



GEORGE TOWN COUNCIL AGENDA

Notice is hereby given
that the next Ordinary Council Meeting
will be held on
Tuesday 24 February 2026

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.

Andrew McCarthy
ACTING GENERAL MANAGER

TABLE OF CONTENTS

1	PRESENT	5
1.1	Apologies And Leave Of Absence	5
1.2	In Attendance	5
2	CONFIRMATION OF MINUTES.....	6
2.1	Ordinary Council Meeting Held 27 January 2026	6
3	LATE ITEMS	7
4	DECLARATIONS OF INTEREST	8
5	PUBLIC QUESTION TIME	8
5.1	Public Question Time Procedure	8
5.2	Public Questions On Notice	9
5.3	Public Question Time	10
5.4	Response To Questions From Previous Public Question Time	11
6	ACTING GENERAL MANAGER'S DECLARATION	12
7	PLANNING AUTHORITY	13
7.1	DA 2025/81 - 132 Bellbuoy Beach Road, Low Head - Single Dwelling And Visitor Accommodation	13
8	OFFICE OF GENERAL MANAGER	42
8.1	Council Workshops January And February 2026.....	42
8.2	Quarterly Report - Quarter 2 - 1 October - 31 December 2025	46
8.3	Electoral Reforms Legislation	49
9	INFRASTRUCTURE AND OPERATIONS	68
10	CORPORATE AND COMMUNITY	69
11	STRATEGY, PERFORMANCE AND DEVELOPMENT	70
11.1	Election Caretaker Period Policy- GTC-C-21	70
11.2	Consideration - East Beach Foreshore, Low Head - Crown Agreement.....	72
12	OFFICE OF THE MAYOR	76
12.1	Matters Of Involvement - Mayor, Deputy Mayor And Councillors	76

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

13 PETITIONS.....	78
14 NOTICES OF MOTIONS	79
15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE	80
16 CLOSED MEETING	81
16.1 Into Closed Meeting	81
17 CLOSURE	82

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

Meeting Commencing at 1:00 pm

Acknowledgement of Country

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

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

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

AUDIO RECORDING OF COUNCIL MEETINGS

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

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

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

In accordance with the requirements of Council's Audio Recording of Council Meetings Policy GTC-C-04, members of the public are not permitted to make audio recordings of Council meetings.

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

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

The Chairperson advised the meeting that:

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

1 PRESENT

1.1 APOLOGIES AND LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 27 JANUARY 2026

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 27 January 2026 numbered 001/26 to 008/26 as provided to Councillors be received and confirmed as a true record of proceedings (attached).

DECISION

Moved:

Seconded:

VOTING

For:

Against:

3 LATE ITEMS

Nil.

4 DECLARATIONS OF INTEREST

5 PUBLIC QUESTION TIME

5.1 PUBLIC QUESTION TIME PROCEDURE

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

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

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

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

5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

5.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

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

Nil.

6 ACTING GENERAL MANAGER'S DECLARATION

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

- the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- where any advice is given directly to Council by a person who does not have the required qualifications of experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.



Andrew McCarthy
ACTING GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

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

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

7 PLANNING AUTHORITY

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

7.1 DA 2025/81 - 132 BELLBUOY BEACH ROAD, LOW HEAD - SINGLE DWELLING AND VISITOR ACCOMMODATION

REPORT AUTHOR:	Senior Town Planner - Mr J. Simons
REPORT DATE:	05/02/2026
FILE NO:	DA 2025/81
ATTACHMENTS:	<ol style="list-style-type: none">1. Advertising Documents (D A 2025-81) [7.1.1 - 22 pages]2. Representation - P & S Hawksley - DA 2025-81 [7.1.2 - 9 pages]3. Representation - S Summersby & T Timms - DA 2025-81 [7.1.3 - 9 pages]4. Representation - K Millen & B Davis - DA 2025-81 [7.1.4 - 9 pages]

APPLICATION INFORMATION

Planning Instrument:	<i>Tasmanian Planning Scheme – George Town</i>
Applicant:	DCM – Design Construction Management
Site Address:	132 Bellbuoy Beach Road, Low Head
Titles Details:	CT 29544/4
Property ID:	7389653
Zone:	Low Density Residential
Use:	Residential and Visitor Accommodation
Proposed Development:	Single Dwelling
Application Received:	10/12/2025

1. SUMMARY

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Single Dwelling at 132 Bellbuoy Beach Road, Low Head (CT 29544/4). The applicant has also applied to use the dwelling for Visitor Accommodation.

Three (3) representations were received during the advertising period. The concerns raised in the representations are more thoroughly discussed in the assessment below.

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

Generally the proposed dwelling complies with the Acceptable Solutions relating to height and setbacks, with the exception of rainwater tanks within the east side boundary setback. Relocation of the dwelling is not justified as the impacts are associated with structures that are fully compliant with the development standards of the zone.

While the tanks do not comply with the setbacks, large above ground tanks are a common feature of the Low Density Residential Zone in Bellbuoy Beach. While the tanks will be cut into the slope, it is reasonable to condition the permit to limit their height to 1.8m above the existing ground level. This will ensure that a standard 1.8m boundary fence can reasonably screen the tanks from view.

The representations raise a number of matters that are relevant to the Building Approval process and are not matters relevant to a planning assessment, including detailed sewer design and fire fighting infrastructure. These matters will be resolved prior to the issuing of a building approval.

Private covenants have also been raised in the representations. These are a civil matter between landowners of properties within the sealed plan and are not relevant to an assessment of compliance with the Planning Scheme.

A condition relating to management of stormwater generated by the development is recommended for inclusion on the planning permit. Stormwater detention will be required to ensure the proposal does not contribute to existing downslope flooding.

With appropriate conditions, the application is considered to comply with all of the applicable standards of the Planning Scheme and is recommended for approval with conditions.

2. STRATEGIC PLAN

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

3. CONSULTATION

In accordance with section 57(5) of The *Land Use Planning and Approvals Act 1993*, the application was advertised for public comment for the period of 14 days. Three (3) representations were received and are further discussed in the assessment below.

4. RISK IMPLICATIONS

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

5. FINANCIAL IMPLICATIONS

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

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

6. SITE AND LOCATION

The subject site is located at 132 Bellbuoy Beach Road, Low Head (CT 29544/4). The property is 1863m² in area and slopes away from Bellbuoy Beach Road towards the coastal reserve.

The land is subject to the Bushfire Prone Areas Overlay, Coastal Erosion Overlay and Priority Vegetation Overlay. The Bushfire Code does not apply to single dwellings and the development does not extend into areas identified as being subject to Coastal Erosion or Priority Vegetation.

The land is serviced by reticulated sewerage, however, water and stormwater rely on onsite management.

The land to the south, east and west of the property is used for residential purposes and has been developed with single dwellings. The land to the north of the property comprises the coastal reserve and is in the Environmental Management Zone.



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

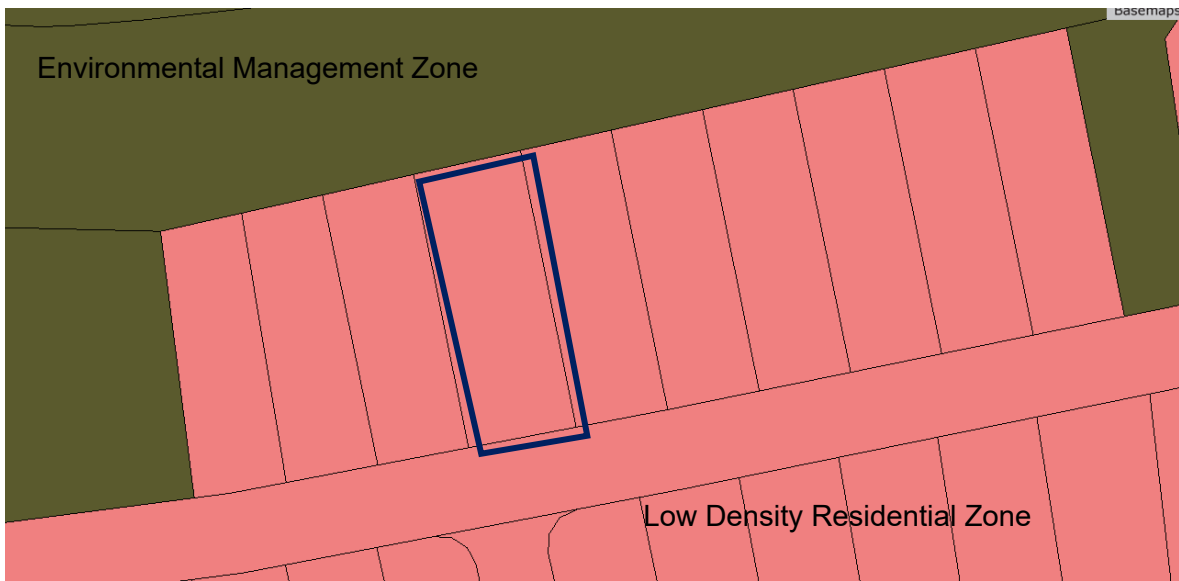


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at 132 Bellbuoy Beach Road, Low Head (CT 29544/4) for a Single Dwelling.

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda



Figure 3: Proposal Site Plan

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda



Figure 4: Proposed Elevations (North & East)



Figure 5: Proposed Elevations (South & West)

The full plans submitted are included in the attachments.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

8. REPRESENTATIONS

The application was advertised for community consultation from 10/01/2026 to 27/01/2026. Three (3) representations were received and are summarised below.

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

Issues Raised in Representations	Council Response
<p>1. Stormwater Impacts</p> <p>Property has a non-functioning easement resulting in stormwater ponding onto lower properties.</p> <p>Easement has not functioned and does not convey stormwater to lawful discharge point.</p> <p>Nuisance flooding from moderate rainfall events causes environmental and property impacts.</p> <p>Natural overland flow path and ground water amplifies impacts.</p>	<p>It is reasonable that the proposed development be designed in such a way that it does not contribute to flooding on adjacent properties.</p> <p>It is recommended that prior to the commencement of works a detailed stormwater management plan is to be submitted to the satisfaction of Council's Director Infrastructure and Operations.</p> <p>It is evident that the easement along the western boundary of the subject land is intended to convey stormwater from Bellbuoy Beach Road to discharge point.</p> <p>However, no drainage infrastructure has been constructed within the easement to facilitate discharge.</p> <p>There are also no formal drainage arrangements for conveying stormwater through the coastal reserve downstream of the easement. The reserve consists of localised sand dunes and natural low points where stormwater runoff currently flows, temporarily ponds, and then gradually infiltrates into the sandy soils or evaporates.</p> <p>This situation is not the responsibility of the owner of 132 Bellbuoy Beach Road to resolve. The owner of 132 is only responsible for the control of stormwater generated by their own development. It is not reasonable to require the owner of 132 to resolve this situation, except in so far as it effects and is affected by their development.</p> <p>Council has commenced work to improve drainage in the coastal townships, however, no decisions have been made regarding the work</p>

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

	<p>required for Bellbuoy Beach or the budget required to undertake this work.</p>
<p>2. Statutory Framework</p> <p>Stormwater and land capability considerations are inherent in planning assessments.</p> <p>Councils generally do not permit structures to be built over easements.</p>	<p>Assessment of stormwater management and land capability to manage wastewater and stormwater is largely restricted to the assessment of subdivisions. The standards applicable to individual dwellings, rightly or wrongly, assume that such assessment has been undertaken at the subdivision stage and that lots have capacity to manage stormwater. Many dwellings in Low Density Residential Zones may be fully compliant with the planning scheme, without any consideration of how stormwater will be managed, relying on the <i>Building Act 2016</i> and the <i>Urban Drainage Act 2013</i> to manage buildings.</p> <p>In this instance it is apparent that the concentrated stormwater impacts have arisen as a result of a natural overland flow path from the west, discharge from the public system to the south and natural seepages due to shallow water table. Stormwater accumulating on the site is not a consequence of development of the subject site.</p> <p>Stormwater generated by the proposed development and works can be managed to ensure there is no net increase in flooding during significant rainfall events.</p> <p>The development is setback 5.4m from the boundary and does not propose development within the 3m easement. This is reiterated in the recommended stormwater condition.</p> <p>Clause 6.11.2 enables Council to impose conditions relating to stormwater management, however, it does not provide an avenue to refuse the application on this basis.</p>
<p>3. Coastal Erosion Hazard</p> <p>The site is immediately adjacent the generically mapped Coastal Erosion Hazard Line. Although outside the mapped area, the</p>	<p>The development is located outside of the Medium Coastal Erosion Risk Band. The Coastal Erosion Hazard Code does not apply to land outside a Coastal Erosion Hazard Area unless</p>

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

<p>proximity is a material planning consideration.</p>	<p>it is demonstrated in a Coastal Hazard Assessment Report that the dwelling is on an actively mobile landform. Council can only request such information if it is in possession of information which suggests the landform is actively mobile. Council has no such evidence.</p> <p>The Coastal Erosion Hazard Line is not generically mapped. It is based on evidence and takes a conservative approach intended to provide a clear statement of tolerance to risk in any given location. While there is a risk that erosion will have greater impacts, the mapping indicates that risk is tolerable.</p>
<p>4. Geotechnical assessment.</p> <p>Site potentially affected by variable soil conditions, groundwater movement and coastal influences. Requires site classification, slab and footing design detail.</p>	<p>As noted in the representation, these matters are addressed under the <i>Building Act 2016</i> and are not relevant to an assessment of compliance with the Planning Scheme.</p> <p>Section 9 of the <i>Building Act 2016</i> prohibits Council from regulating or imposing any conditions which relate to the technical requirements of the design and construction of a building, building work, or plumbing work.</p> <p>Such work will be required to be undertaken prior to construction and will be assessed by a Building Surveyor. Should such detail result in significant changes to the design of the development that are inconsistent with any planning permit, such changes may require an amendment to the permit or a new permit. As noted, the footing design will need to take into account the high-water table.</p> <p>An assessment and permit under the <i>Land Use Planning and Approvals Act 1993</i> cannot be used to undertake an assessment or permit process required under a different Act.</p> <p>No further conditions are considered warranted.</p>
<p>5. Sewerage</p> <p>Bellbuoy Beach is serviced by TasWaters pressure sewage network.</p>	<p>Wastewater management associated with single dwellings, is not a matter that is required to be addressed to demonstrate compliance with the planning scheme. Wastewater design</p>

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

<p>Septic system is not permitted in the Bellbuoy Beach area.</p> <p>New dwellings require a private pump, station, macerator pump and wet well, and connection to the communal pressurised sewer mains.</p> <p>A condition that no building permit is issued and no occupation occurs until the pressure sewer system is installed, approved and commissioned in accordance with TasWater and Council requirements.</p>	<p>and management is assessed under the <i>Building Act 2016</i>. It is not unusual for dwelling designs to lack detailed wastewater management plans at the planning stage.</p> <p>Provided a design that meets the requirements of the <i>Building Act 2016</i> is submitted to Council, Council can no longer force a specific approach to wastewater management, particularly in the Low Density Residential Zone, where onsite wastewater management is the general approach. TasWater has previously advised that the Wastewater Treatment Plant has capacity for 250 dwellings and has sufficient capacity to service existing lots in Bellbuoy Beach.</p> <p>Plans showing the location, specifications and details of the wastewater management system are assessed within the building approval process under the <i>Building Act 2016</i>. These plans must be submitted prior to the issuing of a building approval and prior to construction. Such a design will require referral to TasWater and the issuing of a Certificate of Certifiable Works prior to the Building approvals being issued.</p> <p>Wastewater and stormwater management systems are not integrated. Detailed plans submitted for plumbing approval will need to demonstrate the systems can co-exist and do not compromise function.</p> <p>Approval of the wastewater management system occurs as part of the building approval process. Occupancy is generally not issued by a building surveyor unless there is a wastewater treatment system in place and signed off by the plumbing surveyor.</p> <p>The above requirements are inherent in the building approval process and compliance with the <i>Building Act 2016</i>. No further conditions are considered warranted.</p>
<p>6. Firefighting Water Supply</p>	<p>The bushfire prone areas code does not apply to development of a</p>

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

<p>Application fails to demonstrate compliance with mandatory firefighting water supply requirements, including 10,000 litre firefighting tank.</p>	<p>dwelling. Construction requirements, including water supply for firefighting are technical requirements of building design and are managed through the building approval process.</p> <p>The planning approval process is an assessment of compliance with the planning scheme. It is not a catch all process where Council must determine whether the proposal is compliant with other Acts and legislative requirements. Council is not required to be satisfied at the planning stage that a site is capable of providing the required firefighting infrastructure.</p> <p>In the event that such a requirement under the <i>Building Act 2016</i> requires additional infrastructure that triggers requirement for a permit in the Planning Scheme an amendment to a planning permit may be required or a new planning permit may be required.</p> <p>It is noted that there is ample scope for a firefighting tank to be installed between the dwelling and the frontage, compliant with the setbacks and without requiring further planning assessment.</p>
<p>7. Impacts on Outlook, Amenity and Development Pattern</p> <p>The development results in unreasonable impact on residential amenity and is inconsistent with the established coastal siting pattern.</p> <p>Proposed dwelling is approximately 15m forward of the dwelling at 130 Bellbuoy Beach Road and 8m forward of 134.</p> <p>Two story development will dwarf the single storey dwelling at 130 Bellbuoy Beach road.</p>	<p>While Council does give consideration to amenity impacts, and this can include visual impacts, Council only has discretion to exercise discretion where the development is reliant on Performance Criteria.</p> <p>The planning scheme does not protect views. The scheme is intended to prevent unreasonable impacts on amenity. Obstruction of a view is not considered to be an unreasonable impact.</p> <p>In this instance the main structure of the dwelling complies with the Acceptable Solutions relating to height and setbacks in the Low Density Residential Zone. The impacts relating to development that is compliant with the Acceptable Solutions are deemed to be acceptable. As such, the impacts associated with the position of the dwelling on the lot, and obstruction of views are considered to be reasonable</p>

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

	<p>and consistent with the intent of the zone.</p> <p>The component of the development which relies on Performance Criteria is the proposed water tanks. Based on the dimensions of the tanks, they are likely to have a maximum height of 2.6m. Generally water tanks allow for a third of the tank to be buried below the ground surface. It is reasonable to address the visual impact of the tanks, by limiting their height to 1.8m above the natural ground level, consistent with the standard height of a boundary fence, which can be erected without permits or approval from Council. The visual impacts of the tanks will be significantly less than that of a boundary fence and provides reasonable opportunity for the landowners to erect a fence if it is the more desirable outcome.</p> <p>The setback is further discussed in the assessment of the Performance Criteria below.</p> <p>With a condition limiting the height of the tanks, the impacts are considered to be reasonable and consistent with the intent of the Low Density Residential Zone.</p>
<p>8. Short Term Accommodation Requirements</p> <p>A planning permit is generally required for short term accommodation.</p> <p>A Building Self Assessment Form needs to be completed.</p> <p>The Certificate of Title includes a Covenant prohibiting the use of the land for any purpose other than a private residence.</p>	<p>In Tasmania, the planning system treats visitor accommodation in an existing dwelling as equivalent to ordinary residential occupation. This is based on the fact that the impacts associated with whole house accommodation have negligible difference to those associated with residential use.</p> <p>A visitor accommodation use does not change the number of bedrooms, the occupancy limits issued to the dwelling, service demands or the domestic nature of the activities undertaken by the occupants.</p> <p>Generally visitor accommodation in an existing dwelling (principle residence) is completely exempt and accommodation in an investment property or second home is permitted. These processes generally do not</p>

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

	<p>include any consultation and Council cannot refuse to issue a planning permit.</p> <p>As the applicant has sought simultaneous approval for a dwelling and visitor accommodation, rather than after the dwelling is built, the use triggers Performance Criteria. However, the impacts are consistent with the use of the property for residential purposes and are consistent with the purpose of the Low Density Residential Zone.</p> <p>Unless 100% occupancy is achieved, there may be more nights when the property is empty. Residential uses are more likely to generate traffic associated with school, work and social travel and are more likely to have multiple vehicles.</p> <p>Service design capacity, such as wastewater, is based on the number of bedrooms, which remains the same regardless of the nature of the occupants.</p> <p>The risks associated with behavioural issues, such as noise, parties, children, loud music and the like are the same regardless of the occupant.</p> <p>It is noted that the accommodation component only requires discretion due to not being located in an existing habitable building. Accommodation in an existing dwelling is permitted and generally does not include consultation. Had development of the dwelling preceded the application for accommodation, then it would be a permitted use and not open to public input.</p> <p>A Building Self Assessment Form is a form for existing dwellings. It is not an application and is not required to be submitted to Council. Typically a new dwelling meets the requirements of a self assessment form. As the building is a new building, a Building Surveyor is likely to consider and certify the building as meeting the necessary standard for accommodation, rendering the self assessment moot.</p>
--	---

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

	<p>The planning approval process is an assessment of compliance with the Planning Scheme. Although the representation asserts the covenant is relevant, legal advice and past tribunal decisions clearly and unequivocally demonstrate that private covenants are not relevant to the exercise of Council's obligations and powers under the <i>Land Use Planning and Approvals Act 1993</i>. Covenants are an agreement between land owners who have the benefit and burden of a covenant. It is correct that a permit does not override or extinguish a registered covenant. However, Council is not a party to the agreement and by issuing a planning permit, Council does not become responsible if someone chooses to breach a private agreement.</p> <p>Covenants may be enforceable via civil enforcement proceedings. A note is included on the planning permit drawing attention to this and the other parties to the covenant are entitled to seek orders against the applicant for breach of covenant if such occurs. However, Council does not play a role in their enforcement and they are not relevant to an assessment against the planning scheme.</p> <p>Council can and does issue planning permits contrary to private covenants.</p>
--	--

9. STATUTORY REQUIREMENTS

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

- C1.0 Signs Code
- C2.0 Car Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code

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

9.1 Use Class

The application is for two uses. The primary use is Residential, the subservient use is as Visitor Accommodation. The definition of the Residential and Visitor Accommodation uses as outlined in the *Tasmanian Planning Scheme – George Town* is:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

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

“Visitor Accommodation: use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex.”

The Residential Use Class is classified as a No Permit Required use in the Low Density Residential Zone, while Visitor Accommodation is a Permitted use. However, in this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process. While the Accommodation Use is somewhat subservient the Residential use, the two will not occur simultaneously, and as such are assessed as two separate and distinct uses.

9.2 Planning Scheme Assessment

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

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

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

Zone Purpose Assessment

10.0 Low Density Residential Zone

10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

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

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

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

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

Planners Response:

The proposal is consistent with the Purpose of the Low Density Residential Zone providing for a single dwelling and residential use. The application also provides for Visitor Accommodation. Being located within a 3 bedroom dwelling, the accommodation is of a scale and character that along with visitor accommodation at a scale that is compatible with the residential character of the area.

Performance Criteria assessment.

10.0 Low Density Residential Zone

10.2.1 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor Accommodation must:</p> <p>(a) accommodate guests in existing habitable buildings; and</p> <p>(d) have a gross floor area of not more than 200m² per lot.</p>	<p>P1</p> <p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) the privacy of adjoining properties;</p> <p>(b) any likely increase in noise to adjoining properties;</p> <p>(c) the scale of the use and its compatibility with the surrounding character and uses within the area;</p> <p>(d) retaining the primary residential function of an area;</p> <p>(e) the impact on the safety and efficiency of the local road network; and</p> <p>(f) any impact on the owners and users rights of way.</p>

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Planners Response: The application relies on Performance Criteria, due to the accommodation not being located in an existing habitable building.

However the proposed accommodation is considered to be compatible with the character and use of the area and will not cause an unreasonable impact on residential amenity.

Although not in an existing dwelling, the accommodation will be contained within a new residential dwelling that complies with the development standards of the Low Density Residential Zone. The dwelling contains three bedrooms and whole of house short term stays will have equivalent impacts to a three bedroom residential use.

The dwelling is setback more than 5m from the side boundaries, consistent with the Acceptable Solutions for dwellings in the Low Density Residential Zone. In addition to complying with the setback standards, the dwelling does not include any habitable room windows on the first floor directed towards the side boundary, and a privacy screen is included on the first floor deck, facing the dwelling at 130 Bellbuoy Beach Road.

The proposed accommodation is of a scale that is consistent with that of a single dwelling and noise impacts are anticipated to be consistent with a residential use.

The scale of the use is consistent with the surrounding character. The proposal is for a three bedroom dwelling to be used for visitor accommodation. The surrounding dwellings comprise a mix of 2 and 3 bedroom dwellings. The scale and nature of the accommodation is generally indistinguishable from a residential use.

The primary function of the area as a residential community will be retained, with the accommodation being contained within a dwelling.

The proposal will not have an adverse impact on the local road network. The traffic generated by the use of a dwelling for accommodation purposes is of a similar scale to that of a residential use. Council's Infrastructure Department has advised that the road has capacity to absorb the minor increase in traffic associated with a dwelling or the equivalent accommodation use. The proposal will not compromise the safety and efficiency of the road network.

The property does not impact any right of way servicing a third party.

The proposal complies with the Performance Criteria and is consistent with the objective of the standard, to provide for accommodation that is compatible with the character of the area, will not cause an unreasonable loss of residential amenity and will not impact the safety and efficiency of local road networks.

It is also noted that the accommodation use is only discretionary by virtue of the order in which it has been applied for. Should the application have been submitted after the dwelling comes into existence, the accommodation use would be a permitted application and Council bound to issue a permit without consultation.

10.4.1 Setback

Objective:	That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	Performance Criteria

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

<p>A2</p> <p>Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.</p>	<p>P2</p> <p>The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.
--	---

Planners Response: The application relies on the Performance Criteria.

The primary dwelling is set back more than 5m from the side boundaries and therefore satisfies the Acceptable Solution. The non-compliance relates solely to the proposed water tanks, which are located less than 5m from the side boundary. While the total impact is considered, this is only to provide context to the component of the development that is non-compliant.

Although the tanks do not meet the exemption applicable to such structures, they are low-profile structures and will not result in overshadowing of private open space or habitable room windows at 130 Bellbuoy Beach Road.

The site falls away from Bellbuoy Beach Road. To achieve a stable and level base, the tanks will be partially recessed into the existing slope. This excavation will reduce their apparent height when viewed from the adjoining property and from the boundary. Notwithstanding this, the placement of three large tanks along the boundary has the potential to create visual bulk if not appropriately controlled. It is therefore reasonable to require that the tanks not exceed a height of 1.8m above the existing ground level at the boundary. This height is comparable to a standard 1.8m boundary fence, which does not require planning approval. Although no

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

boundary fence currently exists, the future erection of a privacy fence would effectively screen the tanks from view.

The area has experienced a transition from the Village Zone to the Low Density Residential Zone, with a corresponding increase in the Acceptable Solution setback from 3m to 5m. As a result, many existing dwellings in the vicinity are located less than 5m from side boundaries, establishing a development pattern of reduced setbacks. The proposed development is consistent with this established pattern. The elements of the development that are reliant on the discretion do not significantly contribute to the bulk or scale of the dwelling and the views obstructed by the tanks are essentially negated by the compliant building. The main dwelling fully complies with the setback requirements of the scheme. Its scale, height, and bulk are consistent with surrounding development and do not present an unreasonable form when viewed from adjoining properties.

Water tanks are a common and necessary feature of residential development in Bellbuoy Beach, particularly in areas without reticulated water supply. They are frequently located close to side or rear boundaries to maximise usable open space. Large tanks positioned near title boundaries are evident at a number of nearby properties and are consistent with the prevailing character of development.

Figure 6 illustrates the location of the proposed tanks relative to title boundaries.



Figure 6: Aerial photo, showing tank locations (red circles) relative to title boundaries.

The proposed development complies with the Performance Criteria and is consistent with the

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

objective of the Low Density Residential Zone.

C2.0 Car Parking and Sustainable Transport Code

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing. 	
<p>Planners Response: Relies on performance criteria. The development is in the Low Density Residential Zone and does not include a sealed access and manoeuvring area.</p> <p>The proposed driveway complies with the Performance Criteria. The driveway and manoeuvring areas are readily identifiable.</p> <p>The proposed use is for a residential dwelling and equivalent visitor accommodation. The use of a gravel driveway and parking is common for residential developments. The number of vehicles visiting the site at any one time will be minimal with relatively low turnover. The low risk of congestion and low traffic volumes allow for a more informal approach to parking, typical of residential developments.</p> <p>The land slopes away from Bellbuoy Beach, however, the slope is relatively shallow and the</p>		

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

risk of erosion is not significant.

Council's Infrastructure Department has recommended the inclusion of a condition requiring the driveway crossover to be upgraded to a sealed crossover consistent with the road and the Tasmanian Standard Drawings. Sealing between the property boundary and the road will further assist to minimise transportation of sediment into the road.

The driveway is relatively short and confined by the proposed dwelling. This will create a low speed environment and the risk of dust being picked up by frequent or high speed movements is minimal.

The proposal complies with the Performance Criteria and is consistent with the objective, providing an appropriate standard of carparking for the intended use.

C2.6.2 Design and layout of parking areas

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table 	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

<p>C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p>A1.2</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i>¹</p>	<p>(j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 - 2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i></p>
--	---

Planners Response: Relies on performance criteria.

While the proposed car parking is generally compliant with the Acceptable Solutions for parking, the manoeuvring space adjacent to the parking spaces does not meet the requirements of Table C2.3 and there are three parking spaces provided. However, the small scale and residential/short stay nature of the use allows for a lesser standard. The parking space is in effect a private carpark used by a single party, with few vehicles and low turnover. C2.3 is based on vehicles leaving parking spaces in a single movement. AS2890.1 allows for tighter turning for residential environments, noting that there are fewer pressures caused by traffic volumes, high turnover and the need to minimise congestion in parking and traffic systems. Some minor inconvenience and multiple manoeuvres are acceptable, along with tandem parking and reversing along access ways. While less than C2.3, the space available for manoeuvring is typical of residential parking areas and is sufficient for the proposed use.

The proposed driveway will be usable in all weather conditions for the volume and nature of vehicles generally using the site.

Traffic in the area is generally of a domestic nature consistent with the proposed use and

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

development.

The nature of the use and development, whether being used for residential or visitor accommodation, suggests that parking will generally be used by a single party, with the freedom to communicate and coordinate parking arrangements within the site. Satisfactory delineation is achieved via site features and no further delineation or line marking is required.

The development does not require any accessible parking in accordance with the National Construction Code.

The proposal complies with the Performance Criteria and is consistent with the Objective.

10. REFERRALS

Internal Referrals

A referral was issued to Council's Infrastructure Department.

Council's Infrastructure Department have not identified an issues with road capacity or traffic generation.

Infrastructure Officers have investigated the existing stormwater management issues at the site. The existing state of the property has minimal impact on flooding already occurring on the lower portions of the subject property and adjoining land. Flood modelling undertaken by Council in 2024 indicates flooding in this area is largely occurring due to overland flows originating to the west of the site. Further investigation indicates stormwater originating on Bellbuoy Beach Road is also being directed under Bellbuoy Beach Road and into an easement on the subject property. While the land owners are not responsible for the origins or management of this water, it is reasonable that the site be developed in such a way that it does not further contribute to the impacts. A condition requiring a stormwater management plan to be submitted prior to the commencement of works is recommended for inclusion on the planning permit. The plan is to incorporate sufficient detention and demonstrate no net change in stormwater discharge from the development site in a 1% AEP event.

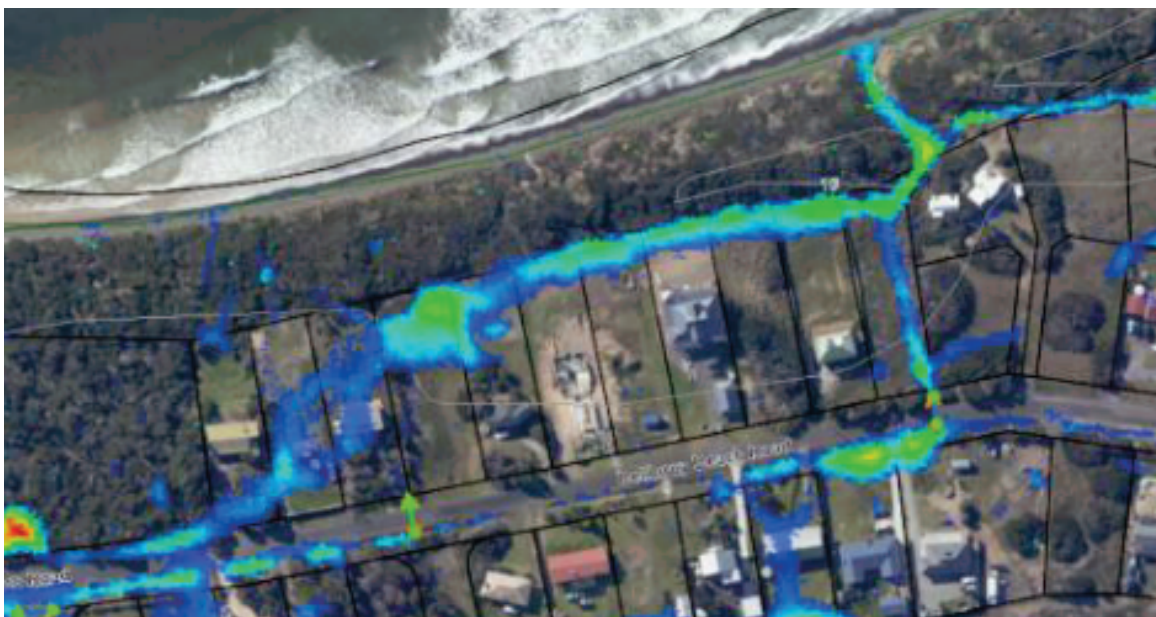


Figure 7: Stormwater modelling (1%+CC AEP), showing the existing overland flow path and Bellbuoy Beach Road culvert.

While it is acknowledged that further work needs to be undertaken to address drainage in Bellbuoy Beach, the identified flooding is largely a result of natural overland flow and natural seepages which cannot be directly attributed to development of the subject site. Management of additional stormwater is warranted. However, it is unreasonable to refuse the application or require complete mitigation as part of the approval process.

The conditions included in the planning permit have been developed in consultation with Council's Infrastructure Officers.

External Referrals

No statutory external referrals are required.

11. SERVICES

Road

Access is available to Bellbuoy Beach Road. A condition is included on the planning permit requiring the construction of the access to the current municipal standards.

Sewer

Council records indicate the land is serviced by sewer. TasWater has previously advised the system has adequate capacity for the existing vacant lots in Bellbuoy Beach.

Water

Onsite collection is required.

Stormwater

Stormwater management will occur onsite. A detailed stormwater management plan will be required to be submitted prior to the commencement of works.

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

Easements:

The subject property has an easement along the western boundary for the purposes of conveying stormwater. The proposed use and development does not obstruct this easement. does not contain any registered burdening or benefitting easements on the title.

Part V Agreements:

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

Covenants:

The title includes a number of private covenants pertaining to use and development of the land. Covenants are not relevant to an assessment of compliance with the planning scheme. However, covenants may be enforceable by any party in the sealed plan and it is

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

recommended the landowner discuss the proposal with a solicitor prior to commencing any use or development that may breach a covenant.

Heritage Register:

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

Level 2 Activities:

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

Public Open Space

Contemplation of Public Open Space Contribution (Pursuant to Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*) is not required for consideration within this proposal.

13. STATE POLICIES

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

14. ALTERNATIVE OPTIONS

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

15. CONCLUSION

The application for construction and use of Single Dwelling at 132 Bellbuoy Beach Road, Low Head (CT 29544/4), has been assessed against all relevant zone and code criteria of the Tasmanian Planning Scheme – George Town. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

16. RECOMMENDATION

That the application for use and development, Residential (Single Dwelling) and Visitor Accommodation at 132 Bellbuoy Beach Road, Low Head (CT 29544/4) 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. Design Construction Management, Project No. 25020, Drawing A00-A08, dated 10/12/2025.

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

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

2. STORMWATER MANAGEMENT PLAN

Prior to the commencement of works a detailed stormwater management plan, prepared by a suitably qualified person is to be submitted to the satisfaction of Council's Director Infrastructure and Operations. The plan is to include the following:

- Detailed stormwater modelling and calculations for pre and post development stormwater runoff volume in 1% AEP rain event.
- The post-development peak discharge for the 1% Annual Exceedance Probability (AEP) rainfall event not to exceed the pre-development peak discharge from the site for the same event.
- Modelling and design of on-site stormwater detention (OSD) system for 1% Annual Exceedance Probability (AEP) rainfall event.
- The OSD system is designed in accordance with current Australian Rainfall and Runoff (ARR) guidelines and Council's standard drawings and specifications.
- All stormwater infrastructure, including detention systems, pipes, pits and outlets, is located clear of the drainage easement unless otherwise approved by Council.
- Runoff from the proposed development does not adversely impact the capacity or function of the existing drainage easement.
- No increase in flood levels, flow velocity, or adverse impacts to upstream or downstream properties will occur as a result of the development, including cumulative impacts from adjoining properties.

Once endorsed by Council, all works must be undertaken in accordance with the detailed stormwater management plan.

3. WATER TANKS

The water storage tanks identified within 5m from the side boundary must achieve a maximum height of 1.8m above the existing ground level at the east side boundary.

4. DRIVEWAY CROSSOVER

Prior to the commencement of the use, the proposed vehicular crossover must be constructed in accordance with LGAT Standard Drawing TSD R03 & R04, v3. All works must be carried out to the satisfaction of Council's Infrastructure Department.

Prior to undertaking any works within the Council road reserve, including the installation of the vehicle crossover, separate consent is required from Council as the relevant Road Authority. The developer must make application to Council for a Permit to Undertake Works in the Road Reserve using Council's designated form and obtain approval prior to the start of works. This work must be at expense of the person undertaking the development.

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

5. 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.

6. DAMAGE TO PUBLIC INFRASTRUCTURE

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

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2025/81. 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. Registration as a Food Business under the Food Act 2003 may be required if it is intended for any food to be provided as part of the proposed business. Please contact Council's Environmental Health Officer on (6382 8800).
4. Registration as a Private Water Supplier under the Public Health Act 1997 and the Tasmanian Drinking Water Quality Guidelines is required if any non – reticulated water (i.e. tank water) is provided as part of the business operation. The registration is required prior to commencement of the business operation. The registration is an annual requirement. Please contact Council's Environmental Health Officer on (6382 8800).
5. 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

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

6. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
9. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
10. If any Aboriginal relics are uncovered during works:
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.
11. If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

DECISION

Moved:

Seconded:

VOTING

For:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Against:

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS JANUARY AND FEBRUARY 2026

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 16 February 2026
FILE NO: 14.10
ATTACHMENTS: Nil

SUMMARY

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

DATE AND PURPOSE OF WORKSHOP HELD

TUESDAY 27 JANUARY 2026

- Planning and Building Update
- Capital Works Update
- Agenda Review
- Budget Timetable 2026-2027
- Pool Management Model
- Draft User Agreement for Digital Sign at the George Town Tavern
- Governance Issues
- Councillors/General Manager Discussions

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

Apologies: Cr Heather Barwick
Cr Tim Harris

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Operations
Senior Executive Assistant & Governance Officer
Administrative Officer - Governance
Senior Town Planner
Coordinator Development Services
Manager Engineering & Projects

Guest: Nil.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

TUESDAY 10 FEBRUARY 2026

- Unconfirmed Minutes Ordinary Council meeting held 27 January 2026
- Unconfirmed Minutes Closed Ordinary Council meeting held 27 January 2026
- New Crown Agreements for Beechford Recreation Ground and East Beach Foreshore BBQ Area
- Election Caretaker Period GTC-C-21
- Fraud Policy Review
- Electoral Reforms Legislation
- Aquatic, Health and Wellbeing Centre Operating Model
- Internal Audit on Sponsorships and Grants
- Bellbuoy Beach Open Space
- NRLUS Presentation
- White Street Purchase (Open Space Recommendation)
- Quarterly Report
- Governance Issues
- Councillors/General Manager Discussions

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

Apologies: Cr Heather Barwick
Cr Tim Harris

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Operations
Director Strategy, Performance & Development
Coordinator Development Services
Executive Assistant – Strategy, Performance & Development
Administrative Officer – Governance

Guest: NTDC Regional Planning Coordinator

STRATEGIC PLAN

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2025.

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

RISK CONSIDERATIONS

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

FINANCIAL IMPLICATIONS

Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Nil.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the report on the Council Workshops held on the 27 January 2026 and 10 February 2026.

DECISION

Moved:

Seconded:

VOTING

For:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Against:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

8.2 QUARTERLY REPORT - QUARTER 2 - 1 OCTOBER - 31 DECEMBER 2025

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	16 February 2026
FILE NO:	14.21
ATTACHMENTS:	1. 2025 12 31 Quarterly Report [8.2.1 - 68 pages]

SUMMARY

The purpose of this report is to be present the George Town Council 2nd Quarterly Performance Report 1 October – 31 December 2025 to Council for adoption.

BACKGROUND

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

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

27. A culture of engagement, communication and participation

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The following legislation is relevant to this report:

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

RISK CONSIDERATIONS

The implementation of a quarterly report is designed to minimise the risk to the organisation and increase transparency through providing an ongoing performance report on the Council's financial, strategic and customer service objectives, to the Council and the community.

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

FINANCIAL IMPLICATIONS

Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

The draft 2nd Quarter Performance Report was presented to elected members at the 10 February 2026 Council Workshop.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The 2nd Quarter 1 October – 31 December 2025 performance report is submitted for consideration by Council.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the George Town Council 2nd Quarter Performance Report 1 October – 31 December 2025.
2. Provide public access to the report as part of Council's commitment to ongoing good governance.

DECISION

Moved:

Seconded:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

VOTING

For:

Against:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

8.3 ELECTORAL REFORMS LEGISLATION

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	16 February 2026
FILE NO:	14.42
ATTACHMENTS:	1. Local- Government- Electoral- Reform- Discussion- Paper- Exposure- Draft- Legislation-and- Prior- Co [8.3.1 - 51 pages]

SUMMARY

The purpose of this report is to provide Council with the opportunity to provide feedback to the Department of Premier and Cabinet on the draft Electoral Bill.

BACKGROUND

As part of the Department of Premier and Cabinet’s Local Government Reform Program 2024 – 26, the draft Local Government Electoral Bill was published for feedback in December 2025.

Council had been provided with the Local Government Electoral Bill at the 25 March 2025 Ordinary Council meeting where the Officer’s Recommendation was not supported to provide a submission to the consultation process. Council did not provide a submission to this consultation process.

The Government is looking to strengthen the framework for the upcoming October 2026 council elections.

This current consultation will address reform based on feedback from the Local Government Electoral Bill Discussion Paper from early 2025.

Public consultation will close midnight on Saturday 28 February 2026.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

31. Positive and productive working relationship with all levels of government and their agencies

ii. The outcomes and directions sought by all level of government are understood

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Electoral Bill 2025 - draft
Local Government Amendment (Electoral Reforms) Bill 2025 – draft
Local Government Act 1993
Local Government (General) Regulations 2025

RISK CONSIDERATIONS

Failure to participate in the consultation process will mean council has not had its views on electoral reform considered.

FINANCIAL IMPLICATIONS

Limited to Officer time.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

Officers support proposed reform measures that enhance the accessibility and therefore participate rates in the voting process for local government elections.

CONSULTATION

Limited to Council workshop.

OPTIONS

Council may choose to:

1. Support the Officer's responses as presented for a submission to the consultation process; or
2. Support the Officer's responses as presented for a submission to the consultation process with amendment; or
3. Develop responses independent to the Officer's submission to the consultation process; or
4. Choose not to participate in the consultation process.

OFFICER'S COMMENTS

The below table is an extract of the Exposure Draft Legislation and Prior Consultation Report dated December 2025 for Council's discussion and feedback.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Ultimately, Officers will seek the views and endorsement of Council for any submission on behalf of the George Town Council to the consultation process.

Reform 1: Reduce prescription in the statutory framework to enable the Tasmanian Electoral Commission to approve the electoral process.

Reform Overview	<ul style="list-style-type: none"> • Simplifies legislative requirements for election procedures. • Shifts detail from prescriptive legislation to TEC-approved procedures under a more flexible, principles- based model. • Aims to future-proof the electoral framework and support flexibility in delivery.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support for a more modern, adaptable system. • Some concern about reduced transparency when procedures are not set in legislation. • Recommended TEC guidance and clear reporting to support public confidence.
Department Response	<ul style="list-style-type: none"> • Proceeding as proposed. • Transparency concerns will be addressed through formal TEC guidance and clear public reporting requirements.
Council Response	Supported

Reform 2: Enable the Tasmanian Electoral Commission to approve procedures for voting, including by telephone and electronic means, for interstate and overseas electors and electors with impediments to ordinary participation, or for other classes of person prescribed by regulation.

Reform Overview	<ul style="list-style-type: none"> • Allows TEC to authorise alternative voting methods (such as telephone, electronic) for specific elector groups. • Will improve accessibility for voters unable to use postal or attendance voting. • Applies to electors with disabilities, remote voters, and others prescribed by regulation.
Summary of Feedback	<ul style="list-style-type: none"> • General support for enhancing voting accessibility and flexibility. • TEC supports the reform but noted challenges with secrecy, verification, and delivery costs. • Some feedback stressed the need for clear eligibility criteria and secure systems. • Some concern about resource implications and consistency with other electoral laws.
Department Response	<ul style="list-style-type: none"> • Proceeding with reform. • TEC will determine eligible voter categories and implement secure methods. • Postal voting will remain available as a complementary option.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Council Response	Supported
------------------	-----------

Reform 3: Legislate that the Tasmanian Electoral Commission is required to approve procedures in accordance with universal franchise principles, namely all electors, including electors with additional barriers to participation, are to be afforded an opportunity to vote in an independent, secret and verifiable manner.

Reform Overview	<ul style="list-style-type: none"> • Embeds principles of electoral access in legislation. • Requires that voting procedures approved by the TEC ensure all electors can vote independently, secretly, and verifiably. • Supports equitable participation in elections.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support for the principle of universal franchise. • TEC raised concerns about how some methods (such as telephone voting) may fall short of full independence or verifiability, and pragmatic application will be necessary in some cases. • Councils supported the principle but called for flexibility in implementation. • Some feedback noted this reform may create high compliance expectations that are hard to deliver in all cases.
Department Response	<ul style="list-style-type: none"> • Proceeding as proposed. • Framework will ensure TEC has latitude to apply the principles in a pragmatic and context-sensitive way.
Council Response	Supported

Reform 4: Require the Electoral Commissioner to publish after each election a statement on the implementation of the accessibility principles, after information, including relevant statistics and initiatives undertaken to promote universal participation in the election.

Reform Overview	<ul style="list-style-type: none"> • Introduces a requirement for the TEC to report publicly on accessibility and inclusion measures after each election. • Aims to improve transparency and accountability for how elections support all electors, especially those facing participation barriers.
Summary of Feedback	<ul style="list-style-type: none"> • Support from councils and stakeholders. • Submissions noted it will promote continuous improvement and build public trust.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Reporting requirements will be designed to align with TEC's operational practices and existing data collection to minimise additional reporting burden while ensuring transparency around compliance with principles.
Council Response	Supported

A better voting franchise for electors and changes to eligibility to run for office

Reform 5: Require that a person lodging a notice of nomination must have it supported by 30 electors entitled to vote in the relevant election.

Reform Overview	<ul style="list-style-type: none"> • Increases the nomination threshold to require 30 signatures (or one per cent of electors) supporting each candidate. • Aims to ensure candidates have a basic level of community backing and commitment before nominating.
Summary of Feedback	<ul style="list-style-type: none"> • Mixed feedback from the sector. • Some feedback stated the higher threshold as a reasonable filter for genuine candidates. • Concerns were raised that it may deter candidates in smaller communities or create an unnecessary barrier. • TEC raised concern around the increased administration workload to check enrolment. It has indicated that it is feasible but may impact timeframes and costs.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • The proposed increase in threshold is considered a modest and reasonable standard that affirms community support for nominees without creating undue burden or introducing a nomination fee.
Council Response	Not supported.

Reform 6: Transfer responsibility for the maintenance of the General Manager's Roll to the Tasmanian Electoral Commission.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Reform Overview	<ul style="list-style-type: none"> • Shifts responsibility for the General Manager’s Roll (GMR) from councils to the TEC and creates a new Local Government Electoral Roll. • Seeks to improve consistency, accuracy, and public confidence in the administration of local government elections.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across councils, TEC, and stakeholders. • TEC supported the reform and noted alignment with their broader role in maintaining electoral integrity. • Councils welcomed the removal of administrative burden and supported centralised oversight.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • The TEC will be responsible for developing operational protocols to support the transition and ensure roll integrity.
Council Response	Supported

Reform 7: Amend the definition of “occupier” for enrolment purposes, to refer to actual occupation and use, and clarify that tenants and licensees are occupiers for the purposes of the Act.

Reform Overview	<ul style="list-style-type: none"> • Clarifies the meaning of “occupier” for the purpose of enrolment on the General Manager’s Roll. • Ensures eligibility includes tenants and licensees with genuine rights of occupation, not just property owners.
Summary of Feedback	<ul style="list-style-type: none"> • Widespread support for the reform. • Councils and individuals welcomed the clarification to improve fairness and remove ambiguity. • TEC supported the change.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • The updated definition will support consistent enrolment practices and inclusive participation across all councils.
Council Response	Supported

Reform 8: Strengthen verification requirements for applications for enrolment on the General Manager’s Roll.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Reform Overview	<ul style="list-style-type: none"> • Requires the TEC to apply more rigorous verification processes for enrolment on the General Manager’s Roll. • Aims to ensure accuracy and integrity of the roll by confirming eligibility and preventing duplication.
Summary of Feedback	<ul style="list-style-type: none"> • Widespread support for the reform. • Stakeholders endorsed the need for improved verification to support trust in the electoral process. • Some submissions noted the importance of ensuring verification requirements remain proportionate and accessible.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • TEC will establish verification processes that balance roll integrity with administrative practicality and equity of access.
Council Response	Supported

Reform 9: Expressly prohibit dual enrolment, and require a person enrolled on both the House of Assembly roll and the General Manager’s Roll to be removed from the latter.

Reform Overview	<ul style="list-style-type: none"> • Prevents individuals from being enrolled on both the House of Assembly roll and the General Manager’s Roll. • Ensures the principle of “one person, one vote” applies consistently in local government elections.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support from councils, individuals, and TEC. • Submissions emphasised fairness, integrity, and democratic equality. • A small number of submissions called for further restriction of eligibility to exclude corporate nominees altogether. • TEC confirmed it can implement controls to enforce single enrolment.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Legislative provisions will reinforce one vote per person and support TEC compliance and enforcement systems.
Council Response	Supported

Reform 10: Require new candidates to complete a pre-nomination training course approved by the Director of Local Government.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Reform Overview	<ul style="list-style-type: none"> • Requires all intending candidates (except incumbent councillors) to complete a prescribed training module before nominating. • Aims to improve candidate preparedness and understanding of local government roles and responsibilities.
Summary of Feedback	<ul style="list-style-type: none"> • Limited support across submissions. • Submissions highlighted the benefits of informed candidacy and improved governance. • Suggested the training be accessible online and available in multiple formats. • Some called for training to be required for all candidates, including incumbents, at the first election following the reform.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Training will be designed to be practical and inclusive, with consideration given to transitional arrangements for incumbent councillors.
Council Response	To improve inclusivity, a grace period of 7 days to complete the training will accommodate candidates that register late.

Better quality of public information at elections

Reform 11: Require that the Tasmanian Electoral Commission provides all people submitting a notice of nomination the opportunity to provide a candidate information statement (in an approved format, providing prescribed information) and that the Commission is to publish candidate information through appropriate means.

Reform Overview	<ul style="list-style-type: none"> • Mandates the TEC to offer all candidates the opportunity to submit a candidate statement. • Requires the TEC to publish these statements in an accessible format to inform voters.
Summary of Feedback	<ul style="list-style-type: none"> • TEC noted it already provides this opportunity in practice and questioned the need to legislate it. • TEC suggested that candidate obligations (such as lodgement timing) remain their responsibility. • Some feedback supported legislating the requirement to ensure consistency and transparency. • Submissions emphasised that the published information helps voters make informed choices.
Department Response	<ul style="list-style-type: none"> • Reform will not proceed. • Candidates will still be able to lodge a candidate information statement under existing practices, however this will not be legislated.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Council Response	Reform will not proceed. No further response required from Council.
------------------	--

Reform 12: Enable the Director of Local Government to publish council performance statements during election periods.

Reform Overview	<ul style="list-style-type: none"> • Enables the Director of Local Government to publish factual statements about council performance during an election period. • Intended to provide electors with accurate, non-political information that may support informed voting.
Summary of Feedback	<ul style="list-style-type: none"> • Concerns were raised about timing and the potential perception of political interference. • Much of the opposition feedback cited risks to the neutrality of the election period. • Some stakeholders supported improved transparency, but recommended performance reporting occur outside caretaker periods.
Department Response	<ul style="list-style-type: none"> • Reform will not proceed. • Transparency around council and councillor performance will be pursued through other mechanisms outside of the election period to avoid perceptions of influence or bias.
Council Response	Reform will not proceed. No further response required from Council.

Reform 13: Establish that nomination by a registered party is to be included in the information published by the Tasmanian Electoral Commission and printed on the ballot paper.

Reform Overview	<ul style="list-style-type: none"> • Provides that candidates formally nominated by a registered political party would be identified as such on the ballot paper. • Aims to increase transparency by informing voters which candidates are officially endorsed by political parties.
Summary of Feedback	<ul style="list-style-type: none"> • Mixed feedback. • TEC opposed the reform, citing concerns about increased administrative complexity, and attendant cost increases (such as larger ballot papers).
Department Response	<ul style="list-style-type: none"> • Reform will not proceed. • Instead, information about party endorsement will be included in the legislated TEC candidate information booklet, ensuring voters are informed while avoiding additional ballot paper complexity and cost.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Council Response	Reform will not proceed. No further response required from Council.
------------------	--

Reform 14: Provide for candidates whose nomination form is not lodged by a registered party to request to be identified with a group name.

Reform Overview	<ul style="list-style-type: none"> • Enables candidates to nominate a group or team name (other than a registered political party) for inclusion on the ballot paper. • Intended to reflect informal candidate alliances or teams.
Summary of Feedback	<ul style="list-style-type: none"> • Mixed feedback. • TEC opposed the reform, raising concerns about administrative complexity. • Some submissions expressed concern about the enforceability of naming conventions.
Department Response	<ul style="list-style-type: none"> • The Tasmanian Government has determined not to proceed with this reform. • Group or team names may be communicated through published candidate information and campaign materials, but not included on the ballot paper itself.
Council Response	Reform will not proceed. No further response required from Council.

**Strengthened donations disclosure and electoral advertising requirements
Reform 15: Introduce new prohibitions on the dissemination of misleading and deceptive statements (corresponding to the Electoral Act Review Final Report and the amended Section 197 of the *Electoral Act 2004*).**

Reform Overview	<ul style="list-style-type: none"> • Aligns local government electoral law with the Electoral Act by prohibiting the publication of statements that are misleading or deceptive in relation to the election process. • Aims to protect electoral integrity and voter confidence.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Submissions welcomed consistency with state election laws and the clarity this provides to candidates and electors.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • This measure strengthens trust in the election process and ensures consistency with other electoral frameworks.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Council Response	Supported.
------------------	------------

Reform 16: Remove the general restriction on publishing a candidate’s name or image without their consent.

Reform Overview	<ul style="list-style-type: none"> • Repeals an existing provision that prohibits the publication of a candidate’s name or image without their consent. • Aligns local government elections with state and federal practices where no such restriction applies.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • A few submissions raised concerns about privacy and reputational risks.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • The change modernises the electoral framework and brings it into alignment with other jurisdictions while preserving broader legal protections.
Council Response	Not supported due to political misuse.

Reform 17: Clarify the definition of electoral advertising.

Reform Overview	<ul style="list-style-type: none"> • Updates and clarifies what constitutes “electoral advertising” to ensure consistency and legal certainty. • Seeks to align definitions with the <i>Electoral Act 2004</i> and reduce ambiguity for candidates and regulators.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support from stakeholders. • Some councils and individuals requested that the definition remain broad enough to capture modern communication formats (such as social media, sponsored posts). • No significant concerns were raised.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • The updated definition will be aligned with the Electoral Act and supported by guidance from the TEC to ensure clarity and adaptability to emerging formats.
Council Response	Supported.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Reform 18: Provide that only a candidate, intending candidate, or a nominated person may incur electoral expenditure; expenditure by others to promote or procure election will be an offence.

Reform Overview	<ul style="list-style-type: none"> • Limits electoral expenditure to the candidate, intending candidate, or their formally nominated agent. • Aims to prevent unregulated third-party campaigning and increase transparency.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support from stakeholders. • Some concern about protecting candidates from liability for unauthorised third-party activity. • Some concern about how the reform will be adequately implemented.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Safeguards will be included to ensure candidates are not penalised for unauthorised third-party actions.
Council Response	Supported.

Reform 19: Institute authorisation requirements for electoral advertising and associated material.

Reform Overview	<ul style="list-style-type: none"> • Requires electoral advertising to include information identifying who authorised the material. • Aims to promote transparency and accountability in campaign communications.
Summary of Feedback	<ul style="list-style-type: none"> • Strong support from stakeholders. • Recognised as a standard integrity measure consistent with other jurisdictions. • No significant concerns raised.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Authorisation requirements will be clearly defined and enforced through TEC guidance.
Council Response	Supported.

Reform 20: Replace advertising expenditure limits with a general expenditure limit, with reference to the Legislative Council expenditure cap in the *Electoral Disclosure and Funding Act 2023*.

Reform Overview	<ul style="list-style-type: none"> • Replaces current advertising-specific limits with an overall cap on total electoral expenditure. • Aligns local government elections with Legislative Council spending rules.
-----------------	--

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Summary of Feedback	<ul style="list-style-type: none"> • General support from stakeholders. • Recognised as a clearer and more enforceable approach to managing campaign spending. • Some requests for detailed guidance on calculating and monitoring total expenditure.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Guidance will be developed to assist candidates in understanding and complying with the new expenditure cap.
Council Response	Supported.

Reform 21: Require that a candidate is to report expenditure made on their behalf in their electoral expenditure return, in the same manner as personal expenditure. The present requirement to attribute, in full, to each candidate featured in joint advertising will be retained.

Reform Overview	<ul style="list-style-type: none"> • Requires candidates to report not only their own spending but also any expenditure made on their behalf. • Confirms that shared advertising must be fully attributed to each candidate featured.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Seen as improving transparency and accountability. • Some stakeholders noted the need for clear instructions on how to complete returns accurately.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Guidance will be provided to clarify reporting obligations, including shared advertising attribution.
Council Response	Supported.

Reform 22: Prohibit any person from incurring any expenditure for or on behalf of a registered party with a view to promoting or procuring the election of a candidate or intending candidate.

Reform Overview	<ul style="list-style-type: none"> • Prevents third parties from incurring expenditure on behalf of a registered party to influence election outcomes. • Aims to strengthen transparency and restrict indirect or unregulated campaign spending.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Feedback noted the importance of ensuring consistency with other expenditure-related provisions.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Ensures electoral spending remains traceable and accountable.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Council Response	Supported.
------------------	------------

Reform 23: Maintain the \$50 threshold for the disclosure of gifts and benefits and extend this requirement from incumbent councillors to all candidates, who will be required to lodge donation returns with the Tasmanian Electoral Commission.

Reform Overview	<ul style="list-style-type: none"> • Extends donation disclosure obligations to all candidates. • Maintains the \$50 threshold and introduces disclosure during the election period via the TEC website.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Recognised as an important transparency measure. • Some noted administrative complexity and requested support for compliance.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • TEC will provide clear instructions and support tools to assist candidates with disclosure requirements.
Council Response	Supported.

Reform 24: Provide that it is an offence for a person other than a candidate or intending candidate to accept a gift or benefit for the purpose of promoting or procuring the election of a candidate, or for the dominant purpose of influencing the way electors vote in an election; and that it is an offence to make a gift or donation to a person other than a candidate or intending candidate for this purpose.

Reform Overview	<ul style="list-style-type: none"> • Prohibits indirect donations through intermediaries or third parties. • Aims to ensure all electoral donations are transparent and reported through candidates.
Summary of Feedback	<ul style="list-style-type: none"> • Support from councils and individuals for closing donation loopholes. • TEC raised concerns about administrative complexity and suggested responsibility may be better placed with councils or OLG. • Some concern about enforceability and overlap with existing regulatory responsibilities.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Intended to provide a simpler alternative to third-party campaigner registration schemes. • Implementation details will consider TEC's role and administrative resourcing.
Council Response	Supported.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Reform 25: Provide that it is an offence for a councillor, intending candidate or candidate, at any time, to accept a donation for the purpose of promoting or procuring the election of a candidate or intending candidate at a local government election:

- over \$50, including services or goods valued in kind, without recording the basic details of that donor
- over \$50 in cash
- over \$50 from a foreign donor.

Reform Overview	<ul style="list-style-type: none"> • Introduces clear donation limits and record-keeping obligations. • Prohibits cash and foreign donations above \$50 and ensures traceability.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support for integrity and transparency purposes. • TEC raised concerns if they were required to manage disclosures across the council term, noting administrative complexity and precedent from other jurisdictions.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Gifts and donations for incumbent councillors will continue to be managed under the existing framework set out in the Local Government Act. • The TEC will not need to have a role in gifts and donations registers for councils outside of election periods.
Council Response	Supported.

Other changes to support the integrity of elections

Reform 26: Provide that a local government election or by-election may not be held such that the polling period overlaps the date of a Tasmanian or Australian Government parliamentary election.

Reform Overview	<ul style="list-style-type: none"> • Prevents overlap between local government elections and state or federal parliamentary elections. • Aims to avoid voter confusion and administrative pressure.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support for integrity and transparency purposes. • Recognised as a sensible measure to protect electoral integrity and manage resourcing.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Aligns with electoral best practice and supports efficient election delivery.
Council Response	Supported.

Reform 27: Provide the Tasmanian Electoral Commission with powers of investigation.

Reform Overview	<ul style="list-style-type: none"> • Grants the TEC investigative powers to enforce electoral laws effectively. • Intended to support stronger compliance and deterrence.
-----------------	---

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Seen as necessary for the Commission to fulfil its expanded responsibilities. • Some feedback noted the need for clear scope and procedural safeguards.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Powers will be clearly defined to ensure fair and proportionate enforcement.
Council Response	Supported.

Reform 28: Align electoral offences and sanctions with those in the Electoral Act.

Reform Overview	<ul style="list-style-type: none"> • Aligns the offences and penalties in the Local Government Electoral framework with those in the <i>Electoral Act 2004</i>. • Aims to ensure consistency, fairness, and legal clarity across electoral systems.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Viewed as necessary to streamline enforcement and promote consistent standards. • No significant concerns raised.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Consistent penalties will support better understanding and enforcement of electoral rules.
Council Response	Supported.

Reform 29: Provide a statutory caretaker framework, applying from the notice of election to the date of the issue of the certificate of election for all elections other than by-elections and countbacks.

Reform Overview	<ul style="list-style-type: none"> • Establishes a formal caretaker period during elections. • Aims to prevent councils from making major decisions that could influence electoral outcomes.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Recognised as standard electoral practice that supports fairness and transparency. • Some submissions requested clarification on the caretaker timeframe and scope of decisions affected.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Guidance will clarify caretaker obligations and ensure consistent application across councils. • Caretaker provisions will be included in the <i>Local Government Act 1993</i>, as they relate to the operational decisions of councils as opposed to the conduct of elections.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Council Response	Supported.
------------------	------------

Reform 30: Provide that during the caretaker period, prohibit a council from making any major policy or financial decisions, namely decisions:

- relating to the appointment, reappointment, remuneration or termination of a general manager (except acting appointments)
- committing the council to expenditure greater than 1 per cent of general revenue or \$100,000 (whichever is greater)
- directing council resources to influence voting
- relating to matters that could reasonably be deferred, except for statutory or routine operational decisions.

Reform Overview	<ul style="list-style-type: none"> • Prohibits councils from making major decisions during the caretaker period to avoid perceptions of bias or misuse of position. • Defines clear limits on financial, staffing, and policy decisions.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Seen as an important safeguard for electoral fairness. • Some councils requested clarification on what constitutes “routine operational” decisions.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Supporting guidance will be provided to ensure consistent and practical application.
Council Response	Supported.

Reform 31: Provide that during the caretaker period, it is an offence for a council to:

- publish any material promoting any candidate or group of candidates, or seeking to influence voters
- publish material related to the election other than information promoting participation or official electoral process information
- make council resources available to benefit one candidate over others.

Reform Overview	<ul style="list-style-type: none"> • Prohibits councils from using their platforms or resources to influence election outcomes during the caretaker period. • Ensures councils maintain neutrality.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Seen as a necessary integrity safeguard. • Requests for guidance on acceptable communication during the period.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • TEC and OLG will develop guidance to support compliant council communication practices.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

Council Response	Supported
------------------	-----------

Reform 32: Provide that major policy or financial decisions of a council during the caretaker period are of no effect, and provide that persons who incur loss or damage due to an ineffectual decision of a council, who acted in good faith, are entitled to recover compensation from the council.

Reform Overview	<ul style="list-style-type: none"> • Invalidates major decisions made by councils during the caretaker period. • Allows compensation for affected parties who relied on such decisions in good faith.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Recognised as a necessary enforcement mechanism to support the caretaker provisions. • Some requests for further detail on liability and compensation processes.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Implementation will include guidance to councils on the operation of the framework. • Councils will remain responsible for obtaining their own legal or financial advice where required in relation to potential liability or compensation claims.
Council Response	Supported.

Reform 33: Increase the proportion of electors signing a petition required to compel a council to hold an elector poll to 20 per cent; while restricting the matters about which an elector poll may be held to matters with a legitimate connection to the exercise of a council’s functions or powers or to the incorporation of the council, as determined by the council.

Reform Overview	<ul style="list-style-type: none"> • Raises the petition threshold for triggering elector polls and limits poll topics to council-related matters. • Aims to reduce misuse and align polls with council responsibilities.
Summary of Feedback	<ul style="list-style-type: none"> • Mixed feedback from councils and stakeholders. • Some supported the reform as a way to ensure elector polls remain focused and relevant. • Others raised concerns about restricting democratic participation and increasing the threshold too far.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Clear criteria and explanatory materials will be developed to ensure community understanding and consistent application.
Council Response	Supported if limited to electoral polls and excludes Part 6, Division 1 of the Local Government Act.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

OFFICER'S RECOMMENDATION

That Council:

1. Endorses the Council's response to each of the Reforms as contained in the report above.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 INFRASTRUCTURE AND OPERATIONS

Nil.

10 CORPORATE AND COMMUNITY

Nil.

11 STRATEGY, PERFORMANCE AND DEVELOPMENT

11.1 ELECTION CARETAKER PERIOD POLICY- GTC-C-21

REPORT AUTHOR:	Director- Strategy Performance & Development- Mr R. Dunn General Manager- Mr S.Power
REPORT DATE:	16 February 2026
FILE NO:	14.33
ATTACHMENTS:	1. Election Caretaker Period GT C- C-21 [11.1.1 - 6 pages]

SUMMARY

The purpose of this report is to provide Council with the revised GTC-C-21 Election Caretaker Period Policy (Previously GTC-25) for adoption.

BACKGROUND

It is intended that all Council's existing policies and strategies will be reviewed in relation to their purpose, objective and alignment in accordance with the requirements of Council's GTC-12 Policy Development, Approval and Review Policy and any other legislative change that may occur.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

29. Capable leadership in communities
- i. Communities have skilled leaders and contemporary leadership practices that guide change and manage complexity
 - ii. Council is capable, nimble, well-resourced and responsive
 - iii. Courage, kindness and determination is fostered when working through challenges and opportunities

OFFICER'S COMMENTS

The policy was last reviewed in 2022. Administrative changes were made along with moving the policy into the new template.

CONSULTATION

Consultation was held with elected members at the 10 February Workshop with amendments made in accordance with feedback received.

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the proposed GTC-C-21 Election Caretaker Period Policy.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

11.2 CONSIDERATION - EAST BEACH FORESHORE, LOW HEAD - CROWN AGREEMENT

REPORT AUTHOR:	Coordinator – Development Services - Miss T. Burt
REPORT DATE:	17 th February 2026
FILE NO:	52.1
ATTACHMENTS:	1. Low Head - East Beach - Council Lease of Crown Land at East Beach, Low Head Contract [11.2.1 - 30 pages]

SUMMARY

The purpose of this report is to seek consent to enter into a ten (10) year agreement with the Crown regarding the East Beach Foreshore BBQ Area.

BACKGROUND

The East Beach foreshore BBQ area is located along East Beach Road at Low Head. This site is currently used for public recreation. Council maintains this property along with the assets on it including but not limited to bbq facilities, seating, tables, structures and beach access (ramp).

The lease Council held on this site expired on the 31st December 2025. The lease did not contain a renewal clause therefore a new agreement is required. It will transfer into a holding over period until a new application is processed.

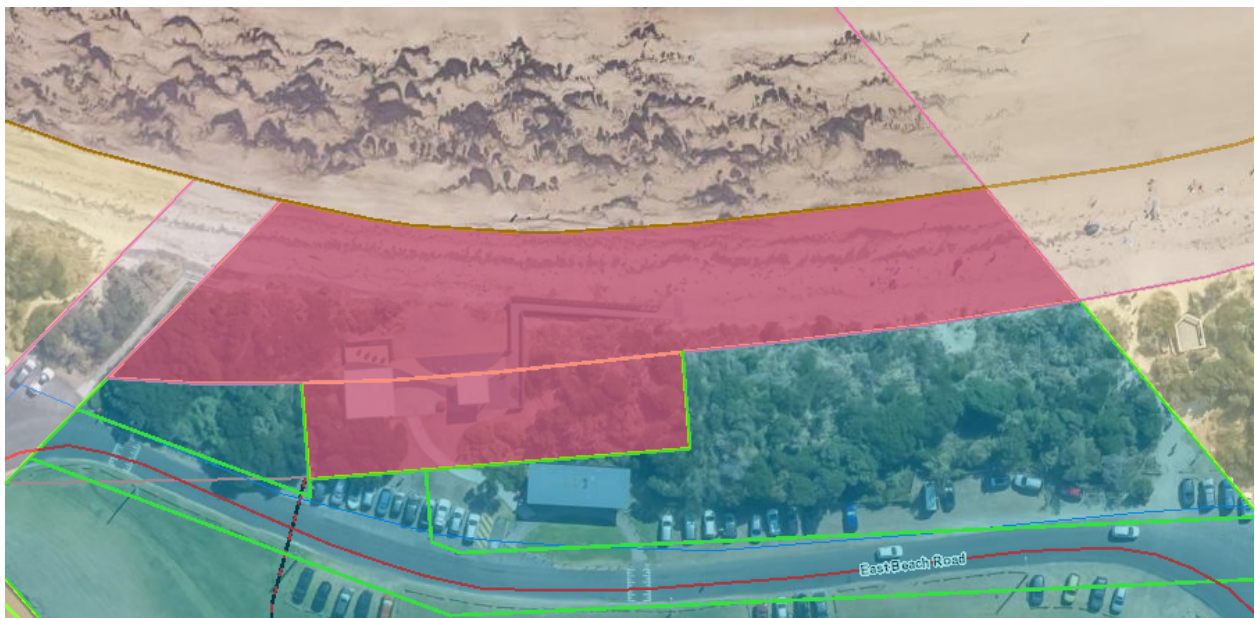


Figure 1: Site (red area)

STRATEGIC PLAN

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

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

Future Direction Three - Community Pride

23. All communities take pride in their place
- i. There is community pride in place, who we are, what we do and how we do it
 - iii. The design and maintenance of public spaces and places reinforces community identity and reputation

Future Direction Three - Community Pride

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Agreements are entered into in accordance with the *Crown Land Act 1976* and conditions of the agreement are within the agreements themselves.

If Council wishes to continue to use and maintain these facilities, agreements are a statutory requirement.

Section 175 of the *Local Government Act 1993* provides:

'A council may purchase or lease land for any purpose which it considers to be of benefit to the council or the community.'

RISK CONSIDERATIONS

Recognised risks associated with a lease require that Council is responsible for the ongoing maintenance of the area and any facilities to a standard that mitigates hazards and potential public liability claims.

Without an agreement in place, it limits Council's ability to legally provide maintenance to the land and infrastructure without seeking permission from the Crown on an as needs basis.

FINANCIAL IMPLICATIONS

Financial implications include maintenance, upkeep and any works to the sites which will require Crown consent.

Rent (and associated other agreement costs such as legal and valuation) will generally only be charged to Council if the agreement is for a commercial or income producing purpose. If the purpose is for community benefit i.e. public recreation, there is no legal cost for Council and the annual rent will be \$1.00 if and when demanded (this has not been demanded in the past).

George Town Council
2026 02 24 Ordinary Council Meeting
Agenda

If Council does not wish to enter into an agreement, any improvements may need to be removed and the site remediated to the Crown's satisfaction.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

In accordance with the Diversity, Equitable Access and Inclusion Policy, Council has the opportunity to provide fair and equal access for people within its community, regardless of their individual needs. Accessible recreational spaces, buildings and infrastructure enhances livelihood for people with disabilities, parents with children (strollers), elderly, people with temporary injuries, whilst also augmenting Occupational Health and Safety requirements.

Providing recreational facilities significantly increases the accessibility of recreational opportunities for all members of the community.

CONSULTATION

Community consultation is not required to enter into an agreement.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Entering into and renewing agreements demonstrates Council's commitment to enhancing public open space and maintaining infrastructure in alignment with its endorsed plans and strategies.

Holding agreements over land grants the Council the authority to make decisions regarding the land's use and improvements, subject to Crown consent.

When Council enters into such agreement, it assumes responsibility for the maintenance of the site for the period of the agreement.

At any given time, Council can request to cancel or alter an agreement, however the cancellation of an agreement would be subject to approval from the Minister's delegate and is not guaranteed.

Within the application, a request will be made to include a renewal options clause in the new agreement.

If the recommendation is approved by Council, a new agreement will be prepared by the Minister of the Information and Land Services Division of the Department of Primary Industries, Parks, Water and Environment for sealing and signing.

OFFICER'S RECOMMENDATION

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

That Council:

1. Accepts responsibility for and authorises the General Manager to enter into a ten year agreement for the East Beach Foreshore Area, with options for renewal.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 17 February 2026

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
<i>January</i>	26	Hosted the Australia Day Citizenship and Civic Ceremony
	27	Chaired Council Workshop
	27	Chaired Ordinary Council meeting
	29	Tamar FM Interview
<i>February</i>	4	Attended launch of TEMT Masterplan
	6	Met with Federal Member for Bass Jess Teesdale
	6	Met with Office of Coordinator General and General Manager re Investment Opportunities
	7	Attended Charles Millen Photography Exhibition – Jim Mooney Gallery
	9	Met with General Manager GFG Liberty and GTC General Manager
	9	Met with Commander and New Inspector TasPolice
	10	Chaired Council Workshop
	11	Met with Minister for Local Government Kerry Vincent MLC
	11	Met with Dr George Razay MP
	11	Met with Cecily Rosol MP
	12	Attended NTDC Board Meeting
	16	Attended media announcement at Bell Bay
	16	Attended Bell Bay Response Team meeting
	16	Met with CEO NTDC
	16	Tamar FM interview with the Premier
	16	Attended function with the Premier at the George Town Football Club
	17	Attended Regional Cabinet meeting held at George Town
Deputy Mayor Cr Greg Dawson		
<i>January</i>	26	Attended Australia Day Civic Ceremony
	27	Attended Council Workshop
	27	Attended Ordinary Council Meeting
<i>February</i>	10	Council Workshop
	17	Attended Regional Cabinet meeting
Cr Jason Orr		
<i>January</i>	26	Attended Australia Day Civic Ceremony
<i>February</i>	10	Attended George Town Chamber of Commerce AGM
	16	Attended function with Premier, the Hon Jeremy Rockliff MP & Tasmanian Cabinet Ministers

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

	17	Attended Regional Cabinet Meeting
	17	DAP & East Tamar Tourism Network Catch up

OFFICER'S RECOMMENDATION

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

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

Agenda Item 16.2 Minutes of the Closed Ordinary Council Meeting held on 27 January 2026

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

Agenda Item 16.3 Leave of Absence

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

Agenda Item 16.4 Leave of Absence

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

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

Moved:

Seconded:

VOTING

For:

Against:

**George Town Council
2026 02 24 Ordinary Council Meeting
Agenda**

17 CLOSURE

There being no further business, the meeting closed atpm.

**Cr Greg Kieser
MAYOR**