00 which is accommodated in the budget for 2025/2026.

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 final report will be available in printed and electronic versions, and the public are invited to George Town Council's AGM to discuss the Annual Report.

CONSULTATION

The community implications of the recommended action/s have been assessed against Council's Community Consultation Framework as having a low to medium impact requiring category one consultation. Pending Council endorsement, it is proposed that the community is invited to make comments on the 2024/2025 Annual Report through Council's website, Facebook page, and direct email through Council's community database. Community feedback will be received via the Council's email address or at the Annual General Meeting.

The Annual report was discussed at the Council's Workshop on the 14 October 2025 with no alterations requested by elected members.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

There is no formal requirement in the Local Government Act, the Local Government (General) Regulations 2015 or the Local Government (Meeting Procedures) Regulations 2015 for a council to present its previous AGM's minutes or the Annual Report for adoption at an AGM.

The Local Government Division's checklist does however provide the following comments on good practice in relation to the preparation of an annual report:

Prepare and adopt an annual report as soon as possible after the end of the financial year, as recent information is of most relevance to readers. Copies of the report should be available to

provide the community with sufficient time to read the report before the Council's Annual General Meeting.

Based on the preceding comments it will be recommended to the Council adopt the 2024/2025 Annual Report on the 28 October 2025.

It is proposed that the Annual Report be made publicly available after the 28 October 2025 Ordinary Council meeting with submissions to the Annual Report closing at 2.00 pm on the 11 November 2024.

OFFICER'S RECOMMENDATION

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1. Adopts the George Town Council's Annual Report 2024/2025.

DECISION
Moved:
Seconded:
<u>VOTING</u>
For:
Against:

8.3 LGAT GENERAL MEETING NOVEMBER 2025 GENERAL MEETING VOTING PREFERENCES

REPORT AUTHOR: General Manager - Mr S. Power

REPORT DATE: 16 October 2025

FILE NO: 15.15
ATTACHMENTS: Nil

SUMMARY

The purpose of this report is to provide Council with the motions for which notice has been given for the upcoming Local Government Association of Tasmania (LGAT) General Meeting scheduled during the LGAT Annual Conference on the 20th and 21st November 2025.

BACKGROUND

The Local Government Association of Tasmania (LGAT) is the voice of local government in Tasmania. LGAT works to protect the interests and rights of councils, to promote the efficient operation of local government and to foster strategic and beneficial relationships. LGAT has been the peak body for local government in Tasmania for over 100 years (founded 1911) and is part of a national network of associations. It is funded by councils and other income earned through projects sponsored on behalf of local government, and a range of services and sponsorships.

LGAT is an incorporated body under the Local Government Act 1993 (source: www.lgat.tas.gov.au). The LGAT Agenda for the General Meeting being held 20 November 2025 will be published via LGAT's website www.lgat.tas.gov.au on the 24 October 2025.

The motions presented to LGAT for decision have been provided to elected members under separate cover. The LGAT General Meeting formal agenda includes the State Government and LGAT comments on the motions which was released on the 23 October 2025. These comments may influence Council's final decision.

Approval from LGAT to release the Items for Decision from its Agenda for inclusion in the Ordinary Council Meeting had not been confirmed at the time of writing.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

- 31. <u>Positive and productive working relationship with all levels of government and their agencies</u>
 - i. Government agencies provide current and timely data about services and community priorities
 - ii. The outcomes and directions sought by all level of government are understood

32. <u>Collaborative working relationships with neighbouring Councils and regional organisations</u>

ii. George Town is active in regional development and works collaboratively on beneficial regional initiatives

33. Fair and open planning regulatory processes

 There is community knowledge and understanding of planning and regulatory responsibilities and processes

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The following extract from the LGAT General Meeting Rules provides the following:

PROCEDURAL MATTERS RULES REGARDING CONDUCT OF MEETINGS

13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION

- (a) Subject to Rule 13(f), each Member shall be entitled to send a Voting Representative to any Meeting of the Association, such Voting Representative exercising the number of votes determined according to Rule 16(a).
- (b) In addition to the requirements set out in Rule 13(f), after each ordinary Council Election, the Chief Executive Officer shall request each Member to advise the name of its Voting Representative and the proxy for the Voting Representative for Meetings of the Association until the next ordinary Council Elections.
- (c) Subject to Rule 13(f), Members may change their Voting Representative or proxy at any time by advising the Chief Executive Officer in writing of the Voting Representative prior to that representative taking his or her position at a Meeting of the Association.
- (d) A list of Voting Representatives will be made available at the commencement of any Meeting of the Association.
- (e) Members may send other elected members or Council officers as observers to any Meeting of the Association.
- (f) Each Member must provide the Association with written notice of the details of the Voting Representative who was by a resolution of the Member lawfully appointed as the Voting Representative of the Member at a Meeting of the Association.

14. PROXIES AT MEETINGS

- (a) Up to 1 hour prior to any Meeting of the Association, a Member may appoint another Member as its proxy.
- (b) The form of the proxy is to be provided by the Chief Executive Officer and is to be signed by either the Mayor or General Manager of the Council appointing the proxy.
- (c) The Chair of the meeting is not entitled to inquire as to whether the proxy has cast any vote in accordance with the wishes of the Member appointing the proxy.

(d) Proxies count for the purposes of voting and quorum at any meeting.

15. QUORUM AT MEETINGS

- (a) At any Meeting of the Association, a majority of the Member Councils shall constitute a quorum.
- (b) If a quorum is not present within one hour after the time appointed for the commencement of a Meeting of the Association, the meeting is to be adjourned to a time and date specified by the Chair.

16. VOTING AT MEETINGS

- (a) Voting at any Meeting of the Association shall be upon the basis of each Voting Representative being provided with, immediately prior to the meeting, an electronic voting button or placard which is to be used for the purpose of voting at the meeting. The placard will be coloured according to voting entitlement and the voting buttons will be coded according to voting entitlement:
- (b) Electronic voting buttons will be the first choice for voting on all decisions, with placards only to be used if the technology fails.
- (c) Voting buttons allow councils to vote for or against a motion or formally abstain from voting. An abstain is not to be taken as a negative vote.
- (d) The Chair of the meeting shall be entitled to rely upon the electronic vote or the raising of a coloured placard as the recording of the vote for the Member and as evidence of the number of votes being cast.
- (e) Except as provided in sub-rule (f), each question, matter or resolution shall be decided by a majority of the votes for a motion. If there is an equal number of votes upon any question, it shall be declared not carried.

(f)

- (i) When a vote is being taken to amend a Policy of the Association, the resolution must be carried by a majority of the votes capable of being cast by Members present at the meeting.
- (ii) When a vote is being taken for the Association to sign a protocol, memorandum of understanding or partnership agreement, the resolution must be carried by a majority of votes capable of being cast by Members and by a majority of Members, whether present at the meeting or not.
- (iii) When a vote is being taken to amend these Rules of the Association, the resolution must be carried by at least two-thirds of the votes capable of being cast by Members, whether present at the meeting or not.
- (g) A Voting Representative or his or her proxy in the name of the Member is entitled to vote on any matter considered at a Meeting of the Association.

RISK CONSIDERATIONS

No risks are identified subject to voting preferences aligning with Council resolution, George Town Council Community Strategic Plan 2020-2030 and adopted Council policy.

FINANCIAL IMPLICATIONS

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

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

LGAT Motions presented in this report have been limited to discussions at a Council workshop held 14 October 2025.

Elected members were provided by email the LGAT General Meeting Agenda – 20 November 2025 on the 23 October 2025 with includes the items for decision with the State Government and LGAT comments for consideration at Council's Ordinary Council meeting.

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

Council may choose from the following:

Option 1

That Council determines that the Mayor be authorised to vote at the LGAT General Meeting 20 November 2025, in accordance with Council's strategic direction, policy and Council resolutions with due consideration of any conference debate on items listed for decision at that meeting;

OR Option 2

That Council considers and provides voting preferences to the Mayor for the LGAT General Meeting 20 November 2025 as determined by the Chair (usually a show of hands or verbal confirmation) in respect to the individual item listed below and formally endorses that direction.

2.1 Motion Title – Public Disclosure Act - Waratah-Wynyard Council

Decision Sought:

LGAT advocates to the Tasmanian State Government in support of a review of Tasmania's Public Disclosure Act 2022 to strengthen the Act to ensure that the services provided to our communities are not impaired due to ineffective protections for prospective whistleblowers.

2.2 Motion Title – Motion to Amend Regulation 47 of the *Local Government (Meeting Procedures) Regulations 2025* - Northern Midlands Council

Decision Sought:

That the Local Government Association of Tasmania (LGAT) advocates an amendment to Regulation 47 of the *Local Government (Meeting Procedures) Regulations 2025* to allow councils the discretion to approve a councillor's leave of absence retrospectively in cases of unforeseen circumstances such as illness or work commitments, provided that appropriate documentation is submitted.

2.3 Motion Title – Motion to Enhancing Flood Risk Management through Policy Alignment and Local Data Recognition - Northern Midlands Council

Decision Sought:

That the Local Government Association of Tasmania (LGAT) advocate to the Tasmanian Government for the following actions to strengthen flood risk management and planning integrity across the state:

- 1. The State Planning Office be resourced and directed to urgently coordinate a statewide LPS amendment process to update Flood-prone Areas Hazard Overlays with updated Tasmanian Strategic Flood Maps any detailed studies where requested by a Council, and provide clear guidance on the role of the State Emergency Service (SES) and the information produced by the SES in the planning process.
- 2. The State Planning Office or Tasmanian Planning Commission be resourced and directed to undertake a review of *Hookway v Northern Midlands Council* [2025] *TASCAT 106* and *Au v Glenorchy City Council* (No 2) [2024] *TASCAT 50* to recommend urgent changes for high-risk flood zones with significant hazard levels that ensure long-term safety of people and property and maintain the autonomy of Councils as planning authorities.
- 3. The Tasmanian Government review the use of flood risk mapping by insurance companies and engage with insurers to ensure they actively participate in the *Land Use Planning and Building Control Policy for Flood Risk Management Project*, with the objective of developing policy solutions and recommendations that would address rising costs and declining availability of flood insurance.

2.4 Motion Title – Advancing the Circular Economy Across Tasmania – Break O'Day Council

Decision Sought:

That the Local Government Association of Tasmania (LGAT):

- 1. Recognises the circular economy as a key opportunity for Tasmania to reduce waste, strengthen regional economies, lower emissions, and increase community resilience through smarter use and reuse of materials and resources.
- 2. Advocates to the Tasmanian Government for the development and implementation of a Statewide Circular Economy Strategy, developed in consultation with local government, regional waste groups, industry, the community sector, and education and research institutions.
- 3. Encourages continued collaboration among Tasmanian councils and regional waste groups to:
 - Share best practices and resources for circular initiatives (e.g. reuse markets, repair hubs, community composting);
 - Identify and pursue joint procurement and regional partnerships that support circular outcomes;
 - o Align local policies (e.g. waste, procurement, planning) with circular economy principles.
- 4. Calls on the Tasmanian Government to:
 - Provide continued funding, policy support, and incentives for local governments and regional waste groups to pilot and scale circular economy projects;
 - Ensure state infrastructure investment (e.g. waste and resource recovery facilities) supports circularity and regional equity;
 - Support skills development and community education focused on repair, reuse, sustainable design, and local circular enterprise.
- 5. Requests LGAT to:
 - Facilitate a working group or forum of interested councils to engage with the Tasmanian Government on the circular economy agenda;
 - Include the circular economy as a standing item in relevant LGAT policy discussions and submissions (e.g. waste, climate, economic development).
- 6. Request the Tasmanian Government compile and provide a publicly available material flow analysis for the State and each region to provide clear data to support public and private infrastructure investment in locations to maximise diversion and reuse in the Tasmanian economy.
- 2.5 Motion Title Developing a Statewide Local Government Workforce Renewal Program Break O'Day Council

Decision Sought:

It is recommended that LGAT work with the State and Federal Governments to develop and implement a program similar to the NSW Local Government Apprentice, Trainee, and Cadet Fresh Start Program in order to effectively implement Recommendation 35 of the Future of Local Government Review, addressing workforce shortages, enhancing diversity, and building sustainable local government capacity.

2.6 Motion Title – Legislative Powers to Local Government under the Boundary Fences Act 1908 - George Town Council

Decision Sought:

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

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

Decision Sought:

That on behalf of the sector, the Local Government Association of Tasmania lobby the Tasmanian Government to legislate that intending candidates for the 2026 Local Government elections are required to complete the Learn to Lead online learning modules Learning Park 1 and Learning Package 2 as current councillors are required, so that intending candidates are educated on the Role of a councillor and have an understanding of the responsibilities of representing the community prior to nominating for election.

2.8 Motion to Review, clarify and amend s28ZN of the Local Government Act 1993 – West Tamar Council

Decision Sought:

That LGAT:

Conducts a comprehensive review of the Local Government Act 1993, in particular the anomaly between s. 341 and s. 28ZN and the exceptions created by s.28ZN to clarify the obligation of Council to indemnify Councillors in Code of Conduct proceedings.

Prepares a formal submission to the relevant government body or inquiry outling specific recommendations for legislative amendments, based on the findings of the review.

Engages with other stakeholders to advocate for the proposed legislative changes.

Reports back to Councils at the next LGAT General Meeting on the progress of this initiative and the outcomes of the Submission.

2.9 Motion Title – State Waste Levy Reinvestment - Central Coast Council

Decision Sought:

That LGAT lobby the State Government to reinvest a portion of the State Waste Levy into initiatives that reduce the financial burden on low-income households and communities.

2.10 Motion Title – Dark Sky Planning Guidelines for Tasmania - Central Highlands Council

Decision Sought:

That the Local Government Association of Tasmania lobby State government on behalf of all 29 Councils, to create Dark Sky Planning Guidelines, over the whole of Tasmania including the islands.

2.11 LGBTIQA+ people – inclusion and equal opportunities – Kingborough Council and the City of Hobart

Decision Sought:

- 1. Members of LGAT note the importance of fostering inclusion and equal opportunities for LGBTIQA+ people;
- 2. All Tasmanian councils are strongly encouraged to consult with, and foster inclsuion and equal opportunities for, LGBTIQA+ people;
- 3. All Tasmanian councils, or groups of councils, consider establishing an LGBTIQA+ Reference Group to provide strategic advice and feedback specific to each municipality, and consider developing action plans based on that advice and feedback;
- 4. That the LGAT be asked to:
 - a) develop resources and provide workshops to support councils to connect with and act ins support of their local LGBTIQA+ communities, including how to establish local LGBTIQA+ Reference Groups and develop action plans;
 - b) request that the State Government share resources in alignment with the existing LGBTQA+ action plans of state agencies including DPFEM, Health and Justice; and
 - c) work with the State Government and organisations like Equality Tasmania and Working It Out to support and encourage councils to connect with, and act in support of, their local LGBTIQA+ communities.

2.12 Consultation Agreement

Decision Sought:

That members endorse the Interim Consultation Agreement between the Tasmanian Government and Local Government Sector.

OFFICER'S RECOMMENDATION

That Council:

1. Considers and has provided voting preferences to the Mayor for the LGAT General Meeting 20 November 2025 as determined by the Chair in respect to the individual item listed below and formally endorses that direction listed below:

LGAT	LGAT Motion	Council's	Voting
Agenda Item		Preference	
No.			
2.1	Public Disclosure Act - Waratah-Wynyard Council		
2.2	Motion to Amend Regulation 47 of the Local Government (Meeting Procedures) Regulations 2025 - Northern Midlands Council		
2.3	Motion to Enhancing Flood Risk Management through Policy Alignment and Local Data Recognition - Northern Midlands Council		
2.4	Advancing the Circular Economy Across Tasmania – Break O'Day Council		
2.5	Developing a Statewide Local Government Workforce Renewal Program - Break O'Day Council		
2.6	Legislative Powers to Local Government under the Boundary Fences Act 1908 - George Town Council		
2.7	Mandatory online learning for Local Government Election Candidates - Latrobe Council		
2.8	Motion to review, clarify and amend s28ZN of the Local Government Act 1993 – West Tamar Council		
2.9	State Waste Levy Reinvestment - Central Coast Council		
2.10	Dark Sky Planning Guidelines for Tasmania - Central Highlands Council		
2.11	LGBTIQA+ people – inclusion and equal opportunities – Kingborough Council and the City of Hobart		

2.12	Consultation Agreement - LGAT	

OR

That Council determines that the Mayor be authorised to vote at the LGAT General Meeting 20 November 2025, in accordance with Council's strategic direction, policy and Council resolutions with due consideration of any conference debate on items listed for decision at that meeting.

DECISION	
Moved:	
Seconded:	
<u>VOTING</u>	
VOTING For:	

8.4 FUTURE OF LOCAL GOVERNMENT REVIEW - REFORMS TO COUNCILLOR NUMBERS AND ALLOWANCES

REPORT AUTHOR:	General Manager - Mr S. Power			
REPORT DATE:	16 October 2025			
FILE NO:	14.20			
ATTACHMENTS:	Letter from the Minister for Local Government to George Town Council GM Shane Power [8.4.1 - 2 pages]			
	 Discussion paper - Reforms to Councillor Numbers and Allowances [8.4.2 - 36 pages] 			

SUMMARY

The purpose of this report is to provide Council with the Future of Local Government Review Discussion Paper on reforms proposed to Councillor Numbers and Allowances for review and provide feedback to the Minister for Local Government.

BACKGROUND

Council received correspondence from the Minister for Local Government on Monday 6th October 2025 announcing the proposed reform to reduce the number of elected members across the state by 60 aiming to free up funding to increase councillor allowances.

The discussion paper (attached) proposes reforms to councillor numbers and allowances across Tasmania's 29 councils, aiming for:

- Fairer representation
- Increased renumeration for elected representatives
- Cost neutral implementation
- Improved governance

If implemented, councillor numbers across the state will reduce from 263 to 203. The reduction in councillor numbers will provide resources to fund increases in councillor allowances of approximately 14.25%. Mandatory contributions paid to councillors equal to superannuation rates is also being considered. The reform proposes councils comprise 9, 7 or 5 elected members based on a new scoring framework. The framework considers population, value of infrastructure it manages, development activity, urbanisation and road network size. If the reform is brought into force as proposed, elected members representing George Town on council will reduced from 9 councillors to seven.

It is proposed the changes will be implemented through amendments to the Local Government Act 1993 before the October 2026 local government elections.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

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

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

Should Council choose not to participate, it risks not having its view considered as part of the reform process.

FINANCIAL IMPLICATIONS

Costs associated with preparing a submission to government are limited to staff time.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

The government is seeking feedback on the proposed reform through asking the following questions:

Should the government consider any strategies/guidance for council decision making where a quorum cannot be maintained?

Should it be mandatory for councillors' existing superannuation equivalent payments to be directed into a nominated superannuation fund?

Should the methodology and ongoing review framework for councillor allowances and numbers be embedded in legislation?

Submissions are due by 7 November 2025.

Discussions were held with elected members at the 14 October 2025 Council Workshop.

OPTIONS

Council may choose to:

- 1. Make a submission; or
- 2. Not make a submission.

OFFICER'S COMMENTS

Greater detail is provided in the discussion paper for each question being asked as part of the consultation. Councillors discussed the paper at its workshop to inform the recommendation.

OFFICER'S RECOMMENDATION

That Council:

1. Submit feedback on the proposed reform in line with the following:

In considering implications for George Town Council, George Town Council supports the proposed reform; and provides the following:

- a. Should the government consider any strategies/guidance for council decision making where a quorum cannot be maintained? Yes
- b. Should it be mandatory for councillors' existing superannuation equivalent payments to be directed into a nominated superannuation fund? No
- c. Should the methodology and ongoing review framework for councillor allowances and numbers be embedded in legislation? Yes
- Provide Council's submission to LGAT for a sector wide submission. 2.

DECISION Moved: Seconded: **VOTING**

Against:

For:

8.5 LOCAL GOVERNMENT AMENDMENT (TARGETED REFORM) BILL 2025 - EXPOSURE DRAFT CONSULTATION

REPORT AUTHOR:	General Manager - Mr S. Power			
REPORT DATE:	16 October 2025			
FILE NO:	15.16			
ATTACHMENTS:	 Memo - Minister for Local Government to Mayors and G Ms - Local Government Amendment (Targeted Refo [8.5.1 - 2 pages] Local Government Amendment (Targeted Reform) Bill 2025 Exposure Draft [8.5.2 - 48 pages] Local- Government- Targeted- Reform- Amendment-Bill-2025- Consultation- Report-and- Exposure- Draft [8.5.3 - 33 pages] 			
	4. 2025 03 25 Submission to Meeting Regulations [8.5.4 - 8 pages]			

SUMMARY

The purpose of this report is to provide Council with the draft Local Government Amendment (Targeted Reform) Bill 2025 for consideration.

BACKGROUND

Council received correspondence from the Minister Vincent for Local Government advising on the release of the Exposure Draft in advancing the Tasmanian Government's Local Government Priority Reform Program. Feedback is sought from Councils and is to be received by Monday 17 November 2025.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

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

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

Risk is considered minimal in providing feedback to the Office of Local Government on the Local Government Amendment (Targeted Reform) Bill 2025.

FINANCIAL IMPLICATIONS

Financial implications will occur to Council if the Bill is passed. Council is to adopt a policy for continuing professional development of councillors and include an estimate of the expenditure in the financial year budget to implement this policy.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

The Office of Local Government has sought feedback from Councils and is to be received by Monday 17 November 2025.

This is the second round of consultation relating to targeted reform. The first round being the release of a discussion paper earlier in the year, with consultation concluding 21 March 2025.

Council considered the discussion paper at the 25 March 2025 Ordinary Council meeting and resolved to make a submission (see attached).

Online briefings will be arranged through LGAT during October and further details will be provided.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The exposure draft contains the proposed amendments to the Local Government Act 1993. These include redefining the role of council, the inclusion of a local government charter, updates to the role and functions of the mayor and councillors, learning and development requirements for councillors, updates councillor conduct, updates to the strategic plan, requirement for a community engagement strategy and performance reporting among others.

At a recent workshop, officers sought the views of councillors in order to prepare a submission to the Office of Local Government. It is likely that LGAT will also seek feedback from council to prepare a sector wide response.

OFFICER'S RECOMMENDATION

That Council:

 Instruct the General Manager to write to the Office of Local Government confirming its support for the proposed amendments to the Local Government Act; adding that Council seeks an amendment to the role of councils as defined in s19A 1 (d) of the draft bill with regard to climate mitigation to recognise resource constraints of local governments.

DECISION			
Moved:			
Seconded:			
<u>VOTING</u>			
For:			
Against:			

9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

10 CORPORATE AND COMMUNITY

10.1 DRAFT VOLUNTEER POLICY

REPORT AUTHOR:	Director Corporate and Community – Mrs C. Hyde		
REPORT DATE:	20 October 2025		
FILE NO:	8.3		
ATTACHMENTS:	 25 GTC Updated Draft Volunteer Policy v2 [10.1.1 - 6 pages] 		

SUMMARY

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

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.

The draft Volunteer Policy was submitted to the 23 September 2025 Ordinary Council meeting, where Council resolved the following:

Minute No. 133/25

That Council:

1. Defers the motion

Amendments have been made under Section 8 of the draft Volunteer Policy for elected members' consideration.

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

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

 A cohesive community with capacity to work together and achieve common goals

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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. The policy was provided to the Council for adoption at the 23 September 2025 and was deferred to a workshop for further discussion at the 14 October 2025 Council Workshop.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

This updated Volunteer policy is provided to Council for adoption.

OFFICER'S RECOMMENDATION

That Council:

1	Adopts the	Volunteer Polic	v effective 28	October 2025
	/ taopto tilo	V CIGITICOLI I CIIC	, 011001110 20	O 010001 2020.

DECISION Moved: Seconded: VOTING For: Against:

11 STRATEGY, PERFORMANCE AND DEVELOPMENT

11.1 PETER COX TRIBUTE

REPORT AUTHOR:	Coordinator – Development Services - Ms T. Burt		
REPORT DATE:	22 nd September 2025		
FILE NO:	66.144, 62.11, 28.14		
ATTACHMENTS:	 Peter Cox naming [11.1.1 - 3 pages] Sally Cox - Permission [11.1.2 - 1 page] David Cox - Permission [11.1.3 - 2 pages] Peter Cox Walkway - Feedback Redacted [11.1.4 - 8 pages] 		

SUMMARY

The purpose of this report is to request that the Council consider a request that has been received to name an existing walkway in Tamar Avenue the 'Peter Cox Walkway'. In doing so, this will commemorate a decorated member of the community.

This request has been put forward by the close family and friends of the late Peter Cox and it also includes a request for the installation of a seat and bin.

BACKGROUND

The late Peter Cox was a decorated member of the community who dedicated many hours of his life to history, education and community service. The late Mr. Cox was recently awarded a posthumous Order of Australia Medal for his service to the community of George Town.

The walkway is located at the southern end of Tamar Avenue in George Town and it leads down to what locals refer to as Pebble Beach.

The walkway crosses Crown Land which is leased by Council and also Council owned land.

Placenames have advised that a walkway is classed as a Cultural Feature and will need to follow a process to formalise the name.



Figure 1: Red Cross = track access. Yellow Star = Pebble Beach. Purple = Crown land lease. Orange circle = Council owned land.

STRATEGIC PLAN

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

Future Direction Three - Community Pride

23. All communities take pride in their place

iii. The design and maintenance of public spaces and places reinforces community identity and reputation

Future Direction Four-Leadership and Accountable Governance

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The relevant Council documents are listed below:

• Footpath Network Plan - May 2025

RISK CONSIDERATIONS

Failure to consider or approve the proposed walkway naming in honour of a late community member may be seen as a missed opportunity to recognise their contributions. This may lead to community dissatisfaction, reduced goodwill, and potentially impact Council's reputation by appearing to lack appreciation of local service and legacy.

Feedback was received raising concern regarding walkway suitability and safety. The proposal to rename the walkway does not alter its current use or increase any associated risk.

Council provides a variety of recreational opportunities and open spaces for different levels of ability. Council can consider installing appropriate warning signage to alert users of the existing conditions if necessary, when required.

FINANCIAL IMPLICATIONS

Aside from the purchase and installation of a seat and rubbish bin, this proposal is not expected to have any significant financial implications. The additional infrastructure is minimal and any increased use is unlikely to result in an unreasonable maintenance burden. Council may like to consider upgrading the track surface in the future, which will require much greater consideration by Council.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

This proposal was previously presented to Council at a workshop in June 2025. Since then, Council has undertaken public consultation via a social media post and a letter was sent to the adjoining land owner of the walkway in Tamar Avenue.

The consultation period was open for a period of 28 days. Council received numerous supportive comments on the social media post, along with some formal positive feedback, which is included in the attachments. If Council wishes to proceed with the naming of the walkway, the proposal will be lodged with Placenames Tasmania who will conduct their own consultation before the advisory panel will consider it.

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 area being proposed is currently signposted as providing access to the foreshore. Council lease this land and the land adjacent to the walkway/track is owned by Council.

In the recently adopted footpath network plan, there is a path proposed along the foreshore of this area. Formalising the initial section of the track is consistent with the plan and will provide connection if/when the foreshore trail is further developed.

Approving this proposal allows Council to formally acknowledge and express their gratitude to a long-serving community member who has made a positive and lasting impact on others.

OFFICER'S RECOMMENDATION

That (Counci	l:							
1.	In res	spect of nam	ning the exis	ing walkv	vay in Tam	nar Avenue, (George ⁻	Town:	
	а					and approv on to Placena			or -
DECIS	SION								
Move	d:								
Secor	nded:								
VOTI	<u>NG</u>								
For:									
Again	st:								

12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND **COUNCILLORS**

REPORT DATE: 23 October 2025 **FILE NO:** 14.11, 14.15

Mayor Cr Gre	g Kieser			
September	23	Chaired Council Workshop		
	23	Chaired Ordinary Council Meeting		
	24	Met with Senator Wendy Askew		
	24	Tamar FM Interview		
October	1	Met with ReCFIT members		
	8	Attended Tamar Valley Leaders – Health and the Care Sector		
	8	Met with BBA representatives		
	10	ABC Northern Tasmanian radio interview		
	15	ABC Radio Interview		
	20	Office of Local Government – Councillor information session –		
		reforms to councillor allowances and numbers		
Deputy Mayor	r Cr Greg	Dawson		
September	23	Attended Council Workshop		
	23	Attended Ordinary Council Meeting		
Cr Jason Orr				
September	26-28	Tamar NRM Boneseed Blitz		
October	15	George Town Council Senior Concert		
	21	VNT/DAP Catch Up		
	22	George Town Council Audit Panel		
	23	TEER Kanamaluka/Tamar Forum		

OFFICER'S RECOMMENDATION

that the information report from the Mayor, Deputy Mayor and Councillors on Matters involvement be received and the information noted.	0
DECISION	
Moved:	
Seconded:	
<u>'OTING</u>	

For:	
Against:	

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Cr Barwick

Moved:

14.1 GENERAL MANAGER PERFORMANCE REVIEW

That C	council
1.	Pursuant to section 22 of the Local Government (Meeting Procedures) Regulations 2025 and by absolute majority, rescinds the decision made at the Council Meeting on 29 April 2025 to appoint a Councillor chosen by the Council and a proxy councillor chosen by the Council as panel members for the General Manager's Performance Review Panel.
	And
2.	Approves the appointment of all Councillors as members of the General Manager's Performance Review Panel, with the Annual 360° Survey being undertaken transparently with all respondents identified.
Reaso	n:
Govern adopte all cou	eather Barwick submit this Notice of Motion in accordance with section 19 of the local nment (Meeting Procedures) Regulations 2025 to rescind part of a resolution which was ed by Council at its Meeting held 29 April 2025. This Notice of Motion seeks to reinstate ncillors to the General Manager's Performance Review Panel alongside the Mayor and y Mayor.
DECIS	SION
Moved	l:
Secon	ded:
VOTIN	<u>IG</u>
For:	
Agains	et:

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE Cr Barwick



20th October 2025

Cr Heather Barwick

Hand Delivered

Dear Councillor Barwick,

RE: RESPONSE TO QUESTION WITHOUT NOTICE

In response to your question taken on notice at the ordinary meeting of Council 26 August 2025:

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

Council allocated a budget of \$70,000 to the Events budget in 2024/2025 for the solstice. The table below outlines the costs and funding associated with the events requested:

Solstice 2025 Financials	
Expenditure	
Total Operational expenditure	\$100,937.00
Funding	
Sponsorships	\$8,500.00
Vendor Stall Fees	\$1,150.00
Ticket sales	\$28,119.00
Grants – Events Tasmania	\$5,000.00
Grants – Projection installation artist fees	\$2,000.00
George Town Council Events, Arts and Culture budget	\$56,168.00
	\$100,937.00
Profit/Loss	
Council allocated budget	\$70,000.00
Council funds utilised	\$56,168.00
Underspend (Profit) on Council budget allocation	\$13,832.00

Yours sincerely

Shane Power GENERAL MANAGER

Council Office: 16-18 Anne Street George Town Tasmania 7253 Postal Address: PO Box 161 George Town Tasmania 7253 T: (03) 6382 8800 F: (03) 6382 8899 E: council@georgetown.tas.gov.au W: www.georgetown.tas.gov.au

CLOSED MEETING 16

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 23 September 2025

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

Agenda Item 16.3 **Tender Report – Old Aerodrome Road Upgrade (Stage 3 or 5)**

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

Tender Report – Dalrymple Road Upgrade (Stage 1) Agenda Item 16.4

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

L

Regulations 2025.	
	REQUIRES ABSOLUTE MAJORITY OF COUNCI
DECISION	
Moved:	
Seconded:	
VOTING	
For:	
Against:	

17 CLOSURE

There being no further business, the meeting closed atpm.

Cr Greg Kieser MAYOR