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GEORGE TOWN COUNCIL
UNCONFIRMED MINUTES

Minutes of the Ordinary Council Meeting
held on **Tuesday 23 September 2025**

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

commencing at **1:00 pm**.

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

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

Shane Power
GENERAL MANAGER

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George Town Council
2025 09 23 Ordinary Council Meeting
Unconfirmed Minutes

Meeting Commenced at 1:00 pm

Acknowledgement of Country

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

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

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

The Chair thanked the Deputy Mayor Greg Dawson for assuming the role of Acting Mayor during his leave of absence.

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

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

1.1 APOLOGIES AND LEAVE OF ABSENCE

Director Strategy, Performance and Development - Mr R. Dunn

1.2 IN ATTENDANCE

General Manager - Mr S Power
Acting Director Corporate & Community - Mr J Anderson
Director Infrastructure & Development - Mr A McCarthy
Senior Executive Support and Governance Officer - Ms L Dickenson
Administrative Assistant - Ms C Roach

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 26 AUGUST 2025

Minute No. 128/25

DECISION

Moved: Cr Dawson
Seconded: Cr Mason

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

VOTING

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

CARRIED UNANIMOUSLY 9 / 0

3 LATE ITEMS

Nil.

4 DECLARATIONS OF INTEREST

Cr Orr declared an interest in Agenda Item 10.1 as Chairperson of East Tamar Landcare.

Cr Archer declared a interest in Agenda Item 10.1 as a family member is a a participant of one of the Grant applications.

5 PUBLIC QUESTION TIME

5.1 PUBLIC QUESTION TIME PROCEDURE

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

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

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

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

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

5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

5.3 PUBLIC QUESTION TIME

Commenced at: 1.04 pm

Concluded at: 1.09 pm

Mr D. Barrett, Hillwood

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.

Through the Chair to the General Manager. The General Manager acknowledged that Johnstons Road has had pavement issues over the years. A written response will be provided on where the road sits in Council's list for rehabilitation to correct those pavement issues and what Council can do in the short term to address any safety matters.

The General Manager continued to answer the second question in regards to a boat ramp at Hillwood. There are two options to consider. Firstly Council would need to investigate a suitable location for a boat ramp to exist and it would be on Crown land. This would involve licensing and leasing application process to Crown. In regards to funding there are a number of avenues Council can explore. It could be through Fisheries, MAST or it could be through Council's resources. The General Manager reaffirmed that Council will write back to Mr Barrett on the mechanisms on which Council can explore in getting a boat ramp for Hillwood.

The General Manager further advised that he was unsure if it was contained in the Township Character Plan or the Hillwood Open Space Plan but will be reviewed and advised to Mr Barrett.

The Chair advised that there have been complications in the past for a boat ramp at Hillwood, but that does not say that there are better solutions for Council to explore.

Mr Barrett stated that there is only an old boat ramp off Egg Island Point. There are a lot of good boat ramps in other places and Hillwood has quite a good size population to warrant it.

Mr N. Sherriff, George Town

Q1. Mr Sherriff, firstly referenced the three community groups George Town Judo Club, George Town Weights Club and George Town Boxing Club as they relate to my question. Currently these three clubs occupy the YMCA building in Friend Street, Can Council provide an update to what the potential future of the what the building will be and how will this affect the three current clubs which use the facility?

The Chair thanked Mr Sherriff for his question. The Chair prefaced prior to handing the question to the General Manager, that in broad terms Council wishes to understand the best options are available for the building. Council's commitment is to have no surprises and there will be a journey where all will be informed to understand the chronology, time frames and the outcomes.

Through the Chair the General Manager advised Council has committed to reviewing this facility in line with is Annual Plan this year. Discussions are still at an early stage, and once

completed, it will be a public process inviting people to express their desire for the future of that building. It will be an open and transparent process.

The General Manager continued that there is still work to be completed, and Council has commissioned further information to be presented to Council so they are in an informed position prior to the public consultation. The existing tenants will be part of those conversations.

5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

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

Mr J. Glisson

16 September 2025

Mr J. Glisson
28 McKenzie Drive
Low Head TAS 7253

Dear Mr Glisson,

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

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

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

Response

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

Again, thank you for your question and attendance.

Yours sincerely,

Shane Power
GENERAL MANAGER

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

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.

The General Manager at Agenda Item 10.1 the recommendation for number 7. Neighbourhood Watch is to read Neighbourhood House.

Also at Agenda 10.2 Volunteer Policy has not been presented in its entirety and Council may consider deferring to a future meeting or workshop.

7 PLANNING AUTHORITY

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

REPORT AUTHOR:	Senior Town Planner – Mr J. Simons
REPORT DATE:	18 September 2025
FILE NO:	DA 2025/26

The Senior Planner entered the meeting at 1.10 pm.

Minute No. 129/25

DECISION

Moved: Cr Mason
Seconded: Cr Lowe

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

1. **ENDORSED PLANS**

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

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

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

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

2. **SUBMISSION AND APPROVAL OF ENGINEERING PLANS**

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

a. Include all infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below, including:

    i. Footpaths, crossovers and drainage infrastructure;

    ii. All necessary line marking and traffic signage;

    iii. All landscaping;

    iv. Electricity infrastructure;

    v. Communications infrastructure.

b. All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance to the development, including the drainage network.

c. Treatment of points of transition where new infrastructure does not match the existing is to be clearly detailed.

d. The piped crossing under Bellbuoy Beach Road in the vicinity of Lot 8 is to be realigned using pipes and manholes to discharge, via concrete wingwall, into the existing north-south drainage easement crossing Lot 8. All infrastructure within the road reserve on the north side of Bellbuoy Beach Road is to be underground (see engineering mark up in Appendix 1).

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

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

f. With the exception of public drainage contained within easements, hydrologic separation is to be achieved by the removal of all sub-soil drainage crossing proposed title boundaries.

g. The piped public stormwater system servicing Lots 1-7 is to have a minimum dimension of 300mm.

h. All lots are to be provided with a stormwater connection to the public stormwater system, with a minimum pipe of 100mm.

i. The nature strip on the Bellbuoy Beach Road frontage, between the carriage way and the property boundary is to be graded and finished such that there is a graded strip, with minimum width of 1.5m, free of infrastructure, with an offset of 500mm from the sealed edge of the road, 1.5m from any street trees, and designated on the plans as “future footpath”, consistent with Council’s adopted *George Town Township Plan,* 2024.

    Note: a completed footpath is not warranted at this time, however, all infrastructure, stormwater pipes, street planting, driveway crossover gradients

and the grade of the nature strip are to be designed and located to facilitate a future footpath, with minimal retrospective works.

j. Street trees are to be included on the Bellbuoy Beach Road and Tekaro Place frontage. Species, layout and spacing are to be consistent with the Vegetation Style Guide contained in Council's adopted G*eorge Town Township Plan*, 2024, and determined in consultation with Council's Leading Hand, Parks and Gardens.

k. The means of connection to power reticulation services to each lot in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.

l. All drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy to the satisfaction of Council's Director Infrastructure and Operations.

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

3. CONSTRUCTION OF WORKS

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

4. LANDSCAPING

Prior to the sealing of the final plan:

a. all landscaping (street plantings) as identified on the approved engineering drawings are to be selected, located, installed to the satisfaction of Council's Leading Hand, Parks and Gardens. All trees are to be semi-mature, with a minimum height of 1.8m.

b. all roadside verges and any other land impacted by infrastructure installation are to be filled/graded to all hard surfaces, finished to a mowable condition and reseeded with appropriate grass.

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

5. DRIVEWAY CROSSOVERS

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

6. CONSTRUCTION DOCUMENTATION

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

a. An "As Constructed" drawings in AutoCAD & ESRI ArcGIS compatible format (dwg) and Adobe (.pdf). The "As Constructed" drawings to include the following essential information:
    i. A complete and accurate drawing showing the final construction details, including all dimensions, levels and connections, materials, and locations of the Works.
    ii. Location and details of all stormwater pipes, manholes, pits including their surface & invert RLs level.
    iii. Drainage catchment areas and flow path.
    iv. Location and details of underground and overhead TasNetwork infrastructures including details of substations, transfers, and connection points.
    v. Location and details of communication infrastructure including details of conduits, pits, and connection points.
    vi. Location of specifications of street lighting poles and luminaires.
b. Complete and return Council's Asset Register of each new and upgraded asset.

7. STAGING

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

8. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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

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

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

9. COVENANTS ON SUBDIVISIONS

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

a. such covenants or controls are expressly authorised by the terms of this permit; or

b. such covenants or similar controls are expressly authorised by the consent in writing of the Council.

10. BUSHFIRE HAZARD MANAGEMENT

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

11. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

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

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

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

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

12. EASEMENTS AND NOTATIONS

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

13. DEFECT LIABILITY PERIOD

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

14. TASWATER

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

15. NO POLLUTED RUNOFF

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

16. DAMAGE TO PUBLIC INFRASTRUCTURE

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

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2025/26. You should contact Council with any other use or development, as it may require the separate approval of Council. Councils planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:

    a) Plumbing approval
    b) Building approval
    c) Approval to undertake works in the Council road reserve.
    d) Approval to connect to the reticulated stormwater network.

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

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

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

4. This permit takes effect after:

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

5. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.

6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretionif a request is received within 6 months of the expiration.

7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.

8. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.

9. If any Aboriginal relics are uncovered during works:

   a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,

b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
c) The relevant approval processes will apply with state and federal government agencies.

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

VOTING

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

CARRIED UNANIMOUSLY 9 / 0

The Senior Planner left the meeting at 1.15 pm.

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS AUGUST AND SEPTEMBER 2025

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

Minute No. 130/25

DECISION

Moved: Cr Mason
Seconded: Cr Harris

That Council:

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

VOTING

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

CARRIED UNANIMOUSLY 9 / 0

8.2 YOUTH ADVISORY COMMITTEE

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	11 September 2025
FILE NO:	21.12

Minute No. 131/25

DECISION

Moved: Cr Ashley
Seconded: Cr Orr

That Council:

1. Appoints Cr Dawson as representative on the Youth Advisory Group replacing Cr Mason.
2. Appoint a proxy to be the next available Councillor.

VOTING

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

CARRIED UNANIMOUSLY 9 / 0

9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

10 CORPORATE AND COMMUNITY

10.1 COMMUNITY ASSISTANCE GRANTS ROUND 1 2025/2026

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

Cr Archer and Cr Orr left the meeting at 1.22 pm.

The Acting Director Corporate & Community entered the meeting at 1.23 pm.

Minute No. 132/25

DECISION

Moved: Cr Dawson
Seconded: Cr Mason

That Council:

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

VOTING

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

CARRIED 5 / 2

Cr Archer returned to the meeting at 1:31 pm.
Cr Orr returned to the meeting at 1:32 pm.

10.2 DRAFT VOLUNTEER POLICY

REPORT AUTHOR:	Acting Director Corporate and Community – J. Anderson
REPORT DATE:	4 September 2025
FILE NO:	8.3

PROCEDURAL MOTION

Minute No. 133/25

DECISION

Moved: Cr Dawson
Seconded: Cr Archer

That Council:

1. Defers the motion

VOTING

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

CARRIED UNANIMOUSLY 9 / 0

Cr Archer called a Point of Order regarding the meeting regulations LG(MP)R 27(c).

The Chair ruled that the regulations were being followed.

SUBSTANTIVE MOTION

Minute No. 134/25

DECISION

Moved: Cr Dawson
Seconded: Cr Archer

That Council:

1. Defers the item.

VOTING

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

CARRIED 8 / 1

11 STRATEGY, PERFORMANCE AND DEVELOPMENT

Nil.

12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 18 September 2025

FILE NO: 14.11, 14.15

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

OFFICER'S RECOMMENDATION

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

Minute No. 135/25

DECISION

Moved: Cr Ashley
Seconded: Cr Mason

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

VOTING

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

CARRIED UNANIMOUSLY 9 / 0

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

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	17 September 2025
FILE NO:	14.15

Minute No. 136/25

DECISION

Moved: Cr Lowe
Seconded: Cr Harris

That Council:

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

VOTING

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

CARRIED 7 / 12

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

Nil.

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

Minute No. 137/25

DECISION

Moved: Cr Dawson
Seconded: Cr Orr

That Council move into closed meeting at 2.05 pm to discuss the following items:

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

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

Agenda Item 16.3 2025/26 Reseal Program – Tender Report

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

VOTING

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

CARRIED UNANIMOUSLY 9 / 0

17 CLOSURE

There being no further business, the meeting closed at 2.26 pm.

Cr Greg Kieser
MAYOR

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
Application Number: DA 2024 / 107		Date: 02.12.2024
PID: 9851000	Zone: Rural Living	Permitted or Discretionary

DEVELOPMENT APPLICATION DETAILS

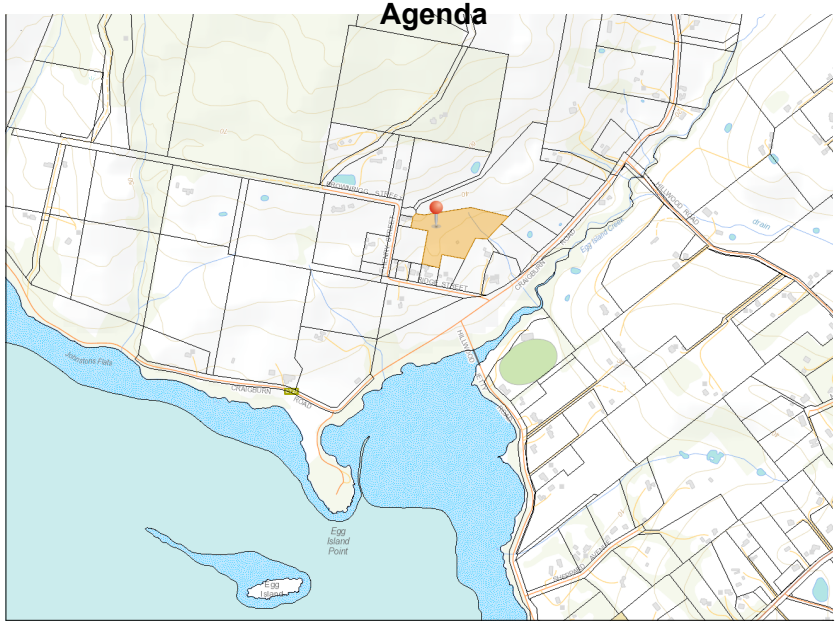
Location/Address of Proposed Development:	20 HENRY STREET, HILLWOOD TAS 7252				
Applicant Name:	RICKY WALTERS + DONNA JACKMAN				
Title Reference:	178752/8				
Existing Development/Use: (describe the way the land is used now)	VACANT LAND				
Development Type:	New dwelling ☑	Outbuilding ☑	Addition/extension ☐		
	Fencing ☐	Demolition ☐	Signage ☐		
	Subdivision ☐	Change of use ☐	Other ☐		
Description/Use:	RESIDENTIAL				
New floor area:	408 m²	**Total floor area:**	408 m²	**New building height:**	6.4 m
Water Supply:	TasWater ☑ Tank ☐	**Wastewater:**	TasWater ☐ On-Site Wastewater System ☑		
Driveway/Vehicle Crossover:	Existing ☑ Proposed ☐ Alteration Required ☐ *Contact Council's engineering department for details on crossover construction*				
Does the application include Crown Land or access via a Crown Access License?	Yes ☐ No ☑	If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the *Land Use Planning and Approvals Act 1993.*			

SUBDIVISION N/A ☑

Existing Lots:		**Number of total lots proposed:**	

COMMERCIAL/INDUSTRIAL N/A ☑

Existing business and/or proposed business description:				
Hours of Operation:	Weekdays (Mon – Fri)		To	
	Saturday		To	
	Sunday		To	
Signage:	Yes ☐ No ☐	If 'yes', please provide details with application.		
Existing no. of employees:		**No. of employees (proposed):**		
Parking spaces (existing)		**Parking spaces (proposed)**		



LOCATION PLAN

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	PART SITE PLAN
A03	SITE DRAINAGE PLAN
A04	FLOOR PLAN
A05	ELEVATIONS
A06	ELEVATIONS
A07	SECONDARY DWELLING PLAN & ELEVATIONS

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Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L M DELL LIC. No. CC5932 G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.

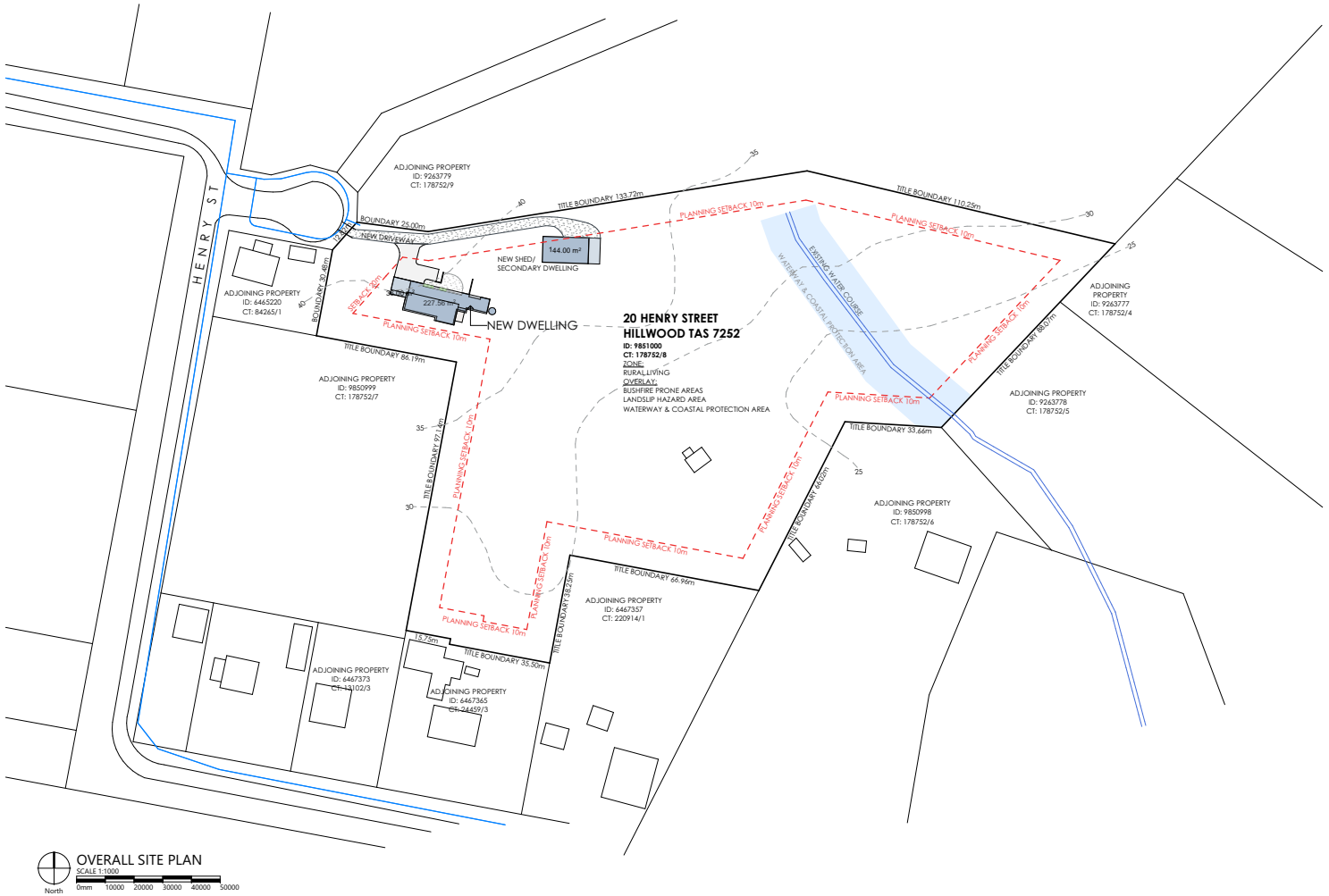
NEW DWELLING
20 HENRY STREET, HILLWOOD TAS 7252
D JACKMAN & R WALTERS

PROJECT INFORMATION:

FLOOR AREAS: NEW DWELLING FLOOR AREA: 264m² NEW OUTBUILDING FLOOR AREA: 144m²		SITE AREA: 900m²	WIND SPEED	LAND TITLE, VOLUME & FOLIO: 178752/8
SITE OVERLAYS: LANDSLIP HAZARD, WATERWAY & COASTAL PROTECT, BUSHFIRE PRONE	SITE CLASSIFICATION :	CLIMATE ZONE: 7	ALPINE AREA: N/A	BUSHFIRE ATTACK LEVEL:
COUNCIL: GEORGE TOWN	WIND REGION: A3	CORROSION ENVIRONMENT: MODERATE		TERRAIN CLASSIFICATION:
SCHEME / ZONE: 11.0 RURAL LIVING	SCALE: IF IN DOUBT ASK SCALE @ A2	PRINT DATE: 28/11/2024	PROJECT NUMBER: 23143	

rev.	Amendment	Date
0		

DRAWING No: A00 1 of 8 | ISSUE: APPROVAL | REV: 0



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

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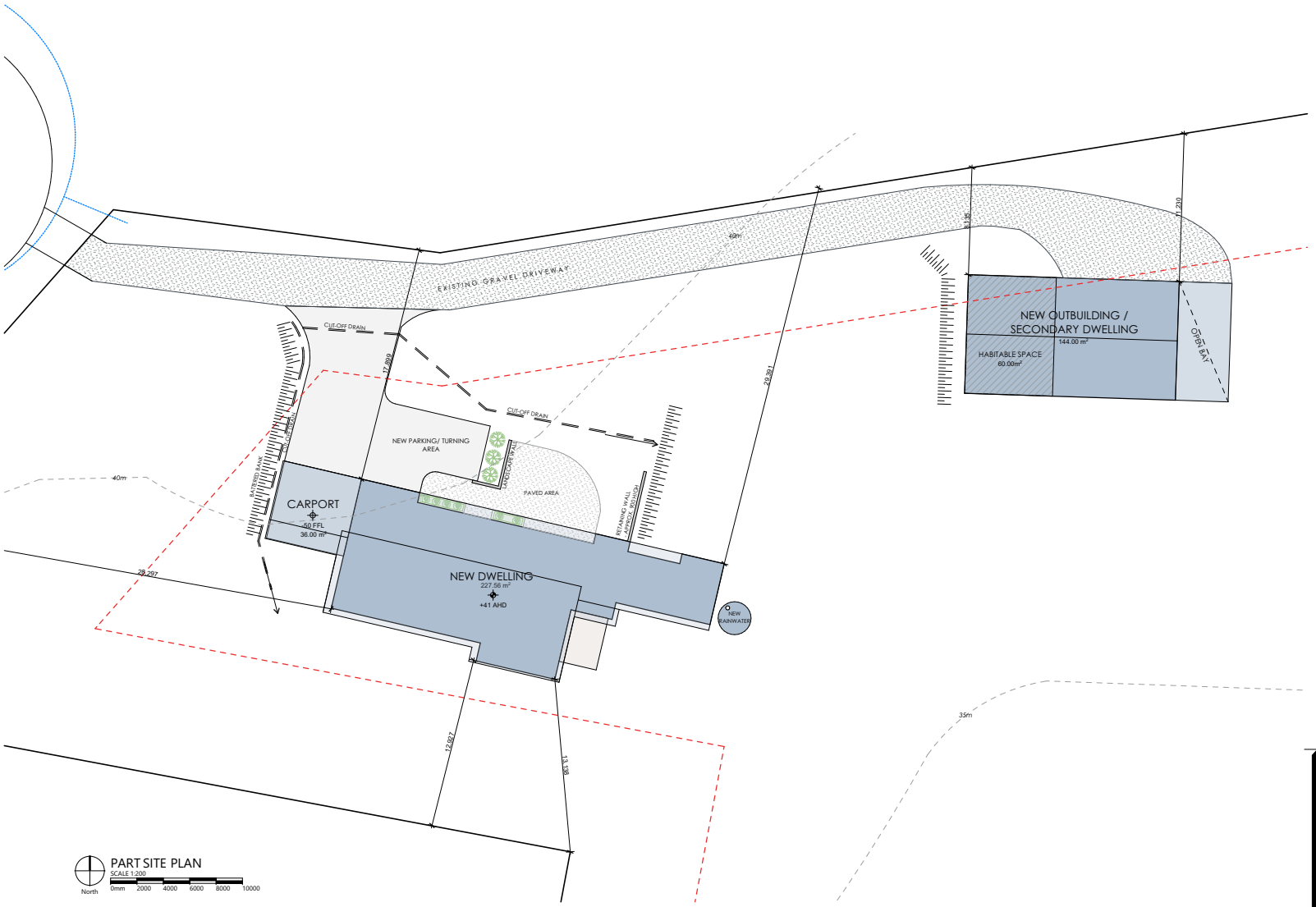
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Email - leigh@planstobuild.com.au
L M DELL LIC. No. CC5932 G

Owner:
D JACKMAN & R WALTERS

rev.	Amendment	Date
0		

NEW DWELLING
20 HENRY STREET, HILLWOOD TAS 7252

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	28/11/2024	A01 2 of 8	REV: 0



PART SITE PLAN
SCALE 1:200
North
0mm 2000 4000 6000 8000 10000

SITE PLAN NOTES

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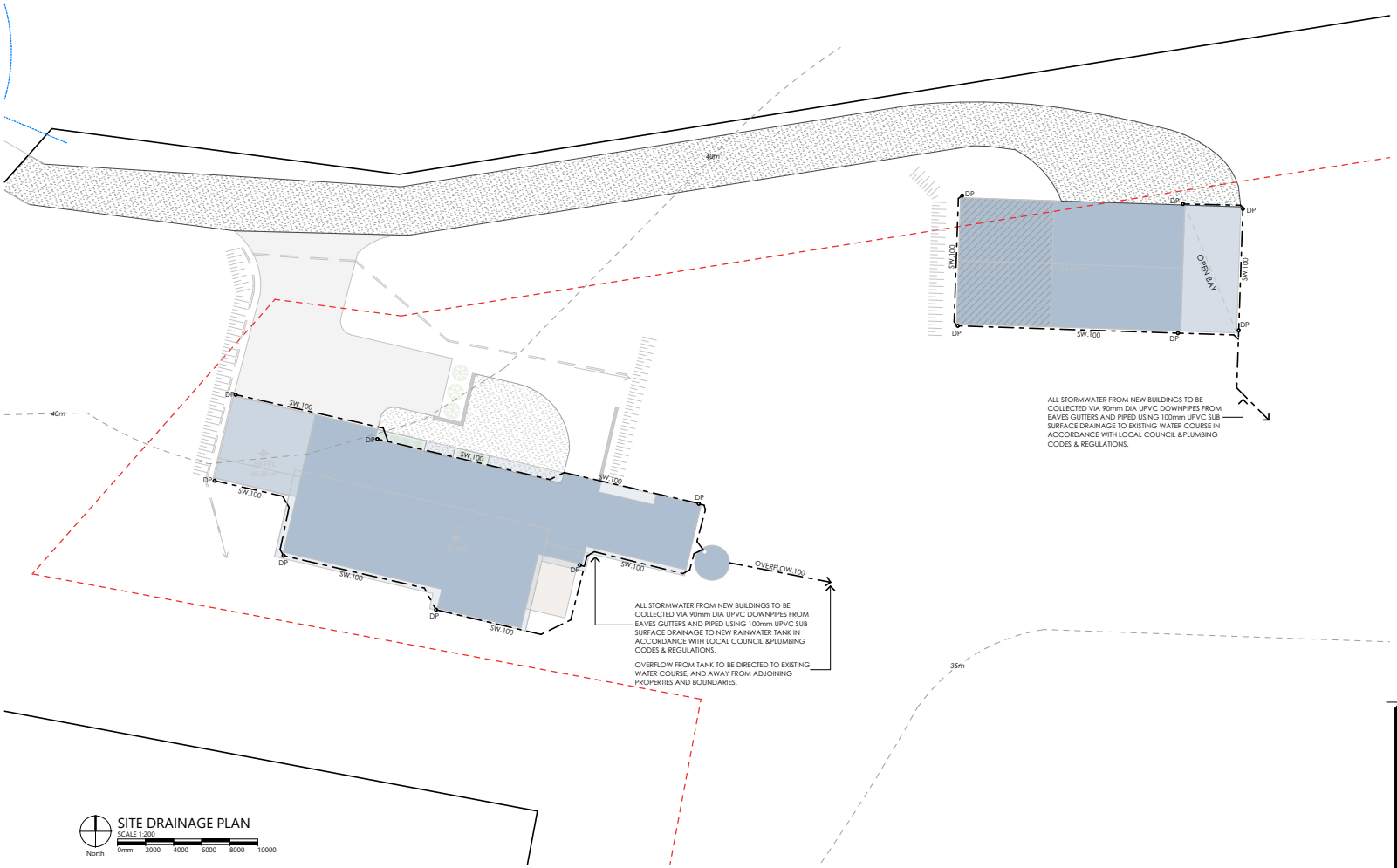
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SITE DRAINAGE PLAN
SCALE 1:200

SITE PLAN NOTES

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PLUMBING LEGEND

SW. 100 — NEW 100mm DWV PVC SN6 STORMWATER PIPE WITH 1: 100 MINIMUM GRADE UNLESS NOTED OTHERWISE BELOW

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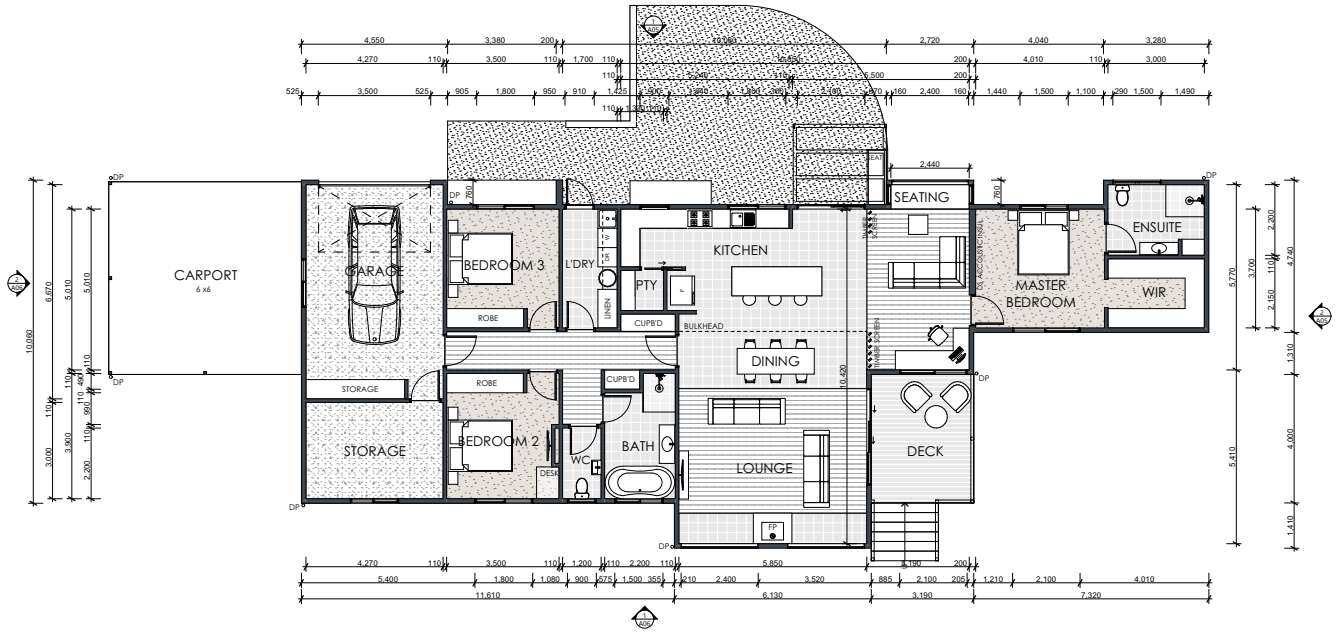
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FLOOR PLAN
SCALE 1:100
Project North 0mm 1000 2000 3000 4000 5000

FLOOR PLAN LEGEND

- INSULATED 90x35mm MGP.10 OR .12 TIMBER STUD FRAMED WALLS, Pb LINING INTERNALLY, PAINT FINISH. PROVIDE VAPOUR PERMEABLE BUILDING WRAP, LAP AND TAPE ALL JOINTS. REFER TO ELEVATIONS FOR EXTERNAL CLADDING SELECTION. REFER TO INSULATION SCHEDULE FOR THERMAL REQUIREMENTS (R-VALUES)
- EXISTING WALLS RETAINED
- PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- PAINT GRADE HOLLOW CORE **(SOLID IN WETAREAS)** INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH
- W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE
- WET AREA REFER TO HEALTH AND AMENITY INGENERAL REQUIREMENTS ON DRAWING A20 & WATERPROOFING TABLE ON DRAWING A19
- SD HARDWIRED SMOKE DETECTOR. REFER TO DRAWING A20 GENERAL REQUIREMENTS

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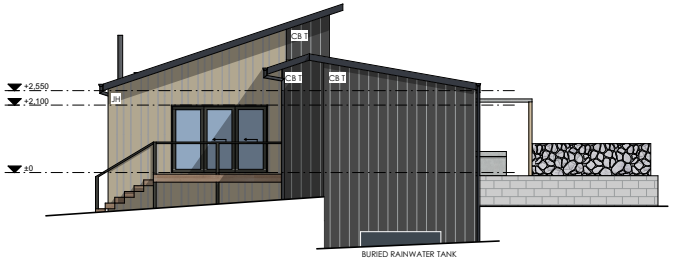
rev.	Amendment	Date
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NEW DWELLING
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PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	28/11/2024	A04 5 of 8	REV: 0



1 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS , SEALS , FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.

REFER TO GLAZING CALCULATOR FOR WINDOW & GLAZING DETAILS TYP.

JH 'OBLIQUE' JAMES HARDIE SCYON FIBRE CEMENT SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER' PAINT FINISH.

SG SPOTTED GUM TIMBER CLADDING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER'.

CB T 'TRIMDEK' COLORBOND SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER'.

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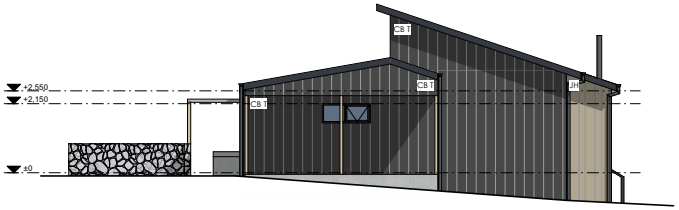
rev.	Amendment	Date
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NEW DWELLING
20 HENRY STREET, HILLWOOD TAS 7252

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	28/11/2024	A05 6 of 8	REV: 0



1 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 WEST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

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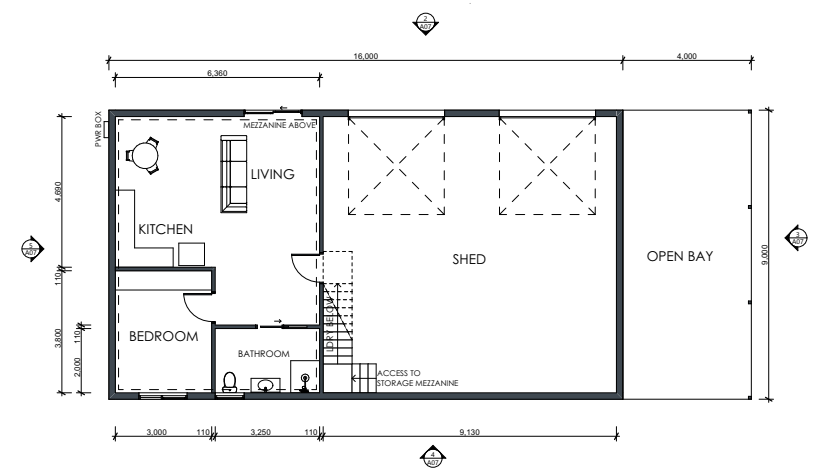
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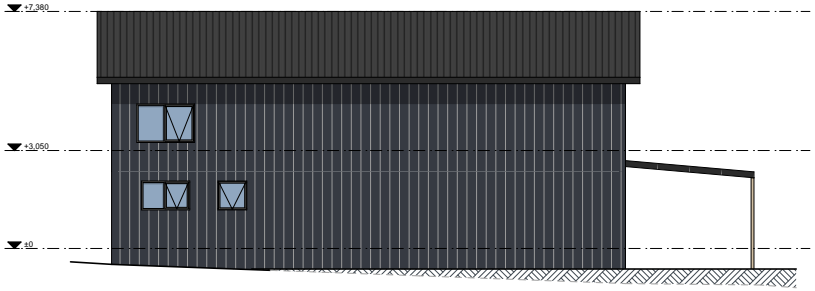
SECONDARY DWELLING FLOOR PLAN
SCALE 1:100
0mm 1000 2000 3000 4000 5000
Project North



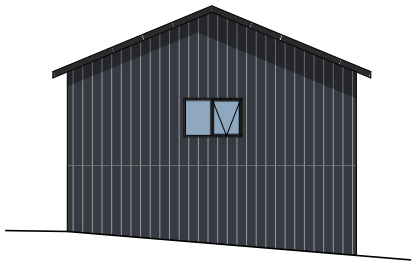
2 SECONDARY DWELLING ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 SECONDARY DWELLING ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 SECONDARY DWELLING ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



5 SECONDARY DWELLING ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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rev.	Amendment	Date
0		

NEW DWELLING
20 HENRY STREET, HILLWOOD TAS 7252

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	28/11/2024	A07 8 of 8	REV: 0



STORMWATER MANAGEMENT PLAN

20 Henry St, Hillwood

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MEMBER

Exceed Engineering

CLIENT: D Jackman and R Walters
PROJECT: New dwelling
JOB NO: EE1211

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
01/04/2025	Issue to client	REV01	SD

This report has been prepared by;
Sam Dingemanse **Senior Consultant** *BBus BSc MEIANZ*

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1 Introduction

This plan has been prepared by Exceed Engineering to respond to an RAI issued by the George Town Council on 17/12/2025 regarding the stormwater management associated with a proposed new dwelling to be constructed at 20 Henry St, Hillwood.

1.1 Purpose and scope

The purpose of this plan is to investigate, design and report on the site stormwater drainage and management of potential overland stormwater flow through the site.

Specifically, the following information is requested from the council:

2. A comprehensive stormwater management plan of the development, which is to include:
    a. Analysis of pre- and post-development stormwater runoff volumes and peak flow rates for both 10% AEP and 1% + CC AEP;
    b. Design the post-development stormwater system to manage flows for a 10% AEP rain event;
    c. Identify overland flow paths for a 1% + CC AEP and their management strategies; and
    d. Evidence of sufficient downstream capacity to handle post-development flow for 10% AEP.

    Note: the stormwater plan should consider the landslip hazard identified on the site to guide how stormwater is intended to be managed.

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2 Site and development details

2.1 Pre-development site conditions

The site is undeveloped and generally consists of low grass/pasture cover with some remnant trees remaining in the central north of the site.

It is 2.59 ha in area, and falls to the southeast, with elevation ranging from approx. 22 to 45m AHD.

A drainage line running through the eastern side of the site drains most of the site and up-gradient land. This drainage line discharges to Egg Island Creek approx. 250m downstream of the site. Egg Island Creek discharges to the Tamar River approx. 200m further downstream.

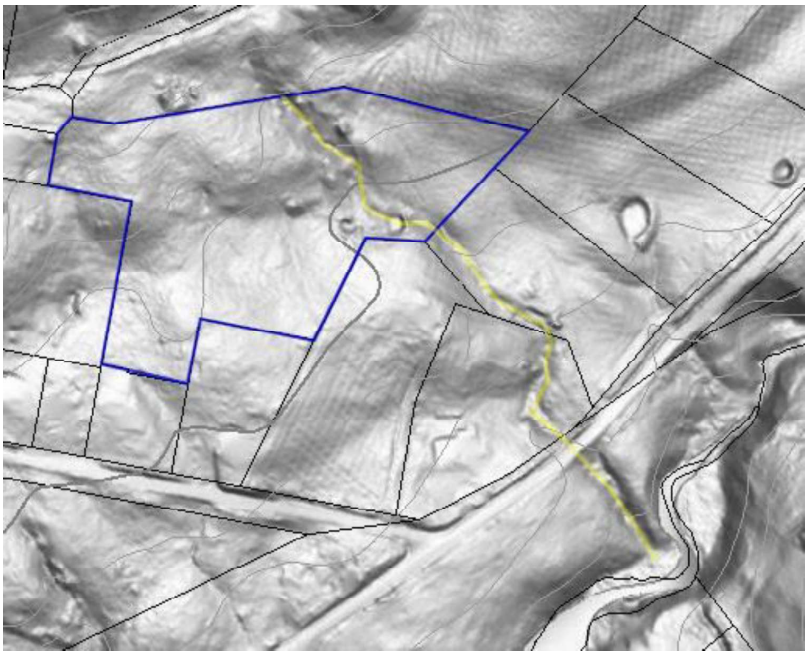


Figure 1 Hillshade layer from LIST map showing the shaded relief of the site and drainage line (yellow) from the site to the discharge into Egg Island Creek

The subdivision which created the site appears relatively new, and the owner has observed that stormwater runoff from the subdivision enters the site property. The scrutiny on stormwater management at the site appears to relate to overland flows entering the Ridge St residences located south of the subdivision, from upgradient land.

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The entire site is mapped as medium hazard landslide risk (LISTmap, 2025).

2.2 Developed site conditions

The proposal is for a single residence and shed with a total impervious (roofs) catchment area of 408 m^2. It will be constructed on the western site of the site, near the site access. A gravel driveway will be extended with additional manoeuvring/parking area. This is not considered in the stormwater management as it is a pervious surface and will not generate a point source discharge. The balance of the site will be unmodified.

2.3 IFD data

The following intensity, frequency, duration data for the site location has been obtained from the Bureau of Meteorology IFD data page:

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	Annual Exceedance Probability (AEP)						
Duration	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	78.1	87.4	119	142	167	202	231
2 min	68.9	77.2	103	122	139	162	178
3 min	60.7	68.0	91.4	108	124	146	162
4 min	54.5	61.0	82.3	97.6	113	134	151
5 min	49.7	55.6	75.2	89.6	104	125	142
10 min	36.0	40.2	54.7	65.7	77.5	94.8	110
15 min	29.2	32.6	44.5	53.5	63.1	77.5	89.7
20 min	25.0	28.0	38.1	45.8	54.0	66.1	76.3
25 min	22.2	24.8	33.7	40.4	47.6	57.9	66.7
30 min	20.1	22.4	30.5	36.4	42.8	51.9	59.4
45 min	16.0	17.9	24.2	28.8	33.5	40.1	45.5
1 hour	13.6	15.2	20.5	24.2	28.1	33.3	37.4
1.5 hour	10.8	12.1	16.1	19.0	21.8	25.5	28.4
2 hour	9.13	10.2	13.6	15.9	18.2	21.2	23.4
3 hour	7.19	8.04	10.7	12.4	14.1	16.3	17.9
4.5 hour	5.64	6.30	8.33	9.66	10.9	12.6	13.9
6 hour	4.73	5.28	6.96	8.06	9.12	10.5	11.6
9 hour	3.67	4.09	5.37	6.22	7.04	8.18	9.07
12 hour	3.05	3.39	4.45	5.15	5.84	6.83	7.62
18 hour	2.33	2.58	3.38	3.93	4.46	5.27	5.92
24 hour	1.91	2.12	2.77	3.22	3.67	4.35	4.92
30 hour	1.64	1.81	2.36	2.75	3.13	3.73	4.23
36 hour	1.44	1.59	2.07	2.41	2.75	3.28	3.72
48 hour	1.17	1.29	1.68	1.95	2.23	2.66	3.02
72 hour	0.874	0.960	1.24	1.44	1.64	1.94	2.19

2.4 Catchment areas

The site and broader area topography was analysed in QGIS using Tas Govt 2m DEM data from Elvis - Elevation and Depth - Foundation Spatial Data. Modelling of catchments and drainage lines was undertaken using the GRASS R. WATERSHED and R. WATER.OUTLET functions.

It demonstrates that the site is split into two broader catchments:

- A smaller catchment (site catchment 1, approx. 2700 m^2) on the far western side which contributes a minor component of the total catchment area of a potential overland flow into 20 Ridge St (Figure 2); and

- the balance of the site (site catchment 2, approx. 25,492 m^2), which drains to the aforementioned drainage line running through the east of the site. Again the site contributes a small proportion of the total catchment to this drainage line. The total catchment area using the road culvert as the node is shown in Figure 3.

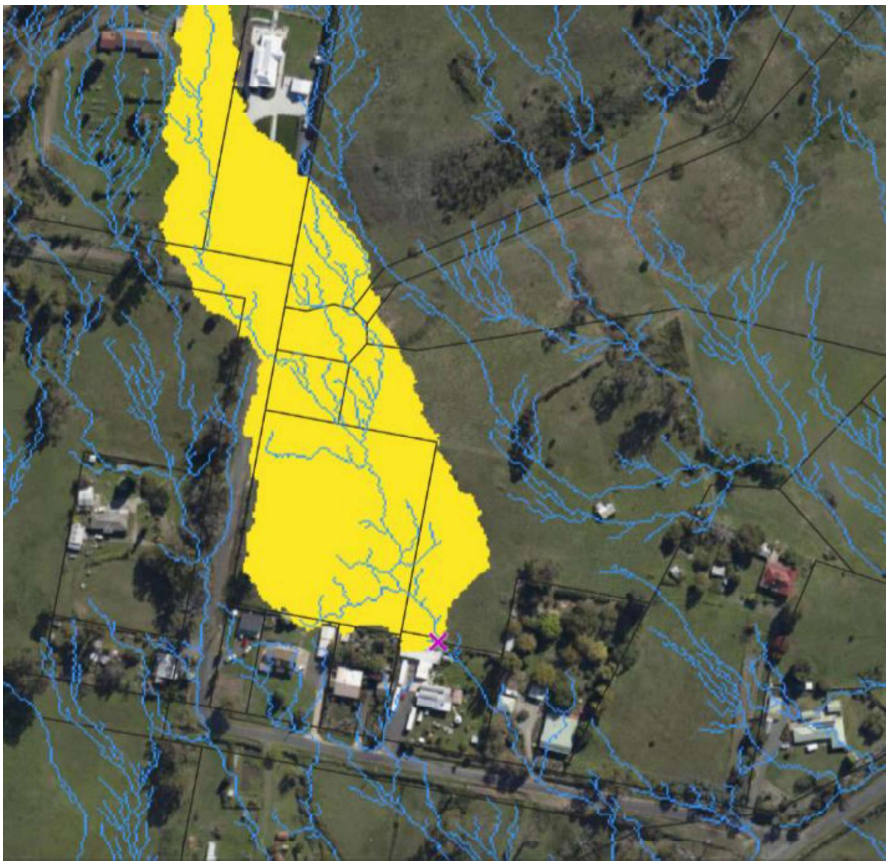


Figure 2 Catchment area contributing to overland flow into 20 Ridge St, modelled from Tas Gov 2m DEM using GRASS R. WATERSHED and R. WATER.OUTLET

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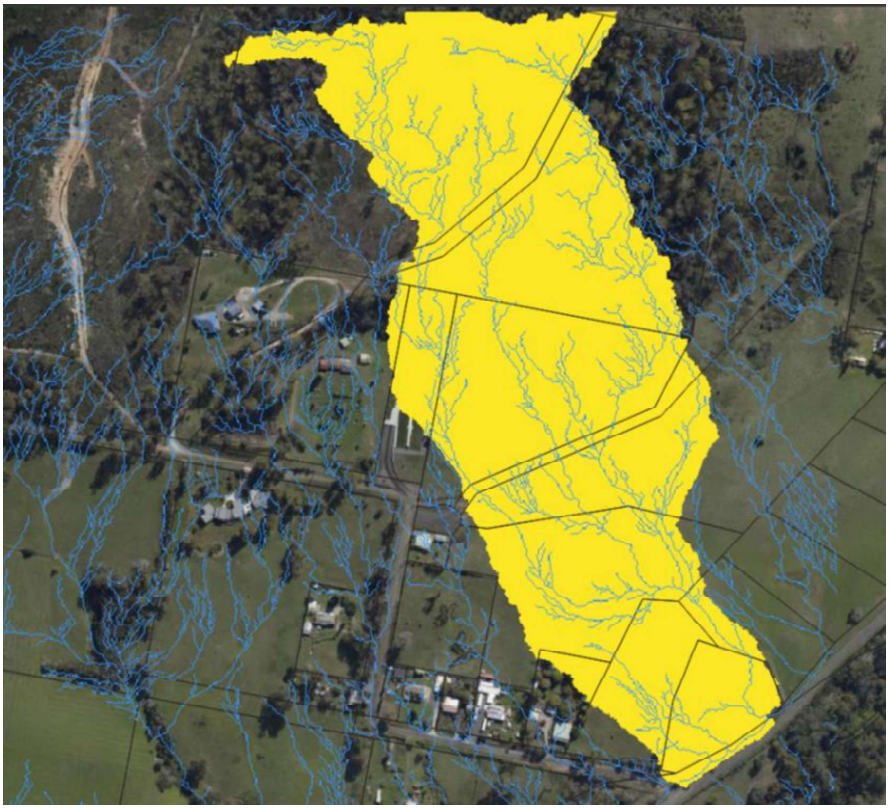


Figure 3 Catchment area contributing flows to the unnamed drainage line using the Craigburn Road culvert as the node, modelled from Tas Gov 2m DEM using GRASS R.WATERSHED and R.WATER.OUTLET

From this analysis it can be concluded that the vast majority of the site (86%) is not contributing flows to any overland stormwater that enters the Ridge St properties to the south. These are generated from the catchments further west of the site (Figure 2).

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3 Stormwater design methodology

3.1 Design criteria

For the impervious roof catchment time of concentration (Tc) is taken from AS3500.3 as 5 minutes. For the balance of the site Friends equation was used to estimate the time of concentration from overland flow of 100m at a 10% gradient, which was 10 minutes.

Accordingly, these are the design storm period used for this assessment.

The minor storm design rainfall intensity is 10% AEP (10-year ARI) as per the RAI.

The major storm design rainfall intensity is 1% AEP plus climate change. The climate change scenario is not specified in the RAI, so the SSP2-4.5 year 2100 scenario is chosen. This represents the most representative pathway (SSP 4.5) based on current greenhouse gas emission projections. For <1 hour storm durations the climate change multiplier is 1.41, i.e. a 41% increase in storm intensity.

This acts to increase the 5 min, 1% AEP storm intensity from 142 mm/hr to 200 mm/hr and the 10 min, 1% AEP storm intensity from 110 mm/hr to 155.1 mm/hr.

3.2 Runoff coefficients

The predevelopment runoff coefficient is calculated from AS3500.3 where a roofed area is 1.0, an unroofed impervious area is 0.9 and an unroofed pervious area is calculated using the following equation:

$$Cp = m(0.0133*10\%_{I60} - 0.233)$$

Where $10\%_{I60}$ is the rainfall intensity for a 60 min duration and 10% AEP storm, in mm/hgr, within the range of 25 – 70 mm/hr. For this site the $10\%_{I60}$ is 24.2 mm/hr but taken to be 25 mm/hr. 0.1 is added to the site due to the clay soils.

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		Pre development	Developed	
Category	**Type**	**Area (m2)**	**Area (m2)**	**Coefficient of Runoff**
Impervious Area	Roofed Area	-	408	1
	Asphalt/Concrete	-	-	0.9
Pervious Area	Pervious (from AS3500 5.4.6)	25,900	25,492	0.20
Undeveloped area	other	-	-	0.4
	Total site area	**25,900**	**25,900**	
	Input Check (has to be 0)	**0**	**0**	
	Weighted average runoff coefficient	**0.20**	**0.21**	

The runoff coefficient for the site will increase from 0.20 to 0.21

3.3 Design flows

3.3.1 Minor storm

Design flows are determined from section 5.4.8 of AS3500.3, from the site subcatchment areas, associated runoff coefficients and design rainfall intensity. These are as follows:

$$Q = (\Sigma CA\ Y\%I_t) / 3600$$

Where
Q = design flow of stormwater (L/s)
C = weighted average runoff coefficient
A = site area (m2)
$Y\%I_t$ = rainfall intensity for 10%AEP, 10 min storm, i.e. 66 mm/hr

$Q_{10\%}$ for the entire site will increase from **95 L/s to 101 L/s**. The breakdown of $Q_{10\%}$ by catchment is:

- catchment 1 – 14 L/s
- catchment 2 – 87 L/s

3.3.2 Major storm

Using the same methodology, but with a rainfall intensity for the 1% AEP + CC, 10 min storm of 155 mm/hr, $Q_{1\%}$ for the site will increase from **222 L/s to 236 L/s.** By catchment developed $Q_{1\%}$ is:

- catchment 1 – 33 L/s
- catchment 2 – 203 L/s

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4 Stormwater system design

Given the potential landslide risk, onsite infiltration is not considered a suitable solution as adding water to soils may exacerbate landslide risk. As such it is not feasible to retain the stormwater on the site.

The proposed stormwater system will thus discharge the stormwater produced from the building roofs via underground pipeline to the existing drainage line in the east of the site. This ephemeral drainage line is well defined along its entire length to the point where it discharges to Egg Island Creek.

The pipe size is calculated using the rational method as outlined in AS3500.3, and for the 1% AEP storm event this equates to a $Q_{1\%}$ of 23 L/s. This can be conveyed in a DN150 pipe, while limiting flow velocity to <2 m/s.

The outlet into the drainage line must have erosion protection installed to mitigate the risk of erosion and sediment mobilisation. This will be achieved via a rock apron installed over geotextile fabric to reduce the velocity and spread the force of the discharged stormwater. Refer attached drawing EE1211-C101.

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5 Conclusion

The site consists of two separate catchments, both of which are components of larger catchments including upgradient land. The western catchment 1 includes only a small proportion of the site and would contribute to overland flow entering 20 Ridge St during large rainfall events. There is no increase in peak flow from this catchment associated with the proposal, thus there is no increase in the risk of inundation to the southern properties associated with this proposal, and no mitigation is required.

The eastern catchment 2 represents approx. 86% of the site and currently drains to the existing drainage line. The proposed stormwater design will discharge the additional stormwater produced from building roofs to this drainage line via an erosion protected outlet. This would result in an approx. 23 L/s increase in flow conveyed by this drainage line for the 1% AEP + CC scenario. Given that the catchment contributing flows to this drainage line to the point where it reaches the road culvert is approx. 16 ha, this increase in peak flow is negligible compared with the total peak flow conveyed by the drainage line.

The proposed stormwater management at the site will discharge additional stormwater associated with the building roofs to the most appropriate location at the site, being the existing drainage line. As it is well defined (refer Figure 1) and the increase in peak flow is negligible, there is no increase in risk to neighbouring properties associated with this proposal.

TASMAN
geotechnics

LANDSLIDE RISK ASSESSMENT

APPLICATION TO VARY OR EXTINGUISH A PART 5 AGREEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

LOT 8 HENRY STREET, HILLWOOD

Prepared for:	**Rick Walters**
Date:	2 June 2025
Document Reference:	TG21157/1 - 01report Rev01

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Important information about your report

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Appendix A Engineering Borehole Logs
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Appendix E Hillside Construction Practice

Version	Date	Prepared by	Reviewed by	Distribution
Original	22 November 2021	Nevil Vanderslink	Dr Wayne Griffioen	Electronic
Rev01	2 June 2025	David Gibbons	Dr Wayne Griffioen	Electronic

1 INTRODUCTION

Tasman Geotechnics was commissioned by Rick Walters to carry out a Landslide Risk Assessment for a proposed main residential dwelling and secondary dwelling/shed at Lot 8 (No. 20) Henry Street, Hillwood (title reference 178752/8).

There are various restrictive covenants on the lot (including a designated building envelope) enforced via a Part 5 Agreement between the landowner and the George Town Council. The landowner would like to have the agreement ended or varied to allow for the construction of the dwellings outside of the designated building envelope, and this report has been prepared to:

- Evaluate the landslide risk related to proposed development, and
- Support an application to modify or terminate the Part 5 Agreement if the results of the landslide risk assessment are positive.

The existing agreement was created based on recommendations from a geotechnical report (landslide risk assessment) conducted by Pitt & Sherry at the time of the subdivision of the land (Pitt & Sherry, 2014). Hence, the primary focus of our work (and this report) is a (re)assessment of landslide risk at the site.

Our scope of work consisted of:

- Reviewing available reports and maps (including the subdivision scale report by Pitt & Sherry),
- Carrying out a site walkover to note geomorphological features associated with landslide activity,
- Drilling of two boreholes (BH1 and BH2) to determine subsurface conditions,
- Conducting a Landslide Risk Assessment.

The assessment is consistent with the Landslide Risk Assessment guidelines published by the Australian Geomechanics Society (2007).

This revision (Rev01) of our original report discusses the modification of the Part 5 Agreement and reflects the fact that there are now specific buildings plans, and that the George Town municipality has now adopted the Tasmanian Planning Scheme.

2 BACKGROUND INFORMATION

2.1 Part 5 Agreement

Part 5 Agreements are described in Part 5 (Section 71) of the Land Use Planning and Approvals Act (LUPAA, 1993) and are an agreement between a landowner and the planning authority (in this instance, the George Town Council). The agreement is binding on the landowner. These agreements may also be referred to as Section 71 Agreements.

The Part 5 Agreement ('the agreement') for the lot contains various restrictions (restrictive covenants) on development, and the landowner wishes to develop the lot in a manner which is contrary to some elements of the agreement. The LUPAA has provision for an agreement to be ended with approval of the planning authority:

> *74. Duration of agreement*
>
> *….*
>
> *(3) An agreement may be ended by the planning authority with the approval of the Commission or by agreement between the authority and all persons who are bound by any covenant in the agreement.*

Or the agreement may be amended, with approval of the planning authority:

> *75. Amendment of agreements*

An agreement may be amended by agreement between the planning authority and all persons who are bound by any covenant in the agreement.

2.2 Building Regulations

Assuming the Part 5 Agreement for the site can be varied or ended, the proposed works will still require a building permit. Development of land within a low and/or medium landslip hazard band that requires authorisation under the *Building Act 2016* is generally exempt from consideration of landslide risk at the planning approval stage under Section C15.4 of the State Planning Provisions of the Tasmanian Planning Scheme but may still require an assessment of landslide risk for the issuance of a building permit.

Developments to be assessed under the *Building Act 2016* require adherence to the Directors Determination – Landslide Hazard Areas (rev 1.1, dated 8 April 2021). In determining an application for Certificate of Likely Compliance, the building surveyor must (inter alia) be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building. A 'landslip hazard report' may be required. This report has also been prepared to meet the requirements of a landslip hazard report for the purposes of the Director's Determination.

We will refer to this report as a landslide risk assessment rather than a landslip hazard report, but these terms may be considered equivalent. Similarly, the terms landslide and landslip are equivalent for the purposes of this report.

A landslide risk assessment is to address risk to property and risk to life.

Although tolerable levels of risk for property loss are rarely quoted in literature, AGS (2007d) suggests a Moderate risk profile as a tolerable level of risk for low-rise residential buildings on existing slopes as well as existing landslides.

AGS (2007c) suggests the tolerable loss of life individual risk should be 10^{-5}/annum for new constructed slopes, new development, or existing landslide, and 10^{-4}/annum for existing slopes or existing development.

For the proposed works, the following tolerable levels of risk are adopted;

- Risk to property: Moderate,
- Risk to life: 10^{-5}/annum.

2.3 Regional Setting

The site is located within the central part of the Tamar Graben, a narrow (~5km wide) but elongated (~60km long) north-west/south-east trending basin. The basin contains a relatively thick sequence of generally poorly consolidated Cenozoic aged sediments and basaltic igneous rocks (including basanitic dolerite), overlying a basement of Jurassic aged dolerite and older rocks. The morphology of the basin is controlled at the first order by northwest/southeast trending graben faults, which were active in the late Mesozoic to Cenozoic.

More locally, the site is in the north-western part of Hillwood, north-west of Egg Island Creek. At this location, most residential lots (zoned as Rural or Rural Living) are on the southern and/or eastern flanks of Murphys Hill, which is capped by Cenozoic aged basanitic dolerite. The resistant capping overlies weaker Cenozoic sediments which has resulted in oversteepened slopes on the hill flanks. This has resulted in landslides being a common landscape feature, particularly adjacent to the River Tamar and/or the Egg Island Creek valley, i.e., where slopes are eroded by stream action.

2.4 Geology

The Mineral Resources Tasmania (MRT) 1:25,000 Series Digital Geological map, Beaconsfield Sheet, shows the surface geology of the site to be mapped as Cenozoic aged sediments, described as '*Dominantly non-marine sequences of gravel, sand, silt, clay and regolith*'.

To the north, most of the eastern flank of Murphys Hill has younger basalt derived talus at surface, presumably overlying older Cenozoic deposits. However, there is no basalt derived talus mapped at the site.

An extract of the MRT geology map is presented in Figure 1.

2.5 Landslide Mapping

The MRT Landslide Inventory shows that the site is mapped on a large landslide of Unknown Activity state, Landslide 4367. Landslide 4367 is one of a collection of similar landslides with IDs ranging from 4367 to 4376 (inclusive), forming a single contiguous zone which is about 1km long and about 2km wide, wrapping around the southern and eastern flank of Murphys Hill. The landslides are mapped as extending from the scarp/heel area near the crest of Murphys Hill to the toe areas at either Egg Island Creek or on the Tamar foreshore.

Most of the landslides within the broader zone are of Unknown Activity state. However, within the broader zone are three small discrete Recent or Active landslides, with IDs 4372, 3599 and 4377. The nearest Recent or Active landslide to the site is ID 4377, about 400m to the east in the valley of Egg Island Creek. Landslide ID 4377 has dimensions of about 60x60m.

There are numerous other landslides adjacent to the River Tamar foreshore to the west (e.g., at Craigburn) and across the river at Deviot. However, there are comparatively few known landslides at Hillwood south of Egg Island Creek.

An extract of the Landslide Inventory database is presented in Figure 2.

Susceptibility zones for first time failures were developed by MRT by statistical analysis of slope geometry and geological material of known landslides, and are mapped as possible source, regression and runout areas associated with potential landslide movement. For Cenozoic sediments, threshold values of source, regression and runout areas are 7°, 7° and 8° respectively.

The Deviot Deep-Seated Landslide Susceptibility Map shows a band of potential source area running across the mid-northern part of the site, associated with locally steeper slopes. There is a potential regression area further upslope on slightly flatter ground which extends north to the site boundary. Downslope of the steeper segment is a flatter area, which is partially within a potential runout area but mostly mapped as non-susceptible. This general pattern extends to the north-east and south-west of the site, as the susceptibility zones mirror a continuous steeper zone in the topography which extends for at least 400m.

An extract of the Deep-Seated Slide Susceptibility map is presented in Figure 3.

The landowner's preferred building sites are located on the potential regression zone at the northern edge of the lot. The permitted building area per the Part 5 Agreement is on the low lying and relatively flat ground at the southern end of the lot, in an area largely mapped as non-susceptible to landsliding. We note that the permitted building area (also enforced via Part 5 Agreement) for the neighbouring lot at No. 14 Henry Street (title reference 178752/7) is on the regression zone of the steeper slope segment, i.e., in an equivalent geomorphological location to the landowner's preferred building area at No. 20, i.e., the present subject site.

2.6 Previous Reports

2.6.1 MRT

In 1972, Knights (Knights, 1972) wrote a brief note about possible landslides at Hillwood and produced a map dividing the district into four areas and three categories: Safe, Controlled Development and Unsafe for Development. The area categorised as Unsafe for Development includes most of the southern and eastern flanks of Murphys Hill. The site however falls south of the 'Unsafe' area and is within an area categorised by Knights as Controlled Development, meaning that development was considered permissible, subject to certain conditions.

We note that many of the houses along Johnstons Road are in areas categorised by Knights as 'Unsafe'.

In 1975, Turner (Turner, 1975) examined the stratigraphy and landslips at Beauty Point and Craigburn, just north-west of Hillwood.

2.6.2 Pitt & Sherry

In 2014, Pitt & Sherry (Pitt & Sherry, 2014) conducted a Landslide Risk Assessment and Wastewater Disposal assessment for an eleven-lot subdivision at Craigburn Road and Henry Street. The site was included in the assessment, as Lot 8.

The 2014 report drew on earlier work by Pitt & Sherry (from 2006 and 2008) which was reported to include auger drilling (without any laboratory testing). No drill logs are included in the later summary report, and we do not have copies of the earlier reports. No new subsurface investigation was conducted for the 2014 assessment.

The report identifies building envelopes for each lot on the subdivision, including for the site. The locations deemed suitable for construction are described as having ground slopes of <7° and are set back from steeper slopes by 20m.

The report made various recommendations for development, which are largely reproduced as restrictive covenants in the Part 5 Agreement. The relevant clauses from the agreement are (Section 3.3):

(a) *the Owner must not construct or cause to be constructed any habitable building or garage on the land except within the verified building areas shown on the Land Stability Report dated 14 November 2014 and prepared by Pitt & Sherry in relation to the permit ("building areas");*

(b) *the Owner must not lodge or cause to be lodged any planning application for the construction of a building without first verifying the location of any relevant building area on site;*

(c) *the Owner must not undertake any construction works or any other development on the land except in accordance with good hillside practices, more particularly set out in the Australian Geomechanics Society Guidelines for Landslide Risk Management 2007;*

(d) *the Owner must not construct or cause to be constructed any dwelling or garage on the land unless such dwelling or garage has adequate articulation to withstand minor ground movement;*

(e) *the Owner must not block, constrain or divert the flow of water from any springs or seepages on the land;*

(f) *the Owner must not construct or cause to be constructed any new swimming pools, dams, or ponds on the land;*

(g) *the Owner is to follow good erosion control practices in respect of any exposed soil on the land;*

(h) *the Owner is to maintain or cause to be maintained all drainage systems on the land;*

(i) *the Owner must not undertake or cause to be undertaken any site classifications on the land except in accordance with AS2870 and, for the purpose of this clause, any such classification must default to class "P";*

(j) *the Owner must not carry out excavations or create embankments on the land unless such works:*

(i) *are not greater than one (1) metre deep or one (1) metre high; and*

(ii) *any batters must be provided with minimum slope angles of 1 vertical to 3 horizontal,*

provided that the requirements of this clause do not apply where such excavations or embankments are designed by a registered engineer;

(k) *the Owner must not lay or caused to be laid any pipes beneath the surface to the land unless such pipes are laid so as to enable effective drainage downhill;*

(l) *the Owner is to incorporate the planting of native vegetation on undeveloped parts of the land;*

(m) *the Owner is to maintain or cause to be maintained adequate subsurface drainage in respect of the land;*

(n) *the Owner must not discharge or cause to be discharged domestic waste water except into an aboveground treatment system, and provided that:*

(i) the discharge method is to be by dripper or spray irrigation; and
(ii) the treatment system is to be located in an area with ground slopes of less than five degrees

(o) *the Owner is to cause stormwater runoff and tank overflows to be either:*

(i) drained in pipes to natural drainage lines; or
(ii) discharged over a wide area.

2.7 Proposed Development

The proposed development was shown on a series of architectural drawings prepared by Plans to Build (reference 23143, Sheets 1 to 8, Rev 0, dated 28 November 2024).

Two dwellings are proposed. The main dwelling is a single storey three-bedroom dwelling with a variety of lightweight claddings for the exterior walls including timber, Colorbond 'Trimdeck' and fibre cement sheeting. The roof will be Colorbond. The average ground slope at the proposed main dwelling location is about 5°.

A secondary dwelling/shed is proposed which has two levels. The lower level is approximately two-thirds shed, with a single bedroom dwelling forming the remainder of the lower level. There is mezzanine storage above. The dwelling is at the western end of the structure, which is orientated east-west. The secondary dwelling is also of lightweight construction. The two structures are proposed to be about 30m apart. The average ground slope at the proposed secondary dwelling is about 4.5°. For both buildings, the ground slope is less than the 7° identified as a threshold by Pitt & Sherry (and also used by MRT, per Section 2.5).

In terms of earthworks, the supplied drawings show no major earthworks for the proposed main dwelling, with less than about 0.5m of fill associated with a carport and driveway at the western end, and less than 1m of fill associated with an outdoor area on the northern side of the dwelling. The fill for the carport will be battered, and the fill at the outdoor area will be retained. The secondary dwelling/shed will also require minimal earthworks: cut of approximately 0.4m and fill of approximately 0.55m. The drawings show the cut as vertical (i.e., to be retained), and the fill as battered.

There is a proposed in-ground rainwater collection tank at the main dwelling. Stormwater designs have been undertaken by Exceed Engineering (reference EE1211, *Stormwater Management Plan*, Rev01, dated 1 Apr 2025, and EE1211-C101 Site Plan). The overflow from the tank will be piped to the east-northeast, and the piping will also pick up stormwater from the secondary dwelling. The water will be discharged into a natural drainage line located near the eastern edge of the site, with erosion protection at the discharge point.

An on-site wastewater system has been designed by Onsite Assessments Tas (reference *New on-site wastewater management system at 20 Henry Street, Hillwood TAS 7252*, dated 3 May 2025). The design is for a secondary treatment system, with disposal of treated effluent to an area approximately 30m downslope of the main dwelling. We understand from discussions with the owner that the location of the Advanced Enviro Septic AES-38-SPD secondary treatment system ('AES') shown on the drawings in the report is not accurate as it does allow sufficient fall from the secondary dwelling. The actual location of the AES will be slightly further to the north-east. However, we do not consider this detail to be material to the landslide assessment, and only the location of the disposal field is bound by the Part 5 Agreement.

The new dwellings will be designed to last at least 50 years.

3 FIELD INVESTIGATION

The fieldwork was carried out over three separate occasions. The first visit was on 12 August 2021 and involved the drilling of a borehole (BH1) to a depth of 3.9m by two Geotechnicians from Tasman Geotechnics using a 4WD mounted Eziprobe rig. BH1 was drilled near the location of the primary dwelling. At that time, wet surface conditions hindered access to the location of the proposed secondary dwelling.

By 2 November 2021 the surface had dried sufficiently to make the site trafficable, and a second borehole (BH2) was drilled to a depth of 3.4m below ground level, near the proposed secondary dwelling.

Finally, a site walkover to note geomorphic and other features potentially relevant to landslide activity was completed by an Engineering Geologist from Tasman Geotechnics on 11 November 2021.

The borehole logs are presented in Appendix A, and the borehole locations are shown in Figure 4.

Two soil samples were analysed by Tasman Geotechnics for Atterberg Limits and particle size distribution. The results are presented in Section 4.3.

4 RESULTS

4.1 Surface Conditions

The circa 2.6ha site is on the lower, southeast facing slopes of the Egg Island Creek valley below Murphys Hill approximately 1.3km northwest of Hillwood in the George Town municipality.

The site ranges in elevation from approximately 40mRL (AHD) at the northwest entrance to the site towards Murphys Hill to about 25mRL at the south-eastern boundary of the site towards Egg Island Creek.

The two proposed sites for the main dwelling ('Site 1') and secondary dwelling/shed ('Site 2') are situated on a bench in the northern part of the site, which has been partially eroded by a series of shallow natural south-east flowing drainages. The drainages are spaced 30 – 60m apart and are present on the site and on adjacent sites. One minor drainage depression separates the two proposed building locations. The approximate location of the drainages is shown on Figure 4. It should be noted that most of the drainage features are not permanent streams, but ephemeral drainage paths.

To the south-east of the proposed buildings is a steeper slope segment, about 30m wide, which crosses the mid-northern part of the site. Further downslope are flatter slopes.

On the site (excluding adjacent areas), the bench has a total area of about 4000m^2 and an average slope of about 5.5°. The steeper slope segment in the mid-northern part of the site has an area of about 8500m^2, and an average slope of about 10°, with a range of natural slopes up to about 20°. The southern and south-eastern parts of the site generally have a slope of <5°, with steeper slopes in the south-east only occurring around the drainage lines. Some of the lower parts of the site appear to be poorly drained.

The largest drainage gully is to the east of the secondary dwelling. There are several ponds located within the main drainage gully, and any overflow or leakage is therefore contained.

The lot appears to be adequately drained at the proposed building locations, despite moist surface conditions being observed on parts of the site during the fieldwork. Moist surface conditions (manifesting as wet/boggy ground and dense reeds) were observed north of the proposed secondary dwelling. A new driveway has been constructed on the property to the north of the site. Culverts have been constructed at several locations along the driveway; however, improvements may need to be made to direct runoff from the culverts to the main drainage gullies.

The site is mostly vegetated with grass. Rushes (e.g. *Juncus sp.*) are also present, particularly in the wet/boggy areas and within/adjacent to the drainage gullies. Some mature trees are present, particularly lining the drainage gullies. The only existing infrastructure on the property is a small shed located in the southeast corner of the site.

There was no evidence of recent landslide movement, such as leaning trees or cracked soils observed across the site.

There are no springs or seeps near the proposed buildings.

4.2 Subsurface Conditions

At Site 1, borehole BH1 encountered the following ground conditions:

- 0.2m of Sandy SILT (topsoil), low liquid limit, dark brown, overlying

- High plasticity CLAY, orange-brown mottled grey, with some fine to medium grained sand, with several thin ironstone layers up to 0.1m in thickness, to 1.8m below ground level, overlying
- Medium plasticity Sandy CLAY, fine to medium grained, grey mottled orange-brown, to 2.4m below ground level, overlying
- Fine to medium grained Silty SAND, grey mottled orange-brown, to 3.1m below ground level, overlying
- Medium plasticity Sandy CLAY, fine to medium grained, grey mottled orange-brown, to 3.4m below ground level, overlying
- High plasticity CLAY, grey mottled orange-brown, trace of fine to medium grained sand and fine to medium grained sub-angular ironstone gravel, to a termination depth of 3.9m below ground level.

At Site 2, borehole BH2 was less variable and encountered the following ground conditions:

- High plasticity CLAY, orange-brown mottled grey, with some fine to medium grained sand, trace of fine to medium grained sub-angular ironstone gravel, to 3.0m below ground level, overlying
- Medium plasticity Sandy CLAY, fine to medium grained, orange-brown mottled grey, trace of fine to medium grained sub-angular ironstone gravel, to a termination depth of 3.4m below ground level.

Both boreholes were terminated due to refusal.

No groundwater was encountered during drilling of the boreholes, although the Silty SAND in BH1 was described as 'wet' from 2.7 to 3.1m below ground level. In both cases, the near surface fine-grained soils had Firm to Soft consistencies but became Stiff or better by about 1m below ground level. The softened near surface soils are indicative of the effects of rainwater and poor drainage, and not due to a shallow permanent groundwater table. These conditions may be improved with surface drainage works. The wet sand, with Stiff clay above and Very Stiff clay below is also likely a result of infiltration of rainwater preferentially concentrating in the relatively permeable sand.

4.3 Laboratory Results

Laboratory testing was conducted by Tasman Geotechnics on two soil samples. The results are summarised in Table 1.

Table 1. Soil classification results

Sample	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)	% Gravel	% Sand	% Fines
BH1, 0.7 – 1.0m	70	17	53	11	0	26	74
BH2, 0.8 – 1.0m	98	25	73	24	1	20	79

Thus, the soil in BH1 and BH2 are classified as high plasticity clay (CH), with sand.

5 LANDSLIDE RISK ASSESSMENT

5.1 General

Risk assessment and management principles applied to slopes can be interpreted as answering the following questions:

- What might happen? (HAZARD IDENTIFICATION).

- How likely is it? (LIKELIHOOD).
- What damage or injury might result? (CONSEQUENCE).
- How important is it? (RISK EVALUATION).
- What can be done about it? (RISK TREATMENT).

The risk is a combination of the likelihood and the consequences for the hazard in question. Thus, both likelihood and consequences are considered when evaluating a risk and deciding whether treatment is required.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix B and are based on the Landslide Risk Management Guidelines, published by Australian Geomechanics Society (AGS, 2007). The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making.

5.2 Geotechnical Model

A geotechnical model incorporates the various geological, geotechnical and hydrological observations and measurements into a cohesive model of the history and properties of the site. A model should be considered to represent the current understanding of the site and involves elements of interpretation, and it may be subject to change if additional investigations are undertaken.

The model for the site is as follows:

The site is located on the lower southern flank of Murphys Hill. The hill is composed largely of Cenozoic sediments (clays and sands) which are comparatively low strength materials. The hill is capped with Cenozoic aged basanitic dolerite (basalt), which is more resistant to erosion than the underlying sediments. This resistant capping overlying weaker materials has led to over steepened slopes on the hill flanks, and this has resulted in landsliding on Murphys Hill. The past landsliding has resulted in failure and displacement of parts of both the rock capping and the underlying sediments.

The hill flanks are therefore mantled with previously disturbed soils, presumably overlying undisturbed materials at greater depth. The slope has an irregular sloping terrace morphology, with relatively steeper and flatter areas (benches). Minor recent landsliding has occurred at several locations within the older landslide deposits elsewhere in the region. These smaller scale features are on the steeper slopes (e.g. ≥15°), and not on the flatter slopes.

Even if the present distribution of soils at the proposed building sites is partly attributable to past landsliding (which it likely is), the site slopes at the proposed building locations are below the threshold at which current landslide hazards are significant, and the proposed buildings are sufficiently far away from steeper slopes. The erosion of the bench by drainages suggests a period of erosion has followed any past landslide activity, i.e., the site has been stable for a long time.

5.3 Potential Hazards

Based on the site observations, borehole data and available information discussed in the sections above, the following landslide hazards are identified for the site:

Re-activation of (regional) landslide. The MRT map shows that the site is mapped on a large soil slide of unknown activity, and this is consistent with our assessment of the site conditions and the assessment by Pitt & Sherry. However, the site slopes are relatively rounded, suggesting a period of erosion since the older landslide was active.

(Re)-activation of this landslide could occur due to elevated groundwater levels at a regional scale (e.g., impeded groundwater drainage or increased surface infiltration) combined with extensive excavation/erosion at the toe to disturb the existing equilibrium.

Based on our assessment, the likelihood of (re)-activation of any regional scale landslide in this area is Rare.

Medium scale landslide (on steeper slopes below the proposed building sites). Such a slide could conceivably occur if there is excavation at the toe, or increased loading at the crest, or from increased groundwater levels. The wet areas in the northern part of the site are interpreted to be from winter rain, rather than being indicative of the permanent groundwater table. Nevertheless, increased infiltration of surface water could conceivably increase the local groundwater level. Provided the crest area is adequately drained, the likelihood of a medium scale slide is assessed to be Unlikely. The current development proposal should reduce infiltration at the building locations, as the water falling on the buildings and hardstands will be captured and piped to the existing water course, and runoff will be captured in a cutoff drain above the main dwelling.

Small to medium scale landslide (up to about 3m deep at cuts and fills). Such landslides can occur where slopes are locally steep and would involve several 1,000 m^3 of soil. Small to medium scale landslides may also occur due to localized soil erosion (e.g., from poor control of surface runoff) and locally elevated groundwater levels (e.g., from wastewater disposal trenches).

There is presently no evidence of soil erosion at the site. Although the areas with wet ground and grassy reeds near the proposed secondary dwelling could be interpreted as indicative of a high-water table, it is our assessment that the moist surface conditions were from winter rains and not the permanent groundwater table, particularly since no groundwater was encountered in the boreholes (to ~4m below ground level). By minimising the depth and extent excavations on the property and diverting surface runoff away from cuts and fills (as proposed), the likelihood of a small to medium scale landslide under current climatic conditions, is assessed to be Possible.

The identification of the potential hazards considers both the site and nearby properties and is necessary to address stability issues that may negatively impact upon the site and influence the risk to property.

5.4 Risk to Property

The following table summarizes the risk to property of the landslide events in relation to the proposed development as described in Section 2.5, located within the areas indicated in Figure 4, and **assuming limitations in Section 6 are incorporated.**

Table 2. Landslide risk profiles

Scenario	Likelihood	Consequence	Risk Profile
(Re)activation of regional scale landslide	Rare	Medium: damage would occur to the buildings	Low
Medium scale landslide on steep batter below proposed house site	Unlikely	Minor: landslide could undermine house	Low
Small to medium scale landslide at cuts or fills	Possible	Insignificant: landslide away from house	Very low

The assessment shows that the proposed development, located within the areas indicated in Figure 4, presents a Very Low to Low level of risk, **provided the limitations listed in Section 6 are incorporated in the design.**

5.5 Risk to Life

The calculation of risk to life requires a quantitative assessment. Here, we have used an event tree approach to assess the risk to life for the person most at risk, a resident in the house.

An event tree showing a possible sequence of events is presented in Appendix D for the landslides hazards identified above. The risk assessment shows that the Risk to Life assuming management measures are incorporated in the design and construction of the house, is 2.9 x 10^{-6}/ annum.

5.6 Risk Evaluation

The Director's Determination – Landslip Hazard Areas requires conclusions regarding:

I. whether the work is likely to cause or contribute to landslip movement on the site or on adjacent land;

II. whether the work can achieve and maintain a tolerable risk for the intended life of the building having regard to various factors.

It is our conclusion that the proposed work is not likely to cause or contribute to landslip movement on the site or on adjacent land.

The proposed tolerable levels of risk were presented in Section 2.1. The following section discusses whether the work can achieve and maintain a tolerable risk for the intended life of the building in relation to the various factors.

the nature, intensity and duration of the use	The nature of the use is residential. The proposed main dwelling has three-bedrooms, and we assume it will be permanently occupied, hence the intensity of the use is assumed to be typical of a typical dwelling. The duration of the use is assumed to be for the design life of the dwelling (i.e., at least 50 years). It is unknown if the secondary dwelling will be permanently or intermittently occupied.
the type, form and duration of any development	The proposed development is a typical residential dwelling and secondary dwelling/shed. With sheet metal (colorbond) rooves and various exterior claddings, the construction is 'lightweight'. The duration of the development is assumed to be for the design life of the dwelling (i.e., at least 50 years).
the likely change in the risk across the intended life of the building	There are no reasonably predictable factors which we forecast as increasing the risk of landslide at the site across the intended life of the building.
the ability to adapt to a change in the level of risk	The only foreseeable change in the level of risk (which is not presently forecast) is for a significant increase in groundwater levels; if this were to occur then it may be possible to install additional drainage to dewater the slope.
the ability to maintain access to utilities and services	Access to utilities and services are generally adjacent to Henry Street, and loss of access to utilities and services arising from landslide is not considered a credible outcome of the proposed development.
the need for specific landslip hazard reduction or protection measures on the site;	No specific landslip hazard reduction or protection measures are required on the site associated with the proposed work, although Section 6 of this report does contain recommendations regarding the proposed work.
the need for landslip hazard reduction or protection measures beyond the boundary of the site;	No specific landslip hazard reduction or protection measures are required beyond the boundary of the site associated with the proposed work.

any landslip management plan in place for the site and/or adjacent land	We are not aware of any landslip management plan in place for the site or adjacent land, nor have we identified the need for the development of such a plan.

6 DISCUSSION & RECOMMENDATIONS

6.1 Limitations on Development

In order to ensure the proposed development does not change the risk profile above Low for the site, it is recommended that the following limitations be enforced:

- Footings for the proposed dwelling shall be designed as per AS2870 (discussed in Section 6.2).
- Stormwater from roofs and paved areas shall be captured and diverted to the existing drainage line in accordance with the design from Exceed Engineering.
- Permanent excavations are to be less than 1m below ground level and excavated at 1V:3H, unless retained with an engineer designed retaining wall. Retaining walls should be designed for sloping backfill, surcharge loading and resist at-rest earth pressures assuming a soil friction angle of 30°. Retaining walls should also include subsoil drainage.
- Where possible, vegetation should be maintained on the slopes to prevent erosion of surface soils. As a minimum, vegetation should comprise grass or mulch.
- To prevent shallow groundwater (only in winter) impacting the site, we recommend construction of an open drain along the northern boundary of the site to intercept and divert the groundwater. The drain could be an open swale type, or a subsoil drain. Water collected by the (subsoil) drain should be diverted to the existing drainage lines.
- Maintenance of surface runoff, vegetation, retaining structures and other measures described above are the responsibility of the site owner.
- Good hillside construction practices should be followed. A copy of Geoguide LR8 Hillside Construction Practice is presented in Appendix E.
- Any proposed earthworks should be undertaken in accordance with AS3798 “Guidelines on Earthworks for Commercial and Residential Development”, subject to approval and subsequent inspection by a registered geotechnical practitioner.
- Tasman Geotechnics should be involved with inspection during construction to ensure the engineering designs are constructed and to allow completion of Form G. Inspections are required for:
    - Footing foundations,
    - Retaining wall footings,
    - Installation of subsoil drains prior to backfilling.

We recommend development drawings be reviewed by Tasman Geotechnics to ensure the risk assessment and limitations reflect the proposed development.

6.2 Site Classification

Due to the site being in a landslip area and in accordance with clause (i) of the existing Part 5 Agreement, the proposed dwelling and shed locations have been classified as follows:

CLASS P (AS2870 – 2011)

Footings should be designed for the specific conditions by an appropriately qualified engineer.

Notwithstanding the above, after allowing due consideration of the site geology, drainage and soil conditions, the main dwelling location has been classified as follows:

CLASS H1 (AS 2870 – 2011).

Calculated Ys = 50mm.

After allowing due consideration of the site geology, drainage and soil conditions, the secondary dwelling location has been classified as follows:

CLASS E (AS 2870 – 2011).

Calculated Ys = 80mm.

Foundation designs in accordance with this classification are subject to the conditions of Section 6.3. If cut or fill earthworks in excess of 0.5m are carried out, then the Site Classification will need to be re-assessed, and possibly changed.

6.3 Footings

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at the primary dwelling location dictate that the founding medium for all footings should be:

- **CLAY (CH)**, high plasticity, orange-brown mottled grey, with some fine to medium grained sand, encountered from 0.2m below ground level.

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded on the natural soil from 0.5m below ground level or deeper at BH1.

If the site is filled, it is recommended that no structure be founded across the fill without the footings extending through the fill to the natural soils, allowance made in the structural design for differential settlements or engineer designed pier or pile foundations adopted.

For the secondary dwelling, the Class E site classification may be amended by stripping the topsoil and placing non-reactive engineered fill (such as road base) as follows:

- 0.2m of engineered fill: Class H2 (y_s = 70mm)
- 0.5m of engineered fill: Class H1 (y_s = 55mm)

The fill should be compacted to a Maximum Dry Density Ratio of at least 98% (Standard) or achieve a bearing capacity of at least 100kPa. A geotechnical engineer should be engaged to confirm the fill thickness and degree of compaction/bearing capacity.

In addition to normal founding requirements arising from the above classification, particular conditions at the secondary dewlling dictate that the founding medium for all footings should be:

CLAY (CH), high plasticity clay, orange-brown mottled grey, with some fine to medium grained sand, trace of fine to medium grained sub-angular ironstone gravel

Or

Engineered fill

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded as above, and from 0.75m below ground level at BH2.

The site classifications presented in Section 6.2 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop because of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirement for the proposed structure.

Variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements discussed above.

6.4 Part 5 Agreement Compliance and Variations

The development proposal is not compliant with the existing Part 5 Agreement in several ways. In particular:

Clause (a). The proposed dwellings are not within the verified building area shown on the Land Stability Report dated 14 November 2014 by Pitt & Sherry. Nevertheless, our assessment of the landslide risk is that the alternative proposed building areas, as discussed in this report, is tolerable. We note that the alternative proposed building area is in a geomorphically equivalent location to the verified building area for the neighbouring lot to the south-west (No. 14 Henry Street). We further note that the verified building area is in a low-lying area potentially with poor drainage, which, whilst not necessarily problematic from a land stability perspective, is undesirable.

Clause (b) requires that the owner does not lodge a planning application without verifying the location of the relevant building area. This relates directly to Clause (a).

Recommendation:

In relation to Clauses (a) and (b), we recommend that these clauses be removed from the Part 5 Agreement. We have assessed the proposed building locations and have determined them to have a tolerable risk from landslide. We do not propose to nominate a new verified building area, as any future additional habitable structures (should these be proposed) will still be subject to the building approval process, which requires consideration of landslide risk in accordance with the Director's Determination.

Clauses (c), (d), (e), (f), (g), (h), (i), (j), (k), (l) and (m) may be maintained in their current form, as the development proposal is compliant with these clauses.

In relation to clause (n), subclause (i) is satisfied by the proposed wastewater system design. Subclause (ii) requires that the 'treatment system' (meaning the disposal area) is to be located in an area with a ground slope of less than five degrees. The supplied report by Onsite Assessments Tas describes the ground slope in the nominated disposal area as 4° (pages 3 and 4) and 4-5° (page 18, site plan). This would appear to satisfy subclause (ii). However, when we check the ground slope via slope analysis of LiDAR data for the site, we find the average slope in the proposed disposal area to be approximately 7.5°, which is not compliant with subclause (ii). Nevertheless, we agree that the chosen disposal area is appropriate, and the risk to land stability is not materially increased compared to disposing on flatter ground further south-east.

Recommendation:

Remove subclause (ii) or amend it such that 5° is replaced with 8°.

Clause (o) relates to stormwater and tank overflows, and it is our opinion that the proposed stormwater design by Exceed Engineering is compliant with the clause as written, and hence it may be maintained as-is. We also note that clause (k) is relevant to the stormwater design, but again the proposed design is compliant with the clause as written.

6.5 Wind Classification

The wind classification for the site is as follows:

N2 (AS 4055 - 2012)

Based on region, terrain, shielding and topography as follows:

Region	Terrain category	Topography	Shielding
A	TC2	T0	NS

7 CONCLUSION

It is our assessment that the landslide risk associated with the development proposal to construct dwellings as described herein is tolerable, and hence we support varying the Part 5 Agreement for the site to remove Section 3.3 clauses (a) and (b), and to alter or remove subclause (n)(ii), provided the recommendations of this report are followed. The remaining clauses of the Part 5 Agreement are reasonable general (i.e., non-specific) precautions for construction in a landslide hazard area and may be retained as-is. Alternatively, the Part 5 Agreement may be ended entirely, provided the recommendations of this report are followed.

8 REFERENCES

Knights, C. (1972). *Possible landslides in the Hillwood district.* Hobart: Unpublished Report for the Department of Mines, ref: UR1972/18.

Land Use Planning and Approvals Act. (1993). Tasmania, Australia.

Pitt & Sherry. (2014). *Craigburn Road Subdivision Hillwood, Land Stability and Waste Water Disposal Assessment.* Launceston: Unpublished Report for Miller Constructions, reference LN14343L001 geo rep 31P Rev00.

Turner, N. (1975). *Stratigraphy and landslips in the Craigburn and Beauty Point areas.* Hobart: Department of Mines, Unpublished Report.

Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

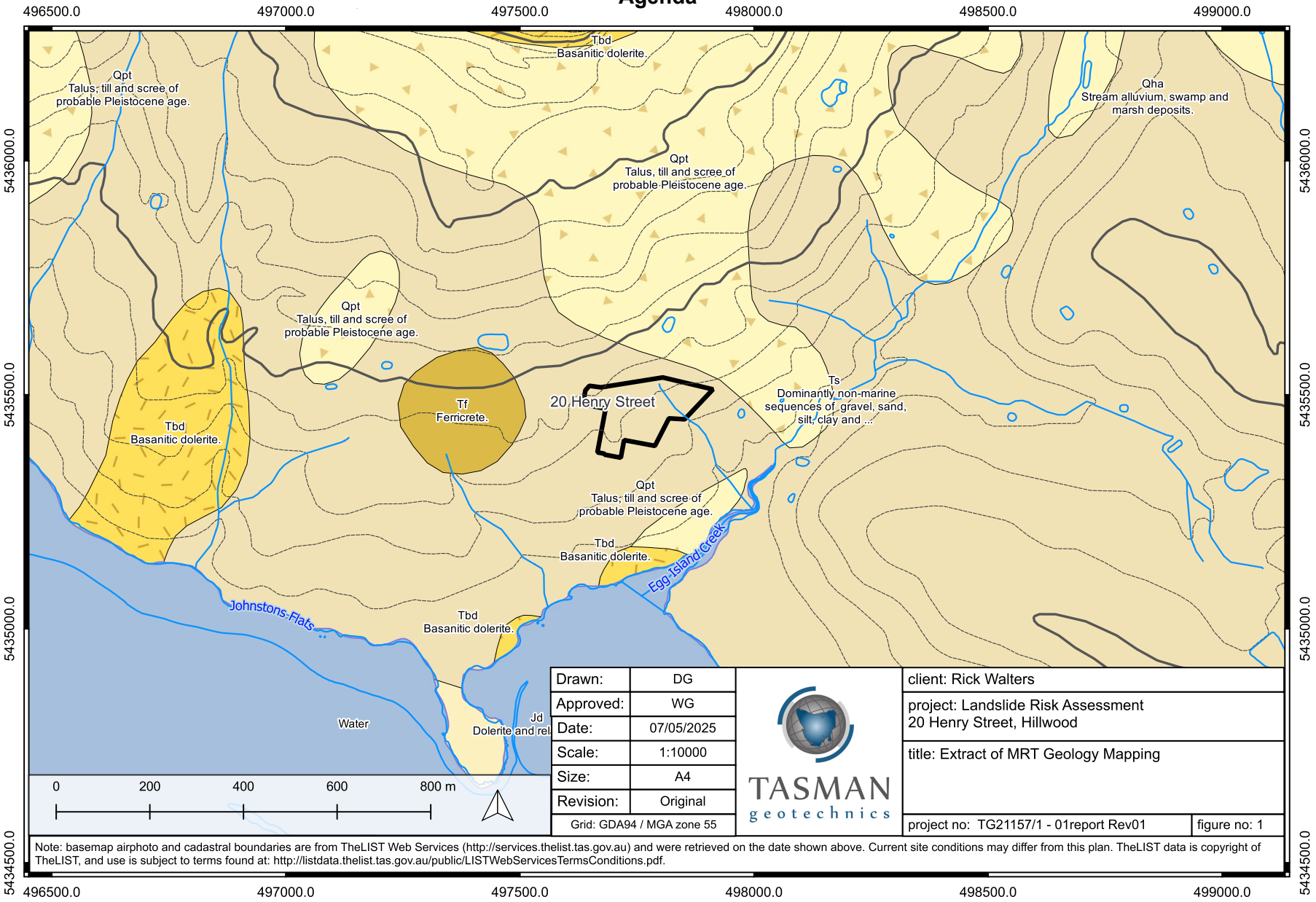
Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

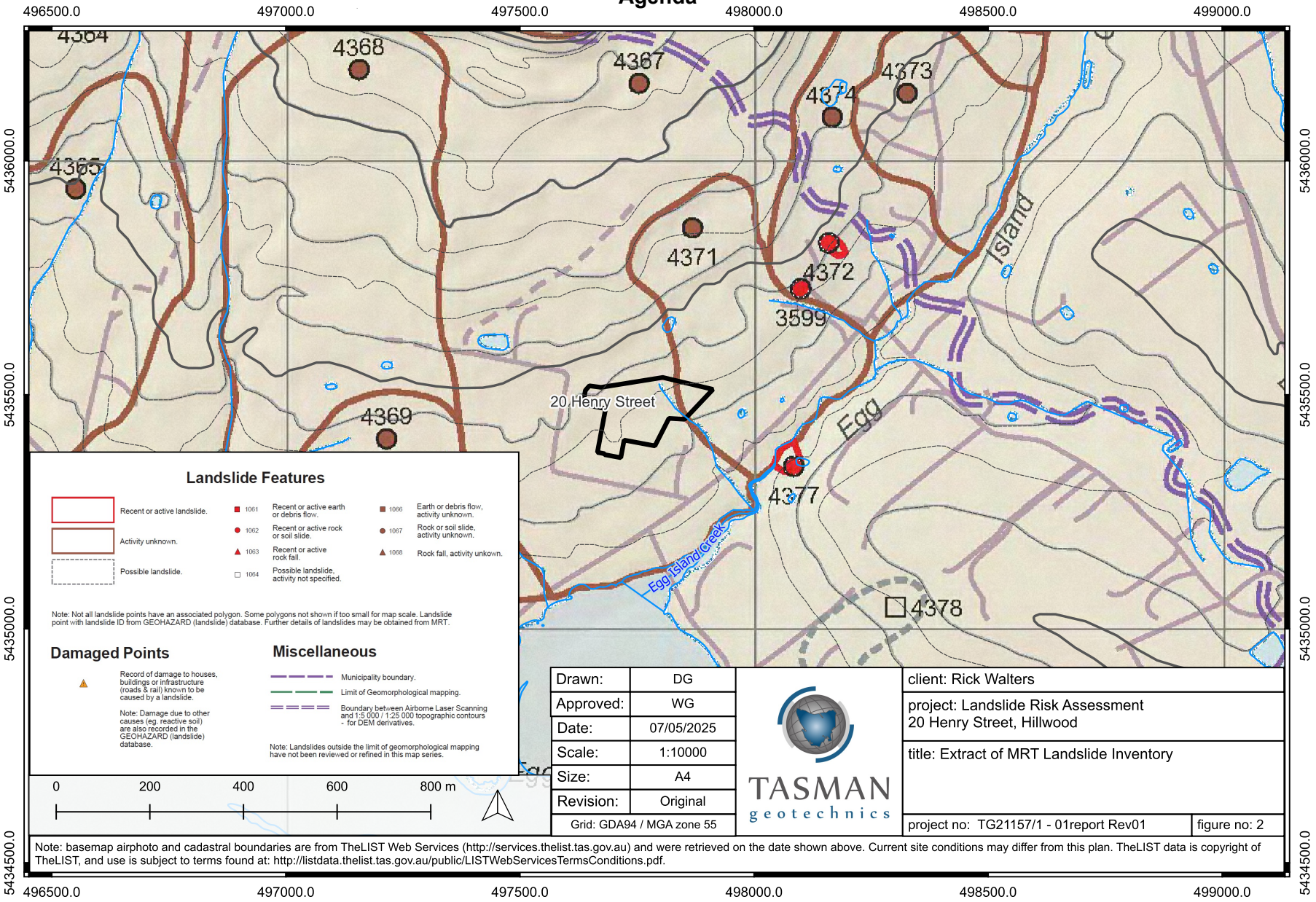
Advice and Recommendations

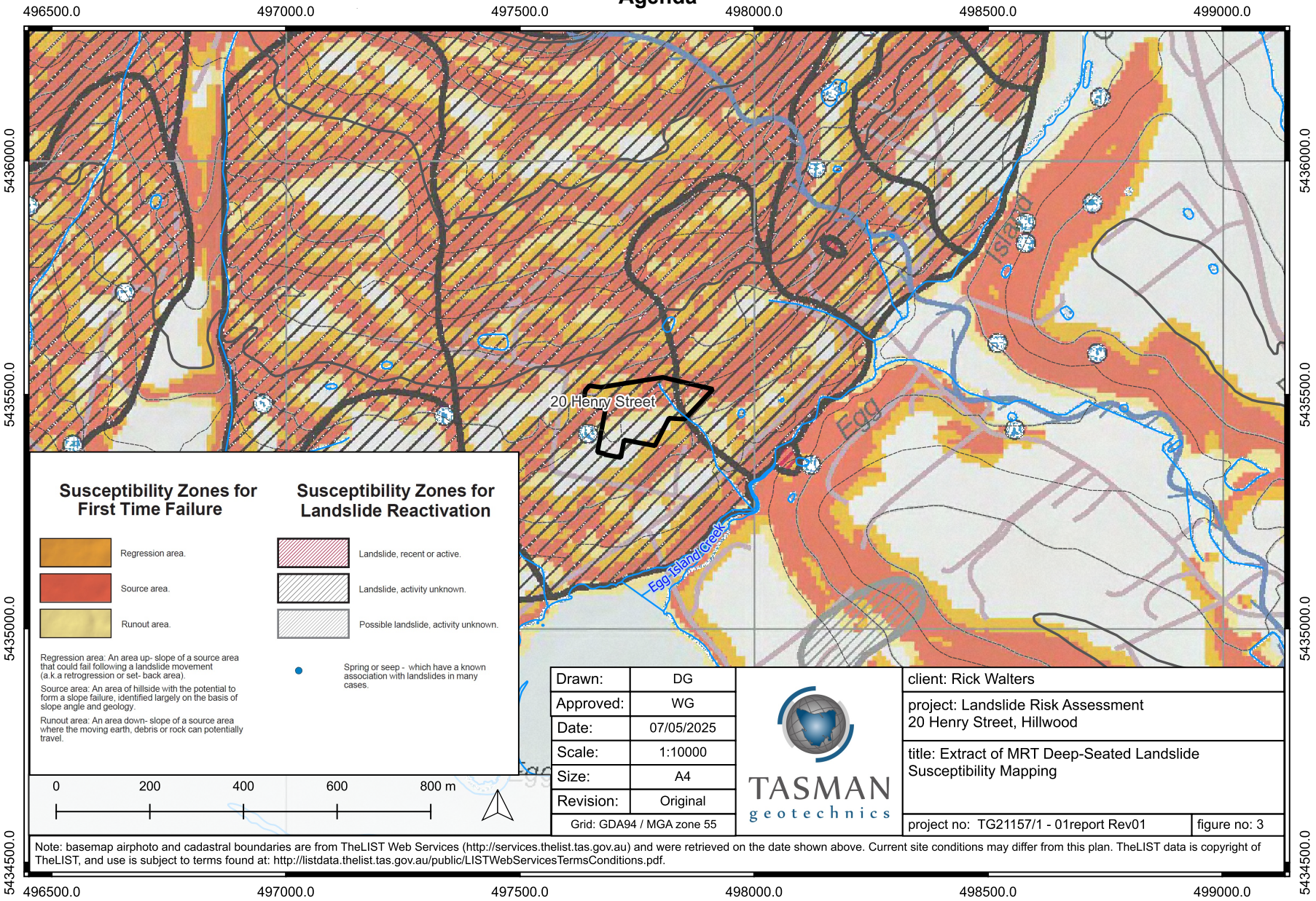
Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

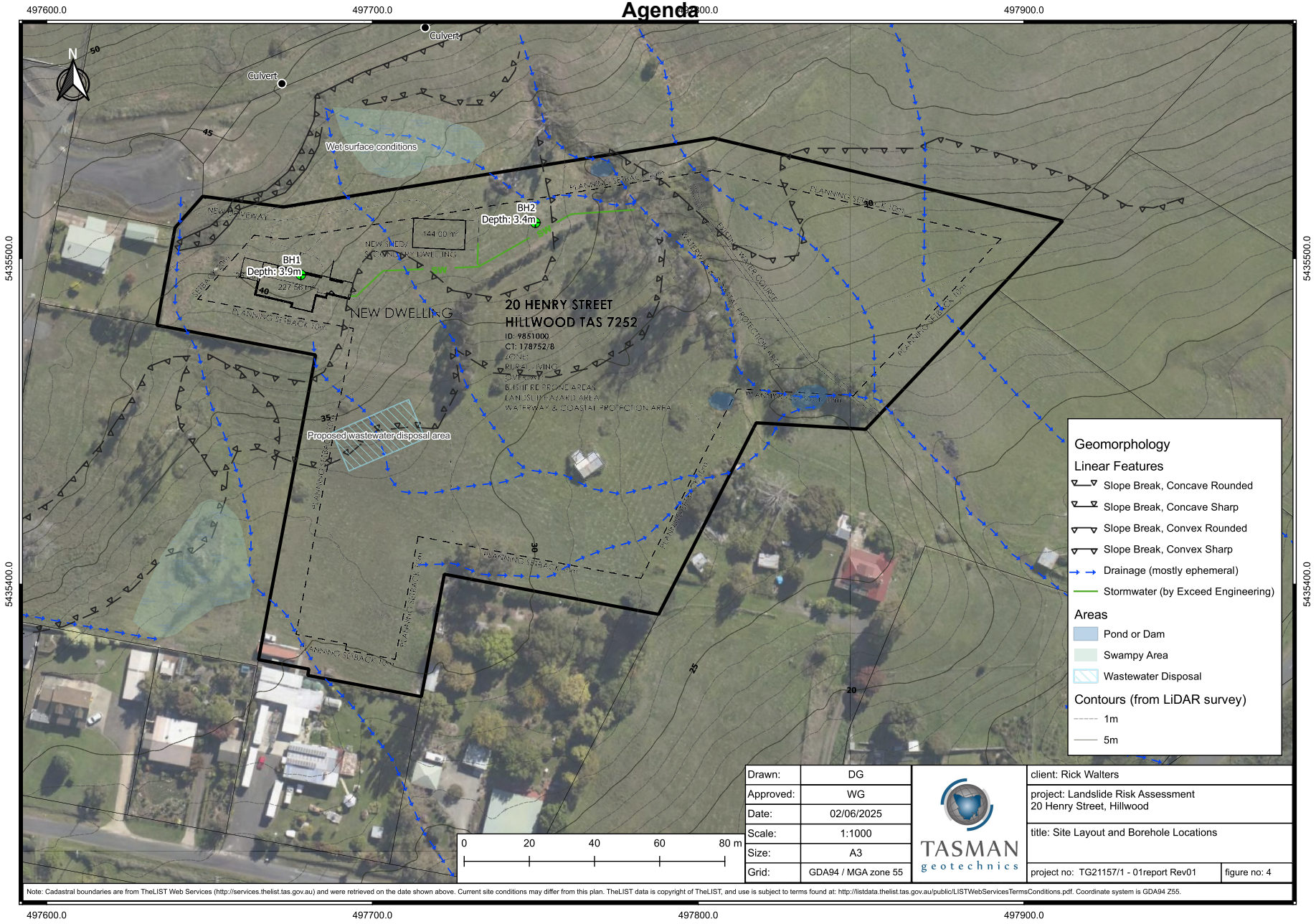
The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.


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Tbd
Basanitic dolerite.
Qpt
Talus; till and scree of probable Pleistocene age.
Qha
Stream alluvium, swamp and marsh deposits.
Tf
Ferricrete.
20 Henry Street
Ts
Dominantly non-marine sequences of gravel, sand, silt, clay and ...
Johnstons Flats
Egg Island Creek
Water
Jd
Dolerite and rel
0
200
400
600
800 m
Drawn: DG
Approved: WG
Date: 07/05/2025
Scale: 1:10000
Size: A4
Revision: Original
Grid: GDA94 / MGA zone 55
TASMAN geotechnics
client: Rick Walters
project: Landslide Risk Assessment
20 Henry Street, Hillwood
title: Extract of MRT Geology Mapping
project no: TG21157/1 - 01report Rev01
figure no: 1
Note: basemap airphoto and cadastral boundaries are from TheLIST Web Services (http://services.thelist.tas.gov.au) and were retrieved on the date shown above. Current site conditions may differ from this plan. TheLIST data is copyright of TheLIST, and use is subject to terms found at: http://listdata.thelist.tas.gov.au/public/LISTWebServicesTermsConditions.pdf.


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4373
4374
4365
4371
4372
3599
Island
20 Henry Street
4369
Egg
4377
Egg Island Creek
4378
Landslide Features
Recent or active landslide.
Activity unknown.
Possible landslide.
1061 Recent or active earth or debris flow.
1062 Recent or active rock or soil slide.
1063 Recent or active rock fall.
1064 Possible landslide, activity not specified.
1066 Earth or debris flow, activity unknown.
1067 Rock or soil slide, activity unknown.
1068 Rock fall, activity unkown.
Note: Not all landslide points have an associated polygon. Some polygons not shown if too small for map scale. Landslide point with landslide ID from GEOHAZARD (landslide) database. Further details of landslides may be obtained from MRT.
Damaged Points
Record of damage to houses, buildings or infrastructure (roads & rail) known to be caused by a landslide.
Note: Damage due to other causes (eg. reactive soil) are also recorded in the GEOHAZARD (landslide) database.
Miscellaneous
Municipality boundary.
Limit of Geomorphological mapping.
Boundary between Airborne Laser Scanning and 1:5 000 / 1:25 000 topographic contours - for DEM derivatives.
Note: Landslides outside the limit of geomorphological mapping have not been reviewed or refined in this map series.
0
200
400
600
800 m
Drawn: DG
Approved: WG
Date: 07/05/2025
Scale: 1:10000
Size: A4
Revision: Original
Grid: GDA94 / MGA zone 55
TASMAN geotechnics
client: Rick Walters
project: Landslide Risk Assessment
20 Henry Street, Hillwood
title: Extract of MRT Landslide Inventory
project no: TG21157/1 - 01report Rev01
figure no: 2
Note: basemap airphoto and cadastral boundaries are from TheLIST Web Services (http://services.thelist.tas.gov.au) and were retrieved on the date shown above. Current site conditions may differ from this plan. TheLIST data is copyright of TheLIST, and use is subject to terms found at: http://listdata.thelist.tas.gov.au/public/LISTWebServicesTermsConditions.pdf.


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20 Henry Street
Egg Island Creek
Susceptibility Zones for First Time Failure
Regression area.
Source area.
Runout area.
Regression area: An area up- slope of a source area that could fail following a landslide movement (a.k.a retrogression or set- back area).
Source area: An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology.
Runout area: An area down- slope of a source area where the moving earth, debris or rock can potentially travel.
Susceptibility Zones for Landslide Reactivation
Landslide, recent or active.
Landslide, activity unknown.
Possible landslide, activity unknown.
Spring or seep - which have a known association with landslides in many cases.
0
200
400
600
800 m
Drawn: DG
Approved: WG
Date: 07/05/2025
Scale: 1:10000
Size: A4
Revision: Original
Grid: GDA94 / MGA zone 55
TASMAN geotechnics
client: Rick Walters
project: Landslide Risk Assessment
20 Henry Street, Hillwood
title: Extract of MRT Deep-Seated Landslide Susceptibility Mapping
project no: TG21157/1 - 01report Rev01
figure no: 3
Note: basemap airphoto and cadastral boundaries are from TheLIST Web Services (http://services.thelist.tas.gov.au) and were retrieved on the date shown above. Current site conditions may differ from this plan. TheLIST data is copyright of TheLIST, and use is subject to terms found at: http://listdata.thelist.tas.gov.au/public/LISTWebServicesTermsConditions.pdf.


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5435400.0
N
Culvert
Culvert
Wet surface conditions
BH1
Depth: 3.9m
BH2
Depth: 3.4m
NEW DWELLING
20 HENRY STREET
HILLWOOD TAS 7252
ID: 9851000
CT: 178752/8
Proposed wastewater disposal area
Geomorphology
Linear Features
Slope Break, Concave Rounded
Slope Break, Concave Sharp
Slope Break, Convex Rounded
Slope Break, Convex Sharp
Drainage (mostly ephemeral)
Stormwater (by Exceed Engineering)
Areas
Pond or Dam
Swampy Area
Wastewater Disposal
Contours (from LiDAR survey)
1m
5m
0
20
40
60
80 m
Drawn: DG
Approved: WG
Date: 02/06/2025
Scale: 1:1000
Size: A3
Grid: GDA94 / MGA zone 55
TASMAN geotechnics
client: Rick Walters
project: Landslide Risk Assessment
20 Henry Street, Hillwood
title: Site Layout and Borehole Locations
project no: TG21157/1 - 01report Rev01
figure no: 4
Note: Cadastral boundaries are from TheLIST Web Services (http://services.thelist.tas.gov.au) and were retrieved on the date shown above. Current site conditions may differ from this plan. TheLIST data is copyright of TheLIST, and use is subject to terms found at: http://listdata.thelist.tas.gov.au/public/LISTWebServicesTermsConditions.pdf. Coordinate system is GDA94 Z55.

Appendix A

Engineering Borehole Logs

TASMAN geotechnics

SOIL DESCRIPTION EXPLANATION SHEET

Soils are described in accordance with the Unified Soil Classification System (UCS), as shown in the following table.

FIELD IDENTIFICATION

					DRY STRENGTH	DILATANCY	TOUGHNESS
COARSE GRAINED SOILS	more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines			
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines			
		GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines			
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines			
		SANDS	SW	Well graded sands and gravelly sands, little or no fines			
			SP	Poorly graded sands and gravelly sands, little or no fines			
		SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines			
			SC	Clayey sands, sand-clay mixtures, plastic fines			
FINE GRAINED SOILS	more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
			CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
		SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
			CH	Inorganic clays of high plasticity, fat clays	High	None	High
			OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT			Pt	Peat muck and other highly organic soils			

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600μm to 2.36mm
	medium	200μm to 600μm
	fine	75μm to 200μm

Minor Components

Term	Proportions	Observed properties
'Trace of'	Coarse grained: <5% Fine grained: <15%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
'With some'	Coarse grained: 5-12% Fine grained: 15-30%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.

Density of granular soils

Term	Density index
Very loose	<15%
Loose	15 to 35%
Medium Dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

Consistency of cohesive soils

Term		Undrained strength	Approximate Pocket Penetrometer Reading	Field guide
Very soft	VS	<12kPa	25kPa	A finger can be pushed well into soil with little effort
Soft	S	12 - 25kPa	25-50kPa	Easily penetrated several cm by fist
Firm	F	25 - 50kPa	50-100kPa	Soil can be indented about 5mm by thumb
Stiff	St	50-100kPa	100-200kPa	Surface can be indented but not penetrated by thumb
Very stiff	VSt	100-200kPa	200-400kPa	Surface can be marked but not indented by thumb
Hard	H	>200kPa	>400kPa	Indented with difficulty by thumb nail
Friable	Fb	-	-	Crumbles or powders when scraped by thumb nail

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp. The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

ENGINEERING BOREHOLE LOG

Client: Rick Walters
Project: Landslide Risk Assessment
Location: Lot 8 Henry Street, Hillwood

Drill model: Eziprobe
Hole diameter: 58mm
Slope: **Bearing:**

TASMAN geotechnics

Borehole no: BH1
Sheet no. 1 of 1
Job no. TG21157/1
Date: 12/08/2021
Logged By: NV
Easting: 497678
Northing: 5435495
Elevation:

Method	Penetration 1 2 3 4	Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Pocket Penetro-meter kPa 100 200 300 400 500	Structure, additional observations
Push Tube		D		0		ML	TOPSOIL - Sandy SILT, low liquid limit, dark brown, grass roots	>Wp	S/F	50	
						CH	CLAY, high plasticity, orange brown mottled grey, with some fine to medium grained sand		F	90	
				0.5			becomes stiff		St	110	
										100	
				1						170	
						GP	IRONSTONE layer presenting as GRAVEL, fine to coarse grained, orange brown, angular	M	MD	190	
						CH	CLAY, high plasticity, orange brown mottled grey, with some fine to medium grained sand	>Wp	Vst	240	
				1.5						220	
						GP	IRONSTONE layer presenting as GRAVEL, fine to coarse grained, orange brown, angular	M	MD		
						CH		>Wp	VSt	250	
						CI	CLAY, high plasticity, orange brown mottled grey with black blebs, with some fine to medium grained sand		St		
				2			Sandy CLAY, medium plasticity, orange mottled grey, fine to medium grained sand, trace of fine grained sub-angular ironstone gravel			180	
							becomes grey mottled orange brown			170	
				2.5		SM	Silty SAND, fine to medium grained, grey mottled orange brown	M	MD		
							becomes wet	W			
				3		CI	Sandy CLAY, medium plasticity, grey mottled orange brown, fine to medium grained sand	>Wp	VSt	220	
				3.5		CH	CLAY, high plasticity, grey mottled orange brown, trace of fine to medium grained sand and fine to medium grained sub-angular ironstone gravel			290	
										220	
				4			Hole terminated at 3.9m, refusal				
				4.5							

method

DT	Diatube
AS	Auger screwing
AH	Auger drilling
RR	Roller/tricone
CB	Claw/blade bit
NMLC	NMLC core
NQ, HQ	Wireline core

water

- 17/03/18 water level on date shown
- water inflow
- partial drill fluid loss
- complete drill fluid loss

Notes, Samples, Tests

U50	Undisturbed sample 50mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT - sample recovered
Nc	SPT with solid cone
V	Vane Shear (kPa)
P	Pressure Meter
Bs	Bulk Sample
R	Refusal
E	Environmental Sample
PID	PID Measurement
WS	Water Sample

Moisture Condition
Dry (D)
Moist (M)
Wet (W)

Cohesive soils can also be described relative to their plastic limit, ie:
<Wp
=Wp
>Wp

Consistency

VS	Very soft
S	Soft
F	Firm
St	Stiff
VSt	Very stiff
H	Hard
Fb	Friable
VL	Very Loose
L	Loose
MD	Medium Dense
D	Dense
VD	Very Dense

ENGINEERING BOREHOLE LOG

Client: Rick Walters
Project: Landslide Risk Assessment
Location: Lot 8 Henry Street, Hillwood

Drill model: Eziprobe
Hole diameter: 58mm
Slope: **Bearing:**

TASMAN geotechnics

Borehole no: BH2
Sheet no. 1 of 1
Job no. TG21157/1
Date: 02/11/2021
Logged By: NV
Easting: 497750
Northing: 5435511
Elevation:

Method	Penetration 1 2 3 4	Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Pocket Penetro-meter kPa 100 200 300 400 500	Structure, additional observations
Push Tube		D		0		CH	CLAY, high plasticity, orange brown mottled grey, with some fine to medium grained sand, trace of fine to medium grained sub-angular ironstone gravel	>Wp	S	40	
				0.5			becomes Firm		F	70	
				1			becomes Stiff		St	160	
				1.5			becomes Very Stiff		VSt	240	
				2						350	
				2.5						340	
				3		CI	Sandy CLAY, medium plasticity, orange brown mottled grey, fine to medium grained sand, trace of fine grained sub-angular ironstone gravel			250	
				3.5			Hole terminated at 3.4m, refusal			310	
				4						310	
				4.5						300	

method

DT	Diatube
AS	Auger screwing
AH	Auger drilling
RR	Roller/tricone
CB	Claw/blade bit
NMLC	NMLC core
NQ, HQ	Wireline core

water

- 17/03/18 water level on date shown
- water inflow
- partial drill fluid loss
- complete drill fluid loss

Notes, Samples, Tests

U50	Undisturbed sample 50mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT - sample recovered
Nc	SPT with solid cone
V	Vane Shear (kPa)
P	Pressure Meter
Bs	Bulk Sample
R	Refusal
E	Environmental Sample
PID	PID Measurement
WS	Water Sample

Moisture Condition
Dry (D)
Moist (M)
Wet (W)

Cohesive soils can also be described relative to their plastic limit, ie:
<Wp
=Wp
>Wp

Consistency

VS	Very soft
S	Soft
F	Firm
St	Stiff
VSt	Very stiff
H	Hard
Fb	Friable
VL	Very Loose
L	Loose
MD	Medium Dense
D	Dense
VD	Very Dense

Appendix B

Site Photographs



Photo 1. Site 1 looking southeast.



Photo 2. Site 2 looking northwest, note drainage gully with wet/boggy ground and dense reeds to the north of the site.



Photo 3. New driveway with culverts on neighboring property to the north of the site.



Photo 4: Henry Street cul-de-sac with culverts directing runoff to natural drainage gully on western boundary of site.

Appendix C

Landslide Risk Matrix

Terminology for use in Assessing Risk to Property

These notes are provided to help you understand concepts and terms used in Landslide Risk Assessment and are based on the "Practice Note Guidelines for Landslide Risk Management 2007" published in *Australian Geomechanics* Vol 42, No 1, 2007.

Likelihood Terms

The qualitative likelihood terms have been related to a nominal design life of 50 years. The assessment of likelihood involves judgment based on the knowledge and experience of the assessor. Different assessors may make different judgments.

Approximate Annual Probability	Implied indicative Recurrence Interval	Description	Descriptor	Level
10^{-1}	10 years	The event is expected to occur over the design life	Almost Certain	A
10^{-2}	100 years	The event will probably occur under adverse conditions over the design life	Likely	B
10^{-3}	1000 years	The event could occur under adverse conditions over the design life	Possible	C
10^{-4}	10,000 years	The event might occur under very adverse conditions over the design life	Unlikely	D
10^{-5}	100,000 years	The event is conceivable but only under exceptional circumstances over the design life	Rare	E
10^{-6}	1,000,000 years	The event is inconceivable or fanciful for the design life	Barely Credible	F

Qualitative Measures of Consequence to Property

Indicative Cost of Damage	Description	Descriptor	Level
200%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequential damage.	Catastrophic	1
60%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequential damage	Major	2
20%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequential damage.	Medium	3
5%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works	Minor	4
0.5%	Little damage.	Insignificant	5

The assessment of consequences involves judgment based on the knowledge and experience of the assessor. The relative consequence terms are value judgments related to how the potential consequences may be perceived by those affected by the risk. Explicit descriptions of potential consequences will help the stakeholders understand the consequences and arrive at their judgment.

Qualitative Risk Analysis Matrix – Risk to Property

Likelihood		Consequences to Property				
	Approximate annual probability	1: Catastrophic	2: Major	3: Medium	4: Minor	5: Insignificant
A: Almost Certain	10^{-1}	VH	VH	VH	H	L
B: Likely	10^{-2}	VH	VH	H	M	L
C: Possible	10^{-3}	VH	H	M	M	VL
D: Unlikely	10^{-4}	H	M	L	L	VL
E: Rare	10^{-5}	M	L	L	VL	VL
F: Barely credible	10^{-6}	L	VL	VL	VL	VL

NOTES:

1. The risk associated with Insignificant consequences, however likely, is defined as Low or Very Low

2. The main purpose of a risk matrix is to help rank risks and set priorities and help the decision making process.

Response to Risk

In general, it is the responsibility of the client and/or regulatory and/or others who may be affected to decide whether to accept or treat the risk. The risk assessor and/or other advisers may assist by making risk comparisons, discussing treatment options, explaining the risk management process, advising how others have reacted to risk in similar situations and making recommendations. Attitudes to risk vary widely and risk evaluation often involves considering more than just property damage (eg environmental effects, public reaction, business confidence etc).

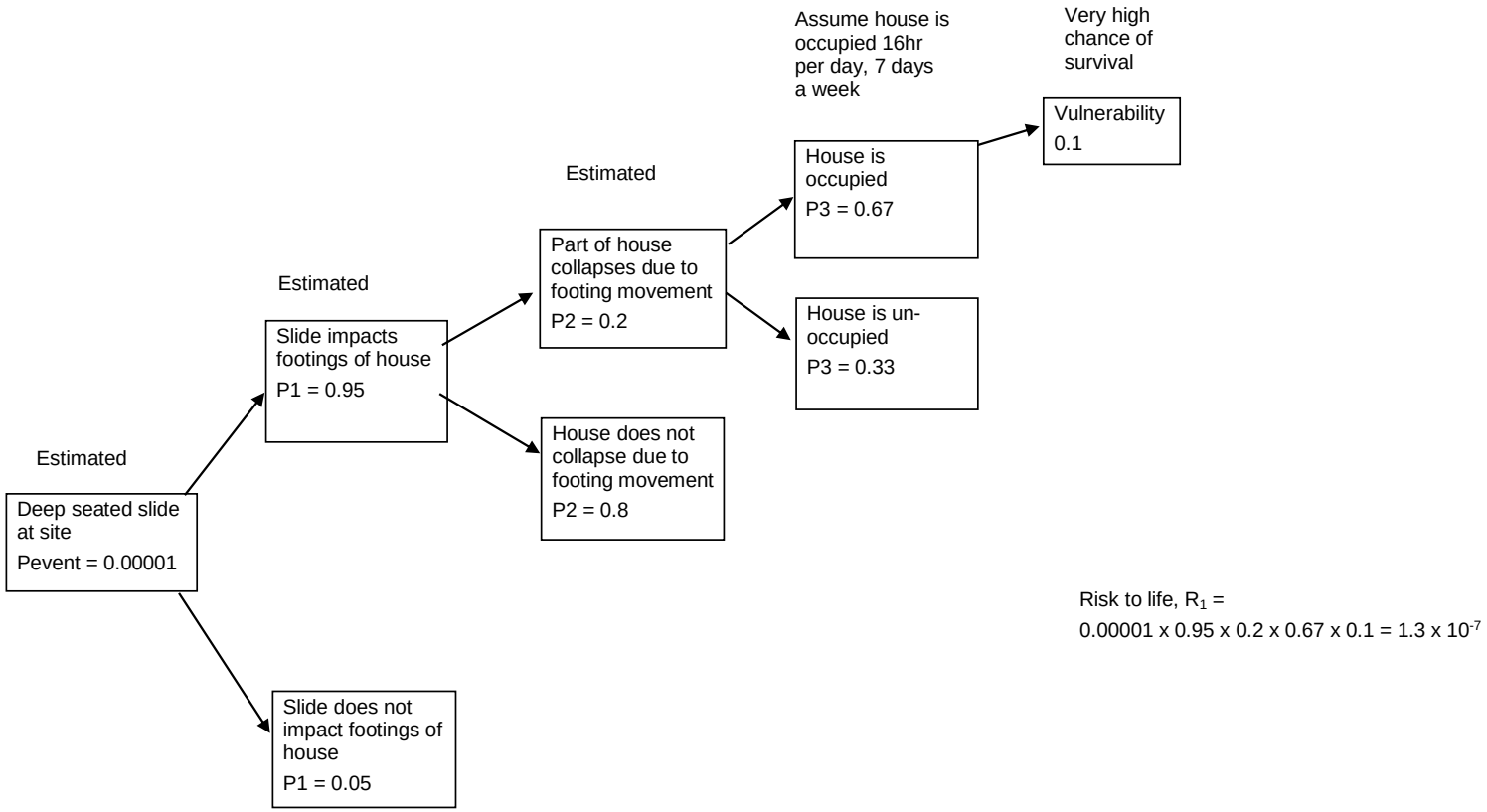
The following is a guide to typical responses to assessed risk.

Risk Level		Example Implications
VH	Very High	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than the value of the property.
H	High	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	Moderate	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	Low	Usually accepted by regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	Very Low	Acceptable. Manage by normal slope maintenance procedures

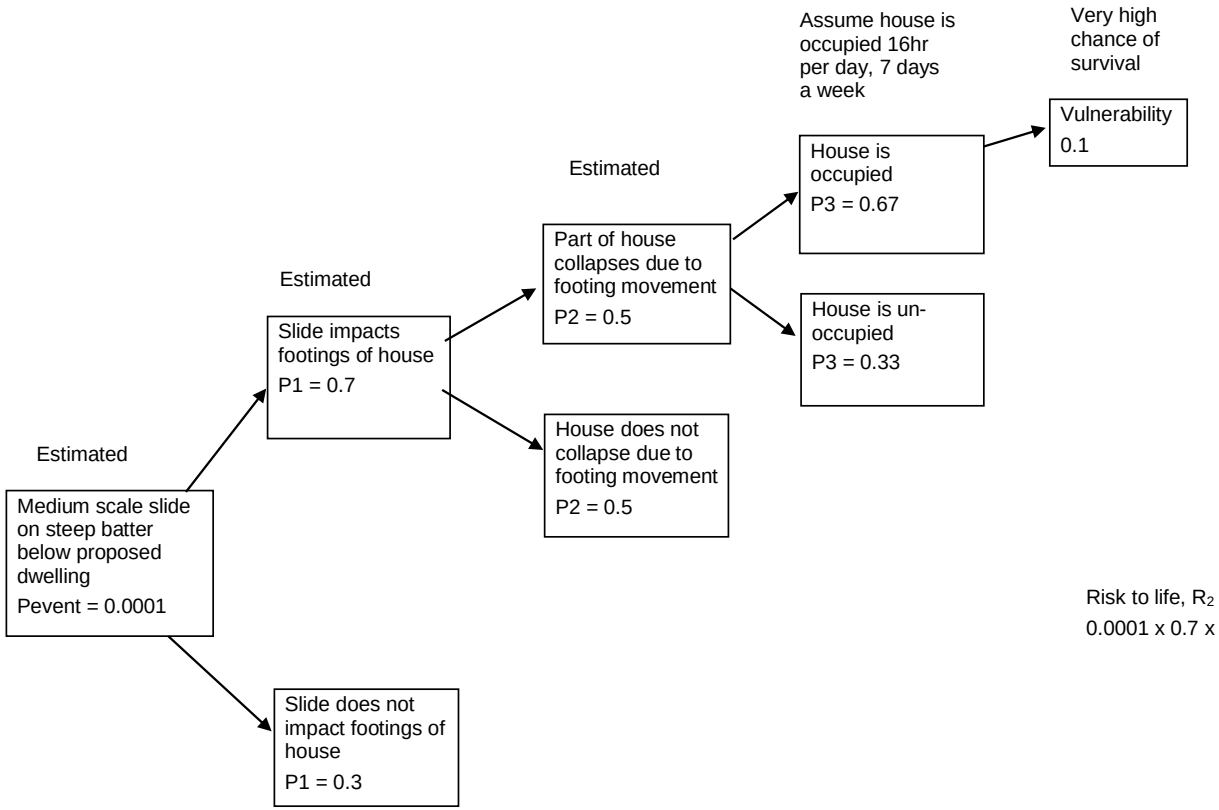
Appendix D

Risk to Life

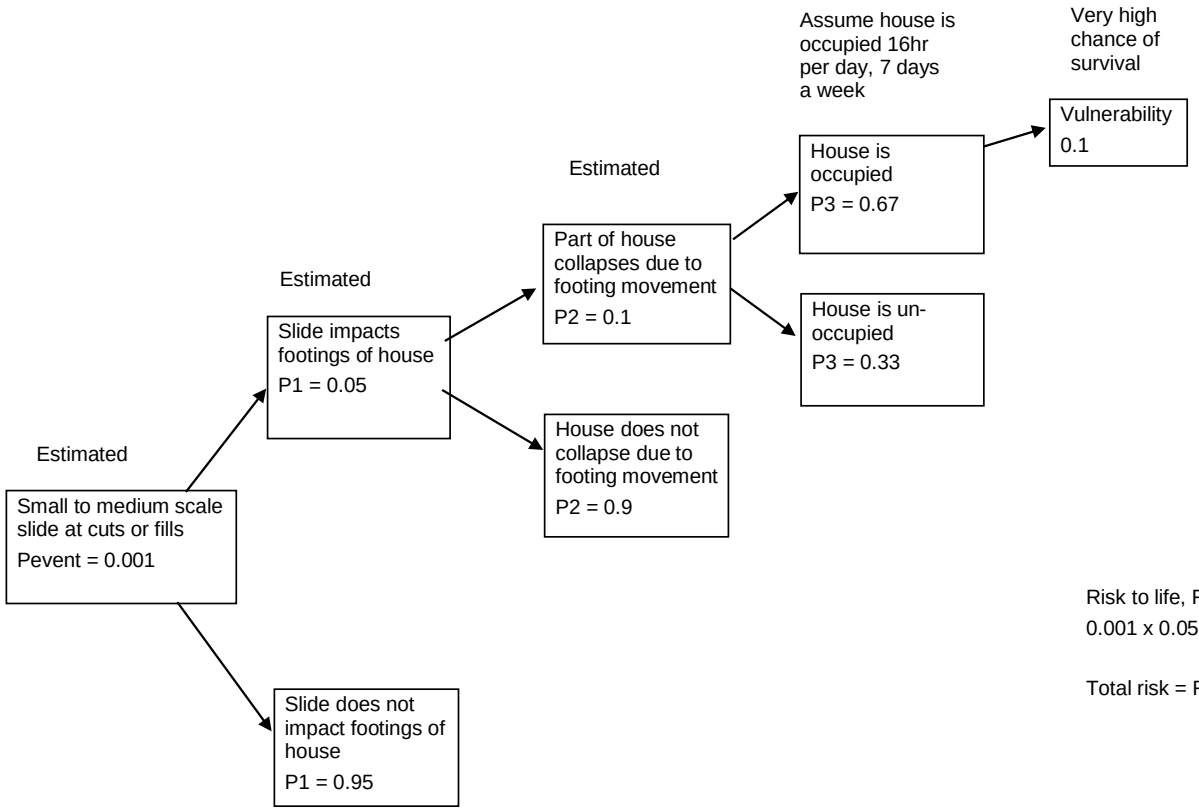
Event Tree – Risk to Life, with management measures where recommended



Risk to life, R_1 =
0.00001 x 0.95 x 0.2 x 0.67 x 0.1 = 1.3×10^{-7}



Risk to life, R_2 =
0.0001 x 0.7 x 0.5 x 0.67 x 0.1 = 2.3 x 10^{-6}



Risk to life, R_3 =
$0.001 \times 0.05 \times 0.1 \times 0.67 \times 0.1 = 3.4 \times 10^{-7}$

Total risk = R1 + R2 + R3 = 2.9×10^{-6}

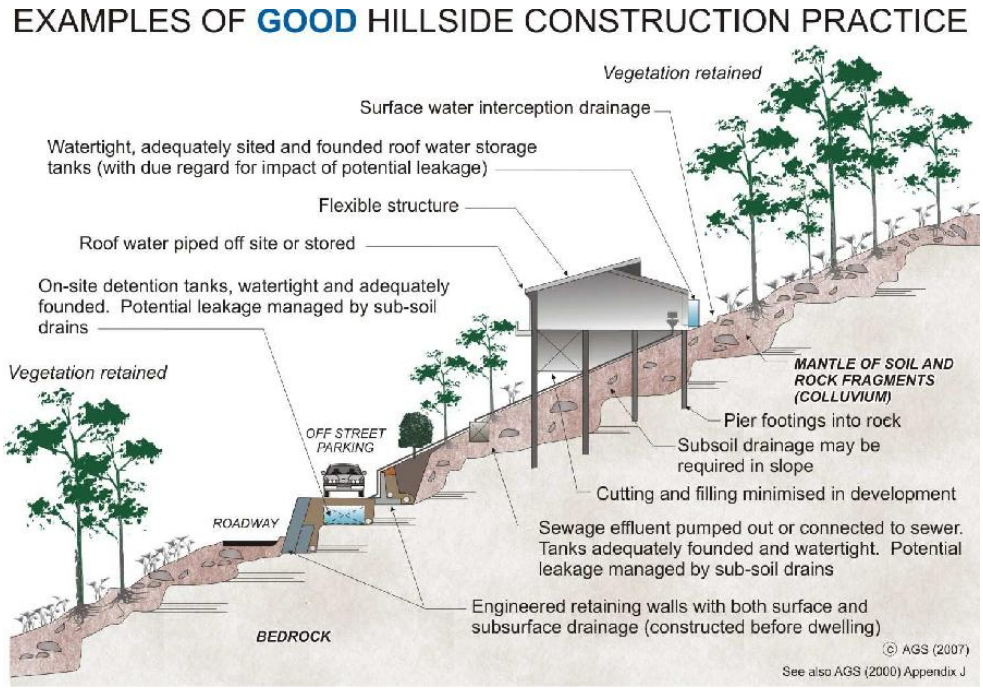
Appendix E

Hillside Construction Practice

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

HILLSIDE CONSTRUCTION PRACTICE

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR6).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that in level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfil the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

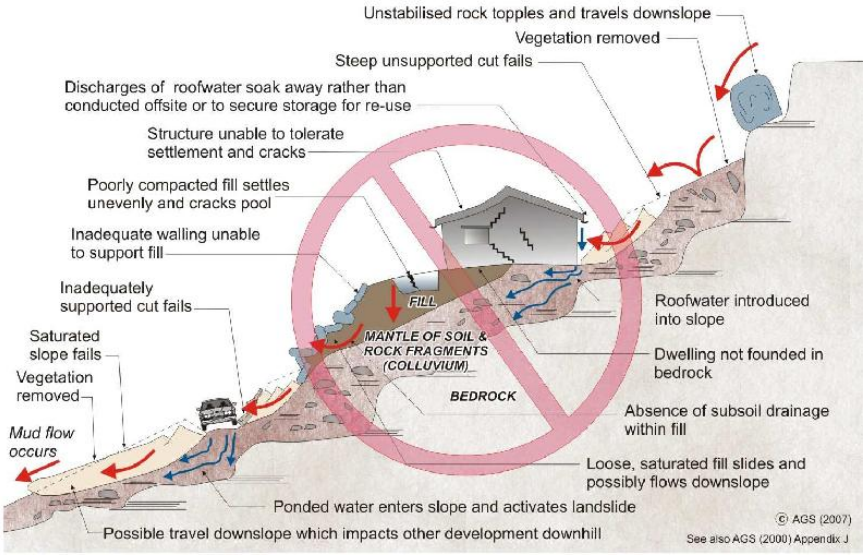
Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

EXAMPLES OF **POOR** HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES POOR?

Roadways and parking areas - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soak into the ground.

Cut and fill - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

Retaining walls - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

A heavy, rigid, house - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

Soak-away drainage - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herring bone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

Rock debris - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

Vegetation - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

More information relevant to your particular situation may be found in other Australian GeoGuides:

- GeoGuide LR1 - Introduction
- GeoGuide LR2 - Landslides
- GeoGuide LR3 - Landslides in Soil
- GeoGuide LR4 - Landslides in Rock
- GeoGuide LR5 - Water & Drainage
- GeoGuide LR6 - Retaining Walls
- GeoGuide LR7 - Landslide Risk
- GeoGuide LR9 - Effluent & Surface Water Disposal
  GeoGuide LR10 - Coastal Landslides
- GeoGuide LR11 - Record Keeping

The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the Australian Geomechanics Society, a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178752	8
EDITION	DATE OF ISSUE
2	03-Aug-2021

SEARCH DATE : 06-Nov-2024
SEARCH TIME : 01.17 PM

DESCRIPTION OF LAND

Town of DORCHESTER
Lot 8 on Sealed Plan 178752
Derivation : Part of Lot 1 (47A-3R-34P) Gtd. to Ellen Batten
Prior CTs 244178/1 and 244022/1

SCHEDULE 1

M906456 TRANSFER to DONNA ANNE JACKMAN and RICKY JOHN WALTERS as tenants in common in equal shares Registered 03-Aug-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP178752 SEWERAGE AND/OR DRAINAGE RESTRICTION
E216227 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 27-May-2020 at noon
E271498 MORTGAGE to Commonwealth Bank of Australia Registered 03-Aug-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER
MILLER CONSTRUCTIONS (LAUNCESTON) PTY LTD

FOLIO REFERENCE
244022–1, 244178–1

GRANTEE
PART OF LOT 12 (25a2r9p) GTD TO PERCY ALEXANDER FINDLAY & FREDERICK JAMES JONES
PART OF LOT 2 (26a2r26p) GTD TO JAMES BATTEN
PART OF LOT 1 (47a3r34p) GTD TO ELLEN BATTEN

PLAN OF SURVEY

COHEN & ASSOCIATES PTY LTD, LAUNCESTON

BY SURVEYOR: S.P. VERBEETEN

LOCATION **TOWN OF DORCHESTER SECTION C**

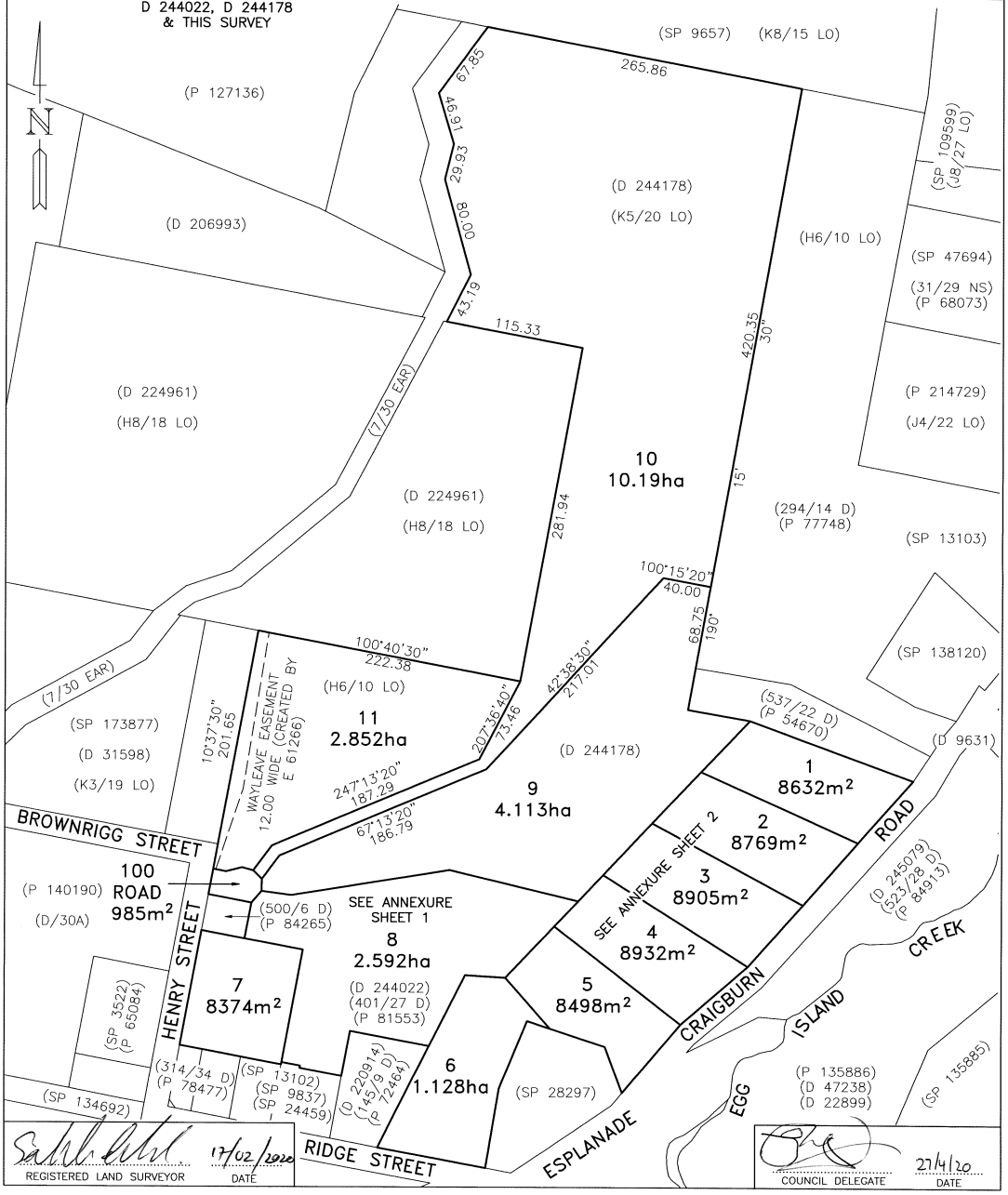
SCALE 1 : 3000 LENGTHS IN METRES

REGISTERED NUMBER
SP178752

APPROVED
EFFECTIVE FROM 28 MAY 2020
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 10 IS COMPILED FROM D 244022, D 244178 & THIS SURVEY



REGISTERED LAND SURVEYOR — DATE 17/02/2020

COUNCIL DELEGATE — DATE 27/4/20

38–51 (5503) 17/2/2020 12:53

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 2 SHEETS

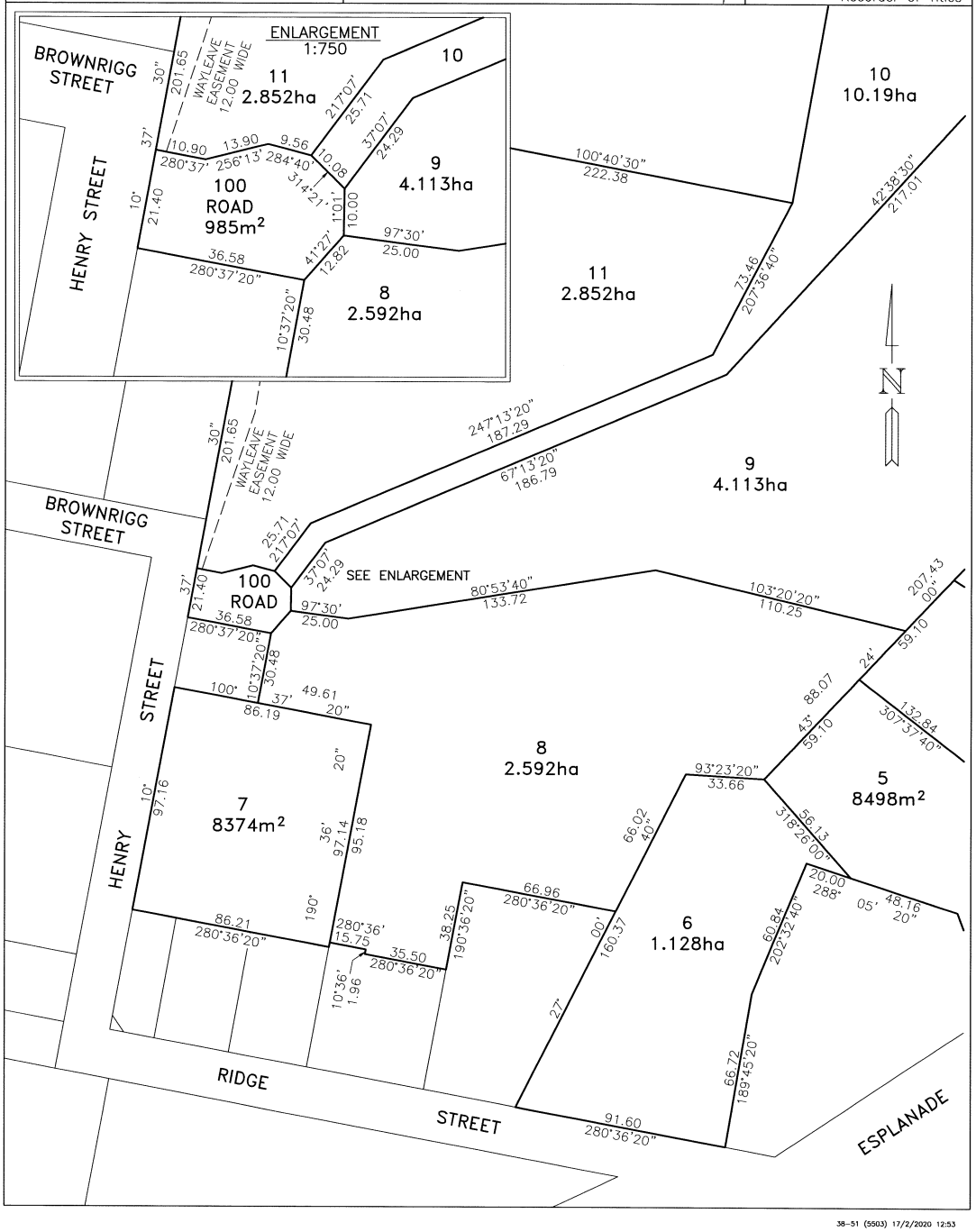
OWNER MILLER CONSTRUCTIONS (LAUNCESTON) PTY LTD
FOLIO REFERENCE 244022-1, 244178-1
SCALE 1 : 1500 LENGTHS IN METRES

Registered Number
SP 178752

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 21/4/20 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.
Registered Land Surveyor date 17/2/2020

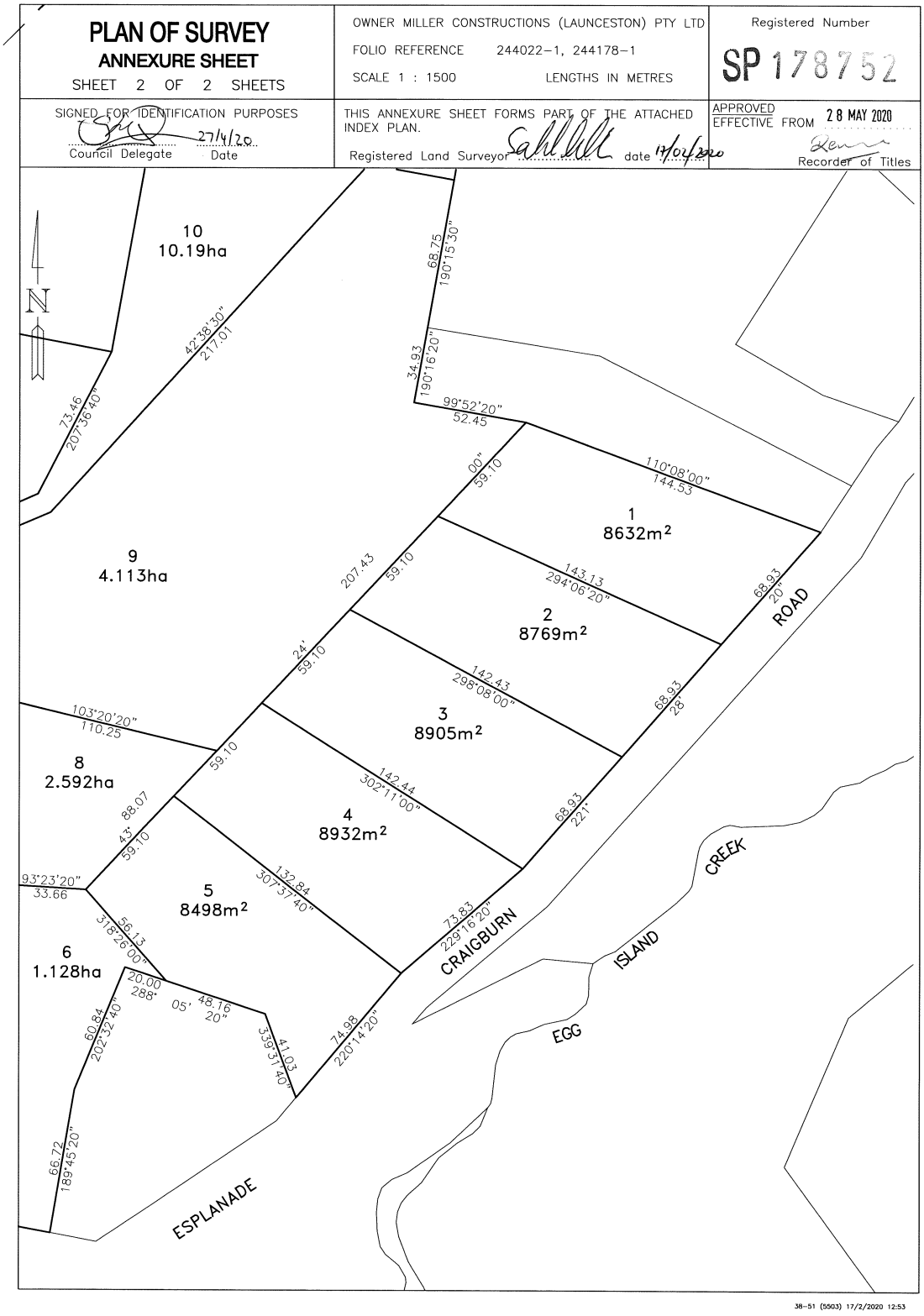
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EFFECTIVE FROM 28 MAY 2020
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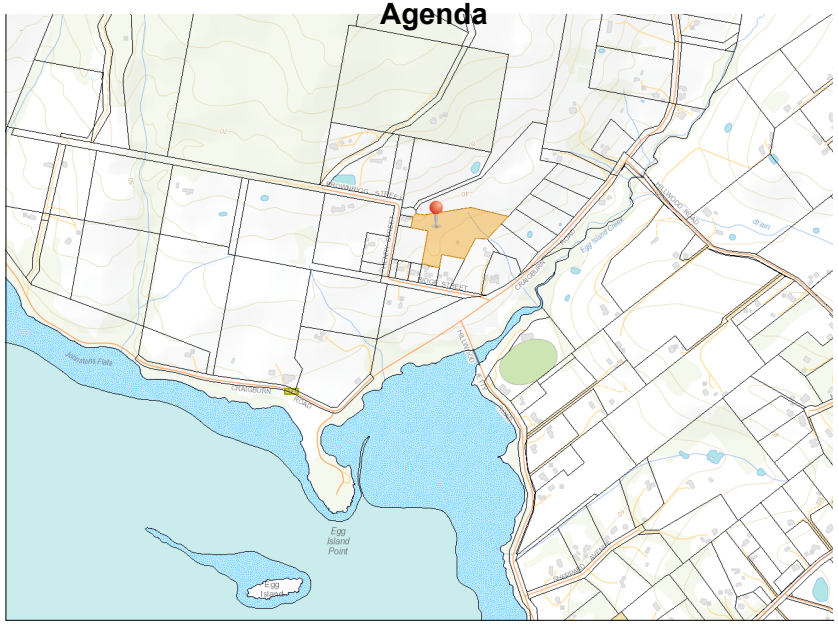


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





LOCATION PLAN

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	PART SITE PLAN
A03	SITE DRAINAGE PLAN
A04	FLOOR PLAN
A05	ELEVATIONS
A06	ELEVATIONS
A07	SECONDARY DWELLING PLAN & ELEVATIONS

PLANS TO BUILD
ABN 23 269 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L M DELL LIC. No. CC5932 G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.

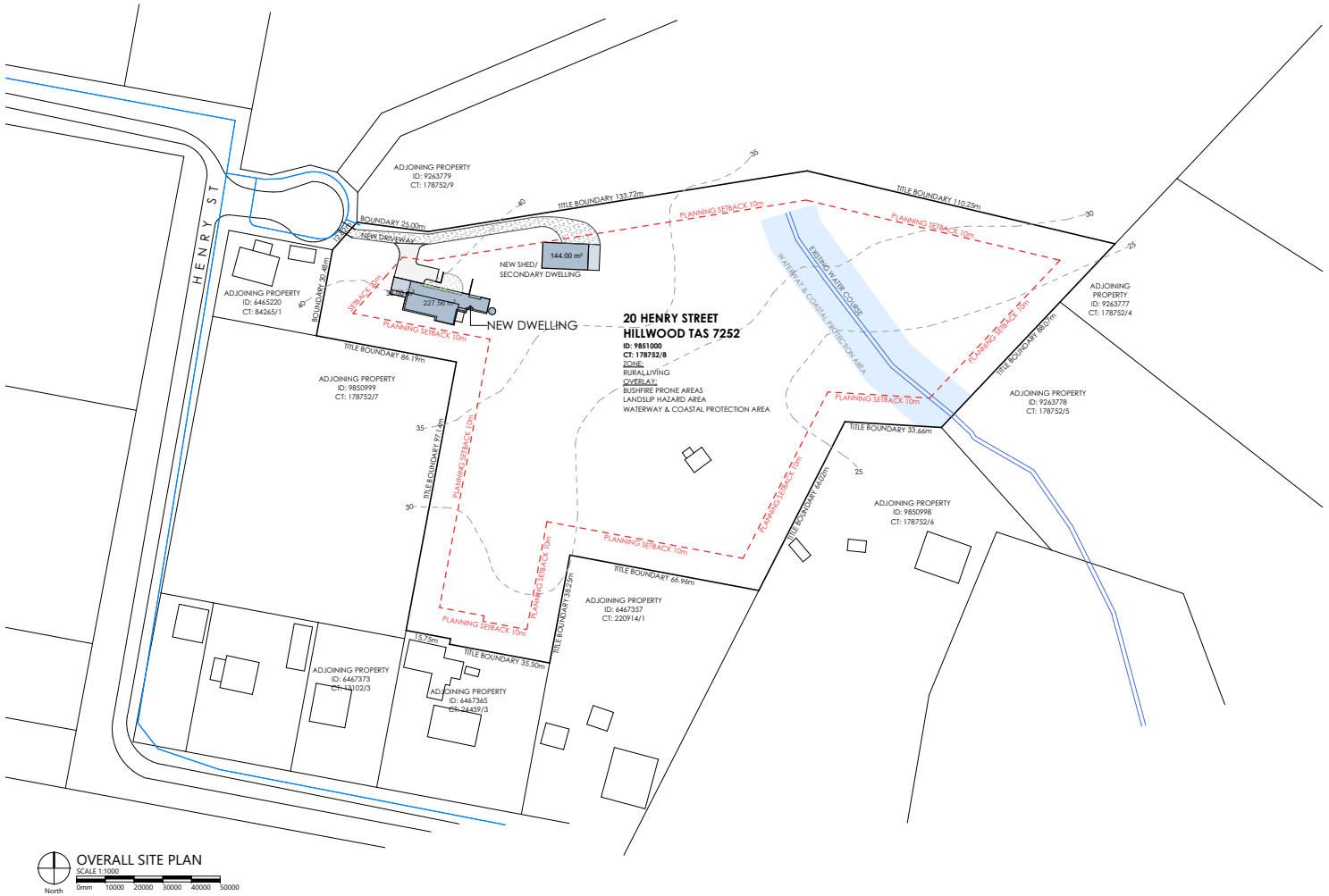
NEW DWELLING
20 HENRY STREET, HILLWOOD TAS 7252
D JACKMAN & R WALTERS

PROJECT INFORMATION:

FLOOR AREAS: NEW DWELLING FLOOR AREA: 264m² NEW OUTBUILDING FLOOR AREA: 144m²		SITE AREA: 900m²	WIND SPEED	LAND TITLE, VOLUME & FOLIO: 178752/8
SITE OVERLAYS: LANDSLIP HAZARD, WATERWAY & COASTAL PROTECT, BUSHFIRE PRONE	SITE CLASSIFICATION :	CLIMATE ZONE: 7	ALPINE AREA: N/A	BUSHFIRE ATTACK LEVEL:
COUNCIL: GEORGE TOWN	WIND REGION: A3	CORROSION ENVIRONMENT: MODERATE		TERRAIN CLASSIFICATION:
SCHEME / ZONE: 11.0 RURAL LIVING	SCALE: IF IN DOUBT ASK SCALE @ A2	PRINT DATE: 19/05/2025	PROJECT NUMBER: 23143	

rev.	Amendment	Date
0		

DRAWING No: A00 1 of 8 | ISSUE: APPROVAL | REV: 0



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

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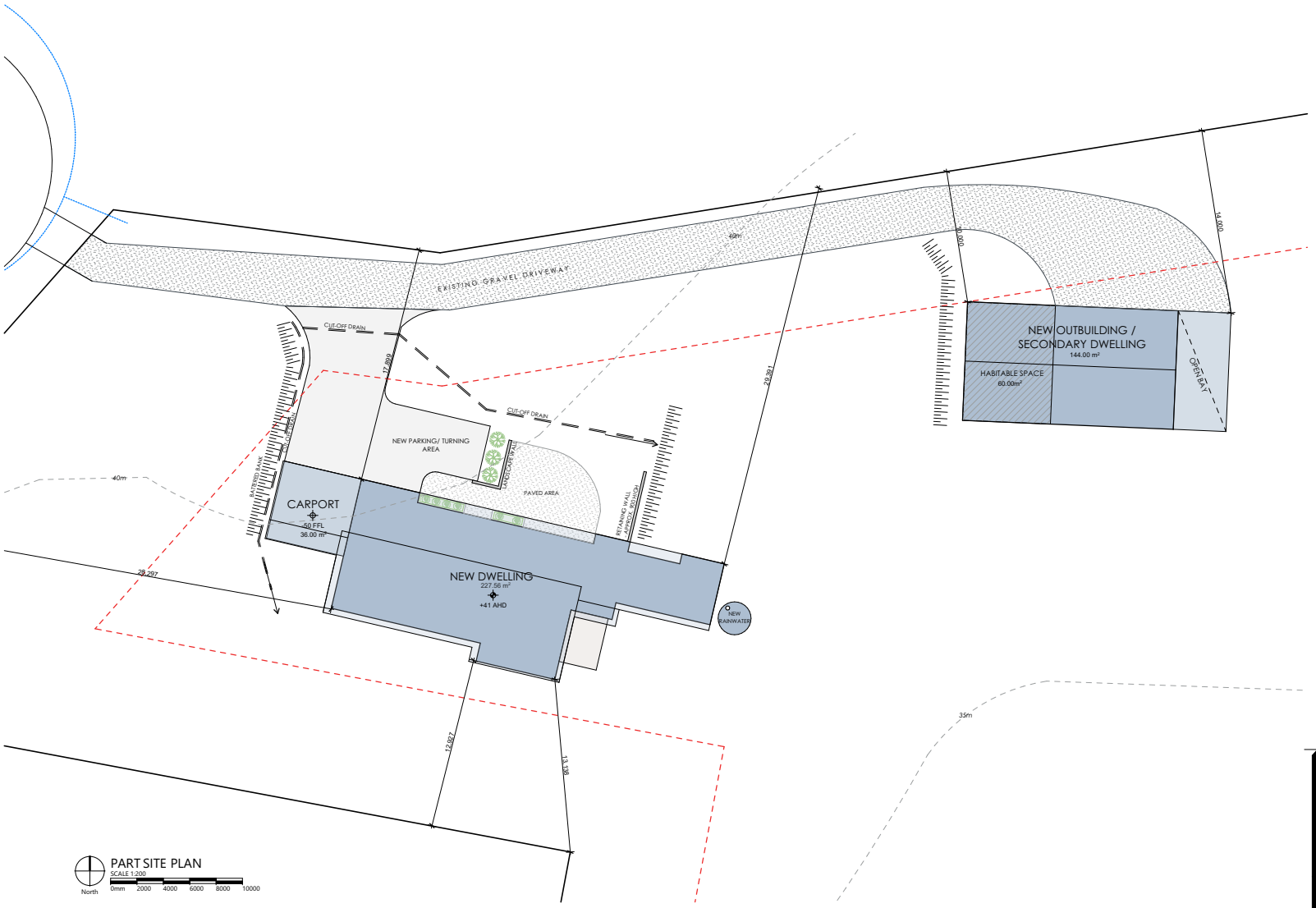
PLANS TO BUILD
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Tasmania, 7250.
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Email - leigh@planstobuild.com.au
L M DELL LIC. No. CC5932 G

Owner:
D JACKMAN & R WALTERS

rev.	Amendment	Date
0		

NEW DWELLING
20 HENRY STREET, HILLWOOD TAS 7252

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	19/05/2025	A01 2 of 8	REV: 0



PART SITE PLAN
SCALE 1:200
North
0mm 2000 4000 6000 8000 10000

SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
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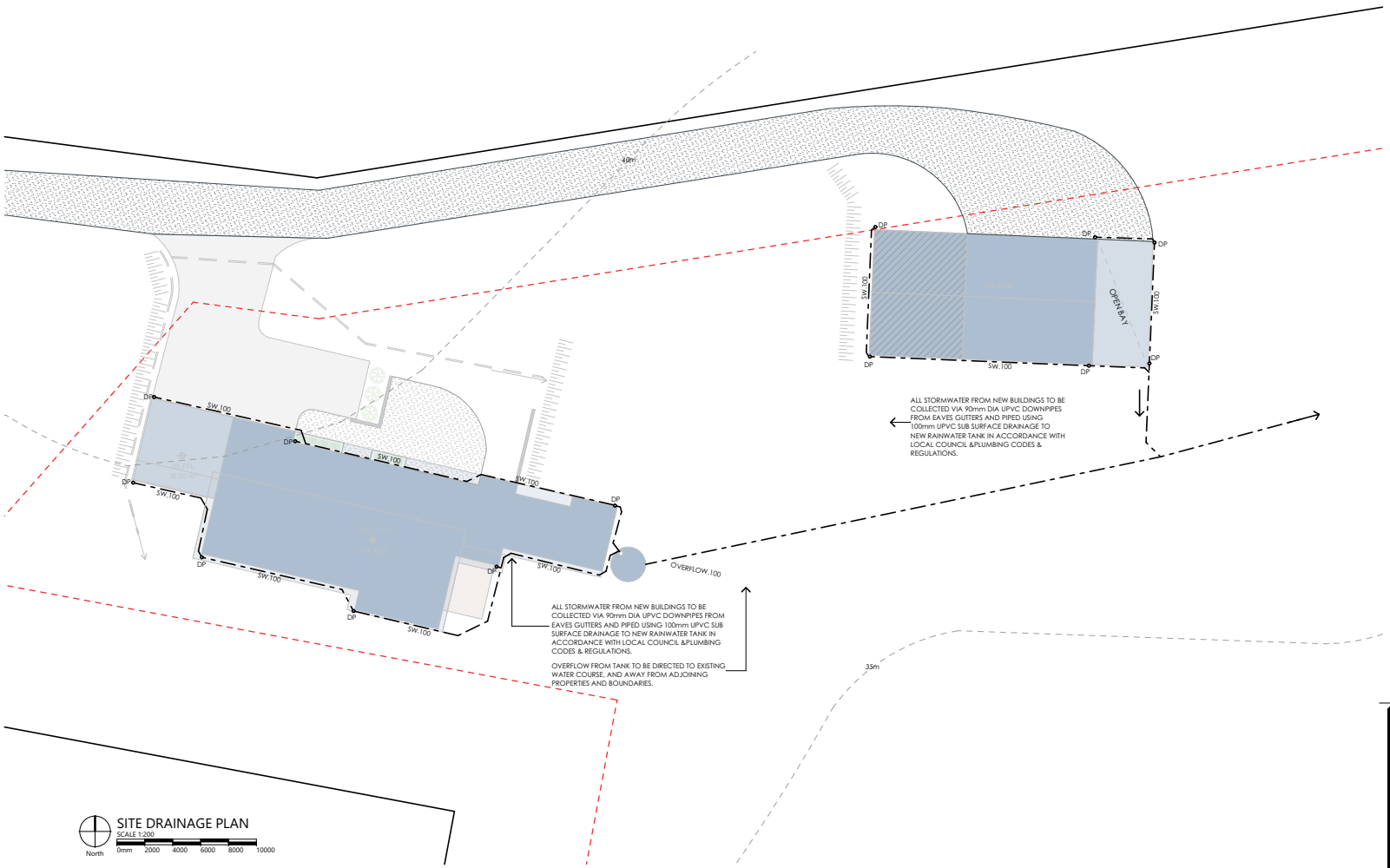
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23143	SCALE @ A2	19/05/2025	A02 3 of 8	REV: 0



SITE DRAINAGE PLAN
SCALE 1:200

SITE PLAN NOTES

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PLUMBING LEGEND

SW.100 — NEW 100mm DWV PVC SN6 STORMWATER PIPE WITH 1: 100 MINIMUM GRADE UNLESS NOTED OTHERWISE BELOW

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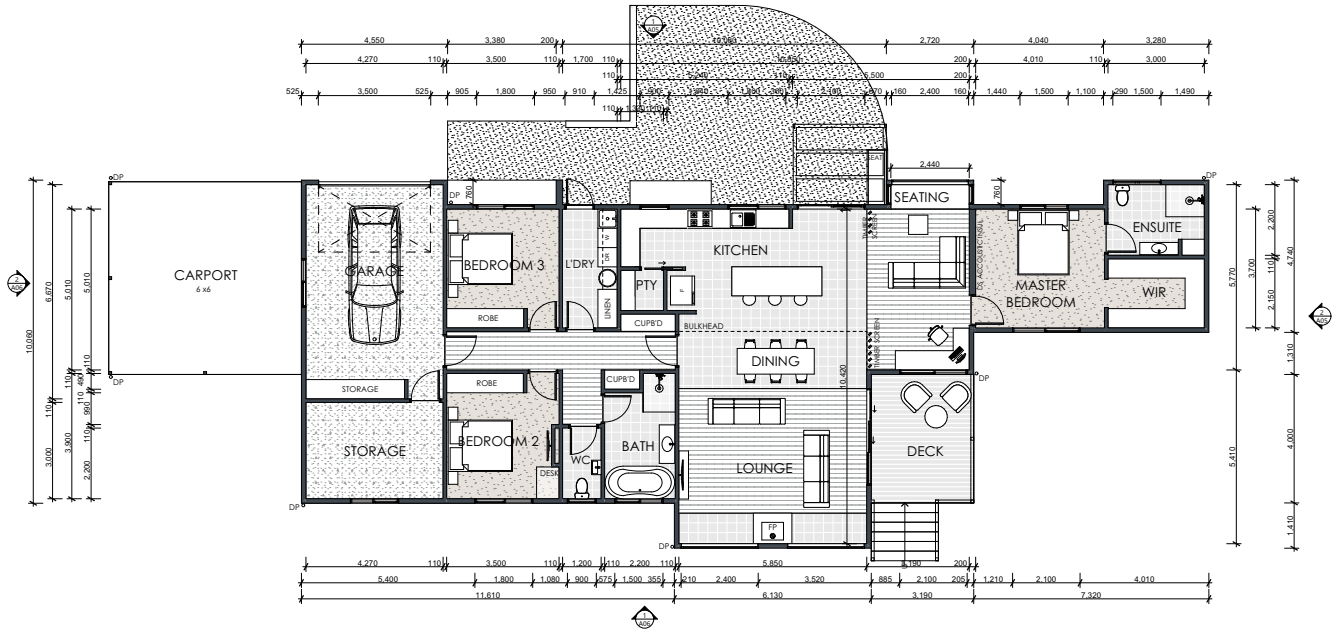
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23143	SCALE @ A2	19/05/2025	A03 4 of 8	REV: 0



FLOOR PLAN
SCALE 1:100
Project North 0mm 1000 2000 3000 4000 5000

FLOOR PLAN LEGEND

- INSULATED 90x35mm MGP.10 OR .12 TIMBER STUD FRAMED WALLS, Pb LINING INTERNALLY, PAINT FINISH. PROVIDE VAPOUR PERMEABLE BUILDING WRAP, LAP AND TAPE ALL JOINTS. REFER TO ELEVATIONS FOR EXTERNAL CLADDING SELECTION. REFER TO INSULATION SCHEDULE FOR THERMAL REQUIREMENTS (R-VALUES)
- EXISTING WALLS RETAINED
- PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- PAINT GRADE HOLLOW CORE **(SOLID IN WETAREAS)** INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH
- W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE
- WET AREA REFER TO HEALTH AND AMENITY INGENERAL REQUIREMENTS ON DRAWING A20 & WATERPROOFING TABLE ON DRAWING A19
- SD HARDWIRED SMOKE DETECTOR. REFER TO DRAWING A20 GENERAL REQUIREMENTS

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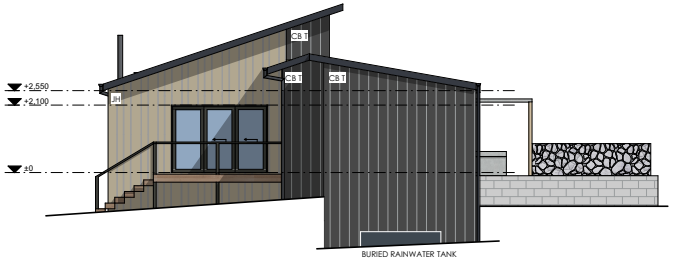
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PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	19/05/2025	A04 5 of 8	REV: 0



1 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION NOTES

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS , SEALS , FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.

REFER TO GLAZING CALCULATOR FOR WINDOW & GLAZING DETAILS TYP.

JH 'OBLIQUE' JAMES HARDIE SCYON FIBRE CEMENT SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER' PAINT FINISH.

SG SPOTTED GUM TIMBER CLADDING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER'.

CB T 'TRIMDEK' COLORBOND SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS. 'COLOURS BY OWNER'.

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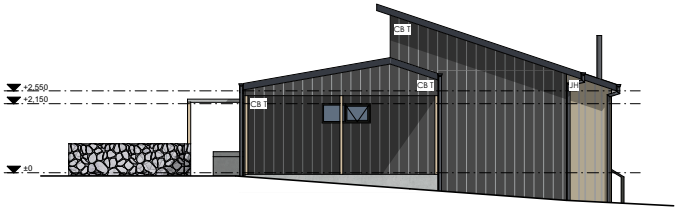
rev.	Amendment	Date
0		

NEW DWELLING
20 HENRY STREET, HILLWOOD TAS 7252

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	19/05/2025	A05 6 of 8	REV: 0



1 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 WEST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION NOTES

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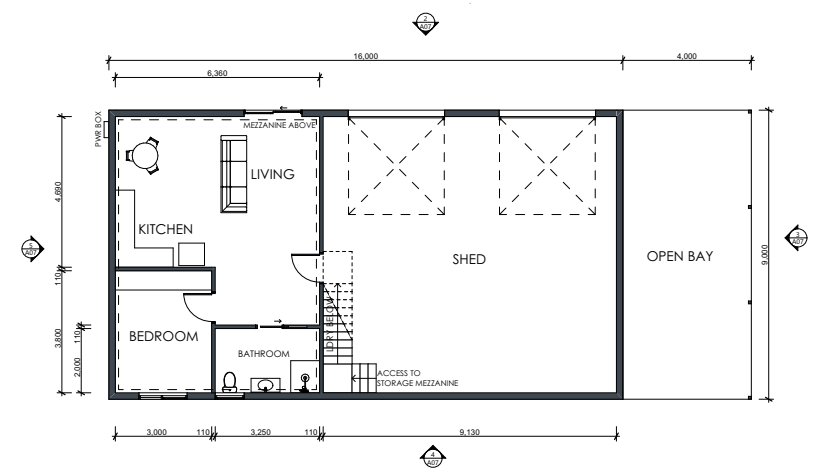
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PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	19/05/2025	A06 7 of 8	REV: 0



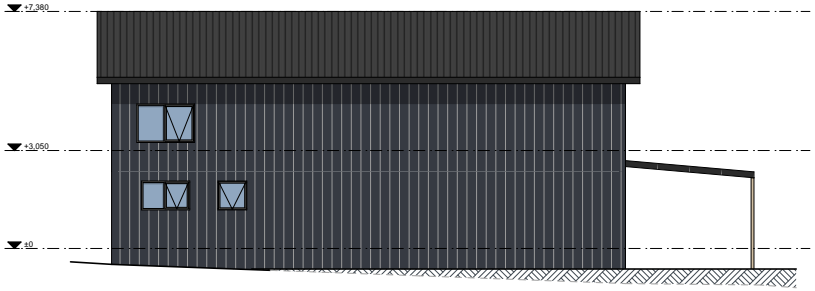
SECONDARY DWELLING FLOOR PLAN
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Project North



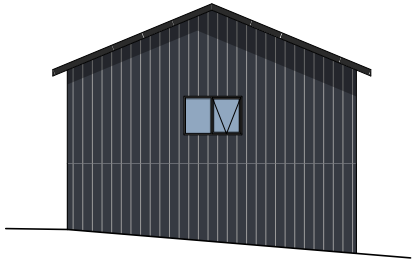
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3 SECONDARY DWELLING ELEVATION
SCALE 1:100
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4 SECONDARY DWELLING ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



5 SECONDARY DWELLING ELEVATION
SCALE 1:100
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MEMBER
you're in good hands

PLANS TO BUILD
ABN 23 269 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@plansfobuild.com.au
L M.DELL LIC. No. CC5932 G

Owner:
D JACKMAN & R WALTERS

rev.	Amendment	Date
0		

NEW DWELLING
20 HENRY STREET, HILLWOOD TAS 7252

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
23143	SCALE @ A2	19/05/2025	A07 8 of 8	REV: 0

Justin Simons

From: Council Referrals <Council.Referrals@tasnetworks.com.au>
Sent: Friday, 13 December 2024 12:44 PM
To: George Town Council Planning
Subject: FW: TN Referral - 20 Henry Street, Hillwood - Residential - Single Dwelling & Outbuilding - DA 2024/107 - CN24-313963

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi Chelsea,

Thank you for your email on 10/12/2024 referring to the above development.

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

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.

Kind Regards,
Shehan.

Shehan Mendis
Customer Relationship Specialist

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

www.tasnetworks.com.au

@TasNetworks

/TasNetworks





From: Chelsea Blyth <chelseab@georgetown.tas.gov.au>
Sent: Tuesday, 10 December 2024 10:42 AM

From:	Heidi Blattner [redacted]
Sent:	Monday, 22 September 2025 6:11 PM
To:	George Town Council Planning
Subject:	Subject: Objection to Development Application 2024/107 at 20 Henry Street, Hillwood.
Attachments:	1000071449.jpg; 1000071441.jpg; 1000071450.jpg; 1000071451.jpg; 1000071417.jpg
Categories:	Justin

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Dear General Manager,

I am writing to lodge a formal representation and objection to the development application 2024/107 for the property at 20 Henry Street, Hillwood, which proposes to alter a Part 5 Agreement and relocate the approved building envelope.

We are the owners of the adjacent property at 14 Henry Street. Our decision to purchase this specific block was made in good faith, based on the approved subdivision plan and the legally binding covenants contained within the Part 5 Agreement, registered under the Land Use Planning and Approvals Act 1993. This agreement explicitly defined the building envelopes, which guaranteed our privacy, amenity, and the rural character we sought.

Our objection is based on the following key grounds.

1. Unilateral and Unfair Alteration of a Part 5 Agreement

The proposed relocation of the building envelope is in direct contravention of the existing Part 5 Agreement. The applicant's own Landslide Risk Assessment acknowledges this non-compliance, stating that approval would require the removal or alteration of Section 3.3 clauses (a), (b), and (n)(ii).

A Part 5 Agreement is a foundational legal instrument intended to provide certainty for all parties within a subdivision. Allowing one owner to unilaterally rewrite its terms to our detriment would be a breach of fair and orderly planning. It undermines the integrity of the planning scheme and the security of our investment. The proposal to move the dwelling to within 10 metres of our boundary fundamentally changes the nature of our rural property, directly impacting our amenity and its market value.

The applicant's Landslide Risk Assessment report notes their proposed building site is "undesirable" due to poor drainage. It is inequitable for the Council to resolve their "undesirable" site issue by approving a change that exports drainage problems onto our land and diminishes our property's value and enjoyment.

2. Unauthorised Works and Resultant Drainage Damage

Of significant concern is that drainage works have already been undertaken on the applicant's property. These are presumably unauthorised works as they appear to be recommendations put in place by the Landslide Risk Assessment document for the as-yet unapproved development application.

The applicant's own reports identify their proposed new building site as soggy and undesirable. Their Landslide Risk Assessment recommends diverting groundwater to "existing drainage lines," and Section 4 of the Stormwater Management Report explicitly states that due to landslide risk, "it is not feasible to retain the stormwater on the site." It seems reasonable to assume that these unauthorised drainage works have been installed preemptively to improve the viability of the proposed house site.

These works have already had a severe negative impact on our property, causing significant waterlogging and making large areas of our land unusable. This has occurred because the new drainage directs surface water directly onto our block. I have attached photographic evidence of these unauthorised works and the resulting damage.

3. Stormwater Impact of Unauthorised and Non-Compliant Drainage

The unauthorised drainage works fundamentally contradict the applicant's Stormwater Management Report (SMR), creating a significant and ongoing risk to our property and possibly the Ridge St properties.

The method of diversion is in direct contravention of the subdivision's SMR:

- **Contradiction of Approved Flow Path:** The SMR mandated that stormwater be directed to the existing drainage channels at the East of the block. This was a critical design feature to prevent negative impacts on properties to the south on Ridge St. The applicant has instead constructed drainage directing water to the West, straight onto our property.
- **Invalidation of Stormwater Calculations:** The SMR concludes that in the western catchment "There is no increase in peak flow... thus there is no increase in the risk of inundation to the southern properties." This conclusion is now invalid. It was based on the premise in Section 2.4 that the western catchment was minor and "not contributing flows to any overland stormwater". The new drainage artificially diverts the surface water from the new house envelope into this western catchment, fundamentally altering the hydrology and invalidating the report's findings.
- **Incomplete Data:** The existing stormwater calculations are already deficient as they fail to account for all impervious surfaces, specifically the paved area and the carport roof area of the second dwelling (408m² does not include these areas). The actual runoff is therefore greater than stated. This must either flow into the already small and easily blockable 150mm stormwater pipe to the east, or compound the impact of the unauthorised diversion. (Note: the pipe sizing does not appear to have been calculated by an engineer - it may be theoretically correct but in a rural setting it's unlikely to be sufficient due to blockages).

In summary, the applicant has installed unauthorised works that violate the core methodology of the approved Stormwater Management Report. This action invalidates the report's conclusions and has been undertaken to solve their on-site issues by creating a direct water nuisance and risk for our property and possibly others. The Council cannot rely on the submitted stormwater plan as it is demonstrably flawed and based on a system that has been altered since its creation.

Conclusion

This application seeks to overturn a legally binding agreement for the sole benefit of the applicant, transfers a significant drainage problem onto our property, and in part relies on unauthorised works undertaken in contravention of the Act.

Approving this application would be contrary to the objectives of the Land Use Planning and Approvals Act 1993, which is designed to ensure the fair, orderly, and sustainable use and development of land.

For these reasons, we strongly urge the Council to refuse this development application.

Yours sincerely

Heidi Blattner and Allan Clark




Stormwater diverted into our property by the applicant.


Spoon drain on 20 Henry Street created by applicant.


Spoon drain now concealed
by applicant


Large parts of our property
now waterlogged.

Draft Rebuttal to Objection for Development Application DA 2024/107

This document is a formal response to the objection lodged against Development Application **DA 2024/107** for 20 Henry Street, Hillwood. We believe the objection relies on several material inaccuracies, misinterpretations of professional reports, and a failure to acknowledge the objectors' own non-compliance with the registered **Part 5 Agreement (E216227)**.

---

1. Stormwater, Drainage, and Site Waterlogging

The objection incorrectly attributes existing drainage issues to the proposed development. The evidence demonstrates that the core water issues on the objector's property are related to existing overland flow and rising groundwater.

A. Water from Cul-de-sac

- The water flow in question is not a consequence of our proposed development as it is funnelled directly off the now council cul-de-sac into the spoon drain in question, both created by the subdivider. This can be verified by Google maps timeline.

B. Maintenance of Existing Drain

- The initial work on the existing drain (created by the subdivider) involved the removal of overgrown vegetation and cleaning, in accordance with the Part 5 Agreement Section 3.3(h), which states: "the Owner is to maintain or cause to be maintained all drainage systems on the land."

- Following Council advice, we subsequently removed a section of the wall 7 meters inside our boundary to allow water to disperse onto our property first. The water then flows naturally, in alignment with the valley's original topography, onto the objector’s property.

C. True Cause of Objector's Waterlogging

- The George Town Council's Infrastructure Project Co-Ordinator, Naresh Bista, was on-site after a three-month dry period and witnessed spring water rising up out of the ground on the objector’s property, approximately 8 meters inside their boundary.
- This professional observation confirms the primary cause of the objector’s waterlogging is rising groundwater/spring water, not runoff from the proposed development site. This is further supported by historical accounts from long-term locals who recall their grandmother collecting spring water in summertime from this area approximately 90 years ago.

2. Objector's Non-Compliance with Part 5 Agreement and Rural Character

The objectors' actions on their property are in direct breach of the same Part 5 Agreement they cite in their objection and have undermined the "rural character" they claim to protect.

A. Breaches of Part 5 Agreement

- **Duck Ponds:** The photograph submitted with the objection clearly shows duck ponds built by the objectors, which are a direct breach of Part 5 Agreement Section 3.3(f), which explicitly states: "the Owner must not construct ponds on the land."
- **Blockage of Seepage:** The construction of these ponds also breaches Section 3.3(e): "the Owner most not block or constrain the flow of water from any springs or seepages on the land."
- **Subsurface Irrigation Area:** The objector's septic subsurface irrigation area is in breach of Part 5 Agreement Section 3.3(n)(ii), which states: "the treatment system is to be located in an area with ground slopes of less than five degrees." The area averages approximately 7 degrees and is directly above, contributing to the waterlogged area in question.
- **Animal Damage:** The objectors' ducks and chickens are causing material damage and erosion by foraging and churning stable plant and grassy areas into a muddy slurry that erodes quickly.

B. Loss of Rural Character and Erosion Control

- The objectors have removed every single tree on their property, including established native specimens approximately 80 plus years old, directly contradicting their pursuit of 'rural character.'
- This action is contrary to principles of best practice for slope management, such as those outlined in The Australian Geoguides for Slope Management and Maintenance (LR8) (maintaining vegetation) and has the secondary effect of raising their site water table levels, exacerbating their waterlogging issue.

3. Building Envelope and Site Setback Accuracy

The objection incorrectly claims the proposed dwelling is "within 10 meters."

- **Setback Correction:** Our site proposal clearly shows a distance of **12.9 meters** from the objector's boundary, not the "within 10 meters" statement made in the objection.
- **Original Envelope:** The objectors purchased the property with full knowledge that the original approved building envelope for our lot is located **10 meters** from their boundary and is in their general viewing area. This original envelope is clearly visible on the subdivider's map.
- **Proposed Improvement:** The proposed dwelling location, at **12.9 meters**, is actually an improvement as it is out of their current general viewing area, thereby reducing the perceived impact on their amenity.

4. Misinterpretation of Professional Reports (SMR & LRA)

The objection fundamentally misrepresents the findings and scope of the technical reports.

A. Landslide Risk Assessment (LRA)

- **"Soggy and Undesirable" Quote:** The word "soggy" is **not mentioned** in the report. The "undesirable" area mentioned in the report is referring to the low-lying area *below* the proposed building site, (the original building envelope) not the proposed site itself.
- The report mentions that the undesirable low-lying area has potential poor drainage primarily due to the overflow runoff from the objector's lower dam being funnelled onto our property, a condition worsened by the recent digging out of their dam with associated tree and reed removal around the dam.

B. Stormwater Management Report (SMR)

- The objection incorrectly states the SMR mandated stormwater be directed to the East. This statement is misleading because the SMR only deals with the stormwater runoff from the proposed house and shed and does not relate to the water from the council cul-de-sac.
- The Site Plan submitted clearly shows the stormwater drainage for all buildings, which will be constructed on the Eastern side and drained further away from the objector's land in question. The proposed gravel driveway is a **pervious surface** and will not generate a point source discharge, which is why it is not considered in the formal stormwater management plan.
- This SMR was completed in April 2025 and no changes have been made to site as in objectors' statement, and Council's Infrastructure Project Co-Ordinator, Naresh Bista, was on-site months prior to the report.

Based on the evidence presented, we respectfully request that the George Town Council dismiss the objection as it is based on demonstrably false premises, ignore the professional opinions, and fails to consider many of the objector's own repeated breaches of the Part 5 Agreement.



Objector's property left. Sag growth in valley from ground water seepage. (note: no ponds).



Objector's property. Large native trees, now gone. (note: no ponds).



Objector's property left. Sag growth from underground water seepage. (note: no ponds).



ANNUAL REPORT

2024-2025

GEORGE TOWN COUNCIL

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.

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Annex B	Full Financial Report 2024/2025
Annex C	Action Performance and Timeframe Report

WELCOME

The 2024/2025 Annual Report outlines George Town Council's operations and achievements over the past financial year and the fulfilment of its statutory and strategic requirements.

This report incorporates the results of Council's performance in respect to goals and objectives set in the 2024/2025 Annual Plan and details the financial performance of the organisation. The report provides an insight into our operations and services to our community, and how Council is progressing with developing a positive future for the George Town municipality toward a progressive, prosperous and proud.

MUNICIPALITY SNAPSHOT

The Municipal area of George Town Council is located in northern Tasmania, about 50 kilometres north of the Launceston CBD. It is bound by the Bass Strait in the north, the Dorset Council area in the east, the City of Launceston in the south, and the Tamar River in the west.

The George Town Council area includes the localities of Beechford, Bell Bay, Bellingham, George Town, Hillwood, Lefroy, Long Reach, Low Head, Lower Turners Marsh (part), Lulworth, Mount Direction (part), Pipers Brook (part), Pipers River (part), Retreat (part) and Weymouth.



649 km²
AREA OF MUNICIPALITY

ESTIMATED POPULATION
7,267
2022 ABS ERP

59% GRP
TASMANIA'S MANUFACTURING INDUSTRIES LOCATED AT BELL BAY

The George Town Council area includes rural and rural-residential areas, with the main township at George Town. Significant industrial areas are located just south of George Town, including the Bell Bay Advanced Manufacturing Zone. Rural land is used largely for agriculture (particularly sheep and cattle grazing) forestry, strawberries and vineyards. Tourism is also an important industry.

The district offers three schools providing early childhood, primary and secondary education and a hospital and medical centre. Recreational infrastructure including sporting clubs, a public swimming pool, indoor sporting venues, mountain bike trails, safe beaches and boat ramps provide an exciting choice of recreational activities.

The George Town Aerodrome is a minor airport serving George Town and the Launceston Airport is approximately 55 minutes drive from George Town. The area is well served by a state highway connecting the Tamar Valley, the City of Launceston, north east Tasmania and the rest of the state.



Image: George Town

OUR VISION IN 2030

– OUR COMMUNITIES –

Progressive

in our aspirations & approaches

We are resilient and adaptive innovators and change makers. With courage, we respond creatively to our challenges and opportunities. The energy of our young people drives us all forward and we value participation from our elders who contribute and encourage the endeavours of our communities.

Proud

of who we are, what we do and how we do it

We foster positive and productive attitudes and know that inspirational leadership is found everywhere within our communities. We care for one another and back ourselves.

Prosperous

in all aspects of our life – economic, environmental & social

Economically we prosper as a community of lifelong learners. We encourage, coach and mentor our young people to reach their potential. We are making and building a diverse economy centred around doing old things in new ways and new things first. We promote our enviable lifestyle as the setting for entrepreneurial endeavours. Our population continues to grow with people who identify with all the extraordinary things we see in our place and living here. Visitors are welcome to stay and experience our environment, culture, celebrations and produce.

Our environmental prosperity, health and well-being is found and facilitated in our beautiful coastlines, beaches, rivers, rolling hills, productive agricultural land and built heritage. We cherish all living things. We respect and take care of our environmental richness so it will continue to nurture us and the generations to come.
We promote active, healthy living and enjoy doing this together. Socially we find joy and learning from the ancient past of the original custodians of our place and our more recent European history. We are community builders energised by our creative endeavours and events.

Image: Bell Bouy Beach

VALUES & PRINCIPLES

Council Values

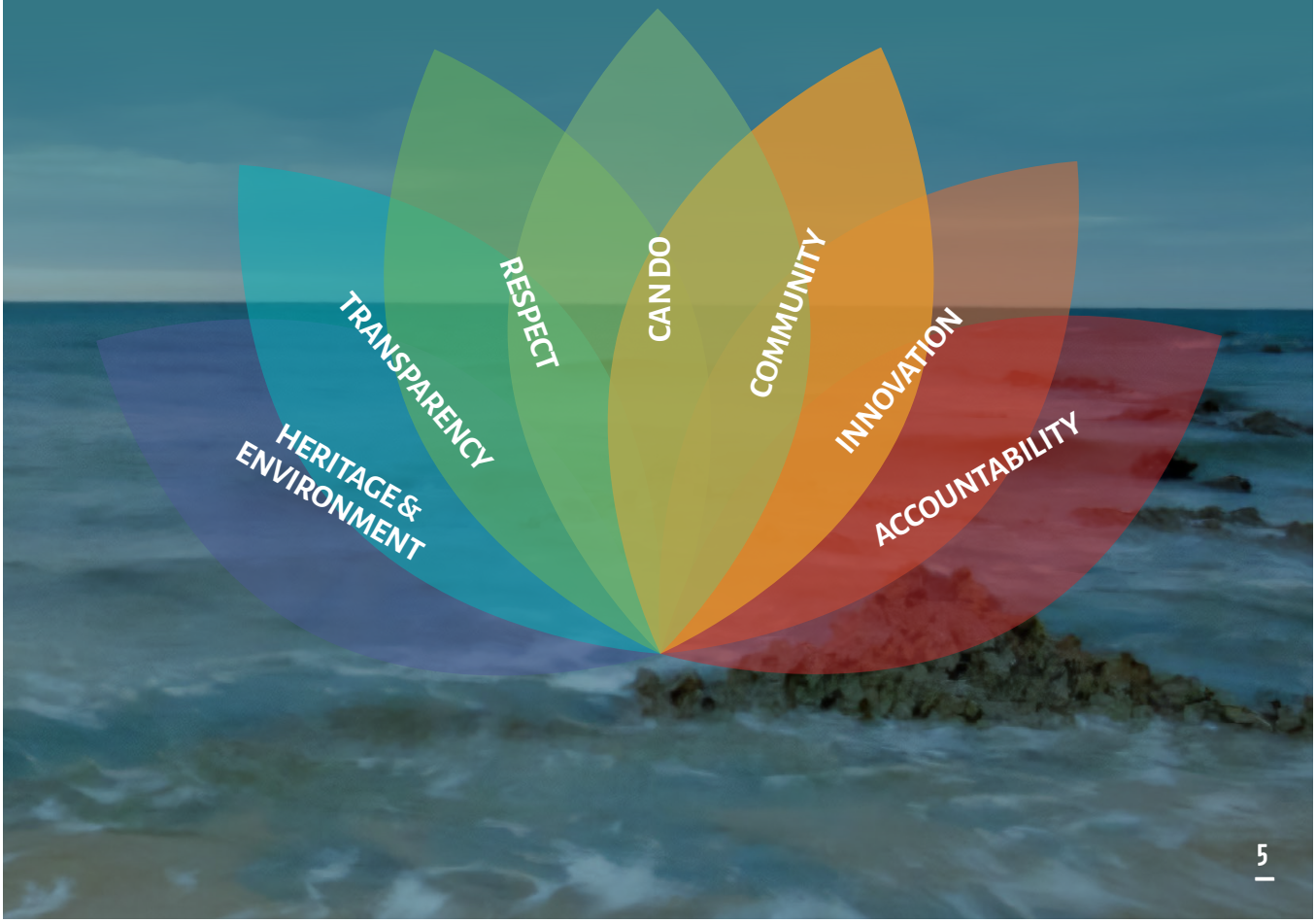
The Council's Mission is supported by its commitment to pursue fundamental values. These values drive the way the Council operates and how Council carries out all its activities and services for the benefit of the community.

- Accountability
- Innovation
- Community
- Can Do
- Respect
- Transparency
- Heritage & Environment

Guiding Principles

These are the principles we will use to guide our future choices and behaviours. In all we do and how we work together we will:

- Respect and care for each other
- Welcome diversity in all its forms
- Pursue local opportunities
- Celebrate our heritage
- Treasure our natural environment
- Be open to new ideas and show leadership



MAYOR'S MESSAGE

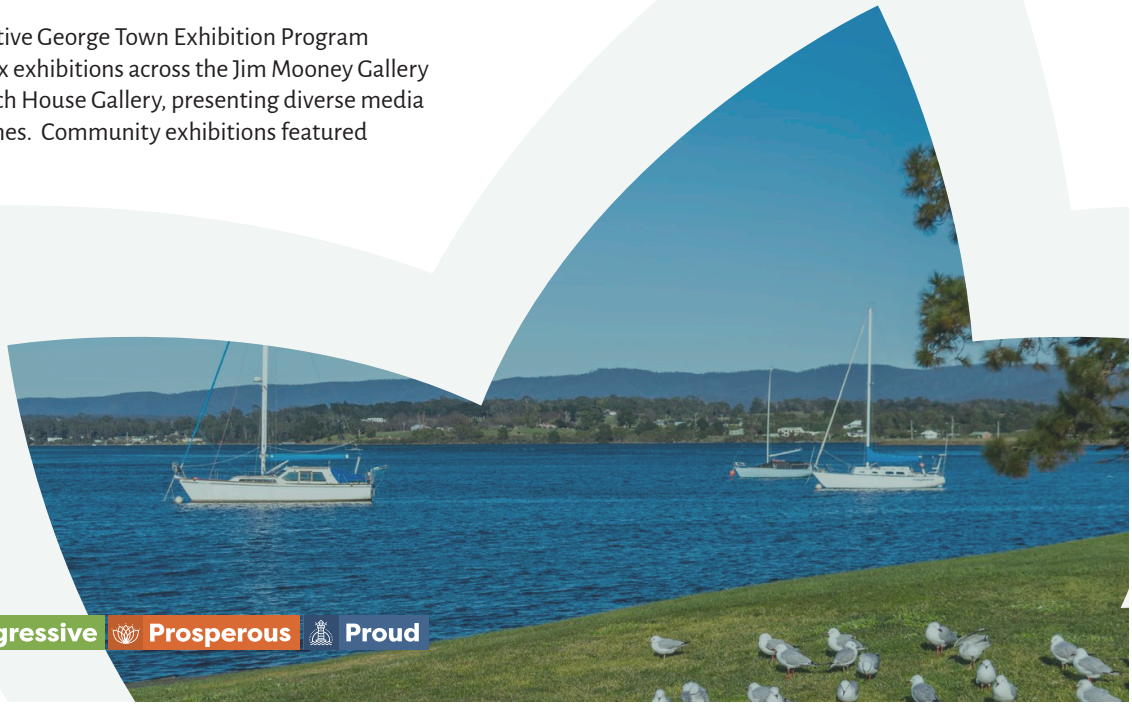
ya pulingina, welcome.

It is my pleasure to present the 2024/2025 Annual Report. A year of celebration of arts, culture and events. Some of the highlights include the Solstice in the Square, a winter celebration which attracted over 2,000 attendees and featured music, fire performances, food, and art installations. The Art-Street-Art transformed George Town into an open-air gallery, showcasing murals and installations created by local artists and youth. The Tamar Valley Folk Festival spanned three days and included concerts, workshops, markets, and children's activities. The George Town (Mini) Summer Series brought live music concerts to Weymouth, Hillwood, and George Town, highlighting Tasmanian artists and of course, the much celebrated New Year's Extravaganza hosted by the George Town Neighbourhood House.

The Creative George Town Exhibition Program hosted six exhibitions across the Jim Mooney Gallery and Watch House Gallery, presenting diverse media and themes. Community exhibitions featured contributions from Lighthouse Regional Arts, local schools, and youth-led initiatives. The second year of the Kinimathatakinta/George Town Art Prize celebrated local identity and the environment, and the inaugural Youth Art Prize received over 40 entries across various age groups.

The Creative George Town Workshops engaged 811 participants in activities such as flower crown making, acro balance, circus arts, fluid art, and cultural practices.

Council partnered with Aboriginal community members to deliver events for NAIDOC Week and Reconciliation Week, including flag-raising ceremonies, smoking ceremonies, film screenings, and workshops. Signage for the First Nations Gathering Space was installed, featuring artwork by Palawa artist Susan Mansell. The Bass & Flinders Maritime Museum celebrated Matthew Flinders' 250th birthday through an international collaboration with the community of Donnington in the UK, and the museum acquired and displayed the historic whaleboat Mirage, and participated in the Australian Wooden Boat Festival.





Following initial support from Council and the State Government, the George Town Art & Artisan's Guild became an independent incorporated association. This has proven to be a great example of successful partnerships leading to sustainability of new cultural enterprise.

I am proud of Council's commitment to youth development through the Our Futures Youth Program. With initiatives including; Launchpad Drop-in Sessions offering weekly creative and mentoring activities, Seagulls to Chips Program supporting leadership and creative development, Future Changers Camp, a youth leadership retreat, the Youth Impact Council and the Youth Voice Showcase, which presented survey results and recommendations for youth wellbeing and engagement.

It is also with great pride to report on Council's continued investment in the local community, with some examples including St Vincent de Paul for its Dining with Friends program, George Town Art & Artisans Guild Inc for marketing assistance and the George Town Junior Football Club to assist with playing jumpers and attire. Council also supported local athletes attending competitions ranging from motorcross, boxing and basketball.

Some additional highlights I would like to bring to the attention of the reader include the inaugural Caring for Cats Program. This program is a state-first, aimed at reducing the number of stray and feral cats that can have a significant impact on local fauna and improving responsible pet ownership. During this pilot program, Council desexed 113 cats and microchipped 115 cats. A special thanks goes to Just Cats, TassieCats and Scottsdale Vet for their assistance throughout the program

Adopted in June 2024, the George Town Street Tree Strategy has guided the planting of 145 advanced trees. This year, plantings were installed along Victoria Street, Anzac Drive, Blue Gum Dog Park, Stonehouse Street and Cemetery Road. The strategy will continue to be implemented in the coming years, improving township amenity, supporting temperature reduction, storm water pollutant reduction and habitat provision. A further 3,000 trees were planted at the former landfill in George Town. The program was delivered in partnership with Tamar NRM and involved many volunteers from across the community.

There is many more activities I could highlight. I implore you to read through a few more of them presented in the report.

Greg Kieser
Mayor



GENERAL MANAGER'S MESSAGE



Welcome to the 2024/2025 Annual Report of George Town Council. This report presents a number of highlights and the organisation's performance over the 12 months ending 30 June 2025. Performance measures of note include the annual operating of an operational surplus of $70k in line with the 1.0% target set in Council's Financial Management Strategy.

Pleasingly, this result represents the seventh consecutive year that surplus has been achieved. This allows for cash reserves to be bolstered, enabling the organisation not only to meet its liabilities and obligations but also provides opportunities to invest in strategic initiatives for the benefit of the community.

I acknowledge the financial support provided by the Commonwealth and State governments through both recurrent and non-recurrent funding, as we do investment from our industrial partners in community programs and assets. This funding assistance reduces Council's reliance on rates and charges.

Council once again invested significantly in the renewal of its assets, including almost 10 kms in resealing of roads and approximately 500 lineal metres of paths replaced and 1.4km of new footpaths. The overall investment in renewal was approximately $2.5M representing a greater than 90% renewable ratio across all major asset classes. This is in line with the target ratio of 90-100%. Interestingly, an asset sustainability ratio is reported as low as 47% which is well below the 100% target. This is a result of having to write down the depreciation of the outdoor pool which represents approximately $1.535M additional

depreciation than previous years. Compounding the sustainability ratio was the diversion of renewal to capital required for bridge replacements following major storm events which significantly damaged a number of bridges.

Once again, the team have delivered a completion rate above 90% for Annual Plan actions and just shy of 100% for customer service compliance. This result is impressive when considering the increase in customer requests from 642 in 2023/2024 to 1,323 in 2024/2025. A total of 169 requests for service were lodged between 28th of August 2024 and 20th of September 2024 due to weather events.

Our planning and building teams continue to be kept busy processing building works to the approximate value of $48M. The team's performance has been recognised, having received an award through LGPro for Organisational Excellence and a further two awards for excellence in the categories of Great Place and Planning Champion, awarded by the Planning Institute of Australia.

Council's Team Leader for Community Services was awarded the Emerging Leader award through LGPro. Council's Our Futures Youth Program was a notable finalist. The Northern Tasmanian Alliance of Resilient Councils, in which George Town Council is a member, also received an award for Organisational Excellence. In the George Town Chamber Business Excellence Awards, Council was successful in winning the award for Best Marketing/Advertising Campaign for the Solstice in the Square event.

A fantastic year acknowledged by a number of accolades for our teams. I trust you will enjoy the ensuing report.



Shane Power
General Manager



ELECTED MEMBERS

Councillors Service and Expenses

In accordance with the Local Government Act 1993, Part 7, Division 2, para. 72 sub-para 1 (da), the following statement of Mayoral, Deputy Mayoral and councillor expenses is provided. Council's formal committees were the Audit Committee and the newly established George Town Health and Wellbeing Committee, which has yet to hold its inaugural meeting.



Cr Greg Kieser

Mayor, Elected 2018

Appointments to internal/external committees & groups	Chair – George Town Municipal Emergency Management Committee; TasWater Board – Owners Representative; Member – Local Government Association of Tasmania; Chair – Northern Tasmanian Development Corporation; Member – Tamar Estuary Management Taskforce; Member – Friends of Low Head Penguin Colony, George Town Reconciliation Action Working Group; Member – Youth Council			
No. meetings attended	Ordinary meetings attended: 11	AGM Attended: 1 Committee Meetings Attended: 4	Special meetings attended: N/A	Total meetings attended: 16
Allowances & payments	Statutory allowance: $52,500	Kilometres: 7,925 Reimbursement: $6,957	Expenses: $7,817	Total: $67,274



Cr Greg Dawson

Deputy Mayor, Elected 2014

Appointments to internal/external committees & groups	Member – George Town Reconciliation Action Working Group; Member – Youth Council (Proxy); Member – George Town Municipal Emergency Management Committee			
No. meetings attended	Ordinary meetings attended: 11	AGM Attended: 1 Committee Meetings Attended: N/A	Special meetings attended: N/A	Total meetings attended: 12
Allowances & payments	Statutory allowance: $29,352	Kilometres: 299 Reimbursement: $254	Expenses: $7,853	Total: $37,459





Cr Heather Barwick

Elected 1989

Appointments to internal/external committees & groups		Nil		
No. meetings attended	Ordinary meetings attended: 12	AGM Attended: 0 Committee Meetings Attended: N/A	Special meetings attended: N/A	Total meetings attended: 12
Allowances & payments	Statutory allowance: $15,000	Kilometres: 1,603 Reimbursement: $1,391	Expenses: $1,604	Total: $17,995



Cr Tim Harris

Elected 2018

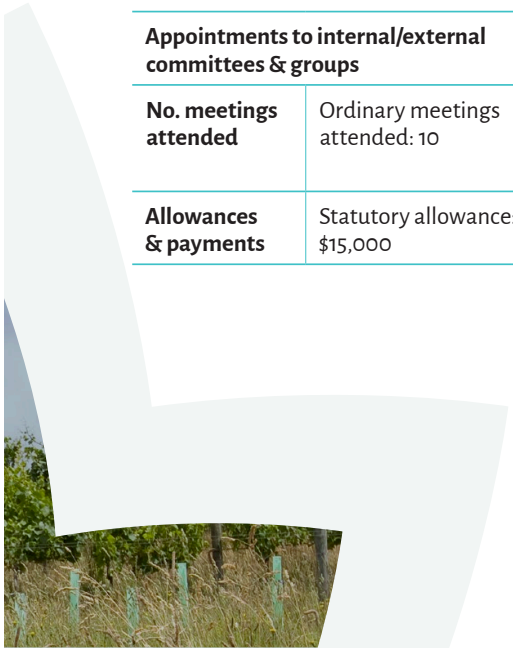
Appointments to internal/external committees & groups		Member – NRM North Group A; Representative – Tamar NRM		
No. meetings attended	Ordinary meetings attended: 12	AGM Attended: 0 Committee Meetings Attended: N/A	Special meetings attended: N/A	Total meetings attended: 12
Allowances & payments	Statutory allowance: $15,000	Kilometres: 0 Reimbursement: 0	Expenses: $1,604	Total: $16,604



Cr Winston Mason

Elected 2018

Appointments to internal/external committees & groups		Member – Youth Council; Member – George Town Audit Panel		
No. meetings attended	Ordinary meetings attended: 10	AGM Attended: 1 Committee Meetings Attended: N/A	Special meetings attended: N/A	Total meetings attended: 11
Allowances & payments	Statutory allowance: $15,000	Kilometres: 0 Reimbursement: 0	Expenses: $1,695	Total: $16,695





Cr Winston Archer

Elected 2022

Appointments to internal/external committees & groups	Member – George Town Audit Panel; Member – George Town Municipal Emergency Management Committee			
No. meetings attended	Ordinary meetings attended: 11	AGM Attended: 0 Committee Meetings Attended: 2	Special meetings attended: N/A	Total meetings attended: 13
Allowances & payments	Statutory allowance: $15,000	Kilometres: 0 Reimbursement: 0	Expenses: $1,604	Total: $16,604



Cr Heather Ashley

Elected 2022

Appointments to internal/external committees & groups	Member – Youth Council; Member – Reconciliation Action Working Group			
No. meetings attended	Ordinary meetings attended: 11	AGM Attended: 1 Committee Meetings Attended: N/A	Special meetings attended: N/A	Total meetings attended: 12
Allowances & payments	Statutory allowance: $15,000	Kilometres: 0 Reimbursement: 0	Expenses: $1,604	Total: $16,604



Cr Simone Lowe

Elected 2022

Appointments to internal/external committees & groups	Representative – Homelessness Advisory Committee Neighbouring Council Representation; Representative – Communities for Children Council Meeting			
No. meetings attended	Ordinary meetings attended: 12	AGM Attended: 1 Committee Meetings Attended: N/A	Special meetings attended: N/A	Total meetings attended: 13
Allowances & payments	Statutory allowance: $15,000	Kilometres: 309 Reimbursement: $263	Expenses: $3,149	Total: $18,412



Cr Jason Orr

Elected 2022

Appointments to internal/external committees & groups	Member – George Town Audit Panel (Proxy); Representative – Tamar NRM; Representative – Destination Action Group			
No. meetings attended	Ordinary meetings attended: 12	AGM Attended: 1 Committee Meetings Attended: N/A	Special meetings attended: N/A	Total meetings attended: 13
Allowances & payments	Statutory allowance: $15,000	Kilometres: 2,490 Reimbursement: $2,150	Expenses: $2,694	Total: $19,844

ORGANISATION STRUCTURE

Mayor and Councillors

General Manager & Office of the General Manager

Organisational Performance, Strategy & Engagement

- Strategy & Engagement
- Communications & Marketing
- Human resources
- Risk Management
- Regulatory Services & Community Compliance
- Governance
- Civic Events
- Economic Development
- Future Development
- Emergency Management

Corporate & Community

- Corporate Support
- Customer Services
- Financial Services
- ICT
- Records Management
- Procurement
- Tourism, Arts & Culture
- Community Events
- Facilities Management
- Community Health & Wellbeing
- Sport & Recreation
- Future Impact Group
- Youth
- Payroll

Infrastructure & Development

- GIS
- Building Services
- Engineering Services
- Capital Works & Project Management
- Infrastructure Management & Operations
- Asset Management
- Planning & Development Services
- Natural Resource Management
- Waste Management
- Aquatic Health & Wellbeing Centre

Progressive Prosperous Proud



Image: Low Head

OUR PEOPLE

Council staff come from a range of backgrounds and locations with 71% of staff residing within the Municipality which helps our people remain connected with the community they serve. Council is committed to supporting our workforce by offering local internship and traineeship programs with community partners to establish career pathways, ensuring access to meaningful employment prospects that will assist in developing skilled people to meet future needs.

The following workforce data provided for the 2024/2025 financial year demonstrates Council's commitment to our community by providing employment opportunities where possible.

Establishment and Turnover

At the close of the financial year, George Town Council had 65 employees. The workforce establishment at the end of the reporting period was 54 Full-Time Equivalent (FTE) positions (including vacancies). Council had 2 FTE vacancies at the end of the financial year.

A total of 15 new fulltime or part time staff commenced work with Council during the reporting period. Council also employed 10 casual staff to operate the George Town Pool for the period 1st October 2024 to 31st March 2025.

The year-to-date staff turnover rate is approximately 15%, aligning with the national average: *Australian HR Institute (2025) Quarterly Australian Work Outlook – June Quarter 2025. Melbourne Australia: The Australian HR Institute (AHRI).*

Work Health and Safety 2024-2025

Council had no Statutory Reportable incidents in the reportable period.

Financial Year 2024/2025	
Incidents Reported	43
Investigations Required	0
Investigations Completed	0
Corrective Actions Required	43
Corrective Actions Completed	43
Incidents resulting in a workers compensation claim	5 (Only 1 resulting in lost time)
Statutory Reportable Incidents	0

In April, George Town Council conducted its third staff survey, receiving 35 responses from a total of 74 employees, a response rate of 47.3%. The survey aims to provide meaningful insights into employee engagement, identify areas for improvement, and offer staff a platform to voice their concerns. It plays a vital role in fostering a culture of openness, continuous improvement, and alignment with Council's values and guiding principles. Key highlights from the survey revealed strong staff sentiment, with 88.5% of respondents saying they love or like working at George Town Council, and 85.7% feeling extremely, very, or somewhat valued in their roles.



Human Resources

Council is committed to a program of continuous improvement to ensure its human resource supports, processes and procedures are contemporary, fit for purpose and are relevant to the needs of our organisation.

We do this by consulting with and undertaking genuine engagement with our staff to consider their views and suggestions on improvement and efficiency and developing a safe working environment for all which ultimately underpins the positive workplace culture that exists at George Town Council.

Annual Appraisals

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



ANNUAL HIGHLIGHTS

George Town Big Plant Day

In celebration of National Tree Day on July 28th, we invite the community to join the team from Tamar NRM in this initiative. Together, we planted over 3,000 native trees, shrubs, and grass species endemic to the local area at the old George Town landfill site. This project was about restoring the greenery and natural habitat for local wildlife, improving air quality, and creating a beautiful, sustainable space for future generations to enjoy.

Over the past years, the community's green waste collection has been transported from the waste transfer station, mulched, and used to cover and prepare the soil for this rehabilitation effort. This means that the green waste from our backyards is now being repurposed to aid in restoring the old landfill site. Our communities' contributions have played a vital role in making this project possible.

Caring for Cats Program

In August 2024, we commenced our "Caring for Cats Program", a free cat desexing and microchipping pilot program for residents of the George Town Municipality.

As is the case with other municipalities, the George Town Local Government area has a high rate of cats that by law must be desexed. Additionally, cats over the age of 4 months must be microchipped so that if lost or injured, the cat can be returned safely to its owner.

This program offered free desexing and microchipping and is designed to assist families with cost-of-living pressures. Importantly, this ensures better welfare for cats and prevents unwanted litters.

During this pilot program, we desexed 113 cats and microchipped 115 cats. A special thanks goes to Just Cats and Scottsdale Vet for their assistance throughout the program





National Road Safety Week 11 - 18 May 2025

Council secured grant funding to assist in spreading the message "Pledge to Drive So Others Survive". From 11–18 May 2025, George Town Council proudly supported National Road Safety Week by installing awareness signs across the municipality to promote safe driving, every day, not just during the campaign. This initiative was made possible thanks to the dedicated efforts of Council staff and members of the George Town Youth Impact Council, who ensured the safe and effective placement of the signage.

George Town Mountain Bike Trails

It's been a big year for George Town's Mountain Bike Trail Maintenance Crew, with the trails looking better than ever. The crew have kept on top of regular upkeep such as vegetation trimming, removing fallen branches/trees, grooming trail surfaces, and clearing drains, ensuring the trails stay safe and enjoyable for riders year-round. This was no small feat, given the crew had to dedicate a whole month to clearing fallen trees after the extensive weather damage incurred in August 2024.

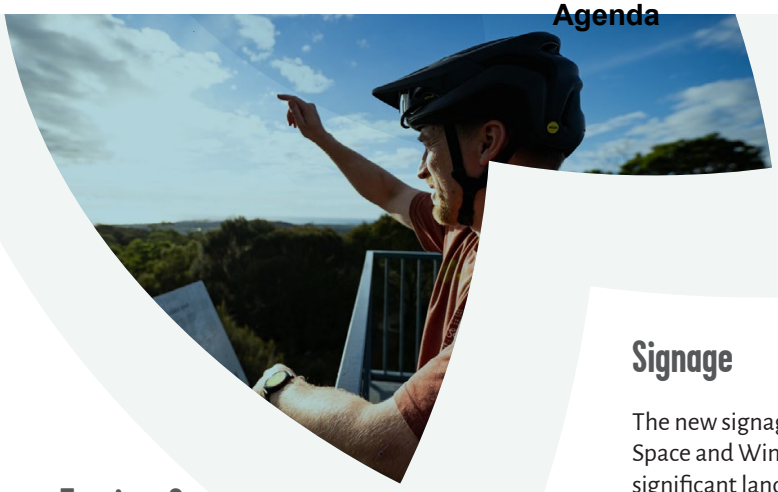
On top of that, the crew rebuilt 12 kilometres of trail, giving new life to Buzzcut, Desperado, Flow Head, Roulette, Slap Happy, Liquidus, and parts of Helter Smelter and Humbugs & Haystacks. Raised decking was installed in swampy areas of Claysnake and Rickerty Split, and major junctions at the Saddle, Cul-de-sac, and Summit were reworked to improve drainage and make them more visually appealing. The crew also tackled major drainage issues across all trails by installing piped culverts to keep the trails rideable in all conditions.

The biggest highlight of the year was the construction of a brand-new, hand-built A-line off Humbugs & Haystacks, which was well received and even featured as a stage in the Tas Gravity Enduro event.

A big thank you to our Trail Mates, whose generous support helps keep our trails maintained, improved, and ready for riders all year round.

TITANIUM TRAIL MATE	Bell Bay Aluminium Roll Cycles
GOLD TRAIL MATE	Bell Bay Aluminium Hillwood Berries Sprung MTB Shop Platinum Security
SILVER TRAIL MATE	East Arm Resources Launceston Chamber of Commerce Tas Gravity Enduro Series
BRONZE TRAIL MATE	Forico QUBE Ports





Tourism Strategy

Council is finalising a comprehensive tourism strategy to showcase the municipality's unique attractions and grow the visitor economy. Developed in partnership with Kingthing Marketing, the strategy has progressed through community and business consultation and is now in its final stages. It will be presented for endorsement in the 2025–26 financial year and will provide a clear, targeted framework for promoting George Town municipality as a destination for an unforgettable visitor experience.

Health and Wellbeing Committee

As part of the George Town Health and Wellbeing Strategy, a core group has been engaging key community stakeholders who will play a vital role in shaping and supporting our local health and wellbeing priorities. These stakeholders represent a wide range of sectors and community interests, ensuring a collaborative and inclusive approach.

In addition to stakeholder engagement, we have also undertaken interviews with a number of independent community members to gain valuable insight into local needs and experiences. These interviews are in the final stages of completion and will soon inform our strategic direction.

The Health and Wellbeing Committee will officially commence its work in the 2025/2026 financial year. This marks an important step forward in our commitment to addressing health and wellbeing gaps and building a stronger and healthier George Town.

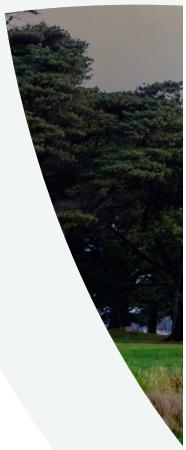
Signage

The new signage at the First Nations Gathering Space and Windmill Point highlights two significant landmarks in our townships. The First Nations Gathering Space sign was initiated by the Reconciliation Action Plan (RAP) Working Group, while the Windmill Point sign replaces historic signage that had deteriorated over time. The bases were locally fabricated by George Town company CPT Engineering, with the text panels produced by Tasmanian business Flying Colours. Both signs feature artwork by local Palawa artist Susan Mansell.

Road and Footpath Network Plan for Low Head & George Town

Adopted in the May 2025 Council Meeting, these plans are technical guides that identify the road and footpath hierarchy in George Town and Low Head. They identify what standards some of the main roads should be built to, based on the network hierarchy and traffic volume.

They guide the standards that may be applied when new infrastructure or upgrades are required to make sure the roads and footpaths will function appropriately as traffic volumes increase with growth. When Council undertakes upgrades or receives requests for upgrades, the documents will assist in determining the applicable standards.



George Town Open Space Plan

Adopted at the June 2025 Council Meeting, this plan serves as a strategic guide to assist Council in making informed decisions regarding public open space within the George Town area. It aims to provide a diverse range of opportunities to support Council's future investment and planning for public open spaces.

Continuing Advocacy Projects

- **'Splash'** Aquatic Health and Wellbeing Centre Future Stages
- **'Place-Making Transformation'** York Cove and Macquarie Street Precinct
- **'Heart of our Hillwood Community'** Upgrades to the Hillwood Community Hub and community places all linked-up
- **'Come into Town'** A shared trail between Mountain Bike Trails with easy access to George Town township
- **'Learning in Place'** Establishing the George Town Regional University Study Hub
- **'Our Road Show'** Road Upgrades
- **'Growing our Own'** Re-purposing George Town's Trade Training Centre to develop a local care workforce
- **'GT Ninja Warrior'** Outdoor fitness adventure course
- **'Close to Home'** Sports Complex Upgrades.
- **'Three Trails: One Big Story'** Precinct development to attract and keep people in our area longer using trail-based immersive interpretation experiences
- **'24-hour Child Care Centre'** A Business Case
- East Arm Road Upgrade

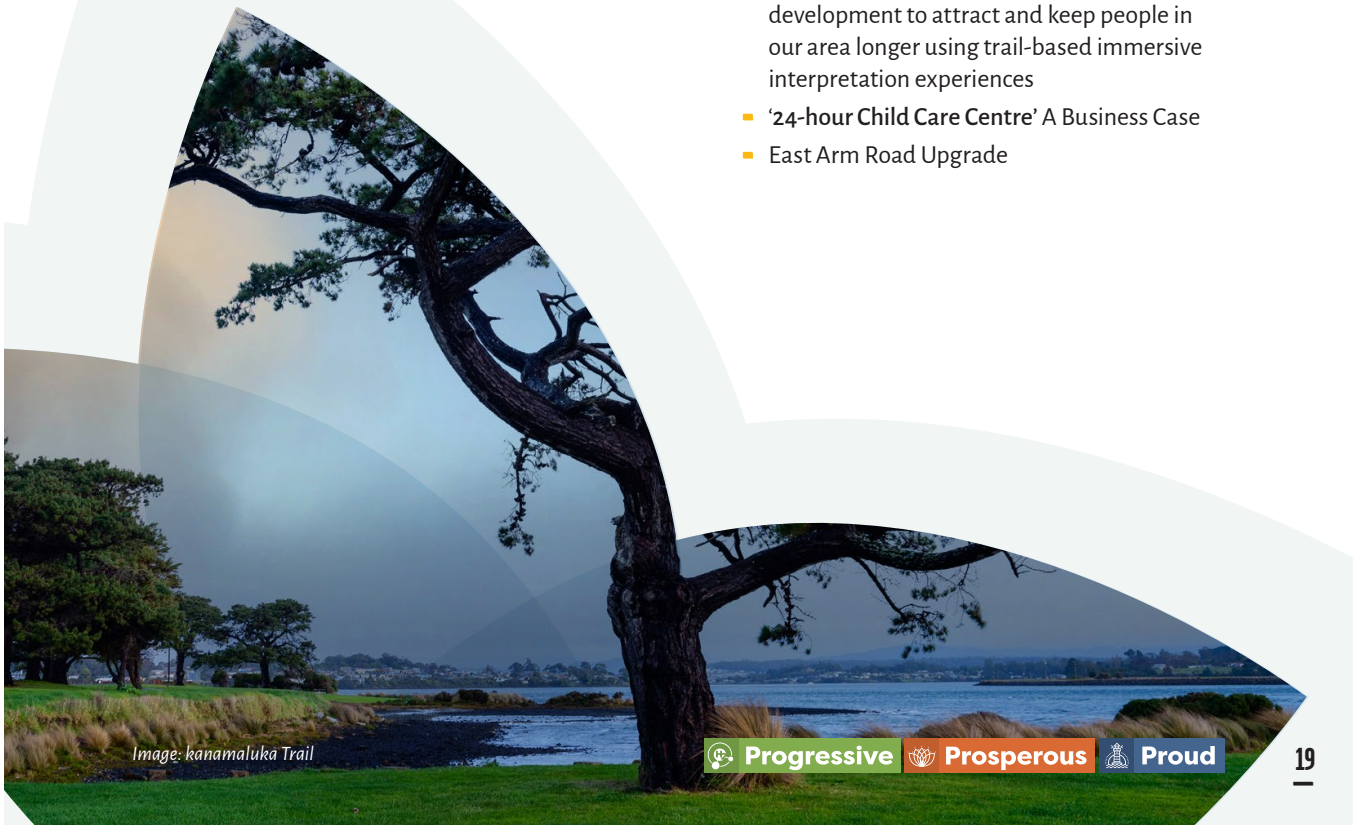


Image: kanamaluka Trail

AWARDS AND RECOGNITIONS

Planning Institute of Australia - Awards for Excellence

George Town Council's planning department had the honour of attending the prestigious Planning Institute of Australia (PIA) Awards for Excellence in December 2024 and was awarded in the *Great Place* category for Regent Square and Tamara Burt in the *Planning Champion* category.

The redevelopment of Regent Square has truly transformed this public space, setting the stage for vibrant community events like Solstice in the Square. This flexible, multi-purpose venue will only grow in its importance, with its role as an event space set to expand in the years ahead. These events are not just a benefit for the local community; they are a key economic driver, attracting visitors and positioning George Town as a destination for tourists. The park's playground, skate park, and basketball court have become popular gathering spots for local families and visitors alike. This award is a testament to the vision, dedication, and hard work of the Council and the many individuals who played an essential part in bringing this project to life.

The Planning Champion award is a highly regarded recognition of a person who has made a substantial contribution to urban and regional development. It acknowledges someone who is not a professional planner but who advocates passionately for good planning outcomes and the value of the planning profession. This year, Tamara was rightfully honoured with this award for her tireless work and advocacy in the planning field. Her contribution has been invaluable, and it was a highlight of the evening for our team.



George Town Chamber of Business Awards

In the George Town Chamber Business Excellence Awards, Council was successful in winning the award for Best Marketing/Advertising Campaign for Solstice in the Square.



This award is a fitting reward for the hard work and professional approach that the team took in the marketing of the inaugural Solstice in the Square event.

Craig Dixon, volunteer at the Bass and Flinders Maritime Museum, was also awarded Tourism Ambassador.

Local Government Professionals – Tasmania Awards

At the 2024 LGPro Awards, our planning team was honoured with the Organisational Excellence Award, recognising the significant body of strategic work accomplished over the past 12 months. The Organisational Excellence Award was for the development of our Township Character Plans, George Town Street Tree Strategy and Hillwood Open Space Plan. This award recognises outstanding organisational excellence in Local Government and aims to recognise the breadth of work undertaken by Local Government, and can be evidenced by excellence in project delivery & dedication to innovative practices.

In addition, Dravid Rao received the Emerging Leader Award, recognising the outstanding achievement of an up-and-comer in leadership and distinction.

These achievements reflect our team's commitment to excellence and innovation in delivering services to our community.



COMMUNITY

COMMUNITY ASSISTANCE GRANTS

The George Town Council is committed to supporting community organisations and individuals who contribute to building a vibrant and active community.

Council provides financial support through grants in three streams:

- **Assistance to Individuals under 25** - up to $1,000 to participate in state, national or international events.
- **Council Fee Remissions** - up to $500 to assist organisations in offsetting the cost of Council fees.
- **Community Grants** - Available up to the amount of $2,000 for Community Organisations.

The amount of funding available in any one year is determined by Council in its budget estimates in June/July each year.

ROUND 1

George Town Neighbourhood House

PROJECT: **Test and Tag**

AMOUNT: **$2,000**

The Project enhanced appliance safety at the Neighbourhood House community giveaway by certifying three volunteers in appliance testing and tagging. This certification provided them with essential skills for conducting compliant inspections. Additionally, they were able to purchase high-quality testing and tagging equipment to support their work. This project will ensure compliance with safety regulations of the giveaway appliances and electronics, and provide peace of mind to community members.

St Vincent de Paul

PROJECT: **Dining with Friends**

AMOUNT: **$1,600**

Dining with Friends is a social program where volunteers prepare a meal for and share a meal with those in our community who may be homeless, socially isolated, lonely or would just like to share a meal with others. Dining with Friends has been operating within the George Town community for three years with between 70-80 people attending each week.



Image: Boardwalk Extension

Tam O'Shanter Golf and Community Club

PROJECT: **Upgrade of heating**

AMOUNT: **$2,000**

The Tam O'Shanter Golf and Community Club were able to upgrade their ageing heat pump to a newer and efficient model.

Lions Club of George Town Inc

PROJECT: **Large Screen TV for the Senior Citizens' Hall**

AMOUNT: **$2,000**

The Senior Citizens Hall infrastructure has been improved with the addition of a large screen TV, creating a multi-functional space to host all kinds of events, workshops and training.

George Town Art & Artisans Guild Inc

PROJECT: **Marketing**

AMOUNT: **$2,000**

Development of a marketing program for the George Town Art and Artisans Guild Inc. to make the Guild-Shop better known for the wider community, this included brochures, photography and video material.



George Town Folk Club Inc

PROJECT: **New website for the Tamar Valley Folk Festival**

AMOUNT: **$2,000**

The George Town Folk Club were able to upgrade the Tamar Valley Folk Festival website to create a very user friendly site. With easy access to festival information, ticketing and artist information.

East Tamar Landcare Group

PROJECT: **Reg Vates Memorial Interpretation Centre – Boardwalk Extension**

AMOUNT: **$2,000**

The project was to undertake Stage 2 of the existing boardwalk located at the Reg Yates Memorial Interpretation Centre at Pipers River. Stage 2 was to extend the boardwalk by an additional 30m by constructing several wide stepped landings on the gentle slope from the carpark area.

Pipers River Neighbourhood Watch

PROJECT: **Building and engaging with the community**

AMOUNT: **$377**

The Pipers River Neighbourhood Watch were able to purchase a new BBQ and projection screen to better host events and community groups/gathering.



ROUND 2

Bellingham Progress Association

PROJECT: **Line Marking**

AMOUNT: **$611**

The project involves line marking the present tennis court lines and also incorporating line marking for a pickleball.

George Town Junior Football Club

PROJECT: **Club playing jumpers and attire**

AMOUNT: **$2,000**

Purchased playing jumpers and attire for all children to feel inclusive and part of the George Town Junior Football Club.

Outer Cove Creative Inc

PROJECT: **Colour & Fusion Creative Workshops**

AMOUNT: **$2,000**

Held three community workshops which focused on accessible, affordable arts and crafts with a niche emphasis on well-being, as there was a demand for a broader, more inclusive arts initiative that caters to diverse artistic expressions and fosters deeper community connections in George Town.

Rotary Club of George Town Inc

PROJECT: **Picnic Shelter and change cubicles**

AMOUNT: **$2,000**

Construction of a 10.2m x 6.8m picnic shelter, with 5 disability access picnic tables and provision for future electric BBQ's and two change cubicles for users of Tippogoree Hills Mountain Bike Trails and Lauriston Park.



INDIVIDUAL SPONSORSHIP

We are proud to have sponsored 3 young sporting locals representing Tasmania on their sporting journey.

- **Clementine Dell**
  Basketball Australia Foot Locker Under 14 National Club Championships in September 2024
- **Holli Geeves**
  Penrite ProMX Championship in August 2024
- **April Littlejohn**
  Golden Glove Tournament in July 2025



Image: Holli Geeves

At the Golden Glove in Queensland, April lost her bout going for gold. It was a good hard bout and she held her own. April has gained valuable experience from this fight and walked away with the silver medal. April's second bout was a challenge bout; April lost in a very close contest; it was a ripper of a fight. We look forward to seeing what the future holds for April and her boxing.

April Littlejohn





COUNCIL SPONSORED EVENTS 2024-2025

- **George Town Chamber of Commerce Business Excellence Awards - October 2024**
  Sponsored the Tourism Ambassador Award at the George Town Chamber of Commerce Business Excellence Awards. The George Town Chamber of Commerce Business Excellence Awards showcase and celebrate the diversity of business within the George Town municipality.

- **George Town New Year's Eve Extravaganza - 31 December 2024** (2023/2024 Sponsorship Budget)
  A vibrant community street party took place along Elizabeth Street and Macquarie Street on New Year's Eve, turning the area into a lively hub of celebration. The event offered a fantastic variety of food, drinks, and entertainment, ensuring there was something for everyone to enjoy. Food trucks and local vendors served up delicious dishes, showcasing the best of the region's culinary offerings.

  The event also celebrated the local talent, with performers taking centre stage to provide live music, dance, and other performances that brought the community together. People of all ages gathered to enjoy the festivities and share in the fun.



Image: Relieve the Rivalry

- **Tamar Valley Folk Festival - 17, 18 & 19 January 2025**
  The Tamar Valley Folk Festival made a return for the 35th time on the 17th of January 2025. The festival went for 3 days offering Concerts, themed Concerts, workshops, sessions, markets, Children's free activities, entertainment and much more all-around George Town, from Regent Square to the Bass & Flinders Maritime Museum there was something for everyone of all ages.

- **Weymouth Progress Association - 2 November 2024**
  The Weymouth Progress Association held their annual community event to celebrate the 78th anniversary of the Weymouth Progress Association. It included a BBQ, cheese platters and live music.

- **Relieve the Rivalry AFL - 5 October 2024**
  George Town's newly renovated George Town Sports Complex hosted the Relive the Rivalry match. A Tasmanian team made up of former VFL/AFL players and local legends faced off against a Victorian/All-Stars squad featuring past greats from across Australia. This match was the 11th meeting between the Tasmanians and the All-Stars and the fourth to take place outside their regular venue, North Hobart Oval, with previous matches held at UTAS Stadium, Huonville, and Dial Park.

  All participants contributed to the event's fundraising efforts through gate receipts, raffle ticket sales, and a post-match auction. Local sponsors provided food and beverages, including the George Town Lions Club, Boags, The Coffee Devil, and the George Town Football Club. The event received enthusiastic support from both local residents and visitors, and we eagerly anticipate their return.

  George Town Council assisted by providing the sporting oval and facilities.

COUNCIL HOSTED EVENTS

8 JULY	NAIDOC Week 2024
15 OCTOBER	Seniors Concert
6 DECEMBER	Christmas Carnival
26 JANUARY	Australia Day Civic Ceremony & Awards Ceremony
26 JANUARY	Australia Day Pool Party
24 MAY	Volunteer Award Night
20 JUNE	Solstice in the Square



8 JULY 2024

NAIDOC Week

We celebrated the beginning of NAIDOC Week in partnership with George Town's local Indigenous community. On Monday, the 8th of July, we started with a Welcome to Country and a Smoking Ceremony in the wind shelter at Regent Square, followed by a Flag Raising Ceremony and a yarn over morning tea at the Memorial Hall.

Also, as part of NAIDOC Week, we hosted a special screening of The Last Daughter served with some Aboriginal cuisine for dinner. Plus held two community workshops, one in conjunction with Creative George Town where local children tried their hand at kelp crafts and the other was held with the local Aboriginal community.

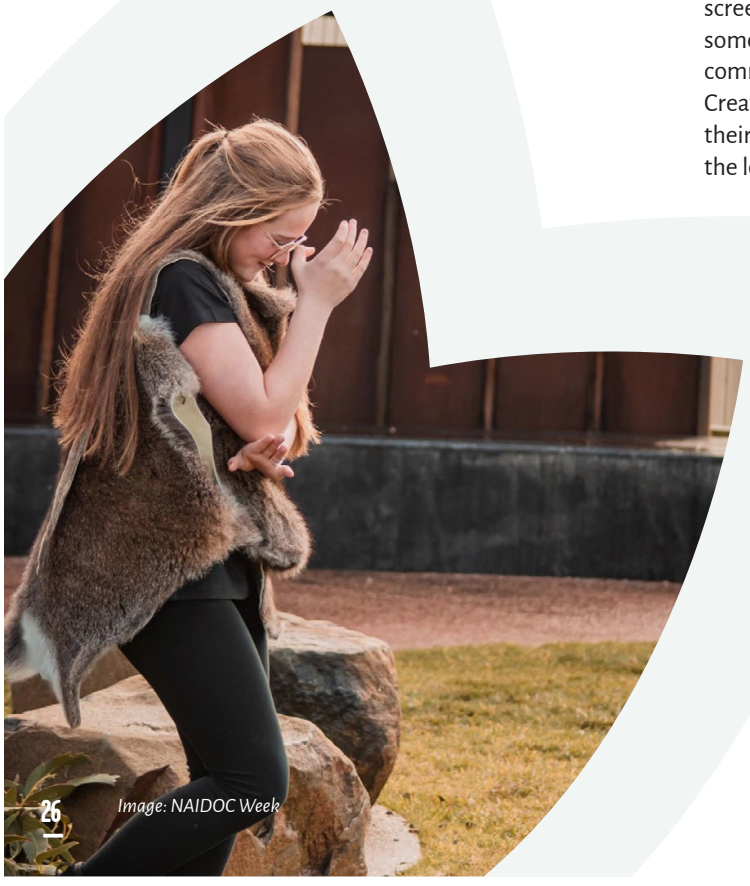
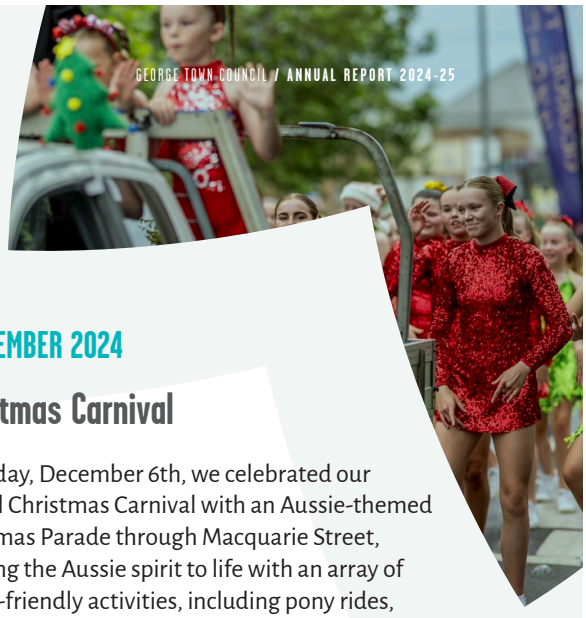


Image: NAIDOC Week



15 OCTOBER 2024

Seniors Concert

On Tuesday the 15th of October 2024, we hosted our free annual Seniors Concert at the George Town Memorial Hall, which is held during Seniors Week. Seniors Week is a week recognised by all Tasmanians to help celebrate older Tasmanian's and recognise their contributions they make to their communities.

Our 150 guests enjoyed two hours of entertainment and relished in an afternoon tea provided by T'N'T Fresh it Up Cafe.

The fantastic performers were:

- Kylie Long: Piano sing along
- Bee Bop Dance Studio: Performed three dance numbers
- South George Town Primary School
- Port Dalrymple School
- Star of the Sea Catholic College
- Waldo the Bush Poet
- Dave Bailey
- City of Launceston RSL Pipes & Drums
- Alan Neal
- Retro Rockers



6 DECEMBER 2024

Christmas Carnival

On Friday, December 6th, we celebrated our annual Christmas Carnival with an Aussie-themed Christmas Parade through Macquarie Street, bringing the Aussie spirit to life with an array of family-friendly activities, including pony rides, laser tag, a Ferris wheel, twister, and plenty more. The event featured live music, dance performances, and carols courtesy of Dave Bailey, Bee Bop Dance Studio, and St. Patrick's Choir. Our diverse food vendors served everything from woodfired pizzas and slushies to hot jacket potatoes and ice cream. Additionally, market stalls offered various products, from homemade jams to jewellery and candles. The evening concluded with a screening of the classic Christmas movie Home Alone 2.

This year's Christmas Parade winners were:

Best Themed Float	Beechford Residents & Property Owners Association
Best Walking Entry	Bee Bop Dance Studio
Most Entertaining	St Andrews Caledonian Band
Encouragement Award	Bass & Flinders Maritime Museum
Green Award	Barwick Pumping Services

Thank you to Cr Mason, Cheryl Hyde and Mayor Greg Kieser for judging this year's parade and Mike O'Loughlin for MCing the Christmas Carnival. We would also like to extend our gratitude to the SES for their excellent management of the parade on the day.

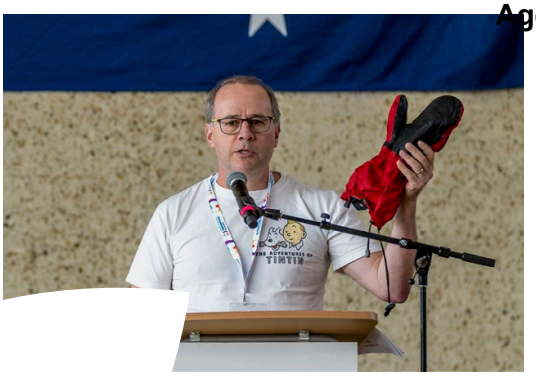


Image: John Zeckendorf

26 JANUARY 2025

Australia Day Civic Ceremony & Pool Party

On Sunday, the 26th of January 2025, we celebrated Australia Day with a Civic Ceremony. George Town Council welcomed one new citizen and presented the George Town Council Australia Day awards.

The George Town Australia Day Citizen of the Year, Young Citizen of the Year, and Community Event of the Year awards were proudly presented to outstanding individuals and groups who have made remarkable contributions to our community. The winners were Dr Tim Mooney, who was awarded Citizen of the Year, George Town New Year's Eve Extravaganza for Community Event of the Year and Audrina Smit-Larson, who was awarded Young Citizen of the Year. We would also like to acknowledge and celebrate the nominees whose efforts, dedication, and unwavering commitment to making George Town a better place for all.

We were privileged to have John Zeckendorf as our 2025 Australia Day Ambassador, who delivered an inspiring speech. John is an Australian adventurer and businessman; John is the first Tasmanian to summit Mount Everest and complete the "7 Summits," climbing the highest peak on each continent.

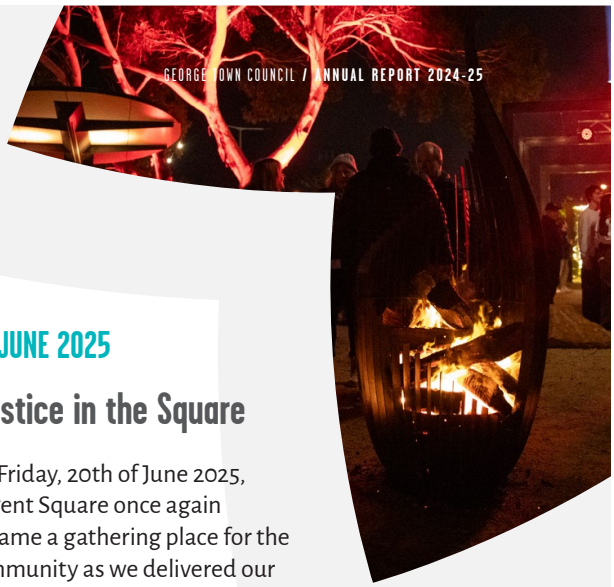
The Australia Day celebrations continued with a successful family pool party at the George Town Swimming Pool. Around 400 people took advantage of the beautiful weather to join in pool games, photos, laser tag, live music, lunch and ice creams. Plus, a "real-life" mermaid made an appearance.

On behalf of our community, we welcomed our newest citizen. We would also like to congratulate our amazing George Town Council Australia Day Award winners and nominees for their outstanding contributions to our community.

We thank everyone who attended our Australia Day events, including our volunteers from the Rotary Club of George Town, Country Women's Association, Soroptimist International of George Town and Alidia Lovett, our fantastic Australian Anthem singer.



Image: Australia Day



21 MAY 2025

National Volunteer Week Recognition Night

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

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

Congratulations to our outstanding award winners:

- Volunteer Service Award (up to 5 years) – Juanita Otto
- Major Volunteer Service Award (5-10 years) – Audrey Evans
- Outstanding Volunteer Service Award (over 10 years) – Melissa McGillivray
- Lifetime Volunteer Service Award (over 20 years) – Don Heather

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



Image: Don Heather receiving award

20 JUNE 2025

Solstice in the Square

On Friday, 20th of June 2025, Regent Square once again became a gathering place for the community as we delivered our annual signature event, Solstice in the Square. The evening offered a rich program of music, light, and cultural activity designed to bring people together and celebrate the winter solstice in a uniquely northern Tasmanian way.

Leading up to the event, community members engaged in some lantern-making and headdress workshops which were showcased during the evening.

The event featured live music across two stages, highlighting diverse Tasmanian talent with genres ranging from folk and pop to punk, rock, and Cumbia. Roving fire performers captivated audiences throughout the night. A projection installation, eVergence, by Darryl Rogers (funded by the Australian Government's Regional Arts Fund) added a striking visual element to the evening.

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

Solstice in the Square continues to grow as a much-loved part of George Town's annual events calendar, a reflection of our region's creative spirit, cultural engagement, and strong community connection.

OTHER COUNCIL SUPPORTED EVENTS WITHIN THE LOCAL COMMUNITY

- **Boneseed Blitz – September 2024**
- **Northern Employment and Business Hub Expo – March 2025**

Healthy George Town

The Healthy George Town program delivered a diverse range of health and being activities from September 2024 to June 2025. Sessions were conducted across six different facilities: Memorial Hall, Port Dalrymple Pool, Bee Bop Dance Studio, Graham Fairless Centre, George Town Bowls Club, and the Kanamaluka Trail. The programs ran in two main blocks: September–December 2024 and February–June 2025.

The free-of-cost health and wellbeing program for our community has been rewarding and beneficial for the municipality. The diverse set of programs designed to cater to various age groups and abilities has seen a gradual increase in numbers over the last financial year.

The programs were designed to overcome barriers such as lack of opportunities, social disconnection, and lack of health literacy in our municipality, and were closely aligned with the state government health promotion frameworks such as promotion of physical activity, mental health, and wellbeing, as well as improvement and management of chronic conditions.

PARTICIPATION SUMMARY:

4,519
Participants across all programs recorded over the year

Different program activitites **11**

Individual sessions delivered **312**



Armchairs (George Town) **985** participants over 35 sessions (28/session)

Armchairs (Hillwood) **452** participants over 33 sessions (14/session)

Cross Fitness **502** participants over 35 sessions (14/session)

Aqua Fitness **398** participants over 30 sessions (13/session)

Seniors Aqua Therapy **426** participants over 31 sessions (14/session)

Yoga **355** participants over 32 sessions (11/session)

Jazzercise **430** participants over 33 sessions (13/session)

Pilates **397** participants over 25 sessions (16/session)

Pickle Ball **442** participants over 35 sessions (13/session)

Barefoot Bowls **58** participants over 12 sessions (5/session)

Walking **74** participants over 11 sessions (7/session)

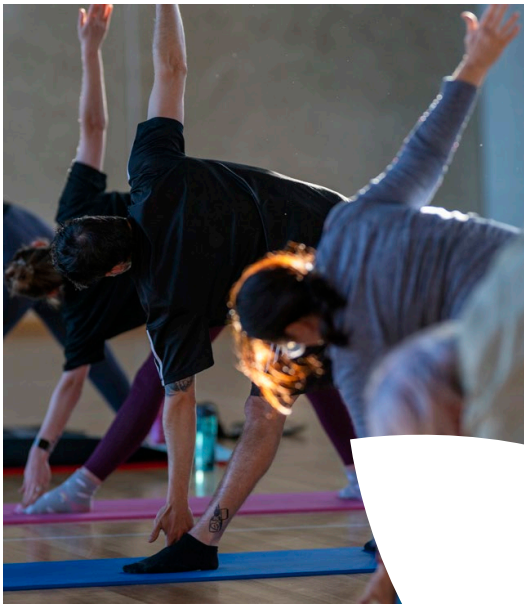




Armchairs George Town emerged as the most popular program, attracting 985 participant sessions (21.8% of the total). This reflects strong community interest in low-impact, chair-based fitness activities. Programs like Jazzercise, Pilates, and Pickleball showed consistent mid-range participation, suggesting stable but niche appeal. The 2024–2025 Healthy George Town program successfully engaged the community through varied health and fitness opportunities.

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

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





GEORGE TOWN SWIMMING POOL

The 2024–25 period recorded a total attendance of 19,941 across morning, day, and booking sessions. Peak activity was observed in February, followed by March and January, reflecting seasonal patterns and key community events.

- Total Morning Attendance: **2,030**
- Total Day Attendance: **9,719**
- Total Bookings Attendance: **8,693**
- February recorded the highest overall attendance **(5,344)**
- March followed closely with **4,519**, reflecting strong engagement during late summer
- Day session attendance outpaces morning sessions, indicating higher demand for midday activities.

A total of 28 bookings were made throughout the season, with peak activity in November, December, and March, coinciding with school carnivals and community events. Local schools, including Star of the Sea, South George Town Primary, and Exeter Primary School, contributed significantly to attendance.

A successful learn to swim program was delivered.





VISITOR INFORMATION CENTRE

Steady year-round visitation with a February high of 613 visitors. Sales were consistent, supported by souvenirs, MTB gear, and park passes. Visitor Information Centre: 3,994 visitors.



Visitor numbers to the Visitor Information Centre by area.

TOTAL VISITORS = 3,994

Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24
167	214	233	349	453	311

Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
419	613	531	287	239	168

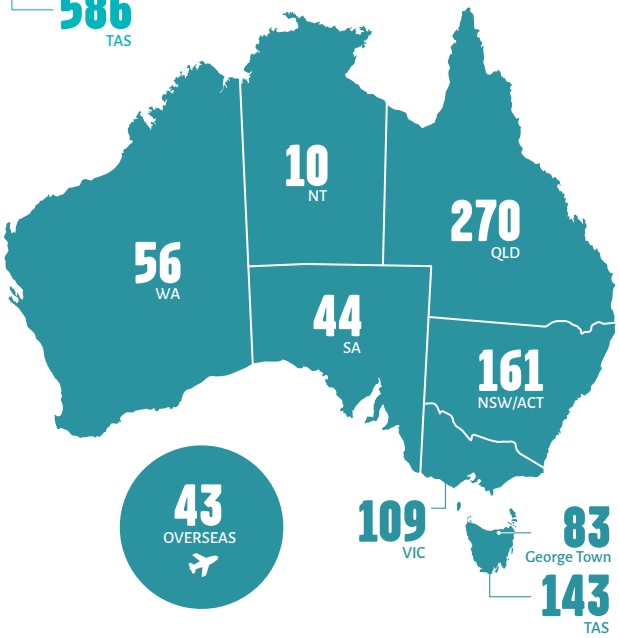
Visitor numbers to the Visitor Information Centre by month.

THE WATCH HOUSE

Known for heritage value and niche tourism appeal.

Visitor numbers to The Watch House by area.

TOTAL VISITORS = 921

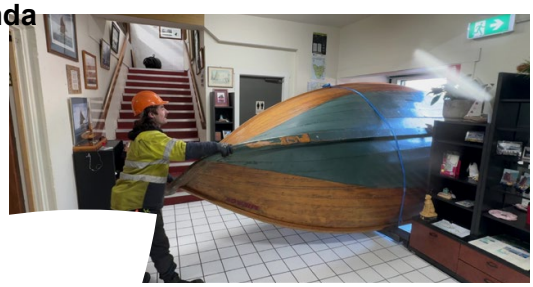


Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24
22	41	54	65	98	54

Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
97	150	169	71	74	26

Visitor numbers to the Watch House by month.

BASS AND FLINDERS MARITIME MUSEUM





Visitor numbers to the Bass and Flinders Maritime Museum by area.

TOTAL VISITORS = 4,277

Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24
180	180	169	325	355	340

Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
547	718	659	465	202	137

Re-burial of Matthew Flinders

In July 2024, volunteers Margie, Craig, and Vince represented the Bass & Flinders Maritime Museum at the reburial of explorer Matthew Flinders in Donington, UK—his birthplace—250 years after his birth. This historic event followed the 2019 rediscovery of Flinders' remains near London's Euston Station.

Inspired by their experience, the team hosted a local commemorative service at St Paul's Chapel, Low Head, to share their thoughts and experiences. The event featured a presentation, memorabilia display, and was attended by approximately 40 community members.

Following their involvement, the volunteers were invited to share their experiences at Parliament House and enjoyed a luncheon with local MP Nick Duigan.

Whale Boat – Mirage

A Piece of History Arrives at the Museum!

On 5 June, the Bass and Flinders Maritime Museum proudly welcomed the Mirage, a 165-year-old whaleboat, into our collection!

Originally rescued and conserved by the Port Sorell Historical Group two decades ago, the Mirage has now found its new home in George Town. Before it's lifted onto its custom-built cradle for display, it will undergo careful re-oiling, painting, and staining.

This major move couldn't have happened without the incredible efforts of Kempe Engineering and Pfeiffer Cranes. Due to safety regulations, a specially engineered dolly was created just to transport the vessel inside.

With support from the Australian Maritime Museum, we received a $6,000 grant to help build the cradle that will allow visitors to admire the Mirage for years to come.

The Mirage also made an appearance at the 2025 Australian Wooden Boat Festival.

Australian Wooden Boat Festival

On February 7th to the 10th, The Australian Wooden Boat Festival made a return to Hobart where people discover a selection of Wooden boats, linked to the rich maritime heritage. Whether it was the beautiful tall ships coming through the River Derwent or the stunning selection of vessels afloat and ashore, it was an unforgettable experience. The festival offered workshops, a kid's village, live music, displays, exhibitions and so much more, and of course the amazing food and beverage options.

From Tasmanian whisky and cider to Italian pasta and seafood grill. There was truly a sensational selection on offer. The Bass and Flinders Maritime Museum made some amazing connections and are so grateful to have had a display!

YOUTH

Art-Street-Art

22 NOVEMBER 2024

The Art-Street-Art event was a vibrant celebration of creativity, community, and cultural expression. This youth-led initiative brought together talented artists, local schools, and businesses to transform everyday spaces into an open-air gallery, sparking meaningful connections and conversations about the role of art in place-making.

The official opening on Friday, 22nd November, attended by the Premier Jeremy Rockliff, Michelle O'Byrne MP, Speaker of the Tasmanian House of Assembly, and Robert Fairs MP, was a proud moment for the community. The event attracted a fantastic crowd to celebrate the culmination of months of hard work. Featuring works by local artists such as Bec Taylor & Friends, Ben Miller, Emily-Rose Wills, and Elev8ed Creations, the project showcased the incredible creative potential within George Town.

Artists worked closely with the community to create something special. KreamArt collaborated with local youth to design a piece that transformed a building into a vibrant, creative space they now call their own. Meanwhile, Sam Dobransky achieved a personal milestone with his largest mural to date, stretching an impressive 80 metres along the Woolies alleyway and injecting life into an otherwise overlooked area.





Nathan Dubsy Want Session

Through Council's Youth Services, we engaged with school speaker and author Nathan "Dubsy" Want who helps teens and parents through life's inescapable moments. Dubsy delivered multiple sessions at Port Dalrymple School about online safety and bullying, followed by a mentoring session with the Seagulls to Chips participants about Choices.

Dubsy also hosted a Parent Session highlighting key moments facing teens, providing parents with the tools and strategies to support and lead their teens through current and future moments by fostering growth and resilience.



Seagulls to Chips Graduation and 2025 Program

The 2024 Seagulls to Chips program concluded with a graduation on October 15th, with all 21 participants attending, along with families, education, Council and community partners. The program featured a range of leadership training opportunities, creative content and connections with the youth to improve living conditions for youth in George Town.

The Seagulls to Chips participants reflected on their journey, highlighting that they have improved confidence and skills as a result of the program. The 2025 program is set to commence in July with a focus on kindness projects and sharing the stories of heroes in George Town.

Future Changers Camp

16 participants attended the Future Changers Youth Leadership Camp held at Spring Beach on January 13-15 in partnership with the youth program at the West Tamar Council. The participants who are also graduates from the Seagulls to Chips program, actively engaged in adventure-based and problem-solving challenges over the 3 days, working together and learning valuable leadership skills.

Due to the success of the camp, the Futures Changers Camp will continue into 2026.

Youth Voice Showcase

On Wednesday, December 4th, the Youth Voice Collection showcased the youth survey results along with recommendations for future works. Members of the community attended, along with the Youth Impact Council sharing recommendations made by the 308 young people who participated. The team showcased their findings and further opportunities for the community to contribute towards a better future.

Overall, youth in George Town prioritise safety, fun, inclusivity, opportunities, and community engagement as essential to their well-being and development. They value safe spaces, mental health support, art, and recreational activities, including improved sports facilities. Inclusivity, social support, and a sense of belonging were identified as key, alongside opportunities for education, employment, and skill-building. Additionally, they seek a voice in shaping their community and contributing to its growth through meaningful engagement.



George Town Youth Impact Council

The Youth Impact Council continue to represent their region. Throughout the 12 months, 17 young people meet consistently and continue to raise issues and ideas that affect local young people. The team delivered the annual Mock Council meeting in October, addressing issues and raising motions such as bus shelters, legalised graffiti walls, improved sports grounds, and raising mental health concerns in George Town.

During March, the Youth Impact Council partnered with NebHub to help deliver the Futures Expo, a Careers Expo targeted towards students across the north. This expo had over 60 stallholders from industry partners and community services.

The Youth Impact Council have also conducted a car wash fundraiser, raising funds for outdoor water play components for the future development of the George Town Swimming Pool.

Each month, the team conduct regular meetings and invited a variety of guests to connect with them, such as the Tasmanian Police, Electoral members, Council staff and youth service providers. In June, the Youth Impact Council partnered with Port Dalrymple School to support Tasmanian Charity, Speak Up Stay ChatTy, with a Shorts Day, encouraging local businesses to wear shorts for mental health. The Youth Council also partnered with George Town Council to volunteer their time at the Solstice in the Square event, which saw over 2000 people attend.

George Town Youth Week

During Youth Week in April 2025, local young people had the opportunity to connect in meaningful ways across a full week of activities, partnering with skilled youth workers and professionals delivering adventure-based activities and attending youth-based events.



Activities included Hillwood rock climbing and abseiling, mountain bike riding at Tippogoree MTB trails, fishing with FishCare Tasmania, attending the Rock Challenge event in Launceston, attending the Exeter Youth Week event, and participating in Minute to Win It challenges at the Kinimathatakinta/George Town Library.

Launchpad Drop in

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

Youth Mental Health First Aid

In May 2025, 20 community members who work with young people completed Youth Mental Health First Aid facilitated by iTrain Australia. The opportunity was highlighted by the youth voice collection data as a priority, with the Youth Impact Council recommending the training.

With the support of the Liberty Bell Bay Community Assistance Grant, the training was well received as the George Town community looks to further its support for local young people.

ARTS AND CULTURE

2024/2025 was a significant year for arts and culture in Kinimathatakinta/George Town. Council delivered a vibrant program of exhibitions, workshops, festivals, and community arts initiatives, strengthening the municipality's position as an emerging creative hub in northern Lutruwita/Tasmania. This year also saw Council build on partnerships, pursue professional development, and pilot new programs that connected local artists with broader audiences.

Reconciliation and Cultural Awareness

Council continued to embed reconciliation and cultural awareness in its arts and culture activities.

NAIDOC Week (July 2024): Celebrations included a flag-raising ceremony and morning tea, a film screening, and community workshops, delivered in partnership with local Aboriginal community members.

National Reconciliation Week: In May 2025, the Arts and Culture Officer represented Council at the National Reconciliation Week breakfast, strengthening connections and building understanding around cultural inclusion and truth-telling in creative spaces.

Kinimathatakinta/ George Town Art Prize

Following the inaugural 2024 Art Prize, the 2025 Kinimathatakinta/George Town Art Prize opened in April 2025, further celebrating the unique landscapes and community spirit of the region. The Prize invited artists to reflect on the distinctive identity and environment of Kinimathatakinta/George Town, fostering deeper connections between art, place, and community.

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

Kinimathatakinta/ George Town Youth Art Prize

In a new initiative, the first Kinimathatakinta/George Town Youth Art Prize was formally opened in alignment with Solstice in the Square in June 2025.

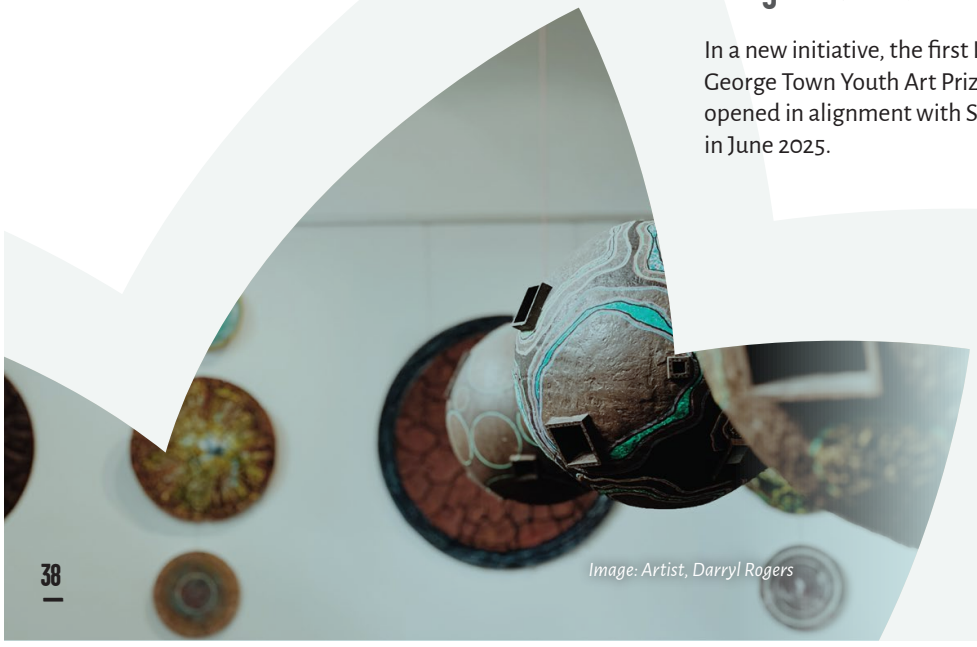
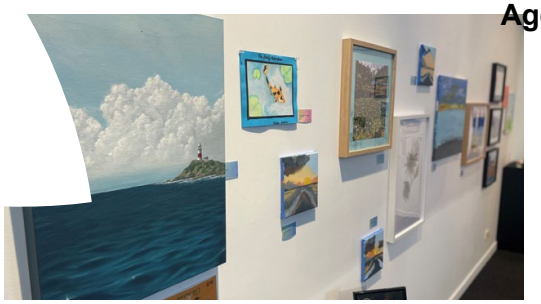


Image: Artist, Darryl Rogers



With over 40 entries displayed, young artists showcased works across painting, photography, drawing, and digital media. This prize reflects Council's commitment to supporting emerging creative talent and fostering lifelong engagement with the arts.

Youth Art Prize Winners:

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

Creative George Town Exhibition Program and Gallery Activation

The inaugural Creative George Town Exhibition Program ran from January to May 2025, featuring six exhibitions across the Jim Mooney Gallery and the Watch House Gallery:

- **Denise Cox & Michelle Lennard** – *Wildly Woven:* Collaborative mixed media.
- **Darryl Rogers** – *Vanishing Point:* Circular landscape paintings evoking ecological themes.
- **Studio Keturah** – *Small Grace:* Intimate watercolours depicting Tasmania's seasonal beauty.
- **Emma Magnusson-Reid** – *Drifted Matter:* Works on paper inspired by Beechford's environment.
- **Amy Bartlett** – *Ephemeral Fields for Safe Keeping:* Explorations of identity, loss, and belonging.
- **Post Graduate Gallery Society** – *It Takes All Sorts:* Diverse artworks by UTAS students and alumni.

Exhibitions were well-attended, with positive community feedback highlighting the diversity of artworks and the opportunity for meaningful dialogue with artists. Several of the openings included artist Q&A sessions, with strong feedback from the community requesting more public programming focused on discussing art-making processes and art theory.

Insights from this pilot program suggest future exhibitions may benefit from longer durations and confirm the importance of maintaining the best practice of paying exhibiting artists.

The galleries were also used for community exhibitions, including:

- **Lighthouse Regional Arts – The End of the Rainbow:** Marking 20 years of exhibitions in George Town.
- **Art Street Art:** In alignment with the broader project, featuring works by South George Town Primary School students, Star of the Sea Catholic College, ArtStreetArt participating youth, and the George Town Youth Council.
- **NARLE Project:** A youth-led creative problem-solving exhibition developed through the Tas Leaders Program.
- **Kinimathatakinta/George Town Art Prize**
- **Kinimathatakinta/George Town Youth Art Prize**
- **SML x ERW Pop-Up Exhibition**





Creative George Town Workshops

This year marked the conclusion of the Premier's Fund for Children and Young People-funded workshops under Creative George Town. Workshops in July 2024 were delivered by:

- **Wildly Abigail:** Winter Flower Crown
- **ROOKE:** Acro Balance and Movement
- **SupersillyUs Circus:** Prop Manipulation & Clowning
- **Outer Cove Creative Inc:** Fluid Art and Theatre Sports
- **Susan Mansell:** Cultural Practice

A total of 811 participants engaged across the program's lifespan, demonstrating strong community appetite for accessible arts experiences.

CREATIVE
George Town

George Town (mini) Summer Series

In early 2025, Council piloted the George Town (Mini) Summer Series. Three Sunday concerts were staged in Weymouth, Hillwood, and George Town, featuring diverse Tasmanian musicians Golden Sunbird, Where Water Meets, Dvrkworld, Scott Haigh, Stray Luxury, and Tash Zappala. Genres ranged from dream pop and cosmic rock to folk and electronica. Attendance highlights:

- **Weymouth:** 100+ attendees
- **Hillwood:** ~60 attendees
- **George Town:** ~70 attendees

Audience feedback was enthusiastic, with interest expressed from other communities for future series.

George Town Art and Artisan's Guild

In July 2024, with Council's support and guidance, the George Town Art and Artisan's Guild successfully transitioned to independence and became an incorporated association. This marks an important milestone in developing sustainable, community-led arts initiatives in the municipality.

CEMETERY

The cemetery team continued to provide respectful and responsive services, ensuring the needs of families and loved ones were met with compassion and care. A notable increase in reservations indicates forward planning by families, while operational work such as plaque placements and cement block replacements contributed to maintaining the integrity and dignity of the site.

Council remains committed to delivering cemetery services with professionalism, while planning for future needs through ongoing maintenance and infrastructure management.

- Burials: **26**
- Reservations: **44**
- Plaque Placements: **17**
- Ashes Placements: **15**
- Cement Block Replacements: **1**

FACILITIES

Over the 2024–2025 financial year, Council facilities recorded 953 total bookings across 13 venues. The York Cove Centre was the most frequently used facility with 272 bookings, followed by the Graham Fairless Centre with 216 bookings, and the Community Centre YMCA with 137 bookings.

Peak booking activity occurred in May 2025 (128 bookings) and June 2025 (117 bookings), largely driven by increased use of the Graham Fairless Centre and York Cove Centre. The quieter months were January 2025 (65 bookings) and December 2024 (60 bookings).

Throughout the 2024–2025 financial year, George Town Council approved a total of 107 event bookings across various community venues and public spaces. These events reflect strong community engagement and ongoing utilisation of Council facilities.

Highlights by Venue:

- Memorial Hall: **24 approvals**
- Supper Room: **22 approvals**
- Graham Fairless Centre: **17 approvals**
- Sports Complex: **4 approvals**
- Regent Square, Hillwood Hall, Anzac Drive, Hillwood Rock Climbing: **4 approvals each**
- East Beach: **5 approvals**
- Other venues such as Weymouth Hall, Lauriston Park, Lagoon Beach, and others recorded consistent, though lower, usage.

The busiest month was October, with 15 approvals, reflecting strong community engagement in the spring season.

Council venues continue to support a wide range of activities, including community meetings, sporting events, cultural programs, and private functions. The diversity in venue usage reflects the broad appeal and accessibility of facilities across the municipality.

Council remains committed to ensuring the availability, safety, and support of spaces that foster vibrant community life.



Image: Hillwood Hall


Image: East Beach

ROAD, CIVIL AND CAPITAL WORKS PROJECTS

9.96km
(41,800m²)
Road Reseal

500m
Footpath Replacement

1,375m
New Footpaths

145
Trees Planted

Dalrymple Road and Old Bangor Tram Road Intersection Upgrade

Construction works at the junction of Dalrymple Road and Old Bangor Tram Road commenced in July 2024 and were completed over a period of nine weeks.

The project involved upgrading the intersection to current standards, with the primary goal of improving safety for all road users. The works have successfully enhanced traffic flow, pedestrian accessibility, and overall intersection safety in the area.

Dalrymple and The Glen Road Junction

Completion of the road upgrade took place during the first half of the year.

Asphalt sealing was carried out to preserve the surface's strength and extend its lifespan.

Final touches, including line markings and updated signage have now transformed the junction, significantly improving safety for drivers.

Old Aerodrome Road Stage 2

Construction of Stage 2 of Old Aerodrome Road commenced in December 2024 and was successfully completed in four months.

This phase involved the upgrade of approximately 1.6 km of roadway, beginning at the southern end of Stage 1 and continuing further south.

With the completion of Stage 2, a total of nearly 2.7km of Old Aerodrome Road has now been upgraded, significantly improving this rural road.

ANZAC Drive Building Revitalisation

The former RSL building has undergone a stunning internal renovation, featuring new ceilings, partitions, floors, and updated fittings, fixtures, and sewerage. A newly sealed car park enhances the transformation. The redeveloped space now offers an exciting opportunity for a new food and beverage operator, including a restaurant and bar.



Image: ANZAC Drive Building

Street Tree Planting

Council commenced the street tree planting program. Approximately 145 trees were planted.

These installations occurred in Victoria Street, Anzac Drive, Stonehouse Street, Cemetery Road and the Dog Park at Blue Gum Park. The variety of trees that were planted included Prunus Blireana and Prunus Cerasifera varieties. These trees will produce vibrant pink blossoms from late winter to early spring, enhancing the visual appeal of the street.

The project contributes to improving the livability of the neighbourhood, providing ecological and environmental benefits, strengthening social amenity, and supporting economic resilience.

The addition of street trees underscores Council's commitment to sustainable urban environments and addressing the challenges of climate change.

Baxters Road Bridge Replacement

The original bridge's timber beams and barrier railings were severely damaged during a heavy storm in late 2022.

The structure was made safe with a load limit imposed, until subsequent funding was received to allow completion of a new structure.

The new concrete bridge took approximately two months to construct.

Upgrade of Cemetery Fencing

As part of our ongoing beautification efforts at the George Town cemetery, new fencing has been installed around the Rotary and Monumental Rose Gardens to protect the beautiful roses from wallabies and kangaroos. This will help preserve the roses, offering a peaceful and respectful space for reflection year-round.

Aquatic Health and Wellbeing Centre

The George Town Aquatic Health and Wellbeing Centre has moved a step closer with the Development Application approved by Council.

The indoor facility, which will be constructed with a $15 million Federal Government grant along with a further $2.5 million from the State Government, will be open year round.

Features of the new centre will include a 25 metre pool, warm water program pool, gymnasium, fitness rooms and café facilities.

The 25m pool will be able to be configured in multiple ways to accommodate lap swimming, casual pool play and swimming carnival competitions.

Significantly, the new centre will also provide allied health services to help assist people with exercise and therapy.

Identified as a priority in Council's Sport and Recreation Strategy, this new centre represents a significant upgrade on the current swimming pool which has served the community well for over 40 years.

The facility is expected to be completed by October 2026.



Image: George Town Aquatic Health and Wellbeing Centre

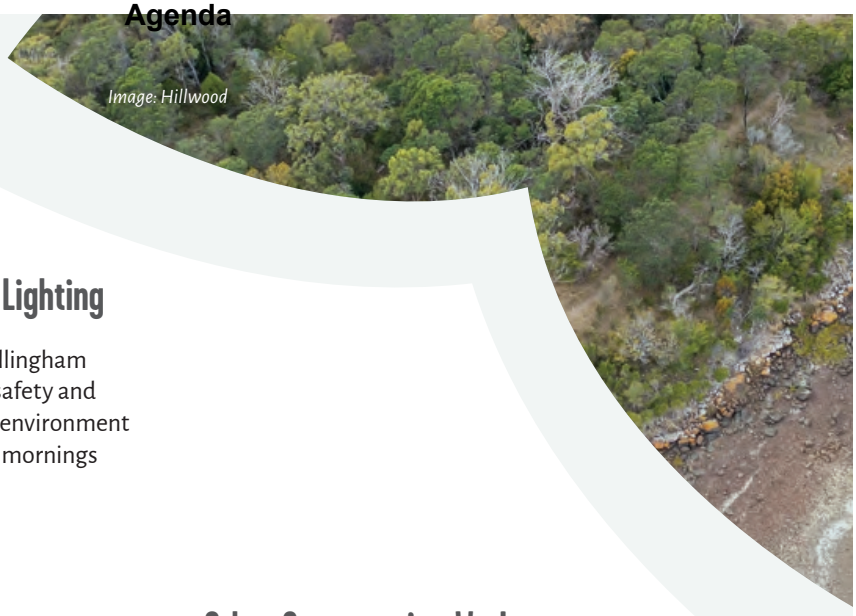


Image: Hillwood

Bellingham Solar Boat Ramp Lighting

Installation of solar lighting at the Bellingham Boat Ramp. The new lights enhance safety and visibility, creating a more welcoming environment for all users, particularly during early mornings and evenings.

Township Character Plan

The 2024/2025 period saw the implementation of the Township Character Plan, with a range of improvement works completed across the townships identified in the plan. These enhancements were well received by the community and demonstrate Council's ongoing commitment to enhancing open spaces for the benefit of residents and visitors alike.

Hillwood Open Space Plan

2024/2025 saw the implementation of the Hillwood Open Space. The following works were completed within this period:

- Leam Rd corner lease executed. Seats and bin installed.
- Seating and bin installed at Hills corner.
- Hillwood recreation ground entrance upgraded to accommodate an in and out arrangement.
- Concept plan for Hillwood HUB.
- Seat installed along the new path to Egg Island Reserve.



Image: Hillwood

Other Construction Works

- Franklin Street and Victoria Street Roundabout Repairs
- Roadworks - Parry Street & Andrew Street, George Town
- New Footpath – Esplanade South, George Town
- Roadworks – Fairway Avenue, Lulworth
- Intersection Upgrade – Victoria and Mary Street, George Town
- Resealing – Weymouth and Beechford. Main Road & Anne Street, George Town
- Re-sheeting Works - Colgraves Road, Security Road, Troopers Track, and Suttle Road.
- Repair Works – East Beach Viewing Platform
- Grandstand removal at the Soccer Grounds
- Low Head Pontoon Repairs
- New footpath - South Street, George Town
- New parking area at the Pipers River Recreation Ground
- Replacement BBQ's at Hillwood Jetty and Lagoon Beach
- New Lighting at the Pilot Station Boat Ramp
- Agnes Street Reconstruction from Parish Cresent to Dunning Avenue, George Town







Image: Pilot Station Boat Ramp

Customer Requests

Category	2024/2025 Received Total	2024/2025 Actioned Total	Percentage Actioned	Comparison 2023/2024 received
Roads	299	298	99.7%	146
Public Buildings	7	7	100%	10
Security/Vandalism	32	32	100%	
Miscellaneous	137	137	100%	96
Vegetation/Reserves	188	188	100%	106
Waste Services/Collection	248	248	100%	100
Drainage	102	100	98%	51
Parks & Waterways	4	4	100%	
Graffiti	14	14	100%	
Nature Strips	14	14	100%	12
Trees	238	236	99.1%	90
Footpaths	40	40	100%	31
Total Received	**1323**			**642**
Total Actioned		**1318**		
Percentage Completed			**99.6%**	



Image: East Beach

Progressive Prosperous Proud

WASTE AND RECYCLING

George Town Waste Transfer Station

The George Town Waste Transfer Station processed over 4,000 tonnes* of landfill and recyclable waste this financial year. Through partnerships with specialised recycling providers, we diverted e-waste, batteries, metals, and paint from landfill, supporting the initiative to avoid, reduce, reuse, and recycle. We continue to collaborate closely with Circular North to improve waste and recycling outcomes across the region.

To support our residents, we offered two free drop-off weekends for green and hard waste. Additionally, during the severe weather events in August and September, flood and storm waste disposal fees were waived thanks to support from the Tasmanian Government. Residents also continue to benefit from weekly general waste collection and fortnightly kerbside recycling services, supporting safer and cleaner communities.

Landfill

885t General Waste

2,055t Clean Fill

Recycled

9t Tyres

280kg Drums

477kg E-waste

808t Green Waste

2,550kg Lead Acid Batteries

500kg Mattresses

170t Mixed Metals

26t Recycling

1,740kg Paintback

94kg Small E-waste





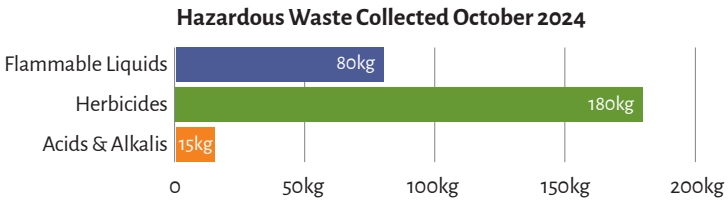
Hazardous Waste Collection
26 OCTOBER AND 8 MARCH

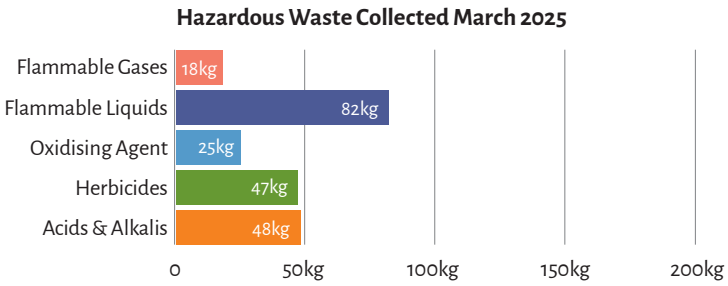
We teamed up with Circular North for two free household hazardous waste collection days in October and March. These days allowed residents to dispose of any potentially harmful chemicals properly and safely. This included item such as solvents, household cleaners, floor care products, ammonia-based cleaners, pesticides, herbicides, vapes, poisons, pool chemicals, hobby chemicals, acids, alkalis, and farm vet chemicals.











COMMUNICATION AND ENGAGEMENT



Newsletters

Each quarter, residents receive a printed newsletter alongside their rates notices, providing key updates on council initiatives, community news, and local services. Additionally, an electronic newsletter is available for those who prefer digital communication, offering more frequent updates on arts and culture, events, grants, youth programs, and other community-focused topics.

Council Roadshows

The Mayor, and General Manager conducted face to-face presentations throughout the municipality to ensure that Council was doing everything it could to support and inform the community. Roadshows were held at:

- Weymouth
- Lulworth
- Bellingham
- Beechford
- Hillwood
- Pipers River/Pipers Brook
- George Town



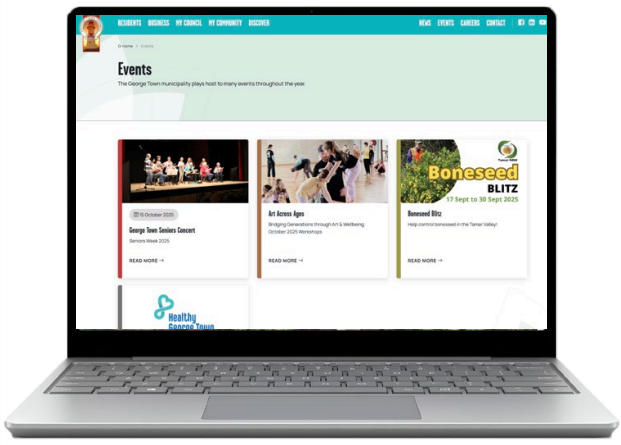
New Website

In July 2024, Council launched its newly redeveloped website, designed to serve as the community's central hub of information. The platform features improved navigation, allowing quick access to the most popular sections via the top menu and blue banner.

Key features include:

- An alert function for urgent updates such as road closures and emergency information.
- Image galleries showcasing local events and community life.
- A community event calendar to keep residents informed and engaged.
- Interactive maps and forms for enhanced accessibility.
- Expanded content to ensure a broader range of up-to-date information for the community.

This redevelopment positions the website as a dynamic and evolving resource, ensuring residents can easily access the information they need.



Social Media

Council uses its Facebook page regularly to update and communicate with the municipal area as it operates in real-time, and we can deliver messages immediately. Our audience on Facebook continues to grow with 3.8K followers.

Presence at Community Events, Programs and Meetings

Both Councillors and staff continue to attend and support local events across the municipality. It is on regular occasion that they will attend local meetings and attend programs to support and advocate for the community.

The Mayor and the General Manager attend monthly Tamar FM interviews plus the Mayor has a monthly interview with ABC Northern Tasmania.

Community Consultation

Council has undertaken several community consultations over the past twelve months to obtain feedback and consult with the community. Consultation occurred on the following:

- Communication Strategic Plan
- Joint networking event with George Town Chamber of Commerce
- Website re-design survey
- Health and Wellbeing Strategy
- Review of the 2020-2030 Community Strategic Plan
- Business Survey
- Cat Management Policy
- Road Network and Footpath Plans

DEVELOPMENT AND ENVIRONMENT

Public Health Statement

George Town Council's commitment to maintaining a high level of public health protection is identified in the Community Strategic Plan 2020-2030. As part of Council's public health goals and objectives for 2024-2025 the Development and Environment Department has sought to:

- Maintaining and enhancing service levels through contemporary service delivery models.
- Continuing to work with the Northern Region Cat Management Working Group to develop better cat management outcomes.
- Build on our relationships with all levels of government in managing the risks to wildlife, such as penguins.
- Encourage healthy activity in the promotion of our region as a destination for taking a dog for a walk.
- Continue promoting responsible pet ownership.
- Enhancing current service levels while developing contemporary delivery opportunities.
- Acting in a timely manner on reports of environmental health concerns.
- Monitor and report on the water quality of the kanamaluka/ Tamar Estuary as per the Tasmanian Recreational Water Quality Guidelines 2007.
- Continuing to provide a high level of public awareness, education and guidance on building health and safety matters.
- Acting in a timely manner on reports of buildings, or building uses, that involve possible health concerns.

Specific details and outcomes in achieving those goals are provided in the Strategic and Operational Plan report, including reports in Annexe C. The following information is also provided in accordance with the requirements of the Act.

Notifiable Diseases

During 2024/2025, Council were advised and investigated one notifiable report from the Department of Health.

Recreational Water Sampling

The Public Health Act 1997 requires Council to monitor recreational waters (which includes both natural water and public pools and spas) for compliance under the Recreational Water Quality Guidelines 2007.

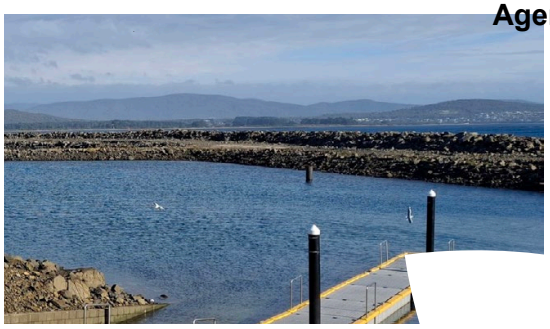
Sampling of natural waters is undertaken monthly at specific locations from December to March to ensure the water is suitable for primary contact. A total of 28 samples were taken during the period December to March.

Water sampling results over the 2024/2025 season indicated that all natural water samples, met the Guidelines.

Sampling of public pools and spas is also undertaken monthly when the venue is open to the public to ensure the water is suitable for primary contact.

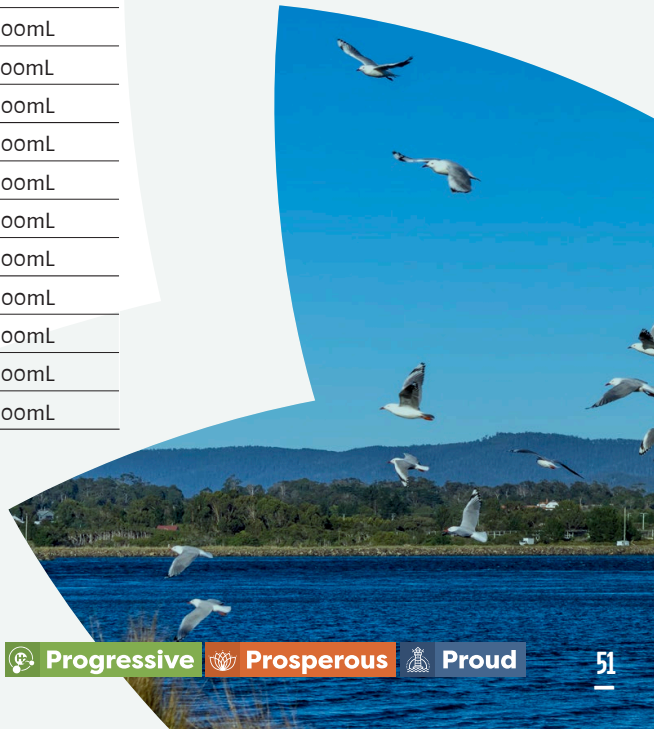
There are two locations in the George Town municipality which are sampled, the George Town Public Pool which is open from October to March and the Port Dalrymple School pool which, except for January and school holiday periods, is open all year.

Apart from a failed sample from the Geoge Town Council main pool in February, all pool samples were compliant.



Sampling Results for Natural Recreational Water Bodies

Location	Date of Sampling	Results of Sampling
		Enterococci levels
Pipeclay Bay		<10 cfu/100mL
		110 ~60 cfu/100mL
		10 ~60 cfu/100mL
		<10 cfu/100mL
York Cove	10/12/2024	<10 cfu/100mL
	29/1/2025	<10 cfu/100mL
	19/2/2025	<10 cfu/100mL
	12/3/2025	<10 cfu/100mL
Lagoon Beach	10/12/2024	~20 cfu/100mL
	29/1/2025	<10 cfu/100mL
	19/2/2025	<10 cfu/100mL
	12/3/2025	~20 cfu/100mL
Pilot Station	10/12/2024	<10 cfu/100mL
	29/1/2025	<10 cfu/100mL
	19/2/2025	<10 cfu/100mL
	12/3/2025	<10 cfu/100mL
Beechford	10/12/2024	<10 cfu/100mL
	29/1/2025	<10 cfu/100mL
	19/2/2025	~10 cfu/100mL
	12/3/2025	<10 cfu/100mL
Hillwood Pontoon	10/12/2024	<10 cfu/100mL
	29/1/2025	<10 cfu/100mL
	19/2/2025	<10 cfu/100mL
	12/3/2025	<10 cfu/100mL
Weymouth	10/12/2024	~30 cfu/100mL
	29/1/2025	<10 cfu/100mL
	19/2/2025	<10 cfu/100mL
	12/3/2025	<10 cfu/100mL





Sampling Results for Public Pools

Name of pool/spa	Date of Sampling	Results of Sampling		
		Heterotrophic Plate Count	Thermotolerant Coliforms	Pseudomonas aeruginosa
Port Dalrymple School	24/7/2024	1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	28/8/2024	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	18/9/2024	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	16/10/2024	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	26/11/2024	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	19/2/2025	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	12/3/2025	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	21/5/2025	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	25/6/2025	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
George Town Council (main pool)	23/9/2024	2 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	16/10/2024	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	26/11/2024	8 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	10/12/2024	1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	15/1/2025	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	19/2/2025	227 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	3/3/2025 (resample)	2 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	12/3/2025	8 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
George Town Council (small pool)	23/9/2024	81 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	16/10/2024	11 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	26/11/2024	17 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	10/12/2024	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	15/1/2025	<1 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	19/2/2025	13 cfu/mL	<1 cfu/100mL	<1 cfu/100mL
	12/3/2025	47 cfu/mL	<1 cfu/100mL	<1 cfu/100mL

No samples were taken from the wading pool as it was not in use.

Regulated Systems

George Town Council received 3 applications to register 18 cooling towers operating in the Local Government area. All applications were assessed against the Guidelines for Regulated Systems issued by the Department of Health. The applications and maintenance sheets were assessed, and registrations issued.

Places of Assembly

According to the Public Health Act 1997, a place of assembly is required for any mass outdoor public event. This means an event with over 1000 people for 2 hours or more. During the 2024/2025 period there was 1 event that required a Place of Assembly Licence, which was granted.

Nuisances, Complaints and Notifications

As local government operate under several different pieces of legislation, nuisance complaints are investigated under the relevant sections of the appropriate Act.

The Community Compliance Department received a variety of complaints during 2024/2025 with regards to Environmental Health. The complaints were related to noise, odour, outdoor burning, and unhealthy properties.

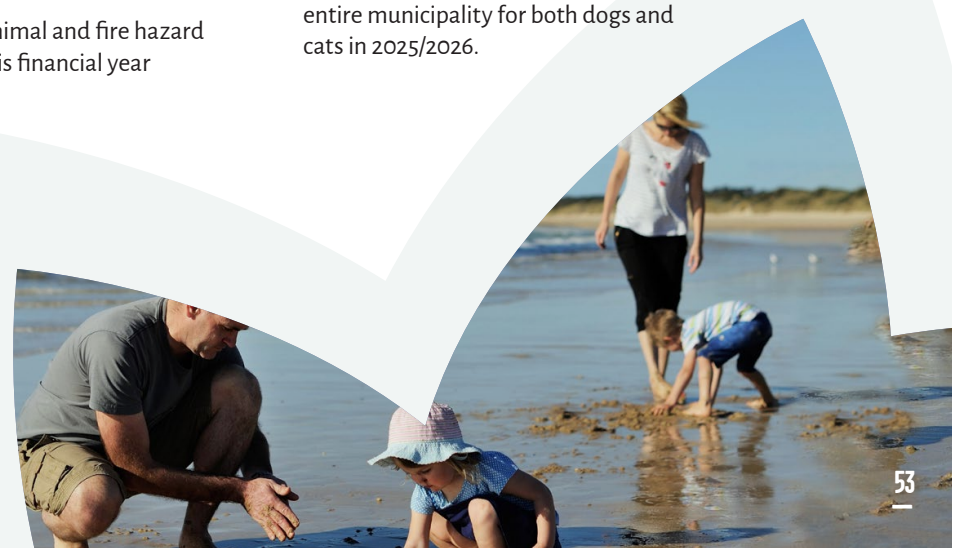
Community Compliance animal and fire hazard complaints recorded for this financial year totalled 287.

The majority of these complaints were related to either general animal enquiries (91 in total) or Fire Hazard enquiries/complaints (81 in total)

There were 13 dog attacks reported during the 2024/2025 financial year, resulting in a number of infringements being issued to dog owners and, in some cases, animals being impounded by Council. As a result of the 13 dog incidents reported, none of the dogs involved were declared dangerous by Council, however, two were euthanised upon owner's decisions. At present, only two declared dogs still remain in the Municipality.

A total of 1,368 dogs were registered or re registered with Council in the 2024/2025 year (66 dogs were advised deceased and 10 dogs leaving the municipality). This is an increase in registrations from the 2023/2024 financial year. There continues to be a large population of unregistered dogs in the Community, however the registration of these animals continues to be an important focus of Council.

Our Compliance Officers continues to engage with the Dogs Home of Tasmania, Just Cats and the Northern Regional Cat Management Working Group to assist in the development and education of all pet owners in our municipality. Council continues to provide a microchipping service and has microchipped a further 124 dogs and cats combined in this financial year. This figure is largely attributed to the Free Caring for Cats pilot program. Council will continue to offer this service to the entire municipality for both dogs and cats in 2025/2026.



Food Standards and Inspections

In 2024/2025 the number of food premises seeking registration with Council was 95, which includes P3-N and P4 businesses. Two businesses closed in the last 12 months and one business relocated to a neighbouring municipality. This is a slight increase in the number of premises registered in the previous year.

The number of food premises inspections carried out during this period was 92. Although P3-N and P4 premises are only required to notify, distilleries and those businesses that have a state-wide registration are inspected. As stated in last year's report, inspections were undertaken over the course of the year with each premises/operator being visited at least once during this period.

Immunisations

The School Based Immunisation Program (SBIP) was delivered in conjunction with the George Town Medical Centre and provided vaccinations for school age children in grades 7 & 10 against preventable diseases in accordance with the Australian Standard Vaccination Schedule. Immunisation sessions were conducted at both Port Dalrymple School and Star of the Sea Catholic College. 51 students were vaccinated. The vaccinations offered to students were Human Papillomavirus (HPV), Diphtheria, Tetanus and Pertussis (Whooping Cough) and Meningococcal ACWY.

Building and Planning

Council staff continue to take pride in working proactively with our customers to guide them through their planning and building processes, enjoying seeing the fruits of our labour when new buildings are completed and occupied.

Planning Activity

97 Applications Received

43 No Permit Required Assessments

94
Planning Permits Issued

Building Activity

114 Applications Received

119 Building Approvals Issued in Total
(including cat3 and cat4 works)

$48,266,367
Total Cost of Building Works

GOVERNANCE AND FINANCE

Allowances and Expenses Statement

In accordance with the *Local Government Act 1993* section 72 (1) (cb), Council is to provide details of allowances and expenses paid. Details of allowances and expenses paid to elected members are covered on pages 10-12 of the Annual Report and shown at Note 4.2 of the financial statements.

In accordance with the *Local Government Act 1993* section 72 (1) (cd), Council is to provide a statement of remuneration paid to employees of the Council who hold positions designated by the Council as being senior positions.

Further a statement under section (1) (cd) is to list the number of employees in groups according to the total annual remuneration as specified in section (5) where each group has a maximum of $20,000 between the highest and lowest total annual remuneration.

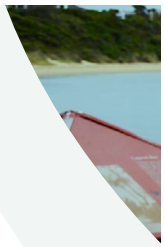
This information is provided in the following table:

Annual Remuneration of Senior Staff

Remuneration Band	2025	2024
Less than $100,001 (part year 2024)	0	1
$120,001 to $140,000 (part year 2024)	0	1
$180,001 to $200,000	1	0
$200,001 to $220,000	2	2
$300,001 to $310,000	0	1
$310,001 to $330,000	1	0

The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, non-cash benefits including movements in annual and long service leave provisions are provided for in the annual remuneration calculation.





Contracts and Tendering

In accordance with Section 29 of the Local Government (General) Regulations 2015, Council is required to report on contracts for the supply or provision of goods and services in excess of $100,000 (excluding GST) entered into during the year to 30 June 2025.

Description	Project	Period of Contract	Ext.	Value	Successful Contractor
Request for Tender	Design Service – George Town Aquatic, Health and Wellbeing Centre	27/09/2024 -still in progress		$1,023,481	Philp Lighton Architects 49 Sandy Bay Rd, Hobart Tas 7000
Request for Tender	Reseal Program 2024/2025	01/10/2024 – 31/03/2025		$609,165	Fulton Hogan Industries Pty Ltd 11 Cavalry Rd, Mowbray Tas 7248
Request for Tender	Old Aerodrome Road upgrade – stage 2	5/11/2024 – 09/04/2025		$632,674	Walters Contracting Pty Ltd 11 East Goderich St, Deloraine Tas 7304
Request for Tender	Early Contractor Involvement – Aquatic Health and Wellbeing Centre	26/11/2024 – still in progress		Preliminaries $565,209 6% margin on trade costs and 6% margin on variations	Fairbrother Pty Ltd 12 Stony Rise Rd, Devonport Tas 7310
Request for Tender	Gravel Resheeting program 2024/25	5/11/2024 – 17/6/2025		$105,328	Walters Contracting Pty Ltd 11 East Goderich St, Deloraine Tas 7304
Request for Tender	McKenzie Drive Drainage – kerbing and gutter Option A	3/5/2025 – still in progress		$331,198	ProDig Earthworks Pty Ltd 89 St Leonards Rd, St Leonards Tas 7250
Request for Tender	Periodic Standing Contracts – 2024/25 Footpath Replacement	25/02/2025 – 30/6/2025		$27,045	B31 Civil 13 Mowbray St, Invermay Tas 7250
				$26,679	Platinum Earthmoving 3 Carlwood Place, Prospect Vale Tas 7250
				$30,009	Walters Contracting 11 East Goderich St, Deloraine Tas 7253
				$65,407	Crossroads 73-79 Lilydale Rd, Rocherlea Tas 7248
				$14,250	Anthony Lockwood 6401 Bridport Rd, George Town Tas 7253



Right to Information Requests

2 request were received with information provided.

Non Application of Public Tender Process

For the purposes of section 72(1)(e) of the Act, a council is to report in its annual report all instances where regulation 27(a) and (i) have been applied, with the following details:

Nil to report.

27. Non-application of public tender process

The following situations and contracts are prescribed for the purposes of section 333A(3) of the Act:

an emergency, if, in the opinion of the general manager, there is insufficient time to invite tenders for the goods or services required in that emergency;

Noting that Councils Code for Tenders and Contracts prescribes a public tender process for all projects in excess of $150,000.

Nil to report.

Land Donated

In accordance with Section 72(1)(da) of the Local Government Act 1993, Council is to provide information with regard to details of any land donated by the Council.

Nil to report.

Enterprise Powers

In accordance with section 72(1) of the Local Government Act 1993, Council is to include a statement of activities and performances undertaken under Section 21 (enterprise powers).

Nil to report.

Competitive Neutrality Complaints Received

Nil to report.

Public Interest Disclosures Statement

In accordance with Part 7 of the Public Interest Disclosures Act 2002 a copy of the George Town Council Model Procedures to be followed by Public Bodies is available to Elected Members, Council employees and the public via Council's website www.georgetown.tas.gov.au or via a request to the Council Office during normal business hours.

Nil to report.

Code of Conduct

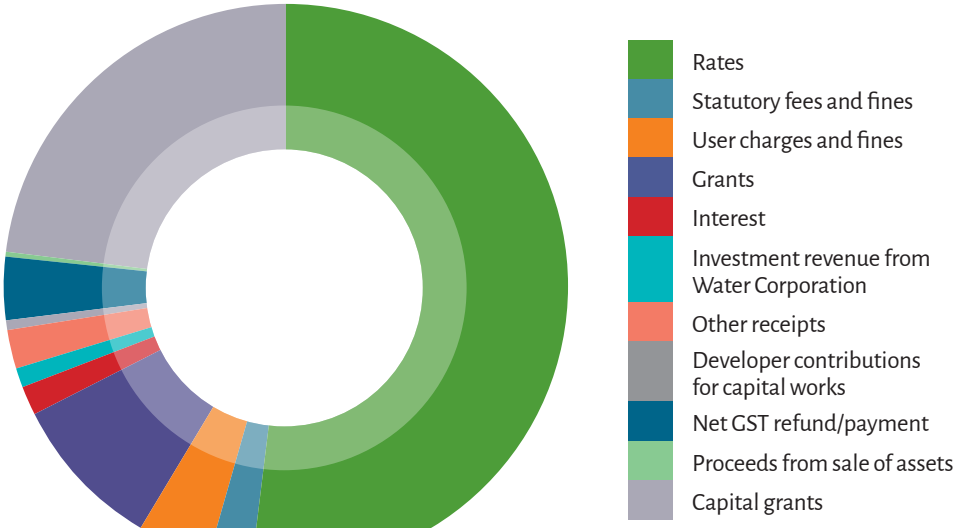
In accordance with section 72(1)(ba) of the Act, a statement of the number of code of complaints that were received and the number that were upheld either wholly or in part during the proceeding financial year.

FINANCIAL STATEMENTS 2024/2025

Statement of Cash Flows

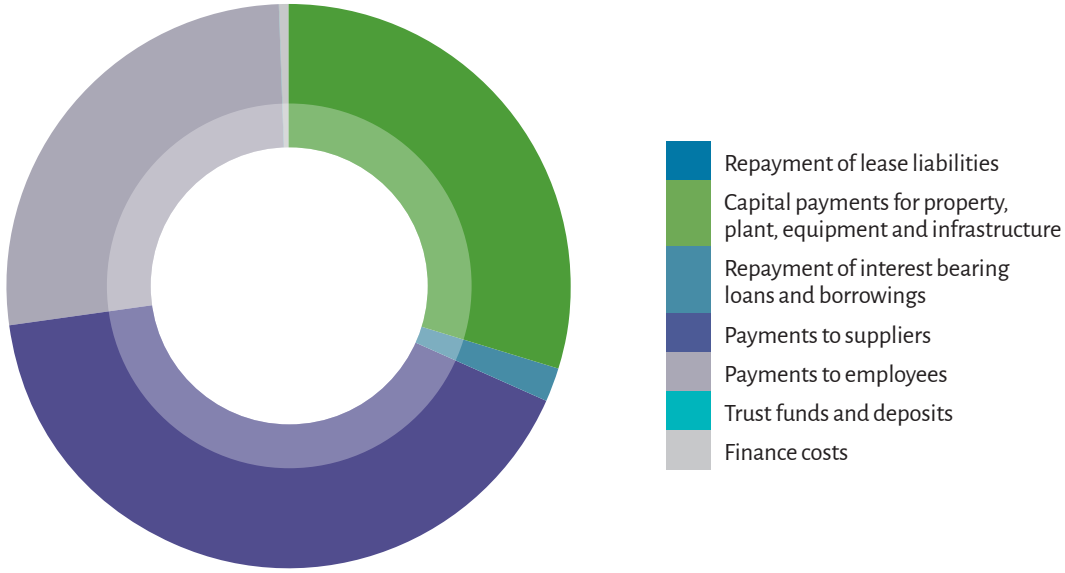
Sources of income

Cash Inflows



Cash Inflows	2024/2025 %	2024/2025 $
Rates	52.66	$11,758,512
Statutory fees and fines	2.30	$513,317
User charges and fines	4.25	$947,954
Grants	9.02	$2,014,631
Interest	1.71	$382,615
Investment revenue from Water Corporation	1.21	$271,200
Other receipts	2.23	$498,075
Developer contributions for capital works	0.30	$67,169
Net GST refund/payment	3.88	$867,254
Proceeds from sale of assets	0.29	$64,721
Capital grants	22.13	$4,941,774
Total Cash Inflows	**100.00**	**$22,327,222**

Cash Outflows



Cash Outflows	2024/2025 %	2024/2025 $
Repayment of lease liabilities	0.10	$21,350
Capital Payments for property, plant, equipment and infrastructure	29.86	$6,654,399
Repayment of interest bearing loans and borrowings	1.73	$384,726
Payments to suppliers	41.27	$9,196,662
Payments to employees	26.54	$5,913,636
Trust funds and deposits	0.02	$3,907
Finance costs	0.49	$108,595
Total Cash Outflows	**100.00**	**$22,283,275**

COMMENTS IN RELATION TO THE AUDITED FINANCIAL STATEMENTS 2024/2025

Financial Sustainability

The assessment of financial sustainability can be based on a review of four key ratios. The key ratios being the underlying surplus ratio, the net financial liabilities ratio, the asset consumption ratio and the asset renewal funding ratio. These ratios are reported below and comments made.

Management Indicators (refer to Note 2.5 of the Financial Statements for a more detailed analysis of the ratios).

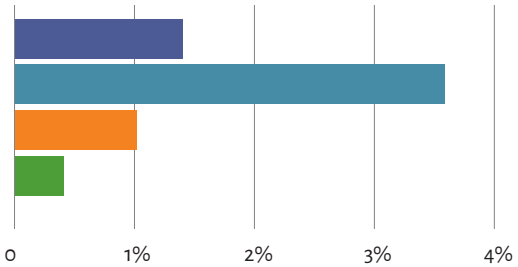
Underlying Surplus/Deficit

The intent of the underlying result is to show the outcome of a council's normal or usual day to day operations. The underlying surplus in the current year is in line with the prior three financial years and ahead of budget projection. This result reflects continued strong financial management and responsible budgeting to achieve these surplus results.

Underlying Surplus Ratio

This ratio serves as an overall measure of financial operating effectiveness. The result reflects continued strong financial management and responsible budgeting to achieve these surplus results and ensure Council operations are sustainable.

Underlying Surplus/Deficit $ and Surplus Ratio

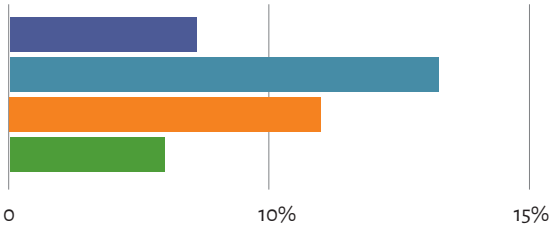


Surplus/Deficit	Ratio	Year
$182,135	1.4%	2021/2022
$504,543	3.6%	2022/2023
$156,511	1.0%	2023/2024
$71,820	0.4%	2024/2025

Net Financial Liabilities Ratio

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets means that, if all liabilities fell due at once, additional revenue would be needed to fund the shortfall. This position remains strong and stable.

Net Financial Liabilities Ratio

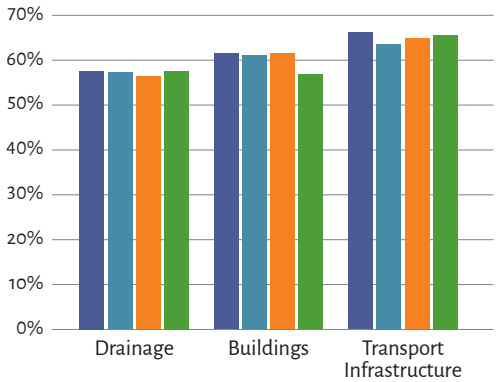


Ratio	Year
7.2%	2021/2022
12.9%	2022/2023
11.1%	2023/2024
6%	2024/2025

Asset Consumption Ratio

This ratio indicates the level of service potential available in Council's existing asset base. All asset classes have remained stable and remain in line with Council's current long term strategy.

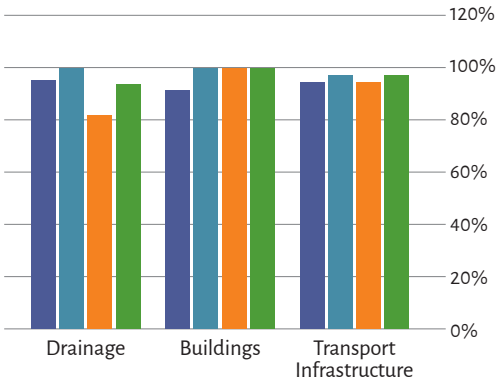
Asset Consumption Ratio



Asset Renewal Ratio

This ratio measures Council's capacity to fund future asset replacement requirements. Council completed asset management plans to assess future needs and guide long term financial planning, targets in the 2024/2025 year reflect these changes. Council set a target of 100% for the 2024/2025 year.

Asset Renewal Ratio



ANNUAL PLAN REVIEW

In accordance with direction given in the Local Government Act 1993, Section 72(1) (b) to provide 'a statement of the Council's activities and its performance in respect of gaols and objections set for the preceding financial year', the following report on the delivery of operational tasks given for the 2024-2025 financial year, as linked to the George Town Community Strategic Plan 2020-2030, is provided.

The George Town Community Strategic Plan 2020 2030 lists four future directions that shape the operational direction of Council. Those key strategic goals are as follows:

1. Community Pride: Inclusion and engagement; built environment; reputation building; communications; safety and security; responsive emergency services.
2. Prosperity for all in all aspects of life: Economic development and diversification; employment growth; employability skills; population growth; education, learning and training; tourism and supporting businesses and events; healthy, active communities; natural landscapes and values; community building.
3. Progressive well-resourced communities: Recreational and sporting opportunities; strategic plans for all communities; public infrastructure; social infrastructure; diverse volunteering base; community celebrations.
4. Leadership and accountable governance: Culture of engagement and participation; planning and regulatory responsibilities; working relationships and collaborations; change management and accountability.

The Council directed for the execution of 40 strategic operational tasks linked to the Community Strategic Plan 2020-2030 future directions. The completion rate of the tasks is as follows:

Future Direction	Tasks	Completed	Carried Forward Projects	Incomplete	Percentage Completed
1. Community Pride	3	3	-	-	100%
2. Prosperity	9	8	-	1	88.9%
3 .Progressive Well-Resourced Communities	6	5	-	1	83.3%
4. Leadership and Governance	11	10	1	-	90.9%
Public Health Goals and Objectives	11	11	-	-	100.00%
Total	**40**	**37**	**1**	**2**	**92.5%**

The 2024-2025 financial year has seen some program targets not achieved:

- one (1) project being multi-year;
- two (2) projects are due to be completed in the first half of the 2025-2026 financial year.

A more detailed list of operational tasks, completion status, and notes are located in Annex C.


GEORGE TOWN COUNCIL / ANNUAL REPORT 2024-25
Progressive
Prosperous
Proud
Image: Solstice in the Square
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GEORGE TOWN COUNCIL

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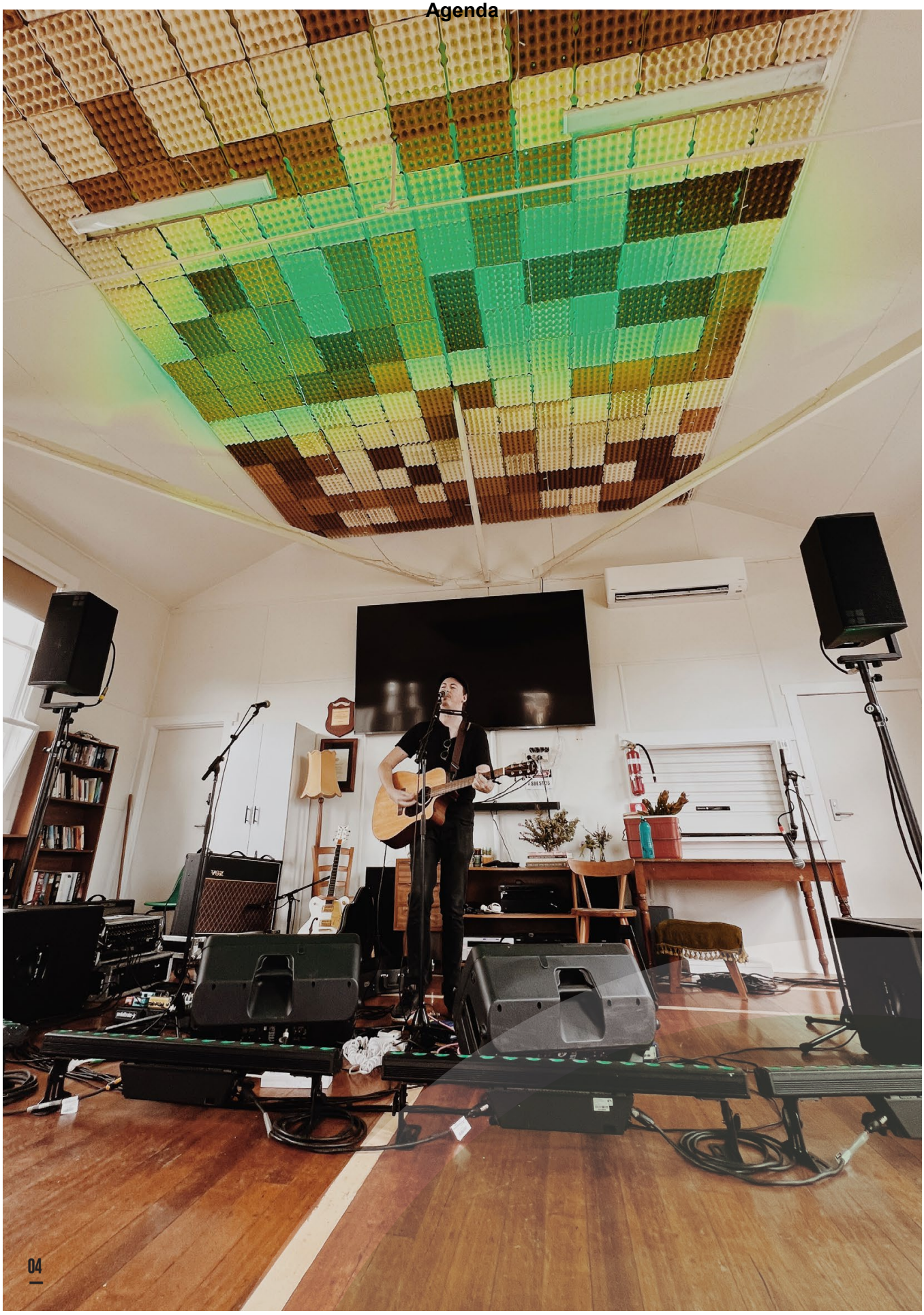
Progressive Prosperous Proud

GEORGE TOWN COUNCIL / ANNUAL REPORT 2024-25

ANNEX A

Total Actual Expenditure during 2024/2025 Capital Works Program and Carry Forward Projects		
Job Number	**Project Description**	**Value Greater than $5,000**
J90015	Capital Work - Kanamaluka Trail	$ 195,725.04
J90023	Windmill Point - Interpretation	$6,210.86
J90024	Dalrymple Rd Old Bangor Rd Intersection	$565,058.08
J90037	Grant Matching Opportunities	$35,421.73
J90038	Baxter Bridge Replacement	$ 765,536.57
J90041	Pontoon Capital Repairs	$20,624.31
J90044	Council Painting Program	$24,674.16
J90045	Lighting Renewal Program	$19,161.17
J90050	Council Footpath Upgrades	$177,334.47
J90054	Plant & Equipment Replacement	$12,106.17
J90059	Glen Road & Dalrymple Road Upgrade	$124,585.71
J90068	GT Cemetery Fence Upgrade	$ 86,555.79
J90069	Records Management System	$7,350.00
J90070	Design and Scope for future Cap Ex	$91,126.60
J90071	GT Aquatic Health & Wellbeing Centre	$909,715.90
J90077	Capital Works - Reseal 2024-25 Program	$310,751.69
J90081	Rekeying Buildings & Facilities	$ 21,241.06
J90082	HR Department Renovations	$ 83,816.94
J90083	Weymouth Hall - New Heat Pump	$11,337.61
J90084	Esplanade South New Footpath	$54,693.82
J90085	Fitting & Fixtures Renewal Program	$85,790.60
J90086	RSL Cenotaph	$ 15,272.78
J90087	Plant & Equipment Replacement Program	$214,784.24

Total Actual Expenditure during 2024/2025 Capital Works Program and Carry Forward Projects		
Job Number	**Project Description**	**Value Greater than $5,000**
J90088	Replacement of Street Banner Poles	$ 13,346.11
J90090	Hillwood Open Space Plan	$48,933.82
J90091	Reseal Preparation Works Program	$84,680.31
J90092	Old Aerodrome Rd Upgrade (stage 2)	$644,984.28
J90093	Franklin St Roundabout Repair	$19,850.24
J90094	Agnes St Reconstruction	$320,197.18
J90095	Gravel Road Resheeting	215,055.63
J90096	Stormwater Pipe Renewal Program	$47,379.25
J90097	Emergency Infrastructure Works	$236,546.05
J90098	Kerb & Gutter Replacement Program	$93,068.28
J90099	Side Entry Pit & Lintel Upgrade	$104,366.81
J90100	Seascape Drive Drainage Works	$104,439.94
J90101	McKenzie Drive Drainage Works	$266,961.95
J90102	J90102-Township Character Plans	$105,129.80
J90104	Strategic Asset Acquisition	$20,395.56
J90107	Capital Works - Bellingham Jetty Solar Light	$7,978.20
J90108	New Shed replacement - Bluegum Park	$10,393.81
J90109	Drainage Upgrade Victoria St Easement	$5,433.00
TOTAL CAPITAL WORKS EXPENDITURE 2024/2025		**$6,633,091.57**


04

GEORGE TOWN COUNCIL / ANNUAL REPORT 2024-25

ANNEX B

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General Manager's Declaration

The financial report presents fairly the financial position of the George Town Council as at 30 June 2025 and the results of its operations and cash flows for the year then ended, in accordance with the *Local Government Act 1993* (as amended), Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board.



Shane Power
General Manager

Dated: 26 September 2025

Statement of Comprehensive Income

for the year ended 30 June 2025

(Amounts shown in $)	Note	Budget 2025	Actual 2025	Actual 2024
Income from continuing operations				
Recurrent Income				
Rates and charges	2.2a	11,273,537	11,485,027	10,682,095
Statutory fees and fines	2.2b	605,510	513,317	644,733
User fees	2.2c	695,072	857,306	506,776
Grants	2.2d	2,505,350	2,247,144	2,516,759
Interest	2.2e	204,000	399,039	418,047
Other income	2.2f	363,829	480,714	443,953
Investment revenue from water corporation	2.2g	226,000	271,200	271,200
		15,873,298	**16,253,747**	**15,483,563**
Net Capital Income				
Capital grants received specifically for new or upgraded assets	2.2d	-	4,131,904	6,864,478
Contributions	2.2h	-	3,418,518	3,783,385
Net gain/(loss) on disposal of property, plant, technology and infrastructure	2.2i	-	(300,200)	(46,529)
		-	**7,250,222**	**10,601,334**
Total income from continuing operations		**15,873,298**	**23,503,969**	**26,084,897**
Expenses from continuing operations				
Employee benefits	2.3a	(5,733,124)	(5,893,316)	(5,692,006)
Materials and services	2.3b	(4,352,317)	(4,968,405)	(4,804,350)
Impairment of receivables	2.3c	(5,000)	(10,812)	(5,780)
Depreciation and amortisation	2.3d	(3,214,888)	(5,088,703)	(3,156,099)
Finance costs	2.3e	(63,437)	(108,595)	(106,833)
Other expenses	2.3f	(2,319,729)	(2,360,454)	(2,321,554)
Total expenses from continuing operations		**(15,688,495)**	**(18,430,285)**	**(16,086,622)**
Net result from continuing operations		**184,803**	**5,073,684**	**9,998,275**
Other comprehensive income				
Items that will not be reclassified to net result				
Fair value adjustments on equity investment asset increment/(decrement)	3.4	-	409,699	1,021,350
Net asset revaluation increment/(decrement)	3.5	-	7,088,104	22,097,925
Total Other Comprehensive Income		**-**	**7,497,803**	**23,119,275**
Total Comprehensive Result		**184,803**	**12,571,487**	**33,117,550**

The above statement should be read in conjunction with the accompanying notes.

Statement of Financial Position

as at 30 June 2025

(Amounts shown in $)	Note	Actual 2025	Actual 2024
Assets			
Current assets			
Cash and cash equivalents	3.1	7,409,863	7,365,916
Trade and other receivables	3.2	1,049,189	2,971,422
Other assets	3.3	1,582,519	282,804
Total current assets		**10,041,571**	**10,620,142**
Non-current assets			
Investment in water corporation	3.4	21,404,645	20,994,946
Property, plant, technology and infrastructure	3.5	194,515,789	183,606,807
Museum collection	3.6	2,551,460	1,798,010
Right of use assets	3.7	86,486	91,619
Total non-current assets		**218,558,380**	**206,491,382**
Total assets		**228,599,951**	**217,111,524**
Liabilities			
Current liabilities			
Trade and other payables	3.8	1,387,649	1,966,889
Trust funds and deposits	3.9	501,598	505,505
Contract liabilities	3.10	2,689,060	2,779,648
Employee provisions	4.1	757,239	748,625
Interest-bearing loans and borrowings	5.1	225,109	384,726
Lease liabilities	5.2	21,341	19,495
Total current liabilities		**5,581,996**	**6,404,888**
Non-current liabilities			
Employee provisions	4.1	69,978	98,912
Interest-bearing loans and borrowings	5.1	1,739,542	1,964,651
Lease liabilities	5.2	72,582	78,707
Total non-current liabilities		**1,882,102**	**2,142,270**
Total liabilities		**7,464,098**	**8,547,158**
Net Assets		**221,135,853**	**208,564,366**
Equity			
Accumulated surplus		96,050,490	91,073,054
Reserves	6.1	125,085,363	117,491,312
Total Equity		**221,135,853**	**208,564,366**

The above statement should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

for the year ended 30 June 2025

(Amounts shown in $)	Note	Total	Accumulated Surplus	Asset Revaluation Reserve	Fair Value Reserve	Other Reserves
Balance as at 30 June 2023		175,446,816	80,985,982	94,598,432	(993,806)	856,208
Net result from continuing operations		9,998,275	9,998,275	-	-	-
Fair value adjustment on equity investment asset	3.4	1,021,350	-	-	1,021,350	-
Net asset revaluation increment/(decrement)	3.5	22,097,925	-	22,097,925	-	-
Transfers between reserves	6.1	-	88,797	-	-	(88,797)
Balance as at 30 June 2024		**208,564,366**	**91,073,054**	**116,696,357**	**27,544**	**767,411**
Net result from continuing operations		5,073,684	5,073,684	-	-	-
Fair value adjustment on equity investment asset	3.4	409,699	-	-	409,699	-
Net revaluation reserve increment/(decrement)	3.5	7,088,104	-	7,088,104	-	-
Transfers between reserves	6.1	-	(96,248)	-	-	96,248
Balance as at 30 June 2025		**221,135,853**	**96,050,490**	**123,784,461**	**437,243**	**863,659**

The above statement should be read in conjunction with the accompanying notes.

Statement of Cash Flows

for the year ended 30 June 2025

(Amounts shown in $)	Note	Actual 2025	Actual 2024
Cash flows from operating activities			
Rates		11,758,512	10,430,737
Statutory fees and charges		513,317	644,733
User charges and other fines (inclusive of GST)		947,954	623,988
Grant (inclusive of GST)		2,014,631	2,516,759
Interest		382,615	438,652
Investment revenue from water corporation		271,200	271,200
Other receipts (inclusive of GST)		498,075	443,953
Net GST refund/(payment)		867,254	1,356,276
Payments to suppliers (inclusive of GST)		(9,196,662)	(8,249,480)
Payments to employees		(5,913,636)	(5,539,262)
Finance costs paid		(108,595)	(106,833)
Net cash provided by (used in) operating activities	2.4	**2,034,665**	**2,830,723**
Cash flows from investing activities			
Payments for property, plant, technology and infrastructure		(6,654,399)	(10,073,740)
Proceeds from sale of property, plant, technology and infrastructure		64,721	135,359
Developer contributions for capital works		67,169	224,805
Capital grants (inclusive of GST)		4,941,774	7,581,225
Net cash provided by (used in) investing activities		**(1,580,735)**	**(2,132,351)**
Cash flows from financing activities			
Trust funds and deposits		(3,907)	10,721
Repayment of lease liabilities		(21,350)	(19,190)
Repayment of interest bearing loans and borrowings		(384,726)	(549,179)
Net cash provided by (used in) financing activities	2.5	**(409,983)**	**(557,648)**
Net increase (decrease) in cash and cash equivalents		43,947	140,724
Cash and cash equivalents at the beginning of the financial year		7,365,916	7,225,192
Cash and cash equivalents at the end of the financial year	3.1	**7,409,863**	**7,365,916**

The above statement should be read in conjunction with the accompanying notes.

Notes to the Financial Report

for the year ended 30 June 2025

1 About the financial statements

This section outlines the basis on which the Council's financial statements have been prepared including key judgements and estimates and any events which occurred subsequent to balance date that required reporting.

1.1 Reporting entity

(a) George Town Council is a body corporate with perpetual succession and a common seal. Council's main office is located at Anne Street, George Town.

(b) The purpose of the Council is to:
- provide for health, safety and welfare of the community;
- to improve the overall quality of life of people in the local community;
- promote appropriate business and employment opportunities

1.2 Basis of accounting

These financial statements are a general purpose financial report that consists of a Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cash Flows, and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, and the *Local Government Act 1993* (LGA1993) (as amended). Council has determined that it does not have profit generation as a prime objective. Consequently, where appropriate, Council has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities. As a result this financial report does not comply with International Financial Reporting Standards.

This financial report has been prepared on the accrual and going concern basis.

All amounts are presented in Australian dollars and unless stated, have been rounded to the nearest dollar.

This financial report has been prepared under the historical cost convention, except where specifically stated.

Unless otherwise stated, all material accounting policy information is consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

The financial report includes transactions for any Special Committees of Council. Council does not control any subsidiary or participate in any joint venture.

Notes to the Financial Report

for the year ended 30 June 2025

1.3 Use of judgements and estimates

In the application of Australian Accounting Standards, Council is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Council has made no assumptions concerning the future that may cause a material adjustment to the carrying amounts of assets and liabilities within the next reporting period. Judgements made by Council that have significant effects on the financial report are disclosed in the relevant notes as follows:

Employee entitlements
Assumptions are utilised in the determination of Council's employee entitlement provisions. These assumptions are discussed in note 4.1.

Defined benefit superannuation fund obligations
Actuarial assumptions are utilised in the determination of Council's defined benefit superannuation fund obligations. These assumptions are discussed in note 4.3.

Investment in water corporation
Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in notes 3.4 and 3.11.

Fair value of property, plant, equipment and infrastructure
Assumptions and judgements are utilised in determining the fair value of Council's property, plant, equipment and infrastructure including useful lives and depreciation rates. These assumptions are discussed in notes 2.3, 3.5 and 3.11.

Museum collection
Assumptions utilised in the determination of Council's valuation of its museum collection are discussed in notes 3.6 and 3.11.

1.4 Events occurring after balance date

Council entered into a contract for construction of the George Town Aquatic and Wellbeing Centre for $15,009,938 (ex GST), to be funded by the Australian and Tasmanian Governments. This has not been disclosed as a capital expenditure commitment at note 6.2, as the contract commenced after balance date.

Notes to the Financial Report

for the year ended 30 June 2025

2 Financial performance

This section outlines the financial performance of Council including its functions/activities. Details of operating income, expenses, cash flow information, management indicators compared with benchmarks and significant business activities are disclosed in the notes.

2.1 Functions/Activities of the Council

2.1a Revenue, expenses and assets attributable to each function as categorised in Note 2.1c below:

(Amounts shown in $)	Income from continuing operations		Expenses from continuing operations		Result from continuing operations		Assets	
	2025	2024	2025	2024	2025	2024	2025	2024
Roads, streets and bridges	6,344,628	5,385,312	4,394,118	3,977,466	1,950,510	1,407,846	127,506,522	118,294,113
Drainage	387,395	-	211,772	192,559	175,623	(192,559)	12,579,143	11,391,174
Waste management	2,189,286	1,782,902	1,827,890	1,726,611	361,396	56,291	2,598,483	2,657,374
Community amenities	228,204	2,384,614	1,919,729	1,699,682	(1,691,525)	684,932	23,199,109	23,095,578
Environmental health	14,800	7,915	73,198	67,327	(58,398)	(59,412)	-	-
Planning services	214,196	360,846	392,480	406,017	(178,284)	(45,171)	-	-
Building control	207,101	281,326	691,042	951,461	(483,941)	(670,135)	-	-
Economic development	468,941	232,097	445,759	580,322	23,182	(348,225)	-	-
Community services	381,823	157,441	1,180,441	1,078,490	(798,618)	(921,049)	2,551,460	1,798,010
Recreation facilities	103,771	3,255,690	2,463,094	679,238	(2,359,323)	2,576,452	14,827,255	16,496,136
Governance and administration	12,897,846	12,083,274	3,896,483	4,170,889	9,001,363	7,912,385	41,979,880	43,096,334
Other - non attributable	65,978	153,480	934,279	556,560	(868,301)	(403,080)	3,358,099	282,805
	23,503,969	**26,084,897**	**18,430,285**	**16,086,622**	**5,073,684**	**9,998,275**	**228,599,951**	**217,111,524**

Grants included in Income from continuing operations:

	2025	2024
Roads, streets and bridges	3,488,510	1,793,238
Community amenities	50,000	2,221,263
Economic development	112,650	215,750
Community services	171,473	134,000
Recreation facilities	125,000	3,204,515
Governance and administration	2,431,415	1,812,471
	6,379,048	**9,381,237**

2.1b Reconciliation of Assets with the Statement of Financial Position at 30 June:

	2025	2024
Current assets	10,041,571	10,620,142
Non- current assets	218,558,380	206,491,382
	228,599,951	**217,111,524**

Notes to the Financial Report

for the year ended 30 June 2025

2.1 Functions/Activities of the Council (continued)

2.1c Nature and objective of functions/activities

Roads, streets and bridges
Construction, maintenance and cleaning of road, streets, footpaths, bridges, parking facilities and street lighting.

Drainage
Operation and maintenance of open or deep drainage systems in urban areas, including the lining of piping of creeks but excludes drainage associated with road works, flood mitigation and agriculture.

Waste Management
Collection, handling, processing and disposal of all waste materials.

Community amenities
Operation and maintenance of housing for aged persons and persons of limited means, Civic Centre, Council halls (excluding indoor sports complexes).

Environmental health/Environmental management
Environmental health includes disease control, food surveillance, public-use building standards, health education and promotion, water quality, workplace safety and cemeteries. Environmental management includes strategies and programs for the protection of the environment and regulations of activities affecting the environment.

Planning services
Administration of the town planning scheme, subdivisions and urban and rural renewal programs.

Building control
The development and maintenance of building constructions standards.

Economic development
Maintenance and marketing of tourist facilities, property development and operation of caravan parks and administration of the Wild Tamar project.

Community services
Administration and operation of dog registration, operation of pounds, control of straying stock and noxious weeds. Operation and support of the performing arts, museum including the Bass and Flinders Maritime Museum and the presentation of events. Community Development which provides for the implementation of a process by which strategies and plans can be developed so that the Council can fulfil their general responsibility for enhancing the quality of life of the whole community.

Recreation facilities
Operation and maintenance of sporting facilities (includes swimming pools, active and passive recreation and recreation centres).

Governance and administration
Operation and maintenance of council chambers, administration offices, and councillors.

Other - not attributable
Rates and charges and work not attributed elsewhere.

Notes to the Financial Report

for the year ended 30 June 2025

2.2 Income from continuing operations

(Amounts shown in $)	2025	2024
2.2a ***Rates and charges***		
General	9,517,942	8,902,241
Fire levy	301,328	297,309
Garbage charge	1,665,757	1,482,545
Total rates and charges	**11,485,027**	**10,682,095**

Recognition and measurement

Council uses capital value as the basis of valuation of all properties within the municipality. The capital value of a property is its total value of the property, including the land value but excluding any plant and machinery. The amount is assessed by the Valuer-General and is adjusted every two years. The adjusted valuation base used to calculate general rates for 2024-25 was $2.338 billion (2023-24 $2.124 billion). The 2024-25 general rate in the capital value dollar was $0.001833 (2023-24 $0.002429), this rate is varied for properties zoned industrial and commercial. Properties that are used or predominantly used for residential purposes are rated by the Averaged Area Rate.

The date of the latest general revaluation of land for rating purposes within the municipality was 1 July 2018.

Council recognises revenue from rates and annual charges for the amount it is expected to be entitled to at the beginning of the rating period to which they relate, or when the charge has been applied. Rates and charges in advance are recognised as a financial liability until the beginning of the rating period to which they relate.

2.2b ***Statutory fees and fines***		
Animal control and environmental fees	48,681	62,368
Town planning, building and plumbing statutory fees	379,092	512,577
Court fines and costs recovered	-	1,498
Land information certificates	85,544	68,290
Total statutory fees and fines	**513,317**	**644,733**

Recognition and measurement

Statutory fees and fines are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

2.2c ***User fees***		
Town planning fees	30,999	33,769
Waste disposal fees	500,009	299,430
Other fees and charges	326,298	173,577
Total user fees	**857,306**	**506,776**

Recognition and measurement

Council recognises revenue from user fees and charges at a point in time as the performance obligation is completed and the customer receives the benefit of the goods or services being provided. Licences granted by Council are all either short-term or low value and all revenue is recognised at the time that the licence is granted rather than the term of the licence.

Notes to the Financial Report

for the year ended 30 June 2025

2.2 Income from continuing operations (continued)

(Amounts shown in $)	2025	2024
2.2d ***Grants***		
Grants - recurrent		
Australian Government Financial Assistance Grants - General Purpose (untied)	1,200,676	1,310,316
Australian Government Financial Assistance Grants - Roads (untied)	612,735	889,560
Australian Government Financial Assistance Grants - Bridges (untied)	26,392	46,601
Australian Government - National Disaster Relief	232,513	-
Australian Government - Australia Day	10,000	-
Australian Government - Regional Arts Fund Tasmania	2,000	-
Tasmanian Government - Event Promotion	12,880	44,782
Tasmanian Government - Future Impact Group Funding	112,650	225,500
Tasmanian Government - Isolated Communties Resilience Grants	26,168	-
Tasmanian Government - Australia Day	226	-
Other - grants	10,904	-
Total recurrent grants	**2,247,144**	**2,516,759**
Capital grants received specifically for new or upgraded assets		
Australian Government - Roads to Recovery	586,316	612,127
Australian Government - George Town Mountain Bike Trail	-	2,424,718
Australian Government - National Disaster Relief	536,575	462,465
Australian Government - Local Roads and Community Infrastructure	166,552	315,149
Australian Government - Dalrymple Road Bridge Replacement	-	484,999
Tasmanian Government - York Cove to Mt George Trail	121,571	376,943
Tasmanian Government - Vulnerable Road Users	1,189,218	625,077
Tasmanian Government - George Town Aquatic Health and Wellbeing Centre	1,086,261	47,498
Tasmanian Government - Old Aerodrome Road Rehabilitation	300,000	220,000
Tasmanian Government - Bellingham Jetty Solar Lights	8,169	-
Tasmanian Government - Hillwood Recreational Trail	50,000	119,462
Tasmanian Government - Weymouth BreakWall	-	189,873
Tasmanian Government - kanamaluka Walking & Story Telling Trail	87,242	266,506
Tasmanian Government - Hillwood Recreational Hub	-	226,764
Tasmanian Government - Blackspot	-	250,000
Other - Anzac Parade Building - Future Impact Group	-	197,036
Other - grants	-	45,861
Total grants - capital	**4,131,904**	**6,864,478**
Funding source		
Australian Government funded grants	3,373,759	6,545,935
Tasmanian Government funded grants	2,994,385	2,592,405
Other	10,904	242,897
Total	**6,379,048**	**9,381,237**

Notes to the Financial Report

for the year ended 30 June 2025

2.2 Income from continuing operations (continued)

(Amounts shown in $)	2025	2024
Timing of revenue recognition		
Grants recognised at a point in time	2,247,144	2,516,759
Grants recognised over time	4,131,904	6,864,478
Total	**6,379,048**	**9,381,237**

The Australian Government provides untied Financial Assistance Grants to Council for general purpose use and the provision of local roads and bridges. In both years the Australian Government made early payment of instalments for the following year. The early receipt of instalments resulted in Australian Government Financial Assistance Grants being above that originally budgeted in 2024-25 by $1,353,718 (2023-24 by $2,192,151). This has impacted the Statement of Comprehensive Income resulting in the net result for the year being higher by the same amount. Financial Assistance Grants are general grants and do not have sufficiently specific performance obligations. As a result, they are recognised as income when received.

Unspent grants

Grants which were obtained on the condition that they be spent for specified purposes or in a future period, but which are not yet spent in accordance with those conditions, are as follows:

Capital		
Balance of unspent funds at 1 July	2,729,648	1,367,390
Add: Funds received and not recognised as revenue in the year	1,198,659	2,629,648
Less: Funds received in prior year but revenue recognised and funds spent in the year	(1,264,247)	(1,267,390)
Total unspent grants held as a contract liability	**2,664,060**	**2,729,648**

Recognition and measurement

Council recognises untied grant revenue and those without performance obligations when received. In cases where funding includes specific performance obligations or is to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and recognises income as obligations are fulfilled.

The performance obligations are varied based on the agreement, but include the construction of roads and other community infrastructure.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin. For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Notes to the Financial Report

for the year ended 30 June 2025

2.2 Income from continuing operations (continued)

(Amounts shown in $)	2025	2024
2.2e ***Interest***		
Interest on financial assets	399,039	418,047
Total interest	**399,039**	**418,047**

Recognition and measurement

Interest is recognised progressively as it is earned.

2.2f ***Other income***		
Reimbursements	33,011	57,671
Fuel rebate	10,500	10,018
Sundry	50,328	56,868
Insurance proceeds	35,353	17,066
Volunteer services	351,522	302,330
Total other income	**480,714**	**443,953**

Recognition and measurement

Volunteer services

Council recognises the inflow of resources in the form of volunteer services at a point in time where the fair value of those services can be reliably measured and Council would have purchased those services if they had not been donated.

All other income

All other income is recognised as revenue when the payment is due or the payment is received, whichever occurs first.

2.2g ***Investment revenue from water corporation***		
Dividend revenue received	163,720	163,720
Tax equivalent received	76,952	76,952
Guarantee fee received	30,528	30,528
Total investment revenue from water corporation	**271,200**	**271,200**

Recognition and measurement

Dividend revenue is recognised when Council's right to receive payment is established and it can be reliably measured.

Notes to the Financial Report

for the year ended 30 June 2025

2.2 Income from continuing operations (continued)

(Amounts shown in $)	2025	2024
2.2h ***Contributions***		
Cash		
Roads, footpaths, cycleways and drainage	25,000	26,505
Recreational, leisure and community facilities	16,419	33,480
Parks, open space and streetscapes	25,750	114,820
	67,169	**174,805**
Non-monetary assets		
Land under roads	-	369,943
Roads	2,791,158	3,238,637
Drainage	430,191	-
Museum collection	130,000	-
	3,351,349	**3,608,580**
Total contributions	**3,418,518**	**3,783,385**

Recognition and measurement

Council recognises contributions without performance obligations when received. In cases where the contributions is for a specific purpose to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and income recognised as obligations are fulfilled.

2.2i ***Net gain/(loss) on disposal of property, plant, technology and infrastructure***		
Proceeds of sale	64,721	135,359
Written down value of non-current assets disposed	(364,921)	(181,888)
Total gain/(loss)	**(300,200)**	**(46,529)**

Recognition and measurement

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Total income from continuing operations	**23,503,969**	**26,084,897**

Notes to the Financial Report

for the year ended 30 June 2025

2.3 Expenses from continuing operations

(Amounts shown in $)	2025	2024
2.3a ***Employee benefits***		
Wages and salaries	4,426,424	4,333,230
Workers compensation	64,513	71,420
Annual leave and long service leave	361,845	508,568
Personal leave	155,750	123,029
Allowances	58,801	59,931
Superannuation	645,832	600,283
Fringe benefits tax	63,181	62,598
Payroll tax	281,651	271,699
Uniforms	27,132	23,152
	6,085,129	**6,053,910**
Less amounts capitalised	(191,813)	(361,904)
Total employee benefits	**5,893,316**	**5,692,006**

Recognition and measurement

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits. See also note 4.1.

2.3b ***Materials and services***		
Building maintenance	270,760	343,593
Cleaning	8,710	10,472
Community programs and events	313,056	281,820
Grounds maintenance	497,498	494,572
Information technology	141,158	144,691
Office administration	313,757	276,021
Plant and equipment maintenance	296,234	231,699
Professional services	608,657	704,234
Roads and infrastructure maintenance	584,052	528,137
Security	96,011	64,437
Storm damage restoration	87,692	35,996
Swimming pool operation	37,848	26,529
Waste management disposal	1,161,069	1,170,994
Volunteer services	351,522	302,329
Other materials and contracts	200,381	188,826
Total materials and services	**4,968,405**	**4,804,350**

Recognition and measurement

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Notes to the Financial Report

for the year ended 30 June 2025

2.3 Expenses from continuing operations (continued)

(Amounts shown in $)	2025	2024
2.3c ***Impairment of receivables***		
Provision for impairment movement	10,812	5,780
Total impairment of receivables	**10,812**	**5,780**

Recognition and measurement

Expenses are recognised when Council has determined there to be an increase in the credit risk of a financial asset since initial recognition. Council's policy and events giving rise to impairment losses are disclosed in note 3.2.

2.3d ***Depreciation and amortisation***		
Property		
Buildings	2,048,518	495,806
Plant and technology		
Plant and machinery	349,519	260,386
Furniture and fixtures	18,939	17,342
Infrastructure		
Roads	1,384,089	1,364,892
Kerb and gutter	104,408	103,001
Footpaths and cycleways	106,664	92,111
Light poles	53,274	31,705
Bridges	231,930	195,592
Drainage	205,193	192,559
Land improvements	498,813	316,971
Playground equipment	56,229	56,229
Domestic waste	8,923	8,927
Right of use assets	22,204	20,578
Total depreciation and amortisation	**5,088,703**	**3,156,099**

Change in accounting estimate - depreciation of existing aquatic facility

During the current financial year Council approved a project, funded by the Australian and Tasmanian Governments, to demolish and replace the existing aquatic facility assets in the next financial year. As a result, the assets remaining useful lives were revised to one year. This change in accounting estimate resulted in an increase in depreciation expense in the current year for buildings by $1,595,538. These assets were fully depreciated at the end the current year, and no further depreciation will be recognised for in future years.

Recognition and measurement

Buildings, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Right of use assets are amortised over the lease term, unless the intention is to retain the asset, in which case it is amortised over the useful life of the asset. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.

Notes to the Financial Report

for the year ended 30 June 2025

2.3 Expenses from continuing operations (continued)

Land, museum collection and road earthwork assets are not depreciated on the basis that they are assessed as not having a limited useful life. The non-depreciation of road earthwork assets has been reviewed at the end the current reporting period and Council has determined this remains appropriate having regard to factors such as asset usage, physical deterioration and technical and commercial obsolescence. The museum collection comprises heritage and cultural assets that are stored, managed, displayed, repaired and restored in ways that will maintain their heritage and cultural value over time. Where conservation, restoration and preservation activities demonstrate that an asset will be maintained for an indefinite period, these items are considered to have indefinite useful lives and therefore not subject to depreciation.

Straight line depreciation is charged based on the residual useful life as determined each year. Major depreciation and amortisation periods used are listed below and are consistent with the prior year unless stated.

	Period	
Buildings		
Heritage buildings	52 - 300 years	
All other buildings	20 - 195 years	
Plant and technology		
Plant and machinery	3 - 20 years	
Information technology	4 - 30 years	
Furniture and fixtures	2 - 10 years	(2024: 5 - 30 years)
Roads		
Road pavements and seals	21 - 150 years	
Road kerb and gutter	15 - 110 years	
Footpaths and cycleways	30 - 90 years	
Bridges		
Bridges substructure	10 - 80 years	
Bridges superstructure	10 - 80 years	
Other Infrastructure		
Drainage	20 - 100 years	
Light poles	20 - 40 years	
Land improvements	10 - 100 years	
Playground equipment	10 - 20 years	
Domestic waste	3 - 10 years	
Right of use assets	2 - 5 years	

(Amounts shown in $)	2025	2024
2.3e ***Finance costs***		
Interest - Borrowings	104,450	102,261
Interest - Lease liabilities	4,145	4,572
Total finance costs	**108,595**	**106,833**

Recognition and measurement

Finance costs represent interest on lease liabilities and borrowings. Interest is expensed as it accrues and no interest has been capitalised during the current or comparative reporting period.

Notes to the Financial Report

for the year ended 30 June 2025

2.3 Expenses from continuing operations (continued)

(Amounts shown in $)	2025	2024
2.3f ***Other expenses***		
Advertising	31,196	59,611
Audit Fees	47,902	43,400
Bank fees and charges	21,752	20,515
Building levies	52,743	21,220
Government levies	507,381	464,944
Community grants - Other	26,103	17,324
Course seminar & conference registration	85,586	53,275
Elected members allowances and kilometre reimbursements	227,491	211,472
Electricity	241,130	254,889
Insurance	308,710	274,252
Land tax	81,059	81,898
Telephone charges	53,192	51,666
Vehicle registration	33,915	535
Plant hire costs and recovery	28,740	67,945
Software licences	142,191	206,380
Sponsorships	23,900	43,675
Subscriptions and memberships	97,094	93,366
TasWater charges	118,393	117,017
Training fund levy	92,323	58,420
Other	139,653	179,750
Total other expenses	**2,360,454**	**2,321,554**

Audit fees (Tasmanian Audit Office)
The base audit fee for the audit of the financial statements for the current year was $46,000 (2024: $43,400).

Recognition and measurement
Expenses are recognised in the statement of comprehensive income when a decrease in future economic benefits related to a decrease in an asset, or an increase of a liability has arisen that can be measured reliably.

Total expenses from continuing operations	**18,430,285**	**16,086,622**

Notes to the Financial Report

for the year ended 30 June 2025

2.4 Reconciliation of cash flows from operating activities to surplus (deficit)

(Amounts shown in $)	2025	2024
Result from continuing operations	5,073,684	9,998,275
Depreciation and amortisation	5,088,703	3,156,099
Net (gain)/loss on disposal of property, plant, technology and infrastructure	300,200	46,529
Capital grants received specifically for new or upgraded assets	(4,941,774)	(7,581,225)
Contributions	(3,418,518)	(3,783,385)
Change in assets and liabilities:		
Decrease/(increase) in trade and other receivables	1,922,233	(1,435,563)
Decrease/(increase) in other assets	(1,299,715)	208,938
Increase/(decrease) in trade and other payables	(579,240)	706,053
Increase/(decrease) in contract liabilities	(90,588)	1,362,258
Increase/(decrease) in employee provisions	(20,320)	152,744
Net cash provided by/(used in) operating activities	**2,034,665**	**2,830,723**
Reconciliation of cash and cash equivalents		
Cash and cash equivalents (see note 3.1)	7,409,863	7,365,916
Total reconciliation of cash and cash equivalents	**7,409,863**	**7,365,916**

2.5 Reconciliation of liabilities arising from financing activities

(Amounts shown in $)	2025	2024
Trust funds and deposits		
Balance at the beginning of the financial year	505,505	494,784
Net movements	(3,907)	10,721
Balance at the end of the financial year	**501,598**	**505,505**
Interest-bearing loans and borrowings		
Balance at the beginning of the financial year	2,349,377	2,898,556
Cash repayments	(384,726)	(549,179)
Balance at the end of the financial year	**1,964,651**	**2,349,377**
Lease liabilities		
Balance at the beginning of the financial year	98,202	117,392
New leases	17,071	-
Cash repayments	(21,350)	(19,190)
Balance at the end of the financial year	**93,923**	**98,202**

Notes to the Financial Report

for the year ended 30 June 2025

2.6 Management indicators

(Amounts shown in $)	Benchmark	2025	2024	2023	2022
2.6a **Underlying surplus or deficit**					
Income from continuing operations		23,503,969	26,084,897	19,793,599	17,286,454
Less non-operating income					
Financial Assistance Grant in advance - prior year		2,192,151	2,503,302	1,600,898	1,123,170
Financial Assistance Grant in advance - current year		(1,353,718)	(2,192,151)	(2,503,302)	(1,600,898)
Future Impact Group projects grants in advance - prior year		-	378,426	624,575	500,000
Future Impact Group projects grants in advance - current year		-	-	(378,426)	(624,575)
Artisan Guild operating grants in advance - prior year		275,885	317,439	-	-
Artisan Guild operating grants in advance - current year		(252,393)	(275,885)	(317,439)	
National Disaster Relief operating grants - current year		(232,513)	-	(207,590)	-
Other operating grants in advance - prior year		14,247	30,142	35,668	-
Other operating grants in advance - current year		(11,128)	(14,247)	(30,142)	(35,668)
Grants - Capital		(4,131,904)	(6,864,478)	(3,461,937)	(3,359,209)
Contributions		(3,418,518)	(3,783,385)	(138,419)	(33,750)
Disposal of assets replaced due to funding availability		21,633	-	-	-
Proceeds from insurance claims		(35,364)	(17,066)	(31,132)	(46,048)
Income related to COVID 19		-	-	-	(10,000)
Recurrent income		**16,572,347**	**16,166,994**	**14,986,353**	**13,199,476**
Expenses from continuing operations		18,430,285	16,086,622	14,773,503	13,119,254
Less non-operating expenditure					
Expenses related to National Disaster Relief		(334,220)	(76,139)	(292,693)	-
Assets written down to be replaced due to funding availability		(1,595,538)			
Recurrent expenditure		**16,500,527**	**16,010,483**	**14,480,810**	**13,119,254**
Underlying surplus/deficit		**71,820**	**156,511**	**505,543**	**80,222**

The intent of the underlying result is to show the outcome of a council's normal or usual day to day operations.

The underlying surplus in the current year reflects continued strong financial management and responsible budgeting to achieve a financial surplus over the last four years.

2.6b **Underlying surplus or deficit ratio**

Underlying surplus or deficit		71,820	156,511	505,543	80,222
Recurrent income		16,572,347	16,166,994	14,986,353	13,199,476
Underlying surplus ratio %	0%	0.4%	1.0%	3.4%	0.6%

This ratio serves as an overall measure of financial operating effectiveness. The reasons for the result in the current year are consistent with the comments at note 2.6a.

Notes to the Financial Report

for the year ended 30 June 2025

2.6 Management indicators (continued)

(Amounts shown in $)	Benchmark	2025	2024	2023	2022
2.6c **Net financial liabilities**					
Liquid assets		8,459,052	10,337,338	8,761,051	8,597,283
Total liabilities		7,464,098	8,547,158	6,833,751	7,652,474
Net financial liabilities	$ Nil	994,954	1,790,180	1,927,300	944,809

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets means that, if all liabilities fell due at once, additional revenue would be needed to fund the shortfall. This position remains strong.

2.6d **Net financial liabilities ratio**					
Net financial liabilities		994,954	1,790,180	1,927,300	944,809
Recurrent income		16,572,347	16,166,994	14,986,353	13,199,476
Net financial liabilities ratio %	0% - (50%)	6.0%	11.1%	12.9%	7.2%

This ratio indicates the net financial obligations of Council compared to its recurrent income which remains solid. The performance is consistent with the comments in note 2.6c.

2.6e **Asset consumption ratio**

An asset consumption ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

Transport Infrastructure				
Fair value (Carrying amount)	103,279,874	93,256,845	83,381,004	83,330,948
Current replacement cost (Gross)	156,957,555	143,190,543	130,494,177	126,020,872
Asset consumption ratio %	65.8%	65.1%	63.9%	66.1%
Buildings				
Fair value (Carrying amount)	22,361,720	23,136,604	21,513,536	20,554,404
Current replacement cost (Gross)	39,215,487	37,477,299	35,135,870	33,111,297
Asset consumption ratio %	57.0%	61.7%	61.2%	62.1%
Drainage				
Fair value (Carrying amount)	12,579,143	11,391,173	10,945,321	10,680,963
Current replacement cost (Gross)	21,790,010	20,089,865	19,007,617	18,261,325
Asset consumption ratio %	57.7%	56.7%	57.6%	58.5%

This ratio indicates the level of service potential available in Council's existing asset base. The change in the Transport Infrastructure asset values reflects the revaluation of assets in the current year. Transport infrastructure and drainage have remained stable and remain in line with Council's current long term strategy.

Notes to the Financial Report

for the year ended 30 June 2025

2.6 Management indicators (continued)

(Amounts shown in $)	Benchmark	2025	2024	2023	2022
2.6f **Asset renewal funding ratio**					
An asset renewal funding ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.					
Transport Infrastructure					
Projected capital funding outlays [1]		18,313,000	19,237,000	12,056,000	13,829,000
Projected capital expenditure funding [2]		18,840,000	20,601,000	12,056,000	13,829,000
Asset renewal funding ratio %	90-100%	97.2%	93.4%	100.0%	100.0%
Buildings					
Projected capital funding outlays [1]		2,538,000	2,907,000	1,400,000	1,435,000
Projected capital expenditure funding [2]		2,538,000	2,907,000	1,400,000	1,570,000
Asset renewal funding ratio %	90-100%	100.0%	100.0%	100.0%	91.4%
Drainage					
Projected capital funding outlays [1]		1,150,000	1,647,000	605,000	680,000
Projected capital expenditure funding [2]		1,220,000	1,973,000	605,000	716,000
Asset renewal funding ratio %	90-100%	94.3%	83.5%	100.0%	95.0%

[1] Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.
[2] Value of projected capital expenditure funding for an asset identified in Council's long-term strategic asset management plan.

This ratio measures Council's capacity to fund future asset replacement requirements. Council has completed asset management plans to assess future needs and guide long term financial planning.

Notes to the Financial Report

for the year ended 30 June 2025

2.6 Management indicators (continued)

(Amounts shown in $)	Benchmark	2025	2024	2023	2022
2.6g **Asset sustainability ratio**					
Capex on replacement/renewal of existing assets		2,396,241	4,259,786	3,257,881	2,120,639
Annual depreciation expense [1]		5,066,499	3,135,521	3,081,077	2,937,609
Asset sustainability ratio %	100%	47.3%	135.9%	105.7%	72.2%

[1] Annual depreciation expense excludes depreciation of right of use assets.

This ratio calculates the extent to which Council is maintaining operating capacity through renewal of its existing asset base. The result in the current year is below the benchmark due largely to the timing of completion of capital expenditure work in progress, together with the upgrade of major bridge infrastructure rather than renewal of existing. The writedown against depreciation of the aquatic centre assets in the current year has impacted on the asset sustainability ratio. Without that writedown, the 2025 asset sustainability ratio would have been 69.0%.

(Amounts shown in $)	Capital renewal expenditure	Capital new /upgrade expenditure	Total Capital Expenditur
2025			
Buildings	120,089	116,116	236,205
Roads	1,086,620	1,374,127	2,460,747
Kerb and gutter	149,684	-	149,684
Footpaths and cycleways	-	450,376	450,376
Light poles	7,978	-	7,978
Bridges	813,831	-	813,831
Drainage	-	560,870	560,870
Land improvements	46,906	1,220,800	1,267,706
Domestic waste	18,022	-	18,022
Information technology	153,111	-	153,111
Total	**2,396,241**	**3,722,289**	**6,118,530**
2024			
Buildings	124,996	1,678,464	1,803,460
Plant and machinery	966,074	-	966,074
Roads	1,680,034	1,397,174	3,077,208
Kerb and gutter	74,825	-	74,825
Footpaths and cycleways	295,522	748,584	1,044,106
Light poles	60,821	-	60,821
Bridges	239,924	500,968	740,892
Drainage	110,393	-	110,393
Land improvements	645,168	1,204,234	1,849,402
Domestic waste	62,029	-	62,029
Information technology	-	284,530	284,530
Total	**4,259,786**	**5,813,954**	**10,073,740**

2.7 Significant business activities

Council is required to report the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council. Council has determined that it does not have any significant business activities.

Notes to the Financial Report

for the year ended 30 June 2025

3 Assets and operating liabilities

This section outlines the assets held by Council used to generate its financial performance and services for the community and operating liabilities incurred as a result, excluding employee provisions and interest bearing long term debts which are discussed in section 4 *People* and 5 *Debt and Risk Management* respectively.

3.1 Cash and cash equivalents

(Amounts shown in $)	2025	2024
Cash on hand	2,800	3,300
Cash at bank	379,123	2,328,413
Money market call account	396,395	-
Term deposits (less than 3 months maturity)	6,631,545	5,034,203
Total cash and cash equivalents	**7,409,863**	**7,365,916**

Council's cash and cash equivalents are subject to a number of external restrictions and internal commitments that limit amounts available for discretionary or future use. The following amounts represent the balance of restricted funds:

Restricted funds		
a) Trust funds and deposits (note 3.9)	501,598	505,505
b) Unspent grant funds with conditions (note 2.2d)	2,664,060	2,729,648
	3,165,658	**3,235,153**
Internally committed funds		
c) Leave provisions (note 4.1)	827,217	847,537
d) Reserves (note 6.1)	863,659	767,411
	1,690,876	**1,614,948**
Total restricted and internally committed funds	**4,856,534**	**4,850,101**
Total unrestricted cash and cash equivalents	**2,553,329**	**2,515,815**

Recognition and measurement

For the purposes of the statement of cash flows, cash and cash equivalents include cash on hand, deposits at call, and other liquid investments.

Restricted and internally committed funds represent:
a) Trust funds and deposits, Including refundable building, contract and other refundable amounts held in trust by Council for completion of specific purposes.
b) Unspent grant funds with conditions until specific performance obligations required under funding arrangements are completed.
c) Funds held to fund leave provisions.
d) Reserves held where Council has resolved to restrict cash funds for a particular purpose. The value of the funds is recorded as a reserve until such time as the funds are required for the particular purpose, at which time the reserve is reduced.

Notes to the Financial Report

for the year ended 30 June 2025

3.2 Trade and other receivables

(Amounts shown in $)	2025	2024
Rates debtors	465,953	683,664
Provision for expected credit loss - rate debtors	(84,124)	(73,313)
Payroll	(12,722)	(14,739)
Other debtors	108,626	156,869
Grant receivable - Australian Government - George Town Mountain Bike Trail	-	1,320,000
Grant receivable - Tasmanian Government	330,000	773,000
Net GST receivable	241,456	125,941
Total trade and other receivables	**1,049,189**	**2,971,422**

Movement in Provisions for Expected Credit Loss of Trade and Other Receivables

Balance at the beginning of the year	73,313	67,532
New Provisions recognised during the year	22,438	16,383
Amounts provided for but recovered during the year	(11,627)	(10,602)
Balance at the end of the year	**84,124**	**73,313**

Recognition and measurement

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience, an informed credit assessment and forward-looking information. Council has established a provision matrix to facilitate the impairment assessment.

For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rate debtors, Council uses the presumptions that assets more than 30 days past due have a significant increase in credit risk and those more than 90 days will likely be in default. Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

Notes to the Financial Report

for the year ended 30 June 2025

3.3 Other assets

(Amounts shown in $)	2025	2024
Prepayments	285,156	249,164
Accrued interest income	32,572	16,148
Accrued recurrent grant - Australian Government - National Disaster Relief	232,513	-
Accrued capital grant - Australian Government - National Disaster Relief	445,831	-
Accrued capital grant - Australian Government - Roads to Recovery	586,316	-
Other accrued income	131	17,492
Total other assets	**1,582,519**	**282,804**

3.4 Investment in water corporation

(Amounts shown in $)	2025	2024
Balance at beginning of financial year	20,994,946	19,973,596
Fair Value adjustments on equity investment assets	409,699	1,021,350
Total investment in water corporation	**21,404,645**	**20,994,946**

Recognition and measurement

As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: *Financial Instruments* to irrevocably classify this equity investment as designated as fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 6.1) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured. Fair value was determined by using Council's ownership interest against TasWater's net asset value at balance date. Council held a 1.11% ownership interest in TasWater as at 30 June 2025 (2024: 1.11%) which is based on Schedule 2 of the Corporation's Constitution which reflects the Council's voting rights.

Notes to the Financial Report

for the year ended 30 June 2025

3.5 Property, plant, technology and infrastructure

(Amounts shown in $)	Gross book value		Accumulated depreciation		Total	
	2025	2024	2025	2024	2025	2024
Property						
At fair value						
Land	8,848,250	8,768,750	-	-	8,848,250	8,768,750
Land under roads	24,103,345	24,103,345	-	-	24,103,345	24,103,345
Buildings	39,215,487	37,477,299	(16,853,767)	(14,340,695)	22,361,720	23,136,604
Total property	**72,167,082**	**70,349,394**	**(16,853,767)**	**(14,340,695)**	**55,313,315**	**56,008,699**
Plant and technology						
At fair value						
Plant and machinery	3,719,733	4,723,061	(1,537,388)	(2,309,175)	2,182,345	2,413,886
At cost						
Information technology	441,053	-	-	-	441,053	-
Furniture and fixtures	966,912	966,912	(788,485)	(769,546)	178,427	197,366
Total plant and technology	**5,127,698**	**5,689,973**	**(2,325,873)**	**(3,078,721)**	**2,801,825**	**2,611,252**
Infrastructure						
At fair value						
Roads	115,078,596	106,755,184	(37,578,207)	(35,250,499)	77,500,389	71,504,685
Kerb and gutter	12,154,292	11,211,898	(4,847,754)	(4,566,072)	7,306,538	6,645,826
Footpaths and cycleways	10,244,715	9,074,957	(3,643,370)	(3,413,079)	6,601,345	5,661,878
Light poles	2,215,414	1,986,936	(917,185)	(863,911)	1,298,229	1,123,025
Bridges	19,479,952	16,148,504	(7,608,350)	(6,704,048)	11,871,602	9,444,456
Drainage	21,790,010	20,089,865	(9,210,867)	(8,698,692)	12,579,143	11,391,173
Land improvements	24,199,543	23,979,770	(7,931,742)	(7,440,783)	16,267,801	16,538,987
Playground equipment	1,640,600	1,640,600	(581,985)	(525,756)	1,058,615	1,114,844
At cost						
Domestic waste	348,763	330,740	(207,356)	(198,432)	141,407	132,308
Total infrastructure	**207,151,885**	**191,218,454**	**(72,526,816)**	**(67,661,272)**	**134,625,069**	**123,557,182**
Work in progress						
At cost						
Buildings	120,988	47,498	-	-	120,988	47,498
Information technology	158,186	446,128	-	-	158,186	446,128
Roads	371,605	481,556	-	-	371,605	481,556
Footpaths and cycleways	65,553	266,506	-	-	65,553	266,506
Bridges	27,670	185,861	-	-	27,670	185,861
Land improvements	1,031,578	2,125	-	-	1,031,578	2,125
Total work in progress	**1,775,580**	**1,429,674**	**-**	**-**	**1,775,580**	**1,429,674**
Total property, plant, technology & infrastructure	**286,222,245**	**268,687,495**	**(91,706,456)**	**(85,080,688)**	**194,515,789**	**183,606,807**

Notes to the Financial Report

for the year ended 30 June 2025

3.5 Property, plant, technology and infrastructure (continued)

(Amounts shown in $)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Contribution of assets	Transfers between asset classes	Balance at end of financial year
2025								
Property								
Land	8,768,750	79,500	-	-	-	-	-	8,848,250
Land under roads	24,103,345	-	-	-	-	-	-	24,103,345
Buildings	23,136,604	239,871	941,704	(2,048,518)	(70,656)	-	162,715	22,361,720
Total property	**56,008,699**	**319,371**	**941,704**	**(2,048,518)**	**(70,656)**	**-**	**162,715**	**55,313,315**
Plant and technology								
Plant and machinery	2,413,886	216,498	-	(349,519)	(98,520)	-	-	2,182,345
Information technology	-	-	-	-	-	-	441,053	441,053
Furniture and fixtures	197,366	-	-	(18,939)	-	-	-	178,427
Total plant and technology	**2,611,252**	**216,498**	**-**	**(368,458)**	**(98,520)**	**-**	**441,053**	**2,801,825**
Infrastructure								
Roads	71,504,685	-	2,897,107	(1,384,089)	(82,803)	1,994,791	2,570,698	77,500,389
Kerb and gutter	6,645,826	-	267,217	(104,408)	(19,738)	367,957	149,684	7,306,538
Footpaths and cycleways	5,661,878	-	224,512	(106,664)	(37,619)	207,909	651,329	6,601,345
Light poles	1,123,025	-	-	(53,274)	-	220,500	7,978	1,298,229
Bridges	9,444,456	-	1,687,054	(231,930)	-	-	972,022	11,871,602
Drainage	11,391,173	-	444,900	(205,193)	(42,799)	430,192	560,870	12,579,143
Land improvements	16,538,987	-	-	(498,813)	(10,626)	-	238,253	16,267,801
Playground equipment	1,114,844	-	-	(56,229)	-	-	-	1,058,615
Domestic waste	132,308	-	-	(8,923)	-	-	18,022	141,407
Total infrastructure	**123,557,182**	**-**	**5,520,790**	**(2,649,523)**	**(193,585)**	**3,221,349**	**5,168,856**	**134,625,069**
Work in progress								
Buildings	47,498	236,205	-	-	-	-	(162,715)	120,988
Information technology	446,128	153,111	-	-	-	-	(441,053)	158,186
Roads	481,556	2,460,747	-	-	-	-	(2,570,698)	371,605
Kerb and gutter	-	149,684	-	-	-	-	(149,684)	-
Footpaths and cycleways	266,506	450,376	-	-	-	-	(651,329)	65,553
Light poles	-	7,978	-	-	-	-	(7,978)	-
Bridges	185,861	813,831	-	-	-	-	(972,022)	27,670
Drainage	-	560,870	-	-	-	-	(560,870)	-
Land improvements	2,125	1,267,706	-	-	-	-	(238,253)	1,031,578
Domestic waste	-	18,022					(18,022)	-
Total work in progress	**1,429,674**	**6,118,530**	**-**	**-**	**-**	**-**	**(5,772,624)**	**1,775,580**
Total property, plant, technology & infrastructure	**183,606,807**	**6,654,399**	**6,462,494**	**(5,066,499)**	**(362,761)**	**3,221,349**	**-**	**194,515,789**

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for the year ended 30 June 2025

3.5 Property, plant, technology and infrastructure (continued)

(Amounts shown in $)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Assets transferred from held for sale	Transfers between asset classes	Balance at end of financial year
2024								
Property								
Land	8,768,750	-	-	-	-	-	-	8,768,750
Land under roads	7,851,877	-	15,881,525	-	-	369,943	-	24,103,345
Buildings	21,513,536	-	351,481	(495,806)	-	-	1,767,393	23,136,604
Total property	**38,134,163**	**-**	**16,233,006**	**(495,806)**	**-**	**369,943**	**1,767,393**	**56,008,699**
Plant and technology								
Plant and machinery	1,786,696	-	-	(260,386)	(78,498)	-	966,074	2,413,886
Furniture and fixtures	214,708	-	-	(17,342)	-	-	-	197,366
Total plant and technology	**2,001,404**	**-**	**-**	**(277,728)**	**(78,498)**	**-**	**966,074**	**2,611,252**
Infrastructure								
Roads	63,923,355	-	2,933,664	(1,364,892)	-	3,238,637	2,773,921	71,504,685
Kerb and gutter	6,381,055	-	292,947	(103,001)	-	-	74,825	6,645,826
Footpaths and cycleways	4,015,235	-	184,335	(92,111)	-	-	1,554,419	5,661,878
Light poles	752,678	-	350,773	(31,705)	(9,542)	-	60,821	1,123,025
Bridges	9,061,359	-	-	(195,592)	(93,848)	-	672,537	9,444,456
Drainage	10,945,321	-	503,600	(192,559)	-	-	134,811	11,391,173
Land improvements	12,905,780	-	1,423,885	(316,971)	-	-	2,526,293	16,538,987
Playground equipment	995,358	-	175,715	(56,229)	-	-	-	1,114,844
Domestic waste	79,206	-	-	(8,927)	-	-	62,029	132,308
Total infrastructure	**109,059,347**	**-**	**5,864,919**	**(2,361,987)**	**(103,390)**	**3,238,637**	**7,859,656**	**123,557,182**
Work in progress								
Buildings	11,431	1,803,460	-	-	-	-	(1,767,393)	47,498
Plant and machinery	-	966,074	-	-	-	-	(966,074)	-
Information technology	161,598	284,530	-	-	-	-	-	446,128
Roads	178,269	3,077,208	-	-	-	-	(2,773,921)	481,556
Kerb and gutter	-	74,825	-	-	-	-	(74,825)	-
Footpaths and cycleways	776,819	1,044,106	-	-	-	-	(1,554,419)	266,506
Light poles	-	60,821	-	-	-	-	(60,821)	-
Bridges	137,693	740,892	-	-	-	-	(692,724)	185,861
Drainage	4,231	110,393	-	-	-	-	(114,624)	-
Land improvements	679,016	1,849,402	-	-	-	-	(2,526,293)	2,125
Domestic waste	-	62,029	-	-	-	-	(62,029)	-
Total work in progress	**1,949,057**	**10,073,740**	**-**	**-**	**-**	**-**	**(10,593,123)**	**1,429,674**
Total property, plant, technology & infrastructure	**151,143,971**	**10,073,740**	**22,097,925**	**(3,135,521)**	**(181,888)**	**3,608,580**	**-**	**183,606,807**

Notes to the Financial Report

for the year ended 30 June 2025

3.5 Property, plant, technology and infrastructure (continued)

Recognition and measurement

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. Property, infrastructure, plant and technology received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date. Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year. Council has adopted the following valuation bases for each asset class.

	Threshold	Valuation Bases
	$	
Property		
Land	1	Fair value
Land under roads	1	Fair value
Buildings	10,000	Fair value
Plant and technology		
Plant and machinery	5,000	Fair value
Information technology	5,000	Cost
Furniture and fittings	5,000	Cost
Infrastructure		
Roads	10,000	Fair value
Kerb and gutter	10,000	Fair value
Footpaths and cycleways	10,000	Fair value
Light poles	10,000	Fair value
Bridges	10,000	Fair value
Drainage	10,000	Fair value
Land improvements	5,000	Fair value
Playground equipment	5,000	Fair value
Domestic waste	5,000	Cost

Subsequent to the initial recognition of assets, non-current physical assets, other than those noted above, are measured at their fair value in accordance with AASB 116 *Property, Plant & Equipment* and AASB 13 *Fair Value Measurement* . At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

In addition, Council undertakes formal revaluations of land, buildings, plant and machinery and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuations are performed either by experienced Council officers or independent experts. Between such valuations, Council considers, and when necessary, applies indexation to assets to ensure the carrying values continue to represent fair values.

Notes to the Financial Report

for the year ended 30 June 2025

3.5 Property, plant, technology and infrastructure (continued)

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment losses are recognised in the statement of comprehensive income under other expenses. Reversals of impairment losses are recognised in the statement of comprehensive income under other revenue.

3.6 Museum collection

(Amounts shown in $)	2025	2024
Balance at beginning of the financial year	1,798,010	1,798,010
Additions of gifted assets	130,000	-
Disposals	(2,160)	-
Revaluation increment	625,610	-
Total museum collection	**2,551,460**	**1,798,010**

Recognition and measurement

The fair value of the museum collection was determined by an independent valuation undertaken by Simon Storey FAVAA of Simon Storey Valuations as at 30 June 2025. Revaluations will be made with sufficient regularity to maintain the collection at fair value. As noted at note 2.3d, these assets are not depreciated as they have been assessed as having indefinite useful lives. The threshold limit for recognition of new assets contributed to the museum collection is $5,000.

3.7 Right of use assets

(Amounts shown in $)	2025	2024
Land	93,771	93,771
Accumulated amortisation	(32,770)	(26,668)
	61,001	67,103
Plant and machinery	54,423	162,840
Accumulated amortisation	(28,938)	(138,324)
	25,485	24,516
Total right of use assets	**86,486**	**91,619**

Notes to the Financial Report

for the year ended 30 June 2025

3.7 Right of use assets (continued)

(Amounts shown in $)	Balance at beginning of financial year	Acquisition of assets	Amortisation	Lease change applied to right of use	Balance at end of financial year
2025					
Land	67,989	-	(6,101)	-	61,888
Plant and machinery	23,630	17,071	(16,103)	-	24,598
Total right of use assets	**91,619**	**17,071**	**(22,204)**	**-**	**86,486**
2024					
Land	74,089	-	(6,100)	-	67,989
Plant and machinery	38,108	-	(14,478)	-	23,630
Total right of use assets	**112,197**	**-**	**(20,578)**	**-**	**91,619**

Concessionary leases

For leases that have significantly below market terms and conditions principally to enable the Council to further its objectives, commonly known as "peppercorn (concessionary) leases", Council has elected to measure a class (or classes) of right-of-use assets arising under 'concessionary leases' at initial recognition at cost, in accordance with AASB16.23–25. Cost being the initial measurement of the lease liability.

Council has 26 concessionary leases (2024: 26) with the Crown in Right of Tasmania for land within the municipality. Council uses this leased land for community facilities, public recreation and the provision of infrastructure. Council is dependent on these leases to further its objectives. The consideration paid for each of these leases is "peppercorn", with lease fees per annum typically 10 cents per annum or $1 per annum if demanded, over a lease term of up to 99 years. The lease liability for these leases is immaterial and, in accordance with Council's accounting policy to measure right of use assets arising from concessionary leases at the initial measurement of the lease liability, the right of use assets are also immaterial and have not been recognised.

Recognition and measurement

Council as lessee

In contracts where Council is a lessee, Council recognises a right of use asset and a lease liability at the commencement date of the lease, unless the short term or low value exemption is applied. Refer to note 5.2 for details on accounting policy for lease liabilities.

A right-of-use asset is initially measured at cost comprising the initial measurement of the lease liability adjusted for any lease payments made before the commencement date (reduced by lease incentives received), plus initial direct costs incurred in obtaining the lease and an estimate of costs to be incurred in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

All right-of-use assets are measured as described in the accounting policy for property, infrastructure, plant and machinery in note 3.5. Also, Council applies AASB 136 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the aforesaid note.

Right-of-use assets are amortised over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group expects to exercise a purchase option, the related right-of-use asset is amortised over the useful life of the underlying asset. The amortisation starts at the commencement date of the lease.

Notes to the Financial Report

for the year ended 30 June 2025

3.8 Trade and other payables

(Amounts shown in $)	2025	2024
Trade payables	631,205	1,369,248
Accrued expenses	186,330	120,628
Rates and charges in advance	550,743	473,346
Other	19,371	3,667
Total trade and other payables	**1,387,649**	**1,966,889**

Recognition and measurement

Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received. General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt. Rates and charges in advance represents amounts received by Council prior to the commencement of the rating or charging period. Revenue is recognised by Council at the beginning of the rating or charge period to which the advance payment relates.

3.9 Trust funds and deposits

(Amounts shown in $)	2025	2024
MAIB Trust Fund	481	481
Proceeds from sale of properties with unpaid rates	47,684	47,684
Other refundable deposits	453,433	457,340
Total trust funds and deposits	**501,598**	**505,505**

Recognition and measurement

Amounts received as tender deposits and retention amounts controlled by Council are recognised as trust funds until they are returned or forfeited. Proceeds from sale of properties with unpaid rates are the balance of funds remaining after settlement of outstanding rates, other costs and liabilities prescribed under the *Local Government Act 1993* . These funds are held on trust for payment to the previous owner of the land if that person becomes known within 3 years of the sale.

3.10 Contract liabilities

(Amounts shown in $)	2025	2024
Funds received to acquire or construct an asset controlled by Council	2,664,060	2,729,648
Contribution received in advance	25,000	50,000
Total contract liabilities	**2,689,060**	**2,779,648**

Recognition and measurement

Grants received but unspent to construct Council controlled assets represent funding for construction projects for community infrastructure. The funds received are under enforceable contracts which require Council to construct identified assets for the community infrastructure projects which will be under Council's control on completion. The revenue is recognised as Council constructs the assets and the contract liability reflects the funding received which cannot yet be recognised as revenue. Revenue is expected to be recognised in the next 12 months.

Revenue recognised that was included in the contract liability balance at the beginning of the period		
Grants to construct Council controlled assets	1,264,247	1,267,390

Notes to the Financial Report

for the year ended 30 June 2025

3.11 Fair value measurements

Council measures and recognises the following assets at fair value on a recurring basis:

- Investment in water corporation as disclosed at note 3.4
- Property, plant, technology and infrastructure as disclosed at note 3.5
- Museum collection as disclosed at note 3.6

Council does not measure any liabilities at fair value on a recurring basis.

(a) Fair Value Hierarchy

AASB 13 *Fair Value Measurement* requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

Level 1	Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
Level 2	Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3	Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value at balance date.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

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for the year ended 30 June 2025

3.11 Fair value measurements (continued)

(Amounts shown in $)	Level 1		Level 2		Level 3		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
Fair value measurements								
Recurring								
Investment in water corporation	-	-	-	-	21,404,645	20,994,946	21,404,645	20,994,946
Property								
Land	-	-	8,848,250	8,768,750	-	-	8,848,250	8,768,750
Land under roads	-	-	24,103,345	24,103,345	-	-	24,103,345	24,103,345
Buildings	-	-	-	-	22,361,720	23,136,604	22,361,720	23,136,604
Plant and technology								
Plant and machinery	-	-	2,182,345	2,413,886	-	-	2,182,345	2,413,886
Infrastructure								
Roads	-	-	-	-	77,500,389	71,504,685	77,500,389	71,504,685
Kerb and gutter	-	-	-	-	7,306,538	6,645,826	7,306,538	6,645,826
Footpaths and cycleways	-	-	-	-	6,601,345	5,661,878	6,601,345	5,661,878
Light poles	-	-	-	-	1,298,229	1,123,025	1,298,229	1,123,025
Bridges	-	-	-	-	11,871,602	9,444,456	11,871,602	9,444,456
Drainage	-	-	-	-	12,579,143	11,391,173	12,579,143	11,391,173
Land improvements	-	-	-	-	16,267,801	16,538,987	16,267,801	16,538,987
Playground equipment	-	-	1,058,615	1,114,844	-	-	1,058,615	1,114,844
Museum collection	-	-	-	-	2,551,460	1,798,010	2,551,460	1,798,010
Total recurring	**-**	**-**	**36,192,555**	**36,400,825**	**179,742,872**	**168,239,590**	**215,935,427**	**204,640,415**

Transfers between levels of the hierarchy

Council's policy is to recognise transfers in and out of the fair value hierarchy levels as at the end of the reporting period. There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

(b) Highest and best use

AASB 13 requires the fair value of non-financial assets to be calculated based on their "highest and best use". Council considers that all assets in this note are being used for their highest and best use.

(c) Valuation techniques and significant inputs used to derive fair values

Investment in water corporation

Refer to note 3.5 for details of valuation techniques used to derive fair values.

Notes to the Financial Report

for the year ended 30 June 2025

3.11 Fair value measurements (continued)

Land

A full revaluation of land fair values was undertaken by the Tasmanian Valuer General, effective 1 July 2018, an adjustment factor of 150% provided by the Tasmanian Valuer General as at 31 March 2024 have been applied. The next full valuation is planned for 30 June 2026. Level 2 valuation inputs were used to value land in freehold title as well as land used for special purposes, which is restricted in use under current planning provisions. Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is price per square metre.

Land under roads

The value of land under roads is based on valuation data determined by the Tasmanian Valuer-General, effective 30 June 2024. The valuation approach uses adjusted land values and areas for all properties within the municipality depending upon its classification and then applying a discount appropriate to the respective classification. This adjustment is an unobservable input in the valuation. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $0.52 and $17.17 per square metre.

Buildings

Council considers that its buildings are of a specialist nature and there is no active market for the assets. Fair value has been determined on the basis of replacement with a new asset having similar service potential. APV Valuers & Asset Management, an independent valuer, completed a valuation of the gross values, effective 30 June 2022, by reference to market data for recent projects and costing guides. In the year ended 30 June 2023 Council assessed these values in light of the movements in construction costs in Tasmania since the valuation date of 30 June 2022. In undertaking this assessment Council considered information from construction cost indexes published by external organisations. Council calculated and applied a percentage index as an average adjustment to the gross values as at 30 June 2023 of 4.6%, 30 June 2024 of 1.6% and 30 June 2025 of 4.3%.

In determining the level of accumulated depreciation the asset class has been disaggregated into significant components which exhibit useful lives. Allowance has been made for the typical asset life cycle and renewal treatments of each component, residual value at the time the asset is considered to be no longer available for use.

Inputs to the valuation include the design and construction, average cost of construction, condition and consumption score for each component as well as the dates of acquisition and decommissioning. As these are supported by observable evidence obtained via inspection and market evidence they have been classified as level 2 inputs. The unobservable inputs such as the relationship between condition and the assessed level of remaining service potential of the depreciable amount required extensive professional judgement and impacted significantly on the final determination of fair value. As such these assets were classified as having been valued using level 3 valuation inputs.

Plant and machinery

Plant and machinery fair values were determined by a qualified independent valuer, Pickles, effective 1 July 2018. Level 2 valuation inputs were used. The most significant input into this valuation approach is the recent sales data of comparable items of plant and machinery, adjusted where appropriate for differences in age, location and condition. Council will be reviewing the valuation method used for plant and machinery in 2025/26, to move to the cost model of valuation under *AASB 116 Property, Plant & Equipment* , utilising the provisions of *AASB 108.14 Accounting Policies, Changes in Accounting Estimates and Errors* .

Infrastructure assets

All Council infrastructure assets were fair valued using written down current replacement cost. This valuation comprises the asset's current replacement cost (CRC) less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

Notes to the Financial Report

for the year ended 30 June 2025

3.11 Fair value measurements (continued)

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Brownfield" assumption meaning that the CRC was determined as the cost of reconstruction of these assets with all of the additional incumbrances such as other services and traffic control.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 2.3d. The methods for calculating CRC are described under individual asset categories below. The calculation of CRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation.

Roads, including kerb and gutter, footpaths and cycleways

Council categorises its road infrastructure into urban and rural roads and then further sub-categorises these into sealed and unsealed roads. Roads are managed in segments. All road segments are then componentised into formation, pavement and seal (where applicable), kerb and gutter, footpaths and cycleways. Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment.

CRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs, and overhead allocations. Construction estimates, material and services prices are based on supplier price lists and labour wage rates are deemed to be applicable to industry wide standards. Unit prices were estimated by an independent valuer, Moloney Asset Management Systems, effective April 2023. Council calculated and applied a percentage index as an average adjustment as at 30 June 2024 of 4.6% and 30 June 2025 of 4.1%.

Bridges

A full revaluation of bridges was performed by an independent valuer, TasSpan, effective 30 June 2025. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area.

Drainage

Similar to roads, drainage assets are managed in segments; pits and pipes being the major components. Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials. CRC is based on the unit price for the component type. For pipes, the unit price is multiplied by the asset's length. The unit price for pipes is based on the construction material as well as the depth the pipe is laid. A full revaluation was undertaken by an independent valuer, Asset Valuer Pro - Valuers and Asset Management as at 30 June 2021. In the year ended 30 June 2022 Council assessed these values in light of the movements in construction costs in Tasmania since the valuation date of 30 June 2021. In undertaking this assessment Council considered information from construction cost indexes published by external organisations. Council calculated and applied a percentage index as an average adjustment to the gross values as at 30 June 2022 of 7.0%, 30 June 2023 of 3.9%, 30 June 2024 of 5.2% and 30 June 2025 of 3.8%. The next valuation is scheduled for 1 July 2026.

Light poles

The light pole assets were assessed by Council Officers and first recognised at fair value effective 30 June 2016. A full revaluation was undertaken by Council officers, including assessment of unit rates and condition, as at 30 June 2024.

Land Improvements

Parks and reserves assets were assessed by Council Officers and first recognised as fair value effective 30 June 2016. A full revaluation, including assessment of unit rates and condition, was undertaken by LG Valuation Services as at 30 June 2024. These parks and reserves assets have been classified as Land Improvements.

Notes to the Financial Report

for the year ended 30 June 2025

3.11 Fair value measurements (continued)

Playground equipment

Playground assets were assessed by Council Officers and first recognised as fair value effective 30 June 2016. In recent years there has been significant investment in playground equipment which was included in the value at 30 June 2022. A full revaluation, including assessment of unit rates and condition was undertaken by LG Valuation Services as at 30 June 2024.

Museum collection

The fair value of the museum collection was determined by an independent valuation undertaken by Simon Storey FAVAA of Simon Storey Valuations as at 30 June 2025. The museum collection consists of heritage and cultural assets which do not have an observable market value. The valuer has determined the fair value based on knowledge and experience of these types of assets and similar collections throughout Australia. These assets were initially valued in 2021 at the time that Council took ownership of the assets. Due to the irreplaceable nature of these assets Council will continue to hold the assets at this valuation. The next valuation is scheduled for 30 June 2027.

(d) Changes in recurring level 3 fair value measurements

The changes in level 3 property and infrastructure assets with recurring fair value measurements are detailed in note 3.5 (Property, plant, technology and infrastructure). Investment in water corporation and museum collection, which are classified as level 3 have been separately disclosed in note 3.4 and note 3.6 respectively. There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

(e) Valuation processes

At the end of each year Council assess whether the carrying amount of its assets varies significantly from the fair value. This is done by consideration of changes in utilisation, obsolescence, assessment of unit rates, patterns of consumption, residual life, useful life, condition and remaining useful life.

Based on this assessment assets may need to be revalued and/or depreciation rates changed.

Non-recurring fair measurements are made at the point of reclassification by a registered valuer.

(f) Assets and liabilities not measured at fair value but for which fair value is disclosed

Council has assets and liabilities which are not measured at fair value, but for which fair values are disclosed in other notes.

Council borrowings are measured at amortised cost with interest recognised in profit or loss when incurred. The fair value of borrowings disclosed in note 5.4 is provided by Tascorp (level 2). The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (level 2).

Notes to the Financial Report

for the year ended 30 June 2025

4 People

This section outlines the amounts provided for employee benefits during and post employment and related party transactions.

4.1 Employee provisions

(Amounts shown in $)	2025	2024
Current		
Annual leave	339,634	359,586
Long service leave	255,230	235,035
Other - including oncost	162,375	154,004
Total current	**757,239**	**748,625**
Non-current		
Long service leave	66,478	86,842
Other - including oncost	3,500	12,070
Total non-current	**69,978**	**98,912**
Total employee provisions	**827,217**	**847,537**

Movements in employee provisions during the financial year

(Amounts shown in $)	Annual leave		Long service leave		Other		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
Balance at beginning of the year	359,586	339,364	321,877	234,822	166,074	120,607	847,537	694,793
Additional provisions	344,044	308,806	38,363	125,587	120,559	145,649	502,966	580,042
Amounts used	(363,996)	(288,584)	(38,532)	(38,532)	(120,758)	(100,182)	(523,286)	(427,298)
Balance at end of the year	**339,634**	**359,586**	**321,708**	**321,877**	**165,875**	**166,074**	**827,217**	**847,537**

Recognition and measurement

Short term obligations

Liabilities for wages and salaries, including non-monetary benefits, annual leave and time in lieu expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities for annual leave and time in lieu are recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long term employee benefit obligations

The liability for long service leave which is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the statement of financial position if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur.

Notes to the Financial Report

for the year ended 30 June 2025

4.2 Related party transactions

Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

Councillors	Councillor Kieser (Mayor)	1 July 2024 to 30 June 2025
	Councillor Dawson (Deputy Mayor)	1 July 2024 to 30 June 2025
	Councillor Archer	1 July 2024 to 30 June 2025
	Councillor Ashley	1 July 2024 to 30 June 2025
	Councillor Barwick	1 July 2024 to 30 June 2025
	Councillor Harris	1 July 2024 to 30 June 2025
	Councillor Lowe	1 July 2024 to 30 June 2025
	Councillor Mason	1 July 2024 to 30 June 2025
	Councillor Orr	1 July 2024 to 30 June 2025
General Manager	Mr Shane Power	1 July 2024 to 30 June 2025
Directors of:		
Corporate & Community	Mrs Cheryl Hyde	1 July 2024 to 30 June 2025
Organisational Performance, Strategy and Engagement	Mr Ricky Dunn	1 July 2024 to 30 June 2025
Infrastructure & Development	Mr Andrew McCarthy	1 July 2024 to 30 June 2025

Councillor Remuneration

(Amounts shown in $)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Expenses	Total Allowances and Expenses section 72
2025					
Councillor Kieser (Mayor)	52,500	52,500	6,957	7,817	67,274
Councillor Dawson (Deputy Mayor)	29,352	29,352	254	7,853	37,459
Councillor Archer	15,000	15,000	-	1,604	16,604
Councillor Ashley	15,000	15,000	-	1,604	16,604
Councillor Barwick	15,000	15,000	1,391	1,604	17,995
Councillor Harris	15,000	15,000	-	1,604	16,604
Councillor Lowe	15,000	15,000	263	3,149	18,412
Councillor Mason	15,000	15,000	-	1,695	16,695
Councillor Orr	15,000	15,000	2,150	2,694	19,844
Total	**186,852**	**186,852**	**11,015**	**29,624**	**227,491**

Notes to the Financial Report

for the year ended 30 June 2025

4.2 Related party transactions (continued)

Councillor Remuneration

(Amounts shown in $)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Expenses	Total Allowances and Expenses section 72
2024					
Councillor Kieser (Mayor)	50,104	50,104	9,250	7,215	66,569
Councillor Dawson (Deputy Mayor)	28,016	28,016	611	5,824	34,451
Councillor Archer	14,316	14,316	-	1,528	15,844
Councillor Ashley	14,316	14,316	-	1,528	15,844
Councillor Barwick	14,316	14,316	1,824	1,566	17,706
Councillor Harris	14,316	14,316	532	1,921	16,769
Councillor Lowe	14,316	14,316	179	1,528	16,023
Councillor Mason	14,316	14,316	-	1,528	15,844
Councillor Orr	14,316	14,316	2,751	2,611	19,678
Total	**178,332**	**178,332**	**15,147**	**25,249**	**218,728**

Allowances - statutory allowances as paid in accordance with the *Local Government Act 1993* .
Kilometre reimbursements - reimbursement for kilometres travelled while on Council business at a rate per kilometre.
Expenses - reimbursements paid to Councillors for telephone, internet usage, childcare, stationery and computer consumables.

Key Management Personnel Remuneration

(Amounts shown in $)

		Short term benefits			Post employment benefits			
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non-monetary benefits	Total
2025								
Remuneration band	**Employees**							
$180 001 - $200 000	1	154,400	16,575	-	22,014	-	6,592	199,581
$200 001 - $220 000	2	327,108	31,343	-	46,169	-	4,457	409,077
$310 001 - $330 000	1	257,660	24,025	-	28,515	-	12,125	322,325
		739,168	**71,943**	**-**	**96,698**	**-**	**23,174**	**930,983**
2024								
Remuneration band	**Employees**							
Less than $100 001	1 (part yr)	17,021	1,119	-	2,383	16,102	-	36,625
$120 001 - $140 000	1 (part yr)	95,202	10,275	-	13,328	-	7,842	126,647
$200 001 - $220 000	2	320,678	33,249	-	44,895	-	29,809	428,631
$300 001 - $320 000	1	251,908	22,147	-	27,710	-	3,022	304,787
		684,809	**66,790**	**-**	**88,316**	**16,102**	**40,673**	**896,690**

Notes to the Financial Report

for the year ended 30 June 2025

4.2 Related party transactions (continued)

Key Management Personnel Remuneration

Salary - includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice amounts.
Vehicles - Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).
Other benefits - includes all other forms of employment allowances (excludes reimbursements such as travel, accommodation or meals), payments in lieu of leave, and any other compensation paid and payable.
Superannuation - means the contribution to the superannuation fund of the individual.
Termination benefits - include all forms of benefit paid or accrued as a consequence of termination.
Other non-monetary benefits - include annual and long service leave movements.

Remuneration Principles

Councillors
Councillor allowances are paid in accordance with those set by Regulation 42 (2) of the *Local Government General Regulations 2015* . Council has further determined by policy that in order to carry out their functions as a Councillor, reimbursements will be paid to Councillors for travelling while on Council related business on a kilometre travelled basis, child care costs, that stationery and consumables will be provided and that a communications allowance will be paid to offset the cost of telephone and internet charges.

Senior management
The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, Council also provides non-cash benefits and contributes to post-employment superannuation plans on their behalf.

The performance of each senior manager, including the General Manager, is reviewed annually which includes a review of their remuneration package, which takes account of their performance against key indicators and of salary packages for similar roles in the region. Whilst not automatic, contracts can be extended.

Acting arrangements
In the current year, there were no Acting arrangements for a period of greater than four weeks.

Notes to the Financial Report

for the year ended 30 June 2025

4.2 Related party transactions (continued)

Transactions with related parties

During the year Council entered into transactions with entities that are a related party of key management personnel to the value of $780 (2024: $nil). All transactions in the prior year were at arm's length and were in the normal course of Council operations.

In accordance with s84(2)(b) of the *Local Government Act 1993* , no interests have been notified to the General Manager in respect of any body or organisation with which the Council has major financial dealings.

Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates on a primary residence
- Dog registration

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

4.3 Post employment benefits

Recognition and measurement

Defined contribution funds

Council contributes to defined contribution plans on behalf of a number of employees; however the Council has no ongoing responsibility to make good any deficiencies, if any, that may occur in those schemes. Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Defined benefit fund

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of Spirit Super. The Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

For the year ended 30 June 2025 the Council contributed 0% (2024: 0%) of employees' gross income to the Fund. Assets accumulate in the fund to meet member benefits as they accrue, and if assets within the fund are insufficient to satisfy benefits payable, the Council is required to meet its share of the deficiency.

Notes to the Financial Report

for the year ended 30 June 2025

4.3 Post employment benefits (continued)

Deloitte Consulting Pty Ltd undertook the last actuarial review of the Fund at 30 June 2023. The review disclosed that at that time the net market value of assets available for funding member benefits was $48,442,000, the value of vested benefits was $39,789,000, the surplus over vested benefits was $8,653,000, the value of total accrued benefits was $39,479,000, and the number of members was 77. These amounts relate to all members of the Fund at the date of valuation and no asset or liability is recorded in the Spirit Super's financial statements for Council employees.

The financial assumptions used to calculate the Accrued Benefits for the Fund were:

- Net Investment Return 3.50% p.a.
- Salary Inflation 3.00% p.a.
- Price Inflation n/a

The actuarial review concluded that:

- The value of assets of the Fund was adequate to meet the liabilities of the Fund in respect of vested benefits as at 30 June 2023.
- The value of assets of the Fund was adequate to meet the value of the liabilities of the Fund in respect of accrued benefits as at 30 June 2023.
- Based on the assumptions used, and assuming the Employer contributes at the levels described below, the value of the assets is expected to continue to be adequate to meet the value of the liabilities of the Fund in respect of vested benefits at all times during the period up to 30 June 2028.

Given the strong financial position of the Fund, the Actuary recommended that Council continue their contribution holiday and contribute 0% of salaries towards the defined benefit arrangements in the Fund from 1 July 2024 until 1 July 2027. This contribution rate is subject to normal review processes which include reviewing the contribution rate if needed to respond to extreme movements in financial markets. In addition, employers pay contributions towards defined benefit members' accumulation accounts where required by agreements.

The Actuary will continue to undertake a brief review of the financial position of the Fund at the end of each financial year to confirm that the contribution rates remain appropriate. The next full triennial actuarial review of the Fund will have an effective date of 30 June 2026 and is expected to be completed late in 2026.

Council also contributes to other accumulation superannuation schemes on behalf of a number of employees; however, Council has no ongoing responsibility to make good any deficiencies that may occur in those schemes.

As required in terms of paragraph 148 of AASB 119 *Employee Benefits* , Council discloses the following details:

- The 2023 actuarial review used the "aggregate" funding method. This is a standard actuarial funding method. The results from this method were tested by projecting future fund assets and liabilities for a range of future assumed investment returns. The funding method used is consistent with the method used at the previous actuarial review in 2020.

  Under the aggregate funding method of financing the benefits, the stability of Councils' contributions over time depends on how closely the Fund's actual experience matches the expected experience. If the actual experience differs from that expected, Councils' contribution rate may need to be adjusted accordingly to ensure the Fund remains on course towards financing members' benefits.

- In terms of Rule 15.2 of the Spirit Super Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members' vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit. However, there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions.

Notes to the Financial Report

for the year ended 30 June 2025

4.3 Post employment benefits (continued)

- The application of Fund assets on Spirit Super being wound-up is set out in Rule 20.2. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependants in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and other requirements as determined by the regulators).

  The Trust Deed does not contemplate the Fund withdrawing from Spirit Super.
- The Fund is a defined benefit Fund.
- The Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB119 defined benefit reporting.
- During the reporting period the amount of contributions paid to defined benefits schemes was $nil (2023-24, $nil), and the amount paid to accumulation schemes was $645,832 (2023-24, $600,283).
- During the next reporting period the expected amount of contributions to be paid to defined benefits schemes is $nil, and the amount to be paid to accumulation schemes is $691,368.
- As reported on the first page of this note, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2023. Favourable investment returns, since that date, has seen further improvement in the financial position of the Fund. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2026.
- An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Deloitte Consulting Pty Ltd as at 30 June 2024, showed that the Fund had assets of $41.80 million and members' Vested Benefits were $32.60 million. These amounts represented 0.14% and 0.11% respectively of the corresponding total amounts for Spirit Super.
- As at 30 June 2024 the Fund had 55 members and the total employer contributions and member contributions for the year ending 30 June 2024 were $668,923 and $151,839 respectively.

Employer contributions made during the financial year:

(Amounts shown in $)	2025	2024
Defined benefit fund		
Employer contributions	-	-
Defined contribution fund		
Employer contributions	**645,832**	**600,283**

During the year Council made the required superannuation contributions for all eligible employees to an appropriate complying superannuation fund as required by the Superannuation Guarantee (Administration) Act 1992.

Notes to the Financial Report

for the year ended 30 June 2025

5 Debt and risk management

This section sets out the interest bearing debts and lease liabilities of Council and outlines Council's exposure to financial risks and how these risks are managed.

5.1 Interest-bearing loans and borrowings

(Amounts shown in $)	2025	2024
Current		
Borrowings - secured	225,109	384,726
Non-current		
Borrowings - secured	1,739,542	1,964,651
Total borrowings	**1,964,651**	**2,349,377**

Borrowings are secured over the rate income of Council. There have been no defaults or breaches of the loan agreement during the year.

The maturity profile for Council's borrowings is:

Not later than one year	225,109	384,726
Later than one year and not later than five years	791,206	878,581
Later than five years	948,336	1,086,070
Total	**1,964,651**	**2,349,377**

Recognition and measurement

The borrowing capacity of Council is limited by the *Local Government Act 1993* . Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the liability using the effective interest method.

5.2 Lease liabilities

(Amounts shown in $)	2025	2024
Current		
Lease liabilities	21,341	19,495
Non-current		
Lease liabilities	72,582	78,707
Total lease liabilities	**93,923**	**98,202**

Lease liabilities are secured by the related underlying assets.

Notes to the Financial Report

for the year ended 30 June 2025

5.2 Lease liabilities (continued)

(Amounts shown in $)	2025	2024
Future minimum lease payments for Council's lease liabilities are as follows:		
Not later than one year	25,495	23,402
Later than one year and not later than two years	22,998	19,410
Later than two years and not later than three years	12,138	8,550
Later than three years and not later than four years	12,138	8,550
Later than four years and not later than five years	12,138	8,550
Later than five years and not later than six years	10,344	8,550
Later than six years	42,750	42,750
Minimum lease payments	**138,001**	**119,762**
Less future finance charges	(44,077)	(21,560)
Present value of minimum lease payments	**93,924**	**98,202**

Recognition and measurement

Council as lessee

The lease liability is measured at the present value of outstanding payments that are not paid at balance date, discounted by using the rate implicit in the lease. Where this cannot be readily determined then Council's incremental borrowing rate for a similar term with similar security is used. The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

Short-term leases and leases of low-value assets

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases these being leases with a lease term of 12 months or less and leases of low-value assets when the value of the leased asset when new is $10,000 or less. Council recognises the lease payments associated with these leases as expense on a straight-line basis over the lease term.

Exposure from extension options and termination options

Council currently has no material potential future lease payments which are not included in lease liabilities which relate to the exercise of a lease option(s) that are not reasonably certain.

Concessionary leases

Refer to note 3.7 for details on the recognition and measurement of leased assets for concessionary leases. The lease liability for these leases is immaterial and has not been recognised.

5.3 Financing arrangements

(Amounts shown in $)	2025	2024
Credit card facility	50,000	50,000
Vehicle lease facility	100,000	100,000
IT equipment leasing facility	470,000	470,000
Used facilities	(54,937)	(29,554)
Unused facilities	**565,063**	**590,446**

Notes to the Financial Report

for the year ended 30 June 2025

5.4 Financial Instruments

Accounting policy, terms and conditions

Recognised financial instruments	Accounting policy	Terms and Conditions
Financial assets		
Cash and cash equivalents	See Note 3.1	On call deposits returned a floating interest rate of 3.85% (4.35% in 2024). The interest rate at balance date was 3.85% (4.35% in 2024).
Trade and other receivables	See Note 3.2	General debtors are unsecured and arrears attract an interest rate of 0% (0% in 2024). Credit terms are based on 14 days.
Investment in Water Corporation	See Note 3.4	Council's Investment in Water Corporation returns investment revenue, variable from year to year, as disclosed at note 2.2g.
Financial Liabilities		
Trade and other payables	See Note 3.8	General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.
Interest-bearing loans and borrowings	See Note 5.1	Borrowings are secured by way of mortgages over the general rates of the Council. Weighted average interest rate 5.03% (2024: 3.22%).

Notes to the Financial Report

for the year ended 30 June 2025

5.4 Financial Instruments (continued)

Managing financial risk

Council has exposure to the following risks from its use of financial instruments:

(a) Interest rate risk
(b) Credit risk
(c) Liquidity risk; and
(d) Market risk.

The General Manager has overall responsibility for the establishment and oversight of Council's risk management framework. Risk management policies are established to identify and analyse risks faced by Council, to set appropriate risk limits and controls, and to monitor risks and adherence to limits.

(a) Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

Our loan borrowings are sourced from TasCorp or major Australian banks by a tender process. Finance leases are sourced from major Australian financial institutions. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 1993* . We manage interest rate risk by adopting an investment policy that ensures:

- conformity with State and Federal regulations and standards,
- capital protection,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

Notes to the Financial Report

for the year ended 30 June 2025

5.4 Financial Instruments (continued)

The exposure to interest rate risk and the effective interest rates of financial assets and non-lease financial liabilities, both recognised and unrecognised, at balance date are as follows. For lease liabilities refer to note 5.2.

(Amounts shown in $)	Weighted average interest rate	Floating interest rate	Fixed interest maturing in: 1 year or less	Over 1 year to 5 years	More than 5 years	Non-interest bearing	Total
2025							
Financial assets							
Cash and cash equivalents	3.85%	7,409,863	-	-	-	-	7,409,863
Trade and other receivables		-	-	-	-	1,049,189	1,049,189
Investment in water corporation		-	-	-	-	21,404,645	21,404,645
Total financial assets		**7,409,863**	**-**	**-**	**-**	**22,453,834**	**29,863,697**
Financial liabilities							
Trade and other payables		-	-	-	-	1,387,649	1,387,649
Trust funds and deposits		-	-	-	-	501,598	501,598
Interest-bearing loans and borrowings	5.03%	-	225,109	791,206	948,336	-	1,964,651
Total financial liabilities		**-**	**225,109**	**791,206**	**948,336**	**1,889,247**	**3,853,898**
Net financial assets (liabilities)		**7,409,863**	**(225,109)**	**(791,206)**	**(948,336)**	**20,564,587**	**26,009,799**
2024							
Financial assets							
Cash and cash equivalents	4.35%	7,365,916	-	-	-	-	7,365,916
Trade and other receivables		-	-	-	-	2,971,422	2,971,422
Investment in water corporation		-	-	-	-	20,994,946	20,994,946
Total financial assets		**7,365,916**	**-**	**-**	**-**	**23,966,368**	**31,332,284**
Financial liabilities							
Trade and other payables		-	-	-	-	1,966,889	1,966,889
Trust funds and deposits		-	-	-	-	505,505	505,505
Interest-bearing loans and borrowings	3.22%	-	384,726	878,581	1,086,070	-	2,349,377
Total financial liabilities		**-**	**384,726**	**878,581**	**1,086,070**	**2,472,394**	**4,821,771**
Net financial assets (liabilities)		**7,365,916**	**(384,726)**	**(878,581)**	**(1,086,070)**	**21,493,974**	**26,510,513**

Notes to the Financial Report

for the year ended 30 June 2025

5.4 Financial Instruments (continued)

(b) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in our Statement of Financial Position. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our Investment policy.

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

It is Council's policy that some customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their credit rating, financial position, past experience and industry reputation.
In addition, receivable balance are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the statement of financial position.

Ageing of Trade and Other Receivables

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade and Other Receivables (net of impaired amounts) was:

(Amounts shown in $)	2025	2024
Current (not yet due)	241,009	2,240,219
Past due by up to 30 days	15,350	54,070
Past due between 31 and 180 days	708,706	603,820
Past due between 181 and 365 days	-	-
Past due by more than 1 year	84,124	73,313
Total Trade & Other Receivables	**1,049,189**	**2,971,422**

Ageing of individually impaired Trade and Other Receivables

At balance date, other debtors representing financial assets with a nominal value of $84,124 (2024: $73,313) were impaired. The amount of the provision raised against these debtors was $84,124 (2024: $73,313). The individually impaired debtors relate to general and sundry debtor and have been impaired as a result of their doubtful collection. Some of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

Notes to the Financial Report

for the year ended 30 June 2025

5.4 Financial Instruments (continued)

The ageing of Trade and Other Receivables that have been individually determined as impaired at reporting date was:

(Amounts shown in $)	2025	2024
Current (not yet due)	-	-
Past due by up to 30 days	-	-
Past due between 31 and 180 days	-	-
Past due between 181 and 365 days	-	-
Past due by more than 1 year	84,124	73,313
Total Trade & Other Receivables	**84,124**	**73,313**

(c) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:
- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

To help reduce these risks we:
- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for Financial Liabilities. These amounts represent the discounted cash flow payments (ie principal only). For lease liabilities refer to note 5.2.

2025 (Amounts shown in $)	6 mths or less	6-12 months	1-2 years	2-5 years	>5 years	Contracted cash flow	Carrying amount
Trade and other payables	1,387,649	-	-	-	-	1,387,649	1,387,649
Trust funds and deposits	501,598	-	-	-	-	501,598	501,598
Interest-bearing loans and borrowings	111,161	113,948	236,448	554,758	948,336	1,964,651	1,964,651
Total financial liabilities	**2,000,408**	**113,948**	**236,448**	**554,758**	**948,336**	**3,853,898**	**3,853,898**

2024 (Amounts shown in $)	6 mths or less	6-12 months	1-2 years	2-5 years	>5 years	Contracted cash flow	Carrying amount
Trade and other payables	1,966,889	-	-	-	-	1,966,889	1,966,889
Trust funds and deposits	505,505	-	-	-	-	505,505	505,505
Interest-bearing loans and borrowings	276,228	108,498	225,109	653,482	1,086,060	2,349,377	2,349,377
Total financial liabilities	**2,748,622**	**108,498**	**225,109**	**653,482**	**1,086,060**	**4,821,771**	**4,821,771**

Notes to the Financial Report

for the year ended 30 June 2025

5.4 Financial Instruments (continued)

(d) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

	Total carrying amount per Statement of Financial Position		Net fair value	
(Amounts shown in $)	**2025**	**2024**	**2025**	**2024**
Financial assets:				
Cash and cash equivalents	7,409,863	7,365,916	7,409,863	7,365,916
Trade and other receivables	1,049,189	2,971,422	1,049,189	2,971,422
Investment in water corporation	21,404,645	20,994,946	21,404,645	20,994,946
Total financial assets	**29,863,697**	**31,332,284**	**29,863,697**	**31,332,284**
Financial liabilities:				
Trade and other payables	1,387,649	1,966,889	1,387,649	1,966,889
Trust funds and deposits	501,598	505,505	501,598	505,505
Interest-bearing loans and borrowings	1,964,651	2,349,377	1,964,651	2,349,377
Total financial liabilities	**3,853,898**	**4,821,771**	**3,853,898**	**4,821,771**

Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of -1.0% and +1.0% in market interest rates (AUD) from year-end rates. (2024: -1.0% and +1.0%)

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the above movements were to occur.

2025		**Interest rate risk**			
		-1.0%		**+1.0%**	
		- 100 basis points		**+ 100 basis points**	
(Amounts shown in $)	**Balance**	**Profit**	**Equity**	**Profit**	**Equity**
Financial assets:					
Cash and cash equivalents	7,409,863	(74,099)	(74,099)	74,099	74,099
Financial liabilities:					
Interest-bearing loans and borrowings	1,964,651	19,647	19,647	(19,647)	(19,647)

2024		**Interest rate risk**			
		-1.0%		**+1.0%**	
		- 100 basis points		**+ 100 basis points**	
(Amounts shown in $)	**Balance**	**Profit**	**Equity**	**Profit**	**Equity**
Financial assets:					
Cash and cash equivalents	7,365,916	(73,659)	(73,659)	73,659	73,659
Financial liabilities:					
Interest-bearing loans and borrowings	2,349,377	23,494	23,494	(23,494)	(23,494)

Notes to the Financial Report

for the year ended 30 June 2025

6 Other information

This section outlines additional financial information not included in other sections but required in accordance with accounting standards. Details of Council's reserves, commitments and contingencies are included in the notes together with other current accounting policies, changes to accounting standards adopted in the financial year and new or amended accounting standards not yet adopted.

6.1 Reserves

(Amounts shown in $)	Balance as at 30 June 2023	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2024	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2025
Asset revaluation reserve							
Property							
Land	5,502,172	-	-	5,502,172	-	-	5,502,172
Land under roads	1,905,118	15,881,525	-	17,786,643	-	-	17,786,643
Buildings	17,250,307	351,481	-	17,601,788	941,704	-	18,543,492
Total property	**24,657,597**	**16,233,006**	**-**	**40,890,603**	**941,704**	**-**	**41,832,307**
Plant and equipment							
Plant and machinery	178,728	-	-	178,728	-	-	178,728
Total plant and equipment	**178,728**	**-**	**-**	**178,728**	**-**	**-**	**178,728**
Infrastructure							
Roads	47,529,697	2,933,664	-	50,463,361	2,897,107	-	53,360,468
Kerb and gutter	7,247,433	292,947	-	7,540,380	267,217	-	7,807,597
Footpaths and cycleways	1,320,053	184,335	-	1,504,388	224,512	-	1,728,900
Light poles	604,655	350,773	-	955,428	-	-	955,428
Bridges	4,781,793	-	-	4,781,793	1,687,054	-	6,468,847
Drainage	8,012,385	503,600	-	8,515,985	444,900	-	8,960,885
Parks and reserves	-	1,423,885	-	1,423,885	-	-	1,423,885
Playground equipment	-	175,715	-	175,715	-	-	175,715
Other infrastructure	266,091	-	-	266,091	-	-	266,091
Total infrastructure	**69,762,107**	**5,864,919**	**-**	**75,627,026**	**5,520,790**	**-**	**81,147,816**
Museum							
Museum collection	-	-	-	-	625,610	-	625,610
Total museum collection	**-**	**-**	**-**	**-**	**625,610**	**-**	**625,610**
Total asset revaluation reserve	**94,598,432**	**22,097,925**	**-**	**116,696,357**	**7,088,104**	**-**	**123,784,461**
Fair value reserve							
Equity investment asset							
Investment in water corporation	(993,806)	-	1,021,350	27,544	-	409,699	437,243
Total fair value reserve	**(993,806)**	**-**	**1,021,350**	**27,544**	**-**	**409,699**	**437,243**
Other reserves							
Plant replacement reserve	417,385	-	(237,097)	180,288	-	34,499	214,787
Public open space reserve	190,081	-	148,300	338,381	-	61,749	400,130
Airport maintenance reserve	4,252	-	-	4,252	-	-	4,252
Road development reserve	108,085	-	-	108,085	-	-	108,085
Working capital reserve	123,977	-	-	123,977	-	-	123,977
Private works reserve	11,519	-	-	11,519	-	-	11,519
Footpaths reserve	909	-	-	909	-	-	909
Total other reserves	**856,208**	**-**	**(88,797)**	**767,411**	**-**	**96,248**	**863,659**
Total reserves	**94,460,834**	**22,097,925**	**932,553**	**117,491,312**	**7,088,104**	**505,947**	**125,085,363**

Notes to the Financial Report

for the year ended 30 June 2025

6.1 Reserves (continued)

Recognition and measurement

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

Council has designated its investment in TasWater as an equity investment at fair value through other comprehensive income. Subsequent changes in fair value are reflected in the reserve and will not be reclassified through the profit or loss when derecognised. This equity Investment asset within the fair value reserve was previously classified as an available for sale asset.

Other reserves have been created at the discretion of Council to capture allocations for specific purposes as follows:

The plant replacement reserve is budgeted to be used to upgrade the plant fleet in line with the plant replacement program.

The public open space replacement reserve has been allocated to the Regent Square redevelopment program.

The airport maintenance reserve is to be used for specific maintenance to the airport.

The road development reserve is developer contributions to be used for future road upgrades or renewals.

The working capital reserve is to provide additional funding where required within the capital works budget.

The private works reserve is for a private works project.

The footpaths reserve is developer contributions to be used on future footpath upgrades or renewals.

Notes to the Financial Report

for the year ended 30 June 2025

6.2 Commitments

The Council has entered into the following commitments on or before balance date. Commitments are not recognised in the Statement of Financial Position. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(Amounts shown in $)	1 year or less	Over 1 year to 5 years	More than 5 years	Total
2025				
Capital expenditure commitments				
Roads, bridges, footpaths and drainage	77,168	-	-	77,168
Plant, machinery, furniture, fittings and equipment	2,276	-	-	2,276
Information technology	20,625	-	-	20,625
Total capital expenditure commitments	**100,069**	**-**	**-**	**100,069**
Other contractual commitments				
Insurance	325,983	-	-	325,983
Information technology technical support	104,482	-	-	104,482
Waste collections and recycling	929,596	3,718,386	2,081,444	6,729,426
Environmental health	42,240	-	-	42,240
Total other contractual commitments	**1,402,301**	**3,718,386**	**2,081,444**	**7,202,131**
Total capital expenditure and other contractual commitments	**1,502,370**	**3,718,386**	**2,081,444**	**7,302,200**
2024				
Capital expenditure commitments				
Roads, bridges, footpaths and drainage	1,535,426	-	-	1,535,426
Total capital expenditure commitments	**1,535,426**	**-**	**-**	**1,535,426**
Other contractual commitments				
Insurance	299,268	-	-	299,268
Information technology technical support	98,976	-	-	98,976
Waste collections and recycling	946,341	3,785,366	3,011,484	7,743,191
Environmental health	42,240	-	-	42,240
Total other contractual commitments	**1,386,825**	**3,785,366**	**3,011,484**	**8,183,675**
Total capital expenditure and other contractual commitments	**2,922,251**	**3,785,366**	**3,011,484**	**9,719,101**

Notes to the Financial Report

for the year ended 30 June 2025

6.3 Operating leases receivables

(Amounts shown in $)	2025	2024
Operating lease receivables		
Council has operating leases in place for the lease of Council owned buildings or part thereof. These include lease income received for parts of Memorial Hall, residential property in Anne Street utilised to accommodate trainee medical staff and the George Town Airport.		
Maturity analysis of operating lease payments to be received as follows:		
Not later than one year	13,938	13,692
Later than one year and not later than two years	13,958	13,692
Later than two years and not later than three years	13,358	13,692
Later than three years and not later than four years	-	13,692
Total operating lease payments to be received	**41,254**	**54,768**
The following table presents the amounts reported in profit or loss:		
Lease income on operating leases	13,692	13,292
Therein lease income relating to variable lease payments that do not depend on an index or rate	-	-

6.4 Contingent liabilities and contingent assets

Council has no material contingent liabilities or contingent assets at balance date.

Recognition and measurement

Contingent liabilities and contingent assets are not recognised in the statement of financial position, but are disclosed by way of note and, if quantifiable, are measured at nominal value. Contingent liabilities and contingent assets are presented inclusive of GST receivable or payable respectively.

6.5 Other significant accounting policies and new accounting standards

(a) Allocation between current and non-current

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

Notes to the Financial Report

for the year ended 30 June 2025

6.5 Other significant accounting policies and new accounting standards (continued)

(b) Taxation

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and the Goods and Services Tax.

Goods and services tax (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of

Cash flows are presented in the statement of cash flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(c) Budget

The estimated revenue and expense amounts in the statement of comprehensive income represent revised budget amounts and are not audited.

(d) Adoption of new and amended accounting standards

In the current year, Council has reviewed and assessed all the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board, and determined that none would have a material effect on Council's operations or financial reporting.

(e) Pending Accounting Standards

Certain new accounting standards and interpretations have been published that are not mandatory in the current year. Council assessed the impact of these new standards. As at balance date there were no new accounting standards or interpretations issued by the AASB which are applicable for the current year or future years that are expected to impact Council.

Audit Tasmania

Independent Auditor's Report

To the Councillors of George Town Council

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of George Town Council (Council), which comprises the statement of financial position as at 30 June 2025 and statements of comprehensive income, changes in equity and cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, other explanatory notes and the statement of certification signed by the General Manager.

In my opinion, the accompanying financial report:

(a) presents fairly, in all material respects, Council's financial position as at 30 June 2025 and its financial performance and its cash flows for the year then ended

(b) is in accordance with the *Local Government Act 1993* and Australian Accounting Standards.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of Council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

My audit responsibility does not extend to the budget figures included in the financial report, nor the asset renewal funding ratio disclosed in note 2.6f to the financial report and accordingly, I express no opinion on them. Furthermore, I express no opinion on the General Manager's determination that Council did not have any Significant Business Activities for

inclusion in the financial report as required by Section 84(2)(da) of the *Local Government Act 1993*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial report of the current period. These matters were addressed in the context of my audit of the financial report as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Why this matter is considered to be one of the most significant matters in the audit	Audit procedures to address the matter included
Valuation of property, plant and machinery and infrastructure assets *Refer to note 3.5, 3.6 and 6.1*	
At 30 June 2025, Council's assets included • properties, such as land, land under roads and buildings, • and infrastructure assets, such as roads, kerb and gutter, footpaths and cycleways, light poles, bridge, drainage, and playground equipment • museum collection which were valued at fair value totalling $192.35 million. The fair values of these assets are based on market value or current replacement cost. Council undertakes formal revaluations on a regular basis to ensure valuations represent fair value. In 2024-25, Council undertook full revaluations on • bridge • and museum collection Indexation was applied to • land, • building, • roads, kerb and gutter, footpaths and cycleways, and drainage	• Ensured asset valuations were conducted by appropriately qualified and experienced persons. • Evaluated management's oversight of the valuation process and assessment of valuation results. • Assessed the scope, expertise and independence of experts involved to assist in the valuations. • Evaluated the appropriateness of the valuation methodology applied to determine fair values, including the assumptions and key inputs in the valuation model. • Tested, on a sample basis, the mathematical accuracy of the revaluation calculations and recording of the valuations in the asset register and general ledger. • Evaluated indexation applied to assets between formal valuations. • Evaluated the adequacy of disclosures made in the financial report, including those regarding key assumptions used.

The valuations are determined by experts and are highly dependent upon a range of assumptions and estimated unit rates	

Responsibilities of the General Manager for the Financial Report

The General Manager is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the *Local Government Act 1993* and for such internal control as determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the General Manager is responsible for assessing Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Council is to be dissolved by an Act of Parliament or the Councillors intend to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the General Manager.
- Conclude on the appropriateness of the General Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the

related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusion is based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause Council to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the General Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

From the matters communicated with the General Manager, I determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Hanna Jones
Acting Director, Financial Audit Services
Delegate of the Auditor-General

29 September 2025
Hobart





GEORGE TOWN COUNCIL / ANNUAL REPORT 2024-25

ANNEX C

2024
2025

ANNUAL PLAN – PERFORMANCE REPORT – 2024/2025

Desired Outcome	Strategic Priorities	Actions	Responsible Directorate	Progress	Status
PROGRESSIVE WELL-RESOURCED COMMUNITIES					
Social infrastructure and services match growth and community needs	i) Community services and social infrastructure match the aspirations and needs of growth communities.	Commence work on Growth Scenario Planning to identify future community and infrastructure needs.	Organisational Performance & Strategy	100%	Ongoing annually.
	v) Well designed and maintained, safe spaces and places work well.	Submit precincts and partnerships application for Macquarie Street Precinct.	Infrastructure & Development	100%	Completed.
Local access to services and support	i) Local needs and service gaps are understood and filled.	Tip Shop business case.	Infrastructure & Development	100%	Ongoing subject to outcome of grant application.
		Establish Health & Wellbeing Committee.	Corporate & Community	100%	Committee appointed.
	ii) Expanded local provision and workforce capabilities particularly for services and supports in NDIS and Aged Care.	Develop mock hospital business case.	Corporate & Community	100%	Proposal completed by stakeholders.
Vibrant local communities	i) Progress and Community Associations plan and achieve their annual priorities.	Review User Agreements.	Corporate & Community	75%	Agreements reviewed, consultation with user groups continuing.
PROSPERITY FOR ALL IN ALL ASPECTS OF LIFE					
A diversified local economy	i) An economy transitioning from heavy industry to advanced manufacturing, renewable energy, visitor economy, care, area branded produce and niche products through a circular economy approach.	Continue to proactively work with proponents on existing and new development proposals.	Organisational Performance & Strategy	100%	Engagement ongoing
	ii) The Bell Bay Precinct and Port is central to the State's economy and a global enabler of the green economy and advanced manufacturing.	Identify opportunities to promote the George Town LGA as a destination option for new development, particularly Advanced Manufacturing, Transport and Logistics.	Organisational Performance & Strategy	100%	Engagement ongoing
	iii) The Bell Bay Port and Advanced Manufacturing Zone is promoted in the domestic and state economy highlighting the advantages of deep water, available land, protected water, inter-nodal rail, access to services and innovation.	Supported by NTDC lead Bell Bay Impact Study.	Office of the General Manager	100%	Ongoing

Desired Outcome	Strategic Priorities	Actions	Responsible Directorate	Progress	Status
Growth in tourism yield	i) Compelling value proposition, brand and narrative supports the growth of the visitor economy.	Develop Marketing and Tourism Plan.	Corporate & Community	75%	Draft plan developed and reviewed in preparation to present to Council and for consultation in 2025-26.
Healthy, active communities	i) Preventative health and well-being practices are central to community life.	Detailed design completed, contractor for construction engaged for Aquatic, Health & Wellbeing Centre.	Infrastructure & Development	100%	Completed.
Sustainable, connected housing and neighbourhoods	i) Housing developments meet Environmentally Sustainable Design principles.	Old Bangor Tram Road and Dalrymple Road Junction upgrade.	Infrastructure & Development	100%	Completed.
		Old Aerodrome Road Stage 2 upgrade.	Infrastructure & Development	100%	Completed.
		Baxters Road Bridge replacement.	Infrastructure & Development	100%	Completed.
	iv) Leafy, green spaces and shared pathways connect housing developments to other community spaces.	Priority Footpath and Road Network Layout Plans.	Infrastructure & Development	100%	Completed.
COMMUNITY PRIDE					
All communities take pride in their place	ii) The plans, programs and achievements of groups that work to improve amenity and build pride in our communities are supported and celebrated.	Commence implementation of the Township Character Plans.	Infrastructure & Development	100%	Completed.
	iii) The design and maintenance of public spaces and places reinforce community identity and reputation.	Develop George Town Open Space Plan.	Infrastructure & Development	100%	Completed.
	iv) All communities are weed-free, litter-free, safe and appealing.	Tree planting program.	Infrastructure & Development	100%	Completed.
LEADERSHIP & GOVERNANCE					
A culture of engagement, communication and participation	i) Community views are heard through skilled, trust and inclusive community engagement processes.	Undertake community satisfaction survey.	Organisational Performance & Strategy	100%	Community Survey completed. Results to be presented to Council and community in 1st Quarter 2025-26.

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

Desired Outcome	Strategic Priorities	Actions	Responsible Directorate	Progress	Status
PUBLIC HEALTH GOALS					
As part of Council's public health goals and objectives for 2020/2021 the Developmental & Environment Department will seek to:					
1. Continue to provide an efficient animal control service promoting the amenity and safety of the community and animal welfare through:		i) Maintain responsive service levels through contemporary service delivery models	Organisational Performance & Strategy	100%	Completed.
		ii) Implement a Cat Management Pilot Program to improve outcomes for the community	Organisational Performance & Strategy	100%	Completed.
		iii) Build on our positive relationships with all levels of government in managing the risks to wildlife, such as penguins.	Organisational Performance & Strategy	100%	Completed.
		iv) Continue educational programs and promote responsible pet ownership.	Organisational Performance & Strategy	100%	Completed.
		v) Promote responsible Dog Ownership in line with Council's new Dog Management Policy GTC-C-03.	Organisational Performance & Strategy	100%	Completed.
2. Continue to promote, implement and monitor public health standards through:		i) Provide a continual role in the education of the public and compliance with premises/activities regarding public and environmental health.	Organisational Performance & Strategy	100%	Completed.
		ii) Act in a timely manner on reports of public and environmental health concerns.	Organisational Performance & Strategy	100%	Completed.
		iii) Undertake water sampling of public pools and primary recreational water sites to ensure the water is suitable for the intended use and complies with the Tasmanian Water Quality Guidelines.	Organisational Performance & Strategy	100%	Completed.
		iv) Undertake food sampling as part of a Statewide food sampling program.	Organisational Performance & Strategy	100%	Completed.

Desired Outcome	Strategic Priorities	Actions	Responsible Directorate	Progress	Status
		v) Ensure onsite wastewater systems are installed, operating and maintained in accordance with conditions on the Council's plumbing permit and the Certificate of Accreditation issued by CBOS for specific systems.	Organisational Performance & Strategy	100%	Completed.
		vi) Provide a school-based immunisation program for grades 7 and 10 students.	Organisational Performance & Strategy	100%	Completed.


GEORGE TOWN COUNCIL / ANNUAL REPORT 2024-25
2024
2025
07



GEORGE TOWN COUNCIL

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Telephone: (03) 6382 8800, Email: council@georgetown.tas.gov.au

Progressive Prosperous Proud

Minister for Housing and Planning
Minister for Infrastructure and Transport
Minister for Local Government

Level 10, 15 Murray Street, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Email: Minister.Vincent@dpac.tas.gov.au

Tasmanian Government

Mr Shane Power
General Manager
George Town Council

shane.power@georgetown.tas.gov.au

15 September 2025

Dear Mr Power

I am writing to inform you that the Government has today commenced a review of councillor numbers and allowances.

We believe it is timely to reform numbers and allowances across the local government sector, recognising the role of councillors is increasingly complex, and that there has been an absence of meaningful and consistent change to both representation and pay to reflect this.

The review was a key recommendation of the Future of Local Government Review and will complement and bolster other improvements we are delivering - such as councillor education, stronger sanctions for poor behaviour, paid parental leave, and flexible meeting attendance - to make the role of councillor more accessible and appealing.

We believe these proposed reforms will, collectively, further strengthen local governance by laying the groundwork to attract and retain diverse and talented candidates for the October 2026 elections and beyond.

We have published a discussion paper for council and community feedback, which proposes a data-driven framework for determining consistent, appropriate, and fair representation and pay across councils. This framework looks at key drivers - including population, value of infrastructure assets and development applications, and length of roads – to determine the scale and complexity of individual councils and align this with appropriate representation and allowances.

This proposed model would deliver a reduction in the number of councillors across the State by 60 while supporting a minimum 14.25% increase to all councillor allowances, at no net cost to the community. We believe this ensures fair and consistent representation across all councils, while delivering a cost-neutral pay increase for councillors.

While the Government is seeking broad feedback on this proposal, there are also several targeted matters discussed in the paper relating to potential mandatory superannuation payments to councillors (an issue raised by the sector), supporting decision-making where quorums cannot be achieved, and designing the legislative architecture for future and ongoing reviews of allowances and numbers. I invite your

feedback on all these matters, which will ultimately inform the final shape of any reform proposal.

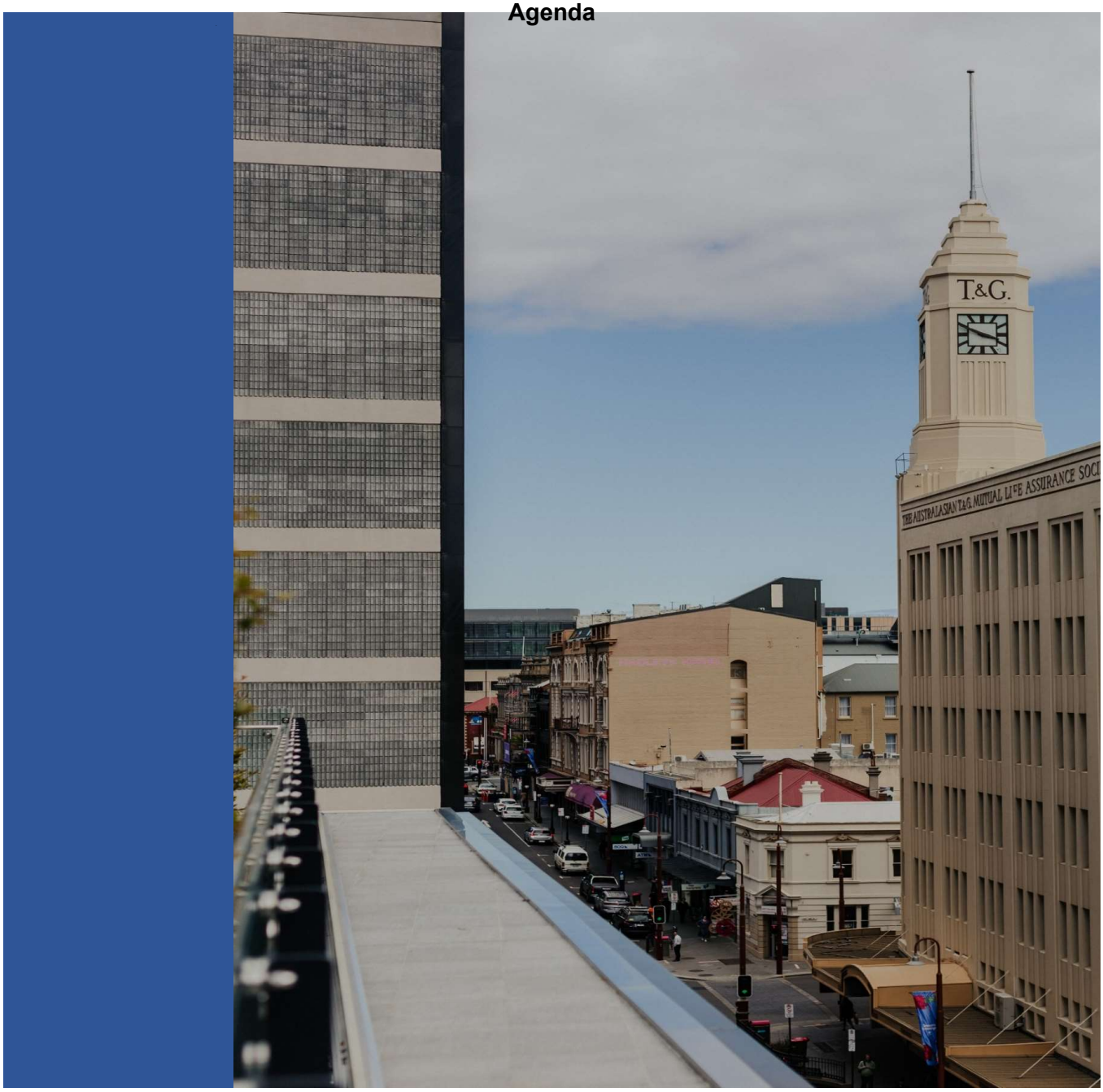
The discussion paper can be found on the Department of Premier and Cabinet website at www.dpac.tas.gov.au/divisions/local_government, and I have attached a copy with this letter.

I invite your feedback by 7 November 2025 to help shape a fairer, stronger local government system.

Yours sincerely

Hon Kerry Vincent MLC
Minister for Local Government

Attached: Discussion Paper - Reforms to Councillor Numbers and Allowances



Discussion paper

Reforms to Councillor Numbers and Allowances

Office of Local Government
Department of Premier and Cabinet

Tasmanian Government

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Executive summary

Tasmania's local government system needs reform to ensure fair representation and adequate pay for councillors while keeping costs manageable for communities. This Discussion Paper proposes changes to the number of councillors and their allowances across Tasmania's 29 councils, aiming to deliver more effective, equitable, and professional local governance. The reforms are designed to be cost-neutral overall, meaning no extra burden on ratepayers, and are open for public feedback until 10 November 2025.

Why reform is needed

- **High number of councillors:** Tasmania has one of the highest numbers of councillors per person in Australia, which can lead to inefficiencies and, in some cases, undemocratic election outcomes where candidates win with very few votes.
- **Inconsistencies in representation:** Historical reviews of numbers targeted at a small number of councils, have left councils of similar size with different numbers of councillors, creating inequitable variations.
- **Low pay for councillors:** Current allowances do not reflect the growing complexity of councillors' roles, discouraging diverse and talented candidates and indirectly limiting the time some councillors can devote to their duties.
- **Outdated system:** The current method for setting allowances, based on registered voters and operating revenue, has notable flaws - failing to account for population size or council responsibilities, and is susceptible to volatile changes from grant revenue.

What we propose

The Government proposes a new, fair, and data-driven system to set councillor numbers and allowances, using factors like population, development activity, infrastructure, urbanisation, and road networks. Key changes include:

- **Fewer councillors**: Reducing the total number of councillors from 263 to 203, with councils having 9, 7, or 5 councillors based on their size and complexity.
- **Higher allowances**: Increasing councillor allowances by 14.25% on average, funded by savings from fewer councillors.
- **A fairer framework**: Aligning councillor numbers and pay to council responsibilities, ensuring equal pay for equal work and consistency across similar councils.

- **Ongoing reviews**: Establishing regular, four-yearly reviews to keep the system up-to-date and responsive to community needs.
- **Additional support**: Exploring whether to require councils to pay the 12% superannuation equivalent allowance into councillors' super funds.

Benefits of the reforms

- **Strengthened governance**: Fewer, better-paid councillors will assist in attracting skilled and diverse candidates, improving decision-making and professionalism.
- **Fairer pay**: Higher allowances reflect councillors' growing responsibilities, supporting their commitment to communities.
- **Fair representation**: The new system ensures councils have the right number of councillors for their size and needs, reducing inconsistencies.
- **No extra cost**: Savings from fewer councillors will fund higher allowances, keeping the reforms cost-neutral for ratepayers overall.
- **Stronger democracy**: Higher election vote thresholds will enhance the legitimacy of elected councillors.
- **Future-proof system**: Regular reviews and stable metrics will keep the system fair and sustainable over time.

How the reforms will happen

It is proposed the changes will be implemented through amendments to the *Local Government Act 1993* before the October 2026 local government elections. This approach ensures timely delivery and broad support from communities, councils, and Parliament. The reforms complement other improvements, such as councillor education, stronger sanctions for poor behaviour, paid parental leave, and flexible meeting attendance, to make the being a councillor more accessible and appealing.

Your feedback matters

We want to hear from you to ensure these reforms meet community needs. Key questions include:

- Should we 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?

Please share your views by 7 November 2025:

- **Email**: lg.consultation@dpac.tas.gov.au
- **Post**: Office of Local Government, PO BOX 123, Hobart, Tasmania 7000

Your input will shape a stronger, fairer, and more effective local government system for Tasmania.

Introduction

The need for reform

The Government believes it is timely to reform councillor numbers and allowances across the local government sector. Having the 'right' number of councillors in a local government area (LGA) is critical to ensuring effective and efficient governance, representation, and service delivery. There is also a natural relationship between levels of representation and appropriate pay, reflecting the individual circumstances of a council, such as population size, geographic spread, asset value, and development activity. However, evidence suggests that Tasmania's current system is not delivering the best outcomes for the sector or the broader community, and change is needed to achieve more efficient, effective, and consistent local representation.

Current challenges

Tasmania has the highest number of local government elected officials per capita (except for the Northern Territory) and, particularly for smaller councils, some of the lowest comparable levels of remuneration. Since the *Local Government Act 1993* established the current 29-council system a small number of ad-hoc reviews of councillor numbers have led to inconsistent representation across municipalities. Similarly, councillor allowance reviews (conducted in 2000, 2004, 2008, and 2018) have been infrequent, with only minor changes since 2004 aside from annual indexation. This has resulted in allowances that do not reflect the increasing complexity of councillors' roles, community expectations, or statutory responsibilities.

Stakeholder feedback

During the Future of Local Government Review (FoLGR), the Local Government Board heard strong concerns that existing councillor allowances:

- do not encourage a diverse range of candidates to run for council
- fail to reflect the effort required, given the role's growing demands
- may deter talented councillors and limit their ability to devote sufficient time to their duties.

A 2021 Australian National University study, cited by councils, found that low remuneration in New South Wales led to dissatisfaction, with 81% of councillors

reporting their role as unrewarding[1]. In Tasmania, several high-profile councillors cited low allowances as a reason for not recontesting the 2022 elections.

Balancing community needs

While higher councillor pay is widely supported, it must be balanced against community cost-of-living pressures and fiscal constraints to avoid unduly burdening Tasmanians. During FoLGR the Local Government Board noted that "…consideration should be given to how many elected representatives are needed to effectively serve the needs of a particular community, and the merits of having, for example, fewer councillors who are remunerated at a higher level versus a greater number of councillors on relatively lower allowances." The Board recommended that, following any voluntary amalgamation program, the Tasmanian Government commission an independent review of councillor numbers and allowances to support a structural reset of the sector[2].

Government response

In its Response to the Future of Local Government Review, the Government supported this recommendation in principle and committed to:

- Review allowances using the existing methodology for inclusion in the remade *Local Government (General) Regulations* by June 2025.
- Conduct a comprehensive review of councillor numbers and allowances after the October 2026 elections.

However, to ensure reforms support high-quality candidates for the 2026 elections and address strong sectoral advocacy for fairer pay, the Government is now proposing to bring forward its comprehensive review. This decision is driven by:

- the need to attract and retain high-quality candidates for the 2026 elections and beyond
- the current allowance methodology's failure to deliver meaningful change for most councils
- the progression of the voluntary amalgamation program not precluding a review before the end of 2026
- strong sectoral advocacy for fairer remuneration in the immediate term.

[1] Local Government NSW 2022. Submission to the Local Government Remuneration Tribunal. February 2022. (www.lgnsw.org.au/common/Uploaded%20files/Submissions/2022/Submission-to-the-Local-Government-Remuneration-Tribunal_Feb2022.pdf).
[2] See Recommendation 34 of the Future of Local Government Review Final Report.

Supporting broader reforms

Through the *Local Government Priority Reform Agenda 2024-26*, the Government is already making the councillor role more appealing and accessible by:

- introducing compulsory councillor education
- allowing remote meeting attendance in certain circumstances
- providing parental leave for councillors
- increasing the superannuation equivalent component of allowances by 3%, to 12%
- delivering stronger sanctions for serious councillor misconduct.

The proposed reforms to councillor numbers and allowances complement these changes, aiming to deliver better outcomes for councils and communities starting in late 2026.

Reform proposal summary

This Discussion Paper presents a fair and structured approach to setting councillor numbers and allowances in Tasmania's local government, and we seek your feedback to shape it. The proposal is detailed further in the sections below.

If taken forward, the proposed approach presented would see a reduction in elected members across Tasmania's 29 councils and a fair increase in allowances for all elected members compared to their current remuneration, at no net cost to the Tasmanian community.

The proposal simplifies and aligns councillor numbers and pay based on clear, common factors, delivering consistency and fairness across councils.

In simple terms, the proposal would:

- Assign councils to one of three categories (9, 7, or 5 councillors) using a scoring system based on factors like population, infrastructure, development activity, and geographic size.
- Utilise six allowance categories, with pay levels set using the same scoring system to create fair 'bands' within each councillor category.
- Ensure consistent representation for similar councils, reducing the total number of councillors by 60 to 203 statewide.
- Use savings from fewer councillors to fund a cost-neutral 14.25% increase to all allowance bands (this increase being considered appropriate in the context of fewer councillors, and in recognition of the growing complexity and importance of the role of councillors).

- Create a sustainable model for regular reviews of councillor numbers and allowances every four years.
- Implement the new framework through amendments to the *Local Government Act 1993*, streamlining the process without needing separate reviews.

Key consultation issues

While the Government is seeking feedback on all aspects of the reform proposal, several issues relating to the operation of a new numbers and allowances framework have been identified where specific input is particularly welcomed.

Quorum management

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

For councils with five councillors, maintaining quorums may occasionally be challenging if multiple councillors are absent, but proposed reforms like flexible meeting attendance aim to ensure effective decision-making.

While there have been no observable issues in five or six councillor councils in other jurisdictions, a quorum may still be impacted in rare instances where there are a number of absences and/or conflicts of interest which preclude voting on a matter.

It is noted the Government's broader reform agenda seeks to make council attendance more flexible and accessible, which should limit or reduce absences.

However, it is also noted that section 67 of the Victorian *Local Government Act 2020* allows councils to make decisions in an 'alternative manner' where a quorum cannot be maintained due to a number of councillors having a conflict of interest in a matter. This includes:

- resolving to split the matter into 2 or more separate parts, so that a quorum can be maintained for each separate part
- making prior decisions on component parts of the matter at a meeting for which a quorum can be maintained, before deciding the overall matter at a meeting for which a quorum can be maintained.

Feedback is sought on whether a similar provision should be included in Tasmania's Local Government Act, where the broader numbers and allowances reform proposal proceeds.

Superannuation

Question – Should the *Local Government Act 1993* be amended to require councils to pay a 12% superannuation equivalent payment from allowances into a councillor's nominated superannuation fund?

Councillors are not regarded as employees for taxation and superannuation purposes. This means councils are not obliged to pay superannuation contributions on behalf of councillors. It is currently an option open to councillors (or indeed councils by resolution) to self-manage any voluntary contributions, should they wish to.

Since 2004, Tasmanian councillors have received a 9% superannuation equivalent payment as part of their allowances (increased to 12% from June 2025). However, there is no requirement for this amount to be paid into a superannuation fund (even though councillors can make voluntary contributions).

This has led to a general misunderstanding that councillors do not receive any allowances in lieu of super, which would be mitigated by the requirement for the equivalent amount to be paid into a fund.

Setting the foundation for future reviews

Question – Should the methodology and ongoing review framework for councillor allowances and numbers be embedded in legislation to provide certainty and transparency to the sector and community?

There are deficiencies with the current processes for reviewing councillor numbers and allowances - including a lack of structure and transparency around the scope, timing and conduct of regular reviews.

The framework proposed in this paper provides the opportunity to provide certainty around future reviews and transparency into how they are to occur.

The Government is considering changes to the Act to include the methodology and establish a mandatory schedule for regular reviews (for example, once every term of council). This would see the re-application of the methodology to councils on a regular basis, ensuring council numbers and allowances remain fair and equitable on an absolute and relative basis over time in response to demographic and other changes.

Submissions are open for eight weeks until 10 November 2025, and can be made:

- by email to lg.consultation@dpac.tas.gov.au

- in writing to the Office of Local Government, PO BOX 123, Hobart Tasmania 7000.

Detailed exploration: the case for a new framework

Overrepresentation on a national scale, and democratic impacts

Tasmania has the second highest proportion (after the Northern Territory) of councillors per head of population in Australia. Tasmania's small, dispersed population contributes to this, but aligning representation with other jurisdictions can enhance fairness and efficiency.

Figure 1 - Average population per councillor – jurisdictional comparison

Jurisdiction	Number of councils	Number of councillors[3]	Population (ABS 2021)	Population per councillor
NSW	128	1259	8,072,163	6412
Vic	79	618	6,503,491	10523
QLD	77	600*	5,156,138	8594
WA	139	1200*	2,660,026	2217
SA	68	630	1,781,516	2828
Tas	29	263	557,571	2120
NT	17	159	232,605	1463

While local democratic representation is undoubtedly important, there are democratic and financial impacts associated with overrepresentation. Existing levels of representation in Tasmania, particularly in instances of recounts, can lead to undemocratic outcomes, where candidates can be elected with very few primary votes.

Appendix B, figure 4 shows the deidentified results of all 27 recounts undertaken since 2022 – including the total number of ballots submitted and the number and percentage of first preference votes achieved in the 2022 local government elections. Of the recounts since the 2022 elections there was one candidate being elected to a small council on 17 first preference votes and another in a large urban council who received 0.89% of the total first preference votes in that municipality. This calls into question the democratic mandate and legitimacy of some elected members and suggests benefits of reforming councillor numbers is needed to 'lift the bar' for election to office.

[3] QLD and WA figures are approximations from respective electoral commission/OLG websites.

Representational inconsistencies caused by historic, ad-hoc numbers reviews

Since the establishment of Tasmania's current system of 29 councils in 1993 there have been several reviews of levels of representation in local government. These have occurred infrequently, have not captured the entire sector, and delivered piecemeal change.

The last of these were a series of councillor number reviews undertaken by the Local Government Board in the early 2010s. These reviews were opt-in and saw a small number (9) of participating councils reduce their number of elected representatives by between 1 and 3. This has created a legacy of inconsistencies in representation, where councils of broadly equivalent size, scale and complexity now have substantially different councillor numbers. For example, Devonport City Council reduced its numbers from 12 to 9 in 2013, having the same number of councillors as King Island despite the obvious discrepancies between their respective populations (26,989 vs 1,662).

Having a consistent framework for establishing an appropriate representational range which is applied to all councils will help, in the first instance, reset these inconsistencies, while in the future create an enduring, equitable and robust model for the democratic representation of Tasmanian communities.

Below shows the councils which reduced their numbers in 2012 and 2013, and by how many:

Central Coast – 12 to 9

Devonport – 12 to 9

Derwent Valley – 9 to 8

Glamorgan-Spring Bay – 9 to 8

Glenorchy City – 12 to 10

Kingborough – 12 to 10

Southern Midlands – 9 to 7

Tasman – 9 to 7

Waratah-Wynyard – 10 to 8

Because of these historical reductions, under the proposed reforms the councils above see only minor representational adjustments, such that they achieve reasonable alignment with comparable councils. These councils will see lower proportional savings following an increase in allowances. However, it is recognised that these councils have incurred community savings over time from their reduced number of councillors since 2012 and 2013.

An outdated councillor allowances framework contributes to unfair pay

Reviews of councillor allowances have occurred relatively infrequently over the past 25 years (2000, 2004, 2008 and 2018), and since the introduction of the existing framework for determining councillor allowances in 2004, there have been only minor changes (annual indexation) to the allowances paid to councillors.

Councils are currently allocated to allowance categories based on a formula of **total voters multiplied by operating revenue divided by 1 million** to derive a score. It is recognised that there are a number of weaknesses with this framework, namely:

- Total voters as a metric does not reflect that councillors represent the interests and make decisions impacting all residents of their municipality. Therefore, the use of total population is considered a better indicator of representational need.
- Operating revenue is impacted by financial assistance and other capital grants paid to councils and is subject to notable year-on-year fluctuations. The five-year average value of approved development applications and written down value of infrastructure assets are more stable indicators of the complexity of a council's role.
- While not applied annually, the framework uses only data for a given financial year, therefore is vulnerable to sizeable fluctuations in operating revenue.
- The formula does not recognise the relationship between levels of representation and pay as indicators of the complexity and workload required on individual councils.

Detailed methodology: a new framework for determining numbers and allowances

The Office of Local Government has developed a proposed formula to determine appropriate councillor numbers and allowances based on key demographic, financial and geographic metrics and broad alignment with levels of representation in other jurisdictions.

Based on their score against the metrics, councils are allocated to one of three categories, with either nine, seven or five elected representatives.

Importantly, the formula recognises not all factors contribute equally to representational need. It adopts a three-tiered approach, recognising population as the primary determinant of representational need, followed by complexity of role, and geographic factors.

The three tiers – and the metrics and benchmarks that determine a council's score under each – are explained below.

Tier	Metric	Source	Rationale
1 (scores 1 – 5)	Metric 1.1 – population size	Australian Bureau of Statistics	Population is the primary factor for determining communities' representational needs. While electors influence the outcomes of elections, councillors are responsible for representing the entire population of their LGAs, justifying population (rather than simply voting age population) as the appropriate metric.
2 (scores 1 – 3)	Metric 2.1 – total value of approved development applications (5-year average)	Councils Consolidated Data Collection	The value of development applications approved by a council acts a proxy measure for the complexity of a councillor's role by indicating workload, technical demands, community engagement needs, and strategic oversight required. This figure has been used over the total number of development applications received as the dollar value better reflects complexity, as

Tier	Metric	Source	Rationale
			opposed to workload (e.g. it is a more complex task assessing a smaller number of higher value applications than a higher number of straightforward applications, many of which may in fact be delegated).
	Metric 2.2 – total written down value of infrastructure assets	Councils Consolidated Data Collection	As with development applications, higher infrastructure values signal greater complexity in the role of councillor, indicating a larger asset base to maintain, fund, and plan for. This figure includes property, plant and equipment, roads and bridges, and stormwater infrastructure.
3 (scores 0.5 – 1.5)	Metric 3.1 – urbanisation (based on the Australian Classification of Local Governments	Australian Classification of Local Governments	Captures the blend of population, density, and geographic factors, while ensuring alignment with the ACLG's focus on population, density, and urban/rural character. By integrating these inputs, the model ensures comparability with other Australian jurisdictions while addressing Tasmania's unique geography and small population.
	Metric 3.2 – kilometre of sealed roads (urban and rural)	Councils Consolidated Data Collection	Provides as an indication of the geographic dispersion of communities within an LGA, contributing to a need for representational 'spread'. Length of sealed roads is used as an indicator for population distribution as opposed to simple land area size, which in some geographically large councils can (and in many cases does) include national park, uninhabited and/or un-serviced land.

Tier	Metric	Source	Rationale
			Sealed roads are used to indicate that populations are predominately clustered along sealed roads. From a complexity perspective, the asset values metric (2.2) includes the value of both sealed and non-sealed roads.

Ensuring no adverse representational outcomes

It is considered that the number categories capture the appropriate number of elected representatives commensurate to the scale and complexity of their required role and functions. Importantly, these categories ensure Tasmanian councils are broadly aligned with other jurisdictions on a councillor head of population basis and generally consistent with national levels of local representation.

Further, the three categories with odd numbers ensure that there is no risk of tied voting outcomes. This concern has been expressed by the sector, and nationally is considered by the Victorian Electoral Commission in the conduct of their local government representation reviews. All other jurisdictions (except Victoria) have councils with an even number of councillors, however this is generally a minority of councils. For example, only 24 of NSW's 127 councils have an even number of councillors, ranging from eight to twelve.

Nine councillors is a common level of representation for medium sized urban councils like Hobart, Launceston, Clarence, Glenorchy and Kingborough. Almost half of NSW's councils have 9 councillors – 11 of these with populations over 50,000 – including large metropolitan councils such as Camden with 135,000 people and Canada Bay with 91,385 people[4].

It is also acknowledged there may be concerns around councils with five councillors having a low quorum threshold. The Government is currently delivering reforms to support flexible meeting attendance (the ability to meet remotely) in prescribed circumstances. This should support an overall uplift in attendance at meetings.

Further, the Government has examined whether there are any notable representational issues in five councillor councils in Victoria (there are six – with details of these councils and their population and geographic size in Appendix B, figure 3). Consultation with Victoria has indicated no notable or reported issues with

[4] NSW OLG – comparative council information (https://olg.nsw.gov.au/public/about-councils/comparative-council-information/your-council-report/)

the level of representation in these councils – in terms of governance, representation or otherwise. While under the Victorian *Local Government Act 2020,* the Minister for Local Government may appoint municipal monitors to councils experiencing governance issues to report back to observe, provide advice and report back to the Minister on governance issues. No monitors have been appointed to any five councillor councils.

Aligning numbers with allowances

While historically councils have been allocated to allowance categories based on a formula of **total voters multiplied by operating revenue divided by 1 million** to derive a score, the use of this formula is not required under statute.

Instead, it is proposed that allowance categories be determined based on the same score which determines numbers – creating a robust, cohesive and consistent formula for numbers and allowances. This will better deliver an important driver for the reform: equal pay for equal work.

This approach also recognises and resolves the following weaknesses with the existing data inputs:

- Total voters as a metric does not reflect that councillors represent the views of all residents of their municipality, therefore the use of total population is considered a better indicator of representational need.
- Operating revenue is impacted by financial assistance and other capital grants paid to councils, and is subject to notable year-on-year fluctuations. The five-year average value of approved development applications and written down value of infrastructure assets are more stable indicators of the complexity of a council's role.

To ensure a smooth transition and maintain fairness, the proposal utilises six allowance categories, aligning them as 'bands' within the new councillor number categories. This approach links allowances to council responsibilities, encouraging sustainable growth in metrics like population and infrastructure, which reflect community strength and development.

In addition to this:

- Councillor allowances in each band will increase by 14.25%, funded by savings from reducing councillor numbers, to better recognise the growing complexity of elected representative roles. The reform would be , implemented immediately after the October 2026 elections.
- To support small rural councils facing a reduction from nine to five councillors under the new formula, the proposal eliminates the smallest current allowance

category (category 7) and moves these councils to the next category (category 6). This ensures councillors receive a fairer, higher allowance that better reflects their increased scale of responsibilities, while savings from fewer councillors deliver value to communities.

The detailed scoring formula and rubric for determining numbers and allowances is as follows.

Scoring formula

Tier	Metric	Scoring Benchmark (low to high)				
1	Population size	<15000 1 point	15,000–25,000 2 points	25,000-35,000 3 points	35,000-55,000 4 points	55,000+ 5 points
2	5-year average value of approved development applications ($'000'000)	<50 1 point	50-100 2 points	100+ 3 points		
	Written down value of infrastructure assets ($'000'000)	<150 1 point	150-399 2 points	400+ 3 points		
3	Urbanisation (Simplified ACLG)	Rural Small 0.5 points	Rural Large 1 point	Urban 1.5 points		
	Km of sealed road (Urban and Rural)	<100km 0.5 points	100–249km 1 point	>250km 1.5 points		

Scoring rubric

New Category	Councillor numbers	Score	Allowance band	Allowance ($)[5]	Score
1	9	12+	1.1	51366	14+
			1.2	41585	12– 13.5
2	7	5 – 12	2.1	31491	10 – 11.5
			2.2	21404	7.5 – 9.5
			2.3	17888	5 – 7
3	5	<5	3.1	15064	<5

Importantly the allowance for each band does not materially change from the existing allowance categories, (just the formula for determining council's allocation) and is aligned as follows:

Proposed allowance band	Equivalent current allowance category (in the General Regulations)	Allowance ($) (reflecting the 14.25% increase)
1.1	1	51366
1.2	2	41585
2.1	3	31491
2.2	4	21404
2.3	5	17888
3.1	6	15064

[5] Please note that allowances are adjusted by an inflationary factor on 1 November each year, and the calculations in this paper will be subject to that minor adjustment.

Summary of changes to allowance and numbers

Below shows the proposed councillor numbers and allowances based on the formula. This approach would see a net reduction in councillors across the sector by 60, from 263 to 203. **(Appendix A contains detailed scoring)**:

Numbers category	Allowance band	Council	Score	Current number of crs	New number of crs	Cr change	New cr allowance rate ($)
1	1.1	Clarence	14.0	12	9	-3	51,366
		Hobart	14.0	12	9	-3	51,366
		Launceston	14.0	12	9	-3	51,366
	1.2	Glenorchy	13.0	10	9	-1	41,585
		Kingborough	13.0	10	9	-1	41,585
2	2.1	Burnie	10.0	9	7	-2	31,491
		Central Coast	10.0	9	7	-2	31,491
		Devonport	10.0	9	7	-2	31,491
		West Tamar	10.0	9	7	-2	31,491
	2.2	Northern Midlands	9.5	9	7	-2	21,404
		Sorell	9.0	9	7	-2	21,404
		Circular Head	8.5	9	7	-2	21,404
		Meander Valley	8.5	9	7	-2	21,404
		Huon Valley	8.0	9	7	-2	21,404
		Brighton	7.5	9	7	-2	21,404
		Waratah-Wynyard	7.5	8	7	-1	21,404
	2.3	Break O'Day	7.0	9	7	-2	17,888
		Derwent Valley	7.0	8	7	-1	17,888

Numbers category	Allowance band	Council	Score	Current number of crs	New number of crs	Cr change	New cr allowance rate ($)
		Latrobe	7.0	9	7	-2	17,888
		Dorset	6.5	9	7	-2	17,888
		Kentish	6.5	9	7	-2	17,888
		Glamorgan-Spring Bay	5.5	8	7	-1	17,888
		George Town	5.0	9	7	-2	17,888
		Southern Midlands	5.0	7	7	0	17,888
3	3.1	Central Highlands	4.5	9	5	-4	15,064
		West Coast	4.5	9	5	-4	15,064
		Flinders	4.0	7	5	-2	15,064
		King Island	4.0	9	5	-4	15,064
		Tasman	4.0	7	5	-2	15,064

As noted previously, a flat **14.25%** increase to all allowance categories delivers a true cost-neutral increase, with only seven councils bearing costs due to allowance band progression or historical reductions necessitating a smaller proportional reduction of councillors. Individual costs and savings are as follows:

Council[6]	Costs/savings ($)	Cr allowance increase (including any category)
Clarence	-50671	41.12%
Hobart	77217	14.25%
Launceston	77217	14.25%
Glenorchy	-10282	14.25%
Kingborough	-10282	14.25%
Burnie	27632	14.25%
Central Coast	27632	14.25%
Devonport	27632	14.25%

[6] Councils highlighted in green move up a band, receiving the 14.25% base councillor increase as well as new allowance band costs for councillors, Mayor and Deputy Mayor allowances.

Council[6]	Costs/savings ($)	Cr allowance increase (including any category)
West Tamar	27632	14.25%
Brighton	18781	14.25%
Circular Head	-19407	36.69%
Huon Valley	18781	14.25%
Meander Valley	18781	14.25%
Northern Midlands	18781	14.25%
Sorell	18781	14.25%
Waratah-Wynyard	47	14.25%
Break O'Day	15696	14.25%
Derwent Valley	39	14.25%
Dorset	15696	14.25%
George Town	15696	14.25%
Glamorgan-Spring Bay	-27792	35.67%
Kentish	-14607	35.67%
Latrobe	15696	14.25%
Southern Midlands	-40977	35.67%
Central Highlands	27578	30.57%
Flinders	4504	30.57%
King Island	27578	30.57%
Tasman	4504	30.57%
West Coast	43346	14.25%
Total savings	355226	

Ongoing sustainability of the framework

It is important the framework is robust and provides a fair and objective assessment of the complexity of a councillor's role at any given time without susceptibility to year-to-year volatility swings caused by short-term data anomalies or outliers.

The data metrics and scoring thresholds have been developed with this in mind, so that councils do not experience huge movements or fluctuations in their scoring (and therefore councillor numbers and allowances) due to outlying results.

Population, value of infrastructure assets, and length of sealed roads are indicators of financial health and sustainability of an LGA, which are expected for most councils to grow at a sustainable pace over time. This ensures councils can move between numbers categories and allowance bands over time where there is demonstrated growth and development within their municipality.

The value of development applications is susceptible to sizeable fluctuations, however the impacts of this are mitigated both by the highest score (3) being capped at $100 million, and by using a five-year average figure. For example, the Robbins

Island wind farm development means Circular Head Council's value of approved DAs for the 2022-23 financial year was at $1.3 billion, with a five-year average of $355 million. The points allocated to Circular Head under the model are capped at 3, mitigating any adverse distortion to the scoring framework (including regression when this figure drops off the five-year period).

Similarly, the use of urbanisation as a metric stabilises councils on the lower end of the scoring spectrum from unnecessarily fluctuating between five and seven councillors. For example, an urban large council which achieves the lowest score will always have seven councillors – reflecting this is an appropriate base level of representation for a council of this nature.

The framework has been rigorously tested against population trends and economic scenarios, ensuring councils maintain stable representation and fair allowances over time, supporting sustainable community governance.

Implementing the framework

Minor legislative amendments will be required to Schedule 3 of the *Local Government Act 1993* and Schedule 4 of the *Local Government (General) Regulations 2025* to implement changes to councillor numbers and allowances resulting from this framework.

Under the Local Government Act, the Minister is permitted to recommend the Governor make changes to councillor numbers by Order in response to a report from the Local Government Board. Similarly, historical reviews of councillor allowances have been undertaken by a Board of Inquiry, with recommendations provided to the Minister for actioning at their discretion.

However, it is intended the implementation of the framework – including those to allowances and numbers – will be delivered by an amendment Bill. The key reasons for this approach are:

- it will ensure shared buy-in and support for the framework is received across the local government sector, communities and Parliament
- the reform has desired outcomes and objectives from its inception (including implementation of the detailed methodology), which can be better retained through a Government led, targeted review
- the review is unencumbered by the costly and time-consuming statutory burdens faced by a Local Government Board. This ensures the review can be delivered before the 2026 local government elections

- the review contemplates other statutory reforms, including quorum management and superannuation provisions, which would need to be delivered through primary legislation anyways.

A few councils, due to prior voluntary reductions or allowance band adjustments, may face small cost increases under the new framework. These costs are minimal and can be flexibly managed by councils under existing legislation, ensuring fairer allowances while maintaining value for communities. This may include voluntarily determining not to implement this increase immediately or otherwise stagger the transition to these allowance rates.

Setting the foundation for future allowance reviews

Following implementation of these reforms, it will be important that councillor numbers and allowances are subject to regular review into the future, to ensure communities are both adequately represented, and that councillors continue to be fairly and equitably remunerated.

Deficiencies with the current processes for reviewing councillor numbers and allowances – including a lack of clear structure and transparency around the scope, timing and conduct of regular reviews – has led to inconsistent and inequitable outcomes across the sector.

The framework proposed in this paper provides the opportunity to provide increased certainty around future reviews and improved transparency into how they are to occur

The Government is considering legislative changes to establish a mandatory schedule for regular reviews (for example, once every term of council). The technical details of these provisions would need to be further developed, but the Government is keen in the first instance to test with the sector and the community, support for the concept of legislating for routine, regular allowances and number reviews conducted in accordance with the methodology outlined in this paper.

We believe this proposal has merit, as it would see the re-application of the methodology to councils on a regular basis, ensuring council numbers and allowances remain fair and equitable on an absolute and relative basis over time, in response to demographic and other changes.

Appendix A – Detailed scoring

Council	Population (2025-26 projections)		Council type - simplified ACLG		Sealed Roads - urban and rural (km)		5 year (19-20 to 23-24) average value of approved DAs $'000		Written down value of infrastructure assets $'000 (2023-24)		Total Score
Clarence	65,014	5	Urban	1.5	465	1.5	$277,518	3	$623,212	3	14.0
Hobart	56,967	5	Urban	1.5	299	1.5	$343,265	3	$897,259	3	14.0
Launceston	72,701	5	Urban	1.5	543	1.5	$293,907	3	$1,394,520	3	14.0
Glenorchy	51,803	4	Urban	1.5	303	1.5	$203,151	3	$633,044	3	13.0
Kingborough	42,687	4	Urban	1.5	294	1.5	$169,583	3	$590,758	3	13.0
Burnie	20,774	2	Urban	1.5	309	1.5	$76,003	2	$412,045	3	10.0
Central Coast	23,490	2	Urban	1.5	560	1.5	$74,595	2	$481,724	3	10.0
Devonport	27,108	3	Urban	1.5	250	1.5	$76,643	2	$274,691	2	10.0
West Tamar	26,652	3	Urban	1.5	324	1.5	$78,557	2	$295,030	2	10.0
Northern Midlands	14,360	1	Rural Large	1.0	577	1.5	$107,694	3	$416,334	3	9.5
Sorell	18,474	2	Rural Large	1.0	217	1.0	$116,845	3	$305,566	2	9.0
Circular Head	8,313	1	Rural Large	1.0	303	1.5	$355,170	3	$217,497	2	8.5

Council	Population (2025-26 projections)		Council type - simplified ACLG		Sealed Roads - urban and rural (km)		5 year (19-20 to 23-24) average value of approved DAs $'000		Written down value of infrastructure assets $'000 (2023-24)		Total Score
Meander Valley	21,680	2	Rural Large	1.0	561	1.5	$83,778	2	$231,255	2	8.5
Huon Valley	19,991	2	Rural Large	1.0	196	1.0	$72,069	2	$253,887	2	8.0
Brighton	20,774	2	Urban	1.5	163	1.0	$90,510	2	$135,646	1	7.5
Waratah-Wynyard	14,694	1	Rural Large	1.0	295	1.5	$50,232	2	$223,538	2	7.5
Break O'Day	7,143	1	Rural Large	1.0	230	1.0	$55,821	2	$189,924	2	7.0
Derwent Valley	11,467	1	Rural Large	1.0	123	1.0	$94,102	2	$153,505	2	7.0
Latrobe	13,654	1	Rural Large	1.0	242	1.0	$73,029	2	$332,847	2	7.0
Dorset	6,933	1	Rural Large	1.0	252	1.5	$20,725	1	$187,136	2	6.5
Kentish	6,965	1	Rural Large	1.0	262	1.5	$27,836	1	$270,974	2	6.5
Glamorgan-Spring Bay	5,351	1	Rural Small	0.5	179	1.0	$59,193	2	$120,193	1	5.5
George Town	7,306	1	Rural Large	1.0	198	1.0	$28,002	1	$144,012	1	5.0

Council	Population (2025-26 projections)		Council type - simplified ACLG		Sealed Roads - urban and rural (km)		5 year (19-20 to 23-24) average value of approved DAs $'000		Written down value of infrastructure assets $'000 (2023-24)		Total Score
Southern Midlands	7,014	1	Rural Large	1.0	217	1.0	$31,358	1	$139,117	1	5.0
Central Highlands	2,604	1	Rural Small	0.5	135	1.0	$22,791	1	$92,270	1	4.5
West Coast	4,296	1	Rural Small	0.5	124	1.0	$26,910	1	$88,229	1	4.5
Flinders	928	1	Rural Small	0.5	97	0.5	$7,640	1	$75,282	1	4.0
King Island	1,654	1	Rural Small	0.5	92	0.5	$21,917	1	$77,869	1	4.0
Tasman	2,720	1	Rural Small	0.5	80	0.5	$17,564	1	$63,367	1	4.0

Appendix B – Comparative representation and allowance data

Figure 1 - Average population per councillor – jurisdictional comparison

Jurisdiction	Number of councils	Number of councillors[7]	Population (ABS 2021)	Population per councillor
NSW	128	1259	8,072,163	6412
Vic	79	618	6,503,491	10523
QLD	77	600*	5,156,138	8594
WA	139	1200*	2,660,026	2217
SA	68	630	1,781,516	2828
Tas	29	263	557,571	2120
NT	17	159	232,605	1463
Tas (proposed)	**29**	**203**	**557,571**	**2694**

- The proposed changes to numbers would see Tasmania have the third lowest proportion of people per councillor (above Northern Territory and Western Australia). We would have representational parity with South Australia.
- Importantly, this demonstrates there would be no adverse dilution of local representation compared to other jurisdictions.

[7] QLD and WA figures are approximations from respective electoral commission/OLG websites.

Figure 2 – changes to population per councillor (PPC) figures between 2013 – 2027 (factoring in changes to numbers)

	2013-14 (ABS)		2020-2021 (ABS)		2026-27 (Treasury projections - medium)	
Council	Population	PPC	Population	PPC	Population	PPC (proposed model)
Break O'Day	6312	701	6936	771	7179	1026
Brighton	16221	1802	19263	2140	21051	3007
Burnie	19565	2174	20441	2271	20500	2563
Central Coast	21989	2443	23278	2586	23537	2942
Central Highlands	2239	249	2580	287	2610	522
Circular Head	8204	912	8335	926	8304	1186
Clarence	54219	4518	62396	5200	65521	7280
Derwent Valley	10013	1252	11114	1389	11530	1647
Devonport	25295	2811	26922	2991	27164	3396
Dorset	6920	769	6991	777	6915	988
Flinders	871	124	938	134	927	185
George Town	6854	762	7213	801	7320	1046
Glamorgan-Spring Bay	4430	554	5118	640	5394	771
Glenorchy	46044	4604	51233	5123	52024	5780
Hobart	51232	4269	56084	4674	57238	6360
Huon Valley	16243	1805	18809	2090	20192	2885
Kentish	6317	702	6778	753	7008	1001
King Island	1611	179	1654	184	1649	330
Kingborough	35723	3572	40815	4082	43140	4793
Latrobe	10569	1174	12705	1412	13841	1977
Launceston	66576	5548	71906	5992	72940	8104
Meander Valley	19519	2169	21153	2350	21771	3110
Northern Midlands	12819	1424	14030	1559	14422	2060
Sorell	13981	1553	16975	1886	18740	2677
Southern Midlands	6139	877	6838	977	7049	1007
Tasman	2389	341	2643	378	2732	546
Waratah-Wynyard	14014	1752	14641	1830	14702	2100
West Coast	4392	488	4373	486	4285	857
West Tamar	22921	2547	25747	2861	26842	3355

Figure 3 – Jurisdictional administrative and democratic comparison of 5-councillor LGAs

- Victoria is the only Australian Jurisdiction with five-councillor councils (although all others have six-councillor councils).
- These Victorian councils are rural, cover significantly broader areas on average (except Borough of Queenscliffe) and all have higher populations than Tasman, Central Highlands, King Island and Flinders councils.

Jurisdiction	5-councillor councils	Population (ABS 2021)	Area size (km^2)
Victoria	Mansfield Shire Council	10,178	3843.9
	Loddon Shire Council	7,759	6696.4
	Pyrenees Shire Council	7,671	3434.6
	Towong Shire Council	6,223	6675.2
	West Wimmera Shire Council	4,006	9108.7
	Borough of Queenscliffe Council	3,276	8.6
Tasmania	West Coast	4,373	9583.5
	Tasman Council	2,643	660.4
	Central Highlands Council	2,580	7982.4
	King Island	1,654	1095.7
	Flinders Council	938	1996.6

Figure 4 – Democratic outcomes with current councillor numbers - results of 30 recounts undertaken since 2022 (and first preference votes received by successful candidate in 2022) (DEIDENTIFIED)

First preference votes received in 2022	Total formal votes received by council in 2022 election	First preference vote % received in 2022
608	11,867	5.12%
44	2,012	2.19%
209	6,414	3.26%
208	4,590	4.53%
56		1.22%
93		2.03%
105		2.29%
157		3.42%
17	702	2.42%
128	3,784	3.38%
112		2.96%
227	25,506	0.89%
803		3.15%
687		2.69%
428	30,708	1.39%
486		1.58%
179	11,386	1.57%
285		2.50%
648		5.69%
158	12,793	1.24%
310		2.42%
634		4.96%
458		3.58%
124	10,231	1.21%

First preference votes received in 2022	Total formal votes received by council in 2022 election	First preference vote % received in 2022
351	4,033	8.70%
103	2,188	4.71%
65		2.97%
406	15,530	2.61%
624	37,578	1.66%
503		1.34%

Figure 5 – Jurisdictional councillor allowance rates (and categories for determining allowances)

	Victoria	Councillor allowance
Category	1	61,153
	2	40,769
	3	34,028
	4	27,291

	Queensland	Councillor allowance
Category	F2	166,653
	E2	153,141
	D3	135,123
	D2	117,109
	C3	100,052
	C2	99,090
	C1	78,814
	B3	77,876
	B2	77,688
	B1	60,270
	A3	60,270
	A2	59,695
	A1	59,695

	Western Australia	Councillor allowance (maximum payable)
Category	1	34,278
	2	25,137
	3	17,711
	4	10,286
	regional councils	11,430

	South Australia	Councillor allowance
Category	1A	25,838
	1B	22,828
	2	19,110
	3	15,381
	4	10,955
	5	7,192

	New South Wales	Councillor allowance (maximum payable)
Category	Principal CBD	45,070
	Major CBD	37,960
	Metropolitan Major	35,890
	Metropolitan Large	33,810
	Metropolitan Medium	28,690
	Metropolitan Small	22,540
	Major Regional City	35,620
	Major Strategic Area	35,620
	Regional Strategic Area	33,810
	Regional Centre	27,050
	Regional Rural	22,540
	Rural Large	18,340
	Rural	13,520

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Minister for Housing and Planning
Minister for Infrastructure and Transport
Minister for Local Government

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Tasmanian Government

MEMO TO MAYORS AND GENERAL MANAGERS

6 OCT 2025

Local Government Amendment (Targeted Reform) Bill 2025 – Exposure Draft Consultation

I write to invite your feedback on the *Local Government Amendment (Targeted Reform) Bill 2025* Exposure Draft the Government released today. It is available on the Office Local Government website, and I have included a copy of the draft bill with this memo.

The release of the Exposure Draft marks a key milestone in advancing the Tasmanian Government's Local Government Priority Reform Program. Your feedback is invited to ensure the proposed legislative changes are practical, impactful, and responsive to the needs of councils and communities.

This is the second phase of consultation as we move towards making these important changes to the legislation. The first phase of consultation was earlier this year with the release of the Discussion Paper – Targeted Amendments to *the Local Government Act 1993*. The Discussion Paper proposed a range of reforms underpinning the Priority Reform Program, including addressing concerns about elected member conduct and improving aspects of council governance.

Consultation on the Discussion Paper closed on 21 March 2025 and all feedback was considered and incorporated where possible into the Exposure Draft Bill. As an outcome of consultation, adjustments were made to the policy positions first outlined in the Discussion Paper. This is further explained in a Consultation Report available at www.dpac.tas.gov.au/divisions/local_government/local-government-amendment-targeted-reform-bill-2025.

The Exposure Draft includes amendments to deliver legislative reforms previously flagged by the Discussion Paper, as well as several miscellaneous amendments to support a more efficient, effective and transparent operation of the Code of Conduct complaints handling framework. Amendments are also included to ensure confidentiality of closed meetings where a councillor attends such a meeting remotely. This is in anticipation of imminent amendments to the Meeting Regulations to allow for remote meetings in certain circumstances.

With the Exposure Draft now open for consultation, I encourage all council staff and elected members to engage with the proposed reforms and provide feedback about any potential technical concerns or implementation challenges.

To support effective engagement, the Office of Local Government will be working with the Local Government Association of Tasmania to arrange online briefings on the Exposure Draft during October. Further details on these will be provided in due course.

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Feedback is welcome until midnight on Monday 17 November 2025 – preferably by email – and can be submitted to lgconsulation@dpac.tas.gov.au.

Yours sincerely



Hon Kerry Vincent MLC
Minister for Local Government

Drafted in the Office of
Parliamentary Counsel

TASMANIA

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LOCAL GOVERNMENT AMENDMENT (TARGETED REFORM) BILL 2025

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LOCAL GOVERNMENT AMENDMENT (TARGETED REFORM) BILL 2025

(Brought in by the Minister for Local Government, the Honourable Kerry John Vincent)

A BILL FOR

An Act to amend the *Local Government Act 1993* and the *Tasmanian Civil and Administrative Tribunal Act 2020*

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

PART 1 – PRELIMINARY

1. Short title

This Act may be cited as the *Local Government Amendment (Targeted Reform) Act 2025*.

2. Commencement

The provisions of this Act commence on a day or days to be proclaimed.

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PART 2 – LOCAL GOVERNMENT ACT 1993 AMENDED

3. Principal Act

In this Part, the *Local Government Act 1993** is referred to as the Principal Act.

4. Section 3 amended (Interpretation)

Section 3 of the Principal Act is amended as follows:

(a) by inserting the following definition after the definition of *community*:

community engagement strategy, in relation to a council, means the community engagement strategy established for that council under section 70DA(1);

(b) by inserting the following definition after the definition of *legal practitioner*:

local government charter means a local government charter issued by the Minister, and in force, under section 20;

(c) by inserting the following definition after the definition of *scrutineer*:

*No. 95 of 1993

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serious councillor misconduct – see section 28ZR;

(d) by inserting the following definition after the definition of *Tasmanian Electoral Commission*:

temporary advisor means a person appointed to be a temporary advisor to a council under section 214Q;

5. Section 20 substituted

Section 20 of the Principal Act is repealed and the following sections are substituted:

19A. Role of council

(1) The role of a council is to support and improve the wellbeing of the community by –

(a) harnessing and building on the unique strengths and capabilities of the community; and

(b) providing infrastructure and services that, to be effective, require local approaches; and

(c) representing and advocating for the specific needs and interests of the community in regional, state-wide and national decision-making; and

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(d) promoting the social, economic and environmental sustainability of the community, including but not limited to by mitigating and planning for climate change impacts.

(2) In performing its role, a council may –

(a) perform any duties or functions or exercise any powers conferred on a council by or under this Act or any other Act; and

(b) perform any other functions that the council determines are necessary to enable the council to perform its role.

(3) A council may do anything necessary or convenient to perform its role either within or outside its municipal area.

(4) A council may transfer to a single authority or a joint authority –

(a) any of its assets and liabilities on any condition it determines; or

(b) any of its employees.

(5) A council may –

(a) acquire, hold, dispose of and otherwise deal with property; and

(b) sue and be sued in its corporate name.

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20. Local government charter

(1) The Minister, by order, may issue a local government charter.

(2) A charter issued under subsection (1) must be consistent with this Act and is to –

(a) provide clarity and specific guidance to support councils in performing their role; and

(b) specify the core functions of councils, and the principles and practices to guide when and how councils should seek to undertake functions outside those core functions; and

(c) specify principles to be followed by Councils in relation to –

(i) good governance; and

(ii) financial management; and

(iii) community engagement; and

(iv) collaboration and coordination with other councils on matters of shared interest or regional issues; and

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(d) specify the principles and processes by which the Tasmanian government will support councils to perform their role, including in connection with consultation and engagement between the Tasmanian government and local government; and

(e) contain such other matters as may be prescribed.

(3) Councils are to have regard to any charter issued by the Minister under this section when performing their role.

(4) The Minister is to ensure that any charter issued under this section is reviewed at least once in each 5-year period.

(5) The Minister may amend, revoke, or revoke and substitute an order under this section.

(6) Before making, amending or revoking and substituting an order, the Minister must consult with –

(a) councils; and

(b) the Local Government Association of Tasmania; and

(c) the public –

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as to the matters that the Minister is considering including in the order, the amended order or the substitute order.

(7) Section 47(3), (3A), (4), (5), (6) and (7) of the *Acts Interpretation Act 1931* applies to an order under this section as if the order were regulations within the meaning of that Act.

(8) An order under this section is subordinate legislation for the purposes of the *Subordinate Legislation Act 1992*.

(9) An order under this section may be combined with an order under one or more of the following sections:

(a) section 27A;

(b) section 28AA;

(c) section 62A;

(d) section 62B.

6. Section 27A amended (Order relating to Mayor's functions)

Section 27A(4) of the Principal Act is amended by inserting before paragraph (a) the following paragraph:

(aa) section 20;

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7. Section 28AA amended (Order relating to functions of councillors)

Section 28AA(4) of the Principal Act is amended by inserting before paragraph (a) the following paragraph:

(aa) section 20;

8. Sections 28AB and 28AC inserted

After section 28AA of the Principal Act, the following sections are inserted in Division 3:

28AB. Mandatory core learning and development activities for councillors

(1) The Director is to approve for the purposes of this Act a course of mandatory core learning and development activities for councillors.

(2) A course of mandatory core learning and development activities approved under subsection (1) is to consist of learning and development activities that relate to the roles and responsibilities of councils and councillors.

(3) The Director is to, within 28 days of approving a course of mandatory core learning and development activities under subsection (1) –

(a) ensure that notice of the approval is issued to each council; and

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(b) cause a copy of the course of mandatory core learning and development activities to be published on a website maintained by or on behalf of the Department.

(4) The regulations may prescribe requirements for the learning and development activities required under this section.

(5) A councillor must complete the course of learning and development activities approved by the Director under subsection (1) within 12 months after the election of the councillor.

(6) The Director may extend the period referred to in subsection (5) if satisfied that it would be appropriate in the circumstances.

(7) The Director may only approve a course of mandatory core learning and development activities under subsection (1) if the Director has consulted with the Local Government Association of Tasmania as to the suitability of the course for councillors.

28AC. Policy for continuing professional development

(1) A council must adopt a policy in relation to the continuing professional development of councillors (***a***

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continuing professional development policy) within 6 months after an ordinary election.

(2) A continuing professional development policy for a council is to –

(a) be prepared by the general manager for the council; and

(b) relate to matters relevant to councillors' roles and responsibilities under this or any other Act; and

(c) have regard to the professional development needs of councillors; and

(d) include an estimate of the expenditure to be spent in a financial year by the council in implementing the policy.

9. Section 28ZA amended (Initial assessment of code of conduct complaint)

Section 28ZA of the Principal Act is amended as follows:

(a) by omitting from subsection (1)(f) "Panel." and substituting "Panel;";

(b) by inserting the following paragraphs after paragraph (f) in subsection (1):

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(g) refer the whole complaint to the Director under section 28ZBA;

(h) refer part of the complaint to the Director under section 28ZBA.

(c) by omitting from subsection (3)(b)(iii) "Officer." and substituting "Officer; and";

(d) by inserting the following paragraph after paragraph (b) in subsection (3):

(c) if the initial assessor has referred the whole or part of the complaint to the Director, is to –

(i) notify the councillor against whom the complaint is made, in writing, of the result of the initial assessment and the reasons for it; and

(ii) provide a copy of the complaint to that councillor; and

(iii) provide the Director with a copy of the initial assessment of the complaint and all documentation and other evidence on which the initial assessment was based.

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10. Section 28ZBA inserted

After section 28ZB of the Principal Act, the following section is inserted in Subdivision 3:

28ZBA. Referral of code of conduct complaint on initial assessment to Director

The initial assessor for a code of conduct complaint, on an initial assessment, may refer a code of conduct complaint, or part of it, to the Director if the initial assessor reasonably considers that the complaint includes conduct that is capable of amounting to serious councillor misconduct.

11. Section 28ZFA inserted

After section 28ZF of the Principal Act, the following section is inserted in Subdivision 3:

28ZFA. Investigation of multiple code of conduct complaints after convening of investigating Panel

(1) This section applies if the Executive Officer has convened an investigating Panel under section 28L to conduct an investigation into a code of conduct complaint (***the initial complaint***) and the Code of Conduct Panel receives another code of conduct complaint (***the additional complaint***) that –

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(a) is against the same councillor or different councillors of the same council; and

(b) relates to the same contravention of the code of conduct.

(2) If the initial assessor for the code of conduct complaint determines that the whole or part of the additional complaint is to be investigated and determined by the Code of Conduct Panel, the assessor may make a recommendation to the Executive Officer, as part of the initial assessment of the additional complaint, that the additional complaint be investigated and determined by the investigating Panel convened to investigate the initial complaint.

(3) If an initial assessor for a number of code of conduct complaints makes a recommendation to the Executive Officer under subsection (2), the Executive Officer may provide a copy of the additional complaint to each member of the investigating Panel convened to investigate the initial complaint.

(4) The investigating Panel convened to conduct the investigation of the initial complaint may, if it has not completed the investigation, conduct a joint investigation into the initial complaint and the additional complaint.

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12. Section 28ZK amended (Notification of determination of code of conduct complaint)

Section 28ZK of the Principal Act is amended as follows:

(a) by omitting subsections (6) and (7);

(b) by omitting subsection (9);

(c) by inserting in subsection (10)(a)(ii) ", the Director" after "Officer";

(d) by omitting from subsection (10)(b) "paragraph (a)(ii); and" and substituting "paragraph (a)(ii).";

(e) by omitting paragraph (c) from subsection (10);

(f) by omitting subsection (11) and substituting the following subsection:

(11) Subsection (10) does not apply to the disclosure of a document, report or information if at the time of the disclosure –

(a) the initial assessor has dismissed the code of conduct complaint to which the document, report or information relates; or

(b) the determination report relating to the document, report or information, has

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been provided to persons as required under subsection (2).

13. Part 3, Division 3B inserted

After section 28ZP of the Principal Act, the following Division is inserted in Part 3:

Division 3B – Serious councillor misconduct
Subdivision 1 – Preliminary

28ZQ. Interpretation

In this Division –

code of conduct referral means the referral of a code of conduct complaint from an initial assessor to the Director under section 28ZBA;

decision-maker includes the following persons:

(a) an initial assessor;

(b) the Director;

(c) the Tasmanian Civil and Administrative Tribunal.

28ZR. Serious councillor misconduct

(1) For the purposes of this Act, ***serious councillor misconduct*** means conduct,

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or an attempt to engage in conduct, by a councillor that is or involves a serious or significant contravention of the code of conduct.

(2) For the purposes of subsection (1), a decision-maker is to have regard to the following when determining whether conduct, or an attempt to engage in conduct, by a councillor constitutes a serious or significant contravention of the code of conduct:

(a) whether the conduct is unlawful;

(b) the extent of any actual or potential harm or risk, caused as a consequence of the conduct, to an individual, the council or public safety;

(c) the degree to which the conduct impacts negatively on the ability of the relevant council to perform its functions under this or any other Act;

(d) whether the conduct involves –

(i) deliberate and intentional misuse of council resources, information, or authority, for personal gain; or

(ii) undue influence or detriment to the council,

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community or a community member;

(e) the nature and extent of any material benefit or detriment derived by the councillor or others as a result of the conduct;

(f) whether the conduct is part of a repeated pattern of contraventions or involves collusion with others, and the councillor's role in such collusion;

(g) such other public interest considerations that the relevant decision-maker thinks relevant;

(h) such other matters or considerations as are specified in guidelines issued by the Minister under section 28ZS.

28ZS. Ministerial guidelines in relation to serious councillor misconduct

(1) The Minister is to, by order, issue guidelines consistent with this Act that specify matters, and considerations, that are to be taken into account by decision-makers when determining whether conduct, or an attempt to engage in conduct, by a councillor constitutes a serious or significant contravention of the code of conduct.

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(2) The Minister by order may amend, revoke, or revoke and substitute any guidelines made under this section.

(3) Before making, amending or revoking and substituting an order, the Minister must consult with councils as to the matters that the Minister is considering including in the order, the amended order or the substitute order.

(4) Section 47(3), (3A), (4), (5), (6) and (7) of the *Acts Interpretation Act 1931* applies to an order under this section as if the order were regulations within the meaning of that Act.

(5) An order under this section is subordinate legislation for the purposes of the *Subordinate Legislation Act 1992*.

Subdivision 2 – Assessment of serious councillor misconduct

28ZT. Assessment of serious councillor misconduct

(1) If the Director receives a code of conduct referral from an initial assessor in respect of the conduct of a councillor, the Director must carry out an assessment into that conduct to determine whether an investigation by the Director into the conduct is necessary or appropriate.

(2) After carrying out an assessment, the Director may –

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(a) if the Director determines that the conduct of the councillor is capable of amounting to serious councillor misconduct, determine that the Director will conduct an investigation into that conduct; or

(b) refuse to conduct an investigation into the conduct; or

(c) refer the matter to another person or authority.

(3) If the Director makes a determination under subsection (2)(a) –

(a) the complaint is taken to be a complaint made to the Director under section 339E and ceases to be a code of conduct complaint; and

(b) the Director is to proceed under that section and section 339EA in relation to the complaint.

(4) If the Director refuses under subsection (2)(b) to commence an investigation into a councillor's conduct, the Director must refer the complaint back to the initial assessor for the code of conduct complaint.

(5) If the Director does not make a decision under subsection (2) within 28 days of receiving a code of conduct referral, the Director is to notify the initial assessor

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and the complainant that the matter is still under consideration.

28ZU. Determination of Director following investigation of code of conduct referral

(1) After completing an investigation into a councillor's conduct following a code of conduct referral, the Director may do any of the following:

(a) make an application to the Tasmanian Civil and Administrative Tribunal under section 28ZW;

(b) refer the matter back to the initial assessor;

(c) refer the matter to any other person or authority;

(d) dismiss the complaint.

(2) A complaint that has been referred back to an initial assessor under subsection (1)(b) is taken to be a code of conduct complaint and ceases to be a complaint to the Director under section 339E.

27ZV. Referral of complaints back to initial assessor

(1) If a complaint is referred back to an initial assessor under section 28ZT or 28ZU –

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(a) the Director must provide reasons to the initial assessor for the referral; and

(b) the initial assessor is to proceed under section 28ZA in relation to that complaint within 14 days of the referral of the matter.

(2) On doing a further initial assessment under section 28ZA as required by subsection (2) –

(a) the initial assessor is to comply with section 28ZA as if doing a first initial assessment; and

(b) if the initial assessor determined on the original initial assessment to investigate a part of the code of conduct complaint and had notified the councillor against whom the complaint was made of that determination, the initial assessor is to notify the councillor of the result of the further initial assessment in addition to any other notice that the initial assessor is required to provide under section 28ZA.

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Subdivision 3 – Tribunal

28ZW. Application to the Tasmanian Civil and Administrative Tribunal

(1) If, following an investigation under section 339EA, the Director considers that the conduct of a councillor amounts to serious councillor misconduct, the Director may make an application to the Tasmanian Civil and Administrative Tribunal for a decision in relation to the matter.

(2) An application –

(a) is to be made in writing; and

(b) is to specify the particulars upon which the application is based; and

(c) is to specify the orders sought and the grounds for seeking those orders; and

(d) is to be lodged with the Registrar, within the meaning of the *Tasmanian Civil and Administrative Tribunal Act 2020*.

(3) The Director must, as soon as reasonably practicable after making an application under this section in respect of the

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conduct of a councillor, give a copy of that application to the councillor.

(4) Unless otherwise specified in this Act, the provisions of the *Tasmanian Civil and Administrative Tribunal Act 2020* apply in relation to an application made to the Tasmanian Civil and Administrative Tribunal under this section.

(5) At the hearing of an application under this Subdivision, a party to the application may be represented by an Australian legal practitioner.

28ZX. Orders of the Tasmanian Civil and Administrative Tribunal

(1) If, after hearing an application under this Division in respect of a councillor, the Tasmanian Civil and Administrative Tribunal determines that a councillor has engaged in serious councillor misconduct, the Tribunal may make a finding of serious misconduct against the councillor and may make an order doing any one or more of the following:

(a) cautioning or reprimanding the councillor;

(b) requiring the councillor to apologise to the complainant or other person affected by the contravention of the code of

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conduct, in the manner and form specified by the Tribunal;

(c) requiring the councillor to participate in counselling or undertake a training course;

(d) prohibiting the councillor from nominating as a candidate at any ordinary election or by-election for a period not exceeding 7 years;

(e) dismissing the councillor from office;

(f) suspending the councillor from office for a period of not less than 3 months but not more than 6 months;

(g) imposing on the councillor a fine not exceeding an amount equivalent to 50 penalty units.

(2) If the Tasmanian Civil and Administrative Tribunal makes a finding of serious misconduct against a councillor, it may make an order that all or any of the costs of proceedings be paid by the councillor and in making such order must take into account the nature and the severity of the misconduct.

(3) If, after hearing an application under this Division in respect of a councillor, the Tasmanian Civil and Administrative

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Tribunal determines that the councillor has not engaged in serious councillor misconduct but has contravened the code of conduct, the Tribunal may make a finding against the councillor and may make an order doing any one or more of the following:

(a) cautioning or reprimanding the councillor;

(b) requiring the councillor to apologise to the complainant or other person affected by the contravention of the code of conduct, in the manner and form specified by the Tribunal;

(c) requiring the councillor to attend counselling or a training course;

(d) suspending the councillor from office for a period not exceeding 3 months.

(4) If the Tasmanian Civil and Administrative Tribunal makes a finding against a councillor under subsection (3), the Tribunal may decline to make an order under that subsection if satisfied that it is not reasonable in the circumstances to make such an order.

(5) A person who contravenes an order under subsection (1) or (3) is guilty of an offence.

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Penalty: Fine not exceeding 50 penalty units.

(6) For the avoidance of doubt, the making of an order by the Tasmanian Civil and Administrative Tribunal under this section is within the original jurisdiction of the Tribunal.

14. Section 62 amended (Functions and powers of general manager)

Section 62(1) of the Principal Act is amended by inserting after paragraph (h) the following paragraph:

(ha) to develop and maintain a workplace development strategy that addresses the immediate and long-term human resourcing requirements of the council;

15. Section 62A amended (Order relating to general manager's functions generally)

Section 62A(4) of the Principal Act is amended by inserting before paragraph (a) the following paragraph:

(aa) section 20;

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16. Section 62B amended (Order relating to general manager's function to liaise with mayor)

Section 62B(4) of the Principal Act is amended by inserting before paragraph (a) the following paragraph:

(aa) section 20;

17. Section 66 amended (Strategic plan)

Section 66 of the Principal Act is amended by omitting subsection (3) and substituting the following subsections:

(2A) A strategic plan for a municipal area is to identify community wellbeing priorities and specify strategies for achieving outcomes in relation to those priorities.

(3) In preparing a proposed strategic plan, a council is to –

(a) consult with the community in its municipal area and any authorities and bodies it considers appropriate; and

(b) have regard to the local government charter, if any.

(3A) A council is to undertake any consultation under subsection (3)(a) in accordance with the council's community engagement strategy.

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18. Section 70DA inserted

After section 70D of the Principal Act, the following section is inserted in Division 2:

70DA. Community engagement strategy

(1) A council must establish and implement a strategy for engagement with the community when developing the council's plans, policies and programs and for the purpose of determining its major activities.

(2) A council is to consult with the community and any authorities and bodies it considers appropriate when preparing a proposed community engagement strategy or reviewing an established community engagement strategy.

(3) A community engagement strategy is to contain –

(a) strategies to ensure that the community is informed about, and has reasonable opportunity to contribute to, the decisions, activities and services of the council; and

(b) principles and procedures that council will follow when engaging and consulting with the community; and

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(c) such other matters as may be prescribed.

19. Section 70E amended (Review of plans, strategies and policies)

Section 70E(1) of the Principal Act is amended as follows:

(a) by omitting from paragraph (f) "policy." and substituting "policy; and";

(b) by inserting the following paragraph after paragraph (f):

(g) community engagement strategy.

20. Section 70F amended (Orders determining minimum contents of plans, &c., and classes of assets)

Section 70F of the Principal Act is amended as follows:

(a) by omitting from subsection (1)(e) "policy." and substituting "policy; or";

(b) by inserting the following paragraphs after paragraph (e) in subsection (1):

(f) a community engagement strategy; or

(g) a continuing professional development policy; or

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(h) a workplace development strategy.

(c) by inserting the following subsection after subsection (2):

(2A) In an order under subsection (1), the Minister may also specify requirements in relation to the preparation, development, consultation, review, contents and publication of all or any of the plans, strategies or policies referred to in that subsection.

21. Sections 84A and 84B inserted

After section 84 of the Principal Act, the following sections are inserted in Division 3:

84A. Council performance reporting

(1) The Minister may, by order, specify performance reporting requirements that are to apply in relation to councils.

(2) In an order under subsection (1), the Minister may specify –

(a) the frequency and manner of performance reporting by councils to the Minister; and

(b) the scope and types of performance indicators and metrics that are to be used; and

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(c) the methodologies and protocols for the measurement, reporting and presentation of performance data.

(3) A council must comply with any performance reporting requirements specified in an order under this section.

(4) The Minister is to consult with councils as to the matters to be included in an order under this section.

84B. Internal audit

(1) The Minister may, by order, specify requirements that are to apply to councils in relation to the conduct of internal audits.

(2) The Minister is to consult with councils as to the matters to be included in an order under this section.

(3) A council must conduct any internal audits in accordance with the requirements specified in an order under this section.

22. Section 122A inserted

After section 122 of the Principal Act, the following section is inserted in Division 9:

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122A. Order specifying information in rates notices

(1) The Minister, by order, may specify the information that, in addition to the information required under section 122(1), is to be included by the general manager in a rates notice.

(2) The Minister is to consult with councils as to the matters to be included in an order under this section.

23. Section 214L amended (Recommendation for issuing performance improvement direction)

Section 214L of the Principal Act is amended by omitting subsection (2) and substituting the following subsection:

(2) Without limiting the situations in which the Director may make a recommendation under subsection (1), the Director may make a recommendation under that subsection if, in the Director's opinion, the council or councillor has failed to comply with a statutory requirement under this or any other Act or under subordinate legislation made under this or any other Act.

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24. Section 214O amended (Consequences of failing to comply with performance improvement direction)

Section 214O(1) of the Principal Act is amended by inserting after paragraph (a) the following paragraph:

(ab) appoint a temporary advisor to the council for such period as the Minister determines;

25. Part 12C inserted

After section 214O of the Principal Act, the following Part is inserted:

PART 12C – TEMPORARY ADVISORS

214P. Recommendation to appoint temporary advisor

(1) The Director may recommend to the Minister that the Minister appoint a temporary advisor to a council to assist in addressing emerging governance or operational issues at the council.

(2) Without limiting the situations in which the Director may make a recommendation under subsection (1), the Director may make a recommendation under that subsection if –

(a) in the Director's opinion –

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(i) the council has failed to comply with a statutory requirement under this or any other Act or under subordinate legislation made under this or any other Act; or

(ii) there is evidence that suggests emerging governance or operational deficiencies at the council that, if not addressed, have the potential to negatively impact the effective delivery of the council's functions and services to the community; or

(b) the council has requested the appointment of a temporary advisor.

(3) For the purposes of subsection (2)(a)(ii), evidence of emerging governance or operational deficiencies may include, but is not limited to –

(a) ongoing or unresolved conflicts among councillors or between councillors and council staff that disrupt effective decision-making; and

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(b) governance practices that risk undermining transparency, accountability or compliance with the principles of sound and prudent management necessary to deliver the council's functions; and

(c) financial management practices that indicate potential risks to the council's financial sustainability; and

(d) credible complaints, reports or other information that suggests systemic operational challenges.

(3) A recommendation under subsection (1) must include –

(a) the grounds for the recommendation; and

(b) a summary of the evidence or observations, such as complaints, reports, or patterns of conduct, on which the recommendations are based.

(4) On receipt of a recommendation of the Director made under subsection (1), the Minister may –

(a) issue to the council a direction to appoint a temporary advisor; or

(b) refuse to issue such a direction.

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214Q. Appointment of temporary advisors

(1) A temporary advisor is to be appointed by the Minister on such terms and conditions as determined by the Minister.

(2) The costs of a temporary advisor are to be met by the council in respect of which the temporary advisor is appointed.

214R. Functions and powers of temporary advisors

(1) A temporary advisor has the following functions in respect of a council:

(a) to monitor the council's governance processes and matters;

(b) to advise the council about governance improvements that the council should make;

(c) to provide general assistance and advice to the council on good governance practices;

(d) such functions as are specified in the temporary advisor's instrument of appointment;

(e) such other functions as may be conferred on the temporary advisor under this Act or any other Act.

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(2) A temporary advisor has the power to do all things necessary or convenient to be done in connection with, or incidental to, the performance of the functions of a temporary advisor.

(3) For the purposes of this Act and without limiting subsection (2), a temporary advisor may –

(a) enter and remain on council premises to perform any function or exercise any power under this Act; and

(b) attend meetings of a council or council committee, including meetings that are closed to the public; and

(c) require records and documents relating to the council's governance processes and matters to be provided to the temporary advisor.

(4) If a temporary advisor is appointed to a council, the council, councillors and members of the staff of the council are required to co-operate with the temporary advisor and to provide any information or assistance that the temporary advisor reasonably requires to exercise the temporary advisor's functions.

(5) A person must not obstruct or hinder a temporary advisor in the exercise of a

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power or the performance of a function under this Act.

Penalty: Fine not exceeding 50 penalty units.

214S. Report by temporary advisor

(1) A temporary advisor is to submit a final report to the Minister by the day specified in the temporary advisor's appointment.

(2) The final report is to include the following:

(a) any findings made by the temporary advisor in respect of the council;

(b) details of any action that the temporary advisor recommends be taken, and the reasons for that action;

(c) if the temporary advisor does not recommend that any action be taken, the reasons for that recommendation.

26. Section 338AA amended (Director may require information, &c., for purposes of investigation)

Section 338AA(1) of the Principal Act is amended by inserting "carrying out an

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assessment under section 28ZT or" after "purposes of".

27. Section 338A amended (Disclosure of information)

Section 338A of the Principal Act is amended as follows:

(a) by inserting the following subsections after subsection (1):

(1A) Except as required, or allowed, by this Act, another Act or any other law, a councillor attending a closed meeting of either the council or a council committee through the use of electronic means of communication must take reasonable steps to ensure that the meeting cannot be viewed or heard by another person (***the unauthorised person)***.

Penalty: Fine not exceeding 50 penalty units.

(1B) Subsection (1A) does not apply if a majority of councillors present at the meeting agree to the unauthorised person being able to view or hear the meeting.

(1C) For the purposes of subsection (1A), reasonable steps by a

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councillor includes, but is not limited, to the councillor –

(a) attending the meeting –

(i) from a private and secure location where other persons cannot listen in to the meeting or otherwise access the meeting discussion; and

(ii) through the use of prescribed secure communication technology and prescribed secure audio technology, if any; and

(iii) in accordance with any prescribed requirements or procedures; and

(b) ensuring that no audio or audiovisual recording of the meeting, or any part of it, is made, and that no transcript is produced from any such recording

(b) by inserting in subsection (2) "or (1A)" after "subsection (1)";

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(c) by inserting the following after subsection (4):

(5) Except as required, or allowed, by this Act, another Act or any other law, a temporary advisor must not disclose information acquired as such an advisor on the condition that it be kept confidential.

Penalty: Fine not exceeding 50 penalty units.

28. Section 339 amended (Improper use of information)

Section 339(2A) of the Principal Act is amended by inserting "or any investigation by the Director under this Act" after "investigation".

29. Section 339EA amended (Investigations of complaints and other matters)

Section 339EA(4) of the Principal Act is amended by inserting "the carrying out of an assessment under section 28ZT," after "from".

30. Section 341 amended (Immunity from liability)

Section 341 of the Principal Act is amended as follows:

(a) by inserting the following paragraph after paragraph (d) in subsection (1):

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(da) a temporary advisor; or

(b) by inserting in subsection (3) "a temporary advisor," after "Panel,".

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PART 3 – TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL ACT 2020 AMENDED

31. Principal Act

In this Part, the *Tasmanian Civil and Administrative Tribunal Act 2020** is referred to as the Principal Act.

32. Schedule 2 amended (General Division)

Schedule 2 to the Principal Act is amended as follows:

(a) by omitting paragraph (f) from clause 2 of Part 5 and substituting the following paragraph:

(f) sections 28ZJ, 28ZP, 28ZW and 28ZX of the *Local Government Act 1993*;

(b) by inserting in clause 3(m) of Part 8 ", 28ZW, 28ZX" after "28ZP".

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*No. 24 of 2020

PART 4 – REPEAL OF ACT

33. Repeal of Act

This Act is repealed on the first anniversary of the day on which the last uncommenced provision of this Act commenced.

Consultation Draft

Local Government (Targeted Reform) Amendment Bill 2025

Exposure Draft Consultation

Local Government Priority Reform Program 2024-26

Office of Local Government
Department of Premier and Cabinet

Tasmanian Government

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Introduction

On 13 December 2024, the Tasmanian Government publicly released the *Local Government Priority Reform Program 2024-26 – Targeted Amendments to the Local Government Act 1993 – Discussion Paper* (the Discussion Paper).

The Discussion Paper outlined proposed targeted amendments to the *Local Government Act 1993* (the Act) that are needed to implement the Government's *Local Government Priority Reform Program 2024-26* (the Priority Reform Program). The Priority Reform Program encompasses five Strategic Priorities, with the legislative amendments in the Discussion Paper primarily addressing two of the strategic priorities. For more information about the Priority Reform Program, go to Department of Premier and Cabinet - The Government's response to the Future of Local Government Review.

A full list of proposed reforms outlined in the Discussion Paper – and the strategic priority they support – is provided below.

Proposed amendments and aligned strategic priority

Strategic Priority 1 - Lifting Standards of Professionalism, Conduct, and Integrity

1. Legislating the Good Governance Principles
2. Introducing Serious Councillor Misconduct provisions for councillors
3. Broadening Performance Improvement Direction provisions
4. Introducing Temporary Advisors for councils
5. Clarifying Work Health and Safety obligations
6. Mandating council learning and development obligations

Strategic Priority 2 - Driving a High-Performing, Transparent, and Accountable Sector

7. Introducing a contemporary role statement and a Charter for local government
8. Improving the strategic planning and reporting frameworks
9. Improving consistency in data collection and reporting methodologies
10. Enhancing transparency of information in council rates notices
11. Mandating internal audit for councils

The Discussion Paper is the first phase of consultation on the targeted amendments to the Act. Feedback on the Discussion Paper has now closed, with submissions reviewed and synthesised, and all feedback incorporated where possible into the

Local Government (Targeted Reform) Amendment Bill 2025 – Exposure Draft (the draft Bill). This leads the way for the opening of the second and final phase of consultation on this program of targeted legislative reforms, now inviting community feedback on the draft Bill.

The draft Bill also includes three new legislative reform proposals that were not previously outlined in the Discussion Paper. An overview of these reforms, and the context for their inclusion in the draft Bill, is provided in part 2 of this report.

Purpose and Structure

This paper provides an overview of feedback received in response to the Discussion Paper, and a description of how this feedback has been incorporated into the draft Bill. This paper also opens consultation on the draft Bill as the final stage of consultation on these legislative reforms.

The paper is structured in two parts:

Part One: Consultation Report – Analysis and Outcomes of the Discussion Paper Consultation

Part Two: The Local Government (Targeted Reform) Amendment Bill 2025 – Exposure Draft –Overview of Legislative Reforms

Part One: Outcomes of the Discussion Paper Consultation

Scope of Consultation

The Local Government Priority Reform Program 2024-26 follows extensive, multi-year review processes which have involved broad-based consultation. The purpose of the Discussion Paper was not to test the merit of the reforms, but rather to seek stakeholder and community feedback on their proposed design.

Councils, other stakeholders, and the broader community were encouraged to consider potential technical concerns and implementation challenges for the proposed amendments to ensure robust legislative models are developed that are fit for purpose and have a meaningful impact.

Approach to Consultation

Consultation on the Discussion Paper was open for 14 weeks from Friday 13 December 2024 until Friday 21 March 2025.

Councils and sectoral peak bodies were directly alerted to the publication of the Discussion Paper and invited to submit feedback on the proposed amendments.

Six online workshops were scheduled for councillors, mayors, and council staff to see an overview of the amendments described in the Discussion Paper, ask questions, and discuss the proposed changes. The one-hour workshops were offered in morning, afternoon, and evening timeslots to accommodate varying work and personal schedules of invitees.

Relevant agencies were consulted on how the reforms would work in practice in relation to core business activities and responsibilities of those agencies. Those agencies included the Tasmanian Civil and Administrative Tribunal (TASCAT) and WorkSafe Tasmania. The Office of the State Litigator, the Office of the Solicitor General, and the Office of Parliamentary Counsel were consulted on how the reforms would operate most effectively within and in relation to existing legislation and policy frameworks.

Submissions Received

A total of 26 individual submissions were received in response to the Discussion Paper. These included:

- 16 submissions from Tasmanian councils
- five (5) submissions from organisations

- five (5) submissions from community members.

Consultation Summary

Consultation responses indicated broad support for the proposed reforms. Most submissions agreed on the need for clearer standards, better early intervention tools (through enhancements to Performance Improvement Directions, and the introduction of temporary advisors), and more robust accountability measures.

Some concern was expressed about the practical implications of the reforms that could arise from mandating new processes and reporting requirements, mandatory training, and internal audit. Concern was raised about the practicality of regulating compliance with internal council policies if this is a legislative requirement under the reforms. Some responses called for State support, cost-sharing models, or alternative approaches to implementation where reforms may increase costs and administrative burdens for councils.

Responses were generally supportive of the proposed reforms that are designed to improve council culture, performance, and accountability. Key insights included the need to clearly define the criteria and triggers for early-intervention tools, and to focus response mechanisms on capacity-building and positive improvement, rather than penalties and disciplinary actions.

There was some concern that the Good Governance Principles (the principles) did not fit well into primary legislation – the *Local Government Act 1993* – because a greater level of detail is needed about each principle to understand how it applies in the context of council governance. Feedback suggested the principles should instead be legislated via subordinate legislation (such as Regulations or Ministerial Order) where a description of each principle could be expanded to give the principles meaning and context for council practices. As a result of this feedback, the principles have not been included in the draft Bill, and it is proposed instead that they be incorporated as part of the local government charter.

Advice and feedback have also led to a change in direction for the proposal to include ‘doubts removal’ provisions in the *Local Government Act 1993* regarding the work health and safety obligations of elected members. The advice received through consultation was that there is no legal doubt about this matter, and that including work health and safety provisions for elected members in the local government legislative framework could be misleading and potentially undermining of the work led appropriately by WorkSafe Tasmania. In response to this advice, and upon further consideration, work health and safety provisions have not been included in the draft Bill, and it is instead proposed that this issue be addressed through focused

education and communication, in partnership with the sector and WorkSafe Tasmania.

All consultation responses – received in writing and through agency-level discussions – have been considered and informed the development of the draft Bill. Appendix 1 provides a more detailed overview of the feedback received in relation to each of the reforms outlined in the Discussion Paper. It also notes how the feedback has been incorporated into the draft Bill and the rationale for adjustments to policy positions, where relevant.

Submissions in response to Consultation Paper are available on the Office of Local Government's website.

Part Two: Exposure Draft Overview

With consultation on the Discussion Paper now closed, and all feedback considered and synthesised, the Local Government (Targeted Reform) Amendment Bill 2025 – Exposure Draft (the draft Bill) has been prepared with sectoral and community feedback incorporated.

The draft Bill includes:

- Amendments to deliver legislative reforms that have previously been introduced by the Discussion Paper, namely:
    1. **Introducing serious councillor misconduct provisions.**
    2. **Broadening performance improvement direction provisions.**
    3. **Introducing temporary advisors for councils.**
    4. **Mandating council learning and development obligations.**
    5. **Introducing a contemporary role statements and charter for local government.**
    6. **Improving the strategic planning and reporting framework.**
    7. **Improving consistency in data collection and reporting methodologies.**
    8. **Enhanced transparency of information in council rates notices.**
    9. **Mandating internal audit for councils.**

- Several miscellaneous amendments to support the more efficient, effective and transparent operation of the Code of Conduct complaints handling framework, and to ensure confidentiality of closed council meetings where a councillor attends such a meeting remotely, in anticipation that amendments to the Meeting Regulations will soon proceed, to allow for remote meetings in certain circumstances.

A brief reform snapshot is given for each of the proposed reforms below, including a description of how the Discussion Paper consultation has influenced the shape of the reform as presented now in the draft Bill (where relevant).

It should be noted that the draft Bill provides heads of power for the making of Ministerial Orders in relation to several matters, and the details of those Orders will need to be developed in close consultation with the sector over the coming months. The logic of using Ministerial Orders is that it allows for technical and prescriptive details to be adjusted – as needed – in a timely way response to changing needs and circumstances, without having to amend primary legislation.

This approach is consistent with a broader move towards a more principles-based and less prescriptive Local Government Act. As an important check on unilateral

Ministerial power, all Orders-making provisions proposed under the Bill are subject to mandatory consultation with councils. Where appropriate, provisions will also be subject to Parliamentary oversight and potential intervention as disallowable instruments.

To assist in understanding the full parameters of the legislative changes, the Office of Local Government expects to work with councils in the preparation of key components of the proposed Orders prior to the Targeted Bill being debated in Parliament.

1. Introducing serious councillor misconduct provisions

Reform snapshot

- New provisions are included in the draft Bill which allow for stronger sanctions (including removal and barring from office for up to seven years) where councillors are found to have engaged in serious councillor misconduct under the councillor Code of Conduct (the code).
- Serious councillor misconduct is defined as a serious and severe breach of the code, determined by reference to criteria and considerations outlined in the Bill and which will be supported further via legislated Ministerial Guidelines.
- Serious councillor misconduct complaints will be heard and determined by the Tasmanian Civil and Administrative Appeals Tribunal (TASCAT), and not the existing Code of Conduct Panel. The Code of Conduct Panel will be retained in its current form and will continue to consider all other complaints.
- Serious councillor misconduct complaints will only be referred to TASCAT by the Director of Local Government.
- In response to a finding of serious councillor misconduct, TASCAT will be able to issue an expanded set of sanctions (in addition to those already available to the Code of Conduct Panel) including dismissal and disqualification from office for a period of up to seven years.

Reform detail

Consultation on the Discussion Paper revealed strong community and sectoral support for this reform. Comments suggested that the current Code of Conduct system is inadequate for dealing with instances of repeated or particularly egregious misconduct by councillors, and there was a significant level of support for stronger sanctions to be available for serious misconduct, providing the definition of what

constitutes ‘serious misconduct’ is clear. The legislative reform model outlined in the Discussion Paper was largely supported by consultation respondents, so the proposed framework has mostly been carried forward into the draft Bill.

In response to consultation feedback, development of a clear definition of serious councillor misconduct has been prioritised in the draft Bill to reduce subjectivity and enhance the consistency of assessment and prosecution processes and outcomes if needed.

The draft Bill sets out the factors to be considered when determining whether conduct, or an attempt to engage in conduct, by a councillor constitutes a serious or significant breach of the Code of Conduct (see the table below). The assessment process may regard one or more of the considerations set out in the draft Bill.

To further support implementation of these new provisions, the draft Bill provides the Minister for Local Government is to issue guidelines that specify matters and considerations that are to be taken into consideration by decision-makers in the process for determining serious misconduct. The matters and considerations that are to be included in the guidelines will be developed in consultation with councils, and serious misconduct provisions will only be activated once those guidelines have been settled.

Under the reform, a Code of Conduct complaint that potentially meets one or more of these considerations may be referred to the Director of Local Government by the Code of Conduct initial assessor for further investigation. The Director of Local Government will have discretion to investigate a complaint referred by the initial assessor or investigate a matter that has come to the Director’s attention via other channels. The Director may also initiate an ‘own motion’ investigation into potential serious councillor misconduct. The Director (and only the Director) then has sole discretion to refer the matter to TASCAT if there is sufficient evidence to suggest the councillor’s conduct may constitute a serious breach of the Code of Conduct.

Local Government Amendment (Targeted Reform) Bill 2025 – Exposure Draft

Section 28ZR(2) - serious councillor misconduct

Factors to be considered when determining ‘serious councillor misconduct’

a. Whether the conduct is unlawful.
b. The extent of any actual or potential harm or risk caused by the conduct to an individual, the council, or public safety.
c. The degree to which the conduct negatively impacts on the ability of the council to perform its functions under the Local Government Act or any other legislation.

d. Whether the conduct involves deliberate and intentional misuse of council resources, information, or authority for personal gain, undue influence, or detriment to the council, community, or a community member.
e. The nature and extent of any material benefit or detriment caused by the councillor or others as a result of the conduct.
f. Whether the conduct is part of a repeated pattern of contravention or involves collusion with others, and the councillor's role in such collusion.
g. Such other public interest considerations as considered relevant.
h. Such other matters or considerations as are specified in Guidelines issued by the Minister to support these legislative provisions.

All the usual procedural aspects of TASCAT will apply once a matter is brought into that jurisdiction (including legal representation and appeal rights). In this context, the Director of Local Government will adopt the role of applicant in the matter and will present to TASCAT relevant evidence to support a serious councillor misconduct complaint.

In addition to all other existing sanctions currently available to the Code of Conduct Panel, TASCAT will be empowered, in making a finding of serious councillor misconduct, to dismiss the councillor and disqualify the councillor from being eligible to stand for election as a councillor for a period of up to seven years.

2. Broadening performance improvement direction provisions

Reform snapshot

- Changes will be made to performance improvement direction (PID) provisions under the Act, which will provide that the Minister for Local Government may issue a PID to a council or councillor for **any** statutory breach, consistent with their original regulatory intent as an early intervention tool to flexibly and promptly address issues with council performance and compliance.
- In addition, a failure to comply with a PID may also trigger the appointment of a temporary advisor (see Reform 3 below).

Reform detail

Feedback from respondents showed a favourable response to the PID being strengthened as an early intervention tool to address governance difficulties in councils before identified problems escalate.

This reform in the draft Bill makes a small but important adjustment which broadens the circumstances in which a PID can be recommended, so that there is no need (as is currently the case) for there to be a single ‘serious’ breach, or multiple minor breaches. The current drafting in the Act negatively impacts on a PID’s ability to be used as an early intervention proactive compliance support tool, rather than a later-stage, more punitive regulatory intervention.

The Discussion Paper proposed that under the reform a PID may be issued in response to a breach of a council policy. While the intention of this proposal was to ensure broad application of a PID, an outcome of the Discussion Paper consultation feedback was that linking the PID to the charter and good governance principles within the local government legislative framework was a more appropriate approach for regulatory purposes.

3. Introducing temporary advisors for councils

Reform snapshot

- New provisions will allow for the Minister for Local Government to appoint – in response to evidence of existing or emerging governance issues at a council – a temporary advisor to a council to provide advice and recommend governance improvements to the council, the Director of Local Government and the Minister for Local Government.
- Advisors will be given all necessary and appropriate powers to undertake these functions. Specifically, advisors will have the authority to enter council premises, review its operations, request information from the council administration and its audit panel, provide guidance to elected members and senior staff, and make recommendations to the council on governance improvements.
- At the end of their period of appointment, advisors will provide a final report to the Minister for Local Government and recommend any further action (including regulatory intervention) as they see fit.
- Temporary advisors will be able to be appointed separately to, or in conjunction with, a performance improvement direction (PID).
- Temporary advisors will complement and reinforce existing and proposed regulatory tools (including broadened PID provisions) and provide a means of understanding whether there are serious issues present at a council which may justify further action, including a Board of Inquiry.

Reform detail

The Minister for Local Government will have broad discretion to appoint a temporary advisor in response to a reasonable belief that a council is not meeting appropriate standards of governance, and the appointment of an advisor will assist in getting the council back on track. The Minister for Local Government will be able to appoint an advisor in response to a recommendation from the Director of Local Government, or on the request of the council itself.

The role of a temporary advisor will be advisory only, with their key functions being to monitor and observe council governance and operations and provide advice and recommendations to the relevant council, the Director of Local Government, and the Minister for Local Government. Unlike a commissioner or administrator, advisors would not have any administrative, contractual, or financial control over the operations of council.

Temporary advisors may be appointed separately to, or in conjunction with, a performance improvement direction. The Minister for Local Government will be able to request an advisor to investigate and report on specific matters. Advisors will be given all necessary and appropriate powers to undertake these functions, including the authority to enter a council, review its operations, request information from the council administration and its audit panel, provide guidance to elected members and senior staff, and make recommendations to the council on governance improvements.

At the end of their appointment, advisors will provide a final report the Minister for Local Government and recommend any further action as they see fit, which may include some form of reporting and continued oversight, the potential issuing of performance improvement directions, a Board of Inquiry, or a Local Government Board Review.

To ensure natural justice and procedural fairness, before providing any report containing an adverse finding, the advisor will be required to give anyone implicated in that finding a reasonable opportunity to respond. The temporary advisor will be appropriately bound by confidentiality.

Feedback on this reform through the Discussion Paper consultation was largely positive, as the reform was recognised by respondents as a complementary support to other early intervention tools, such as the broadened PID process (see Reform 2). Given the positive response to the reform details outlined in the Discussion Paper, the described model has been upheld and reflected in the draft Bill. However, respondents were also concerned to see clearly defined roles, responsibilities, and appointment triggers. This feedback has been addressed in the draft Bill, with clear criteria set out that describes when a temporary advisor can be appointed, and the level of evidence required for the Minister to make the appointment.

The draft Bill also provides that temporary advisors will be appointed on terms and conditions under an instrument of appointment, and the cost of their appointment will be borne by the relevant council, as foreshadowed in the Discussion Paper. While the potential costs were raised as a concern for councils during consultation, this detail has been retained in the draft Bill, as it is the same cost arrangement that currently applies for other governance interventions in the Local Government Act, such as cost responsibilities for a Board of Inquiry. As the draft Bill describes that the appointment of an advisor will be when there is clear and substantiated evidence of need, or at the request of the council itself, it is proposed that the cost will remain as the responsibility of the council.

4. Mandating council learning and development obligations

Reform snapshot

- New legislative provisions will require all councillors (both new and returning) to undertake core minimum learning and development activities within the first 12 months of being elected.
- The requirements will focus on councillors' core roles and responsibilities (including their various statutory obligations) and will be approved by the Director of Local Government, allowing for flexibility and adjustment over time, as necessary.
- The provisions will ensure that mandatory requirements are to be relevant to the performance of a councillor's functions and duties, and the Director will be required to consult with LGAT on the approved training.
- General managers will also be required to develop an elected member learning and development plan for the council at the beginning of each term, and councils will need to make reasonable provision in their budgets to support participation of councillors in learning and development opportunities consistent with those plans.
- Consistent with recent changes to the *Local Government (General) Regulations 2025*, councils are required to publicly report on each councillor's completion of mandated learning and development activities. Non-compliance with the mandatory requirements would be a breach of the Local Government Act.
- Mandatory pre-election education (completion of an information session) is also planned to be introduced, but this will be implemented via the new Local Government Elections Bill.

Reform detail

This reform was widely supported by respondents through consultation on the Discussion Paper. Many councils supported the proposal of a core mandatory training component for new councillors, focusing on meeting procedures, the good governance principles, and councillor's statutory responsibilities. It was seen as critical to ensure candidates understood what their role and responsibilities are. Feedback also requested that consideration be given to tailoring the mode of training to meet the varying preferred learning styles of individual councillors.

With strong support for this reform through consultation, the details outlined in the Discussion Paper have been carried forward to the draft Bill. This includes the requirement for all councillors to undertake a set of reasonable, core learning and development activities within 12 months of their election to office, and that the requirement applies to both new and returning councillors in recognition of the constantly evolving statutory and regulatory operating environments of councils.

The content of the mandatory training program for councillors will be approved by the Director of Local Government, following consultation with LGAT. The draft Bill specifies that the scope of learning content is to relate to a councillor's functions and duties, as defined in the Local Government Act, to provide assurance to councils of its relevance.

The mandatory training program will be open to review to ensure it remains relevant and contemporary.

The draft Bill also provides that a council must adopt – within six months of a council election - a policy in relation to the continuing professional development of councillors and indicate as part of this funding that will be made available to support its implementation.

In addition to the reform initiatives set out in the draft Bill, these provisions will be complemented by a modest mandatory pre-nomination information session for all prospective candidates within six-months of nominating for an election. This training will cover the roles and responsibilities of councillors, providing potential candidates with a clear understanding of what the role entails. As previously advised in the Discussion Paper, this requirement is not included in this draft Bill as it will be included in the Local Government Elections Bill which is currently under development.

5. Introducing a contemporary role statement and a charter for local government

Reform snapshot

- The local government role statement developed by the Future of Local Government Review will be included in the Local Government Act, setting a clear, contemporary vison for councils, focused on the wellbeing of local communities.
- A head of power will be included in the Act for the Minister for Local Government to issue - via Ministerial Order - a Local Government Charter to support the delivery of the new role, subject to first consulting with the local government sector.
- The good governance principles will be embedded in the charter to set clear standards for Tasmanian council decision-making, accountability, and transparency.
- The charter will clarify and consolidate councils' core functions and duties, offer principles for financial management and engagement, and facilitate strategic state and local government collaboration on issues like regional land use planning and emergency preparedness.
- The charter will provide a more flexible mechanism for capturing core functional responsibilities of councils which, in turn, will improve sector and community understanding of local government responsibilities.
- The new role statement and charter will be complemented and put into practice via changes over time to the strategic planning and reporting framework, aligning council actions with community priorities, particularly in respect to wellbeing (see Reform 8).

Reform detail

Respondents to the Discussion Paper were widely supportive of a role statement and charter that clarify core functions, promote collaboration, and support strategic planning. Some submissions emphasised that the charter should be linked to state and local partnership agreements and be developed through extensive consultation. There was also some concern expressed that an overly prescriptive charter could limit the flexibility needed for councils to operate in a locally autonomous way.

In response to this feedback, the draft Bill largely upholds the reform model as it was described in the Discussion Paper, including the requirement for the Minister to consult with the public and councils in developing the charter. The draft Bill

establishes the high-level purpose, scope, and effect of the charter, and establishes the process for developing the charter in consultation with community and the sector.

The Discussion Paper proposed that the good governance principles be legislated in the Act. However, feedback through consultation was that the principles were better placed in subordinate legislation so that adequate detail and guidance can be provided to support effective implementation. In response to this feedback, the good governance principles will instead be built into the charter where they can meaningfully set the standard for how councils perform their core business.

As signposted in the Discussion Paper, it is anticipated that the development of the charter will follow a consultative process by the Tasmanian Government with local government, the community, and other local government partners. It is anticipated that this will be undertaken following implementation of this amendment Bill, with the charter coming into effect in 2026.

6. Improving the strategic planning and reporting frameworks

Reform snapshot

- Changes to the Local Government Act will provide the statutory underpinning to improve (flexibly and over time) the way councils plan for the future and report to the community on their progress and achievements.
- The current 10-year strategic planning period will be retained, but councils will now be required to link their strategic plans to identified community wellbeing priorities, and ensure consistency with the new role statement and local government charter.
- New statutory requirements will be introduced for councils to develop and adopt community engagement plans and workforce development plans, consistent with FoLGR recommendations.
- Beyond these broad parameters, councils will retain significant flexibility to set strategic priorities that are relevant and important to each of their communities.
- The Government is not proposing changes to the existing suite of council financial and asset management plans at this time, but other changes being introduced mean these will need to align with and support implementation of their strategic plans, based on community wellbeing priorities.

Reform detail

Consultation on the Discussion Paper showed a high-level of support for council strategic planning that integrates community wellbeing, workforce development, and elected member capability plans.

The draft Bill establishes a high-level legislative framework to support a gradual implementation of an enhanced strategic planning and reporting framework, aligning with the intent of Future of Local Government Review recommendations.

Councils will continue to prepare 10-year strategic plans but will be required to consult with local communities to identify and include agreed community wellbeing priorities, objectives and outcomes. The strategic plan will be required to be in place for council within 12 months of an ordinary election, and councils will be required to report annually on progress against the plan's strategic priorities as part of their annual reports.

Existing obligations remain unchanged for councils' financial and asset management planning, including the current suite of required documents and their content. These plans must continue to align with the council's strategic plan.

New statutory plans to be introduced by the draft Bill include:

- a community engagement plan
- a workforce development plan.

The draft Bill includes only high-level parameters for these plans, and that is to allow for maximum flexibility for councils to plan according to community need.

Some concern was expressed through consultation about the potential administrative burden for councils with the roll out of this reform, with some submissions requesting support materials, templates and guidelines to aid implementation. In response to this feedback, the draft Bill provides that the Minister for Local Government may issue guidelines to specify requirements relating to the preparation, contents and review of council plans. Additionally, this reform will be implemented in a phased approach to support a smooth transition and manage administrative burden for the local government sector.

It is intended for this reform to complement the development of an enhanced performance reporting system as outlined under Reform 7.

7. Improving consistency in data collection and reporting methodologies

Reform snapshot

- New provisions will give the Minister for Local Government the ability to issue clear and binding instructions to councils in relation to a range of performance indicators and their associated data collection and reporting requirements.
- More consistent and streamlined collection and reporting of key council performance data is essential to, and will support the development of, a new performance monitoring framework for the local government sector.
- Better data and improved confidence in performance monitoring will empower communities to understand how well their council is performing, will support councils with strategic planning and policy development, and support better and more proactive monitoring, support and regulatory intervention.

Reform detail

Feedback on the Discussion Paper supported enhanced data consistency if performance indicators are tailored to varying council capacities, and providing the process can be integrated with existing systems to reduce avoidable costs. Respondents recommended that data collection methods be developed in consultation with councils to ensure they are practical and useful, and adaptable to the capacity of the council. The intention through this reform, is to improve the consistency of data, while being more targeted in annual data requests to reduce administrative burden.

The draft Bill expands the provisions of section 84 of the Act to empower the Minister for Local Government to specify by Order a broader range of performance indicators than those currently set out in the *Local Government (Management Indicators) Order 2014* (which is narrowly focused on financial and asset management indicators).

The Ministerial Order may also specify the methodologies and data protocols for reporting and presentation of data against these metrics.

In response to consultation feedback, and to ensure the reform achieves its objective while integrating with the existing systems and operational capacity of councils, the Minister will be required to consult with councils on the content of the Ministerial Order before it is finalised.

8. Enhanced transparency of information in council rates notices

Reform snapshot

- The Act will empower the Minister for Local Government to prescribe additional information requirements for council rates notices so ratepayers will have a clearer picture of how and why their rates change over time, and how rating revenue is supporting different council services and functions.

Reform detail

Respondents to the Discussion Paper were supportive of enhancing transparency by prescribing clear, concise information in rates notices. There were suggestions of explanatory notes or Frequently Asked Questions accompanying the rates notice as an alternative to listing all information in the rates notice itself to ensure information is accessible and not overwhelming to rate payers.

In response to this feedback, the draft Bill allows the Minister for Local Government to specify via Ministerial Order the minimum information that councils must include in rates notices, but the content of the order has not yet been determined. Again, the order will be developed in consultation with councils to ensure the outcome is achievable and effective in implementation.

9. Mandating internal audit for councils

Reform snapshot

- New provisions will require all councils to establish and maintain an internal audit function, bringing them into line with Tasmanian Government agencies.
- This reform responds directly to a Future of Local Government Review recommendation and recognises councils are responsible for managing significant public assets and resources.
- The Minister for Local Government will be empowered to specify, by Ministerial Order, the requirements that apply to councils in relation to internal audits.
- Councils will retain broad discretion in the strategic direction of any internal audit function, along with discretion to explore cost-effective solutions in response to this requirement (such as aligning common audits, shared-service solutions).

Reform detail

The response to this reform through Discussion Paper consultation was mixed. While some respondents were supportive of enhanced audit functions for better council accountability, others expressed concern about the associated financial and administrative burdens. While some responses supported stronger internal audit practices, there were also recommendations to explore shared services between councils or state-run audits to reduce costs and avoid conflicts of interest.

As an outcome of consultation, this reform has been included in the draft Bill to give the Minister a head of power to specify, by Ministerial Order, the requirements that will apply to councils in relation to the conduct of internal audits. The content of the order has not yet been decided, as this will be determined in consultation with councils. It is anticipated requirements will mirror – as much as possible and having regard to the specific needs and circumstances of the sector – the Treasurer's Instructions that apply to internal audit for Tasmanian Government agencies.

10. Miscellaneous amendments

As flagged above, the draft Bill also contains several minor amendments to address identified issues with the practical operation of the current Code of Conduct complaints handling framework, and to introduce security and confidentiality provisions to support remote meeting provisions, which the Government has committed to introduce via changes to the Meeting Regulations.

The proposed amendments are briefly summarised below.

Remote council meetings – security and confidentiality provisions

New provisions will require councillors who attend a closed council or committee meeting remotely (such as by videoconference) must take reasonable steps to ensure unauthorised persons cannot view or hear the proceedings of the meeting (unless council explicitly agrees that the person may be present or overhear the discussion).

This reform has been included in the draft Bill to support proposed new provisions in the *Local Government (Meeting Procedures) Regulations 2025* (the Regulations) that will allow councillors to remotely attend council meetings. Similar provisions were temporarily introduced during the COVID-19 pandemic response to support continuity of council business during periods of lockdown and isolation. Through consultation on the Regulations, the sector and community has indicated strong support for these regulatory provisions to be reinstated to improve the likelihood of council meetings proceeding with quorum in circumstances where a councillor might otherwise be unable to travel to attend a meeting. The provisions are expected to open the

opportunity for community members to join council where travel to meetings may previously have been a barrier, such as people with caring responsibilities at home.

Minor changes to Code of Conduct complaints handling processes

Several minor amendments are proposed:

- Firstly, confidentiality surrounding a code of conduct complaint will come to an end as soon as a determination report is provided to all relevant parties. Under current arrangements, a determination report is to be kept confidential until it is placed on the agenda for a council meeting with publication of the report. However, at present it cannot be placed on the agenda if the determination is under appeal with the Magistrates Court. The reform does not change that a determination can be appealed, it only acts to remove the requirement for confidentiality through the appeal process, which is more transparent and brings the Code process into alignment with other judicial appeal processes. The draft Bill also clarifies that confidentiality comes to an end in respect of a complaint where it is dismissed at the initial assessment phase, as soon as the initial assessor provides that advice to the complainant.

- Secondly, a minor change will ensure that the Executive Officer has the flexibility to refer further complaints relating to the same alleged breach to an investigating panel while that panel is still actively investigating a complaint into that matter. Changes introduced in 2024 have been found to have inadvertently constrained the Executive Officer’s ability at an operational level to practically manage and efficiently coordinate multiple complaints, and this amendment will restore that discretion. This reform is expected to accelerate the resolution of complaints and ultimately save councils money.

Next Steps – Consultation on the Exposure Draft

The draft Bill is open for consultation until 5pm on **17 November 2025.**

This is an important opportunity for the public and interested stakeholders to influence the shape and effectiveness of Tasmania's local government legislative framework.

You can make a submission by email or post to:

Email: LG.consultation@dpac.tas.gov.au

Post:

Office of Local Government
Department of Premier and Cabinet
PO Box 123
Tasmania 7001

Other than indicated below, submissions will be treated as public information and will be published on our website at www.dpac.tas.gov.au. No personal information other than an individual's name or the organisation making a submission will be published.

For further information, please contact localgovernment@dpac.tas.gov.au.

Note: Separate consultation processes will be run to support the development of a range of sub-legislative instruments that are flagged in this draft Bill and will be needed to fully implement the Local Government Priority Reform Program 2024-26. This includes the charter for local government, and a number of Ministerial orders and guidelines.

Tasmanian Government Submission Policy

In the absence of a clear indication a submission is intended to be treated as confidential (or parts of the submission), the Department of Premier and Cabinet will treat the submission as public.

If you would like your submission treated as confidential, whether in whole or in part, please indicate this in writing at the time of making your submission. Clearly identify the parts of your submission you want to remain confidential and the reasons why. In this case, your submission will not be published to the extent of that request.

Copyright in submissions remains with the author(s), not with the Tasmanian Government.

The Department of Premier and Cabinet will not publish, in whole or in part, submissions containing defamatory or offensive material. If your submission includes information that could enable the identification of other individuals, then either all or parts of the submission will not be published.

The *Right to Information Act 2009* and confidentiality

Information provided to the Tasmanian Government may be provided to an applicant under the provisions of the *Right to Information Act 2009* (RTI). If you have indicated you wish all or part of your submission to be treated as confidential, your statement detailing the reasons may be taken into account in determining to release the information in the event of an RTI application for assessed disclosure. You may also be contacted to provide further comment.

Appendix 1: Consultation Responses – Summary Table

#	Reform	Consultation Feedback	Outcome of Feedback
1	Legislating Good Governance Principles	• Wide support for this reform across councils generally. • Councils note that the principles reflect the existing Good Governance Guide and provide a basis for early intervention (such as triggering PIDs or temporary advisors). • Emphasis on the need for clear, practical guidelines to assist interpretation and implementation. • Caution that, without robust enforcement mechanisms, broad or unclear principles may be misused or 'weaponised'. • Timely and detailed guidelines for how the principles apply to councils are necessary. • The principles may be better legislated in a subordinate legislative instrument (rather than in the primary Act) to allow for the necessary level of detail and guidance about each principle. **Key Insights/Recommendations** • Legislated principles are widely supported. • Clear, detailed guidelines and robust enforcement measures that prevent misuse are needed.	The Good Governance Principles will be legislated as part of the Local Government Charter via Ministerial Order so that adequate detail and guidance can be provided to support effective implementation. This reform has **not** been included in the draft Bill.
2	Introducing Serious Councillor Misconduct Provisions	• Many councils support stronger sanctions for serious misconduct, provided the definition is clear.	Feedback has been noted and actioned where possible in the draft

#	Reform	Consultation Feedback	Outcome of Feedback
		• Support for expanding the definition to cover persistent breaches, reputational damage, and material health and safety issues—but warns against overly detailed definitions that might be inflexible. • Caution against processes that presume guilt. **Key Insights/Recommendations** • Define 'serious misconduct' with clear thresholds (possibly using examples or a demerit point system) to ensure consistency and fairness. Enforcement processes must preserve procedural fairness and due process.	Bill. The Bill includes a more specific and developed definition of what constitutes 'serious councillor misconduct' than was presented in the Discussion Paper.
3	Broadening Performance Improvement Direction (PID) Provisions	• Councils support broadening PID use to cover governance failures and non-compliance with council policies. An operational guide to clarify triggers has been suggested with some issues raised. • Organisations view PIDs as a useful early intervention tool, emphasising that they should lead to remedial action (including training) rather than solely punitive measures. • There was some call for stronger remedial actions to make PIDs more effective. **Key Insights/Recommendations**	Due to feedback about how non-compliance with council policies would be effectively regulated, this reform will focus on legislative breaches. Feedback has been noted and actioned where possible in the draft Bill.

#	Reform	Consultation Feedback	Outcome of Feedback
		• Expand PID provisions with clearly defined criteria and triggers. Link PIDs to remedial and capacity building measures so they serve as an early intervention rather than being seen merely as a penalty.	
4	Introducing Temporary Advisors for Councils	• Councils support the use of temporary advisors to assist with governance challenges. They stress the need for clearly defined roles, responsibilities, and appointment triggers. • Concern was raised about cost implications. • Some feedback emphasised that temporary advisors should empower councils through timely, objective support. Guidance on their use is deemed essential. • It was suggested that advisor reports be tabled publicly to ensure transparency and protection against defamation. **Key Insights/Recommendations** • Clearly specify the circumstances and processes for appointing temporary advisors, including their advisory (not administrative) role, cost-sharing where appropriate, and public reporting of their recommendations to ensure transparency and accountability.	Public release of an advisor's report/s will be at the discretion of the Minister for Local Government. The draft Bill includes details of roles, responsibilities, and appointment triggers.
5	Clarifying Work Health and Safety (WHS) Obligations	• Councils welcome clearer WHS obligations for elected members and staff, ensuring that WHS responsibilities are understood without transferring additional regulatory power.	Advice received in relation to this reform was that there is no legal doubt that the requirements of the Tasmanian

#	Reform	Consultation Feedback	Outcome of Feedback
		• Organisations support clarification but call for standardised WHS training and clear escalation pathways (especially for psychosocial hazards). • Some individuals express concern over fairness, questioning whether councillors should be held to employee standards without appropriate benefits. **Key Insights/Recommendations** • Implement clear, practical WHS guidelines that include standardised training tailored to the local government context and define escalation procedures to ensure obligations are met without imposing unfair burdens on councillors.	Work Health and Safety legislative framework applies to elected officials. The need for education and guidance on this matter is acknowledged. The Office of Local Government will work with the Local Government Association of Tasmania (LGAT) and WorkSafe Tasmania to address this need through training and communication strategies. This reform has **not** been included in the draft Bill.
6	Mandating Council Learning and Development Obligations	• Many councils support mandatory training for new councillors, focusing on meeting procedures, Good Governance Guidelines, and statutory responsibilities. • Councils recommend that training be tailored (such as regional workshops, differentiating between new and experienced councillors). • Feedback suggested a strict 12-month mandate may be too short and that consequences for non-compliance needs clarity.	Feedback has been noted and actioned where possible in the draft Bill.

#	Reform	Consultation Feedback	Outcome of Feedback
		• Limited feedback opposed extensive mandated training as potentially discriminatory compared to other government levels. **Key Insights/Recommendations** • Develop a tiered, flexible training program that provides comprehensive induction for new councillors and ongoing professional development for experienced members, with mechanisms to incentivise rather than penalise non-participation.	
7	Introducing a Contemporary Role Statement and a Charter for Local Government	• Councils widely support a role statement and charter that clarify core functions, promote collaboration, and support strategic planning. • Caution is advised against overly prescriptive language that could limit flexibility. • Organisations stress that the charter should be linked to state local partnership agreements and be developed through extensive consultation. • Individual submissions provide limited commentary, mainly emphasising the need to maintain local discretion. **Key Insights/Recommendations**	Feedback has been noted and actioned where appropriate in the draft Bill. Further consultation will support the development of the charter for local government to enable its timely rollout.

#	Reform	Consultation Feedback	Outcome of Feedback
		• Develop a flexible, consultative charter and role statement that clearly outlines councils' core functions while allowing for local variation and preserving council autonomy. Integration with existing partnership agreements is essential.	
8	Improving the Strategic Planning and Reporting Frameworks	• Councils support statutory backing for strategic planning that integrates community wellbeing, workforce development, and elected member capability plans. • Organisations emphasise the need for templates, guidelines, and phased implementation to ease the transition and ensure effective community engagement. • Few individual submissions; general support if practical tools are provided. **Key Insights/Recommendations** • Support materials would benefit councils for implementation. Ensure statutory timeframes minimise additional burdens on councils.	Feedback has been noted and actioned where appropriate in the draft Bill. Consideration will be given to providing materials to support implementation.
9	Improving Consistency in Data Collection and Reporting Methodologies	• Councils support enhanced data consistency if performance indicators are tailored to the variation of council capacities and are integrated with existing systems. • Organisations recommend that data collection methods be developed in consultation with councils to ensure they are both practical and useful.	Feedback has been noted and actioned where appropriate in the draft Bill.

#	Reform	Consultation Feedback	Outcome of Feedback
		• Limited individual commentary, focusing on the need for practical and achievable reporting requirements. **Key Insights/Recommendations** • Establish flexible, consultative performance metrics and reporting frameworks that consider the capacities of smaller councils and integrate with current systems to enhance transparency without imposing undue costs.	
10	Enhancing Transparency of Information in Council Rates Notices	• Many councils support increased transparency in rates notices but express concerns about overloading ratepayers with excessive detail (such as 5-year data). • Councils suggest providing supplementary explanatory materials as an alternative to including information in the rates notice. • Organisations propose using property-class level comparisons to ease the reporting burden and improve clarity. • Some individual submissions stress the need for balanced information that aids understanding without causing confusion. **Key Insights/Recommendations**	Feedback has been noted and actioned where appropriate in the draft Bill.

#	Reform	Consultation Feedback	Outcome of Feedback
		• Enhance transparency by prescribing clear, concise information in rates notices accompanied by explanatory notes or FAQs. Consider alternative formats (such as property class comparisons) to ensure information is accessible and not overwhelming.	
11	Mandating Internal Audit for Councils	• Council views are mixed: while some support enhanced audit functions for better accountability, several smaller councils express concern about the associated financial and administrative burdens. • Organisations support stronger internal audit practices but recommend exploring shared services or state-run audits to reduce costs and avoid conflicts of interest. • Individual submissions argue against self-auditing, suggesting that independent, state administered audits would be preferable. **Key Insights/Recommendations** • Strengthen internal audit functions by considering alternative models (such as shared services or state administered audits) that reduce costs and avoid conflicts of interest while ensuring robust oversight.	Feedback has been noted and actioned where appropriate in the draft Bill.

ABN 68 300 116 092

27 March 2025

Office of Local Government
Department of Premier and Cabinet
PO Box 123
Tasmania 7001

Re: Feedback on General Regulations and Meeting Regulations

Thank you for providing Council the opportunity to provide feedback on the above regulations.

George Town Council resolved at its 25 March 2025 meeting the following feedback to be submitted to the Office of Local Government:

PART A: INTRODUCTION AND OVERVIEW OF REGULATIONS REMAKE AND CONSULTATION PROCESS	
General Comments	
PART B: PROPOSED CHANGES TO THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015	
SNAPSHOT OF CHANGES 1. Include new regulations to: • enable councillors to attend meetings remotely ○ provide greater flexibility for councillor leave ○ clarify requirements for recording interests in minutes ○ mandate the audio or audio-visual recording of council meetings. 2. Make the rules and procedures for questions and motions consistent, and easier to understand and manage.	
Regulation 5 - Convening of Meetings	**George Town Council's comment:** Logical addition clarifying how a majority of Councillors is to be counted.
Regulation 8 - Statement to be made at meetings	**George Town Council's comment:** This new addition apart from introducing notice that the meeting is being recorded also brings into the statement respectful behaviour and unacceptable conduct and language. Helps to reinforce expectations as to what is appropriate.
Regulation 10 - Agenda	**George Town Council's comment:** Minor tweaks have been made to this Regulation to bring in Parental Leave (see 10.2.e)
Regulation 13 - Quorum	**George Town Council's comment:** This has been amended to provide for Councillor participation by audio or audio visual link (see 13.4)
Regulation 17 – Closed Meetings	**George Town Council's comment:**

	Changes to this Regulation are relatively minor and included Parental Leave applications (17.2.j). Sub regulation (6) includes a requirement for the reason for the closure to be recorded in the Minutes which is logical. GTC Minutes disclose which part of Sub regulation (2) applies to the item in the item heading.
Improve public access to council meetings	
How can any possible operational or logistical matters be managed in relation to the recording of council meetings?	**George Town Council's comment:** The provisions of new Regulation 43 (replacing old Regulation 33) are generally logical and substantially reflect the current Regulation. The changes are the mandatory requirement and the process to address technical difficulties, which are both appropriate. It provides the General Manager with the power to edit a recording in prescribed circumstances. This does not place a requirement on the General Manager to review each recording to assess whether any of the prescribed circumstances exist. Clarity is sought on whether this regulation imposes on the General Manager an obligation to assess every recording, and if so, what is the impact if something is missed?
How long do you think councils should keep recordings of meetings and how long should they be published on council websites?	**George Town Council's comment:** This is currently six months in the Regulations, extending this to 12 months will require councils to have available increased storage space on the website. GTC currently exceeds the 12 month requirement.
Do you have any concerns about the proposed changes to minutes?	**George Town Council's comment:** There have been a number of subtle tweaks within Regulation 39 which have not been articulated in the Discussion Paper. This relates to: • Setting a minimum specification for what Minutes will include rather than what they are to record. • Changing "any" to "each" in numerous places Under the current Regulations, technically questions asked without notice by a Councillor do not have to be included. The proposed change addresses this. Greater specificity in relation to what is recorded in the minutes has been included which ensures a consistent approach.
Allow councillors to attend meetings remotely (r.46)	

The Meeting Regulations will be amended to enable councils to meet remotely in limited circumstances, such as a natural disaster or public health emergency.
It is also proposed the chairperson of council can authorise individual councillors to attend meetings remotely due to limited circumstances. In these cases, where councillors are participating in a meeting remotely, they must be able to be fully engaged and provide their full attention to the meeting and provide assurances of the appropriate management of confidentiality where necessary. Circumstances that may prevent a councillor attending a meeting in person and are acceptable reasons for participating remotely include:

- ill health or incapacity
- caregiving responsibilities
- localised natural disasters or emergencies.

However, it is also recognised and critical that councillors must participate fully in meetings.
Approval to attend remotely will not be provided if a councillor:

- is not able to provide their full attention to the council meeting
- cannot maintain the confidentiality of a closed meeting
- does not provide a suitable reason.

To balance remote and face-to-face participation in meetings, it is proposed councillors cannot utilise remote meeting provisions to attend more than one-third of meetings each year. This amendment will help to maintain current expectations around engagement with the council while still allowing for some flexibility.

Do you agree with the limited circumstances in which a councillor can attend a meeting remotely?	**George Town Council's comment:** Regulation 46 should also require the Councillor making the request to specify whether they are attending by audio or audio-visual link. Remote attendance is only as effective as the quality of the connection which can vary substantially and drop out at any moment for no reason. The Regulation fails to address this situation and this needs to be corrected before the Regulations are remade. The General Manager has requested LGAT consider revising its remote meeting guidelines developed during the COVID-19 pandemic for government consideration. GTC also developed guidelines when face to face meetings resumed during the pandemic which allowed for limited remote attendance on the grounds of illness. These guidelines considered technical issues such as drop out periods and the way in which the meeting was to be conducted by the chair. The Chair must be satisfied that councillor/s participating remotely have sufficient means to participate in closed meetings and maintain confidentiality.
Do you believe the circumstances in which remote attendance may be refused are sufficient?	**George Town Council's comment:**

	Reasons for refusal appear adequate, however lack of sufficient evidence under sub regulation 3 may be worthy inclusion.
Do you think there needs to be a restriction or cap on the number of meetings a councillor can attend remotely each year and, if so, what should this be?	**George Town Council's comment:** New Regulation 48 already proposes no greater than one third of meetings for the calendar year can be attended by remote means.
Parental leave for councillors An additional provision to the regulations would allow councillors *a right* to take extended parental leave for up to six months. This includes for birth or adoption of a child as well as adopting or becoming a guardian. This leave would not require approval by the council. Having parental leave will help councillors to take time off without risking their position.	
Do you agree with the circumstances in which a councillor can have parental leave? Is there anything that should be removed or added?	**George Town Council's comment:** This is a logical addition and the circumstances seem sufficiently encompassing in relation to circumstances. For clarity the Regulations should address the situation of Councillor Allowances. Employees have access to paid parental leave in accordance with Council's Enterprise Agreement. The Australian Government also meets the cost of Paid Parental leave for a 22 week period.
Consistent rules and procedures for questions, motions and minutes The proposed changes will help people understand and comply with the Meeting Regulations by making sure there are similar and clear rules where possible. They will also help the chairperson to manage meetings. The changes will clarify: • Questions from both councillors and the public should be straightforward, concise and directly relevant to council activities. • Questions should focus on asking for information, not making statements, and should include minimal background details. • When and why questions and motions can be refused. For example, they should not be defamatory, unlawful or offensive and must relate to the activities or functions of the council. • Who makes the decision to refuse a question or motion and when. For example, the general manager, in consultation with the mayor, can decide if a question on notice is to be refused before a meeting. The chairperson will decide if a question or motion is to be refused at a meeting. What needs to be recorded in the agenda and minutes if a question is refused because it is offensive, unlawful, defamatory, excessively personal or does not relate to council activities. In such cases, it is proposed the person's name, the date the question was received and the reason for refusal is recorded rather than printing the original question.	
Do you think the suggested changes will provide clarity for people attending council meetings and asking questions?	**George Town Council's comment:** Regulation 33 – Questions Generally is a new Regulation which sets parameters in relation to how a question is handled and how it is delivered. Of particular note is the requirement that it not be a statement and have minimal

	preamble. The introduction of this Regulation will strengthen the capacity of the chairperson to focus on a question being asked without a lengthy preamble which is sometimes delivered. Clauses within the Regulation have been reordered to provide a logical grouping. The following changes are also noted: 1. Refusal of a motion has been expanded to include the General Manager as well as the Mayor (previously only the Mayor) and the grounds have been extended to include *(d) does not relate to the activities, or functions, of the council.* 2. Now includes a new provision in Regulation 19 that a councillor can provide less than 7 days notice or even provide a written notice during the meeting. The Mayor and General Manager then have to consider whether to allow this to occur at that meeting or at a later meeting. 3. Regulation 20 is an entirely new provision that enables motions without notice to be given as long as it relates to a matter listed on the agenda of the meeting Provision should be permitted for the General Manager to take motions on notice in order to seek professional advice. Motions should not be allowed to be introduced if they conflict with Regulation 23. To maintain the flow of a Council meeting Regulation 10 should set aside for motions with or without notice to be considered.
Do you think the changes will help the chairperson manage questions and motions in meetings?	**George Town Council's comment:** The proposed changes will assist the chairperson to manage questions at a meeting. Concerns have been expressed in the previous discussion about the impact of changes to motions and the proposed changes are not an improvement in the management of motions as currently proposed.
PART C: PROPOSED CHANGES TO THE LOCAL GOVERNMENT (GENERAL) REGULATIONS 2015	
SNAPSHOT OF CHANGES 1. Introduce mandatory reporting of councillor training activities in council annual reports. This will enhance transparency and promote ongoing professional development. 2. Update and increase councillor allowances. The increase will provide a financial contribution to compensate for the lack of superannuation. 3. Introduce two new sets of questions related to 337 land information certificates.	

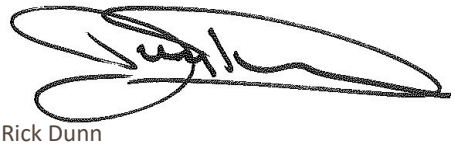
Mandate the reporting of councillor training	
Are there other learning and development activities that should also be recorded publicly?	**George Town Council's comment:** This will require the reporting on the completion of core learning and development activities as determined by the Director of Local Government. It is presumed that this will be the Learning and Development Framework modules but it doesn't explicitly say this. The Director will determine what is disclosed. The General Manager believes that the disclosure should reflect the modules only. Provision for digitally challenged elected members to participate needs to be included.
Updated councillor allowances Tasmania's 29 councils are varied, and allowances payable to councillors are set in a way to ensure good governance while balancing councils' financial sustainability and the interests of the ratepayers. There are currently seven council categories based on the number of voters and revenue base for each council. Using this relatively simple methodology, allowances are set and aligned with council categories. The base amount payable to councillors is specified in the General Regulations. These amounts are adjusted for inflation each November using an indexation process. The council categories were reviewed and updated in 2016. Consistent with the Government's Priority Reform Program, a straightforward recalculation of allowances has been undertaken as part of the remaking of the Regulations, by reapplying the existing methodology (i.e. recalculating allowances on the basis of current numbers of voters and revenue basis) – this has seen three councils move up to the next category (Clarence City, Devonport City and Glamorgan-Spring Bay Councils. Further to this, the matter of superannuation has been reviewed. In 2004, a 9% increase in allowances was provided to compensate for the lack of councillor superannuation. Australia's superannuation guarantee is currently sitting at 11.5% and will increase to 12% in July 2025. Therefore, councillor allowances as proposed in the draft General Regulations have been adjusted to incorporate the equivalent of a 12% superannuation compensation component. **To ensure councillor allowances are fair and equitable in all respects however, the Government has also committed to a comprehensive review of councillor allowances and councillor numbers at a future date.**	
Do you have any comments about the updated councillor allowances?	**George Town Council's comment:** Through previous discussions at Council, concerns have been expressed that the level of the allowance is a dis-incentive to some sections of the community to participate in local government as they will be financially disadvantaged by not being able to work.
337 certificate questions	
Are questions 56 and 57 on weed management necessary or appropriate? Why?	**George Town Council's comment:** This will add further to the extensive questions which Council currently deals with, the fee for a 337 Certificate will need to be increased to address this additional work.

	The proposed Question 56 is supported however we need to ensure that the required data source to answer this question is available. Question 57 should be amended to include Weed Control Notifications. "Have any enforcement measures under the *Weed Management Act 1999* (now repealed) or *Biosecurity Act 2019* (such as notices, requirements or directions) been served in the last ten years in relation to the land? " Alternatively, amended to include notices in the "Note": ".. (Note: Enforcement measures may be in the form of written Weed Control Notifications, a Requirement Notice issued under section 13 of the *Weed Management Act 1999* (now repealed) or an Individual Biosecurity Direction issued under section 193 of the *Biosecurity Act 2019*, or a Biosecurity Action Requirement.)
Is the set of questions (no. 21) on land subject to Major Projects necessary or appropriate? Why?	**George Town Council's comment:** This is a logical inclusion.
There are now a number of 337 questions, which in turn create a burden for councils. Could questions be simplified or would this lead to information not being provided? An example of simplified questions are: • 'Have approvals been granted under any relevant Act to perform plumbing work? Are they still in force and is the completion of any required work still outstanding?' • 'Have any compliance actions (such as notices or orders) been served in relation to the land that are still outstanding?'	**George Town Council's comment:** Agree with simplified questions as suggested. The introduction of the Building Act 2016, particularly the introduction of Low Risk Work (Form 80), Notifiable Work requiring approval and Permit work means that additional level of research is required for each certificate issued including the provision of those records. In BODC experience solicitors and conveyances are struggling to understand whether matters are outstanding or not, particularly in reference to the "Negative-Negative" questions relating to completion certificates. There are some questions that would need to remain, however providing answers in its current format is onerous. The alternative would be to increase the fee applicable to the amount of research required, particularly for properties which are multiple developments since the introduction of the Building Regulations 1994. The current fee does not resonate with the amount of work required. A further consideration might be to remove any questions relating to previous legislation. The current 337 does not make reference to the Building Regulations 1978, perhaps consideration

	could be given to remove any references to the Building Regulations of 1994 or Building Act 2000.

It should also be noted the discussion paper concedes a short timeframe available to remake both the General Regulations and Meeting Regulations, amendments to the regulations. George Town Council wishes to advise that this short time frame presents significant challenges in ensuring thorough review and consultation of the proposed regulations.

Yours sincerely,



Rick Dunn
ACTING GENERAL MANAGER

VOLUNTEER POLICY

Policy No.:	GTC-C-15	**Policy type:**	Council
Responsibility:	Corporate and Community	**Policy expires:**	XXX
Approved by:	Council	**Approved on:**	XXX
Minute No.:	XXX	**Review date:**	XXX

Document History/Version Control			
Version No.	**Date**	**Details**	**Comment**

Amendment/Administrative History			
Date	**Details**	**Comment**	**Authorised by**

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8. IMPLEMENTATION & REVIEW OF POLICY

1. OBJECTIVE

George Town Council's Strategic Plan encompasses Community Pride which encourages 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.

This policy is underpinned by Volunteering Australia and is guided by the National Standards and 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 Council and its volunteers is clearly defined and formalises the commitment by Council to support its volunteers and minimise risk to all parties.

2. TYPE OF POLICY

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

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

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

3. SCOPE

This policy will provide scope to cover volunteers participating in Council activities and projects, while assisting Council in meeting the best practice in volunteer management.

4. DEFINITIONS

Volunteers are defined as persons who undertake activities:

- without monetary reward
- of their own free will
- of benefit to the community and Council
- that complement but do not replace the services provided by paid staff

5. LINK TO STRATEGIC PLAN

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

Future Direction One - Community Pride

1. <u>All are valued and included</u>

   Taking a 'whole of community' approach to everything.

   Encouraging volunteering across all ages.

   Future Directions Three – Progressive Well-Resourced Communities

2. <u>Diverse and active volunteering base</u>

Diversifying and encouraging the volunteer base.

Actively encouraging and mentoring young people to be a part of volunteering efforts around things they are interested in.

6. RELATED LEGISLATION

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
- GTC-C-05 Customer Service and Complaints Handling

7. RISK CONSIDERATIONS

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

8. POLICY

Council commits to the recruitment, engagement, support and recognition of volunteers across a range of Council services and programs.

The following principles have been developed to articulate the role of Council in supporting, engaging and protecting Council volunteers.

Council will:

- Support the involvement of volunteers in the development and delivery of a range of Council services and programs;
- Provide leadership, support and advocacy to increase volunteer participation within Council;
- Raise the profile of volunteerism through positive promotion and education;
- Acknowledge, recognise and celebrate the contribution volunteers make to the George Town municipality through Council's service delivery;
- Facilitate access to information, advice, and volunteering opportunities within Council;
- Provide ongoing support, training and recognition for volunteer staff;
- Protect volunteers in the workplace through its duty of care to provide a safe work environment;

- Ensuring all Council volunteers are provided with appropriate volunteer insurance coverage;
- Cover the costs of out of pocket expenses where appropriate;
- Respond to current practice in the sector and legislative change;
- Provide the opportunity to participate voluntarily on Council reference groups through community member roles.

Council recognises 'Formal Volunteering' which responds to specific identified community needs and is conducted in a structured environment.

8.1 Volunteering Standards

The National Standards provides a framework for the development and implementation of volunteer programs within Council. These standards address eight key areas of volunteer governance and implementation which Council supports and encourages.

Council supports and encourages volunteering by:

- Leadership and Management
    - Volunteering benefits the community and the volunteer. Volunteering is a matter of choice, of one's free will and without coercion.
    - Council will promote a positive culture towards volunteering and encourage the implementation of effective management systems to support volunteer staff internally.

- Commitment to Volunteer Involvement
    - Volunteering is a legitimate way for individuals to participate in supporting their community through Council services, programs and advisory committees.
    - Council's commitment to volunteering is set out within the George Town Community Strategic Plan 2020-2030 and supports the Council's strategic direction.

- Volunteer Roles
    - Volunteering is a vehicle for individuals or groups to address human, environmental and social needs.
    - Council will promote the engagement of volunteers in meaningful roles including, where appropriate, working from home roles, which contribute to Council's purpose, goals and objectives.

- Recruitment and Selection
    - Volunteering is an activity performed solely in the not for profit sector and is unpaid.
    - Council will promote volunteer recruitment and selection strategies that are planned and consistent with service and program requirements. Volunteer opportunities are available to people aged 16 years and over, and participation does not take the place of paid staff. Volunteer roles are promoted via Council's website.

- Recruitment of volunteers is coordinated by Council's Human Resources staff. The Officer is responsible for interviewing and selecting candidates to meet the requirement of the volunteer role.
- All volunteer applications are considered and assessed for suitability. This includes all relevant checks and references.
- The exception of this practice is participation of volunteers as community member participants in endorsed Advisory Committee. These volunteers apply under a defined Advisory Committee Terms of Reference document providing guidelines on selection criteria, expectations of members, and a Code of Conduct. Advisory committee members are formally endorsed through a Council Report.
- In accordance with its policies and legislation, Council embraces diversity and values the unique contribution of all people regardless of gender, race, ethnic origin, age, religion, sexual preference, marital status or disability. Council is committed to providing an environment free of harassment and discrimination.

- Support and Development
  - Volunteering respects the rights, dignity and culture of others.
  - Council ensures volunteers understand their roles and gain the knowledge, skills and feedback necessary to safely and effectively carry out their duties through induction, position descriptions and training programs.

- Protecting Volunteers – Workplace Safety and Wellbeing
  - Protection for volunteers has been afforded through legislation and public policy. For example, national workplace health and safety legislation recognises the importance of protecting volunteers in the workplace, and where working from home arrangements are in place, through its duty of care to provide a safe work environment and the need to provide appropriate volunteer insurance coverage for active volunteers.
  - Council will continue to adopt and promote such practices through Council policies and procedures.
  - Volunteers will participate in volunteer orientation and training programs that provide information and resources in order to safely and competently carry out volunteer roles.
  - Council supports practices that ensures the health, safety and wellbeing of volunteers are protected.

- Volunteer Recognition
  - Recognition of volunteer involvement is an important aspect of Council's Volunteer Program.
  - Council will continue to ensure the value, contribution and impact of the role of volunteers is understood, recognised and promoted within the organisation.

- Quality Management and Continuous Improvement
  - Volunteering promotes human rights and equality.
  - Council will promote effective volunteer management strategies by implementing good practice, reviews and continuous improvement.

8.2 Termination

Council reserves the right to terminate the engagement of a volunteer, should a volunteer breach the terms and conditions of their engagement. This will be in accordance with guidance supplied by the Strategy, Performance and Development.

9. IMPLEMENTATION & REVIEW OF POLICY

Implementation of this Policy rests with the General Manager. This Policy will be reviewed in the 2028-2029 period or in accordance with legislative requirements.

.....
Shane Power
GENERAL MANAGER **DATED / /**

Attention Andrew McCarthy

Re: Peter Cox OAM Tribute

Dear Andrew

I would be grateful if you could forward this correspondence to all elected members and list the matter for discussion at the next Council Meeting.

I understand the complexities outlined at the March 2025 Ordinary Council meeting but given that Council is developing a walkway and connectivity policy as my discussions with you are ongoing re a local tribute to the late Peter Cox, I submit the following.

What a fabulous and very well-deserved recent announcement that Peter has been posthumously been awarded a Medal of the Order of Australia for community services to George Town.

Given the declared difficulties in naming the land opposite Peter's former residence it is now requested that the very well-used and strategic walkway to Pebble Beach and the designated open space accessed immediately beside 76 Tamar Avenue be named the Peter Cox Walkway.

There is already a sign directing to the walkway and it is respectfully suggested that the provision of a seat overlooking the river, rubbish bin and doggy bag dispenser would enhance the area. With the eventual extension of Tamar Ave to connect with White St. the signage and facilities would be a focal point and help highlight the destination.

I can tell stories of Peter's close connection with the pathway and Pebble Beach none more encouraging than Peter on so many occasions taking his grandchild to the beach at sunset in response to the child's delight of seeing the sun set over the water an experience not afforded to people living on the coast in Queensland.

Peter always the educator loved to share that story. From his family's perspective Peter raising his two children after the untimely loss of the love of his life Helen spent so much time at the beach.

It seems to me that the naming and promotion of the walkway will fit perfectly with the aspiration of Council to promote river edge walking experiences

It is noted that there are two other walkways linking Tamar Avenue to the river between No's 2 & 4 and No's 26 & 28

Just a thought but these two features present an opportunity in the future to recognise a suitably identified person.

File No:
George Town Council
16 JUN 2025
RECEIVED
Action Officer
Doc No.

I would be delighted to discuss this request on behalf of the family and the many friends, neighbours and associates of Peter.

I know his family would be delighted and humbled as was their father.

Thank you

Bill Humphries

43 Tamar Avenue

0455286944

Email: billhumphries48@gmail.com

with medals

Hamish Geale



The late Peter Cox (ieft) and Michael Barrenger (right) have been recognised for services to the community of George Town. Pictures by Craig George, supplied

PAST and present legends of Tasmania's George Town community have made the King's Birthday Honours List.

Retired paramedic Michael Barrenger and late historian Peter Cox have both been awarded a Medal of the Order of Australia for community services to George Town after being nominated by unknown sources.

The two have plenty in common.

Both served on the town's Rotary club, are former community citizens of the year, and also shared the belief that if you see something wrong, you should do something about it.

Mr Cox, who died in 2022, would passionately advocate for his beliefs "with facts and respect" - while Mr Barrenger remains a strong believer in taking personal responsibility.

Mr Barrenger served as a paramedic for 46 years - including 37 years at George Town - before retiring on his 65th birthday.

He's enjoyed taking a step back in the four years since, and has become an active member of the Tam O'Shanter Golf Club.

Residents still occasionally call to ask him advice on medical issues - he's happy to help - but he hasn't necessarily missed his job.

The role's 24-hour nature was tough on his family, but he is nevertheless grateful for "good people and good memories".

Picking standout moments, however, is no easy task.

"If I drive from Tam O'Shanter to George Town - 25 minutes - I reckon I've been in every third house along the highway for different reasons," he said.

"I can't possibly remember what goes on. People recognise me in the street - if you had an ambulance trip you'll remember that for life, but the thing is, you were probably one of three I did that day. And how many days in 46 years?

"The job is so diversified - rescues at sea, on cliffs, going in helicopters out at Barrenjoey, delivering babies - there's nothing that stands out. [But] it was a very satisfying job."

Although his retirement was well-earned, Mr Barrenger proved difficult to replace.

"My claim to fame is when I retired they put another 60 paramedics on," he laughed.

'ONE OF THE BEST'

Mr Cox's recognition honours a life devoted to history, education and community service - all wrapped up in a genuine love for George Town.

Mr Cox was a decorated member of George Town Rotary - where he served as president and became a Paul Harris Fellow - and the George Town and District Historical Society.

In amongst being a valued member of St Mary Magdalen Church and the Low Head Pilot Station, he also served Port Dalrymple School as vice-principal and principal for two decades.

He finished his teaching career as head of Scottsdale High before retiring in 1998.

Mr Cox is survived by two children, six grandchildren and one great-grandchild.

His daughter, Sally Tregurtha, described him as "a good man - one of the best".

"He loved the town of George Town - he loved the people in the community, he believed strongly in the community here, that it was a fabulous place to live and raise a family," Mrs Tregurtha said.

"He basically spent his years of retirement writing about history, working at the [Low Head] Pilot Station, researching.

"My children used to think the Launceston Library was Grandpa's work because that's where he was all the time."

Mr Cox was a famously talented speaker, published a book in 2016 on the Tasmanian town of Lefroy, and in 2018 was awarded one of Australia's most prestigious history prizes for his work on George Town planner and former NSW governor Lachlan Macquarie.

Mrs Tregurtha said her father would have been thrilled to have even been nominated for an OAM. "He believed you had 24 hours in every day - you slept for eight, you worked for eight, and the remaining eight hours, at least some of that should be given back to the community you were in," she said.

From: Sally Tregurtha
To: Tamara Burt
Subject: Peter Cox
Date: Tuesday, 19 August 2025 7:11:08 PM

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi Tamara
I just wanted to confirm, on behalf of my brother David and myself, that the family would be honoured with the planned walkway to Pebbly Beach being named after dad.
We spent many hours there as kids and he loved taking the grandkids there as well.
If you have any questions please either email me or call
Regards
Sally Tregurtha
Sent from my iPhone

From: David J Cox (DJCS)
To: Tamara Burt
Subject: RE: Peter Cox
Date: Monday, 18 August 2025 2:30:57 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

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Yep, still happy for this to happen its that little walkway at the end of Tamar Ave that goes down to the beach

---

From: Tamara Burt <Tamarab@georgetown.tas.gov.au>
Sent: Monday, 18 August 2025 9:34 AM
To:
Subject: RE: Peter Cox

Morning Dave,

Thanks for your email.

To clarify, the most recent naming request pertains to a walkway on Tamar Avenue, rather than a park.

Do you still approve for this request to proceed?

Thanks

Kind Regards,

TAMARA BURT
Team Leader – Planning & Building Services

George Town Council
16-18 Anne Street, George Town Tasmania 7253
PO Box 161, George Town Tasmania 7253
p (03) 6382 8800 | f (03) 6382 8899
w www.georgetown.tas.gov.au | e tamarab@georgetown.tas.gov.au

Progressive Prosperous Proud

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

From:
Sent: Thursday, 14 August 2025 2:35 PM
To: Tamara Burt <Tamarab@georgetown.tas.gov.au>
Subject: Peter Cox

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Hello Tamara

Bill Humphries has advised me that you need family permission to use my late father's name in a park named after him.

I give permission for it to be used for this.

If you have a question, feel free to reach out me

Dave Cox
Naalamba Ganbu and Nerrlinggu Yilam
Workforce and Aboriginal Outcomes
Department of Justice and Community Safety

VICTORIA State Government | Justice and Community Safety



GEORGE TOWN & DISTRICT HISTORICAL SOCETY INC.

[redacted]

Website: www.gtdhs.com

15 Sep 2025

[redacted]

George Town Council
Anne St
GEORGE TOWN 7253

Re: Proposed Walkway Naming - Peter Cox OAM Walkway

The George Town & District Historical Society Inc., fully supports the proposal to name the walkway from Tamar Avenue to Pebble Beach in honour of the late Peter Cox OAM.

Tamar Avenue was the location of the Cox family's home for many years and we understand this is in response to a request made by Peter's neighbours in this area. They consulted his family prior to approaching Council some time ago to consider some commemorative gesture in that vicinity, and it seems only fitting that this be approved.

Peter Cox OAM contributed an immense amount to the local Historical Society, to many other organisations and to the wider community in so many ways, and the appropriate posthumous Order of Australia Medal, awarded only in June this year, at last recognised that contribution.

We look forward to seeing a sign to the "Peter Cox OAM Walkway" in the very near future.

Yours sincerely,

Lorraine Wootton (Secretary)

Proposed Walkway - Peter Cox OAM

In my 30 year association with George Town I cannot think of any person more deserving of the honour of this proposal than Peter Cox OAM. It is a walkway often used by Peter and his family and friends.

A champion of George Town he involved himself in many committees, groups, clubs and other organisations. His aim was always for the betterment of George Town and District.

His pet love was history and in this area he had few peers. He particularly researched and promoted the true history of George Town and travelled the world chasing original documents and information.

Peter was a regular attendee at many seminars, conferences, meetings around the state, often as guest speaker. He consistently promoted the importance and tourism opportunities of the George Town area.

His positions as Vice Principal and Principal of Port Dalrymple School earnt him the respect of the young people of the town.

If more detailed information is sought then I would be willing supply it.

Regards

Des Wootton

(Resident & Ratepayer)

From: council
To: Abbey Allison
Subject: FW: Proposed Walkway Naming - Peter Cox OAM Walkway
Date: Wednesday, 17 September 2025 4:38:51 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Kind Regards,

KERRY DANIELS
Reception

George Town Council
16-18 Anne Street, George Town Tasmania 7253
PO Box 161, George Town Tasmania 7253
p (03) 6382 8800 | f (03) 6382 8899
w www.georgetown.tas.gov.au | e council@georgetown.tas.gov.au



From: Lorraine Wootton [redacted]
Sent: Wednesday, 17 September 2025 4:27 PM
To: council <council@georgetown.tas.gov.au>
Subject: Proposed Walkway Naming - Peter Cox OAM Walkway

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

To George Town Council:

Re: Proposed Walkay Naming - Peter Cox OAM Walkway

I am totally in support of the proposed naming of the walkway to Pebble Beach from Tamar Avenue to perpetuate the memory of the late Peter Cox OAM.

I understand that soon after Peter's passing in October 2022, neighbours and friends

consulted his family before approaching Council to request some visual recognition of Peter in the vicinity of his family home in Tamar Avenue. If this is what they have agreed to then I am very happy to support it. I can't think of anyone who would object to this.

While understanding this 'consultation' is restricted to the naming of the walkway to Pebble Beach, I would like Council to consider some commemorative feature for Peter on Regent Square, as the General Manager indicated to me would be happening, soon after Peter passed away in October 2022.

This is more central to the whole community which Peter contributed to over a long period, and it was his diligent and extensive research - and dogged persistence - that resulted in Regent Square (the oldest public park in Tasmania) being added to the Tasmanian Heritage Register.

The other place is at Lefroy, 'the forgotten gold town', which Peter wrote about. He really wanted an interpretation board attached to a constructed derrick-like frame overlooking the dam at Lefroy, to inform the many visitors who pass through the town in search of their family history, but find no information available there.

He had consulted with the late Vonda Jenkins who assured him the residents were happy to have it there. I hope this will be considered in future historical interpretation as it is badly needed.

Thank you for the opportunity to comment.

Regards.....Lorraine Wootton

PS There were over 70 comments when Council first posted this on its own Facebook page, the majority very positive. I would like to think that these would be taken into account, as it has been in considered in some issues in the past. Not everyone is capable or willing to submit written letters or emails in response to such issues, but they are willing to make a quick comment on social media. That's the way of the world unfortunately, and if you use Facebook to inform, you should expect responses. Surely they should be considered and there's an obligation to respond to legitimate questions if appropriate?

From: council
To: Abbey Allison
Subject: FW: Submission for Peter Cox Walkway
Date: Monday, 8 September 2025 11:12:49 AM

Kind Regards,

KERRY DANIELS
Reception

George Town Council
16-18 Anne Street, George Town Tasmania 7253
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-----Original Message-----
From: Patricia Kowal [redacted]
Sent: Tuesday, 2 September 2025 8:00 AM
To: council <council@georgetown.tas.gov.au>
Subject: Submission for Peter Cox Walkway

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TO WHOM IT MAY CONCERN
The renaming of the existing walkway (as detailed on GTC FB page) is to be commended - PETER COX WALKWAY.
Kind regards
Patricia Kowal

[redacted]

From: council
To: Abbey Allison
Subject: FW: Peter Cox walkway
Date: Wednesday, 17 September 2025 12:55:16 PM

Kind Regards,

KERRY DANIELS
Reception

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16-18 Anne Street, George Town Tasmania 7253
PO Box 161, George Town Tasmania 7253
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w www.georgetown.tas.gov.au | e council@georgetown.tas.gov.au

-----Original Message-----
From: Ian and Robyn Wheeler [redacted]
Sent: Wednesday, 17 September 2025 12:55 PM
To: council <council@georgetown.tas.gov.au>
Subject: Peter Cox walkway

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Hi,
I would just like to express my support for naming the walkway off Tamar Ave, the Peter Cox walkway. Peter was an exceptionally humble and well loved gentleman who did an amazing amount of service for the community. It would be a fitting tribute.
Kind Regards
Robyn Wheeler
[redacted]

From: council
To: Abbey Allison
Subject: FW: Peter Cox memorial
Date: Monday, 8 September 2025 11:12:01 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Kind Regards,

KERRY DANIELS
Reception

George Town Council
16-18 Anne Street, George Town Tasmania 7253
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Progressive Prosperous Proud

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

From: [redacted]
Sent: Saturday, 6 September 2025 12:27 PM
To: council <council@georgetown.tas.gov.au>
Subject: Peter Cox memorial

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Path to Pebble (Secret) Beach as a memorial to Peter Cox
In its current state this path is really not suited for general access. It is steep and rough and there is a shear drop of approx. 2 metres from the path to the beach, with foreshore erosion continuing to undercut the cliff face.
If people are being encouraged to use this path, then Council would need to spend the money to make it safe.
Another possibility is to rename and upgrade the park and path between Warburton Road

and White Street. This path is regularly used by adults and children. We do need to recognise Peter's contribution to our community as an educator, historian and active citizen.
Anne Batt

[redacted]