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GEORGE TOWN COUNCIL UNCONFIRMED MINUTES

Minutes of the Ordinary Council Meeting
held on **Tuesday 27 January 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.

Shane Power
GENERAL MANAGER

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Meeting Commencing at 1:00 pm

Acknowledgement of Country

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

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

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

AUDIO RECORDING OF COUNCIL MEETINGS

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

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

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

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

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

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

The Chairperson advised the meeting that:

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

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1 PRESENT

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

1.1 APOLOGIES AND LEAVE OF ABSENCE

Cr Heather Barwick
Cr Tim Harris

Director Operational Performance, Strategy & Engagement - Mr R Dunn

1.2 IN ATTENDANCE

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

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2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 16 DECEMBER 2026

Minute No. 001/26

DECISION

Moved: Cr Dawson
Seconded: Cr Mason

That the Minutes of Council's Ordinary Meeting held on 16 December 2025 numbered 171/25 to 180/25 as provided to Councillors be received and confirmed as a true record of proceedings.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

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3 LATE ITEMS

Nil.

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4 DECLARATIONS OF INTEREST

Nil

5 PUBLIC QUESTION TIME

5.1 PUBLIC QUESTION TIME PROCEDURE

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

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

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

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

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

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5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

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5.3 PUBLIC QUESTION TIME

Commenced at: 1:06 pm

Concluded at: 1:06 pm

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5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

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

Nil.

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6 GENERAL MANAGER'S DECLARATION

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

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



Shane Power
GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

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

The General Manager advised that the following administrative amendments will be made to the unconfirmed minutes:

- Ms L. Distefano's question to be included; and
- Health and Wellbeing Committee member Laura Bajurny is from Project People.

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7 PLANNING AUTHORITY

Nil.

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8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS DECEMBER 2025

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 23 December 2025
FILE NO: 14.10

Minute No. 002/26

DECISION

Moved: Cr Orr
Seconded: Cr Mason

That Council:

1. Receives the report on the Council Workshops held on the 25 November, 9 December and 16 December 2025.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

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8.2 NORTHERN TASMANIA DEVELOPMENT CORPORATION (NTDC) FUNDING AGREEMENT 2026-2029

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 24 December 2025
FILE NO: 15.40

Minute No. 003/26

DECISION

Moved: Cr Mason
Seconded: Cr Lowe

That Council:

1. Endorse the revised Northern Tasmania Development Corporation Funding Agreement for 2026-2029; and
2. Authorises the General Manager and Mayor to execute the Northern Tasmania Development Corporate Members Agreement 2026-2029.

VOTING

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

CARRIED 6 / 1

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9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

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10 CORPORATE AND COMMUNITY

10.1 GEORGE TOWN COUNCIL AUDIT PANEL COMMITTEE CONFIRMED MINUTES

REPORT AUTHOR:	Director – Corporate and Community – Mrs. C Hyde
REPORT DATE:	8 January 2026
FILE NO:	29.11

Director Corporate and Community entered the meeting at 1:17pm

Minute No. 004/26

DECISION

Moved: Cr Mason
Seconded: Cr Orr

That Council:

1. Receives and notes the Minutes of the Audit Panel meeting held on 22nd October 2025 as an accurate record of the meeting.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

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10.2 REVIEW OF THE AUDIT PANEL CHARTER

REPORT AUTHOR: Director Corporate & Community - Ms C. Hyde
REPORT DATE: 8 January 2026
FILE NO: 29.11

Minute No. 005/26

DECISION

Moved: Cr Orr
Seconded: Cr Dawson

That Council:

1. Adopt the amended Audit Panel charter provided with this report.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

The Director Corporate and Community left the meeting at 1:21 pm.

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11 STRATEGY, PERFORMANCE AND DEVELOPMENT

Nil.

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 19 January 2026

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
December	11	Presented award at South George Town Primary School end of year assembly
	11	Attended Bell Bay Response Team
	11	Presented award at Port Dalrymple School end of year assembly
	12	Opened the Art Exhibition - Christmas Traditions Near & Far at the Jim Mooney Gallery
	12	Attended and presented at the Christmas Carnival
	16	Chaired Council Workshop
	16	Chaired Ordinary Council Meeting
	17	Attended the NTARC Launch
	17	Tamar FM Interview
	17	Attended Dining with Friends – Christmas event
	20	Opened the Carols by Candlelight
Deputy Mayor Cr Greg Dawson		
December	12	Attended and judged at the Christmas Carnival
	16	Attended Council Workshop
	16	Attended Ordinary Council meeting
January	19	Spoke at the Tamar Valley Folk Festival Community Event on behalf of Council
Cr Jason Orr		
December	11	Attended the George Town Chamber of Commerce's Christmas drinks.
	12	Attended and judged at the Christmas Carnival
	16	Attended the Launceston Chamber of Commerce's Christmas drinks with the Premier

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Minute No. 006/26

DECISION

Moved: Cr Mason
Seconded: Cr Ashley

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

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

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13 PETITIONS

Nil.

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14 NOTICES OF MOTIONS

14.1 GTC-14 RATES AND CHARGES POLICY COMMUNITY CONSULTATION

Moved: Cr Archer

Council commence public consultation of Council policy *GTC-14-RATES AND CHARGES*.

The consultation will include the possibility of discontinuing the use of Averaged Area Rating methodology for the 2026/27 financial year, and any other part of the policy that is of interest to the public.

Reason:

-Sound financial management.

-Integrity of future Rates Resolutions.

Director of Corporate and Community entered the meeting at 1:32pm

DECISION

Moved: Cr Archer

Seconded: Cr Lowe

Council commence public consultation of Council policy *GTC-14-RATES AND CHARGES*.

The consultation will include the possibility of discontinuing the use of Averaged Area Rating methodology for the 2026/27 financial year, and any other part of the policy that is of interest to the public.

VOTING

For: Cr Archer and Cr Lowe

Against: Cr Kieser, Cr Ashley and Cr Mason

Abstained: Cr Dawson and Cr Orr

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15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

Cr Archer
(16 December 2025 Ordinary Council Meeting)

Cr Archer asked if a planning permit would be required for the Community Energy Upgrade project?

The Director Infrastructure and Operations took the question on notice.

Response

Planning permits will be required for this project. Council will run the planning process at the same time as the tender process to ensure grant milestones are met.

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16 COUNCIL COMMITTEE REPORTS

16.1 GEORGE TOWN HEALTH AND WELLBEING COMMITTEE MINUTES 6 OCTOBER 2025

REPORT AUTHOR:	Director – Corporate and Community – Mrs Cheryl Hyde
REPORT DATE:	8 January 2026
FILE NO:	14.7

Minute No. 007/26

DECISION

Moved: Cr Dawson
Seconded: Cr Ashley

That Council:

1. Notes the Minutes of the George Town Health and Wellbeing Committee meeting held on 6 October 2025 as an accurate record of that meeting.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

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17 CLOSED MEETING

17.1 INTO CLOSED MEETING

Minute No. 008/26

DECISION

Moved: Cr Dawson
Seconded: Cr Ashley

That Council move into closed meeting at 1:47 pm to discuss the following items:

Agenda Item 17.2 Minutes of the Closed Ordinary Council Meeting held on 16 December 2025

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

Agenda Item 17.3 Leave of Absence

As per the provisions of Regulation 47 of the Local Government (Meeting Procedures) Regulations 2025.

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

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18 CLOSURE

There being no further business, the meeting closed at 2:00pm

**Cr Greg Kieser
MAYOR**

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ABN 68 300 116 092

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
Application Number: DA 2025 / 81	Date: 10/12/2025	
PID: 10/12/2025	Zone: Low Density Residential	Permitted of Discretionary

DEVELOPMENT APPLICATION DETAILS					
Location/Address of Proposed Development:	132 Bellbuoy Beach Road, Low Head TAS 7253				
Applicant Name:	DCM				
Title Reference:	29544 / 4				
Existing Development/Use: <small>(describe the way the land is used now)</small>	Vacant Land				
Development Type:	New dwelling <input checked="" type="checkbox"/>		Outbuilding <input type="checkbox"/>		Addition/extension <input type="checkbox"/>
	Fencing <input type="checkbox"/>		Demolition <input type="checkbox"/>		Signage <input type="checkbox"/>
	Subdivision <input type="checkbox"/>		Change of use <input type="checkbox"/>		Other <input checked="" type="checkbox"/>
Description/Use:	Holiday Home which will be used for Visitor Accommodation				
New floor area:	200m ²	Total floor area:	194m ²	New building height:	7.5 m
Water Supply:	TasWater <input type="checkbox"/> Tank <input checked="" type="checkbox"/>		Wastewater:	TasWater <input type="checkbox"/> On-Site Wastewater System <input checked="" type="checkbox"/>	
Driveway/Vehicle Crossover:	Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>				
Does the application include Crown Land or access via a Crown Access License?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.		

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

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

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 29544	FOLIO 4
EDITION 5	DATE OF ISSUE 11-Nov-2020

SEARCH DATE : 06-Jan-2026

SEARCH TIME : 08.32 am

DESCRIPTION OF LAND

Parish of CHARING, Land District of DORSET
Lot 4 on Sealed Plan [29544](#)
Derivation : Part of Lot 20326 Gtd to T V Brown
Prior CT [4301/53](#)

SCHEDULE 1

[M815046](#) TRANSFER to NIYATI HARSHIL SHRIDHAR Registered
11-Nov-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [29544](#) EASEMENTS in Schedule of Easements
SP [29544](#) COVENANTS in Schedule of Easements
SP [29544](#) FENCING PROVISION in Schedule of Easements
[E240752](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 11-Nov-2020 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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FOLIO PLAN

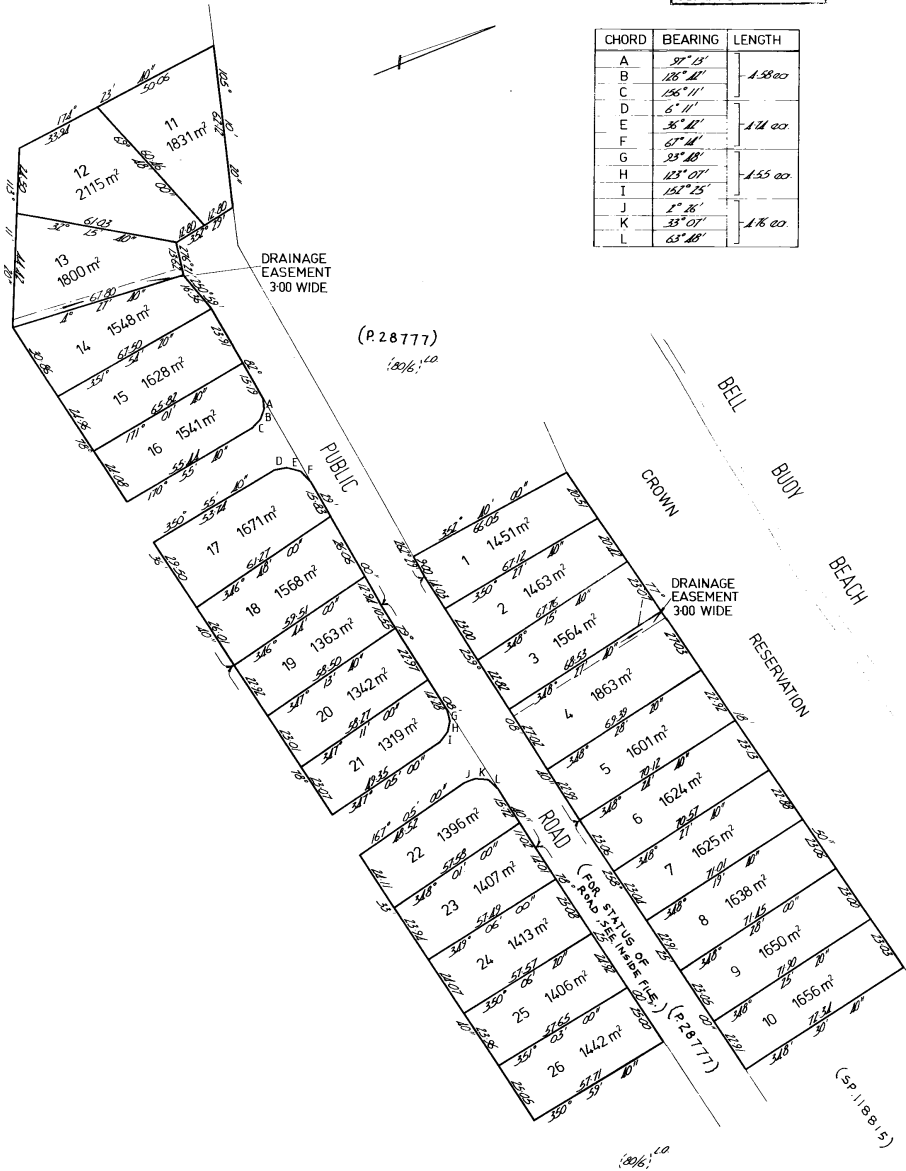
ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: <i>London Marsh Pty Ltd</i>	PLAN OF SURVEY by Surveyor <i>M. J. Ward</i> of land situated in the LAND DISTRICT OF DORSET PARISH OF CHARING SCALE 1: 1250 MEASUREMENTS IN METRES	Registered Number: 5. 29544
Title Reference: <i>CT 3451-2</i>		Approved: <i>A. King</i> Effective from: <i>25.09.2025</i>
Grantee: <i>Part of 353° 1' 2" 29" granted to Thomas Valentine Brown.</i>		Recorder of Titles

SEE SURVEY NOTES
FOR RE-MARK PLAN



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SCHEDULE OF EASEMENTS

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

S. P29544

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS THIS COPY SCHEDULE CONSISTS OF 3 PAGES

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows. Lot 13 is subject to a right of drainage (appurtenant to the balance of the land remaining in Folio of the Register Vol. 3451 Fol. 2 at the date of acceptance hereof excluding the Lots on the Plan) over COVENANTS the Drainage Easement 3.00 wide shown passing through the said Lot 13. Lot 3 and 4 are each subject to a right of drainage for the Warden Councillors and Electors of the Municipality of George Town over the Drainage Easement shown passing through the said Lot 3 and 4. *A. L. L.*

A. The owner of each Lot covenants with the Vendor London Marsh

Pty. Ltd. to the intent that the burden of this covenant may run

with and bind the Covenantors Lot and every part thereof and that

the benefit thereof shall be annexed to and devolve with each and

every part of ~~the land contained in Plan of Subdivision Regd. No.~~ *A. L. L.*

to observe the following stipulations:

1. That there shall not be erected on any such Lot any building other than a private dwelling house and buildings usually appurtenant thereto but nothing herein contained shall prevent the erection of residential flats or the erection of home units to be sold and held under the system of stratum titles.
2. That no building erected on any such Lot shall be used for any purpose other than as a private residence.
3. That there shall not be kept on any such Lot any animals other

SCHEDULE OF EASEMENTS

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

20244

than domestic animals and that the same shall not be used for the purposes of a poultry farm or commercial market garden and no greyhounds or goats shall be kept thereon.

4. That no engine or machinery worked or driven by steam gas electricity or other mechanical power and used for any trade operations shall be erected affixed or placed on any part of any such Lot and no trade or business whatsoever shall be carried on or be permitted or suffered to be carried on on any part of any such Lot but the letting of residential flats shall not be deemed a trade or business.
5. That no part of the outer walls of any building erected on any such Lot shall be constructed in cement sheeting.
6. No building erected on any such Lot shall exceed two storeys in height.
7. That there shall not be stored heaped or permitted to be excavated carried away or removed from any such Lot or any part thereof any trees logs earth clay stone gravel or sand except such as may be necessary for the purpose of road or driveway construction and levelling or filling any such Lot or for the formation of any building swimming pool or barbecue to be erected thereon.
8. That except as may be necessary for the purpose of road or driveway construction and levelling or filling any such Lot or for the formation of any building, swimming pool or barbecue to be erected thereon, not to remove from the property any vegetation which may result in any such Lot being eroded or which may cause a dust or sand nuisance and at all times to ensure that there is sufficient vegetation on any such Lot which shall prevent the happening of any such events as aforesaid.

George Town Council
2026 02 24 ORDINARY COUNCIL MEETING ATTACHMENTS
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SCHEDULE OF EASEMENTS

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



29541

9. Notwithstanding anything hereinbefore contained stipulations 1, 2 and 4 hereof shall not apply to Lot 17 to the intent that the owner thereof may conduct a shop thereon.

PROVISION
FENCING COVENANT

B. In respect of each Lot the Vendor London Marsh Pty. Ltd. shall not be required to fence.

THE COMMON SEAL of LONDON ----)
MARSH PTY. LTD. as registered -)
proprietor of the land comprised)
in Certificate of Title Regd. --)
Volume 3451 Folio 2 was hereunto)
affixed in the presence of:)



[Signature]) Director
[Signature]) Secretary

SIGNED by WESTPAC BANKING ----)
CORPORATION as Mortgagee under)
Memorandum of Mortgage No. ----)
A471042 by its Attorneys ----)
DAVID JOHN MACROW and)
DAVID LESLIE HUDSON)
under Power of Attorney No. 60/11469)
(who hereby respectively declare)
that they have received no ----)
notice of revocation of the said)
power in the presence of:)

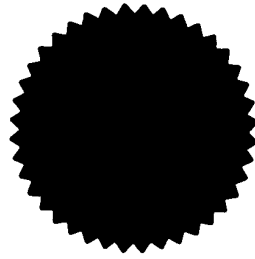
WESTPAC BANKING CORPORATION
by its Attorneys

[Signature]) MANAGER LENDING, TASMANIA DIVISION
ACTING)
[Signature]) ASSISTANT TO MANAGER LEGAL, TASMANIA DIVISION

[Signature]
BANK OFFICER, HOBART

THE COMMON SEAL of TASMANIAN --)
PERMANENT EXECUTORS AND EQUITY -)
TRUSTEES LIMITED as Mortgagee -)
under Memorandum of Mortgage No.)
A964534 was hereunto affixed by-)
order of its Board of Directors-)
in the presence of:)

[Signature]) Director
[Signature]) Director
[Signature]) Secretary



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2026 02 24 ORDINARY COUNCIL MEETING ATTACHMENTS
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SCHEDULE OF EASEMENTS

ASSISTANT RECORDER OF TITLES

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29544

This is the schedule of easements attached to the plan of London Marsh Pty Ltd
(Insert Subdivider's Full Name)

..... affecting land in

CT. 3451-2

(Insert Title Reference)

Sealed by Municipality of George Town on 18th June 1986

Solicitor's Reference

05 x 3134

[Signature]
Council Clerk/Town Clerk

George Town Council
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a | 154-156 George St
Launceston TAS 7250
e | admin@dcmtas.com.au
ABN | 76 671 142 617



Planning Department
George Town Council
16-18 Anne St
George Town, Tasmania 7253

Date: 10th December 2025

To whom it may concern,

**Proposed Residential Dwelling Development & Visitor Accommodation
- 132 Bellbuoy Beach Road, Low Head TAS 7253**

Please find attached the design drawings AND Planning Report accompanying this cover letter and application for a proposed residential dwelling with the possibly to function as visitor accommodation for the address of 132 Bellbuoy Beach Road, Low Head.

Enclosed within the report is an itemised representation addressing the relevant conditions of the Tasmanian Planning Scheme in relation to chapter 10.0 Low Density residential zone.

The development proposed in this application pertains to land described in Certificate of Title 188351/18. This land is zoned 10.0 Low Density Residential under the Tasmanian Planning Scheme..

The following information is provided to assist with the assessment of the application.

Please find attached:

- Development Application Form
- Architectural Drawing Set
- Planning Report
- Associated Property Titles

Please reach out if you have any queries.

Kind regards,

Taj Allen

dcmtas.com.au

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PROJECT:

BELLBUOY HOLIDAY HOME

dcmtas.com.au

154-156 GEORGE ST, LAUNCESTON

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DRAWING SCHEDULE

NUMBER	NAME	DATE
A00	COVER SHEET	10/12/2025
A01	CONTEXT PLAN	05/01/2025
A02	SITE PLAN	05/01/2025
A03	GROUND FLOOR PLAN	05/01/2025
A04	L01 FLOOR PLAN	10/12/2025
A05	ELEVATIONS	10/12/2025
A06	ELEVATIONS	10/12/2025
A07	MASSING	10/12/2025
A08	MASSING	10/12/2025



GENERAL INFORMATION

Accredited Architect: Jonathan Buist
 Accreditation Number: 947052254
 Certificate of Title: 32544/4
 PID: 7389653
 Soil Classification: TBC
 Wind Classification: TBC
 Alpine Area: TBC
 Bushfire-prone Area BAL rating: TBC
 Corrosive Environment: TBC
 Site Area: 1863m²
 Existing Building Area: N/A
 Proposed Building Area: 194m²
 Planning Zone: 10.0 Low Density Residential
 Heritage Listing: No

REV	DATE	DESCRIPTION
1	10 - 12 - 2025	DA SUBMISSION

DWG COVER SHEET		PROJECT NO. 25020
PROJECT BELLBUOY HOLIDAY HOME		DWG NO. A00
CLIENT HARSHIL & NIYATI SHRIDHAR	SCALE @ A3	ACCREDITATION NUMBER 947052254
ADDRESS 132 BELLBUOY BEACH RD LOW HEAD TAS 7253	DRAWN TA CHKD JB	
NOTES		

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 a: 154/156 George St, Launceston TAS 7250
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PLANNING APPLICATION



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1 MASTER SITE PLAN
1: 500

REV	DATE	DESCRIPTION
1	10 - 12 - 2025	DA SUBMISSION

DWG CONTEXT PLAN

PROJECT NO. **25020**

PROJECT BELLBUOY HOLIDAY HOME

DWG NO.

CLIENT HARSHIL & NIYATI SHRIDHAR

SCALE @ A3 1: 500

A01

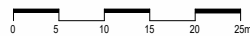
ADDRESS 132 BELLBUOY BEACH RD LOW HEAD TAS 7253

DRAWN TA
CHKD JB

ACCREDITATION NUMBER
947052254

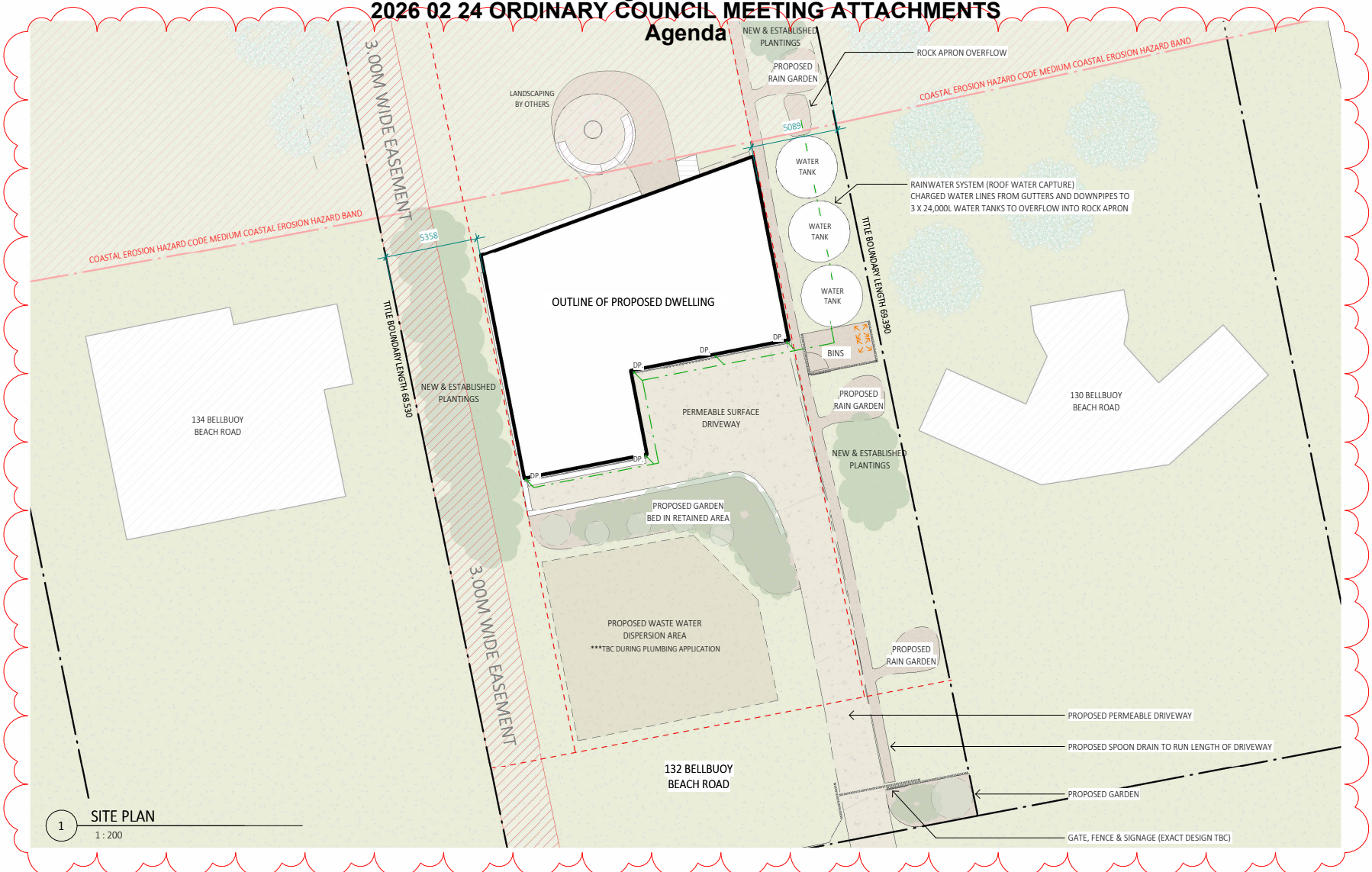
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1 SITE PLAN
1:200

PLANNING APPLICATION



REV	DATE	DESCRIPTION
1	10-12-2025	DA SUBMISSION
2	05-01-2025	RPI RESPONSE

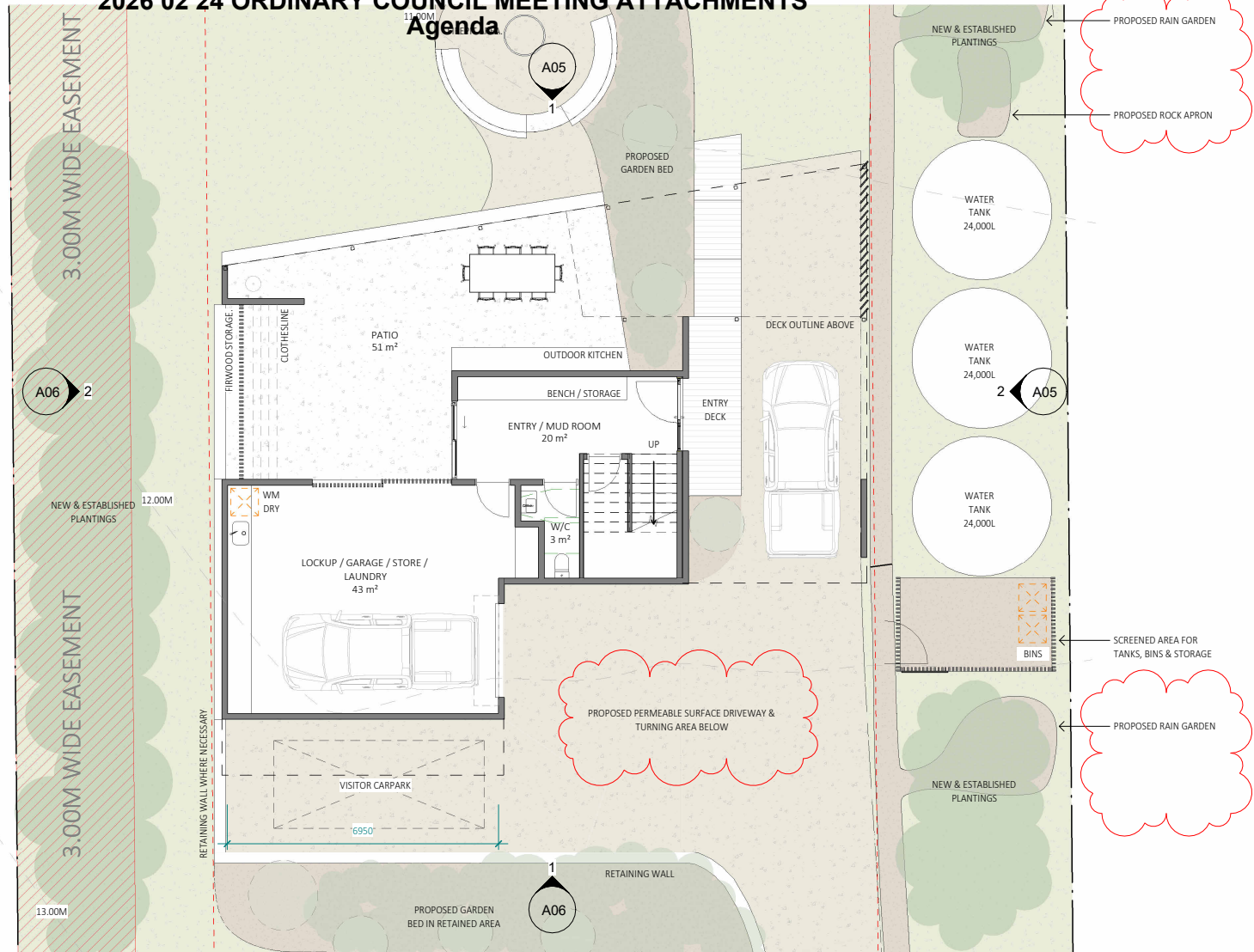


DWG	SITE PLAN
PROJECT	BELLBUOY HOLIDAY HOME
CLIENT	HARSHIL & NIYATI SHRIDHAR
ADDRESS	132 BELLBUOY BEACH RD LOW HEAD TAS 7253
SCALE @ A3	1:200
DRAWN	TA
CHKD	JB
NOTES	

PROJECT NO.	25020
DWG NO.	A02
ACCREDITATION NUMBER	947052254

Design Construction Management
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1 GROUND
 1:100

REV	DATE	DESCRIPTION
1	10-12-2025	DA SUBMISSION
2	05-01-2025	RPI RESPONSE

DWG GROUND FLOOR PLAN		PROJECT NO. 25020
PROJECT BELLBUOY HOLIDAY HOME		DWG NO. A03
CLIENT HARSHIL & NIYATI SHRIDHAR	SCALE @ A3 1:100	ACCREDITATION NUMBER 947052254
ADDRESS 132 BELLBUOY BEACH RD LOW HEAD TAS 7253	DRAWN TA CHKD JB	
NOTES		

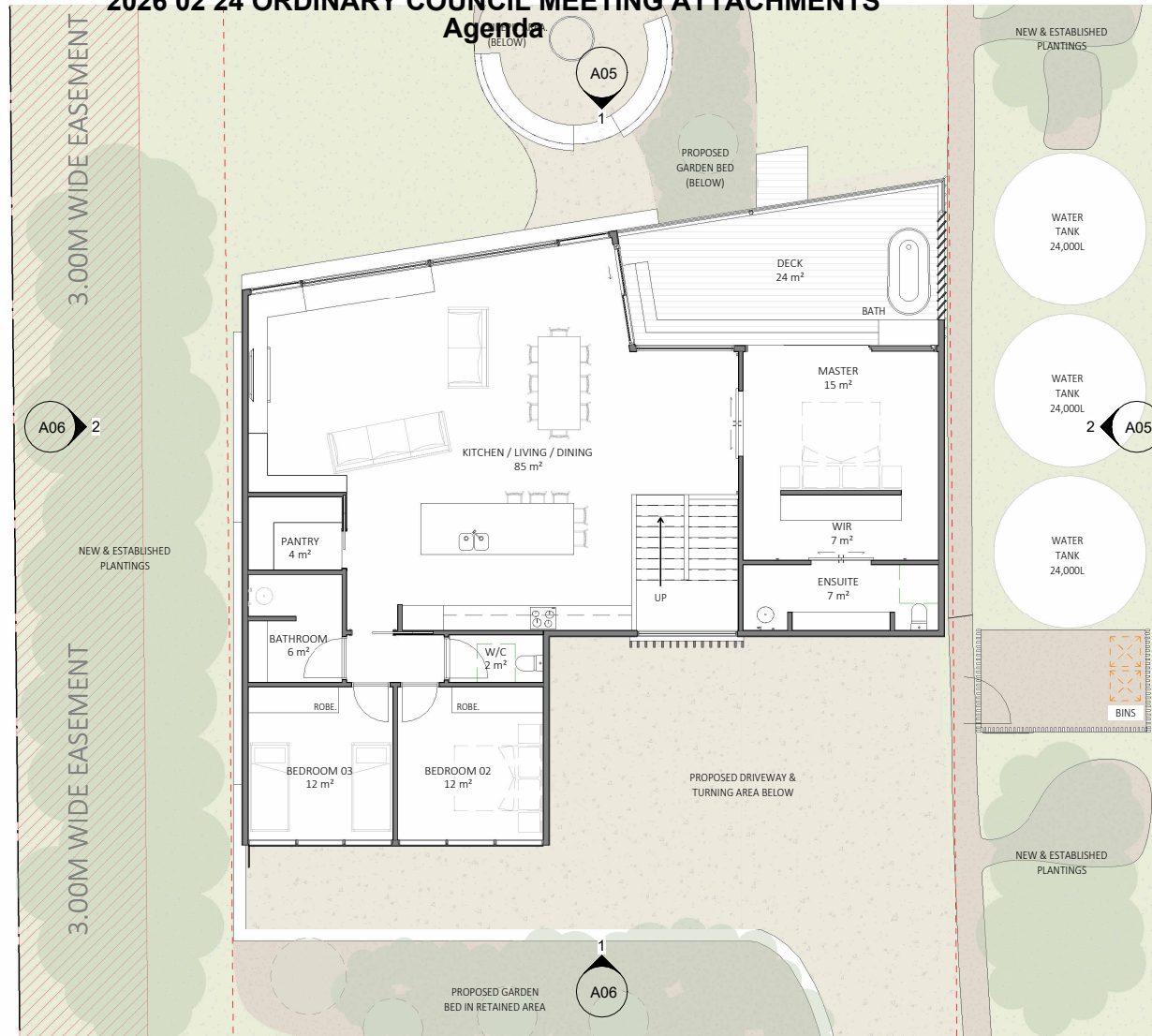
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PLANNING APPLICATION



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1 L01
1:100

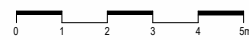
REV	DATE	DESCRIPTION
1	10-12-2025	DA SUBMISSION

DWG L01 FLOOR PLAN	
PROJECT BELLBUOY HOLIDAY HOME	
CLIENT HARSHIL & NIYATI SHRIDHAR	SCALE @ A3 1:100
ADDRESS 132 BELLBUOY BEACH RD LOW HEAD TAS 7253	DRAWN TA CHKD JB
NOTES	

PROJECT NO. 25020
DWG NO. A04
ACCREDITATION NUMBER 947052254

DCM
Design Construction Management
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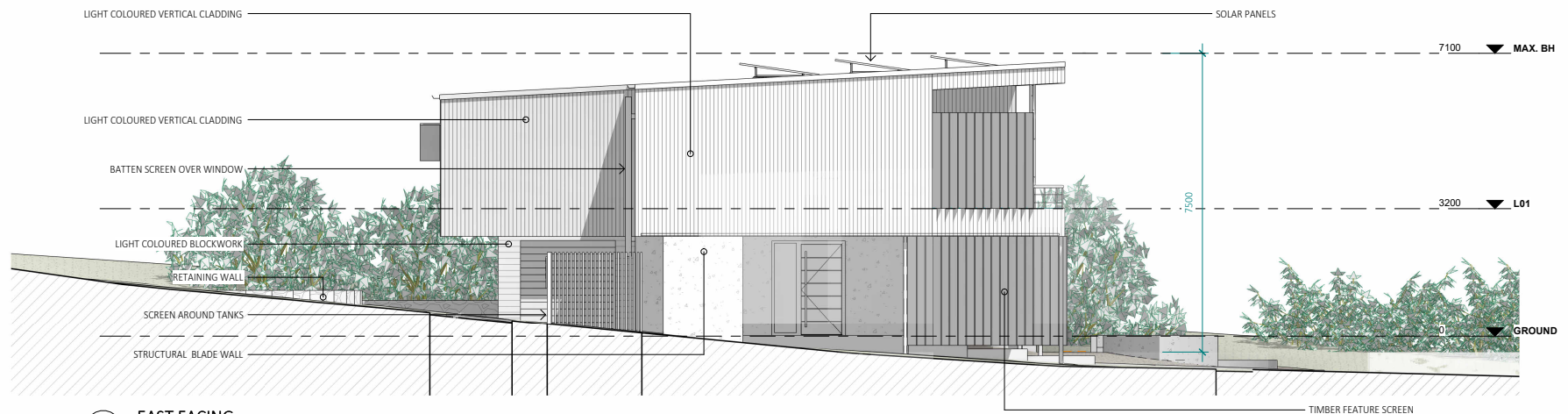
PLANNING APPLICATION



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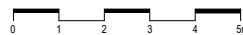


1 NORTH FACING
1 : 100



2 EAST FACING
1 : 100

REV	DATE	DESCRIPTION
1	10 - 12 - 2025	DA SUBMISSION



DWG ELEVATIONS	
PROJECT BELLBUOY HOLIDAY HOME	SCALE @ A3 1:100
CLIENT HARSHIL & NIYATI SHRIDHAR	DRAWN TA
ADDRESS 132 BELLBUOY BEACH RD LOW HEAD TAS 7253	CHKD JB
NOTES	

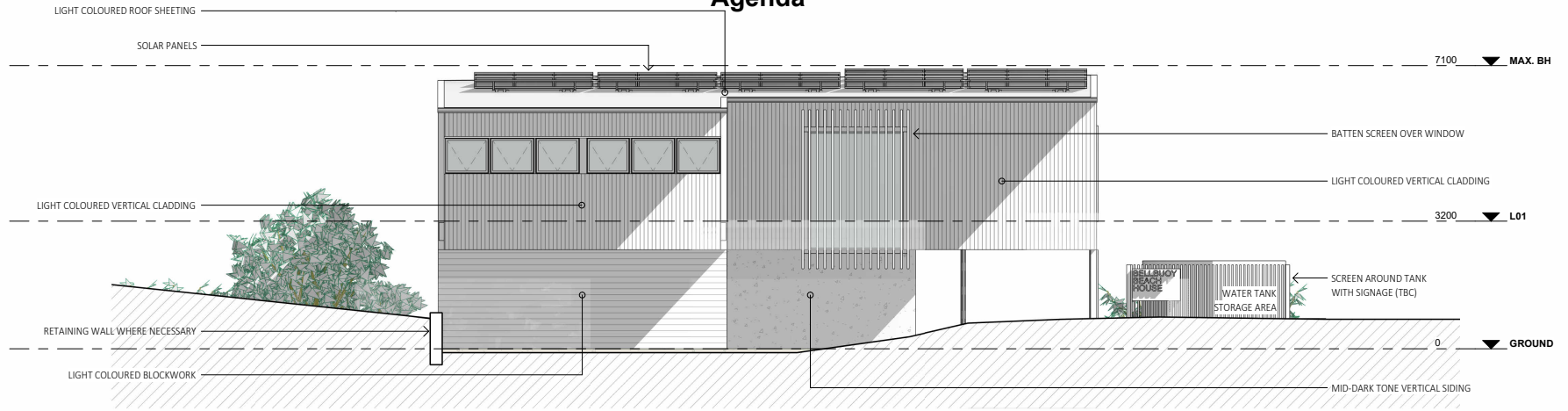
PROJECT NO. 25020
DWG NO. A05
ACCREDITATION NUMBER 947052254

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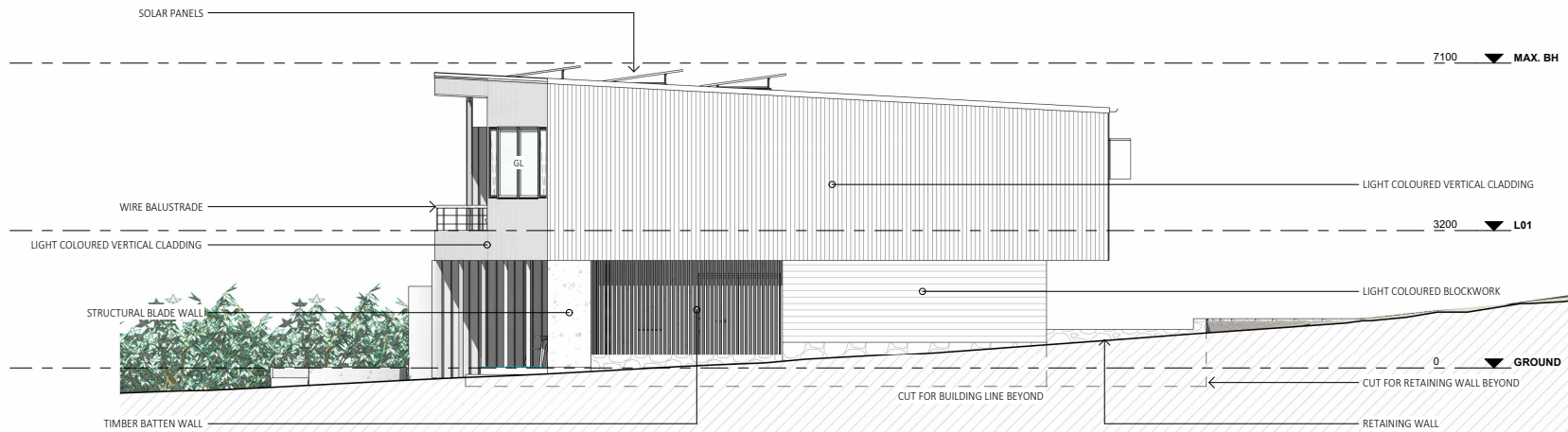
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PLANNING APPLICATION

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1 SOUTH FACING
1 : 100



2 WEST FACING
1 : 100

REV	DATE	DESCRIPTION
1	10 - 12 - 2025	DA SUBMISSION



DWG ELEVATIONS	
PROJECT	BELLBUOY HOLIDAY HOME
CLIENT	HARSHIL & NIYATI SHRIDHAR
ADDRESS	132 BELLBUOY BEACH RD LOW HEAD TAS 7253
NOTES	

SCALE @ A3 1:100

DRAWN TA
CHKD JB

PROJECT NO. **25020**

DWG NO.

A06

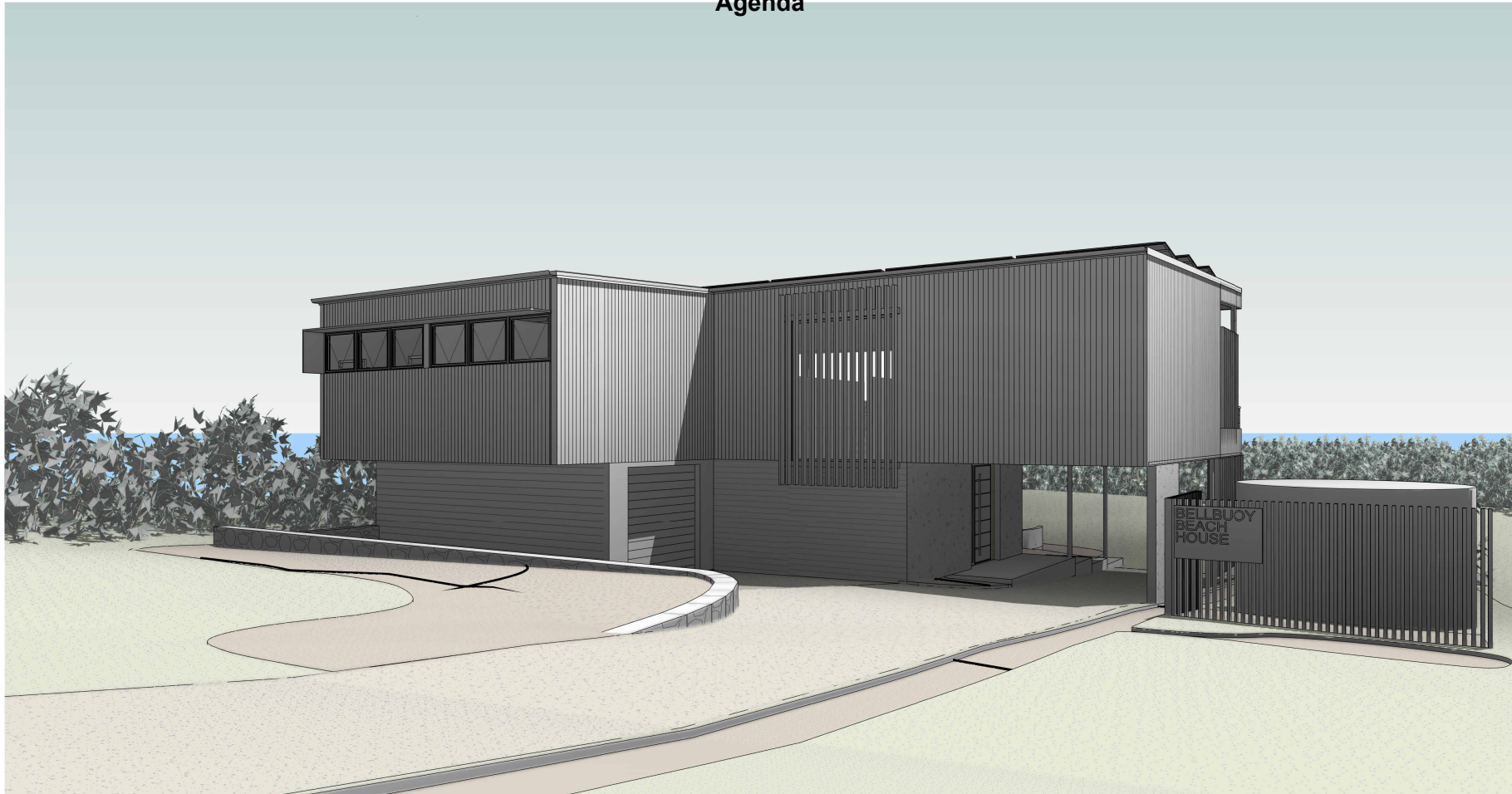
ACCREDITATION NUMBER
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**PLANNING
APPLICATION**

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1 DRIVEWAY APPROACH

**PLANNING
APPLICATION**

REV	DATE	DESCRIPTION
1	10 - 12 - 2025	DA SUBMISSION

DWG	MASSING	PROJECT NO.	25020
PROJECT		BELLBUOY HOLIDAY HOME	DWG NO.
CLIENT	HARSHIL & NIYATI SHRIDHAR	SCALE @	A3
ADDRESS	132 BELLBUOY BEACH RD LOW HEAD TAS 7253	DRAWN	TA
		CHKD	JB
NOTES		ACCREDITATION NUMBER	947052254

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1 OCEAN FACING FACADE

REV	DATE	DESCRIPTION
1	10 - 12 - 2025	DA SUBMISSION

DWG	MASSING	PROJECT NO.	25020
PROJECT		BELBUOY HOLIDAY HOME	DWG NO.
CLIENT	HARSHIL & NIYATI SHRIDHAR	SCALE	A3
ADDRESS	132 BELBUOY BEACH RD LOW HEAD TAS 7253	DRAWN	TA
		CHKD	JB
NOTES		ACCREDITATION NUMBER	947052254

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**PLANNING
APPLICATION**



Planning Report

132 Bellbuoy Beach Rd, Low Head TAS 7253

Document History
Issue date
10th December 2025

Revision details
Development Application

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e | admin@dcmtas.com.au
ABN | 76 671 142 617



1. Introduction

This report has been prepared in support of a planning exemption application under Section 57 of the Land Use Planning and Approval Act 1993.

The following application is to be read in conjunction with the following supporting documentation:

20251110 ARCHITECTURAL SET - 132 Bellbuoy submitted by **DCM- Design Construction Management**

Project Details

Address: 132 Bellbuoy Beach Road, Low Head

Property ID: 7389653

Title: 29544/4

Land Area: 1863m²

Planning Authority: Georgetown Council

Easements: 3.00m wide drainage easement (Western Boundary)

Application Status: Development Application

Existing Access: South-East Corner

Proposed Use: Residential & Visitor Accommodation

Proposed Development: Residential Dwelling

Zone: 10.0 Low Density Residential

General Overlay:

Code Overlays: Priority Vegetation Area, Bushfire-Prone Area, Medium Coastal Erosion Hazard band, Low Coastal Erosion Hazard Band

Existing Development: NIL

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Project Overview

This planning application relates to the proposed development of a residential dwelling at 132 Bellbuoy Beach Road. The proposal comprises a new two-storey dwelling and associated amenity. While the primary use will be as a family holiday home, the dwelling is also intended to operate as visitor accommodation on a short-term basis.

Project Proposal

The development includes a two-storey residential dwelling supported by associated site works, including: on-site car parking, verandah and deck areas and Access driveway. The dwelling is designed for private holiday use with the flexibility to support visitor accommodation in accordance with planning requirements.

Visitor Accommodation

The proposed building is a newly constructed residential holiday home that will also be used for visitor accommodation. With a footprint of 170m², it complies with the allowable floor area and is consistent with the residential scale and character of the area.

The design ensures no unreasonable impact on neighbouring properties. Main windows face north and south, avoiding overlooking and maintaining privacy. The two-storey form remains compatible with surrounding development and does not detract from the area's residential function.

The use will not generate noise or activity beyond what is typical for a residential setting. Access arrangements do not affect local road safety or efficiency, and no rights of way are impacted.

Overall, the proposal meets the Performance Criteria by protecting residential amenity, maintaining neighbourhood character, and ensuring safe, efficient access.

Height

The maximum height of the proposed dwelling is 7.5 m, which complies with the 8.5 m height limit under the Tasmanian Planning Scheme. Refer to the drawing set for detailed height information.

Setbacks

The Tasmanian Planning Scheme requires the following setbacks:

8m for the front and 5m for the side & rear. The proposal complies with all requirements, with the dwelling positioned: Over 5m from both side boundaries, 29m from the rear boundary and 23m from the front boundary.

All building envelope requirements are satisfied. Refer to the drawing set for further detail.

Site Coverage & Private Open Space

The dwelling occupies 10.4% of the site (194 m² footprint on an 1,863 m² title). This is well below the 30% maximum site coverage permitted under the Scheme, ensuring ample private open space is retained.

Conclusion

The proposed dwelling at 132 Bellbuoy Beach Road meets all relevant requirements of the Tasmanian Planning Scheme and adheres to a performance solution for the aim of visitor accommodation. The development complies with height, setback, and site coverage standards,

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maintains appropriate residential scale, and protects the amenity and privacy of neighbouring properties. Its intended dual use as a holiday home and visitor accommodation is consistent with the character of the area and will not generate impacts beyond those typical of residential use.

Overall, the proposal represents a well-considered, low-impact development that aligns with planning objectives and supports the orderly and sustainable use of the land.



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GEORGE TOWN COUNCIL
16-18 Anne street
GEORGE TOWN TAS 7253

23/01/2026

The General Manager

Re: Representation to DA 2025/81 – 132 Bellbuoy Beach Road, Low Head TAS 7253

Dear Sir,

We write as affected landowners to formally represent on the above referenced planning application for the construction of a two-storey dwelling to be used for short term accommodation. The properties at **130, 128, 126 and 124 Bellbuoy Beach Road**, along with some other lower lying properties, are all directly impacted by overland flow from the subject site, and we wish to ensure that any approval provided by Council properly addresses stormwater disposal, current storm water easement issues and statutory requirements before development proceeds.

1. Context of Stormwater Impacts

The subject land contains a registered stormwater easement that is currently non-functional, resulting in stormwater being shed directly onto adjacent lower lying properties, which can pond for some days. **(photos attached)** This regularly results in nuisance flooding during and after moderate and heavy rainfall events, causing environmental and property impacts. The stormwater easement documented on title has not historically functioned as intended to convey stormwater to a lawful discharge point. The subject land also forms part of a natural overland flow path during rainfall events, with sheet flow and ponding clearly evident on the land and across multiple adjoining properties during moderate to heavy rainfall. This overland flow and ground water behaviour amplifies the impact of the non-functional stormwater easement and underscores the need for properly engineered stormwater detention and lawful discharge.

Notwithstanding the existence of a stormwater easement, it is both Council practice and regulatory expectation that this easement should function as intended and a property should not allow or contribute to flooding onto third party land. Similar planning conditions routinely imposed in Tasmanian councils require that stormwater from developments be designed such that it does not contribute to flooding or cause a nuisance to adjoining landowners, with detailed engineering stormwater plans and detention systems included as a condition of permit.

2. Relevant Statutory Framework

a. Tasmanian Planning Scheme

The Tasmanian Planning Scheme comprises the State Planning Provisions and the Local Provisions Schedule that now apply within the George Town municipal area. Under the Scheme: Stormwater and land capability considerations are inherent within planning assessments. Planning provisions generally require that stormwater discharge from developments does not result in adverse impacts on surrounding land or the environment. For example, the State Planning Provisions include acceptable solutions and performance criteria for stormwater disposal that require on-site detention and overflow management so as not to cause erosion or flooding to adjoining properties.

Clause 6.11.2 of the State Planning Provisions specifically enables planning authorities like Council to impose conditions relating to “erosion, and stormwater volume and quality controls” where a site has the potential to generate off-site stormwater runoff that could cause environmental nuisance or harm. The Scheme therefore contemplates that development approvals can and should include conditions ensuring that the physical capability of land and stormwater behaviour are properly managed and mitigated.

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b. Urban Drainage and Easement Practice

While stormwater easements record a right over land for drainage, councils generally do not allow structures to be built over easements that impair function or prevent access for maintenance. Councils often require easement related approvals and demonstrate that development will not compromise maintenance access or stormwater conveyance.

Additionally, under the Urban Drainage Act 2013, along with the Urban Drainage (General) Regulations 2016, and similar Council infrastructure practices, property owners are typically obligated not to divert or dispose of stormwater in a way that causes nuisance or adversely affects neighbouring land, in addition to satisfactory management of overflow from rain water tanks. Similar provisions across Tasmanian jurisdictions prohibit directing stormwater from any source on the subject land onto another property without appropriate consent.

3. Coastal Erosion Hazard Proximity and Site Capability

We note that the subject site is located immediately adjacent to the generically mapped Coastal Erosion Hazard Line identified under the Tasmanian Planning Scheme – Coastal Hazard Mapping. While the proposal may technically fall just outside this generic hazard overlay, its immediate proximity to the coastal erosion hazard area is a material planning consideration.

Under the Tasmanian Planning Scheme - State Planning Provisions, coastal hazard mapping is intended to inform decision making not only within the hazard area itself, but also on adjacent land where coastal processes, land instability, drainage behaviour and climate related impacts may reasonably affect development outcomes.

The intent of the coastal hazard provisions is to:

Avoid development that is likely to be adversely affected by coastal processes over its expected lifespan;
Ensure development does not increase risk to people, property or infrastructure; and
Require development to be located, designed and constructed having regard to site constraints and land capability.

Given the site's close proximity to the erosion hazard line, Council is entitled and, we submit, obliged to require a demonstrated response to coastal and geotechnical risk, even though the overlay boundary is narrowly avoided, particularly in this case where the subject land is regularly affected by overland flow and flooding.

4. Geotechnical Assessment and Footing Design – AS 2870 and Related Requirements

In circumstances where land is:

Adjacent to a coastal erosion hazard area,

Subject to known stormwater flow and flooding issues,

Potentially affected by variable soil conditions, groundwater movement, or coastal influence, it is standard and appropriate for Council to require a detailed site-specific geotechnical investigation.

AS 2870 – Residential Slabs and Footings

Under the Building Act 2016, the Building Regulations 2016, and the National Construction Code 2022, as adopted in Tasmania, residential footing systems must be designed in accordance with AS 2870 – Residential slabs and footings and possibly AS 3600, unless an alternative engineered solution is approved.

AS 2870 requires:

Classification of the site (Class A, S, M, H1, H2, E or P) based on soil reactivity and ground conditions;

Consideration of abnormal moisture conditions, including surface water flow, ground water levels, poor drainage, seepage and flooding risk;

Design of footings and slabs appropriate to the site classification and environmental influences.

George Town Council
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Given the documented history of uncontrolled stormwater runoff across this site and adjoining land, and the site's proximity to coastal hazard mapping, it is reasonable to assume that abnormal moisture conditions may apply, triggering the need for:

A geotechnical report prepared by a suitably qualified engineer assessing water table levels in both winter and summer months;

A footing design certified as compliant with AS 2870 for the specific site conditions;

Consideration of deepened footings, piers, piles, drainage blankets, or other engineered solutions where required.

The water table in the area is seasonally high and tracks below inclined ground level at typically -1.500 to 2.000m in summer months and -.500 to G.L. in winter months. Hence adjacent properties with shallow open wells which contain water all year round. Following a previous weather event, flooding from the subject property immersed the pumps on these wells, requiring their replacement, at some expense to the owners. Projected increases in rainfall intensity and coastal weather events further heighten the risk of unmanaged stormwater impacts, reinforcing the need for conservative and site-specific stormwater and foundation design at the planning stage. Notwithstanding the existence of a mapped coastal erosion hazard line immediately adjacent to the site, this is a clear trigger for heightened scrutiny of site suitability, foundation design and long-term structural performance.

5. Pressure Sewer Infrastructure and Servicing Requirements

It is noted that Bellbuoy Beach is not serviced by a conventional gravity fed reticulated sewerage system. New residential development in this locality is required to connect to the TasWater pressure sewer network, which necessitates the installation of developer provided, privately owned pressure sewer infrastructure for each individual property. Instead the planning application documentation for DA 2025/81 denotes a "proposed waste water detention area" this is typically the final stage of a septic system, not permitted in the Bellbuoy Beach area.

New dwellings in this area are required to be serviced by a Pressure Sewer System incorporating:

A privately owned pump station located within the subject property;

A TasWater approved macerator pump unit and associated wet well;

Connection from the on-site pump station to the communal pressure sewer main servicing the area.

All equipment must be purchased, installed and commissioned by the property owner in accordance with TasWater technical specifications and requirements. The design, location and installation of the pressure sewer infrastructure must be coordinated with TasWater and is subject to:

Approval by TasWater as the servicing authority; and

Oversight and approval by George Town Council as part of the development and building approval process.

We are concerned that the planning application documentation for DA 2025/81 does not detail or acknowledge these mandatory pressure sewer servicing requirements, including:

The location and footprint of the on-site pump station and wet well;

Potential impacts on site layout, setbacks, and building design;

Integration with stormwater infrastructure and site drainage;

Ongoing operational, maintenance and access considerations.

The omission of this critical servicing information represents a material deficiency in the application, as sewer servicing is a fundamental component of development feasibility and site capability. Pressure sewer infrastructure has spatial, engineering and environmental implications that should be clearly documented and assessed at the planning stage, particularly for a two-storey dwelling also intended for short-term accommodation, where wastewater generation may exceed that of a standard single dwelling.

Short term accommodation use introduces variable and potentially intensified patterns of wastewater and stormwater generation compared with a single permanent dwelling, reinforcing the need for clear servicing confirmation and conservative infrastructure design.

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Requested Conditions – Pressure Sewer Servicing

Accordingly, we respectfully request that Council require the following prior to approval or commencement of works:

1. Confirmation of TasWater Servicing Requirements
Written confirmation from TasWater that the proposed development can be serviced by the existing pressure sewer network, including any capacity or upgrade requirements.
2. Detailed Pressure Sewer Design
Submission of plans showing the location, specifications and installation details of the required pressure sewer pump station, wet well and connection to the communal pressure main.
3. Integrated Services Coordination
Demonstration that pressure sewer infrastructure is appropriately coordinated with stormwater management systems, building footings, easements and access requirements.
4. Condition Precedent to Building Permit and Occupancy
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.

6. Firefighting Water Supply Infrastructure

The application documentation for DA 2025/81 fails to demonstrate compliance with mandatory firefighting water supply requirements, in that it does not identify or detail provision of a minimum 10,000 litre on site firefighting water tank.

In areas such as Bellbuoy Beach, where properties are not serviced by a fully reticulated firefighting water supply capable of meeting Tasmania Fire Service operational requirements, new dwellings are typically required to provide:

A dedicated on-site firefighting water supply (commonly a minimum 10,000 litres);
Appropriate tank construction, fittings and compliant hardstand access; and
A compliant Storz connection point for fire appliances.

The provision of firefighting water supply is a fundamental site capability and life safety matter, and its location, size and access requirements have direct implications for:

Site layout and available developable area;
Integration with stormwater infrastructure, pressure sewer pump stations and easements;
Building siting and setbacks;
Emergency access and operational safety.

While final certification is addressed at the building permit stage, Council is required at the planning stage to be satisfied that:

The site is capable of accommodating required firefighting infrastructure; and
The proposed development footprint does not preclude or constrain mandatory fire safety provisions.

The absence of any reference to a 10,000 litre fire tank or equivalent compliant firefighting water supply in the application plans and documentation represents a material omission, as it prevents Council from determining whether the site can safely and lawfully support the proposed development in its current configuration.

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It is therefore requested that Council determine that the proposal:

Does not adequately demonstrate site capability or compliance with fire-safety servicing requirements; and Accordingly, Council should either:

A. Refuse the application, on the basis that essential life safety infrastructure has not been demonstrated; or

B. Require, prior to approval, submission of:

1. Plans showing the location, capacity and specifications of a minimum 10,000 litre on-site firefighting water tank;
2. Confirmation of compliance with Tasmania Fire Service requirements, including access and connection standards;
3. Demonstration that the firefighting water supply is integrated with site layout, stormwater systems, pressure sewer infrastructure and easements.

7. Unreasonable Impact on Outlook, Amenity and Established Coastal Siting Pattern

The proposed siting of the dwelling at 132 Bellbuoy Beach Road results in an unreasonable impact on the residential amenity and outlook of the immediately adjoining property at 130 Bellbuoy Beach Road, and is inconsistent with the established coastal siting pattern along this section of Bellbuoy Beach Road.

The dwelling at 130 Bellbuoy Beach Road, which directly adjoins the subject site, has enjoyed a long-established panoramic outlook toward the eastern headland of Bellbuoy Beach for several decades. The proposed dwelling at No. 132 is sited approximately 15 metres forward of the adjacent dwelling at 130 Bellbuoy Beach Road and 8 metres forward of 134 Bellbuoy Beach Road. Although some other properties in the area are sited further toward the coast, none of these impact so blatantly on the amenity and outlook of any other dwellings in close proximity. The two storey dwelling proposed for 132 Bellbuoy Beach Road will dwarf the single level 130 Bellbuoy Beach Road. Further; the 3 - 24,000 litre water tanks typically stand 2.700m high x 3.700m in diameter, so in themselves will impact with visual dominance.

While it is acknowledged that the Tasmanian Planning Scheme does not confer a private right to a view, the Scheme does require Council to assess the impact of development on adjoining residential amenity, including loss of outlook, visual dominance and siting relationships. Outlook is a recognised component of amenity and is distinct from a proprietary right to a view.

The forward placement of the proposed dwelling represents a departure from the prevailing coastal setback pattern of adjacent dwellings, resulting in:

Unreasonable obstruction of the established coastal outlook from the immediately adjoining dwelling at No. 130;

Increased visual dominance when viewed from adjoining land;

An outcome that is not consistent with the rhythm, spacing and siting of development along this immediate section of Bellbuoy Beach Road.

The loss of outlook in this instance is not an inevitable consequence of reasonable development of the site, but arises specifically from a discretionary siting choice that advances the building footprint significantly toward the coast. A dwelling could reasonably be accommodated on the site if sited further inland, broadly in alignment with the established setback of neighbouring dwellings, thereby materially reducing amenity impacts.

In this regard, the proposal does not satisfactorily demonstrate that:

The siting appropriately responds to the existing pattern of adjacent development;

The amenity impacts on adjoining land are reasonable or proportionate;

Alternative siting options have been adequately considered to minimise adverse impacts.

The proposed forward siting is also inconsistent with sound coastal planning practice, which seeks to avoid unnecessary advancement of buildings toward the coastline where this is not required for functional or design reasons.

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On this basis, it is requested that Council determine that the proposal:

Does not adequately satisfy the performance criteria relating to residential amenity and appropriate siting, due to unreasonable loss of outlook and visual dominance impacts on adjoining land; and
Is not consistent with the established coastal development pattern in this immediate area of Bellbuoy Beach Road.

8. Short-Term Accommodation Use Requirements

The proposed dwelling is described as intended for private use and short-term accommodation (commonly referred to as “visitor accommodation”).

Under the State Planning Provisions of the Tasmanian Planning Scheme, visitor accommodation is a defined use class if the premises will provide accommodation for persons away from their normal place of residence, generally on a temporary basis.

A planning permit is normally required for visitor and short-term accommodation uses unless specific exemptions apply. In addition, applicants for this category of use must provide requisite documentation, including planning application information and, in many cases, a building self-assessment form to ensure compliance with safety and building standards.

Further to the above and much more consequent, the Certificate of Title for 132 Bellbuoy Beach Road contains **Covenant 2**, which states:

“No building erected on any such lot shall be used for any purpose other than a private residence.”

This covenant is clear, unambiguous, and ongoing in effect. It restricts both the use and occupation of any building on the land to a private residence only.

The application seeks approval to use the proposed dwelling for “visitor accommodation”, which under the Tasmanian Planning Scheme is a form of commercial or quasi-commercial residential use, involving:

Short-term occupation by transient occupants
Use by persons other than a single household
Operation for financial gain
Increased intensity of use beyond that of a private dwelling

Such a use does not meet the ordinary or planning law meaning of a “private residence” and is fundamentally inconsistent with the restriction imposed by Covenant 2.

A planning authority cannot grant a permit for a use that cannot be lawfully exercised due to a private covenant running with the land.

While covenants are private instruments, it is well established that:

A planning permit does not override or extinguish a registered covenant.

Granting approval for a use that is prohibited by covenant would result in an approval that cannot be implemented.

Council must be satisfied that a proposed use is capable of lawful operation, not merely permissible under zoning controls.

Approving visitor accommodation in these circumstances would expose Council to approving a development that is legally unenforceable and misleading, and contrary to orderly and proper planning.

The application material does not include:

Any evidence that Covenant 2 has been varied, released, or extinguished

Any application under the Land Titles Act 1980 to modify or remove the covenant

Any consent from the benefiting parties to permit non-residential use

In the absence of such action, the covenant remains binding and must be given full effect.

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The Tasmanian Planning Scheme requires Council to consider whether a proposal is:

- Appropriate for the site
- Capable of lawful operation
- Consistent with existing legal constraints on land use

A proposal that seeks approval for a use expressly prohibited by a title covenant fails these fundamental tests and cannot be supported, irrespective of any discretionary standards that might otherwise apply.

9. Requested Actions and Conditions Precedent

In light of the above, we respectfully request that George Town Council require the following as conditions precedent to any approval:

a. Comprehensive Stormwater Management Plan

Submission of detailed engineering designs and a Stormwater Management Plan prepared by a suitably qualified civil engineer demonstrating that:

All stormwater generated by the development, including from roofs, driveways, impervious surfaces and tank overflows will be directed to a lawful point of discharge without contributing flow to neighbouring properties.

Flooding impacts on adjoining properties are mitigated by remediation of the storm water easement. Any proposed stormwater infrastructure, fencing, landscaping etc. within the easement is shown not to compromise future access or Council operational needs.

b. Detailed Design of Pressure Sewer System

The location and footprint of the required pump station, wet well and boundary kit;
Integration with building layout, stormwater systems and easements;
Confirmation of TasWater capacity or servicing approval.

c. Detailed Design of Firefighting Water Supply Infrastructure

The location and footprint of the required 10,000 litre water tank;
Integration with building layout, stormwater systems, sewer system and easements;
Confirmation by TFS that the tank, hard stand and Storz connection are all compliant.

d. Siting Location

Require modification of the proposal, prior to approval, such that the dwelling footprint is relocated further inland, broadly aligning with the established building setback of adjacent dwellings.

Conditions for Short Term Accommodation

Legally ratified documentation confirming the short stay accommodation does not conflict with covenant stipulations or refusal of this use.

or;

Confirmation that the proposed use class is properly categorised under the Tasmanian Planning Scheme for visitor accommodation, and that all requirements for planning and building compliance, including safety and building self-assessment, are met before any occupancy permit is issued.

e. No Approval Without Stormwater Works

A condition that no building or construction permit, nor commencement of development or use, shall occur until stormwater management works are certified complete and functional, and evidence provided to Council demonstrating that the site and the easement inclusive, no longer shed stormwater onto neighbouring properties.

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10. Conclusion

We support development that is consistent with the statutory planning framework and which respects the rights and amenity of existing residents. However, in its current form, the application does not demonstrate adequate measures to protect adjoining properties from ongoing stormwater impacts, imposing on adjacent property and adherence to mandatory regulations. Approval that fails to require stormwater mitigation and regulatory compliance will result in unacceptable environmental and nuisance impacts contrary to the objectives of sound land use planning and community wellbeing.

We respectfully request that Council ensure these matters are fully resolved and conditioned prior to any approval or commencement of development.

Yours faithfully,

Phillip and Susan Hawksley
124 Bellbuoy Beach Road
[REDACTED]

 S. Hawksley

Enc.

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GEORGE TOWN COUNCIL
16-18 Anne street
GEORGE TOWN TAS 7253

23/01/2026

The General Manager

Re: Representation to DA 2025/81 – 132 Bellbuoy Beach Road, Low Head TAS 7253

Dear Sir,

We write as affected landowners to formally represent on the above referenced planning application for the construction of a two-storey dwelling to be used for short term accommodation. The properties at **130, 128, 126 and 124 Bellbuoy Beach Road**, along with some other lower lying properties, are all directly impacted by overland flow from the subject site, and we wish to ensure that any approval provided by Council properly addresses stormwater disposal, current storm water easement issues and statutory requirements before development proceeds.

1. Context of Stormwater Impacts

The subject land contains a registered stormwater easement that is currently non-functional, resulting in stormwater being shed directly onto adjacent lower lying properties, which can pond for some days. **(photos attached)** This regularly results in nuisance flooding during and after moderate and heavy rainfall events, causing environmental and property impacts. The stormwater easement documented on title has not historically functioned as intended to convey stormwater to a lawful discharge point. The subject land also forms part of a natural overland flow path during rainfall events, with sheet flow and ponding clearly evident on the land and across multiple adjoining properties during moderate to heavy rainfall. This overland flow and ground water behaviour amplifies the impact of the non-functional stormwater easement and underscores the need for properly engineered stormwater detention and lawful discharge.

Notwithstanding the existence of a stormwater easement, it is both Council practice and regulatory expectation that this easement should function as intended and a property should not allow or contribute to flooding onto third party land. Similar planning conditions routinely imposed in Tasmanian councils require that stormwater from developments be designed such that it does not contribute to flooding or cause a nuisance to adjoining landowners, with detailed engineering stormwater plans and detention systems included as a condition of permit.

2. Relevant Statutory Framework

a. Tasmanian Planning Scheme

The Tasmanian Planning Scheme comprises the State Planning Provisions and the Local Provisions Schedule that now apply within the George Town municipal area. Under the Scheme:

Stormwater and land capability considerations are inherent within planning assessments. Planning provisions generally require that stormwater discharge from developments does not result in adverse impacts on surrounding land or the environment. For example, the State Planning Provisions include acceptable solutions and performance criteria for stormwater disposal that require on-site detention and overflow management so as not to cause erosion or flooding to adjoining properties.

Clause 6.11.2 of the State Planning Provisions specifically enables planning authorities like Council to impose conditions relating to “erosion, and stormwater volume and quality controls” where a site has the potential to generate off-site stormwater runoff that could cause environmental nuisance or harm.

The Scheme therefore contemplates that development approvals can and should include conditions ensuring that the physical capability of land and stormwater behaviour are properly managed and mitigated.

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b. Urban Drainage and Easement Practice

While stormwater easements record a right over land for drainage, councils generally do not allow structures to be built over easements that impair function or prevent access for maintenance. Councils often require easement related approvals and demonstrate that development will not compromise maintenance access or stormwater conveyance.

Additionally, under the Urban Drainage Act 2013, along with the Urban Drainage (General) Regulations 2016, and similar Council infrastructure practices, property owners are typically obligated not to divert or dispose of stormwater in a way that causes nuisance or adversely affects neighbouring land, in addition to satisfactory management of overflow from rain water tanks. Similar provisions across Tasmanian jurisdictions prohibit directing stormwater from any source on the subject land onto another property without appropriate consent.

3. Coastal Erosion Hazard Proximity and Site Capability

We note that the subject site is located immediately adjacent to the generically mapped Coastal Erosion Hazard Line identified under the Tasmanian Planning Scheme – Coastal Hazard Mapping. While the proposal may technically fall just outside this generic hazard overlay, its immediate proximity to the coastal erosion hazard area is a material planning consideration.

Under the Tasmanian Planning Scheme - State Planning Provisions, coastal hazard mapping is intended to inform decision making not only within the hazard area itself, but also on adjacent land where coastal processes, land instability, drainage behaviour and climate related impacts may reasonably affect development outcomes.

The intent of the coastal hazard provisions is to:

Avoid development that is likely to be adversely affected by coastal processes over its expected lifespan;
Ensure development does not increase risk to people, property or infrastructure; and
Require development to be located, designed and constructed having regard to site constraints and land capability.

Given the site's close proximity to the erosion hazard line, Council is entitled and, we submit, obliged to require a demonstrated response to coastal and geotechnical risk, even though the overlay boundary is narrowly avoided, particularly in this case where the subject land is regularly affected by overland flow and flooding.

4. Geotechnical Assessment and Footing Design – AS 2870 and Related Requirements

It is standard and appropriate for Council to require a detailed site-specific geotechnical investigation in circumstances where land is:

- Adjacent to a coastal erosion hazard area,
- Subject to known stormwater flow and flooding issues,
- Potentially affected by variable soil conditions, groundwater movement, or coastal influence.

AS 2870 – Residential Slabs and Footings

Under the Building Act 2016, the Building Regulations 2016, and the National Construction Code 2022, as adopted in Tasmania, residential footing systems must be designed in accordance with AS 2870 – Residential slabs and footings and possibly AS 3600, unless an alternative engineered solution is approved.

AS 2870 requires:

- Classification of the site (Class A, S, M, H1, H2, E or P) based on soil reactivity and ground conditions;
- Consideration of abnormal moisture conditions, including surface water flow, ground water levels, poor drainage, seepage and flooding risk;
- Design of footings and slabs appropriate to the site classification and environmental influences.

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Given the documented history of uncontrolled stormwater runoff across this site and adjoining land, and the site's proximity to coastal hazard mapping, it is reasonable to assume that abnormal moisture conditions may apply, triggering the need for:

- A geotechnical report prepared by a suitably qualified engineer assessing water table levels in both winter and summer months;
- A footing design certified as compliant with AS 2870 for the specific site conditions;
- Consideration of deepened footings, piers, piles, drainage blankets, or other engineered solutions where required.

The water table in the area is seasonally high and tracks below inclined ground level at typically -1.500 to 2.000m in summer months and -.500 to G.L. in winter months. Hence adjacent properties with shallow open wells which contain water all year round. Following a previous weather event, flooding from the subject property immersed the pumps on these wells, requiring their replacement, at some expense to the owners. Projected increases in rainfall intensity and coastal weather events further heighten the risk of unmanaged stormwater impacts, reinforcing the need for conservative and site-specific stormwater and foundation design at the planning stage. Notwithstanding the existence of a mapped coastal erosion hazard line immediately adjacent to the site, this is a clear trigger for heightened scrutiny of site suitability, foundation design and long-term structural performance.

5. Pressure Sewer Infrastructure and Servicing Requirements

It is noted that Bellbuoy Beach is not serviced by a conventional gravity fed reticulated sewerage system. New residential development in this locality is required to connect to the TasWater pressure sewer network, which necessitates the installation of developer provided, privately owned pressure sewer infrastructure for each individual property. Instead, the planning application documentation for DA 2025/81 denotes a "proposed wastewater detention area" this is typically the final stage of a septic system, not permitted in the Bellbuoy Beach area.

New dwellings in this area are required to be serviced by a Pressure Sewer System incorporating:

- A privately owned pump station located within the subject property;
- A TasWater approved macerator pump unit and associated wet well;
- Connection from the on-site pump station to the communal pressure sewer main servicing the area.

All equipment must be purchased, installed and commissioned by the property owner in accordance with TasWater technical specifications and requirements. The design, location and installation of the pressure sewer infrastructure must be coordinated with TasWater and is subject to:

- Approval by TasWater as the servicing authority; and
- Oversight and approval by George Town Council as part of the development and building approval process.

We are concerned that the planning application documentation for DA 2025/81 does not detail or acknowledge these mandatory pressure sewer servicing requirements, including:

- The location and footprint of the on-site pump station and wet well;
- Potential impacts on site layout, setbacks, and building design;
- Integration with stormwater infrastructure and site drainage;
- Ongoing operational, maintenance and access considerations.

The omission of this critical servicing information represents a material deficiency in the application, as sewer servicing is a fundamental component of development feasibility and site capability. Pressure sewer infrastructure has spatial, engineering and environmental implications that should be clearly documented and assessed at the planning stage, particularly for a two-storey dwelling also intended for short-term accommodation, where wastewater generation may exceed that of a standard single dwelling.

Short term accommodation use introduces variable and potentially intensified patterns of wastewater and stormwater generation compared with a single permanent dwelling, reinforcing the need for clear servicing confirmation and conservative infrastructure design.

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Requested Conditions – Pressure Sewer Servicing

Accordingly, we respectfully request that Council require the following prior to approval or commencement of works:

1. Confirmation of TasWater Servicing Requirements
Written confirmation from TasWater that the proposed development can be serviced by the existing pressure sewer network, including any capacity or upgrade requirements.
2. Detailed Pressure Sewer Design
Submission of plans showing the location, specifications and installation details of the required pressure sewer pump station, wet well and connection to the communal pressure main.
3. Integrated Services Coordination
Demonstration that pressure sewer infrastructure is appropriately coordinated with stormwater management systems, building footings, easements and access requirements.
4. Condition Precedent to Building Permit and Occupancy
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.

6. Firefighting Water Supply Infrastructure

The application documentation for DA 2025/81 fails to demonstrate compliance with mandatory firefighting water supply requirements, in that it does not identify or detail provision of a minimum 10,000 litre on site firefighting water tank.

In areas such as Bellbuoy Beach, where properties are not serviced by a fully reticulated firefighting water supply capable of meeting Tasmania Fire Service operational requirements, new dwellings are typically required to provide:

- A dedicated on-site firefighting water supply (commonly a minimum 10,000 litres);
- Appropriate tank construction, fittings and compliant hardstand access; and
- A compliant Storz connection point for fire appliances.

The provision of firefighting water supply is a fundamental site capability and life safety matter, and its location, size and access requirements have direct implications for:

- Site layout and available developable area;
- Integration with stormwater infrastructure, pressure sewer pump stations and easements;
- Building siting and setbacks;
- Emergency access and operational safety.

While final certification is addressed at the building permit stage, Council is required at the planning stage to be satisfied that:

The site is capable of accommodating required firefighting infrastructure; and

The proposed development footprint does not preclude or constrain mandatory fire safety provisions.

The absence of any reference to a 10,000 litre fire tank or equivalent compliant firefighting water supply in the application plans and documentation represents a material omission, as it prevents Council from determining whether the site can safely and lawfully support the proposed development in its current configuration.

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It is therefore requested that Council determine that the proposal:

Does not adequately demonstrate site capability or compliance with fire-safety servicing requirements; and Accordingly, Council should either:

A. Refuse the application, on the basis that essential life safety infrastructure has not been demonstrated; or

B. Require, prior to approval, submission of:

1. Plans showing the location, capacity and specifications of a minimum 10,000 litre on-site firefighting water tank;
2. Confirmation of compliance with Tasmania Fire Service requirements, including access and connection standards;
3. Demonstration that the firefighting water supply is integrated with site layout, stormwater systems, pressure sewer infrastructure and easements.

7. Unreasonable Impact on Outlook, Amenity and Established Coastal Siting Pattern

The proposed siting of the dwelling at 132 Bellbuoy Beach Road results in an unreasonable impact on the residential amenity and outlook of the immediately adjoining property at 130 Bellbuoy Beach Road, and is inconsistent with the established coastal siting pattern along this section of Bellbuoy Beach Road.

The dwelling at 130 Bellbuoy Beach Road, which directly adjoins the subject site, has enjoyed a long-established panoramic outlook toward the eastern headland of Bellbuoy Beach for several decades. The proposed dwelling at No. 132 is sited approximately 15 metres forward of the adjacent dwelling at 130 Bellbuoy Beach Road and 8 metres forward of 134 Bellbuoy Beach Road. Although some other properties in the area are sited further toward the coast, none of these impact so blatantly on the amenity and outlook of any other dwellings in close proximity. The two storey dwelling proposed for 132 Bellbuoy Beach Road will dwarf the single level 130 Bellbuoy Beach Road. Further; the 3 - 24,000 litre water tanks typically stand 2.700m high x 3.700m in diameter, so in themselves will impact with visual dominance.

While it is acknowledged that the Tasmanian Planning Scheme does not confer a private right to a view, the Scheme does require Council to assess the impact of development on adjoining residential amenity, including loss of outlook, visual dominance and siting relationships. Outlook is a recognised component of amenity and is distinct from a proprietary right to a view.

The forward placement of the proposed dwelling represents a departure from the prevailing coastal setback pattern of adjacent dwellings, resulting in:

- Unreasonable obstruction of the established coastal outlook from the immediately adjoining dwelling at No. 130;
- Increased visual dominance when viewed from adjoining land;
- An outcome that is not consistent with the rhythm, spacing and siting of development along this immediate section of Bellbuoy Beach Road.

The loss of outlook in this instance is not an inevitable consequence of reasonable development of the site, but arises specifically from a discretionary siting choice that advances the building footprint significantly toward the coast. A dwelling could reasonably be accommodated on the site if sited further inland, broadly in alignment with the established setback of neighbouring dwellings, thereby materially reducing amenity impacts.

In this regard, the proposal does not satisfactorily demonstrate that:

- The siting appropriately responds to the existing pattern of adjacent development;
- The amenity impacts on adjoining land are reasonable or proportionate;
- Alternative siting options have been adequately considered to minimise adverse impacts.

The proposed forward siting is also inconsistent with sound coastal planning practice, which seeks to avoid unnecessary advancement of buildings toward the coastline where this is not required for functional or design reasons.

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On this basis, it is requested that Council determine that the proposal:

- Does not adequately satisfy the performance criteria relating to residential amenity and appropriate siting, due to unreasonable loss of outlook and visual dominance impacts on adjoining land; and
- Is not consistent with the established coastal development pattern in this immediate area of Bellbuoy Beach Road.

8. Short-Term Accommodation Use Requirements

The proposed dwelling is described as intended for private use and short-term accommodation (commonly referred to as “visitor accommodation”).

Under the State Planning Provisions of the Tasmanian Planning Scheme, visitor accommodation is a defined use class if the premises will provide accommodation for persons away from their normal place of residence, generally on a temporary basis.

A planning permit is normally required for visitor and short-term accommodation uses unless specific exemptions apply. In addition, applicants for this category of use must provide requisite documentation, including planning application information and, in many cases, a building self-assessment form to ensure compliance with safety and building standards.

Further to the above and much more consequent, the Certificate of Title for 132 Bellbuoy Beach Road contains **Covenant 2**, which states:

“No building erected on any such lot shall be used for any purpose other than a private residence.”

This covenant is clear, unambiguous, and ongoing in effect. It restricts both the use and occupation of any building on the land to a private residence only.

The application seeks approval to use the proposed dwelling for “visitor accommodation”, which under the Tasmanian Planning Scheme is a form of commercial or quasi-commercial residential use, involving:

- Short-term occupation by transient occupants
- Use by persons other than a single household
- Operation for financial gain
- Increased intensity of use beyond that of a private dwelling

Such a use does not meet the ordinary or planning law meaning of a “private residence” and is fundamentally inconsistent with the restriction imposed by Covenant 2.

A planning authority cannot grant a permit for a use that cannot be lawfully exercised due to a private covenant running with the land.

While covenants are private instruments, it is well established that:

A planning permit does not override or extinguish a registered covenant.

Granting approval for a use that is prohibited by covenant would result in an approval that cannot be implemented.

Council must be satisfied that a proposed use is capable of lawful operation, not merely permissible under zoning controls.

Approving visitor accommodation in these circumstances would expose Council to approving a development that is legally unenforceable and misleading, and contrary to orderly and proper planning.

The application material does not include:

- Any evidence that Covenant 2 has been varied, released, or extinguished
- Any application under the Land Titles Act 1980 to modify or remove the covenant
- Any consent from the benefiting parties to permit non-residential use

In the absence of such action, the covenant remains binding and must be given full effect.

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The Tasmanian Planning Scheme requires Council to consider whether a proposal is:

- Appropriate for the site
- Capable of lawful operation
- Consistent with existing legal constraints on land use

A proposal that seeks approval for a use expressly prohibited by a title covenant fails these fundamental tests and cannot be supported, irrespective of any discretionary standards that might otherwise apply.

9. Requested Actions and Conditions Precedent

In light of the above, we respectfully request that George Town Council require the following as conditions precedent to any approval:

a. Comprehensive Stormwater Management Plan

Submission of detailed engineering designs and a Stormwater Management Plan prepared by a suitably qualified civil engineer demonstrating that:

All stormwater generated by the development, including from roofs, driveways, impervious surfaces and tank overflows will be directed to a lawful point of discharge without contributing flow to neighbouring properties.

Flooding impacts on adjoining properties are mitigated by remediation of the storm water easement.

Any proposed stormwater infrastructure, fencing, landscaping etc. within the easement is shown not to compromise future access or Council operational needs.

b. Detailed Design of Pressure Sewer System

The location and footprint of the required pump station, wet well and boundary kit;

Integration with building layout, stormwater systems and easements;

Confirmation of TasWater capacity or servicing approval.

c. Detailed Design of Firefighting Water Supply Infrastructure

The location and footprint of the required 10,000 litre water tank;

Integration with building layout, stormwater systems, sewer system and easements;

Confirmation by TFS that the tank, hard stand and Storz connection are all compliant.

d. Siting Location

Require modification of the proposal, prior to approval, such that the dwelling footprint is relocated further inland, broadly aligning with the established building setback of adjacent dwellings.

Conditions for Short Term Accommodation

Legally ratified documentation confirming the short stay accommodation does not conflict with covenant stipulations or refusal of this use.

or;

Confirmation that the proposed use class is properly categorised under the Tasmanian Planning Scheme for visitor accommodation, and that all requirements for planning and building compliance, including safety and building self-assessment, are met before any occupancy permit is issued.

e. No Approval Without Stormwater Works

A condition that no building or construction permit, nor commencement of development or use, shall occur until stormwater management works are certified complete and functional, and evidence provided to Council demonstrating that the site and the easement inclusive, no longer shed stormwater onto neighbouring properties.

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10. Conclusion

We support development that is consistent with the statutory planning framework and which respects the rights and amenity of existing residents. However, in its current form, the application does not demonstrate adequate measures to protect adjoining properties from ongoing stormwater impacts, imposing on adjacent property and adherence to mandatory regulations. Approval that fails to require stormwater mitigation and regulatory compliance will result in unacceptable environmental and nuisance impacts contrary to the objectives of sound land use planning and community wellbeing.

We respectfully request that Council ensure these matters are fully resolved and conditioned prior to any approval or commencement of development.

Yours faithfully,



Steven Summersby and Tracey Timms
126 & 128 Bellbuoy Beach Road

████████████████████

Enc.

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GEORGE TOWN COUNCIL
16-18 Anne street
GEORGE TOWN TAS 7253

23/01/2026

The General Manager

Re: Representation to DA 2025/81 – 132 Bellbuoy Beach Road, Low Head TAS 7253

Dear Sir,

We write as affected landowners to formally represent on the above referenced planning application for the construction of a two-storey dwelling to be used for short term accommodation. The properties at **130, 128, 126 and 124 Bellbuoy Beach Road**, along with some other lower lying properties, are all directly impacted by overland flow from the subject site, and we wish to ensure that any approval provided by Council properly addresses stormwater disposal, current storm water easement issues and statutory requirements before development proceeds.

1. Context of Stormwater Impacts

The subject land contains a registered stormwater easement that is currently non-functional, resulting in stormwater being shed directly onto adjacent lower lying properties, which can pond for some days. **(photos attached)** This regularly results in nuisance flooding during and after moderate and heavy rainfall events, causing environmental and property impacts. The stormwater easement documented on title has not historically functioned as intended to convey stormwater to a lawful discharge point. The subject land also forms part of a natural overland flow path during rainfall events, with sheet flow and ponding clearly evident on the land and across multiple adjoining properties during moderate to heavy rainfall. This overland flow and ground water behaviour amplifies the impact of the non-functional stormwater easement and underscores the need for properly engineered stormwater detention and lawful discharge.

Notwithstanding the existence of a stormwater easement, it is both Council practice and regulatory expectation that this easement should function as intended and a property should not allow or contribute to flooding onto third party land. Similar planning conditions routinely imposed in Tasmanian councils require that stormwater from developments be designed such that it does not contribute to flooding or cause a nuisance to adjoining landowners, with detailed engineering stormwater plans and detention systems included as a condition of permit.

2. Relevant Statutory Framework

a. Tasmanian Planning Scheme

The Tasmanian Planning Scheme comprises the State Planning Provisions and the Local Provisions Schedule that now apply within the George Town municipal area. Under the Scheme: Stormwater and land capability considerations are inherent within planning assessments. Planning provisions generally require that stormwater discharge from developments does not result in adverse impacts on surrounding land or the environment. For example, the State Planning Provisions include acceptable solutions and performance criteria for stormwater disposal that require on-site detention and overflow management so as not to cause erosion or flooding to adjoining properties.

Clause 6.11.2 of the State Planning Provisions specifically enables planning authorities like Council to impose conditions relating to “erosion, and stormwater volume and quality controls” where a site has the potential to generate off-site stormwater runoff that could cause environmental nuisance or harm. The Scheme therefore contemplates that development approvals can and should include conditions ensuring that the physical capability of land and stormwater behaviour are properly managed and mitigated.

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b. Urban Drainage and Easement Practice

While stormwater easements record a right over land for drainage, councils generally do not allow structures to be built over easements that impair function or prevent access for maintenance. Councils often require easement related approvals and demonstrate that development will not compromise maintenance access or stormwater conveyance.

Additionally, under the Urban Drainage Act 2013, along with the Urban Drainage (General) Regulations 2016, and similar Council infrastructure practices, property owners are typically obligated not to divert or dispose of stormwater in a way that causes nuisance or adversely affects neighbouring land, in addition to satisfactory management of overflow from rain water tanks. Similar provisions across Tasmanian jurisdictions prohibit directing stormwater from any source on the subject land onto another property without appropriate consent.

3. Coastal Erosion Hazard Proximity and Site Capability

We note that the subject site is located immediately adjacent to the generically mapped Coastal Erosion Hazard Line identified under the Tasmanian Planning Scheme – Coastal Hazard Mapping. While the proposal may technically fall just outside this generic hazard overlay, its immediate proximity to the coastal erosion hazard area is a material planning consideration.

Under the Tasmanian Planning Scheme - State Planning Provisions, coastal hazard mapping is intended to inform decision making not only within the hazard area itself, but also on adjacent land where coastal processes, land instability, drainage behaviour and climate related impacts may reasonably affect development outcomes.

The intent of the coastal hazard provisions is to:

Avoid development that is likely to be adversely affected by coastal processes over its expected lifespan;
Ensure development does not increase risk to people, property or infrastructure; and
Require development to be located, designed and constructed having regard to site constraints and land capability.

Given the site's close proximity to the erosion hazard line, Council is entitled and, we submit, obliged to require a demonstrated response to coastal and geotechnical risk, even though the overlay boundary is narrowly avoided, particularly in this case where the subject land is regularly affected by overland flow and flooding.

4. Geotechnical Assessment and Footing Design – AS 2870 and Related Requirements

In circumstances where land is:

Adjacent to a coastal erosion hazard area,

Subject to known stormwater flow and flooding issues,

Potentially affected by variable soil conditions, groundwater movement, or coastal influence, it is standard and appropriate for Council to require a detailed site-specific geotechnical investigation.

AS 2870 – Residential Slabs and Footings

Under the Building Act 2016, the Building Regulations 2016, and the National Construction Code 2022, as adopted in Tasmania, residential footing systems must be designed in accordance with AS 2870 – Residential slabs and footings and possibly AS 3600, unless an alternative engineered solution is approved.

AS 2870 requires:

Classification of the site (Class A, S, M, H1, H2, E or P) based on soil reactivity and ground conditions;

Consideration of abnormal moisture conditions, including surface water flow, ground water levels, poor drainage, seepage and flooding risk;

Design of footings and slabs appropriate to the site classification and environmental influences.

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Given the documented history of uncontrolled stormwater runoff across this site and adjoining land, and the site's proximity to coastal hazard mapping, it is reasonable to assume that abnormal moisture conditions may apply, triggering the need for:

A geotechnical report prepared by a suitably qualified engineer assessing water table levels in both winter and summer months;

A footing design certified as compliant with AS 2870 for the specific site conditions;

Consideration of deepened footings, piers, piles, drainage blankets, or other engineered solutions where required.

The water table in the area is seasonally high and tracks below inclined ground level at typically -1.500 to 2.000m in summer months and -.500 to G.L. in winter months. Hence adjacent properties with shallow open wells which contain water all year round. Following a previous weather event, flooding from the subject property immersed the pumps on these wells, requiring their replacement, at some expense to the owners. Projected increases in rainfall intensity and coastal weather events further heighten the risk of unmanaged stormwater impacts, reinforcing the need for conservative and site-specific stormwater and foundation design at the planning stage. Notwithstanding the existence of a mapped coastal erosion hazard line immediately adjacent to the site, this is a clear trigger for heightened scrutiny of site suitability, foundation design and long-term structural performance.

5. Pressure Sewer Infrastructure and Servicing Requirements

It is noted that Bellbuoy Beach is not serviced by a conventional gravity fed reticulated sewerage system. New residential development in this locality is required to connect to the TasWater pressure sewer network, which necessitates the installation of developer provided, privately owned pressure sewer infrastructure for each individual property. Instead the planning application documentation for DA 2025/81 denotes a "proposed waste water detention area" this is typically the final stage of a septic system, not permitted in the Bellbuoy Beach area.

New dwellings in this area are required to be serviced by a Pressure Sewer System incorporating:

A privately owned pump station located within the subject property;

A TasWater approved macerator pump unit and associated wet well;

Connection from the on-site pump station to the communal pressure sewer main servicing the area.

All equipment must be purchased, installed and commissioned by the property owner in accordance with TasWater technical specifications and requirements. The design, location and installation of the pressure sewer infrastructure must be coordinated with TasWater and is subject to:

Approval by TasWater as the servicing authority; and

Oversight and approval by George Town Council as part of the development and building approval process.

We are concerned that the planning application documentation for DA 2025/81 does not detail or acknowledge these mandatory pressure sewer servicing requirements, including:

The location and footprint of the on-site pump station and wet well;

Potential impacts on site layout, setbacks, and building design;

Integration with stormwater infrastructure and site drainage;

Ongoing operational, maintenance and access considerations.

The omission of this critical servicing information represents a material deficiency in the application, as sewer servicing is a fundamental component of development feasibility and site capability. Pressure sewer infrastructure has spatial, engineering and environmental implications that should be clearly documented and assessed at the planning stage, particularly for a two-storey dwelling also intended for short-term accommodation, where wastewater generation may exceed that of a standard single dwelling.

Short term accommodation use introduces variable and potentially intensified patterns of wastewater and stormwater generation compared with a single permanent dwelling, reinforcing the need for clear servicing confirmation and conservative infrastructure design.

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Requested Conditions – Pressure Sewer Servicing

Accordingly, we respectfully request that Council require the following prior to approval or commencement of works:

1. Confirmation of TasWater Servicing Requirements
Written confirmation from TasWater that the proposed development can be serviced by the existing pressure sewer network, including any capacity or upgrade requirements.
2. Detailed Pressure Sewer Design
Submission of plans showing the location, specifications and installation details of the required pressure sewer pump station, wet well and connection to the communal pressure main.
3. Integrated Services Coordination
Demonstration that pressure sewer infrastructure is appropriately coordinated with stormwater management systems, building footings, easements and access requirements.
4. Condition Precedent to Building Permit and Occupancy
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.

6. Firefighting Water Supply Infrastructure

The application documentation for DA 2025/81 fails to demonstrate compliance with mandatory firefighting water supply requirements, in that it does not identify or detail provision of a minimum 10,000 litre on site firefighting water tank.

In areas such as Bellbuoy Beach, where properties are not serviced by a fully reticulated firefighting water supply capable of meeting Tasmania Fire Service operational requirements, new dwellings are typically required to provide:

A dedicated on-site firefighting water supply (commonly a minimum 10,000 litres);
Appropriate tank construction, fittings and compliant hardstand access; and
A compliant Storz connection point for fire appliances.

The provision of firefighting water supply is a fundamental site capability and life safety matter, and its location, size and access requirements have direct implications for:

Site layout and available developable area;
Integration with stormwater infrastructure, pressure sewer pump stations and easements;
Building siting and setbacks;
Emergency access and operational safety.

While final certification is addressed at the building permit stage, Council is required at the planning stage to be satisfied that:

The site is capable of accommodating required firefighting infrastructure; and
The proposed development footprint does not preclude or constrain mandatory fire safety provisions.

The absence of any reference to a 10,000 litre fire tank or equivalent compliant firefighting water supply in the application plans and documentation represents a material omission, as it prevents Council from determining whether the site can safely and lawfully support the proposed development in its current configuration.

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It is therefore requested that Council determine that the proposal:

Does not adequately demonstrate site capability or compliance with fire-safety servicing requirements; and Accordingly, Council should either:

A. Refuse the application, on the basis that essential life safety infrastructure has not been demonstrated; or

B. Require, prior to approval, submission of:

1. Plans showing the location, capacity and specifications of a minimum 10,000 litre on-site firefighting water tank;
2. Confirmation of compliance with Tasmania Fire Service requirements, including access and connection standards;
3. Demonstration that the firefighting water supply is integrated with site layout, stormwater systems, pressure sewer infrastructure and easements.

7. Unreasonable Impact on Outlook, Amenity and Established Coastal Siting Pattern

The proposed siting of the dwelling at 132 Bellbuoy Beach Road results in an unreasonable impact on the residential amenity and outlook of the immediately adjoining property at 130 Bellbuoy Beach Road, and is inconsistent with the established coastal siting pattern along this section of Bellbuoy Beach Road.

The dwelling at 130 Bellbuoy Beach Road, which directly adjoins the subject site, has enjoyed a long-established panoramic outlook toward the eastern headland of Bellbuoy Beach for several decades. The proposed dwelling at No. 132 is sited approximately 15 metres forward of the adjacent dwelling at 130 Bellbuoy Beach Road and 8 metres forward of 134 Bellbuoy Beach Road. Although some other properties in the area are sited further toward the coast, none of these impact so blatantly on the amenity and outlook of any other dwellings in close proximity. The two storey dwelling proposed for 132 Bellbuoy Beach Road will dwarf the single level 130 Bellbuoy Beach Road. Further; the 3 - 24,000 litre water tanks typically stand 2.700m high x 3.700m in diameter, so in themselves will impact with visual dominance.

While it is acknowledged that the Tasmanian Planning Scheme does not confer a private right to a view, the Scheme does require Council to assess the impact of development on adjoining residential amenity, including loss of outlook, visual dominance and siting relationships. Outlook is a recognised component of amenity and is distinct from a proprietary right to a view.

The forward placement of the proposed dwelling represents a departure from the prevailing coastal setback pattern of adjacent dwellings, resulting in:

Unreasonable obstruction of the established coastal outlook from the immediately adjoining dwelling at No. 130;

Increased visual dominance when viewed from adjoining land;

An outcome that is not consistent with the rhythm, spacing and siting of development along this immediate section of Bellbuoy Beach Road.

The loss of outlook in this instance is not an inevitable consequence of reasonable development of the site, but arises specifically from a discretionary siting choice that advances the building footprint significantly toward the coast. A dwelling could reasonably be accommodated on the site if sited further inland, broadly in alignment with the established setback of neighbouring dwellings, thereby materially reducing amenity impacts.

In this regard, the proposal does not satisfactorily demonstrate that:

The siting appropriately responds to the existing pattern of adjacent development;

The amenity impacts on adjoining land are reasonable or proportionate;

Alternative siting options have been adequately considered to minimise adverse impacts.

The proposed forward siting is also inconsistent with sound coastal planning practice, which seeks to avoid unnecessary advancement of buildings toward the coastline where this is not required for functional or design reasons.

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On this basis, it is requested that Council determine that the proposal:
Does not adequately satisfy the performance criteria relating to residential amenity and appropriate siting, due to unreasonable loss of outlook and visual dominance impacts on adjoining land; and
Is not consistent with the established coastal development pattern in this immediate area of Bellbuoy Beach Road.

8. Short-Term Accommodation Use Requirements

The proposed dwelling is described as intended for private use and short-term accommodation (commonly referred to as “visitor accommodation”).

Under the State Planning Provisions of the Tasmanian Planning Scheme, visitor accommodation is a defined use class if the premises will provide accommodation for persons away from their normal place of residence, generally on a temporary basis.

A planning permit is normally required for visitor and short-term accommodation uses unless specific exemptions apply. In addition, applicants for this category of use must provide requisite documentation, including planning application information and, in many cases, a building self-assessment form to ensure compliance with safety and building standards.

Further to the above and much more consequent, the Certificate of Title for 132 Bellbuoy Beach Road contains **Covenant 2**, which states:

“No building erected on any such lot shall be used for any purpose other than a private residence.”

This covenant is clear, unambiguous, and ongoing in effect. It restricts both the use and occupation of any building on the land to a private residence only.

The application seeks approval to use the proposed dwelling for “visitor accommodation”, which under the Tasmanian Planning Scheme is a form of commercial or quasi-commercial residential use, involving:

- Short-term occupation by transient occupants
- Use by persons other than a single household
- Operation for financial gain
- Increased intensity of use beyond that of a private dwelling

Such a use does not meet the ordinary or planning law meaning of a “private residence” and is fundamentally inconsistent with the restriction imposed by Covenant 2.

A planning authority cannot grant a permit for a use that cannot be lawfully exercised due to a private covenant running with the land.

While covenants are private instruments, it is well established that:

A planning permit does not override or extinguish a registered covenant.

Granting approval for a use that is prohibited by covenant would result in an approval that cannot be implemented.

Council must be satisfied that a proposed use is capable of lawful operation, not merely permissible under zoning controls.

Approving visitor accommodation in these circumstances would expose Council to approving a development that is legally unenforceable and misleading, and contrary to orderly and proper planning.

The application material does not include:

Any evidence that Covenant 2 has been varied, released, or extinguished

Any application under the Land Titles Act 1980 to modify or remove the covenant

Any consent from the benefiting parties to permit non-residential use

In the absence of such action, the covenant remains binding and must be given full effect.

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The Tasmanian Planning Scheme requires Council to consider whether a proposal is:

- Appropriate for the site
- Capable of lawful operation
- Consistent with existing legal constraints on land use

A proposal that seeks approval for a use expressly prohibited by a title covenant fails these fundamental tests and cannot be supported, irrespective of any discretionary standards that might otherwise apply.

9. Requested Actions and Conditions Precedent

In light of the above, we respectfully request that George Town Council require the following as conditions precedent to any approval:

a. Comprehensive Stormwater Management Plan

Submission of detailed engineering designs and a Stormwater Management Plan prepared by a suitably qualified civil engineer demonstrating that:

All stormwater generated by the development, including from roofs, driveways, impervious surfaces and tank overflows will be directed to a lawful point of discharge without contributing flow to neighbouring properties.

Flooding impacts on adjoining properties are mitigated by remediation of the storm water easement.

Any proposed stormwater infrastructure, fencing, landscaping etc. within the easement is shown not to compromise future access or Council operational needs.

b. Detailed Design of Pressure Sewer System

The location and footprint of the required pump station, wet well and boundary kit;

Integration with building layout, stormwater systems and easements;

Confirmation of TasWater capacity or servicing approval.

c. Detailed Design of Firefighting Water Supply Infrastructure

The location and footprint of the required 10,000 litre water tank;

Integration with building layout, stormwater systems, sewer system and easements;

Confirmation by TFS that the tank, hard stand and Storz connection are all compliant.

d. Siting Location

Require modification of the proposal, prior to approval, such that the dwelling footprint is relocated further inland, broadly aligning with the established building setback of adjacent dwellings.

Conditions for Short Term Accommodation

Legally ratified documentation confirming the short stay accommodation does not conflict with covenant stipulations or refusal of this use.

or;

Confirmation that the proposed use class is properly categorised under the Tasmanian Planning Scheme for visitor accommodation, and that all requirements for planning and building compliance, including safety and building self-assessment, are met before any occupancy permit is issued.

e. No Approval Without Stormwater Works

A condition that no building or construction permit, nor commencement of development or use, shall occur until stormwater management works are certified complete and functional, and evidence provided to Council demonstrating that the site and the easement inclusive, no longer shed stormwater onto neighbouring properties.

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10. Conclusion


We support development that is consistent with the statutory planning framework and which respects the rights and amenity of existing residents. However, in its current form, the application does not demonstrate adequate measures to protect adjoining properties from ongoing stormwater impacts, imposing on adjacent property and adherence to mandatory regulations. Approval that fails to require stormwater mitigation and regulatory compliance will result in unacceptable environmental and nuisance impacts contrary to the objectives of sound land use planning and community wellbeing.

We respectfully request that Council ensure these matters are fully resolved and conditioned prior to any approval or commencement of development.

Yours faithfully,

Ben Davis and Kate Millen
130 Bellbuoy Beach Road



 *k. millen*



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1 MESSAGE FROM GENERAL MANAGER

Council's financial position at 31 December 2025 remains sound and continues to support the delivery of core services and priority projects across the municipality.

Operating income for the period is \$12.605 million, representing 87.28% of the total annual budget when adjusted for the prepaid Financial Assistance Grant. Year-to-date income is slightly below budget due primarily to the timing of grant prepayments, with other revenue streams expected to trend toward budget by 30 June 2026. Operating expenditure year to date is \$8.404 million, or 53.57% of the annual budget, with expenditure tracking favourably overall due to the timing of staff recruitment, works delivery, and materials and services.

It is anticipated that Council will achieve a result close to the budgeted position by the end of the financial year.

Significant progress continues across the Capital Works Program. Works of note this quarter include the commencement of demolition and construction works for the George Town Aquatic, Health and Wellbeing Centre, continued delivery of the Old Aerodrome Road Upgrade, completion of key drainage and footpath projects, and ongoing investment in community facilities, plant replacement, and asset renewals. These projects represent a substantial and visible investment in infrastructure that supports safety, accessibility, and long-term community wellbeing.

The quarter also highlighted the strength and vibrancy of our community. Council-supported events such as the George Town Seniors Concert, Christmas Carnival, and New Year's Eve Extravaganza once again attracted strong participation and delivered opportunities for residents and visitors to come together. Our arts, youth, and wellbeing programs continue to grow in reach and impact, reinforcing Council's commitment to inclusive, community-led initiatives.

I would like to acknowledge the dedication of Council staff and volunteers, whose efforts underpin the delivery of services, programs, and projects outlined in this report. I also thank Councillors, community groups, and partners for their continued collaboration and support.

I invite you to review the highlights and detailed updates contained within this Quarterly Performance Report, which reflects Council's ongoing commitment to transparency, sound governance, and service to the George Town community.

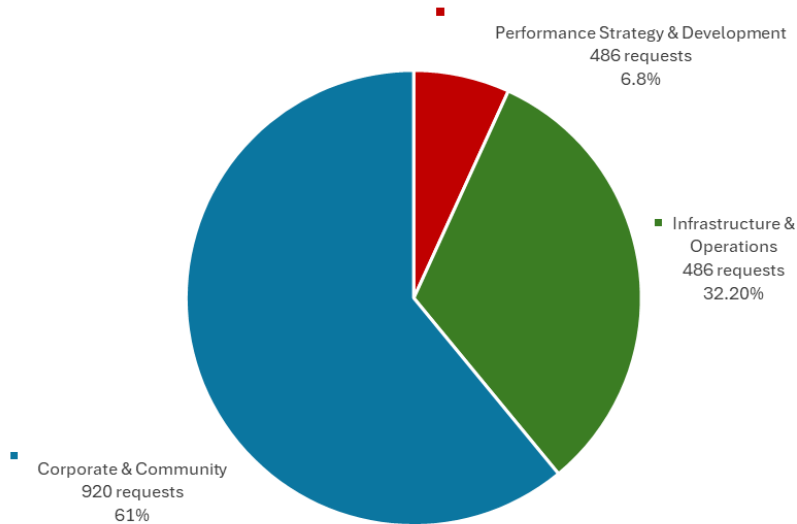
Shane Power
General Manager

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2 SERVICE DELIVERY

2.1 ORGANISATIONAL CUSTOMER SERVICE

Distribution of Requests by Directorate



Total Customer Requests	Category	Organisation Structure
920	Phone Message	Corporate and Community
1	Building	Director Infrastructure and Operations
10	Operation Centre	Director Infrastructure and Operations
11	Operation Centre - Drainage	Director Infrastructure and Operations
9	Operation Centre - Footpaths	Director Infrastructure and Operations
4	Operation Centre - Graffiti	Director Infrastructure and Operations
24	Operation Centre - Miscellaneous	Director Infrastructure and Operations
73	Operation Centre - Roads	Director Infrastructure and Operations
7	Operation Centre - Security / Vandalism	Director Infrastructure and Operations
55	Operation Centre - Trees	Director Infrastructure and Operations
28	Operation Centre - Vegetation/Reserves	Director Infrastructure and Operations
1	Parks and Waterways	Director Infrastructure and Operations
18	Technical Services	Director Infrastructure and Operations
245	Waste Services	Director Infrastructure and Operations
52	Animals	Performance, Strategy & Development
1	Environmental	Performance, Strategy & Development
3	Health	Performance, Strategy & Development
47	Rangers and Governance	Performance, Strategy & Development

TOTAL 1509

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2.2 COMMUNITY

Facilities

Facility Bookings October 2025 – December 2025

Facility bookings this quarter included birthday parties, church group meetings, social gatherings, volunteer group meetings, the Healthy George Town Program, regular group bookings and community events. The below table provides an overview of the facilities used for bookings.

	October Bookings 2025	November Bookings 2025	December Bookings 2025	Total Bookings
Memorial Hall	21	17	16	54
Graham Fairless Centre	12	14	10	36
Supper Room	6	2	2	10
Kitchen			2	2
York Cove Centre	17	19	15	51
Hillwood Hall	8	6	3	17
Jim Mooney Gallery	1	1	1	3
Macquarie Room	22	15	16	53
Regent Square			2	
Weymouth Hall		1		1
Community Centre YMCA	29	28	35	92
Bass and Flinders Maritime Museum		2		2
Windmill Point Recreation Ground		1		1
East Beach Recreation Ground			2	2
Lagoon Beach Recreation Ground			1	1
			Total	327

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Event Approvals October 2025 – December 2025

A total of 48 events were hosted across our facilities this quarter. Among these events were: The George Town Seniors Concert, ROOKE Productions Circus across Tasmania Tour, George Town Saints Netball Dinner, Trivia Night, Business Excellence Awards, Remembrance Day, Kipli Kani, Maker’s Market, MRA North Awareness Ride, Christmas Concert, Learn to Surf Lessons, Tas Gravity Enduro Series, Christmas Carnival and the New Years Eve Extravaganza.

	October Approvals 2025	November Approvals 2025	December Approvals 2025	Total Event Approvals
Memorial Hall	6	1	4	11
Graham Fairless Centre	2	1	2	5
Supper Room	6	2	4	12
Weymouth Hall		1		1
Hillwood Hall	1	2		3
Patterson Monument				
Anzac Drive		1		1
Hillwood Rock Climbing		2		2
East Beach			2	2
Lagoon Beach			1	1
Macquarie Room	2			2
Bass and Flinders Maritime Museum		2		2
Windmill Point Recreation Area		1		1
York Cove (Ferry Bvd)		1		1
Tippogoree Hills Trails			1	1
Regent Square			2	2
Jim Mooney Gallery	1			1
			Total	48

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Tourism and Events

Visitor Information Centre: Visitation and Sales

	Total:	GT	TAS	NSW/ACT	VIC	QLD	SA	WA	NT	O/SEA
October:	303	37	49	62	48	74	15	12	0	6
November:	277	19	43	57	46	57	11	16	0	28
December:	255	21	43	45	40	50	14	21	0	21
Total:	835	77	135	164	134	181	40	49	0	55

	Camping:	MTB Gear:	Souv:	Total:
October:	\$0.00	\$65.00	\$143.20	\$208.20
November:	\$0.00	\$45.00	\$401.50	\$446.50
December:	\$21.00	\$405.00	\$258.00	\$684.00
Total:	\$21.00	\$515.00	\$802.70	\$1,338.70

Watch House – Visitation and Sales

	Total:	GT	TAS	NSW/ACT	VIC	QLD	SA	WA	NT	O/SEA
October:	88	3	11	29	16	19	7	1	0	2
November:	48	5	5	4	12	15	0	3	0	4
December:	68	7	8	5	7	13	8	2	0	18
Total:	204	15	24	38	35	47	15	6	0	24

	Merchandise:	Total:
October:	\$25.00	\$25.00
November:	\$10.00	\$10.00
December:	\$17.00	\$17.00
Totals:	\$52.00	\$52.00

Bass & Flinders: Visitation and Sales

	Total:	GT	TAS	NSW/ACT	VIC	QLD	SA	WA	NT	O/S	OTHER
October:	301	13	51	78	41	75	18	11	0	14	0
November:	441	15	51	92	52	69	27	10	4	38	83
December:	297	9	60	43	54	79	18	16	0	18	0
Total:	1,039	37	162	213	147	223	63	37	4	70	83

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	Adult:	Student /Concession	Child:	Family:	Souvenir & Books:	Total:
October:	\$723.00	\$1,424.00	\$425.00	\$279.00	\$1,134.00	\$3,985.00
November:	\$936.00	\$2,584.00	\$35.00	\$145.00	\$1,870.00	\$5,570.00
December:	\$936.00	\$1,400.00	\$25.00	\$406.00	\$1,342.00	\$4,124.00
Totals:	\$2,595.00	\$5,408.00	\$485.00	\$830.00	\$4,346.00	\$13,679.00

Events:

Seniors Concert – 15th October 2025 from 1:00pm-3:30pm

On Wednesday 15 October, Council hosted the annual George Town Seniors Concert at the Memorial Hall in celebration of Seniors Week 2025. The event featured an afternoon of musical and dance performances, accompanied by afternoon tea catered by *The Missing Pieces*, a fundraiser supporting Relay for Life.

The concert showcased a range of local performers, including Bee Bop Dance Studio, Semaphore Singers, City of Launceston RSL Pipes and Drums, Garry Pengelly and Dave Bailey, providing an enjoyable and inclusive experience for attendees.



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Miniature Mariners Exhibition Opening – 7th November 2025 from 3:00pm

On Friday 7 November, the Bass & Flinders Maritime Museum officially opened the *Miniature Mariners* Exhibition, which highlights how model boats are more than miniature replicas, serving as vessels of imagination, memory, and cultural identity. The exhibition explores how these models carry stories from the kanamaluka/Tamar, across Bass Strait, and throughout the world's oceans, reflecting themes of cultural heritage, craftsmanship and personal connection.

The exhibition was officially opened by Dr Frank Madill, acknowledged for his significant contribution to medicine as a general practitioner, alongside his involvement in politics and longstanding commitment to community history and the arts. The exhibition will be on display until 31 May 2026.



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George Town Christmas Carnival – 12th December 2025

On Friday 12 December, Council hosted the annual Christmas Carnival at Regent Square, accompanied by the ever-popular Christmas parade along Macquarie Street. The 2025 theme, Traditions Near and Far, encouraged participants to celebrate Christmas customs from around the world as well as local and family traditions, highlighting the diversity and shared joy of the season.

Regent Square featured a wide range of attractions, including food vans, market stalls, amusement rides, the City Park Train, pony rides, a petting zoo, laser tag and live music. Photos with Santa and Christmas Carols at the Rotunda were again crowd favourites. A magical evening bringing the community together for a festive celebration in a vibrant and family-friendly setting.



Arts and Culture

Arts Across Ages: Intergenerational Workshops

During October, Council delivered a series of free intergenerational workshops as part of the *Arts Across Ages: Bridging Generations through Art and Wellbeing* program. The program focused on creative participation, social connection, and wellbeing, bringing together children, young people, adults, and older community members in inclusive, welcoming spaces.

Zines in Your Hands

Delivered by Dr Tim Butcher (ConnectCurateCreate)

Thursday 2 October 2025, Macquarie Room, George Town Memorial Hall Complex

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Participants learned how to create their own mini magazines using collage, drawing, writing, and simple bookmaking techniques. The workshop encouraged storytelling through personal memories, recipes, local stories, and shared experiences. The session supported creative confidence, literacy, and intergenerational storytelling, with participants leaving with a finished zine to keep or share.



Petals and Posies: Appreciate the Little Things

Presented by Low Head Community Garden

Saturday 4 October 2025, Low Head Community Garden

Delivered as part of Mental Health Week 2025, this gentle flower arranging workshop invited participants to slow down, engage with nature, and reflect on small moments of joy and connection. Fresh flowers were provided by garden members, and each participant created a floral arrangement to take home. The workshop supported wellbeing, mindfulness, and community connection, aligned with the Mental Health Week theme: *Appreciate the Little Things*.



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Circus Across Tasmania: Intergenerational Circus Workshops

Presented by ROOKE

Wednesday 8 October 2025, Graham Fairless Centre, George Town Memorial Hall Complex

ROOKE's professional circus artists led two physical, playful workshops designed for adults and children. Participants learned circus skills such as juggling and balance in a supportive environment. The workshops encouraged trust, movement, and shared learning experiences between generations, with strong engagement from families and parents attending with children.



The Heart of Community

Presented by Fiona Miller

Saturday 11 October 2025, Macquarie Room, George Town Memorial Hall Complex

This workshop focused on connection, creativity, and community values through collaborative making and conversation. Participants explored what community means to them and how creative practice can strengthen relationships, inclusion, and resilience. The session aligned closely with Fiona Miller's broader work in community development, disaster preparedness, and inclusive practice.



Collectively, the Arts Across Ages workshops supported social connection, creative wellbeing, and inclusive participation, reinforcing Council's commitment to community-led, intergenerational cultural programming.

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Galleries and Exhibitions

The Jim Mooney Gallery has reopened following a significant renovation, marking an important next chapter for the space as a standalone gallery within the Memorial Hall Complex. The upgrade has improved how exhibitions are presented and how visitors move through and experience the gallery, providing a more professional, welcoming, and secure environment for artists and audiences.

The gallery reopened during the George Town Christmas Carnival with a community Christmas themed pop-up exhibition. This exhibition invited local artists, makers, and creatives of all ages to participate under the theme Christmas Traditions Near and Far, sharing personal, cultural, and local interpretations of the festive season. The pop-up exhibition provided a joyful and accessible way to reintroduce the gallery to the community and celebrate its reopening.



The Jim Mooney Gallery renovation reflects a long-term commitment by Council to arts and culture in Kinimathatakinta (George Town) and aligns with Council's Strategic Plan objectives to strengthen community life, enhance cultural facilities, and increase participation in the arts.

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2.3 COMMUNITY ASSISTANCE GRANTS

Nil

2.4 SPONSORSHIP

Nil

2.5 OUR FUTURES YOUTH PROJECT

Youth Impact Council

Some highlights of the Youth Impact Council from Oct-Dec include:

- Successful delivery of the annual Mock Council meeting
- One member has now a regular youth radio program on Tamar FM
- Winners of the Chamber of Commerce Community Contribution award
- Recipient of the Bell Bay Community Assistance Grant for the upcoming Community Sports Gala event



- 7 members (aged 16+) completed first aid training in partnership with West Tamar Council
- 7 members (aged 16+) participated in a cooking session for the upcoming Future Changers Leadership Camp
- Volunteered at the Tas Grav Enduro mountain bike races at Tippogoree Hills
- Volunteered at the George Town Christmas Carnival
- Collated data from the 2025 Youth Voice Collection
- Welcomed Dorset Youth Officers to visit a meeting

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- Provided input to youth organisation Homebase about the strategic direction
- Laying of a wreath during Remembrance Day
- 6 members attended a Tas Community Fund workshop for future funding

Seagulls to Chips

The 2025 Seagulls to Chips program proved to be a successful year with leadership discussion and kindness projects as the focus. The cohort of 21 participants celebrated their graduation in October followed by:

- Little Monsters Art Display and Colour In Book. The participants visited the Child and Family Learning Centre, interviewed them about their monster designs, drew them and then had a cartoonist transform them into a colour in book. The book, along with their artwork was on display at the Hub.
- 1000 Hearts Project afternoon tea. The Seagulls participants celebrated with members of the community the making of 1000 hearts for the George Town community. These hearts serve as an act of kindness for those needing a small piece of encouragement. The afternoon tea was attended by about 50 members of the community.



- Members of the Seagulls to Chips program will have the opportunity to attend the Future Changers Leadership Camp in January.

Launchpad Drop in and Youth activities

The Thursday Drop in at the Launchpad sees about 20-25 youth attend each week. The focus for the afternoons are for chillout and fun whilst providing a safe space for the youth.

On Mondays, Dungeons and Dragons (DnD) has commenced on a weekly basis for high school aged young people to attend.

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The Drop-In space moved to the skatepark for 2 Thursdays to host the Drop-In Skate School providing free skateboarding workshops. Over 30 young people attended both sessions and proved to be a successful initiative.

Youth Voice Collection

The Youth Voice Collection visited 7 schools, surveying 244 young people through an online survey and giant speech bubbles to write on. The largest cohort of young people surveyed were aged 10-14 with almost half of surveys coming from Port Dalrymple.

Some key themes included:

Self-Care – young people want to see more basic everyday routines as opposed to big programs and events supporting mental health

Youth week – a wide range of activities and ideas covering sporty, creative and adventurous. Some ideas included skate comp, cupcake making, hiking etc.

Sport – young people want more diverse options and more access to facilities

Youth Voice – youth want more physical infrastructure and inclusive programs

Support – youth want easier access to professional support.

Young people see themselves as part of the solution – caring for the environment, showing kindness, and helping others are seen as real actions for change.



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2.6 HEALTHY GEORGE TOWN

Our Healthy George Town Program commenced on Monday the 22nd of September 2025.

Attendance at all programs continues to be strong.

Program October 2025 – December 2025

Contractor	Program	Sessions	Oct Attendees	Nov Attendees	Dec Attendees	Total	Average per Session
Heather Ferguson	Zumba	10	65	32	19	116	12
Rebecca King	Yoga	11	43	26	8	77	7
Mel Street	Pilates	11	76	53	25	154	14
Bass Coastal Physiotherapy	Seniors Aqua Therapy	10	51	47	22	120	12
Rebecca King	Meditation	10	38	29	8	75	8
George Town Indoor Racquet Club	Pickleball	11	86	64	35	185	17
Iron Lotus	Tai Chai	9	39	30	12	81	9
Sherriff Health and Fitness	Aqua Fitness	10	56	55	25	136	14
Sherriff Health and Fitness	Armchairs George Town	10	101	144	58	303	30
Sherriff Health and Fitness	Armchairs Hillwood	11	74	54	39	167	15
George Town Saints Netball Club	Netball Clinic	10	48	66	44	158	16

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2.7 COMMUNITY CONSULTATION

Topic	Date
George Town Mountain Bike Trails Survey	Still open
Park Naming – Winston Little Park	Opened: 18 th of September Closed: 16 th of October
Open Space Planning – Low Head Information Session	Information Session 27 th of November 2025
Community Engagement Policy *	Opened: 8 th of December Closes: 13 th of February 2026

*More details will be provided once the new Community Engagement Policy is reviewed and adopted (eg, consultation type, feedback received)

2.8 PLANNING

PLANNING – NPR's and PLANNING PERMITS

NPR's	October - December 2025
Dwelling	2
Outbuilding	4
Total	6

Planning Permits Issued	October - December 2025	
New Dwelling (inc. additions)	13	
Multiple Dwellings	2	
Outbuildings (inc. fence)	4	
Commercial	8	
Change of Use to Visitor Acc.	2	
		Estimated Value
Total Q2 2025	29	\$24,920,000.00
Total Q2 2024	27	\$7,839,932.00

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

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2.9 BUILDING APPROVALS

BUILDING PERMITS ISSUED – CATEGORY 4

Building Permits – Month	October - December 2024	October - December 2025
Number of Permits Issued	1	4
Estimated value of Permits Issued	\$1,480,000.00	\$14,210,000.00

Building Permits – Financial Year	2024/2025	2025/2026
Financial Year to date – approvals	2	8
Financial Year to date - Estimated value	\$1,885,000.00	\$15,317,000.00

Building Permits – Calendar Year	2024	2025
Calendar Year to date – approvals	8	10
Calendar Year to date – Estimated value	\$2,515,700.00	\$15,607,000.00

NOTIFIABLE WORKS ISSUED – CATEGORY 3

Notifiable Building – Month	October - December 2024	October - December 2025
Number of Approvals Issued	21	23
Estimated value of Approvals Issued	\$6,575,507.50	\$8,082,547.00

Notifiable Building – Calendar Year	2024	2025
Calendar Year to date – approvals	100	112
Calendar Year to date – Estimated value	\$44,089,379.70	\$31,389,686.00

The total number of approvals for this reporting period is determined by adding the category 4 permits and category 3 notifiable works approvals together:

Total number for this period is:	27
These consist of:	
Dwelling additions/alteration	1
Solar Panels	1
New dwellings/units including any outbuildings	14
Shop alterations/commercial/education	4
Shed, Carport, Garage (new and additions/alts)	6
Demolition Dwelling	1

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2.10 COMPLIANCE

BUILDING & PLANNING COMPLIANCE

October - December 2025
New
3
Tasks completed
0
Ongoing
7

2.11 ENVIRONMENTAL HEALTH AND IMMUNISATIONS

October - December 2025

Activity	Number carried out
Food Premises Inspections	17
Food Premises Notices	1
Food Premises change of Ownership	
Food Premises Infringement Notices	2
Food Premises 'Show Cause' Letter	1
Housing Complaint	1
Housing Notice	0
Regulated Public Health Inspection	0
Regulated Systems (cooling towers) inspection	0
PHU (Public Health Unit of State Government) Notifiable Disease follow up	0
Onsite Wastewater assessment for plumbing permit	3
Onsite Wastewater conditions for plumbing permit	3
Onsite Wastewater inspection - final	3
Recreational water Sampling (including pools)	9
Public Health Act Notices	0
Water Cartage Contractor Vehicle inspection	0
Temporary Food Business Licenses (market stalls)	4
School based Immunisation Program	0
Water sampling rainwater tanks on council buildings	9

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2.12 COMMUNITY COMPLIANCE CONTROL ACTIVITY

COMMUNITY COMPLIANCE CONTROL ACTIVITY (UPDATED VERSION)				
QUARTER 2	(Oct, Nov, Dec) 2025			(July, Aug, Sept) 2025
Total dogs currently registered on our system	1142			1122
Number of Customer Requests Received	99			76
Dogs impounded	9			3
Dogs rehomed	4			2
Dogs microchipped	2			2
Dog conflicts reported & investigated	3*			4*
Dogs at large	19*			11*
Other animal enquiries	27*			41*
Cat enquiries/complaints (Does not include pilot program expressions of interest via our website)	3*			1*
Total Category – Animals	52			57
Fire Hazard enquiries / complaints	37*			2*
Fire Abatement Notices Issued	13			0
Council proceeded to Act on abatement notice	0			0
Other Rangers and Governance enquiries	10*			17*
Total Category – Rangers & Governance	47			19
Caring for Cats Program				
Cats Desexed	22			11
Cats Microchipped	22			11
Colony Cats sent to Just Cats	15			

* Denotes combined total of CRMS's received

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2.13 DIGITAL ACTIVITY

Websites

Website	Page Views	Top 5 viewed pages	Average engagement time
George Town Council	48k	<ol style="list-style-type: none"> Home Page Development Applications Contact Page Waste Transfer Stations Kerbside Collection 	34 seconds
George Town Mountain Bike Trails	4.7k	<ol style="list-style-type: none"> Home Page Tippogoree Hills Trails Mt George Trails Know before you go Trail Status 	55 seconds
Bass & Flinders Maritime Museum	3.2k	<ol style="list-style-type: none"> Home Page Tom Thumb Norfolk Book Now Visit Us 	25 seconds
Wild Tamar	2.3k	<ol style="list-style-type: none"> Skydiving Home Page Rock Climbing Skydiving & Scuba Diving Send It Shuttles 	21 seconds

Social Media

Facebook/Instagram	Views	Content Interactions	Number of Posts	Followers
George Town Council	612.9k	4.8k	187	3.9k
Healthy George Town	33.5k	424	116	1.2k
George Town Mountain Bike Trail	FB: 45.1k IN: 22.8k	FB: 461 IN: 312	FB: 27 IN: 23	FB: 4.3k IN: 1.7k
Bass and Flinders Maritime Museum	FB: 15.7k IN: 1.3k	FB: 530 IN: 24	FB: 17 IN: 8	FB: 1k IN: 206

E-newsletter

Database	Number e-news sent	Opens
George Town Council – 649 Subscribers	<ol style="list-style-type: none"> October Newsletter Upcoming Events 	<ol style="list-style-type: none"> 290 263

Hardcopy and electronic versions of the October Newsletter were included in the rates notices.

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3 GOVERNANCE REPORT

3.1 GENERAL MANAGERS MATTERS OF INVOLVEMENT 2ND QUARTER - 1 OCTOBER - 31 DECEMBER 2025

Excludes internal operational meetings.

GENERAL MANAGER – MATTERS OF INVOLVEMENT – SHANE POWER		
October	1	Met with representatives on the Tamar River Crossing
	1	Attended ReCFIT Briefing with Council
	1	Attended ReCFIT and BBAMZ meeting
	2-3	Attended Northern General Managers' Regional Meeting
	6	Attended PSP5 Council Briefing
	7	Attended BBAMZ meeting
	8	Met with BBA representatives
	10	Met with representatives from Suncorp
	13	ANZSOG
	14	Attended Council Workshop
	15	Attended NTRLUS meeting with Minister
	16	ANZSOG
	17	Attended Office of Local Government – General Managers Information
	20	Met with Tourism Project Investor
	22	Attended APAC Chief Strategy Officer Conference
	23	ANZSOG
	27	Met with George Town Boxing Club
	28	Attended Council Workshop
	28	Attended Ordinary Council Meeting
November	4	Attended Little Monsters - Youth
	6	ANZSOG
	6	Attended Northern GM's Report Discussion
	6	Attended NTDC MRG Meeting and AGM
	10-14	ANZSOG
	17	Attended CRC TiME: Bell Bay Advisory Group meeting
	20-21	Attended LGAT General Meeting, AGM and LGAT Annual Conference
	24	Attended kanamaluka Tourism Project meeting
	25	Attended Council Workshop
	25	Attended Ordinary Council meeting
December	26	Tamar FM Radio
	27	ANZSOG
	1	Attended Progress/Community Association meeting
	1	Attended CRC TiME: Bell Bay Advisory Group meeting
	1	Met with Beechford Progress Association members
	2	Attended DAP – Devils in the Dune
	3	Attended Tamar Valley – Growing Sustainable Tourism
	3	Conducted tour of Council for the Children's University – UTas
	8	Met with VNT representative
	9	Attended Council Workshop

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	11	Attended BBAMZ Board meeting
	11	Attended BBAMZ AGM
	11	Attended Port Dalrymple School – End of Year Assembly
	16	Attended Council Workshop
	16	Attended Ordinary Council Meeting
	17	Attended NTARC Launch – Climate Event
	18	Attended Drinks with the Premier
	22	Attended Northern General Manager/CEO meeting

ACTING GENERAL MANAGER – MATTERS OF INVOLVEMENT – ANDREW MCCARTHY		
November	10	Attended Media Event – Aquatic Health and Wellbeing Centre with Minister King, Federal Member for Bass Ms Teesdale, Minister Ferguson
	13	Attended Advantage Partners – Japanese visit
	13	Attended Annual General Meeting

3.2 COUNCIL RESOLUTION MONITOR

The Council Resolutions Monitor is in Annex A.

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3.3 USE OF THE COUNCIL SEAL

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

Date	Document Details	Delegation/ Minute Ref.
22/10/2025	Grant Deed – East Tamar Landcare Group CAG01 Assistance Grant Round 1	132/25
22/10/2025	Grant Deed – Orange Gecko Art Network Inc CAG06 Assistance Grant Round 1 2025/26	132/25
22/10/2025	Grant Deed – Pipers River Neighborhood Watch Assistance Grant Deed 2025/26 CAG08	132/25
22/10/2025	GT Saints Netball Association Community Assistance Grant Deed 2025/26 CAG03	132/25
22/10/2025	Bass and Flinders Bowls & Community Club Inc CAG15 Community Assistance Grant 2025/26	132/25
22/10/2025	Star of the Sea Catholic College Community Assistance Grant CAG10 2025/26	132/25
22/10/2025	Tamar Sew-Ciety Community Assistance Grant Program Round 1 2025/26 CAG12	132/25
28/10/2025	Tam O’Shanter Golf and Community Club Inc Community assistance Grant Deed CAG17 2025/2026	132/25
28/10/2025	Bellingham Progress Association Community Assistance Grant Deed CAG07 2025/2026	132/25
29/10/2025	Deed of variation of grant deed Grant: Election commitments EC21/004 George Town Artisans Guild	Under delegation
29/10/2025	Blank Instrument Form – adhesion order for 6 Petrie Ave, George Town	Under delegation
29/10/2025	Final Plan & schedule of easements for 77b Arnold Street, George Town – Subdivision 5 Lots	69/24
29/10/2025	Final Plan and Schedule of easements for 2 Greenhythe Road, Hillwood – Boundary Adjustments (2 lots to 2 lots)	Under delegation
05/11/2025	Amendment to a Part 5 Agreement for 20 Henry Street, Hillwood	Under delegation
11/11/2025	Quarterly Refund Payment (QRP) Allocation Deed – Veolia	Under delegation
24/12/2025	Grant Deed – Changing Places – Accessible Australia (FFA)-DR2526-08 \$99,607.50-Aquatic Centre	Under delegation

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3.4 AUDIT PANEL ACTIONS

Outstanding Audit Panel actions are listed below.

- Fraud and Corruption Control Plan Draft - amend to include report to Audit Panel
- Consolidated Risk Register - to be reviewed
- Report required on Email Security

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3.5 ANNUAL PLAN PROGRESS REPORT

The Annual Plan Progress report is a snapshot of progress against the tasks of the 2025-2026 Annual Plan. It follows a traffic light system. Green indicates the task has commenced and is on schedule. Yellow light indicates the task has commenced but is slightly behind schedule. Red light indicates the task has commenced and is substantially behind schedule, or the task has not yet commenced. Clarifying remarks are located in the comments section of each task. The report is located in Annex B.

4 FINANCIAL REPORT

4.1 FINANCIAL REPORTS

Included in this section are the following financial reports:

- Financial Summary Commentary on the financial results and key variances to budget.
- Operating Statement Summary of year-to-date financial performance against budget
- Operating Statement – by Program of year-to-date financial performance against budget
- Financial Reserves - Summary of balances and movement in Council reserves
- Outstanding Rates report
- Capital Works Statement - Summary of year-to-date capital expenditure

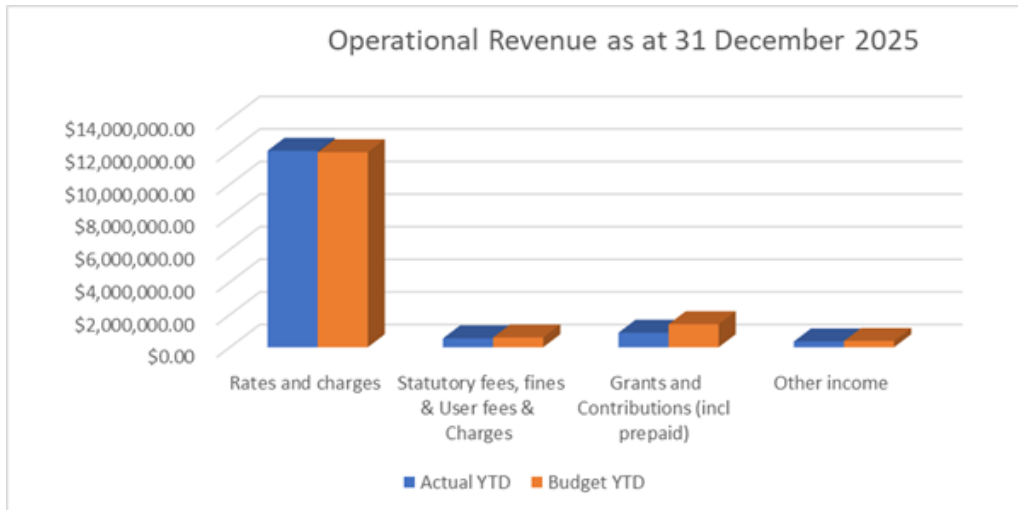
4.2 SUMMARY OF FINANCIAL RESULTS - 1 JULY TO 31 DECEMBER 2025

The operating income for the period to 31 December 2025 is \$12.605 m or 87.28% of total annual budget (when adjusted for prepaid Financial Assistance Grant income). Against year-to-date budget projections, overall income is below budget by \$0.514 m reflecting the prepayment of the financial assistance grant, which has been recorded as recurrent income in the report.

Operating expenditure year to date is \$8.404 m or 53.57% of total annual budget. Against year to date, overall expenditure is less than budget by \$0.130m with material and services, and employee costs below expected expenditure for the 6 months to end of December 2025.

Below is a summary of the operating statement compared to budget. Please see the financial statements on the following pages for further information on Council's financial performance for the quarter.

4.3 OPERATIONAL REVENUE



Key Budget Variances

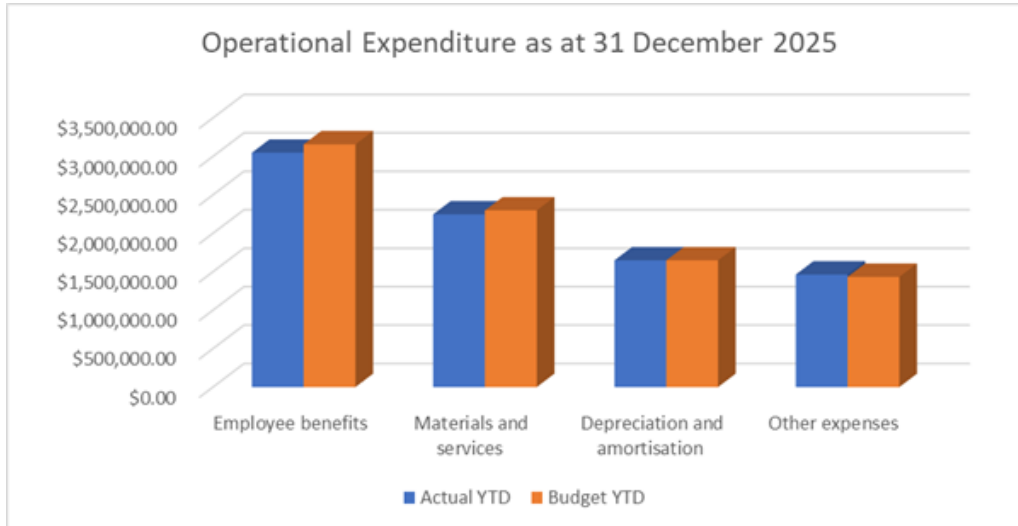
Grants and Contributions – the 2025/2026 Financial Assistance Grant was partly prepaid in June 2025; this prepayment has been recorded as recurrent income for this report. The other grant revenue is expected to trend towards budget by 30 June.

User fees – slightly lower than budgeted for the period. Expected to trend towards budget at year end.

Other Income – slightly higher than budgeted for the period, due to higher than budgeted developer contributions for the period.

Rates Income – slightly higher than budgeted for the period, due to processing of supplementary valuations.

4.4 OPERATIONAL EXPENDITURE



Key Budget Variance

Employee Costs – Slightly favourable budget variance. Due to timing of staff recruitment.

Materials and Services – Slightly favourable budget variance. Due to timing of works.

Other Expenses – This variance relates to the timing of annual accounts for software licensing and State Landfill levy payments. Expected to trend towards budget at year end.

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4.5 OPERATING STATEMENT

Operating Statement - Quarterly Report ending December 2025

Particular	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income				
Rates and Charges	(\$12,061,559)	(\$11,968,600)	\$92,959	(\$11,968,600)
Statutory Fees and Fines	(\$205,949)	(\$226,431)	(\$20,483)	(\$427,396)
User Fees	(\$337,128)	(\$372,963)	(\$35,835)	(\$745,168)
Federally Funded Grants	(\$699,282)	(\$1,279,858)	(\$580,576)	(\$2,559,715)
State Funded Grants	(\$103,337)	(\$103,339)	(\$2)	(\$103,339)
Other Grants	(\$8,000)	\$0	\$8,000	\$0
Contributions - Cash	(\$76,350)	(\$26,370)	\$49,980	(\$52,735)
Interest and Investments	(\$201,750)	(\$229,998)	(\$28,248)	(\$463,600)
Other Income	(\$24,758)	(\$36,326)	(\$11,568)	(\$113,259)
Investment revenue from Water Corporation	(\$124,300)	(\$113,000)	\$11,300	(\$226,000)
Total Income	(\$13,842,411)	(\$14,356,884)	(\$514,473)	(\$16,659,812)
Expense				
Employee Benefits	\$3,047,450	\$3,156,487	(\$109,037)	\$6,242,416
Materials and Services	\$2,245,959	\$2,297,041	(\$51,082)	\$4,517,257
Impairment of Receivables	\$0	\$0	\$0	\$5,000
Depn - Property	\$227,939	\$227,939	\$0	\$455,878
Depn - Plant and Equipment	\$153,276	\$153,276	\$0	\$306,551
Depn - Infrastructure	\$1,266,656	\$1,266,657	\$1	\$2,533,313
Right-of-use expenses	\$0	\$0	\$0	\$0
Assets				
Finance Costs	\$29,989	\$47,898	(\$17,909)	\$95,796
Other Expenses	\$1,432,877	\$1,384,732	\$48,145	\$2,376,489

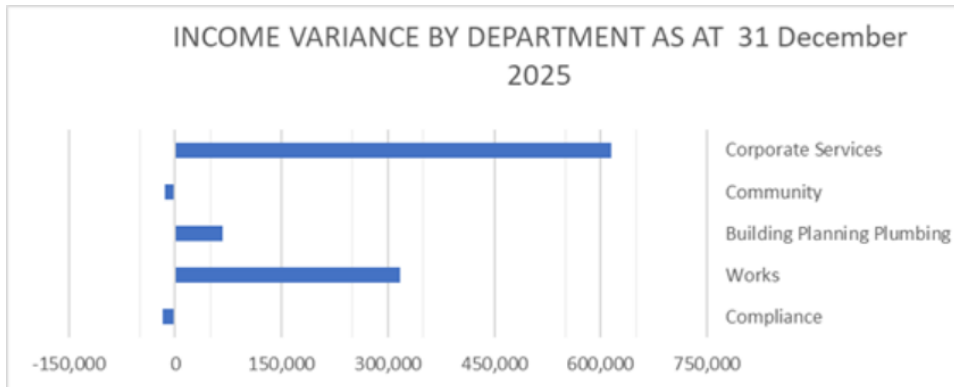
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Total Expenses	\$8,404,146	\$8,534,029	(\$129,881)	\$16,532,700
Prepaid Financial Assistance Grant	(\$1,353,718)	\$0	(\$1,353,718)	
Total Surplus / (Deficit)	\$6,791,983	\$5,822,855	\$969,128	\$127,112

OPERATING STATEMENT

The Operating Statement includes all sources of Council revenue and expenditure incurred in its day-to-day operations. Only recurrent income has been included, with insurance payments and all capital grants being excluded. Expenditure listed in the Operating Statement does not include the cost of asset purchases or sales, loan repayments, capital works expenditure or reserve funds but does include depreciation as an expense.

4.6 OPERATIONAL PERFORMANCE BY DEPARTMENT



Major Income variances to budget year to date

Corporate Services – Favourable variance when adjusted for pre-paid Financial Assistance Grant. Expected to be in line with budget at year end.

Compliance - Slightly unfavourable variance due to timing animal registrations.

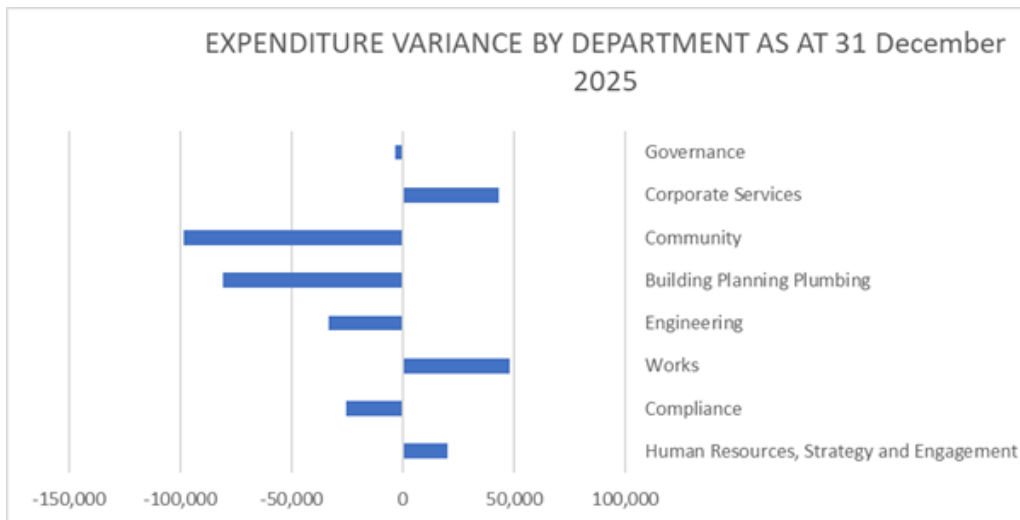
Building Planning Plumbing – Slightly favourable variance due to timing of building activity.

Community – Slightly unfavourable due to lower than budgeted facilities bookings and entry.

Works – Favourable when adjusted for pre-paid road component of the Financial Assistance Grant. Expected to be in line with budget at year end.

4.7 OPERATIONAL EXPENDITURE BY DEPARTMENT

Expenditure



Major Expenditure variances to budget year to date

Human Resources, Strategy and Engagement – Favourable variance due to timing of strategic projects.

Corporate - Unfavourable due to timing of software licencing and insurance, paid in full 1 July.

Community – Favourable Variance due to timing of recruitment and events.

Governance – Slightly favourable variance.

Works – Unfavourable variance due to timing of works.

Engineering – Slightly favourable variance due to timing of invoices and projects.

Building, Planning, Plumbing – Favourable variance due to timing of building surveying consultant works.

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4.8 CASH AND RESERVES

Cash & Reserves		
As at 31 December 2025		
	<u>2024/25</u>	<u>2025/26</u>
Cash		
CASH AT BANK		
Reconciled cash at bank	643,775	2,873,408
Cash Investments	9,279,836	6,834,346
Cash available to meet Reserves, Provisions and Council Budget items	9,923,611	9,707,753
RESERVES & PROVISIONS		
Deposits & Trust funds	427,370	423,947
Employee Leave Provisions	871,507	816,137
Plant Replacement Reserve	180,287	214,787
Public Open Space Reserve	338,380	400,130
Footpath Reserve	909	909
Road Development Reserve	108,085	108,085
Airport Maintenance Reserve	4,253	4,253
Private Works Reserve	11,519	11,519
Working Capital Reserve	123,977	123,977
Total	2,066,287	2,103,744
<i>Surplus/(Deficit) after funding reserves & provisions above and available to meet Council Operational and Capital Budget items</i>	7,857,324	7,604,009

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4.9 RATES ANALYSIS

Rates Analysis		
For period ended 31 December 2025		
	<u>2024/25</u>	<u>2025/26</u>
Rates Arrears - 1 st July	-169,169	-140,672
Annual Rates Levy - CURRENT	11,248,317	11,746,002
Total Rates Payable	11,079,148	11,605,330
Payments & Remissions	-7,308,116	-7,242,554
Total Rates Outstanding	3,771,032	4,362,776
Percentage Collected	65.96%	62.40%

4.10 CAPITAL WORKS PROGRESS REPORT

CAPITAL WORKS PROGRESS REPORT

Capital works are the financial investments that Council makes in the assets and infrastructure that it controls and provides for use by the community. Capital works primarily include public buildings, transport infrastructure, public space, recreational facilities, and environmental infrastructure. Annually in conjunction with the adoption of the budget, Council adopts its Capital Works Program that sets out the projects that will be delivered in the next year.

This section provides an update on our progress towards achieving each project.

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UPDATE DATE - 9/12/2025														
CARRY FORWARDS														
ASSET CLASS	PROJECT TITLE & DESCRIPTION	LOCATION	PROJECT NUMBER	COUNCIL FUNDING	EXTERNAL FUNDING	BUDGET ADJ.	BUDGET 2023/2024	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	FORECAST COMPLETION DATE	STATUS
2024/2025 CAPITAL WORKS - CARRY FORWARDS														
Buildings & Structures	G - Bass and Flinders Signage	George Town	J90103	\$25,000			\$25,000	\$8,550	\$0	\$8,550	\$8,550	100%	Nov-25	Completed - Painting Bass & Flinders Building
Footpaths and Cycle Ways	GT - Esplanade South New Footpath	George Town	J90084	\$79,200			\$79,200	\$118,492	\$0	\$118,492	\$118,492	90%	Jan-26	Under Construction. Cost Variation to Include Unforeseen Conditions & Additional Kerbs to Match.
Stormwater & Drainage	LH - McKenzie Drive Drainage - Kerbing & Gutter (Option A)	George Town	J90101	\$108,056	\$347,544		\$455,600	\$401,123	\$8,470	\$409,593	\$420,000	95%	Dec-25	Completed. Finalising Invoices.
	GT - 110/112 Victoria St Easement Drainage Work	George Town	J90109			\$130,962	\$130,962	\$104,270	\$32,183	\$136,453	\$130,962	90%	Dec-25	Near Completion. Finalising Invoices.
Roads	LH - Old Aerodrome Road Upgrade (Stage 2)	George Town	J90092	\$221,000	\$637,965	-\$213,980	\$644,985	\$644,985	\$0	\$644,985	\$858,965	100%	Apr-25	Completed Stage 2. Balance \$213,980 Carried to 25/26 Stage 3
	M - Replacement of Street Banner Poles	George Town	J90088	\$20,000			\$20,000	\$13,346	\$8,412	\$21,758	\$20,000	80%	Nov-25	In Progress - 6 of 8 Poles Installed.
2023/2024 CAPITAL WORKS - CARRY FORWARDS														
Others	GT - Aquatic Health & Wellbeing Centre- Redevelopment	George Town	J90071	\$ -	\$17,500,000	\$ -	\$17,500,000	\$2,099,709	\$14,872,384	\$16,972,093	\$17,500,000	20%	Oct-26	Commenced Demolition of Old Structure and Construction of New Facility.
	GT - Kanamaluka Story Telling Experience	George Town	J90034	\$100,000	\$100,000	\$ -	\$200,000	\$840	\$0	\$840	\$1,200,000	5%	TBC	Subject to Grant Funding.
	M - Record Management System Upgrade	Municipal	J90069	\$100,000	\$ -	\$ -	\$100,000	\$17,825	\$0	\$17,825	\$100,000	40%	Jun-26	Procurement In Progress.
2022/2023 CAPITAL WORKS - CARRY FORWARDS														
	M - Computer Software	Municipal	J90000	\$500,000	\$ -	\$ -	\$500,000	\$652,949	\$18,750	\$671,699	\$600,000	90%	Jun-26	In progress.

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As at 31/12/25														
2025/2026 CAPITAL WORKS														
ASSET CLASS	PROJECT TITLE & DESCRIPTION	LOCATION	PROJECT NUMBER (NEW)	COUNCIL FUNDING	EXTERNAL FUNDING	BUDGET ADJ.	COUNCIL BUDGET 2025/26	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	FORECAST COMPLETION DATE	STATUS
Bridges & Safety Barriers	M - Bridge Repair Works - Program	Municipal	J90110	\$70,000			\$70,000	\$840	\$49,758	\$50,598	\$70,000	60%	Feb-26	Construction In Progress (Repair Old Aerodrome Rd Damaged Culvert Wingwall).
	M - Low Head Pontoon Refurbishment	Municipal	J90111	\$19,052			\$19,052	\$0	\$9,702	\$9,702	\$19,052	20%	Jan-26	Contractor Engaged for Repair Works. For Full Replacement Estimated Costs is \$350k.
Buildings & Structures	M - Painting Various Buildings & Facilities - Program	Municipal	J90112	\$57,200			\$57,200	\$5,409	\$3,750	\$9,159	\$57,200	60%	May-26	Completed - Memorial Hall Stage 1, Net Ball Club Rooms Internal. In Progress - Hillwood Football Bar Area.
	M - Power Pole Renewal - Program	Municipal	J90113	\$52,800			\$52,800	\$0	\$0	\$0	\$52,800	0%	Jun-26	Awaiting TasNetwork's Confirmation.
	M - Fittings and Fixtures Renewal Program	Municipal	J90114	\$100,000			\$100,000	\$17,648	\$12,902	\$30,550	\$100,000	40%	Apr-26	Completed - Cricket Club Window Shutter Replacement. In Progress - Council Chamber Work and East Beach BBQ Replacement.
	M - Rekeying Various Buildings & Facilities - Program	Municipal	J90115	\$34,320			\$34,320	\$19,173	\$0	\$19,173	\$34,320	40%	May-26	Completed - New Access Control System at York Cove Centre, Council Chamber, Visitor Information Centre and Memorial Hall Stage 1. In Progress - Watch House and Bass & Flinders.
	M - LED Light Replacement – Program	Municipal	J90116	\$22,880			\$22,880	\$5,586	\$0	\$5,586	\$22,880	40%	May-26	In Progress - Continuation of York Cove Lighting Upgrades.
	GT - Electrical Switchboard Upgrade – Council Offices	George Town	J90117	\$39,900			\$39,900	\$0	\$23,763	\$23,763	\$39,900	20%	Feb-26	Contractor Engaged.
	M - Generator Connection Points for Community Halls	Municipal	J90118	\$20,000			\$20,000	\$11,407	\$6,211	\$17,618	\$20,000	95%	Jan-26	Completed - at Beechford, Lulworth, Weymouth, Bellingham and Hillwood Hall. Finalising Invoices.
	LW - Lord Liverpool Drive Distribution Board Replacement	Low Head	J90119	\$13,728			\$13,728	\$154	\$9,761	\$9,915	\$13,728	20%	Feb-26	Contractor Engaged. Awaiting TasNetwork's Disconnection & Reconnection.
	GT - Jim Mooney Art Gallery Renovation	George Town	J90120	\$62,920			\$62,920	\$50,804	\$8,388	\$59,191	\$62,920	95%	Dec-25	Near Completion. Finalising Invoices.
	GT - Regent Square Power Supply Upgrade	George Town	J90121	\$57,200			\$57,200	\$1,309	\$48,171	\$49,480	\$57,200	20%	Dec-25	Installation In Progress.
	W - Weymouth Re-Roof, Fascia & Gutter	Weymouth	J90122	\$48,000			\$48,000	\$588	\$21,802	\$22,389	\$48,000	20%	Feb-26	Contractor Engaged.
	GT- Memorial Hall Oven Replacement	George Town	J90123	\$38,000			\$38,000	\$1,239	\$24,795	\$26,034	\$38,000	40%	Dec-25	Oven Received. Installation In Progress.
	GT - Bass and Flinders - installation of whale boat	George Town	J90124	\$6,000	\$6,000		\$12,000	\$2,506	\$9,606	\$12,112	\$12,112	95%	Dec-25	Near Completion. Finalising Invoices.
	Footpaths and Cycle Ways	M - Footpath Replacement - Program	Municipal	J90125	\$93,600			\$93,600	\$53,574	\$23,150	\$76,724	\$93,600	70%	Mar-26
Parks, Open Spaces and Streetscapes	GT - Blue Gum Park Entrance Improvements	George Town	J90126	\$100,000			\$100,000	\$0	\$0	\$0	\$100,000	5%	May-26	Scoping In Progress.
	M - Dog Access signs and upgrade to Pound	Municipal	J90127	\$20,000			\$20,000	\$0	\$0	\$0	\$20,000	5%	May-26	Scoping In Progress.
Plant, Machinery, Furniture, Fittings & Equipment	M - Plant and Equipment Replacement -Program	Municipal	J90128	\$200,000			\$200,000	\$101,320	\$74,915	\$176,235	\$200,000	60%	Jun-26	Isuzu MU-X 4x2 LSU, 2025 MV Triton, 1 X 3.5t Tandem HD Trailer and D-MAX 4x4 AUTO C/CHAS.
	M - Replacement 10 tonne Tipper	Municipal	J90129	\$310,000			\$310,000	\$0	\$0	\$0	\$275,000	0%	May-26	In Progress.
	M - K9 Kube (Vehicle mounted dog collection and containment cube)	Municipal	J90130	\$35,000			\$35,000	\$34,744	\$0	\$34,744	\$35,000	50%	Feb-26	Awaiting Delivery.
	M - New Corer & top dresser for sports grounds	Municipal	J90131	\$89,277			\$89,277	\$0	\$91,500	\$91,500	\$91,500	50%	Feb-26	Awaiting Delivery.

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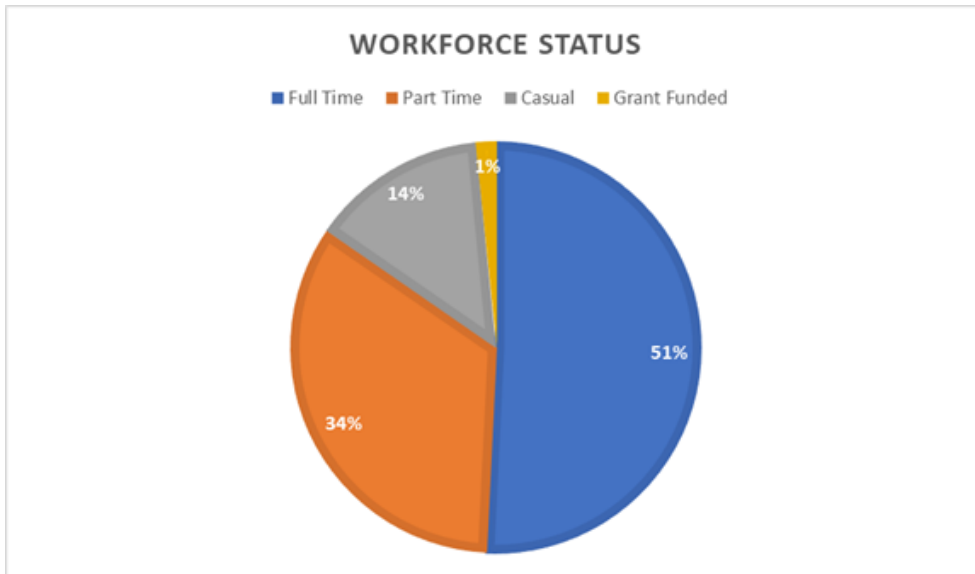
ASSET CLASS	PROJECT TITLE & DESCRIPTION	LOCATION	PROJECT NUMBER (NEW)	COUNCIL FUNDING	EXTERNAL FUNDING	BUDGET ADJ.	COUNCIL BUDGET 2025/26	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	FORECAST COMPLETION DATE	STATUS
Sealed Roads	M - 2025/26 Reseal - Program	Municipal	J90132	\$500,000			\$500,000	\$0	\$500,000	\$500,000	\$500,000	20%	Feb-26	Contractor Engaged. Minute No. 139/25
	M - Reseal Preparation Works - Program	Municipal	J90133	\$100,000			\$100,000	\$0	\$100,000	\$100,000	\$100,000	35%	Dec-25	Construction In Progress. (Minute No. 139/25)
	LH - Old Aerodrome Road Upgrade (Stage 3 of 5)	Low Head	J90134	\$500,000	\$550,000	\$213,980	\$1,263,980	\$6,840	\$723,160	\$730,000	\$730,000	30%	May-26	Construction In Progress. Carry forward Balance of 2024/25 Stage 2 (\$213,980) Added Under this Job No.
	GT - Andrew Street Reconstruction	George Town	J90135	\$67,700			\$67,700	\$0	\$67,700	\$67,700	\$67,700	20%	Feb-26	Contractor Engaged.
	MD - Dalrymple Road Upgrade (North) - Stage 1	Mt Direction	J90136	\$30,947	\$919,053		\$950,000	\$2,400	\$947,600	\$950,000	\$950,000	20%	May-26	Contractor Engaged. Minute No. 153/25
	GT - Agnes Street Indented Carpark	George Town	J90137	\$33,262	\$117,263		\$150,525	\$38,467	\$102,181	\$140,648	\$150,525	95%	Jan-26	Near Completion. Finalising Invoices.
	GT - Friend St Road Works	George Town	J90138	\$58,000			\$58,000	\$53,918	\$0	\$53,918	\$53,918	100%	Dec-25	Completed.
Unsealed Roads	M - Gravel Road Resheeting - Program	Municipal	J90139	\$200,000			\$200,000	\$6,760	\$0	\$6,760	\$200,000	5%	Feb-26	Scoping In Progress. Potential Roads Includes: Snares Rd (1.3km), Hills Road (0.8km), Murphy Rd (0.38km), Agnes St (0.12km) and Den Rd (1.2km).
Stormwater & Drainage	M - Stormwater Pipe Renewal - Program	Municipal	J90140	\$80,000			\$80,000	\$0	\$0	\$0	\$80,000	5%	May-26	Scoping In Progress.
	M - Emergency Infrastructure Works	Municipal	J90141	\$80,000			\$80,000	\$13,668	\$0	\$13,668	\$80,000	10%	Jun-26	Ongoing.
	M - Kerb & Gutter Replacement - Program	Municipal	J90142	\$70,000			\$70,000	\$64,265	\$8,928	\$73,193	\$70,000	95%	Dec-25	Completed. Finalising Invoices.
	M - Side Entry Pit & Lintel Upgrade - Program	Municipal	J90143	\$90,000			\$90,000	\$19,550	\$67,800	\$87,350	\$90,000	20%	Feb-26	Contractor Engaged.
Domestic Waste	GT - Domestic Bins Replacement - Program	Municipal	J90145	\$28,000			\$28,000	\$21,971	\$0	\$21,971	\$28,000	100%	Feb-26	Completed
Other	GT - George Town Cemetery Fence Renewal - Stage 4 of 4	George Town	J90146	\$92,340			\$92,340	\$0	\$76,275	\$76,275	\$92,340	20%	Apr-26	Contractor Engaged.
	M - Design & Scope for future Capital Works	Municipal	J90147	\$140,000			\$140,000	\$13,134	\$897	\$14,031	\$140,000	5%	Jun-26	Ongoing.
	M - Township Character Plan Implementation Program (Year 2)	Municipal	J90148	\$150,000			\$150,000	\$14,090	\$10,000	\$24,090	\$150,000	20%	May-26	Scoping In Progress - Beachford Playground Replacement, Bellbuoy Beach Traffic Calming, Lulworth DDA Parking.
	HW - Hillwood Open Space Implementation Program (Year 2)	Hillwood	J90149	\$50,000			\$50,000	\$0	\$0	\$0	\$50,000	5%	May-26	Scoping In Progress - Hillwood Hub Carpark
	M - Grant Matching Opportunity	Municipal	J90037	\$300,000		-\$180,420	\$119,580	\$27,422	\$0	\$27,422	\$119,580	5%	Jun-26	Precincts & Partnership Grant
	GT - Tippogoree Hill Toilet	George Town	J90152		\$100,000	\$30,000	\$130,000	\$0	\$4,180	\$4,180	\$130,000	5%	Jun-26	Scoping In Progress.
	GT - Solar Energy Upgrades	George Town	J90153		\$150,420	\$150,420	\$300,840	\$0	\$0	\$0	\$300,840	0%	Jun-26	Minute No. 177/25
				\$4,060,126	\$1,842,736	\$213,980	\$6,116,842	\$588,783	\$3,026,895	\$3,615,678	\$5,546,115			

5 WORKFORCE

5.1 WORKFORCE

The following is a summary of reportable workforce data including Workplace Health and Safety, Employment Status/Distribution and Performance Reporting for the second quarter of the 2025/2026 financial year.

The distribution of the workforce is as follows:



5.2 WORKPLACE HEALTH AND SAFETY

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

Workplace Health & Safety Summary

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

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5.3 ESTABLISHMENT AND TURNOVER

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

At the end of the reporting period, George Town Council's workforce comprised approximately 50 full-time equivalent (FTE) positions. One new employee was appointed during the second quarter of the 2025/2026 financial year, while one staff member resigned voluntarily within the same period.

Council currently has one full-time vacancy.

5.4 PERFORMANCE REVIEW COMPLIANCE

Annual Appraisals

Annual Appraisals are completed by the fourth quarter of each financial year, in line with the 2023 Enterprise Agreement. One out-of-cycle appraisal occurred in the second quarter of the 2025–26 financial year.

6 ANNEXURES

6.1 ANNEXURE A - COUNCIL RESOLUTIONS

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ANNEX A – OUTSTANDING COUNCIL MOTIONS AS AT 31 DECEMBER 2025

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

Min No.	Date	Motion	Action
PLANNING			
45/24	23/04/24	Request to Remove Part 5 Agreement – 6 Leads Avenue, Low Head That Council: 1. defer the item.	In progress.
STRATEGY, PERFORMANCE & DEVELOPMENT			
45/24	23/04/24	Request to Remove Part 5 Agreement – 6 Leads Avenue, Low Head That Council: defer the item.	In progress. Nov 25 - Letters sent to property owners advising that we have had no contact by any of the parties as suggested following the mediation. No further action by Council.
067/22	24/05/22	Proposed Acquisition of Crown Land for Public Open Space and Light Industrial Buffer That Council: 1. commence a process with the State Government through Parks Wildlife Services, Crown Land Services, or their delegated agents, to transfer a portion of land (consisting of approximately 3.5 hectares and forming part of PID:7852601) to George Town Council under a Section 12 transfer (Crown Land Act 1976), for the purposes of public open space.	On hold at the direction of State Government.
023/23	28/02/23	Consideration of Entering into a Lease with Crown Land Re: Land Between Elizabeth Street and Bathurst Street, George Town That Council: 1. In respect of the land between Elizabeth Street & Bathurst Street, George Town: a. Confirms its intention to enter into a ten (10) year lease; and b. Authorises the Mayor and General Manager to execute the lease agreement on behalf of Council.	In progress Crown advised they will be restarting the application processing.

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171/24	13/11/24	<p>Request to Separate Titles - 13 Wellington Street George Town That Council:</p> <p>1. Agree to issue a certificate under section 90 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>, relating to Sealed Plan 38682/3, but only at such time that the following has occurred:</p> <p>a) a planning application for subdivision depicting Lots 1 and 2 on the Plan has been submitted, assessed and approved in accordance with the Land Use Planning and Approvals Act 1993; and</p> <p>b) all conditions of any such approval have been met.</p>	In progress. Awaiting planning application.
181/24	17/12/24	<p>Consideration – New Crown Agreements That Council:</p> <p>Accepts responsibility for and authorises the General Manager to enter into a ten (10) year agreements by signing and sealing the required documentation for the following:</p> <p>a. Foreshore Site: Leam Rd Corner</p> <p>b. York Cove Pontoon & Boat Ramp</p> <p>c. Low Head Pontoon</p> <p>d. Weymouth Hall</p>	<p>In progress.</p> <ul style="list-style-type: none"> - Complete - Crown advised they will restart the application processing - In progress with Crown - Complete
050/25	29/04/25	<p>Policy – Private Signage on Council Land That Council:</p> <p>1. Amends the Private Signage on Council Land Policy attached to include the following in Section 3. <i>Scope:</i></p> <p>This policy does not apply to temporary event signage associated with community events for which an "event application" has been submitted to Council. Approval for signage issued under the event application process may differ from the limitations included under the <i>Temporary Event Signage</i> heading below.</p> <p>2. Adopts the Private Signage on Council Land Policy as attached – With a commencement date of 1 July</p>	<p>Policy – adopted</p> <p>Procedure – in progress</p>

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		<p>2025 and a fee to be included in the 2025/2026 Fees and Charges.</p> <p>3. Rescinds Policy GTC-P1 – Signs and Footpaths</p> <p>4. Requests the General Manager to develop a procedure for implementation of the policy.</p>	
089/25	24/06/25	<p>George Town Open Space Network Plan That Council:</p> <p>1. Adopt the George Town Open Space Network Plan as attached; and</p> <p>2. Notes the Low Head Open Space Network requires further consultation.</p>	<p>George Town – adopted</p> <p>Low Head – in progress. Information session planned for the 27/11/25</p> <p>Dec 25 – letters sent to low head property owners. Feedback period closes 31/1. Council staff then to collate feedback.</p>
105/25	22/07/25	<p>Consideration of Entering into a Lease at Esplanade, Lulworth – Public Recreation Site That Council:</p> <p>1. In respect to the land on the corner of Esplanade and Beach Street, Lulworth:</p> <p style="margin-left: 20px;">a. Confirms its intention to enter into a ten (10) year lease; and</p> <p style="margin-left: 20px;">b. Authorises the Mayor and the General Manager to execute the lease on behalf of Council.</p>	In progress with Crown
119/25	26/08/25	<p>Proposed Motion for LGAT General Meeting That Council:</p> <p>1. Submit the following motion to be put to the LGAT General Meeting Thursday 20 November 2025:</p> <p><i>Call on the Tasmanian Government to legislate powers to Local Government under the Boundary Fences Act 1908 for:</i></p> <p style="margin-left: 20px;">1. <i>Councils to require property owners and lessee’s to install, maintain and repair their property fences to prevent the escape of livestock onto Local Government controlled roads or neighbouring properties within respective local government areas. Further and as part of the provision of such powers, the Act shall clearly define the term livestock.</i></p>	<p>Submitted to LGAT General Meeting.</p> <p>Motion unsuccessful. No further action. Completed.</p>

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		2. <i>Regulations to be developed to be provided for Local Government to issue infringement notices and standardised monetary penalties to enable enforcement of non-compliance with newly legislated powers.</i>	
148/25	28/10/25	Peter Cox Tribute That Council: 1. In respect of naming the existing walkway in Tamar Avenue, George Town: a. Supports the proposal put forward and approves the Coordinator – Development Services to make application to Placenames Tasmania.	Complete Signage underway
164/25	25/11/25	Winston little tribute That Council: 1. Endorses the naming of public open space located at 18 White Street, George Town to Winston Little Park; 2. Approves the Coordinator Development Services to make application to Placenames Tasmania	In progress with Placenames Tasmania
INFRASTRUCTURE AND OPERATIONS			
128/23	25/07/23	Aquatic, Health & Wellbeing Centre – Cr Archer That Council consider and adopt a funding method for any expense beyond the promised \$17.5m with options for rescoping, before spending any further money on the upgrade of the Aquatic, Health & Wellbeing Centre.	In progress
111/24	25/06/24	Confidential Item - Coastal Drainage Assessment Report <i>As per resolution.</i>	In progress. To be presented at upcoming roadshows.
139/25	23/09/25	Confidential Item - 2025/2026 Reseal Program – Tender Report <i>As per resolution.</i>	Completed
152/25	28/10/25	Confidential Item - Tender report - old aerodrome road upgrade (stage 3 of 5) <i>As per resolution</i>	Completed
153/25	28/10/25	Confidential Item - Tender report - Dalrymple road upgrade (stage 1) <i>As per resolution</i>	Completed
177/25	16/12/25	Community Energy Upgrades Fund That council Authorises \$150,420 from project number J90037 - Grant Matching Opportunity to be allocated to a new project number for “Solar Energy Upgrades”.	Completed
CORPORATE AND COMMUNITY			
040/23	28/03/23	George Town Colonial Heritage Storytelling Trail That Council:	In progress

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		<ol style="list-style-type: none"> 1. Lay the item on the table and return to the Ordinary Council meeting in April with amendments if required. 2. Invite the people that made submissions to meet with staff to correct inaccuracies in the draft Colonial Storytelling Trail. 	
102/25	22/07/25	<p>Sponsorship Request – George Town Neighbourhood House That Council:</p> <ol style="list-style-type: none"> 1. Provides \$20,000 sponsorship to George Town Neighbourhood House towards the New Years Eve Event to be held in George Town on 31 December 2025. 	Completed
103/25	22/07/25	<p>Sponsorship Request – George Town Folk Club That Council:</p> <ol style="list-style-type: none"> 1. Provides \$20,000 sponsorship to George Town Folk Club towards the Tamar Valley Folk Festival Event to be held in George Town on 16, 17 and 18 January 2026. 	Completed
104/25	22/07/25	<p>Annual Report of the Audit Panel for 2024/2025 and George Town Audit Panel Committee Confirmed Minutes 12 March 2025 That Council:</p> <ol style="list-style-type: none"> 1. Receives the Annual Report for the Audit Panel 2024/2025; 2. Endorses the Annual Workplan for the Audit Panel for 2025/2026; 3. Requests an independent internal audit of Council's Sponsorship and Grants Programs be included in the 2025/2026 Internal Audit Schedule; and 4. Accepts the confirmed minutes of the Audit Panel for the 12 March 2025 meeting. 	Completed
118/25	26/08/25	<p>Health and Wellbeing Committee That Council:</p> <ol style="list-style-type: none"> 1. Remove the wording "with Jo Hart being the proxy" from resolution number 91/25 of the Ordinary Council meeting held on the 24 June 2025. 	Completed
126/25	26/08/25	<p>Confidential Item - Legal Expenditure <i>As per resolution.</i></p>	Completed
132/25	23/09/25	<p>Community Assistance Grants Round 1 2025/2026 That Council:</p>	Completed

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		<ol style="list-style-type: none"> 1. East Tamar Landcare Group – Approve the community assistance grant application of \$543.68 2. Tasmanian Aboriginal Centre - not supported at this time – more information required 3. George Town Saints Netball Association – Support \$1,000 towards the application 4. Lions Club of George Town – Not support this application 5. Orange Gecko Art Network – Support \$800.00 towards this application 6. Bellingham Progress Association – Approve the community assistance grant application of \$288.00 7. Pipers River Neighbourhood Watch – Approve the community assistance grant application of \$ 897.39 8. Star of the Sea Catholic College – Support \$1,000 towards the application 9. Tamar Sew-Ciety – Approve the community assistance grant application of \$2,000 10. St Vincent de Paul - Approve the community assistance grant application of \$2,000 11. George Town Art and Artisan Guild – Not support this application 12. Bass and Flinders Bowls and Community Club - Approve the community assistance grant application of \$2,000 13. Tam O’Shanter Golf and Community Club - Approve the community assistance grant application of \$1,801.44 14. Lodge Lauriston 72TC – Not support this application 	
133/25	23/09/25	<p>Draft Volunteer Policy That Council:</p> <ol style="list-style-type: none"> 1. Defers the motion 	Completed
147/25	28/10/25	<p>Draft Volunteer Policy That Council:</p> <ol style="list-style-type: none"> 1. Adopts the Volunteer Policy effective 28 October 2025. 	Completed
161/25	28/10/25	<p>Draft destination tourism strategy That Council: Endorse the George Town Council Destination Tourism Strategy 2025, Tactical Plan and Toolkit.</p>	Completed
162/25		<p>Bass and flinders maritime museum proposed fee amendment That Council:</p>	Completed

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		<ol style="list-style-type: none"> 1. Approved the proposed amended fees and charges for the Bass and Flinders Maritime Museum 2. Authorises the General Manager to offer a discount to patrons of partnering marketing groups of 15% off the applicable entry price to the museum. 	
OFFICE OF THE GENERAL MANAGER			
019/22	22/02/22	<p>Proposed Making of a By-Law – Reserves, Parks and Gardens By-Law 1/2022 That Council:</p> <p>Endorse the introduction of Reserves, Parks and Gardens By-law 1/2022 in accordance with the specific requirements as determined in Division 2 of Part 11 of the Local Government Act 1993.</p>	Commenced
184/22	20/12/22	<p>Request to Commemorate the Late Mr Peter Cox That Council:</p> <ol style="list-style-type: none"> 1. In principle, confirms support for the naming of land bound by 50 Tamar Avenue and 76 Tamar Avenue to commemorate the late Mr Peter Cox; noting that the following actions need to occur: <ol style="list-style-type: none"> a) Ascertains if the land in question is able to be utilised as a park or reserve; b) Contacts the residents of Tamar Avenue who have supported the proposal, the private owner of number 62 Tamar Avenue and the Crown in relation to the proposal; c) Contacts the family of the late Mr. Peter Cox to obtain written consent to commemorate the deceased and obtain the required biography; d) Undertakes investigations in relation to any Aboriginal name for the area which may need to be taken into consideration when naming; 2. Proceeds to a Community Consultation in line with the consultation framework set out by Placenames Tasmania and George Town Council's policies and procedures. 	<p>In progress.</p> <p>Completed.</p> <p>Completed.</p> <p>Completed.</p> <p>Completed.</p> <p>Consultation to close 16 October 2025.</p>
06/23	24/01/23	<p>Notice of Motion – New and Renewed Lease Arrangements That Council:</p> <ol style="list-style-type: none"> 1. That any new or renewed lease arrangements being considered by Council Management, under section 175 of the <i>Local Government Act 1993</i>, be brought to Council Workshop for discussion and then be scheduled for the next available Council meeting for a decision by Council. 2. Notes, the General Manager (or their delegate) are authorised to execute leases of an operational nature. 	Ongoing

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061/23	26/04/23	Mt George Semaphore and Mast – Lease That Council authorise the General Manager to organise a lease agreement with Crown Land Services over Mt. George Semaphore site at his discretion.	Ongoing
112/23	27/06/23	280 Jetty Road, Hillwood – Cr Barwick Minute Number 045/23 - 280 Jetty Road, Hillwood remain on the Outstanding Council Motions list until the Section 12 agreement is executed over Crown Land adjoining Council Freehold Land PID 7852767 (known as the Hillwood Football ground).	Included on outstanding motions list.
010/25	28/01/25	Confidential Item - Swimming Pool Report <i>As per resolution.</i>	In Progress.
095/25	24/06/25	Confidential Item - Leasing of Council Property <i>As per resolution.</i>	In progress.
99/25	22/07/25	Local Government Association Tasmania (LGAT) General Meeting 25 July 2025 That Council: 1. Determines that the Mayor is to vote at the LGAT General Meeting 25 July 2025, against the motions.	Voting undertaken by the Mayor at the 25 July 2025 meeting.
100/25	22/07/25	Draft Annual Plan 2025/2026 That Council: 1. Adopts the 2025/2026 Annual Plan.	Annual Plan adopted and published.
101/25	22/07/25	Three Trails Tourism Project That Council: 1. Proceed with Stage One of the <i>'Three Trails: One Big Story'</i> project, utilising the \$100k contribution from Bell Bay Aluminium and the \$100k Council contribution from carry forward project J90034.	On hold.
114/25	26/08/25	Quarterly Report – Quarter 4 – 1 April – 30 June 2025 That Council: 1. Receives the George Town Council 4 th Quarter Performance Report 1 April – 30 June 2025. 2. Provide public access to the report as part of Council's commitment to ongoing good governance.	Completed and published.
115/25	26/08/25	Delegations Register Review That Council:	Completed and published.

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		1. Adopts the updated Delegation Register, ensuring efficient, lawful, and transparent decision-making processes.	
116/25	26/08/25	Policy Review – GTC-C-14 Use of the Common Seal That Council: 1. Adopts the GTC-C-14 Use of the Common Seal Policy effective 26 August 2025.	Completed and published.
117/25	26/08/25	NRM North Association Group A Membership That Council: 1. Appoints Cr Tim Harris as the George Town Council representative on the NRM North Association 'Group A' Representation at the 24 September 2025 Annual General Meeting and associated meetings.	NRM North Association advised – Completed.
121/25	26/08/25	Annual Lease Valuation of Council Owned Land – Cr Archer Council obtain an annual lease valuation from a land valuer qualified under Section 4 of the Land Valuers Act 2001, before Council activates any lease of Council owned land.	Ongoing
122/25	26/08/25	Land Purchase by Council – Cr Archer Before Council considers purchasing any land, Council must- (1) Obtain a land valuation from a suitably qualified person under Section 4 of the Land Valuers Act 2001; and (2) Obtain a Building inspection from a suitably qualified person, if the land includes any buildings or structures.	Ongoing
123/25	26/08/25	Solstice Acquittal – Cr Barwick That a complete acquittal of the Solstice event organised and run by the George Town Council staff to include cost/loss/profit, comments be made available to all councillors and the public in the name of transparency.	To be completed.
131/25	23/09/25	Youth Advisory Committee That Council: 1. Appoints Cr Dawson as representative on the Youth Advisory Group replacing Cr Mason. 2. Appoint a proxy to be the next available Councillor.	Youth Advisory Committee advised – Completed.
136/25	23/09/25	Councillor Report – Community Interest in a Designated Tip Shop at the Refuse Site	Received and noted.

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		That Council: <ol style="list-style-type: none"> 1. Acknowledges the communities interest in creating a Tip/Refuse shop at the George Town Waste Refuse Site; and 2. Receives and notes the report. 	
146/25	28/10/25	Future of local government review - reforms to councillor numbers and allowances That Council: <ol style="list-style-type: none"> 1. Submit feedback on the proposed reform in line with the following: In considering implications for George Town Council, George Town Council supports the proposed reform; and provides the following: a. Should the government consider any strategies/guidance for council decision making where a quorum cannot be maintained? Yes b. Should it be mandatory for councillors' existing superannuation equivalent payments to be directed into a nominated superannuation fund? No c. Should the methodology and ongoing review framework for councillor allowances and numbers be embedded in legislation? Yes 2. Provide Council's submission to LGAT for a sector wide submission. 	Feedback submitted.
158/25	25/11/25	Council workshop and meeting schedule 2026 That Council by absolute majority: <ol style="list-style-type: none"> 1. Endorse the following schedule for Ordinary Council meetings for 2026. 2. Endorse the following schedule for the Annual General Meeting for 2026. 3. Publish this schedule in a daily newspaper as prescribed in Local Government (Meeting Procedures) Regulations 2025. 	Completed Published in The Examiner Newspaper 03/12/25
160/25	25/11/25	Quarterly Report - Quarter 1 - 1 July - 30 September 2025 That Council: <ol style="list-style-type: none"> 1. Receives the George Town Council 1st Quarter Performance Report 1 July – 30 September 2025. 2. Provide public access to the report as part of Council's commitment to ongoing good governance. 	Completed.
OFFICE OF MAYOR			
145/25	28/10/25	LGAT General Meeting November 2025 general meeting voting preferences That Council: <ol style="list-style-type: none"> 1. Determines that the Mayor be authorised to vote at the LGAT General Meeting 20 November 2025, in accordance with Council's strategic direction, policy and Council resolutions with due 	Completed.

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		consideration of any conference debate on items listed for decision at that meeting.	
182/25	16/12/25	Confidential Item - General Manager's Mid Term Performance Review <i>As per resolution.</i>	Completed.

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6.2 ANNEXURE B - ANNUAL PLAN PROGRESS REPORT

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ANNUAL PLAN 2025/2026								
Desired Outcome	Number	Strategic Priorities	Actions	Responsible Directorate	Progress %	1st Quarter (September)	Progress %	2nd Quarter (December)
FUTURE DIRECTION ONE - PROGRESSIVE WELL-RESOURCED COMMUNITIES								
Social infrastructure and services match growth and community needs	i	Community services and social infrastructure match the aspirations and needs of growth communities.	Expression of Interest - George Town Community Centre (formally YMCA)	Infrastructure & Operations	>15%	Criteria & weighting discussed in workshops	>35%	Expression of Interest developed and advertised
			Advancement of Township Character Plans including implementation of Hillwood Open Space Plan	Infrastructure & Operations	25%	In progress	>35%	Councillors briefed on this years program in Workshop. In delivery.
	v	Well designed and maintained, safe spaces and places work well.	George Town Sports Complex entrance upgrade	Infrastructure & Operations	>15%	Design completed, clubs engaged	>35%	Cost plan completed. Scope to be further developed with sporting clubs.

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Formal and informal sporting and recreational opportunities for all	i	An Aquatic, Health and Well-Being Centre.	Commence construction of George Town Aquatic, Health and Wellbeing Centre	Infrastructure & Operations	25%	Construction commenced August 2025	>35%	Ground improvements nearing completion. Pool structure completed and is in transit. Pre cast panels completed ready for delivery.
	ii	Growing membership and participation in sporting activities.	Review of George Town Sporting Ground Master Plan and Implementation Priorities	Corporate & Community	>15%	To commence in 2nd quarter	>35%	Commencing in February 2026
A diverse and active volunteering base	i	Diversified and increased volunteer base.	Develop community volunteering initiatives	Corporate & Community	25%	Policy developed going to Council in October 2025	50%	Policy adopted by Council in October 2025, Volunteer event planned for Volunteer week 2026.

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Community celebrations build the areas identity	i	Cultural, artistic and seasonal produce celebrations engage and build understanding of the community and its value proposition.	Establish Arts and Culture Advisory Committee	Corporate & Community	25%	Terms of Reference developed to go to Council in November 2025	50%	Terms of reference workshopped with Council, further development required. To be completed in Q3
	ii	An activated and resourced events strategy.	Finalise Marketing and Tourism Strategy and Events Strategy	Corporate & Community	25%	Marketing and Tourism Strategy in final stages to go to Council in November 2025	50%	Marketing and Tourism Strategy Adopted, Events Strategy to be complete Q4.
FUTURE DIRECTION TWO - PROSPERITY FOR ALL IN ALL ASPECTS OF LIFE								
A diversified local economy	i	An economy transitioning from heavy industry to advanced manufacturing, renewable energy, visitor economy, care, area branded produce and niche products through a circular economy approach.	Continue to identify opportunities to promote the George Town LGA as a destination option for new development, particularly Advanced Manufacturing,	Strategy, Performance & Development	25%	Work in this area is ongoing and where specific opportunities arise	50%	Work in this area is ongoing and where specific opportunities arise

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			Transport and Logistics					
	iii	The Bell Bay Port and Advanced Manufacturing Zone is promoted in the domestic and state economy highlighting the advantages of deep water, available land, protected water, inter-nodal rail, access to services and innovation.	Supported by NTDC, lead Bell Bay Impact Study	Office of the General Manager	25%	Ongoing	50%	Ongoing
Growth in tourism yield	i	Compelling value proposition, brand and narrative supports the growth of the visitor economy.	Development of marketing and tourism collateral in line with Tourism Strategy priorities	Corporate & Community	25%	Priorities identified and budget being developed	50%	Action plan for Strategy adopted, implementation to commence Q3.

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	v	Cultural heritage interpretation supports a sense of place.	Progress Phase 2 of Heritage Study	Strategy, Performance & Development	25%	Letters to be sent to owners of identified properties in late October - early November 2025	50%	Feedback period completed 31/1/26. Collating and considering feedback
Increased population across the municipality	ii	Positive contribution to the regional population growth strategy.	Continue work on Growth Scenario Planning to identify future community and infrastructure needs	Strategy, Performance & Development	25%	The Community survey identified some service supports that residents identified as needed. These will be considered.	50%	The GTC Housing Strategy will inform this action once complete 30/6/26
Supported entrepreneurial endeavours and start-ups	ii	New industries foster entrepreneurial activities.	Continue to proactively work with proponents on existing and new development proposals	Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
A strength-based reputation	i	A strong George Town and Region brand, value proposition and narrative.	Commence the development of George Town - Live, Work and Investment Prospectus	Strategy, Performance & Development	>15%	Document development quote requested	50%	Work on Document commenced

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A healthy and respected environment	vii	Animal policies build safe animal and human interrelationships.	Maintain the free Caring for Cats Program	Strategy, Performance & Development	25%	In progress	50%	In progress
Sustainable, connected housing and neighbourhoods	i	Housing developments meet Environmentally Sustainable Design principles.	Complete Staged 1 of Dalrymple Road (North) upgrade and develop multi-year framework and costings	Infrastructure & Operations	>15%	Tender to be awarded second quarter	>35%	Tender awarded. Works scheduled to begin February 2026.
	ii	Renewable and clean technologies are used in new neighbourhoods.	Asset Management Improvement Program Progress	Infrastructure & Operations	>15%	Establishment of steering committee	50%	Asset Management Improvement Program substantially commenced and within schedule.
	v	Housing supply meets demand.	George Town Housing and Future Residential Needs Study	Strategy, Performance & Development	25%	Scoping complete	50%	Remplan appointed as Project Consultant
FUTURE DIRECTION THREE - COMMUNITY PRIDE								
Everyone in our community is valued and included	i	Reconciliation is successfully planned, guided and resourced.	Support the establishment of a First Nations Advisory Group	Corporate & Community	>15%	To commence in 2nd quarter	>35%	Ongoing

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	ii	Respect, inclusion and a sense of belonging is part of our community culture across all age groupings.	Organisational Reward Recognition and Health & Wellbeing Program	Office of the General Manager	25%	In progress	50%	Draft Completed
All communities take pride in their place	iii	The design and maintenance of public spaces and places reinforce community identity and reputation.	Complete Bell Buoy Beach Community Facility Concept Plan	Strategy, Performance & Development	<15%	0	50%	Review of previous work being undertaken to determine future actions
			Develop Low Head Open Space Plan	Strategy, Performance & Development	25%	In progress	50%	Further feedback being provided
Responsive emergency services	ii	Communities work together with all other agencies for prevention and if necessary co-ordinated emergency responses.	Develop Emergency Recovery Plan	Corporate & Community	25%	In progress	50%	Plan to be completed in Q3
FUTURE DIRECTION FOUR - LEADERSHIP & GOVERNANCE								

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A culture of engagement, communication and participation	i	Community views are heard through skilled, trust and inclusive community engagement processes.	Review rating methodology	Corporate & Community	25%	In progress to be work-shopped in November	50%	Ongoing
	iii	A diverse communications program utilises community networks, connectors and influencers.	Review Consultation Framework	Strategy, Performance & Development	25%	Draft Framework in final stages of completion	50%	Final stages of consultation Phase
Capable leadership in communities	ii	Council is capable, nimble, well-resourced and responsive.	Undertake Environmental Health Compliance Activities	Strategy, Performance & Development	25%	On track	50%	On Track
			Reconcile GIS system with Asset register for all asset classes. Training for all users and develop continuous improvement	Infrastructure & Operations	25%	In progress	50%	GIS mapping complete. Integration with ReadyTech commenced.
	iii	Courage, kindness and determination is fostered when working through	Continue the implementation of the WHS improvement action plan	Strategy, Performance & Development	>15%	Finalising WHS Manual	50%	Finalising onto the Implementation phase

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		challenges and opportunities.						
Young people are a supported, recognised community resource	i	A resourced George Town Youth Strategy guides actions.	Develop Youth Strategy	Corporate & Community	25%	Ongoing	50%	Ongoing
Positive and productive working relationship will all levels of government and their agencies	ii	The outcomes and directions sought by all levels of government are understood.	Climate Change - statewide	Office of the General Manager	25%	Ongoing	50%	Ongoing
Collaborative working relationships with neighbouring Councils and regional organisations	ii	George Town is active in regional development works collaboratively on beneficial regional initiatives.	Continue BBAMZ participation	Office of the General Manager	25%	Ongoing	50%	Ongoing
Fair and open planning and regulatory processes	i	There is community knowledge and understanding of planning and regulatory responsibilities and processes.	Finalise ERP implementation	Corporate & Community	25%	Final stages of assets in progress	50%	Completion of Assets and GIS integration ongoing.

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			Compliance with audit requirements and accounting standards	Corporate & Community	100%	Financial Statements signed by Tasmanian Audit Office 29th September 2025	100%	Financial Statements signed by Tasmanian Audit Office 29th September 2025
PUBLIC HEALTH GOALS & OBJECTIVES								
01 Continue to provide an efficient animal control service promoting the amenity and safety of the community and animal welfare through:	i	Maintain responsive service levels through contemporary service delivery models		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
	ii	Maintain Council's Caring for Cats Program to improve outcomes for the community		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
	iii	Build on our positive relationships with all levels of government in managing the risks to wildlife		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing

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	iv	Continue educational programs to promote responsible pet ownership		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
	v	Promote responsible Dog Ownership in line with Council's new Dog Management Policy GTC-O-10		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
02 Continue to promote, implement and monitor public health standards by:	i	Providing an ongoing role in the education of the public and compliance with premises-activities regarding public and environmental health		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
	ii	Acting in a timely manner on reports of public and environmental health concerns		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
	iii	Undertaking water sampling of public pools and primary recreational water sites to ensure the water is suitable		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing

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		for the intended use and complies with the Tasmanian Water Quality Guidelines						
	iv	Undertaking food sampling as part of a Statewide food sampling program		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
	v	Ensuring onsite wastewater systems are installed, operating and maintained in accordance with conditions on the Council's plumbing permits and the Certificate of Accreditation issued by CBOS for specific systems		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing
	vi	Providing a school-based immunisation program for grades 7 and 10 students		Strategy, Performance & Development	25%	Ongoing	50%	Ongoing

Local Government Electoral Reform

Exposure Draft Legislation and Prior Consultation Report

December 2025

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Introduction

In February 2025, the Department of Premier and Cabinet (DPAC) released a [Discussion Paper](#) outlining proposed reforms to how local government elections operate in Tasmania. The reforms are a key element of the Tasmanian Government's *Local Government Priority Reform Program 2024-26*. They will modernise the local government electoral framework and address longstanding challenges around accessibility, integrity, franchise eligibility, electoral advertising, and the growing limitations of a universal postal ballot model. The reform program aims to deliver a more adaptable legislative framework to support attendance, postal, hybrid and future electronic voting formats, in anticipation of the next council elections scheduled for October 2026.

Submissions on this initial phase of consultation have been reviewed, with feedback informing the development of **two** draft Bills related to Tasmania's local government electoral system:

1. A Local Government Electoral Bill 2025 which establishes a standalone statutory framework for the conduct of local government elections, and implements key reforms which aim to modernise Tasmania's local government electoral framework.
2. A supplementary Local Government Amendment (Electoral Reforms) Bill 2025 which repeals existing electoral provisions from the *Local Government Act 1993*, and delivers electoral reforms related to council operations including caretaker provisions and the management of pecuniary interests.

This paper provides information on how people can provide feedback on the draft Bills, and an overview of feedback received in response to the prior discussion paper and how this feedback has been incorporated into the draft legislation. Finally, this paper provides an overview on reforms related to the management of interests of elected members.

The paper is structured in three parts:

1. An overview of the current consultation process for the draft legislative package, including key matters we are seeking feedback on.
2. A report on the feedback received in response to the prior consultation, and a description of how this feedback has been incorporated into the draft legislation.
3. An overview of the proposed new management of councillor interests framework.

Current Consultation

The Tasmanian Government has now released the draft legislation for a 13-week consultation period – inviting feedback from the sector, community and key stakeholders until midnight on **28 February 2026**.

General comment is invited on:

- The **workability and implementation** of the provisions contained in the draft Electoral Bill.
- Whether the provisions **accurately reflect the intended policy direction**.
- How the draft Electoral Bill **responds to issues raised** during the initial consultation on the Discussion Paper.
- The **renewed framework for managing interests** included in the Local Government (Managing Interests, Caretaker and Electoral Provisions) Bill 2025, including the draft Personal Interest Return included in [Appendix B](#).

Specific consultation matter – implementation priorities

Due to the technical complexity of moving to a new electoral framework, and delays in developing legislation caused by the 2025 State election, the Local Government Electoral Bill 2025 is expected to have a phased implementation once it becomes law.

A crucial focus of this consultation is identifying (through sectoral, peak body and expert feedback) the highest priority reforms for implementation prior to the next elections. This will inform which provisions the Tasmanian Government will seek to 'turn on' with sufficient lead time to allow for education, system updates, and readiness ahead of the October 2026 local government elections.

This is an important opportunity for the public, councils, and stakeholders to help shape Tasmania's future local government electoral system and ensure the legislation is practical, fair, and fit for purpose.

You can make a submission by email or post to:

Email: LG.consultation@dpac.tas.gov.au

Post:

Office of Local Government
Department of Premier and Cabinet
PO Box 123
Tasmania 7001

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In accordance with the Tasmanian [Government Public Submissions Policy](#), submissions will be treated as public information and will be published on our website at www.dpac.tas.gov.au after they have been considered. No personal information other than an individual's name or the organisation making a submission will be published.

For further information, please contact localgovernment@dpac.tas.gov.au.

Important information to note

In the absence of a clear indication a submission is intended to be treated as confidential (or parts of the submission), the Department of Premier and Cabinet will treat the submission as public.

If you would like your submission treated as confidential, whether in whole or in part, please indicate this in writing at the time of making your submission. Clearly identify the parts of your submission you want to remain confidential and the reasons why. In this case, your submission will not be published to the extent of that request.

Copyright in submissions remains with the author(s), not with the Tasmanian Government.

The Department of Premier and Cabinet will not publish, in whole or in part, submissions containing defamatory or offensive material. If your submission includes information that could enable the identification of other individuals then either all or parts of the submission will not be published.

The *Right to Information Act 2009* and confidentiality

Information provided to the Tasmanian Government may be provided to an applicant under the provisions of the *Right to Information Act 2009* (RTI). If you have indicated you wish all or part of your submission to be treated as confidential, your statement detailing the reasons may be taken into account in determining to release the information in the event of an RTI application for assessed disclosure. You may also be contacted to provide further comment.

Prior Consultation – Analysis and Outcomes

Scope of Consultation

The consultation on local government electoral reforms forms part of the Tasmanian Government's commitment to deliver a fit-for-purpose, flexible, and contemporary electoral framework for Tasmanian councils. The reforms build on prior work undertaken during the Local Government Legislation Review and reflects the Government's policy position that local government electoral laws should be structured as standalone legislation.

The purpose of the previous Discussion Paper released in February 2025 was to invite feedback on the design of the proposed electoral reforms ahead of drafting of new legislation. The paper presented high-level reform options in five key areas:

1. voting method flexibility
2. franchise and candidacy eligibility
3. access to electoral information
4. donation and advertising transparency
5. election integrity.

Stakeholders were encouraged to provide feedback on the feasibility and clarity of the reforms, and to raise any practical implementation considerations. With the exception of several key reform proposals, the consultation was not intended to re-examine the underlying policy direction or rationale, but rather to ensure the proposed design of reforms was robust and deliverable.

Approach to Consultation

The Discussion Paper was released in February 2025, with submissions invited until Thursday 4 April 2025. The Office of Local Government (OLG) advised all Tasmanian councils and key sector stakeholders of the consultation period. The paper was made available online via the Department of Premier and Cabinet website, alongside a summary version.

OLG provided an online consultation session for councillors on 25 March 2025, where they were invited to ask questions about the Local Government Electoral Bill reform discussion paper.

OLG also briefed the Local Government Association of Tasmania (LGAT) and coordinated targeted engagement with relevant government agencies. These included the Tasmanian Electoral Commission (TEC), whose operational input as

electoral administrator was essential to assessing the feasibility of the proposed reforms.

Submissions Received

21 submissions were received in response to the Discussion Paper. This included:

- 15 submissions from Tasmanian councils
- three (3) submissions from organisations and peak bodies
- three (3) submissions from individual community members, including councillors.

All submissions were reviewed in detail and thematically analysed to identify support, concerns, and implementation risks.

All submissions are available on the Department of Premier and Cabinet website.

A detailed summary of the technical reforms, feedback and the Tasmanian Government's response are in [Appendix A](#).

Stakeholder Feedback – The Future Format of Local Government Elections

The Discussion Paper proposed two scenarios to guide the future delivery of local government elections in Tasmania, reflecting the need to modernise the electoral framework in response to declining postal service reliability, evolving voter expectations, and increasing delivery costs. Submissions were sought on the merits and limitations of each scenario: Scenario A (attendance voting) and Scenario B (a hybrid model).

Scenario A – Attendance Voting

Scenario A proposed a full move to attendance voting, either via a single polling day or a polling period, supported by limited access to postal and telephone voting for eligible electors. This scenario received limited support across the sector. A small number of submissions expressed support for reintroducing mandated in-person voting, citing perceived increases in vote security, alignment with state and federal electoral models, and improved oversight of ballot handling.

However, the majority of councils, individuals, and organisations opposed Scenario A. The primary concern was accessibility (particularly for voters in rural and remote areas, people with disability, older electors, and those without reliable access to transport). Stakeholders warned that the removal of mail-based voting options would disproportionately impact marginalised communities and would undermine the inclusivity of the voting system.

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Submissions also highlighted cost and feasibility barriers, including the significant investment required to deliver and staff in-person polling locations across the state, along with the likely need for public education to shift voter expectations and behaviour. Several respondents noted that such a transition would not be achievable by the 2026 local government elections.

The TEC also did not support Scenario A, citing substantial logistical challenges and unsustainable costs without significant investment in new infrastructure and systems.

Scenario B – Hybrid Voting Model

Scenario B proposed maintaining postal delivery of ballot papers while encouraging in-person return at issuing places, such as council offices or public service centres. This model was strongly supported by most stakeholders and is regarded as a practical evolution of the current system. It was seen as a way to retain broad accessibility while addressing challenges with postal reliability and late returns under the compulsory voting model.

Councils viewed Scenario B as a measured and achievable step forward that could be implemented in time for the 2026 elections, subject to sufficient lead time for community education and investment in issuing place infrastructure. Stakeholders noted that this model would preserve the benefits of mail delivery, while providing additional flexibility to voters who prefer, or need, to return their votes in person. The inclusion of continued access to telephone and assisted voting services for eligible electors was welcomed as a necessary safeguard for inclusion.

The TEC expressed willingness to work with OLG on the development of a hybrid model for future elections.

Some submissions raised implementation concerns, including the need for clarity in the legislation around the roles and operating rules for issuing places, and the potential cost and staffing implications of managing these sites.

Based on the strong and consistent support for Scenario B during consultation, the Tasmanian Government has determined to proceed with this model as the preferred approach for the 2026 local government elections. Scenario B strikes an appropriate balance between accessibility, integrity, and practicality, and will be further developed in collaboration with the TEC and local government stakeholders.

While Scenario B will be adopted as the default delivery model, the legislative framework will retain the flexibility for the TEC to adapt electoral procedures over time, ensuring future models can respond to emerging challenges, technology, and voter needs. To enable this flexibility, the Electoral Commissioner will be given the ability to determine that local government elections are to be held by attendance ballot, but this method of election would only be activated in certain circumstances

(such as when the Electoral Commissioner believes it is not viable to use the hybrid postal model).

Stakeholder Feedback – New Reform Directions

The Discussion Paper sought targeted feedback on three potential reform directions that, if adopted, would depart from previously agreed outcomes of the Local Government Legislative Review. These proposals were included to test current sector and community sentiment, particularly in light of changing election delivery expectations, rising costs, and increasing participation.

The two directions tested were:

1. Whether non-citizens should retain a limited entitlement to vote in local government elections, with eligibility to nominate for council continuing to be restricted to those enrolled on the House of Assembly roll (Australian citizens and eligible British subjects).
2. Whether the deputy mayor should continue to be directly elected by the public or instead be elected by councillors “around the table”.

1. Continuing Non-Citizen Voting Rights

Stakeholders expressed a range of views on whether Tasmania should continue to permit non-citizen residents to vote in local government elections. The proposal in the Discussion Paper was to allow this entitlement to continue under a revised model, requiring at least 12 months of continuous residence in Tasmania (or personal ownership of property) prior to enrolment.

A number of councils and organisations supported continuing this entitlement, particularly for permanent residents, refugees, and long-term community members. These submissions noted that all residents interact with local government services and decisions regardless of citizenship, and argued that voting in local elections can foster civic inclusion and democratic participation.

However, some councils and individuals opposed continuing the franchise to non-citizens, raising concerns about electoral integrity and administrative feasibility. Stakeholders questioned the TEC’s capacity to verify immigration status and warned of potential misuse of the supplementary roll, particularly in areas with large temporary or seasonal populations.

Despite these differences, many submissions accepted the 12-month residence test as a workable alternative to assessing visa types and supported its use as an objective eligibility requirement. Stakeholders also generally agreed that such voters

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should not be eligible to nominate to run for office unless they are enrolled on the House of Assembly roll.

From an administrative perspective, the TEC noted it is not desirable for the TEC to review or verify the immigration status of electors or make determinations based on visa categories, which may change.

Having considered the feedback, the Tasmanian Government will proceed with a revised model allowing for continued non-citizen voting rights, subject to a requirement of 12 months' continuous residence in Tasmania or personal property ownership. This approach balances inclusivity with electoral integrity and avoids placing administrative burden on the TEC to assess visa status.

There was strong support for the proposal to restrict nomination rights to those enrolled on the House of Assembly roll, thereby requiring Australian citizenship (or eligible British subject status). This position was seen as a fair and proportionate measure that upholds the responsibilities of elected representatives, while maintaining an inclusive franchise for voting (noting the above proposal for non-citizen voting in certain circumstances).

Submissions noted that local councillors exercise formal powers over public budgets, land use planning, and infrastructure decisions, and that those powers should be entrusted to individuals who are full participants in Australia's civic and legal framework. The reform was also viewed as aligning Tasmania with Victoria and South Australia, which apply a similar model.

The Tasmanian Government will proceed with the proposal to limit eligibility to nominate for council to those enrolled on the House of Assembly roll. This ensures that those holding elected office are fully part of Australia's civic and legal framework, while maintaining a broad franchise for voters.

2. Changing How the Deputy Mayor is Elected

The proposal to move away from popular election of the deputy mayor and instead allow councillors to elect the deputy from among their number received mixed feedback.

Most councils and many individuals opposed the change, citing what they see as the democratic value of a directly elected deputy mayor and the visibility of the role in public representation. Submissions emphasised that the deputy mayor often steps into the mayoral role in times of absence or transition and argued that the community should retain a say in selecting that person. Some also viewed direct election as a safeguard against factionalism in closely divided councils.

A smaller number of submissions supported reform, citing the significant cost associated with running an additional direct election, and the limited independent

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authority held by the deputy mayor. Supporters of the change argued that the deputy mayor's role is essentially supportive and procedural, and that it makes sense for the council to select their own internal leadership at the beginning of the term. It was also noted that Tasmania is the only jurisdiction in Australia that directly elects its deputy mayors, and that casual vacancies in the role are already filled "around the table".

Preliminary estimates from the TEC suggest that the direct election of deputy mayors accounted for approximately \$285,000 in 2022, or about seven per cent of total election delivery costs. These costs are expected to grow in future elections, particularly under compulsory voting and enhanced participation.

Having considered the feedback and the rising cost and complexity of local government elections, the **Tasmanian Government has included the reform in the draft Bill for further consultation**. The proposed new framework will provide for the deputy mayor to be elected by councillors at the first ordinary meeting following a general election. This approach aligns with some other jurisdictions, allows councils to select their own leadership, and supports a more efficient and cost-effective electoral process. The Tasmanian Government considers this change to be proportionate and consistent with the functional role of the deputy mayor – which is to act in the mayor's absence and provide support; not to independently lead or exercise executive power.

With a strong level of feedback from councils now received, the Tasmanian Government is seeking further input from the broader community on how this model should operate. This includes whether once elected by councillors, the deputy mayor should serve for the full council term or for a shorter fixed period. The draft legislation as it stands provides that councils are given the flexibility to appoint for a full term or for a shorter period.

Stakeholder Feedback – Technical Reforms

The Discussion Paper presented 33 technical reform proposals to modernise and improve the integrity, transparency, and efficiency of local government elections in Tasmania. These proposals built on reforms initiated through the Local Government Legislative Review and aligned with changes introduced through the *Electoral Disclosure and Funding Act 2023*. The reforms addressed matters including election delivery, campaign finance, advertising and nomination processes.

Stakeholders were asked to consider the design and practical impact of each proposal, and to provide feedback on implementation, administrative feasibility, and alignment with existing electoral processes.

A More Flexible and Accessible Format for Local Government Elections

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Stakeholders broadly supported reforms aimed at creating a more flexible, modern electoral framework for local government elections. There was a strong appetite for reducing legislative prescription and allowing the TEC to approve and adapt electoral procedures under a principles-based model.

This flexibility was viewed as essential to “future-proofing” the electoral system and accommodating diverse voter needs, particularly in the context of increasing participation and technological advancements.

Reform proposals to enable voting by alternative means (such as telephone or electronic voting) for specific elector classes were also welcomed. Submissions noted the importance of improving access for voters with disability, those living remotely, and interstate or overseas electors. The TEC supported the direction of the reform but raised practical challenges, including the cost and complexity of implementing secure, independent and verifiable alternative voting channels. In response, the Tasmanian Government will proceed with these reforms, acknowledging that postal voting will remain available and that any new methods will be implemented with caution and clarity.

The proposal to legislate universal franchise principles also received conceptual support. Stakeholders, including councils, agreed with the importance of ensuring all electors can vote in an independent, secret and verifiable manner. However, the TEC noted that this standard may not always be achievable in practice, particularly for some alternative voting methods. The Tasmanian Government agrees the principles should guide future development, and will work with the TEC to ensure they are applied pragmatically outside the statutory framework.

The proposal for the Electoral Commissioner to publish post-election accessibility reports was supported by councils and the TEC. It was viewed as a valuable accountability measure to track progress in improving accessibility and participation across the system. The Tasmanian Government will proceed with this reform, with reporting requirements aligned to TEC’s existing data practices and operational capabilities.

A Better Voting Franchise for Electors and Changes to Eligibility to Run for Office

This group of reforms focused on clarifying and strengthening the eligibility framework for enrolment and candidacy, particularly in relation to the General Manager’s Roll (GMR), and ensuring candidates have sufficient knowledge and community backing.

There was strong support for reforming the GMR to improve integrity, verification, and consistency. Transferring responsibility for the GMR from councils to the TEC was

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widely supported to reduce administrative burden on councils and centralise electoral oversight. Proposed changes to tighten the eligibility criteria for GMR enrolment including strengthening verification requirements and clarifying the definition of “occupier” also received broad backing, with submissions noting these steps would improve public trust and align enrolment with genuine community connection.

The reform to prohibit dual enrolment was similarly well supported and seen as a necessary step to uphold the “one person, one vote” principle. The TEC confirmed its capacity to monitor and enforce the provision.

The proposal to increase the nomination threshold to 30 electors (or one per cent of electors, whichever is the smaller) drew mixed views. While many considered it a reasonable way to confirm genuine candidacy and public support, others, particularly from smaller communities, raised concerns that it may discourage participation. The Tasmanian Government considers the threshold modest and proportionate and will proceed with the reform.

Finally, the proposal to introduce required pre-nomination training for new candidates received limited support. While the benefits of informed candidacy were acknowledged, feedback was mixed on its implementation and scope. Some called for the training to apply to all candidates. The Tasmanian Government will proceed with this reform, by expanding requirements for an intending candidate’s notice of nomination to require an attestation that they have completed a pre-election training course. This training will be designed to be accessible and practical.

Better Quality of Public Information at Elections

Reforms in this category aimed to improve the quality, clarity, and accessibility of information available to voters during local government elections. Submissions reflected a broad commitment to supporting an informed electorate but revealed differing views on how best to achieve that goal.

Stakeholders generally supported the proposal to require the TEC to provide all candidates with the opportunity to submit a candidate information statement. While the TEC noted this is convention and questioned the need for a legislative requirement, other submissions suggested formalising the obligation would promote consistency and voter confidence. The Tasmanian Government will not enforce a mandatory requirement for a candidate information statement. The choice and responsibility for preparing and submitting statements will remain with candidates.

In contrast, there was strong concern about the proposal to allow the Director of Local Government to publish council performance information during the election period. Feedback highlighted risks of perceived political interference and the potential to undermine the neutrality of elections. As a result, the Tasmanian Government will

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not proceed with this reform and will instead explore options for improving transparency outside the caretaker period.

Two reforms proposing to allow identification of political parties or candidate teams on ballot papers received mixed feedback and were not supported by the TEC. Submissions raised concerns about the risk of increasing partisanship in local government, administrative challenges, and a lack of enforceable naming standards. The Tasmanian Government has determined not to proceed with these reforms. However, it intends to provide for the inclusion of information about formal party endorsement and group affiliation in the official candidate information booklet to ensure voters continue to have access to relevant context when casting their vote.

Strengthened Donations Disclosure and Electoral Advertising Requirements

Stakeholders generally supported the suite of reforms aimed at increasing transparency and integrity in campaign financing and electoral advertising. Several proposals drew strong backing due to their alignment with existing State electoral laws, especially those introducing new prohibitions on misleading and deceptive statements (Reform 15), requiring authorisation on electoral material (Reform 19), and establishing clear rules on who can incur electoral expenditure (Reform 18 and 22). These changes were seen as necessary modernisations that bring local government elections into closer alignment with accepted electoral standards across Australia and with State elections.

There was also general support for changes that clarify and update definitions and thresholds for advertising and donations (Reforms 16, 17, 20 and 21). These changes were recognised as contributing to a clearer, more consistent and enforceable electoral framework. Where stakeholders requested additional guidance (such as on reporting shared campaign costs or calculating spending under a general cap) the Tasmanian Government will work with the TEC to ensure clear, practical resources are provided to candidates and parties.

The Tasmanian Government considers that, taken together, these reforms will deliver a significant uplift in electoral transparency and public confidence while balancing the practical realities of administering and participating in local government elections.

Other Changes to Support the Integrity of Elections

A number of proposed reforms aiming to reinforce the overall fairness and transparency of local government elections received strong support during consultation. Stakeholders broadly welcomed the introduction of a formal caretaker framework (Reforms 29–32), noting this would align local government practices with those of other levels of government and help maintain neutrality during election periods.

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Councils supported the introduction of clear limits on decision-making during the caretaker period, particularly in relation to major financial or staffing decisions and the use of council resources. While some clarification was requested on what constitutes "routine operational" activity, stakeholders endorsed the principles underpinning these changes. The Tasmanian Government will proceed with these reforms and provide detailed guidance to ensure consistent and practical application.

Proposals to strengthen the enforcement powers of the TEC also received widespread support (Reforms 27–28). Submissions acknowledged that enabling the TEC to investigate potential breaches and aligning electoral offences with the *Electoral Act 2004* would promote greater accountability and legal consistency. These reforms will proceed as proposed.

Reforms to prevent the overlap of local government and parliamentary elections (State and Federal) (Reform 26) were similarly well received, with stakeholders recognising the need to reduce voter confusion and administrative strain. The Tasmanian Government will proceed with this reform as a practical safeguard for electoral delivery and public confidence.

The proposal to tighten the threshold and scope of elector polls (Reform 33) attracted more mixed views. While many stakeholders supported clearer criteria and higher thresholds to ensure elector polls are used appropriately, others expressed concern about the potential to limit community participation. The Tasmanian Government will proceed with this reform on the basis that elector polls should be focused on matters within council control and reflect broad community interest, particularly given the costs associated with running these polls. Guidance will support councils and communities in understanding how the provisions apply in practice.

Managing Councillor Interests

Context

Recognising the strong thematic alignment between electoral integrity and the transparent management of councillor interests, the Tasmanian Government has determined to introduce reforms to the councillor interests framework in the *Local Government Act 1993* at the same time as the Local Government Electoral Bill is delivered.

In 2023, the Tasmanian Government released a detailed discussion paper outlining significant proposals to reform how councillors disclose and manage their personal interests. The intent of these reforms is to ensure greater transparency and consistency in managing conflicts of interest across the local government sector.

These initial proposals were ambitious, aiming for comprehensive integration of interest management under the Local Government Act, including continuous disclosures, establishing a dedicated Principal Officer role, and detailed legislative management of perceived and potential conflicts.

A subsequent position paper, released in 2024, reaffirmed the Tasmanian Government's commitment to high standards of transparency, accountability, and integrity within local government. This is essential for maintaining public confidence in local governance and decision-making processes.

The Framework

Following extensive consultation and careful deliberation, the Tasmanian Government has now refined its approach to balance administrative practicality with robust governance requirements. The revised legislative framework, outlined in the supplementary Local Government Amendment (Electoral Reforms) Bill 2025, enhances transparency and accountability without imposing unnecessary burdens on councillors.

The Bill introduces provisions addressing the following key areas:

- **Clear separation of interests:** Pecuniary interests involving direct financial implications will continue to be explicitly managed within the *Local Government Act 1993* to ensure rigorous oversight. Non-pecuniary interests (typically personal, social, or community-related) will continue to be effectively managed under the existing, more flexible Code of Conduct framework. This will be supported with further guidance and definitions on types of interests, including actual, potential and perceived interests.

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- **Introduction of Personal Interest Returns (PIR):** Councillors will now formally lodge an initial PIR within 28 days of their election, followed by annual submissions. These returns will transparently document relevant pecuniary and non-pecuniary interests and include proactive strategies to manage potential conflicts. This structured yet simplified approach significantly enhances transparency and accountability.
- **Practical conflict management approach:** Councillors will proactively manage conflicts through documented strategies such as declaring interests, recusing from discussions or decisions, and outlining clear mitigation steps. Definitions of conflicts have been clarified and strengthened to support consistent interpretation and effective management.
- **Balanced transparency and privacy:** PIRs will be publicly accessible, but sensitive details, including exact monetary values, residential addresses, and commercial information, will be explicitly protected. This approach balances transparency with necessary privacy protections, responding directly to stakeholder feedback.
- **Simplified and targeted compliance:** The compliance framework strategically targets deliberate breaches, such as knowingly submitting false disclosures or failing to lodge required returns. Minor or inadvertent breaches will primarily be addressed through education and administrative guidance, ensuring appropriate use of regulatory resources and encouraging proactive and voluntary self-identification of non-compliance.

Elements No Longer Proceeding and Reasons

- **Integration of non-pecuniary interests into primary legislation:** Initially proposed for inclusion within the *Local Government Act 1993*, non-pecuniary interests will remain under the Code of Conduct framework. This decision acknowledges the flexibility and responsiveness of the existing Code of Conduct process for dealing with non-pecuniary matters.
- **Regulation of perceived pecuniary interests:** Stakeholder feedback indicated that perceived pecuniary interests would be difficult to regulate effectively. Consequently, provisions relating specifically to perceived pecuniary interests have been removed from the draft Bill and the focus has shifted to how potential and actual interests can be more effectively managed.
- **Continuous or rolling disclosures:** Originally intended for real-time transparency, continuous disclosures raised practical and administrative feasibility concerns. The revised framework replaces this with structured annual disclosures, addressing stakeholder concerns without compromising transparency.

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- **Legislated Principal Officer role:** Initially proposed to manage disclosures and conflicts, this role was deemed unnecessary following consultation. Existing responsibilities, particularly those of General Managers, already effectively manage these functions.

Next Steps

The Framework represents a balanced approach that ensures essential transparency and accountability without excessive administrative complexity. Clear separation of pecuniary and non-pecuniary interest management, introduction of formal PIRs, pragmatic conflict management strategies, and targeted compliance measures reflect stakeholder feedback and practical governance considerations.

The Tasmanian Government invites further feedback from stakeholders and the broader community on this refined legislative framework, recognising that ongoing engagement is vital to upholding integrity and accountability standards in Tasmanian local government.

To support consultation, the Tasmanian Government has developed a draft Personal Interest Return form for feedback, which gives a clear picture of the types of information to be provided by councillors. This is in [Appendix B](#) of this paper, and also on the consultation page of the Department of Premier and Cabinet's website.

Appendix A: Technical Reforms Summary

A more flexible and accessible format for local government elections

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.

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.

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	<ul style="list-style-type: none"> • 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.

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.

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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.
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.

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.

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	<ul style="list-style-type: none"> • 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.

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

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.

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.
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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.

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

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.

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.
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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.

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

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.

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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.

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.

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	<ul style="list-style-type: none"> • Transparency around council and councillor performance will be pursued through other mechanisms outside of the election period to avoid perceptions of influence or bias.
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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.

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.

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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.
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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.

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.

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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.
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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.

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.

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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.

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.
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.

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.
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	<ul style="list-style-type: none"> • 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.

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.

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.

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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.
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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.

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.
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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.

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.

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.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Seen as necessary for the Commission to fulfil its expanded responsibilities.

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	<ul style="list-style-type: none"> 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.

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.

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.

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	<ul style="list-style-type: none"> 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.
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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.

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.
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	<ul style="list-style-type: none"> • 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.

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.

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.
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	<ul style="list-style-type: none"> • 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.

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Appendix B: Personal Interest Return (PIR) Form (Draft Example Only)

Introduction

This form is issued under the *Local Government Act 1993* (the Act) and must be completed by all Councillors. It is a requirement of the Act that Councillors disclose certain personal interests to ensure transparency and support public confidence in the integrity of local government decision-making.

The purpose of this disclosure is to:

- provide a clear record of interests that may conflict, or be perceived to conflict, with a Councillor's public duties
- support the effective management of conflicts of interest
- assist Councils in promoting good governance and accountability.

This return requires you to declare interests held by you and your spouse (including a person in a significant relationship as defined in the *Relationships Act 2003*) as at the primary return date, and to provide details of any income, property, positions, debts, memberships, contributions or other interests that meet the thresholds set out in the form.

You are also required to, where appropriate, indicate how any interests that could give rise to a conflict with your public duties will be managed. Your General Manager can help you decide whether management strategies are required to be listed.

Lodging a complete and accurate return is a legal obligation under the Act. If you are unsure about what to disclose or how to manage a declared interest, you are encouraged to seek independent legal or professional advice.

Directions

- a) The interests you are required to disclose in this return are set out in legislation and apply to you, as the Councillor, and your spouse (including someone in a significant relationship as defined in the *Relationships Act 2003*).
- b) You must complete and lodge a return even if you (and/or your spouse) have no interests to disclose. If you have nothing to declare, please indicate this by selecting 'No' at each question. All sections must be completed.
- c) If there is not enough space in the form to provide all required details, please attach an appendix that is clearly numbered, signed and dated. Be sure to cross-reference the appendix in the relevant section of this form.
- d) You may wish to seek independent legal, financial or other advice to assist you in understanding your obligations and ensuring your return is complete.

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- e) In this return, you must also, where appropriate, briefly describe how any disclosed interests that could give rise to a conflict of interest will be managed, including steps such as declaring interests at meetings, abstaining from decisions, or other appropriate actions.
- f) Your completed return must be signed, dated and lodged with your General Manager or another authorised person.

Name of Councillor	
Council	
Date of Return	
Signature of Councillor	

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Part A. Sources of income

Have you, or your spouse, received or do you, or your spouse, expect to receive any income in the period between the primary return date and the next 30 June, excluding income received as a councillor allowance?

- No – continue to Part B
 Yes – provide particulars below

Explanatory notes

- 'Income' means assessable income under the *Income Tax Assessment Act 1936* (Cth), including but not limited to: employment income, superannuation, pensions, annuities and government payments, investment income, business, partnership and trust income, and foreign income.
- A source of income only needs to be declared if you or your spouse received, or expect to receive, more than \$500 from that source during the return period.
 - When disclosing income from your occupation, you must also provide:
 - a description of the occupation
 - the name and address of your employer, or a description of the office
 - the name of any partnership (if relevant).
- You do not need to disclose one-off sales of personal items (such as a second-hand car or household furniture) unless those sales are made in the course of a business or with the intent of making a profit.

Indicate the source of income (amounts are not necessary)

	Person or entity from which income was received or is expected to be received	Why the income was/is expected to be received (For example: salary, investments, trusts, rental payments)	Details
Example	Acme Consulting Pty Ltd	Salary	Policy Advisor Acme Consulting, 22 Example St, Hobart
Self			
Spouse			

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Part B. Land and real property

Have you, or your spouse, held an interest in land or real property as at the primary return date?

- No – continue to Part C
- Yes – provide particulars below

Explanatory notes

- This includes any ownership or beneficial interest in land (not as security for a debt) within the municipal district of the Council or an adjoining municipal district.
- You must provide:
 - the full address of the land (as it appears on council rates notices)
 - the purpose for which the land is held (such as residence, investment)
 - the nature of the interest (such as sole owner, joint tenant, trustee).

Exceptions

- You are **not required to disclose** an interest in land if:
 - You or your spouse hold the interest only as the executor or administrator of the estate of a deceased person, and you are not a beneficiary under the will or under intestacy.
 - You or your spouse hold the interest only as a trustee, and the interest was acquired in the ordinary course of a profession or occupation that is not related to your duties as a Councillor.

Example: If you are managing property as part of your work as an accountant or solicitor (unrelated to your Councillor role), and you hold the land only as a trustee, you do not need to declare it.

Complete the table below

	Full Address of Property	Purpose (such as residence, investment)	Nature of Interest (such as sole owner, joint tenant, trustee)
Example	12 Smith Street, Springvale TAS	Residential	Sole owner
Self			
Spouse			

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Part C. Corporations and business interests

Have you, or your spouse, held any position or interest in a corporation, business, trust or other entity as at the primary return date, including in a fiduciary capacity (such as trustee or executor)?

This includes positions whether paid or unpaid.

- No – continue to Part D
- Yes – provide particulars below

Explanatory notes

- You must disclose the name and address of the corporation, business, partnership or trust, and describe your position or interest (such as director, shareholder, sole trader, trustee, partner).
- This applies regardless of whether or not you received payment for the role.
- This includes business interests carried out in your own name (such as sole trader or freelancer), or as part of a partnership or trust that carries on commercial activities.
- It also includes fiduciary roles where you or your spouse owe duties to act on behalf of another person or entity. For example, as:
 - a trustee of a private or family trust
 - an executor or administrator of a deceased estate (unless exempt)
 - a partner in a business or professional firm
 - a nominee with control or discretion over assets.
- Roles held purely as part of your professional occupation (such as solicitor acting for a client) **do not need to be declared** unless they involve control or decision-making powers over land or assets that may intersect with Council matters.

Exceptions

- You are not required to disclose an interest or position if the corporation is:
 - formed to provide recreation, charity, religion, art, science or other community purpose
 - required to apply all profits to its purpose (it cannot distribute profits)
 - prohibited from paying dividends to members.
- You are also not required to disclose an interest or position if you:

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- Hold the position only in your professional capacity and have no discretion or control over relevant assets or decisions (such as an accountant lodging a BAS on behalf of a client).

Example: If you are on the board of a local community garden association that operates as a not-for-profit and does not distribute profits, you do **not** need to declare this role.

Additional guidance (superannuation funds)

- You are not required to declare shareholdings or interests held by a superannuation fund (such as a retail or industry fund) unless:
 - you personally control or direct the investment decisions of the fund (such as via a self-managed super fund)
 - or you are aware of a specific investment that may give rise to a conflict of interest (such as your fund is heavily invested in a company seeking Council approval for a development).
- In most cases, managed funds or pooled investments (such as those held via industry super funds) do not need to be declared, as individual holdings are not within your knowledge or control.

Complete the table below

	Name of Corporation	Address	Nature of Interest / Position
Example	Dovetail Accounting Trust	21 Harper Street, Moonville TAS	Self – Trustee and Beneficiary of family trust
Self			
Spouse			

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Part D. Liabilities and debts

Do you, or your spouse, owe money to any person or organisation as at the primary return date? This applies whether or not the debt was due or payable at that time.

- No – continue to Part E
- Yes – provide particulars below

Explanatory notes

- You must declare the name and address of any person or entity to whom you or your spouse owe a debt of \$5,000 or more.
- This includes loans, credit agreements, or any other outstanding payments.

Exceptions

- You are **not** required to disclose a debt if:
 - The amount owed is less than \$5,000, unless:
 - it is one of two or more debts owed to the same person during the return period and the total owed is \$5,000 or more.
 - The debt is owed to a relative of the Councillor.
 - The debt is a loan of money and:
 - it is owed to a bank or authorised lender (someone whose usual business is lending money) and it was made in the ordinary course of business.
 - The debt is for goods or services provided:
 - during the period of 12 months immediately before the primary return date or during the annual return period
 - in the ordinary course of an occupation unrelated to your role as a Councillor (or your spouse's occupation).

Example: You do **not** need to declare a \$3,000 loan from a bank or a \$1,000 invoice from your mechanic, unless you owe the same mechanic several invoices totalling \$5,000 or more.

Complete the table below

	Name of Creditor	Address	Nature of Debt
Example	John Smith	12 Hilltop Drive, New Town TAS	Private loan of \$7,000 for vehicle repairs
Self			

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	Name of Creditor	Address	Nature of Debt
Spouse			

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Part E. Trade unions, associations, and political parties

Do you, or your spouse, currently hold a position (paid or unpaid) in any trade union, professional association, or business association?

- No – continue to Part F
 Yes – provide particulars below

Explanatory notes

- You must declare any position (such as member, delegate, board role) held by you or your spouse in a:
 - trade union
 - professional association
 - business association.
- This includes positions that are voluntary, unpaid or honorary.
- You must also declare the name of any political party of which you are a member.

Complete the table below

	Name of Organisation	Position Held
Example	Bank of Tasmania	101 Main St, Hobart
Self		
Spouse		

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Part F. Travel or accommodation contributions

Did you, or your spouse, receive any financial or other contribution (such as free or upgraded accommodation, flights, meals, or hospitality) in relation to any travel during the annual return period?

- No – continue to Part G
- Yes – provide particulars below

Explanatory notes

- You must disclose:
 - the name and address of the person or organisation who made the contribution
 - the dates, destinations, and purpose of the travel.

Exceptions

- You do **not** need to disclose a contribution if:
 - it was made from public funds (e.g. council-funded travel)
 - it was made by a relative
 - it was made in the ordinary course of another occupation (not related to your role as a Councillor or your spouse's occupation)
 - the value of the contribution did not exceed \$250, unless:
 - more than one contribution was made by the same person in the return period and the total of those contributions exceeded \$250.
 - it was made in a personal capacity, and it would not reasonably be seen as related to your role as a Councillor
 - it was made by a political party of which you are a member, and the travel was undertaken:
 - for political activity in Tasmania or to represent the party within Australia.

Note: A non-financial contribution (such as a gift or in-kind support) is treated as equal in value to what it would cost if paid for directly.

Complete the table below

	Name and Address of Contributor	Type of Contribution (such as flight, hotel)	Dates of Travel	From/To Locations
Example	Local Gov Assoc 2 Civic Way	Flights and accommodation	4–6 March	Hobart – Melbourne

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	Name and Address of Contributor	Type of Contribution (such as flight, hotel)	Dates of Travel	From/To Locations
Self				
Spouse				

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Part G. Dispositions of real property

Have you, or your spouse, transferred an interest in property during the return period but retained a benefit, or acquired a benefit from someone else's transfer?

- No – continue to Part H
- Yes – provide particulars below

Explanatory notes

- You must disclose:
 - any property you or your spouse disposed of (in whole or part) where you kept the right to use or benefit from the property
 - any property another person disposed of where you gained use or benefit (even if you don't legally own it).
- This includes arrangements where legal ownership changes, but you still use, access or benefit from the property in some way.

Complete the table below

	Property / Arrangement	Nature of Benefit Retained or Acquired
Example	Transfer of family shack	Continued right to occupy
Self		
Spouse		

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Part H. Discretionary disclosures

Is there any other substantial interest (financial or otherwise) that could be seen as creating a conflict between your personal interests and your public duties as a Councillor?

- No – continue to Part I
- Yes – provide details below

Explanatory notes

- You must declare **any other significant interest** that:
 - you are aware of
 - might reasonably be seen to conflict with your public responsibilities as a Councillor.
- This includes interests held by you or by a related person or entity, even if the interest is not financial in nature.
- These may include unpaid or voluntary positions in clubs, associations, or community groups, particularly where those groups interact with Council (such as apply for funding, use Council facilities, or make submissions on Council decisions).
- **Example 1:** If a close family member owns a company that regularly tenders for Council contracts, or if you volunteer in a leadership role in a group advocating for decisions your Council makes, you may wish to disclose that interest here.
- **Example 2:** If you are the president of a local sporting club that applies for Council grants or leases Council-owned facilities, this may be a relevant interest to disclose.

Complete the table below

	Description of Interest
Example	My sister-in-law is CEO of a company that regularly tenders for council waste management contracts.
Self	
Spouse	

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Part I. Declaration on management of interests

Briefly outline how you propose to manage any disclosed interests to ensure they do not conflict with your public duties as a Councillor.

This may include:

- recusal from specific Council decisions or meetings
- use of a formal conflict of interest register
- disclosure at the start of relevant proceedings
- other appropriate actions.

Complete the table below

	Interest (brief description)	How the interest will be managed
Example	Sister-in-law is CEO of council contractor	Will declare and not participate in any related procurement matters
Example	Joint owner of local business property	Will recuse from votes involving zoning or development in the area
Example	Member of planning industry association committee	Will declare interest at meetings dealing with industry regulation
Self		
Spouse		

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Part J. Primary return appendix

- This appendix is provided for use if you need additional space to disclose information beyond what the standard Personal Interest Return form allows.
- Please clearly number, sign, and date each page you include as an appendix.
- Make sure each appendix page is cross-referenced to the relevant part of the Primary Return form.
- Example: If you have multiple income sources, land holdings, or corporation positions that don't fit within the main tables, use the appendix to continue your disclosures.

Signed: _____

Date: _____

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ELECTION CARETAKER PERIOD POLICY

Policy No.:	GTC-C-21	Policy type:	Council
Responsibility:	GM Office	Policy expires:	May 2030
Approved by:	Council	Approved on:	XXX
Minute No.:	XXX	Review date:	February 2030

Document History/Version Control			
Version No.	Date	Details	Comment

Amendment/Administrative History			
Date	Details	Comment	Authorised by
		Nil	

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8. POLICY
9. IMPLEMENTATION & REVIEW OF POLICY

1. OBJECTIVE

The purpose of this policy is to ensure that:

Major policy decisions are not made by Council in the leadup to an election that **would prove to be unnecessarily** binding for an incoming Council.

Council is committed to the application of good governance principles and high standards of integrity.

It is an established democratic principle that elected bodies should not unnecessarily bind an incoming government during an election period. Council commits to the principle that it will make every endeavour to avoid making major policy decisions that bind an incoming Council.

This policy establishes clear guidelines for the conduct of Councillors **and staff** in the lead up to a local government general election involving the George Town Council and ensures that the ordinary business of Council continues in a responsible, transparent and legally compliant manner in the period leading up to an election.

2. TYPE OF POLICY

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

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

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

Operational - Policies pertaining to the operational, administrative, and internal matters of the Council, including internal governance, internal committees, and operational matters of service delivery.

3. SCOPE

This policy applies to elected members **and employees** of the George Town Council for the duration of the caretaker period for a local government general election.

This policy does not apply to local government by-elections.

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4. DEFINITIONS

By-Election	is an election to replace a councillor after the councillor's office becomes vacant.
Candidate	is a person standing for election.
Council	means the George Town Council.
Caretaker Period	is the period determined by the Tasmanian Government through the relevant legislation.
Electoral Material	means any advertisement, handbill, pamphlet, notice, flyer, letter or article that is intended or calculated to affect the result of an election.
Election Campaign	refers to the activities of candidates to win voter support in the period preceding an election and includes activities such as doorknocking, bulk emails, production of signs and flyers, telephone canvassing, social media campaigns and advertising.
Local Government Act	means the Tasmanian Local Government Act 1993.
Major Policy Decision	includes but is not limited to the appointment, remuneration or termination of the General Manager, approval of contracts greater than 1% of Council's net revenue, adoption or renewal of policies, making, amending or repealing of planning schemes and establishment of By-Laws.

5. LINK TO STRATEGIC PLAN

George Town Council Strategic Plan 2020-2030

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

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6. RELATED LEGISLATION

Local Government Act 1993

Tasmanian Electoral Act 2004

Land Use Planning and Approvals Act 1993

7. RISK CONSIDERATIONS

As stated in Council's Risk Appetite Statement, we are prepared to take on measured risk and will do so with informed decision-making practices. We will address uncertainty through open and frank discussions to identify and manage risk and avoid personal perceptions and biases from hindering our objectivity.

8. POLICY

8.1 Matters of Clarification

During the Caretaker Period the following provisions shall apply:

- Tenure of General Manager – Council shall not appoint, dismiss or renew the contract of a General Manager during the Caretaker Period. An Acting General Manager may be appointed in accordance with Section 61B of the Local Government Act, if required.
- Tenders and Contracts – no tender or contract shall be approved by Council for which the total sum exceeds 1% of the Council's revenue as proposed in the forward estimates for the financial year in which the election is to be held.
- Planning Instruments – Council will not make, amend or repeal a local planning instrument under the Land Use Planning and Approvals Act 1993 (i.e. a planning scheme, a temporary local planning instrument or a planning scheme policy);
- By-Laws – Council will not make a new By-Law during the Caretaker Period.
- Policies – Council will not approve or renew any Council policies during the Caretaker Period.
- Distribution of Electoral Material – no electoral material shall be permitted to be displayed or distributed on **or in** any Council owned or managed property.
- Use of Council equipment and stationery, Council supplied equipment and Council branded material shall not be used by Councillors **or staff** in any manner that supports a candidate's election campaign. Councillors may continue to use Council equipment and branded material throughout the course of the Caretaker Period to carry out their regular functions as described in Section 28 of the Local Government Act.
- **Media** – Councillors will not use their position as an elected representative, or their access to employees or resources, to gain media attention in support of their, or any other candidate's election campaign.

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- **Council Committees and Groups** — a Councillor shall not use their membership of a Council Advisory Committee or appointment as a member of an external group to disseminate information or promote their, or any other candidate's election campaign.

8.2 Policy Principles

Nothing in this policy prevents the Mayor, Councillors and staff from carrying on undertaking the business of the Council during the caretaker period.

Council meetings shall continue to be held during the Caretaker Period and will consider Agenda items that relate to the ordinary business of the Council. other than those matters identified in Section 5 of this policy.

The General Manager may still exercise all delegations provided by the Council during the Caretaker Period, including the appointment of staff.

Capital works as approved by Council in that year's budget as part of the annual budget process and subsequently approved by the awarding of a tender, can proceed during the Caretaker Period. regardless of their scale.

The Mayor and Councillors will continue to accept invitations to attend community functions and may continue to correspond with constituents on matters related to Council business during the Caretaker Period.

The Mayor shall be the spokesperson for Council In accordance with Section 27 of the Local Government Act and shall carry out the civic and ceremonial functions of the mayoral office during the Caretaker Period.

Individual Councillors may continue to represent the community and facilitate communication between Council and the community for the duration of the Caretaker Period. In fulfilling these duties during this period, Councillors may claim allowances and expenses as provided under Council Policies GTC-19 Councillor Allowances and GTC-5 Social Media for Councillors.

8.3 Operational Continuity

Council staff shall maintain the normal business activities of Council during the Caretaker Period. Staff shall undertake their duties in an appropriate way and take all steps to avoid any real or perceived support for a candidate. in order to protect the organisation's ability to impartially serve any incoming Council following an election.

8.3 Communication

This policy will be made available to all staff, Councillors, customers, members of the public and shall be provided free of charge at the George Town Council Office and on Council's website www.georgetown.tas.gov.au.

9. IMPLEMENTATION & REVIEW OF POLICY

Implementation of this Policy rests with Council. This Policy will be reviewed in May 2030 or in accordance with legislative requirements.

.....
Shane Power

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GENERAL MANAGER

DATED / /



Council Lease of Premises

(CLS Ref: 010590)

Dated *9th December 2015*

**The Honourable MG Groom MP
(Lessor)**

and

**George Town Council
(Lessee)**

The Crown Solicitor of Tasmania

Executive Building
15 Murray Street Hobart Tasmania 7000
GPO Box 825 Hobart Tasmania 7001
Telephone: (03) 6165 3650
Facsimile: (03) 6233 2874
File Ref: 47858
Doc Ref: mg037105

Council Lease of Premises

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Details

Parties	Lessor, Lessee	
Lessor	Name	The Honourable Matthew Guy Groom being and as the Minister for the time being administering the <i>Crown Lands Act 1976</i> (Tas)
	Short Form Name	Lessor
	Address	C/- Department of Primary Industries, Parks, Water and Environment, 134 Macquarie Street, Hobart, Tasmania, 7000 GPO Box 44 Hobart in Tasmania 7001
	Telephone	(03) 6233 6413
Lessee	Name	George Town Council
	Short Form Name	Lessee
	ABN	68 300 116 092
	Address	16 Anne Street, George Town in Tasmania 7253
	Address for Notices	PO Box 161, GeorgeTown in Tasmania 7253
	Telephone	(03) 6382 8800
	Fax	(03) 6382 8899
	Attention	Malcolm Aitken
Premises	The land situated at East Beach, Low Head in Tasmania being approximately 3,200m ² identified by Property Identification Number 6455663 and shown in red on the Plan and includes the Improvements and all structures on it.	
Improvements	Carpark, beach access stairs, beach shower, interpretative signage as owned by the Lessee on the Premises.	
Commencement Date	1 January 2016.	

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Term	The period of ten (10) years from the Commencement Date and includes any new lease granted in accordance with clause 3 if applicable.
New Lease	Application of clause 3 Clause 3 does not apply.
Rent	The amount of One Dollar (\$1.00).
Insured Amount	The amount of Twenty Million Dollars (\$20,000,000.00).
Date of Lease	See Signing page

General terms

1 Definitions and interpretation

1.1 Definitions

In this Lease, unless the context otherwise requires:

Act means the *Crown Lands Act 1976* (Tas);

Approval or Approvals includes:

- (a) any consent, authorisation, registration, filing, lodgement, agreement, notarisation, certificate, permission, licence, approval, authority or exemption from by or with a Regulatory Agency;
- (b) in relation to anything which will be fully or partly prohibited or restricted by law if a Regulatory Agency intervenes or acts in any way within a specified period after lodgement, filing, registration or notification, the expiration of that period without intervention or action;
- (c) all necessary development approvals, licences, permits and approvals as may be required from time to time by a Regulatory Agency for or in respect of the Permitted Use; and
- (d) to avoid doubt, any planning and environment approvals.

Business Day means a day on which authorised deposit-taking institutions (as defined in the *Banking Act 1959* (Cwlth)) in Hobart are open for general banking business excluding, Saturdays, Sundays and public holidays;

Contamination means a solid, liquid, gas, odour, heat, sound, vibration, radiation or substance of any kind that:

- (a) makes, or may make, the Premises, land or waters adjacent to the Premises (if any) unsafe, unfit or harmful for habitation, use or occupation by any person or animal; or
- (b) causes the Premises, land or waters adjacent to the Premises (if any) to not satisfy all applicable Laws or the criteria, standards or guidelines published, or adopted by any Regulatory Agency that has jurisdiction over the Premises;

Details means the details section of this Lease;

GST refers to goods and services tax under *A New Tax System (Goods and Services) Act 1999* (Cwlth) and the terms used in clause 5 have the same meanings as in that Act;

Improvements means the improvements described in the Details;

Insolvent means, for a natural person:

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- (a) having committed an act of bankruptcy;
- (b) being made bankrupt; or
- (c) being subject to an arrangement under part IV of the *Bankruptcy Act 1966* (Cwth);

and for a corporation:

- (d) being wound up (other than for the purpose of restructure);
- (e) having a controller, liquidator or administrator appointed;
- (f) coming under administration under the *Corporations Act 2001* (Cwth);
- (g) being subject to an order for winding up or reconstruction; or
- (h) having a receiver, a receiver and manager, an agent in possession, a trustee or guardian appointed to the property of the corporation;

Interest Rate means the same rate as the rate prescribed by the *Crown Lands Regulations 2011* for the purposes of section 36(a)(ii) of the Act;

Laws include:

- (a) acts, ordinances, regulations, by-laws, orders, awards, local laws, statutes, proclamations, codes, standards or guidelines of any Regulatory Agency;
- (b) Approvals and requirements in connection with the Permitted Use, binding requirements and mandatory Approvals (including conditions) of any Regulatory Agency;
- (c) principles of law or equity established by decisions of courts; and
- (d) provisions of the Constitution of Tasmania, and the Constitution of the Commonwealth of Australia;

Lease means this document and all its schedules and annexures;

Lessee means the Lessee set out in the Details and where the context permits includes the Lessee's employees, authorised contractors, sub-contractors, agents, licensees and invitees and any other person claiming through or under the Lessee;

Lessor means the Minister from time to time administering the Act, the Minister's successors in office and where the context requires includes all persons acting on behalf of the Minister;

month means calendar month;

Permitted Use means the right to use the Premises for the purpose set out in the First Schedule and for all reasonably necessary ancillary purposes;

Plan means the plan attached to this Lease marked with the letter "A" which plan is attached for illustration purposes only;

- (j) words or phrases derived from a defined word have a corresponding meaning to the defined word;
- (k) headings are for convenience only and are to be ignored in construing it;
- (l) if a party consists of more than one person then this Lease binds all or any two or more of them jointly and each of them severally;
- (m) a covenant prohibiting a person from doing anything, also prohibits that person from authorising or allowing it to be done by another person; and
- (n) if a day appointed for the payment of money or the performance of an act, falls on a day that is not a Business Day, then the day for the payment of that money or the performance of that act will instead be the Business Day immediately following the appointed day.

1.3 Special Provisions

In the event of any inconsistency between the Special Provisions and another provision of this Lease, then the Special Provisions prevail to the extent of that inconsistency.

2 Grant of Lease

The Lessor grants to the Lessee, and the Lessee accepts, a lease under the Act, to use the Premises for the Permitted Use for the Term, on the terms and conditions in this Lease and subject to the Act.

3 Further term

3.1 Application

This clause 3 applies if the Details (New Lease) states that this clause is applicable. For the avoidance of doubt, this clause 3 is not applicable if the Details (New Lease) states that clause 3 is not applicable.

3.2 New Lease

The Lessor must grant the Lessee a new lease of the Premises for such further term as set out in the Details (New Lease Term) to commence on the expiration of this Lease if the Lessee:

- (a) makes a written request no earlier than six months and at least three months prior to the expiration of this Lease; and
- (b) is not in breach of any of the terms of this Lease at the time of the request under clause 3.2(a) and at the expiration of the initial Term; and
- (c) has not persistently been in breach of the Lease during the Term.

The new lease to be on the same terms and conditions contained in this Lease (with any necessary changes) with the commencing Rent for the new lease to be the Rent for the final year of the expired Term.

3.3 Number of new terms

The number of further terms that may be created under clause 3.2 is limited to the number specified in the Details (Number of New Lease Terms) and clause 3.2 must be excluded from the final lease entered into as a result of the application of that clause.

4 Rent

In consideration of the grant of the Lease, the Lessee agrees to pay to the Lessor the Rent which amount is exclusive of GST. The Rent is payable annually in advance (if demanded) with the first payment to be made on the Commencement Date and any subsequent payments to be made on each anniversary of the Commencement Date during the Term.

5 GST

5.1 GST exclusive

Subject to any other provision of this Lease expressing a contrary intention, if GST is imposed on a supply made under it, then the party paying for the supply must pay the amount of the GST to the party making the supply, at the same time as, and in addition to, the amount payable for the supply.

5.2 Tax invoice

A party making a taxable supply under this Lease must give the recipient a tax invoice for the taxable supply when that supply is made.

6 Lessee's covenants

6.1 Covenants

The Lessee covenants with the Lessor as follows:

- (a) to pay the Rent as required under this Lease;
- (b) to pay all land tax (on a single holding basis), rates, water, sewerage, and other charges levied against the Premises and payable by an owner. For the avoidance of doubt, the Lessee acknowledges that if any such charges are demanded directly of the Lessee then the Lessee must pay that amount punctually to the Regulatory Agency or if demanded of the Lessor then the Lessee must pay to the Lessor on demand a fair proportion (as assessed by the Lessor) of those charges;
- (c) to pay the costs of delivery of all services used by the Lessee at the Premises including electricity, telephone, telecommunication service and ad valorem charges for water and sewerage;
- (d) to comply with the terms of this Lease, including the Special Provisions (if any);
- (e) to comply with the Lessor's directions about use of the Premises;

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- (f) to comply punctually with all notices received from the Lessor or any Regulatory Agency concerning:
 - (i) the Premises;
 - (ii) the Permitted Use;
 - (iii) any Contamination of the Premises, land, or waters adjacent to the Premises (if any); and
 - (iv) any remediation of the Premises, land or waters adjacent to the Premises (if any);
- (g) to punctually comply with:
 - (i) all notices received from the Lessor or the Lessor's duly authorised agents relating to the Lessee's obligations under this Lease;
 - (ii) all notices received from any Regulatory Agency with respect to the Premises or Permitted Use or both;
 - (iii) all Laws, Approvals and other requirements of a Regulatory Agency that affect the Premises or Permitted Use or both in any way; and
 - (iv) any management plans that are approved under the Act at any time that in any way affect the Premises;
- (h) to obtain, keep current and comply with, for the Term all necessary Approvals as may be required from time to time by all Laws or any Regulatory Agency or both, for or in respect of the Permitted Use and occupation of the Premises (including for the avoidance of doubt all necessary Approvals and permits as may be required under the *Land Use Planning and Approvals Act 1993* (Tas) in respect of any works undertaken by the Lessee in accordance with this Lease);
- (i) to give immediate written notice to the Lessor of:
 - (i) receipt of any notice referred to in clauses 6.1(f) and 6.1(g) (unless such notice was provided through the Lessor); and
 - (ii) any damage or defect in the Premises caused or arising as a result of exercising any of the rights conferred under this Lease;
- (j) to use the Premises solely for the Permitted Use;
- (k) not do anything in relation to or on the Premises that in the Lessor's opinion, will or may result, in Contamination of the Premises, land or waters adjacent to the Premises (if any);
- (l) to remove any Contamination from the Premises, land or waters adjacent to the Premises and make good any Contamination of the Premises, land or waters adjacent to the Premises (if any);

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- (m) to cease exercising the rights conferred under this Lease immediately, as the Lessor directs, in an emergency;
- (n) not, on the Premises:
 - (i) sell or hire out, offer or expose for sale or hiring out, or have in the Lessee's possession for selling or hiring out, any article, material or other thing; or
 - (ii) provide, offer to provide or hold the Lessee out as willing to provide, any service or facility for any monetary or other consideration;
- (o) except as may be provided for in the Special Provisions, not to remove any living or dead native vegetation, or disturb ground soil, on the Premises without the Lessor's prior written approval;
- (p) not to light a fire on the Premises without the Lessor's prior written approval;
- (q) to keep and leave the Premises, the Improvements and all other buildings, structures, facilities, plant, equipment and services or other improvements on the Premises:
 - (i) in good repair and condition;
 - (ii) free from vermin, noxious weeds and fire hazards;
 - (iii) in a safe state and condition for everyone who enters the Premises or uses the facilities on the Premises or both; and
 - (iv) maintained, installed and repaired, including with respect to all structural matters, in accordance with all Laws, Approvals and other requirements of any Regulatory Agency, good industry practice and any directions given by the Lessor;

it being acknowledged by the parties that the Lessee is responsible for maintenance and repair of the Improvements and all buildings, structures, facilities, plant, equipment and services or other improvements on the Premises including in respect to all structural matters and all costs associated therewith during the Term;

- (r) not to:
 - (i) erect any building or structure; or
 - (ii) alter the Improvements or any building or structure;

on the Premises without obtaining all responsible Regulatory Agency's consent and also the Lessor's prior written consent. When seeking the Lessor's consent the Lessee must provide detailed plans of the proposed works, including a development plan and construction management plan, wholly to the satisfaction of the Lessor. The parties acknowledge that the Lessee may during the Term remove any or all of the Lessee's buildings, structures, facilities, fixtures, fittings, plant and equipment or other

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improvements on the Premises with the Lessor's prior written consent provided that the Lessee makes good all damage caused as a result of such removal;

- (s) not to assign, sub-lease, share, transfer, grant any mortgage, charge or other security interests in or otherwise deal with all or any part of the Lessee's rights benefits or obligations under this Lease without the Lessor's prior written consent (it being acknowledged that should the Lessee wish to assign or transfer this Lease the Lessee must comply with section 29(7) of the Act);
- (t) not do, or permit to be done, in relation to the Premises or while exercising the rights conferred under this Lease, anything that, in the Lessor's opinion, is or may become, a nuisance or annoyance to an occupier of an adjoining property, it being acknowledged that the reasonable use of the Premises for the Permitted Use in accordance with the terms of this Lease will not be a breach of this clause;
- (u) not to permit any activity on the Premises that is not authorised under this Lease without obtaining the Lessor's prior written consent;
- (v) to permit the Lessor, with or without workmen, to enter upon the Premises at all reasonable times to review the Lessee's compliance with the terms of this Lease;
- (w) not to fit any plate or sign on the Premises except of a size and pattern and in a position approved by the Lessor in writing, it being acknowledged that the Lessee must:
 - (i) erect any signs that the Lessor requires the Lessee to erect on the Premises relating to site identification, warnings and security;
 - (ii) remove any plates or signs on the request of the Lessor and at the expiration or sooner determination of this Lease;
 - (iii) make good any damage caused by the removal of plates or signs; and
 - (iv) meet all costs associated with the fitting, removal and making good of damage associated with plates and signs on the Premises.
- (x) not to keep any explosive or combustible substances on the Premises unless required for the Permitted Use and then only in quantities permitted by the relevant statutory authorities and in accordance with all relevant Laws and Approvals; and
- (y) the Lessee must:
 - (i) not use or permit to be used or stored on the Premises any radioactive toxic or hazardous chemicals, wastes or substances unless required under this Lease and then only in concentrations and quantities:

- (A) permitted by the relevant statutory authorities; and
 - (B) in accordance with any licences, permits or authorisations required by law; and
 - (C) in accordance with the conditions imposed by the relevant statutory authorities or under their permission;
- (ii) not permit any petroleum product, oil, grease or any noxious dangerous or poisonous chemical or substance to be discharged through the pipes of the water or sewerage service on the Premises or into any nearby stream or river or into or under the soil and to discharge them only as:
- (A) permitted by the relevant Regulatory Agency;
 - (B) required by all Laws and Approvals; and
 - (C) in accordance with any conditions imposed by the relevant statutory authorities;
- (iii) control and restrict the emission of smoke, dust or odours from the Premises in accordance with the applicable legislation regulations and the requirements of statutory authorities; and
- (iv) comply with all demands notices and requirements of the Lessor and any relevant Regulatory Agency in respect of contamination of the Premises caused by the Lessee or by occupiers of the Premises (which may include the requirement for the carrying out all necessary rehabilitation works to the Premises in accordance with the requirements of and to the satisfaction of the Lessor and any relevant Regulatory Agency at the Lessee's cost).

6.2 Determination of Lease

On the expiration or sooner determination of this Lease the Lessee must cease to exercise the rights conferred under this Lease and leave the Premises in a condition consistent with the Lessee's obligations under this Lease, it being acknowledged by the parties that immediately before the expiration or sooner determination of this Lease the Lessee must:

- (a) remove all the Lessee's personal property from the Premises;
- (b) remove all the Improvements and all of the Lessee's buildings, structures, facilities, plant and equipment or other improvements from the Premises unless otherwise notified in writing by the Lessor; and
- (c) make good all damage caused by removal in accordance with clauses 6.2(a) and 6.2(b) to the Lessor's satisfaction.

6.3 Things remaining on the Premises

The Lessee acknowledges that any of the Improvements or any of the Lessee's personal property, buildings, structures, facilities, plant and

equipment or other improvements remaining on the Premises after the expiration or sooner determination of this Lease without the Lessor's consent may at the Lessor's discretion either:

- (a) become the property of the Lessor without compensation to the Lessee (unless compensation is required to be paid under the Act); or
- (b) be removed from the Premises at the Lessee's cost and disposed of by the Lessor without reference or liability to the Lessee with all damage to the Premises caused by such removal to be made good at the Lessee's expense.

6.4 Notice to repair

Upon receipt of notice from the Lessor or any Regulatory Agency having jurisdiction, the Lessee must repair, remedy or otherwise make good all damage to the Premises caused during the Term and any other defects and lack of repair that are the Lessee's responsibility under this Lease. If the Lessee fails to comply with such a notice given under this sub-clause, then the Lessor, or the Lessor's agents, may, but are not bound to, undertake the required repairs.

6.5 Lessor may recover costs

The Lessee must pay to the Lessor, on demand:

- (a) all money the Lessor expends to undertake work that is the Lessee's responsibility under this Lease; and
- (b) all reasonable costs the Lessor incurs in doing so.

7 Lessor's covenants

7.1 Quiet enjoyment

The Lessor covenants with the Lessee that, if the Lessee pays the Rent and observes and performs all the Lessee's obligations contained in this Lease, then the Lessor will permit the Lessee to quietly and exclusively use and enjoy the Premises during the Term without any disturbance by the Lessor, or any person claiming through the Lessor.

7.2 Lessor not responsible

The Lessor is not responsible:

- (a) to identify or locate the boundaries of the Premises;
- (b) to construct, maintain or repair any gate, road, track, drain or bridge on the Premises, or used to gain access to the Premises; or
- (c) for any erosion mitigation or other works associated with the Premises or with the protection or maintenance of the Lessee's personal property, buildings, structures, facilities, plant, equipment and services or other improvements.

8 Lessee's indemnities and waiver

8.1 Lessee indemnifies Lessor for risk

The Lessee indemnifies the Lessor against all present and future legal liability, claims or proceedings for:

- (a) personal injury to, or death of a third party;
- (b) either or both loss of, or damage to, property of a third party; and
- (c) financial loss of a third party;

arising from, or attributable to, a wrongful (including negligent) act or omission of the Lessee or the Lessee's employees, agents or sub-contractors.

8.2 Waiver of rights of recovery from the Lessor

The Lessee waives all present and future rights to claim against the Lessor for:

- (a) personal injury to, or death of, the Lessee;
- (b) either or both loss of, or damage to, the Lessee's property; and
- (c) financial loss to the Lessee;

arising from, or attributable to, a wrongful (including negligent) act or omission of the Lessee or the Lessee's employees, agents or sub-contractors.

8.3 Nature of indemnities and waiver

The indemnities and waiver in this clause 8:

- (a) are continuing obligations of the Lessee, separate and independent from any other obligations; and
- (b) survive the expiration or sooner termination of this Lease; but
- (c) do not extend to liability caused by the Lessor's wrongful (including negligent) act or omission

8.4 When clause 8.1 has no legal effect

So far as it relates to an act or omission of an agent or sub-contractor of the Lessee, clause 8.1 has no legal effect if the Lessee can show that it took all reasonable and prudent precautions to ensure that the agent or sub-contractor held effective insurance against the risks described in clause 8.1, from a reputable insurer lawfully carrying on insurance business in Australia, at all times while the agent or sub-contractor was on the Premises.

9 Insurance

9.1 Lessee to insure

The Lessee must take out and keep current throughout the Term, and for as long as the Lessee uses the Premises, contracts of insurance with a reputable insurer lawfully carrying on insurance business in Australia, indemnifying:

- (a) the Lessor's and the Lessee's respective liability for:
 - (i) personal injury to, or death of, any person; and
 - (ii) either or both loss of, or damage to, property of any person;for not less than the Insured Amount for each individual claim or series of claims arising out of a single occurrence, or for such other amount as the Lessor reasonably determines;
- (b) any other risks that the Lessor reasonably requires the Lessee to insure against, for the amount stipulated by the Lessor, to the extent that the claim for indemnity is not caused by the Lessor's wrongful (including negligent) act or omission.

The liability to be insured against under clause 9.1(a) is liability arising from, or attributable to, the Lessee's use or occupation of the Premises to the extent that the injury, death, damage or loss is caused by a wrongful (including negligent) act or omission of the Lessee or the Lessee's employees, authorised contractors, sub-contractors, agents, Lessees and invitees and any other person claiming through or under the Lessee.

9.2 Crown to be named as principal

Insurance taken out under:

- (a) clause 9.1(a); and
- (b) clause 9.1(b), if the Lessor requires this clause to apply to it;

must name **the Crown in Right of Tasmania** and any Government Business Enterprise or statutory entity stipulated by the Lessor, as insured parties under the insurance contract, but only to the extent required under this Lease

9.3 Lessee to notify Lessor

The Lessee must notify the Lessor in writing as soon as practicable:

- (a) if an insurance contract taken out under clause 9.1 lapses or is cancelled or is materially altered; or
- (b) if the Lessee claims, or becomes entitled to claim, under such an insurance contract.

9.4 Evidence of insurance

The Lessee must give the Lessor evidence of:

- (a) the terms of; and

- (b) payment of the premium for;
each insurance contract taken out under clause 9.1,
- (c) before the Lessee exercises rights under the Lease; and
- (d) before each due date for renewal of each such insurance contract.

9.5 Lessor may insure

If the Lessee fails to take out or renew each insurance contract required to be taken out under clause 9.1, then without being obliged to do so, the Lessor may:

- (a) take out or renew each such insurance contract that the Lessee has not taken out or renewed; and
- (b) pay any unpaid premium.

The Lessee must pay to the Lessor, on demand, all costs that the Lessor incurs to do that, and interest on those costs, at the Interest Rate, from the date of outlay to the date of payment.

9.6 Lessee not to prejudice insurance

The Lessee must not do anything that may result in insurance under clause 9.1 or any part of it becoming invalid or unenforceable.

9.7 When clause 9.1 has no legal effect

So far as it relates to an act or omission of an agent or sub-contractor of the Lessee, clause 9.1 has no legal effect if the Lessee can show that it took all reasonable and prudent precautions to ensure that the agent or sub-contractor held effective insurance against the risks described in clause 9.1, from a reputable insurer lawfully carrying on insurance business in Australia, at all times while the agent or sub-contractor was on the Premises.

10 Termination of Lease

10.1 Essential terms of Lease

- (a) The essential terms of this Lease are clauses 4, 6.1(a), 6.1(b), 6.1(k), 6.1(l), 6.1(q), 6.1(r) and 9.1 to the extent that they are applicable.
- (b) If the Lessee is in breach of an essential term of this Lease and the Lessor re-enters and takes possession of the Premises or ends this Lease, the Lessor may recover all money payable by the Lessee under this Lease for the period from the date of its termination to the end of the Term.
- (c) This clause 10.1 does not prevent any other obligation of the Lessee under this Lease being an essential term.

10.2 Lessor's right to terminate

Where:

- (a) any money (including Rent) payable by the Lessee under this Lease remains unpaid for a period exceeding one month after it has become due and the money (and interest if relevant) remains unpaid at the end of the period specified in a notice served on the Lessee by the Lessor:
 - (i) requesting the Lessee to pay the outstanding amount within the period specified in the notice; and
 - (ii) advising the Lessee that the Lease may be cancelled if the outstanding amount and interest thereon at the Interest Rate is not paid within the period so specified; or
 - (b) the Lessor considers that the Lessee has committed a breach of any term of the Lease and upon notice served on the Lessee by the Lessor specifying the breach and requiring the Lessee to satisfy the Lessor within the period specified in the notice that the Lessee has not committed the breach the Lessee fails to so satisfy the Lessor (or if required by the said notice that the Lessee has rectified or commenced action to rectify the breach); or
 - (c) the Lessee fails to comply with an essential term of this Lease;
 - (d) the Lessee repudiates this Lease; or
 - (e) the Lessee fails to comply with the provisions of any Approvals, Laws or any Regulatory Agency; or
 - (f) the Lessee becomes Insolvent; or
 - (g) the Lessee ceases or threatens to cease to use the Premises for the Permitted Use; or
 - (h) the Lessee is convicted of an offence in relation to the Permitted Use or if the business or activity conducted on the Premises is closed down by a Regulatory Agency; or
 - (i) distress or execution is levied, or issued, against the Lessee's property and not paid out within 10 Business Days;
- then the Lessor may either:
- (j) give five Business Days written notice to the Lessee that this Lease is cancelled, and this Lease automatically terminates when such notice expires; or
 - (k) proceed by appropriate court action to enforce performance by the Lessee of the applicable terms of this Lease or to recover damages for their breach.

10.3 Requirement of Premises for other purposes

The parties acknowledge that this Lease may be cancelled wholly or partially in accordance with section 37 or 38 of the Act and in the case of a partial termination the provisions of those sections of the Act will apply.

10.4 Antecedent breach

A termination or cancellation of this Lease under clause 10 is without prejudice to the Lessor's rights or remedies for arrears of the Rent, for any other moneys owing or for any other antecedent breach of this Lease.

10.5 No compensation payable on termination

Except as may be required for under the Act, no compensation is payable to the Lessee upon cancellation or termination of this Lease and the Lessee indemnifies and agrees to keep indemnified the Lessor against any such claim or demand.

11 Notices

11.1 How to give a notice

A notice, demand, written consent or other communication to be given or made under this Lease is taken to have been duly given or made when;

- (a) hand delivered in writing; or
- (b) sent by prepaid certified or registered post; or
- (c) sent by facsimile transmission from a facsimile machine that produces a print out of the time date and uninterrupted transmission record of sending the notice (to the listed facsimile number);

to the party to whom the notice, claim, consent or communication is to be given or made under this Lease, at their address for notices in the Details section of this Lease or such other address as is notified to each other party from time to time.

11.2 Service of a notice

A notice, demand, written consent or other communication is taken to have been duly served:

- (a) in the case of hand delivery, when delivered;
- (b) if sent by prepaid post, certified or registered post, on the third Business Day after the date of posting;
- (c) if sent by facsimile transmission (if the sending facsimile machine produces a print out of the time date and uninterrupted transmission record of the sending of the notice), upon completion of sending, if completion is within ordinary business hours in the place where the recipient's facsimile machine is located, but if not, then at 9.00 am on the next Business Day in that place.

11.3 Who can sign a notice

A notice, demand, written consent or other communication given, or made, under this Lease is sufficient if:

- (a) in the case of the Lessor, it is under the hand of the Lessor, the Lessor's delegate or the Lessor's authorised agents or solicitors;

- (b) in the case of the Lessee, it is under the hand of the Lessee or the Lessee's agents or solicitors.

11.4 Signatures

A printed or copied signature is sufficient for the purposes of sending a notice, demand, consent, or other communication by facsimile machine.

12 Holding over

On the expiration of the Term if the Lessee continues to use the Premises for the Permitted Use then the Lessee will use the Premises:

- (a) as a lessee on a three monthly lease;
- (b) at the Rent that is payable immediately prior to the expiration of this Lease on a three monthly basis or any other Rent which is agreed by the parties from time to time;
- (c) with the Rent to be paid in advance;
- (d) on the terms and conditions of this Lease so far as they are applicable to a three monthly lease.

Such lease may be determined by either party giving to the other not less than three months written notice expiring at any time.

13 Interest

If any moneys owing by the Lessee to the Lessor under this Lease are not paid on the due date for payment then the amount attracts and bears interest from the due date for payment until the date of actual payment at the Interest Rate.

14 Lessee's risk

If the Lessee is required to do anything or cause anything to be done under this Lease, then the doing of that act, matter or thing is at the Lessee's sole risk and expense unless otherwise expressly provided.

15 Relationship of parties

Nothing in this Lease is to be construed to create any relationship between the parties other than the relationship of lessor and lessee on the terms of this Lease and, to the extent applicable, the Act.

16 Merger of rights

None of the terms of this Lease nor any act matter or thing done under or by virtue of or in connection with this Lease operates as a merger of any of the rights and remedies of the Lessor or the Lessee under this Lease all of which continue in full force and effect.

17 No representation or warranty

17.1 No representation about suitability

The Lessor does not represent or warrant:

- (a) that the Premises is suitable to be used for the Permitted Use or for any business or other activity undertaken on the Premises;
- (b) that the fittings, accessories or services available on the Premises are suitable to be used for the Permitted Use or for any business or other activity undertaken on the Premises; or
- (c) that the Premises may lawfully be used for the Permitted Use or for any business or other activity undertaken on the Premises.

17.2 No representation about zoning

Without affecting the generality of clause 17.1 the Lessor does not represent or warrant that the zoning of the Premises will permit it to be used for the Permitted Use whether with the approval or permission of the relevant planning authority or otherwise. It is the Lessee's responsibility to enquire about zoning and the Lessee warrants that before executing this Lease the Lessee has done so to the Lessee's own satisfaction.

18 Exercise of powers

18.1 Lessor may delegate

The Lessor may exercise any powers, authorities and discretions through permanent officers or any other person appointed in writing for that purpose.

18.2 Lessor's consent

Unless expressly stated otherwise if the Lessor's consent or approval is required under this Lease, the Lessor may give (conditionally or unconditionally), or withhold, the consent or approval at the Lessor's absolute discretion.

19 Costs

19.1 Each party to bear own costs

Each party must bear its own costs of and incidental to the negotiation, settlement, preparation and execution of this Lease.

19.2 Registration fees and stamp duty

If applicable, the Lessee must pay all registration fees and stamp duty relating to this Lease.

20 Waiver

20.1 Delay not a waiver

No failure by a party to exercise, or delay in exercising, a right, power or remedy operates as a waiver.

20.2 Future rights not fettered

A single or partial exercise of a right, power or remedy does not preclude any other, or further, exercise of that, or any other right, power or remedy.

20.3 Waiver to be in writing

A waiver is neither valid, nor binding, on the party granting it, unless made in writing signed by the party to be bound by the waiver in the specific instance and for the specific purpose for which it is given.

21 Severance

21.1 Reading down

If a provision of this Lease is void, voidable or unenforceable, but would not be void, voidable or unenforceable if it were read down, and is capable of being read down, then it must be read down accordingly.

21.2 Severing words or provisions

If, despite clause 21.1, a provision of this Lease is still void, voidable or unenforceable then:

- (a) if the provision would not be void, voidable or unenforceable if a word or words were omitted, then that word or those words (as the case may be) are severed; and
- (b) in any other case the whole provision is severed;

and the remainder of this Lease has full force and effect.

22 Dispute Resolution

22.1 Management level discussions

If a dispute arises between the parties about:

- (a) the interpretation, implementation or enforcement of a term of this Lease; or
- (b) a clause of this Lease; or
- (c) the rights and obligations of either party under the terms of this Lease;

then the parties must use all reasonable endeavours to settle the dispute within five Business Days of both parties becoming aware of the dispute. For the purpose of this clause, to assist in resolving a dispute, the matter in dispute must first be discussed at management level.

22.2 Committee to resolve disputes

Failing satisfactory resolution of a dispute under clause 22.1, the parties must establish a committee consisting of:

- (a) a representative of the Lessor;
- (b) the Lessee, or a representative of the Lessee, and a professional adviser; and
- (c) an independent third person appointed, at the request of either party, by the President of the Law Society of Tasmania (or its successor body) to act as mediator;

to try to resolve the dispute.

22.3 Arbitration

If the parties fail to resolve a dispute under clause 22.2 within 10 Business Days of the committee being established, then the matter must be referred to arbitration under the *Commercial Arbitration Act 2011* or to a court of relevant jurisdiction at the option of the party initiating the arbitral or court proceedings.

23 Governing Law

23.1 Law of Tasmania

This Lease is governed by the law of Tasmania and the parties submit to the jurisdiction of the Courts of Tasmania.

23.2 Proceedings issued under or about this Lease

Any proceedings issued under or about this Lease must be instituted either:

- (a) in a Tasmanian court; or
- (b) in the Federal Court from the Tasmanian Registry of that court.

24 Rights cumulative

The rights and remedies provided in this Lease are cumulative and not exclusive of any rights or remedies provided by law.

25 Execution of Lease

If this Lease is not executed prior to or on the Commencement Date and the Lessee uses the Premises from the Commencement Date, then the parties will, from the Commencement Date until the Lease is executed, be in all respects bound by the terms contained in this Lease as if this Lease had been duly and fully completed and executed by the Lessor and the Lessee prior to or on the Commencement Date.

26 Disclosure

26.1 Parties may disclose

Despite any confidentiality or intellectual property right subsisting in this Lease, either party may publish all or any part of it, without reference to the other.

26.2 Privacy obligations preserved

Nothing in this clause derogates from a party's obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1998* (Cwlth).

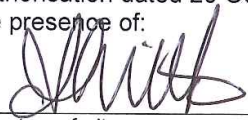
Executed as a deed.

Signing page

Dated: 9th December 2015

Signed by Kathryn Janet Clark being and as Team Leader, Crown Land Services (Unit Manager, Leases and Licences) (Position No. 340697) and pursuant to an Instrument of Authorisation dated 20 October 2015 in the presence of:

 ←
Signature

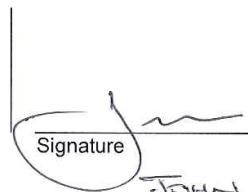
 ←
Signature of witness

Anne-Maree Smith
Name of witness (print)

Launceston, Tas
Address of witness

Public Servant
Occupation

The common seal of George Town Council was affixed pursuant to a Resolution of the said Council in the presence of:

 ←
Signature
JOHN MARTIN
GENERAL MANAGER
Name and position (print)

 ←
Signature

Bridget Archer, Mayor
Name and position (print)

First Schedule

Permitted Use (Car park and Public Recreation) (Clause 1.1)

The right for the Lessee to enter and use the Premises for the purposes of:

- (a) a public car park; and
- (b) Public Recreation.

In this First Schedule “Public Recreation” means the right for the Lessee to permit the public to be at liberty to use and enjoy the Premises for the purpose of recreational activities.

Second Schedule

Special Provisions

Nil.

Annexure A



Plan

MAP OF LEASE AREA

LOCALITY: EAST BEACH, LOW HEAD



**PLAN IS FOR ILLUSTRATION
 PURPOSES ONLY**

-  Approximate Agreement Boundary
-  Locality Point

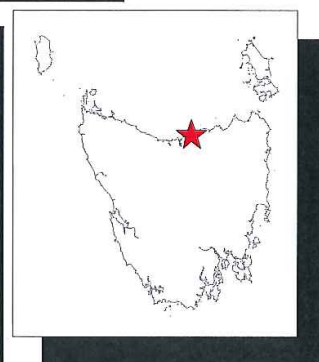
DETAILS:

Property ID: 6455663

Area: 3,200 m² ±

File No: LM-LM-CW-010590

LOCALITY PLANS



Base data supplied by the LIST
www.thelist.tas.gov.au

Projection: MGA Zone 55 (GDA94)
 LIST data is acquired from various sources and accuracy varies accordingly. DPIW warrants the Data only within the performance criteria specified in the Metadata statements found at the Tasmanian Spatial Data Directory.