



GEORGE TOWN COUNCIL AGENDA

Notice is hereby given
that the next Ordinary Council Meeting
will be held on
Tuesday 26 May 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.

Rick Dunn
ACTING GENERAL MANAGER

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Meeting Commencing at 1:00 pm

Acknowledgement of Country

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

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

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

AUDIO RECORDING OF COUNCIL MEETINGS

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

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

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

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

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

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

The Chairperson advised the meeting that:

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

1 PRESENT

1.1 APOLOGIES AND LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 28 APRIL 2026

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 28 April 2026 numbered 036/26 to 046/26 as provided to Councillors be received and confirmed as a true record of proceedings.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

3 LATE ITEMS

Nil.

4 DECLARATIONS OF INTEREST

5 PUBLIC QUESTION TIME

5.1 PUBLIC QUESTION TIME PROCEDURE

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

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

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

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

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

5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

5.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

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5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

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

Mrs D. Rainbow, George Town

Q1. Mrs Rainbow asked a question relating to the George Town Area Structure Plan. In July 2021 the Council released the George Town Area Structure Plan. Mrs Rainbow believed that this document does not have much worth and has no value to the residents of the town. She continued that it is a blue print for developers on what and where they can build. What was the cost of this report including the implementation costs?

Response

The initial cost of preparing the Structure Plan was quoted as \$29,275.00.

Several projects incorporating recommendations of the Structure Plan have subsequently been undertaken by Council, including:

- George Town & Low Head Open Space Plan – \$65,099.10
- Street Tree Planting Strategy – \$33,398.35
- Footpath Plan undertaken in conjunction with a Road Network Plan – \$14,630.00

Some recommendations arising from these plans have also subsequently been implemented, such as street tree planting and sections of footpath construction. However, the Structure Plan is intended to operate as a guiding strategic document assisting decision making, with individual decisions to proceed with projects, strategies or works considered by Council on a case-by-case basis.

It is not possible to accurately determine which implementation costs are directly attributable to the Structure Plan, as many works or projects would likely have been undertaken in some form regardless, with the Structure Plan either influencing, supporting or aligning with those works.

Q2. In June 2025 Council received an application for the building of a child care centre. A company in Victoria who developed the plans and also advertised for a leasee for the building. Part of their comments were, "George Town is a home to 7,000 and is expected to experience a rapid population growth due to the expansion of Bell Bay industrial region and as a hydrogen hub.

The Federal Government offshore wind power zone is stated to generate 18,000 jobs across the region. This impacts on the local people and the infrastructure that is in place.

Does Council agree to this view and has Council entered into any agreements to have this happen?

Through the Chair to the General Manager. The General Manager advised that Council does not have any agreement in place with the offshore wind farm project.

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Mrs Rainbow reiterated her question do you agree with the comments that were made by this company?

Response

Council does not have a validated position on this.

6 ACTING GENERAL MANAGER'S DECLARATION

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

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



Rick Dunn
ACTING GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

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

7 PLANNING AUTHORITY

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

7.1 DA 2026/17 - RESIDENTIAL - SUBDIVISION (1 LOT TO 2 LOTS) - 119 LOW HEAD ROAD, LOW HEAD

REPORT AUTHOR:	Senior Town Planner - Mr J. Simons
REPORT DATE:	5th May 2026
FILE NO:	DA 2026/17
ATTACHMENTS:	<ol style="list-style-type: none">1. DA 2026/17 - Plans and supporting documents [7.1.1 - 56 pages]2. DA 2026/17 - Checklist Assessment of Compliance with Acceptable Solutions [7.1.2 - 41 pages]3. DA 2026/17 - Representation [7.1.3 - 1 page]4. DA 2026/17 - TasWater Submission to Planning Authority Notice TWDA 2026-00332- GTC [7.1.4 - 4 pages]

APPLICATION INFORMATION

Planning Instrument:	<i>Tasmanian Planning Scheme – George Town</i>
Applicant:	Nova Land Consulting
Site Address:	119 Low Head Road, Low Head
Titles Details:	62345/10
Property ID:	2182573
Zone:	General Residential
Use:	Residential
Proposed Development:	Subdivision (1 Lots to 2 Lots)
Application Received:	30 th March 2026

1. SUMMARY

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Subdivision (1 Lots to 2 Lots) at 119 Low Head Road, Low Head (CT 62345/10). The development includes connection to the reticulated sewage system located in the Crown coastal reserve to the rear of the property.

One (1) representation was received during the advertising period. The representation does not directly object to the development, but outlines a number of matters to be considered by

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Council. These matters do not directly relate to the applicable standards of the planning scheme. Regardless, concerns relating to sewage connections and driveway construction are effectively addressed through the applicable development standards. Potential damage caused to fencing during construction is a civil matter.

The land is subject to the Coastal Erosion Hazard Code. Based on existing information and planning thresholds, the risk associated with the subdivision and the intended residential use of the land is tolerable. It is, however, noted that the risk will increase over time and risks associated with use and development of the land will become less tolerable over time. However, based on current thresholds the proposal is compliant with the Performance Criteria.

The development has been assessed against all of the applicable Acceptable Solutions and Performance Criteria of the planning scheme and is recommended for approval with conditions.

2. STRATEGIC PLAN

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

3. CONSULTATION

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

4. RISK IMPLICATIONS

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

5. FINANCIAL IMPLICATIONS

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

6. SITE AND LOCATION

The subject site is located at 119 Low Head Road, Low Head (CT 62345/10). The property has an area of 1215m² and has been developed with a single dwelling. The property has frontage to Low Head Road, with the coastal reserve and kanamaluka Estuary to the west.

The site is subject to Coastal Erosion Hazard Band, Priority Vegetation Overlay Airport obstacle limitation area (safeguarding of Airports Code).

The land is serviced by reticulated water, sewerage and stormwater.

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The land is in the General Residential Zone, along with titles to the north and south, which are used for residential purposes and developed with single dwellings. The coastal reserve to the west is in the Environmental Management Zone and the land to the east is within the Agriculture Zone.

It is noted that the dwelling has been partly constructed over the boundary shared with the coastal reserve. A lease has been issued by the Crown covering the footprint of the encroachment.



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

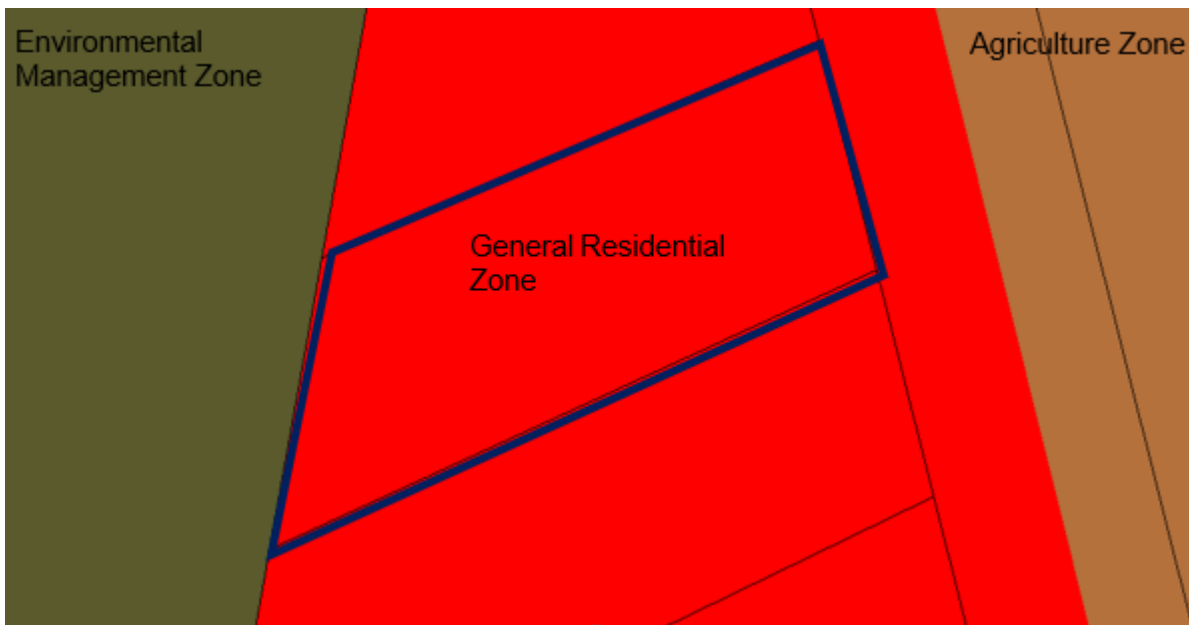


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

7. DEVELOPMENT AND USE DESCRIPTION

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The application seeks approval for the use and development of the site at 119 Low Head Road, Low Head (CT 62345/10) for Subdivision (1 Lots to 2 Lots). The features of the lots are as follows:

Lot	Area	Frontage	Features
1	764m ²	4.05m (internal lot)	Existing Dwelling
2	451m ²	17.58m	Vacant

The application also includes sewage connection works within the adjoining Crown coastal reserve. A residential outbuilding will also be demolished to accommodate servicing for the proposed lots.

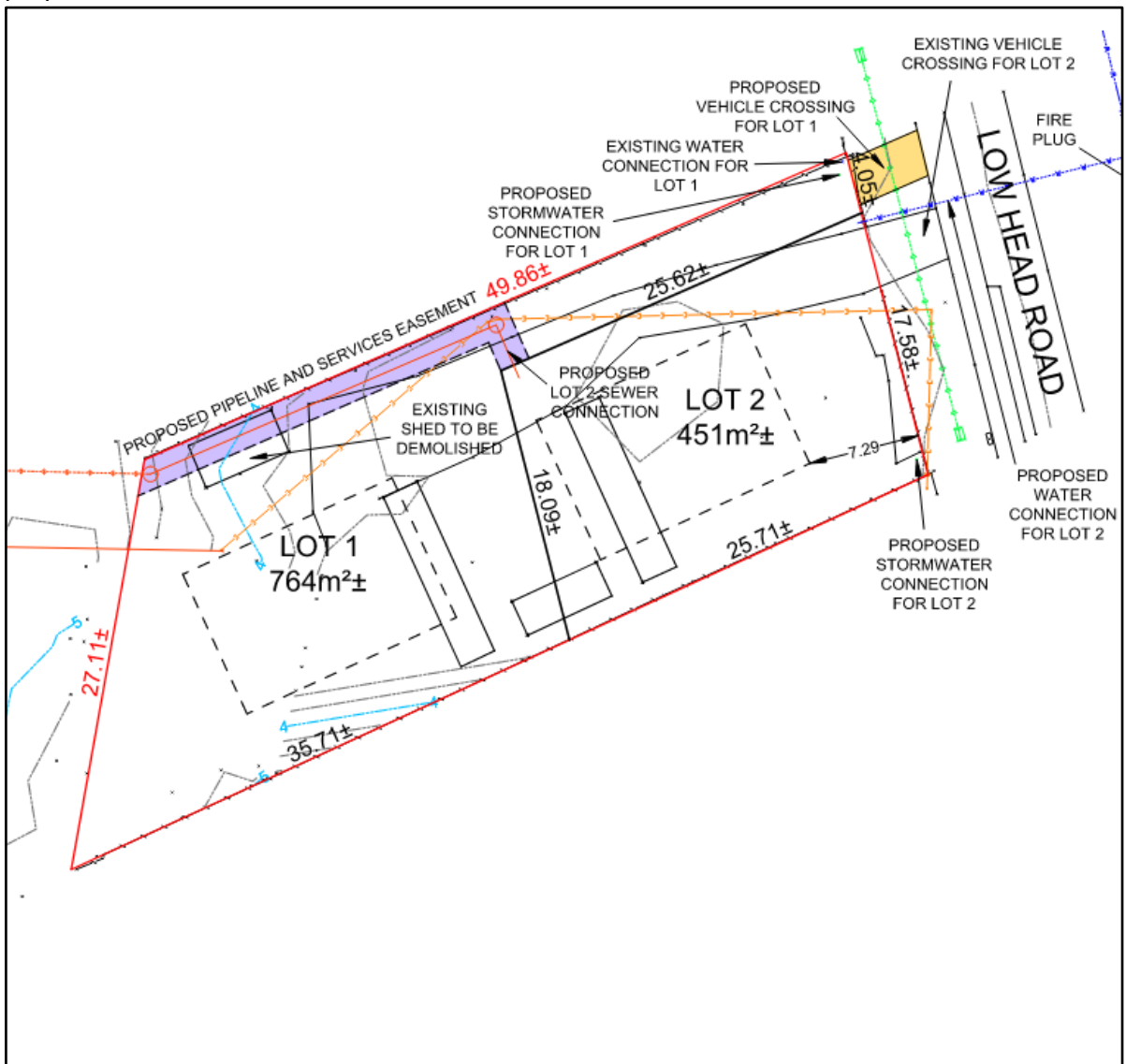


Figure 3: Proposal Plans

The full plans submitted are included in the attachments.

8. REPRESENTATIONS

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The application was advertised for community consultation from 18th April 2026 to 4th May 2026. One (1) representation was received and is summarised below.

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

Issues Raised in Representations	Council Response
<ul style="list-style-type: none"> The existing sewer line servicing proposed Lot 1 (119 Low Head Road) also services 121 Low Head Road and must be maintained. 	<p>The application does not propose to remove services connected to the adjoining property.</p> <p>TasWater has issued a Submission to Planning Authority Notice guiding sewer and water connections. The representation was forwarded to TasWater. TasWater confirmed that no amendments to the SPAN were warranted.</p> <p>No further action is warranted.</p>
<ul style="list-style-type: none"> Excavations near the northern boundary must include engineered retaining walls to protect the boundary fence footings. 	<p>The landowner is obligated to undertake the development in such a way that it does not result in damage or adverse impacts to adjoining properties.</p> <p>Damage caused during construction is generally a civil matter between landowners.</p> <p>Boundary fence repair and maintenance is also a matter between landowners, administered by the Boundary Fences Act 10908.</p> <p>No further action is warranted.</p>
<ul style="list-style-type: none"> Driveway crossovers should be constructed at 90° to the multi-use path and be finished in concrete or similar material, consistent with surrounding properties. 	<p>Council's Infrastructure Department has assessed the proposed access. A sealed driveway crossover will be required to be installed in accordance with Council's Standard Drawings. The standard requires crossovers to be constructed at 90° to the road.</p> <p>A standard driveway condition is recommended for inclusion on any permit issued. A permit to undertake works in the road reserve will also be required prior to commencement of construction.</p>

9. STATUTORY REQUIREMENTS

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

- C2.0 Car Parking and Sustainable Transport Code
- C3.0 Road and Rail Assets Code
- C7.0 Natural Assets Code
- C10.0 Coastal Erosion Hazard Code
- C16.0 Safeguarding Airports Code

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

9.1 Use Class

The application is for subdivision.

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

However, in this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

9.2 Planning Scheme Assessment

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

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

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

Zone Purpose Assessment

General Residential Zone

8.1 Zone Purpose

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The purpose of the General Residential Zone is:

8.1.1

To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2

To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3

To provide for non-residential use that:

- (a) primarily serves the local community; and
- (b) does not cause an unreasonable loss of amenity

8.1.4

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

Planners Response:

The proposal is consistent with the Zone Purpose. The proposal provides for additional lots of a residential scale where full infrastructure services are available. The lots are capable of and intended to be used for residential purposes.

The proposal constitutes infill development and will make use of existing infrastructure and services.

The application does not include visitor accommodation or non-residential use and development.

The proposal supports residential use and development consistent with the purpose of the Residential Zone.

Environmental Management Zone

7.6 Access and Provision of Infrastructure Across Land in Another Zone

7.6.1

If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:

- a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;
- b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and
- c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

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Planners Response:

The application includes a sewer connection crossing the Environmental Management Zone.

The reticulated sewer is located in the coastal reserve downslope of the site. There is no practical or reasonable alternative to providing sewer services for the subject property.

The primary purpose of the Environmental Management Zone is to provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value. However, the land adjacent to the development, subject to the sewage infrastructure, comprises a highly modified environment of undulating, mowed grasslands/lawn. The infrastructure installation does not require the removal of native vegetation and will not compromise the natural values of the coastal reserve.

The installation of an underground sewage connection through the coastal reserve is unlikely to conflict with the adjoining residential uses or the recreational and natural values of the coastal reserve.

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Performance Criteria assessment.

8.0 General Residential Zone

8.6.1 Lot design

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>

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Planners Response: Relies on performance criteria.

Lot 1 has a frontage less than 12m, being an internal or battleaxe block.

However, the proposal satisfies the Performance Criteria. Both lots have direct frontage to Low Head Road, of sufficient width to provide for vehicular access.

The development does not include any shared access or Rights of Way.

While the topography of the site does not contribute to the need for a smaller frontage, it also does not undermine the function of the proposed access.

The proposed frontage and access is typical of internal lots. There are no site specific constraints that would foreseeably undermine the function and usability of the access.

While there are no internal lots in the immediate vicinity of the site, internal lots are not an uncommon feature of Low Head. The additional access will have minimal impact on the visual appearance of the site when viewed from Low Head Road.

The access is 4.05m wide.

Having regard to the matters outlined in the Performance Criteria, the proposal provides for frontage and legal connection to a road that is sufficient for the intended residential use.

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

C3.0 Road and Railway Assets Code

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

Objective:	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <p>(a) a new junction;</p> <p>(b) a new vehicle crossing; or</p> <p>(c) a new level crossing.</p> <p>A1.2</p>	<p>P1</p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <p>(a) any increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p>

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For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

A1.3

For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

A1.4

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or
- (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

A1.5

Vehicular traffic must be able to enter and leave a major road in a forward direction.

- (c) the nature of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;
- (f) the need for the use;
- (g) any traffic impact assessment; and
- (h) any advice received from the rail or road authority.

Planners Response: Relies on performance criteria.

Council's Infrastructure Department has advised that the P1 is considered satisfied.

Council's Infrastructure Department has advised that the proposed access arrangement will not result in an adverse impact on the safety or efficiency of Low Head Road. Low Head Road functions as a low-speed residential road within an established residential environment.

The traffic generated by one additional residential lot and dwelling is expected to be minor in nature and volume and is well within the operational capacity of the existing road network. The proposal is consistent with the surrounding residential character and the intended use of the zone.

Sight distances in excess of 200 metres are available in both directions from the proposed access location, providing adequate opportunity for safe vehicle manoeuvring, stopping, and observation of approaching traffic.

Having regard to the relatively low level of traffic generation, the nature of the surrounding

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road network, and the safe access arrangements available, a Traffic Impact Assessment is not considered necessary in this instance.

No objection or contrary advice was received from Council's Infrastructure Department or any relevant road authority.

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

C7.0 Natural Assets Code

C7.6.2 Clearance within a priority vegetation area

Objective:	That clearance of native vegetation within a priority vegetation area: <ul style="list-style-type: none"> (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.</p>	<p>P1.1</p> <p>Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

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	<ul style="list-style-type: none">(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none">(a) the design and location of buildings and works and any constraints such as topography or land hazards;(b) any particular requirements for the buildings and works;(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;(e) any on-site biodiversity offsets; and <p>any existing cleared areas on the site.</p>
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Planners Response: Relies on performance criteria.

Construction of the additional access will necessitate removal of a small quantity of native vegetation.



Figure 4: Vegetation to be removed for access purposes.

The vegetation removal complies with the Performance Criteria, being for the purpose of subdivision in accordance with P1.1 (c)

(g) subdivision in the General Residential Zone or Low Density Residential Zone;

The proposal is also considered to minimise the impacts on priority habitat. The requirement of the works is to provide access to the frontage. The minimal extent of clearance has been proposed to achieve access. The subject site is largely cleared of vegetation and used for residential use. A small remnant patch of native vegetation exists at the access, approximately 30m², however, the vegetation is sparse, subject to residential management practices and is highly degraded. It borders a road and is not contiguous with any other vegetation. It does not contribute to a contiguous habitat corridor. Given its level

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of disturbance and minimal extent, the vegetation is unlikely to constitute priority habitat as envisioned by the planning scheme. The vegetation is highly degraded and does not meaningfully contribute to habitat services, species representation or biodiversity in the area. The extent of the impact is minimized to that necessary to provide access and is considered to be reasonable.

Onsite biodiversity offsets are not considered warranted, mitigation is not warranted in context of the vegetation to be removed.

The proposal is considered to comply with the Performance Criteria and is consistent with the objective.

C7.7.2 Subdivision within a priority vegetation area

Objective:	<p>That:</p> <ul style="list-style-type: none"> (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area. 	<p>P1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

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	<ul style="list-style-type: none">(e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none">(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;(e) any on-site biodiversity offsets; and(f) any existing cleared areas on the site.
<p>Planners Response: Relies on performance criteria.</p> <p>The application is for subdivision within a priority habitat area in accordance with P1.1 (c).</p> <p>With respect to P1.2, the proposal is considered to minimise impacts on priority vegetation. The site is largely cleared of vegetation and has been converted to a residential use.</p>	

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The area occupied by vegetation is approximately 30m² in area and is highly degraded as a result of residential development and ongoing maintenance.

Removal is limited to that required to provide access to the new lot and is vegetation that has limited value as a result of its diminished quality and quantity. Minimal further vegetation clearance is required to facilitate future development of the lot. Further removal is not anticipated to have broader environmental impacts and protections from further removal or offsets are not considered warranted.

The clearance proposed to facilitate the subdivision and future development is minimal and will have an acceptable impact on priority vegetation. The proposal complies with the Performance Criteria and is consistent with the objective.

C10.0 Coastal Erosion Hazard Code

C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area

Objective:	<p>That:</p> <ul style="list-style-type: none"> (a) building and works, excluding coastal protection works, within a coastal erosion hazard area, can achieve and maintain a tolerable risk from coastal erosion; and (b) buildings and works do not increase the risk from coastal erosion to adjacent land and public infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:</p> <ul style="list-style-type: none"> (a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures; (b) any advice from a State authority, regulated entity or a council; and (c) the advice contained in a coastal erosion hazard report. <p>P1.2</p> <p>A coastal erosion hazard report demonstrates</p>

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	<p>that:</p> <p>(a) the building and works:</p> <p style="padding-left: 40px;">(i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and</p> <p style="padding-left: 40px;">(ii) can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;</p> <p>(b) buildings and works are not located on actively mobile landforms, unless for engineering or</p> <p style="padding-left: 40px;">remediation works to protect land, property and human life.</p>
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Planners Response: Relies on performance criteria.

P1.1 and P1.2 are considered satisfied.

A Coastal Hazard Assessment prepared by a suitably qualified geotechnical consultant was submitted in support of the application. The report identified that portions of the site are located within mapped coastal erosion hazard bands, however historical aerial imagery, shoreline geology analysis and site inspection indicate minimal discernible erosion in the vicinity of the site between 1980 and 2025. The report concludes that the proposed development would not significantly increase the current coastal erosion risk to the site or surrounding land, subject to implementation of the recommended mitigation measures.

The report assessed the initial risk to proposed Lot 2 as a moderate risk over the anticipated 50-year design life of the development. The report further concludes that the risk can be reduced to a low and generally acceptable level through implementation of recommended engineering and site management measures, including founding buildings to -1m AHD or 0.3m into highly weathered or better bedrock, minimising site disturbance, maintaining and increasing deep rooted vegetation, and ongoing erosion monitoring.

Sewage infrastructure within the coastal reserve is unlikely to cause or exacerbate coastal erosion.

The assessment concludes that the proposed development:

- would not cause or contribute to coastal erosion on the site, adjoining land or public infrastructure;

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- can achieve and maintain a tolerable level of risk to 2100 for the intended life of any residential development;
- does not rely upon specific coastal protection works; and
- is not located on actively mobile landforms.

Accordingly, the proposal is considered to satisfy the requirements of Performance Criteria P1.1 and P1.2.

C10.7.1 Subdivision within a coastal erosion hazard area

Objective:	That subdivision within a coastal erosion hazard area does not create opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal erosion.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must:</p> <p>(a) be able to contain a building area, vehicle access, and services, that are wholly located</p> <p style="padding-left: 40px;">outside a coastal erosion hazard area;</p> <p>(b) be for the creation of separate lots for existing buildings;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities,</p> <p>and not be located on an actively mobile landform.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal erosion, having regard to:</p> <p>(a) any increase in risk from coastal erosion for adjacent land;</p> <p>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</p> <p>(c) the need to minimise future remediation works;</p> <p>(d) any loss or substantial compromise, by coastal erosion, of access to the lot on or off site;</p> <p>(e) the need to locate building areas outside the coastal erosion hazard area;</p> <p>(f) any advice from a State authority, regulated entity or a council; and</p>

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	<p>(g) the advice contained in a coastal erosion hazard report,</p> <p>and works must not be located on actively mobile landforms unless for engineering or remediation works to protect land, property and human life.</p>
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Planners Response: Relies on performance criteria.

The proposal is considered to comply with the Performance Criteria. A Coastal Hazard Assessment prepared by a suitably qualified geotechnical consultant was submitted in support of the application. The report identifies that portions of the site are located within mapped coastal erosion hazard bands, however historical aerial imagery, shoreline analysis and site inspection indicate minimal discernible erosion in the vicinity of the site between 1980 and 2025.

The assessment concludes that the proposed subdivision and future development can achieve and maintain a tolerable level of risk from coastal erosion over the anticipated 50-year design life of development, subject to implementation of the recommended mitigation measures. The report identifies that the assessed risk can be reduced from a moderate risk to a low and generally acceptable risk through appropriate footing design, minimisation of site disturbance, retention and enhancement of deep-rooted vegetation, and ongoing monitoring of erosion.

The proposed subdivision is not considered to create an unreasonable increase in risk to adjacent land or public infrastructure, nor does it create an increased reliance on public infrastructure that would be vulnerable to coastal erosion. The report further concludes that the proposed development would not significantly increase the current coastal erosion risk to the site or surrounding land. Building areas are capable of being located in the portions of the lots least affected by the mapped hazard areas and the proposal does not rely upon coastal protection works or future large-scale remediation measures.

The assessment also indicates that the site is not located on actively mobile landforms. No contrary advice was received from any State authority, regulated entity or Council officer.

Accordingly, the proposal is considered to satisfy the requirements of Performance Criteria P1 and is consistent with the objective.

It is, however, noted that the risk is based on development of the land today and development moving forward. The subject site contains an existing dwelling in a High Risk Coastal Erosion Hazard Band. It is noted that the proposal does not address the risk associated with the existing dwelling, which will not be inherently increased as a result of the development. At this time the proposed Lot 2 has adequate dimensions to provide for retreat and redevelopment of the lot within a reasonable time frame.

However, it is up to the owner and any future owner to manage retreat in a manner that is timely and cost effective. Risk levels are likely to increase over time and substantial delay in retreat may reduce the capacity of the site to be redeveloped over time. Redevelopment of the land will be subject to the risk levels that are applicable at the time of development and

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there is no certainty that a tolerable level or risk can be achieved for a new dwelling after the passage of a substantial period of time.

It is recommended that a note be included on the planning permit with relation to future risk.

10. REFERRALS

Internal Referrals

A referral was issued to Council's Infrastructure Department.

The following advice was provided –

The proposal is not expected to create any adverse traffic impacts on Low Head Road. The existing road network is considered capable of accommodating the anticipated traffic movements associated with the development.

The proposal is also not expected to create any significant stormwater management issues. Based on the submitted information, stormwater can be managed appropriately and is not considered likely to adversely impact Council infrastructure or adjoining properties.

Accordingly, Engineering Services raises no objection to the proposed development, subject to any standard permit conditions considered appropriate by the Planning Authority.

External Referrals

A referral was issued to TasWater.

A Submission to Planning Authority Notice, TWDA 2026/00332-GTC, was provided on the 09/04/2026, including approval and conditions relating to the development.

The representation received during the advertising period raises concerns regarding sewage services. The representation was forwarded to TasWater for further consideration. TasWater raised no concerns with the proposal and confirmed no changes to the SPAN are warranted.

11. SERVICES

Road

Access is available to Low Head Road, via the existing driveway crossover and a new crossover. The crossovers will need to be constructed to the standard

Sewer

Both lots will be connected to the reticulated sewage system located to the west of the property.

Water

The land is connected to reticulated water and the application proposes to connect both lots to the system.

Stormwater

The proposed lots are proposed to connect to the existing reticulated stormwater system on Low Head Road.

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

Easements:

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

Part V Agreements:

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

Covenants:

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

Heritage Register:

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

Level 2 Activities:

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

Public Open Space

Contemplation of Public Open Space Contribution (Pursuant to Division 8 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*) is required as part of this assessment. The proposed development will increase the number of residential lots in the vicinity and increase demand for public open space. Heat mapping undertaken as part of the George Town Open Space Network Plan indicates that there is a deficiency of public open space in the vicinity of the development. As the proposal is small in scale and not strategically identified or suitably located to function as open space, it is recommended that a cash contribution in line with the *Local Government (Building and Miscellaneous Provisions) Act 1993* be required.

13. STATE POLICIES

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

14. ALTERNATIVE OPTIONS

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

15. CONCLUSION

The application for construction and use of Subdivision (1 Lots to 2 Lots) at 119 Low Head Road, Low Head (CT 62345/10), has been assessed against all relevant zone and code criteria of the Tasmanian Planning Scheme – George Town. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

16. RECOMMENDATION

That the application for use and development, Subdivision (1 Lots to 2 Lots) at 119 Low Head Road, Low Head (CT 62345/10) and ad be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

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

- a. Nova Land Consulting, Job No L250804, Sheet 1, V1.1, dated 11/11/2025
- b. Geoton Pty Ltd, Coastal Hazards Risk Assessment, dated 18/11/2025

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council. All infrastructure is to be designed in accordance with LGAT Standard Drawings and where applicable the Tasmanian Subdivision Guidelines, except where deviations are strictly necessary and approved or directed by Council's Director Infrastructure and Operations. The Guidelines are available at www.lgat.tas.gov.au

2. CONSTRUCTION OF WORKS

Prior to the sealing of the Final Plan, all private and public infrastructure works must be constructed in accordance with the endorsed plans.

All works, including infrastructure and landscaping, must be undertaken under the direct supervision of a suitably qualified civil engineer and completed to the satisfaction of Council's Director Infrastructure and Operations.

Certification from the supervising engineer confirming that the works have been completed in accordance with the endorsed plans and relevant Council standards must be provided prior to the issue of the Certificate of Practical Completion.

3. DRIVEWAY CROSSOVERS

Prior to the sealing of the Final Plan, a new driveway crossover servicing Lot 1 must be constructed and sealed, and the existing driveway crossover servicing Lot 2 must be upgraded and sealed.

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All driveway works, including the new crossover and upgrade of the existing crossover, must be constructed in accordance with the endorsed plans, LGAT Standard Drawing TSD-R09-v3, and to the satisfaction of Council's Director Infrastructure and Operations.

The design and construction must maintain the level, continuity, and appearance of the existing footpath on Low Head Road. Driveway accesses must be orientated at 90 degrees to the carriageway and footpath.

Prior to undertaking any works within the Council road reserve, including civil infrastructure works, driveway crossover works or street tree planting, separate consent must be obtained from the Road Authority by submitting an Application to Undertake Works in the Road Reserve.

4. CONSTRUCTION DOCUMENTATION

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

- a) An "As Constructed" plan in AutoCAD compatible format (.dwg) and Adobe (.pdf), including the following essential information:
 - i. All dimensions, levels and connection details of the Works.
 - ii. All equipment dimensions, connections, etc.
 - iii. Dimensions relative to boundaries for all pipes, pits, manholes, junctions and service connection points, fire plugs, stop valves, etc.
 - iv. Diameter, material, joint type and flow directions.
 - v. Surface RLs and invert RLs of all inlet and outlet pipes at all stormwater nodes.
- b) Compaction and soil test results for all earthworks or pavement works, where applicable.
- c) An engineer's certificate that each component of the works complies with endorsed plans and Council standards, where applicable.

5. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

Pursuant to section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, Council has determined that the subdivision will, or is likely to, increase the demand for public open space and, as no or no sufficient or acceptable provision has been made in the plan of subdivision for public open space, Council has determined that payment of a cash contribution (the Contribution) in lieu of public open space is appropriate. The Contribution must be in an amount equal to five percent (5%) of the value of the area of land comprising Lot 2 in the approved plan of subdivision.

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The amount of the Contribution is to be determined by a valuation (the Valuation) of the specified lots prepared by a registered land valuer. The Valuation must be procured at the subdivider's expense. Unless otherwise specified in this condition, the Valuation is to determine the value of the relevant land as at the date of lodgement with Council of the Final Plan of subdivision for sealing (the Final Plan), following the completion of all works required by this permit, including but not limited to all private and public infrastructure and landscaping works. The subdivider must pay the Contribution to Council before the Final Plan will be sealed by Council.

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

6. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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

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

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

7. COVENANTS ON SUBDIVISIONS

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

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

8. EASEMENTS AND NOTATIONS

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) stormwater mains. A greater or lesser width may be approved/required in appropriate circumstances.

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9. NO POLLUTED RUNOFF

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

10. DAMAGE TO PUBLIC INFRASTRUCTURE

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

11. TASWATER

All works are to be completed in accordance with Taswater's Submission to Planning Authority Notice, TWDA 2026/00332-GTC (attached).

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2026/17. You should contact Council with any other use or development, as it may require the separate approval of Council. Councils planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a) Plumbing approval
 - b) Building approval
 - c) Approval to undertake works in the Council road reserve.
 - d) Approval to connect to the reticulated stormwater network.

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

3. Risks associated with Coastal Erosion are based on the best information available at the time of application. The proposed lots demonstrate a tolerable level of risk with respect to the information known to date and the lifespan of the development of a dwelling. However, risk is likely to increase over time. The existence of a tolerable risk today does not and should not be taken as an indication that any future use and development is likely to be subject to a tolerable risk at any point in the future.

Under statute and common law, the Crown does not have, nor does it accept, specific future obligations to repair or reduce the impacts of or compensate landowners for the impacts of natural coastal hazards on private property.

4. This planning permit does not constitute or imply any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. Separate and distinct consent is required from the Crown prior to undertaking any works on Crown Land.

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

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

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

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

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

10. The Tasmanian Parks and Wildlife Service has identified that the proposed new sewer connection across the Crown land will impact a known Aboriginal heritage site. The developer is obligated, in accordance with the *Aboriginal Heritage Act 1975* to make themselves aware of and protect Aboriginal Heritage. If this impact cannot be avoided, a permit under the *Aboriginal Heritage Act 1975* must also be applied for prior to works proceeding.

If any Aboriginal relics are uncovered during works:

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania
Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania)
Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and

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- c) The relevant approval processes will apply with state and federal government agencies.

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS APRIL AND MAY 2026

REPORT AUTHOR: Acting General Manager - Mr R. Dunn
REPORT DATE: 19 May 2026
FILE NO: 14.10
ATTACHMENTS: Nil

SUMMARY

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

DATE AND PURPOSE OF WORKSHOP HELD

TUESDAY 28 APRIL 2026

- Planning and Building Update
- Capital Works Update
- Agenda Review
- Bellbuoy Beach Community Centre
- Governance Issues

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

Apologies: Mayor Greg Kieser
Cr Tim Harris

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

TUESDAY 12 MAY 2026

- Unconfirmed Minutes of the Ordinary Council meeting held on the 28 April 2026
- Unconfirmed Minutes of the Closed Ordinary Council meeting held on the 28 April 2026

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- Quarterly Report- 3rd Quarter – 1 January – 31 March 2026
- Rates – Office of the Valuer-General - Presentation
- Bass and Flinders Maritime Museum Collection Policy
- George Town Prospectus
- Crown Licence Agreement Re: Memorial Seat
- Pool Update
- Governance
- Councillor/General Manager Discussions
- Site Visit of the pool construction

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

Apologies: Mayor Greg Kieser
Cr Tim Harris
Cr Jason Orr

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

Guest: Valuer-General Office Representative

TUESDAY 19 MAY 2026

- Budget Workshop No. 3

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

Apologies: Mayor Greg Kieser
Cr Tim Harris

In Attendance: Acting General Manager
Director Corporate & Community
Director Infrastructure & Operations
Executive Assistant – Corporate & Community

Guest: Nil.

STRATEGIC PLAN

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2025.

RISK CONSIDERATIONS

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

FINANCIAL IMPLICATIONS

Financial implications are considered low.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Nil.

OFFICER'S RECOMMENDATION

That Council:

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1. Receives the report on the Council Workshops held on 28 April 2026, 12 May and 19 May 2026.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.2 QUARTERLY REPORT - QUARTER 3 - 1 JANUARY - 31 MARCH 2026

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	20 April 2026
FILE NO:	14.21
ATTACHMENTS:	1. 2026 03 31 Quarterly Performance Report [8.2.1 - 57 pages]

SUMMARY

The purpose of this report is to be present to the George Town Council 3rd Quarterly Performance Report 1 January – 31 March 2026 to Council for adoption.

BACKGROUND

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

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

27. A culture of engagement, communication and participation

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The following legislation is relevant to this report:

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

RISK CONSIDERATIONS

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

FINANCIAL IMPLICATIONS

Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

The draft 3rd Quarter Performance Report was presented to elected members at the 12 May 2026 Council Workshop.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The 3rd Quarter 1 January – 31 March 2026 performance report is submitted for consideration by Council.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the George Town Council 3rd Quarter Performance Report 1 January – 31 March 2026.
2. Provide public access to the report as part of Council's commitment to ongoing good governance.

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DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

10 CORPORATE AND COMMUNITY

10.1 REVIEW OF RATING POLICY

REPORT AUTHOR:	Director Corporate & Community - Ms C. Hyde
REPORT DATE:	19 May 2026
FILE NO:	32.1
ATTACHMENTS:	<ol style="list-style-type: none">1. Draft Amended Rates and Charges Policy GTC C 23 [10.1.1 - 9 pages]2. GT C-14- Rates-and- Charges- Policy- V 4 [10.1.2 - 10 pages]3. Rates Policy Feedback and Responses [10.1.3 - 7 pages]

SUMMARY

The purpose of this report is to provide Council with the draft revised GTC-C-23 Rates and Charges Policy for consideration.

BACKGROUND

Council last reviewed and adopted GTC 14 - Rates and Charges Policy – V4 in March 2023 where it was adopted unchanged except for minor formatting and definition changes. Prior to adoption, a significant review process was undertaken where several alternate rating strategies and their associated impact across all rating categories were considered and rejected.

STRATEGIC PLAN

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

Future Direction One - Progressive well-resourced communities

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

Future Direction Three - Community Pride

23. All communities take pride in their place
 - iii. The design and maintenance of public spaces and places reinforces community identity and reputation

Future Direction Four - Leadership and Accountable Governance

29. Capable leadership in communities
- ii. Council is capable, nimble, well-resourced and responsive

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993 (Tas), in particular Part 9 which includes the following section:

"86A. General principles in relation to making or varying rates

- (1)** *A council, in adopting policies and making decisions concerning the making or varying of rates, must take into account the principles that –*
- (a)** *rates constitute taxation for the purposes of local government, rather than a fee for a service; and*
- (b)** *the value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.*
- (2)** *Despite subsection (1), the exercise of a council's powers to make or vary rates cannot be challenged on the grounds that the principles referred to in that subsection have not been taken into account by the council."*

Fire Services Act 1979 (Tas)

Valuation of Land Act 2001 (Tas)

Local Government (Rates and Charges Remissions) Act 1991 (Tas)

Local Government (Rates and Charges Remissions) Regulations 2024 (Tas)

Waste and Resource Recovery Act 2022 (Tas)

RISK CONSIDERATIONS

The following risks have been identified in accordance with Council's adopted Risk Management Framework and Risk Matrix.

Having conducted a review of its Rating Policy Council complies with legislative requirements and its own policy requirements.

There exists a medium risk of reputational damage resulting from discontent rate payers who feel the rating methodology applied by Council to be unfair.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

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The Draft GTC-C-23 Rates and Charges Policy prescribes the methodology and application in which Council utilises in the raising of rates, not the amount or value of rates in which it intends to raise. This is dealt with under annual budget processes.

No direct financial implications exist that result from any potential amendment and subsequent adoption of a revised rating policy, however application of the policy, including any amendments, will inform the rates resolution that Council will adopt as part of the 2026/2027 budget estimates process in order to raise rate revenue.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

The community implications of the recommendation action/s has been assessed against Council's Community Consultation Framework by officers as having a low to medium impact requiring category one consultation.

The community was invited to make comment on any change from the current rating model using the following strategies.

Written submissions: invited through Council's website, Facebook page, direct email through Council's community database and drop in sessions held on 7th and 13th May 2026.

OPTIONS

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

OFFICER'S COMMENTS

Council has extensively workshoped and sought advice on the current rating policy, methodology and structure. Options to change the rating methodology to move away from Averaged Area Rating have been explored, and it is proposed that Council continue to explore these options in the coming year.

Based on the modelling and advice provided, this review of the Rates and Charges Policy recommends that the current rating methodology used including Averaged Area Rating remain, with a change to the valuation methodology being applied from Capital Value to Assessed Annual Value effective from 1 July 2026.

During the period of consultation to Friday 15 May 2026, council received seven representations with feedback. Council officers have responded to feedback. A copy of the feedback and responses are attached.

Concerns raised included -

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Feedback Summary	Response
1. Is Averaged Area Rates remaining	For this review Council proposes to continue to apply Averaged Area Rating methodology for all residential properties.
2. Service levels	Council considers the Local Government Act (Tas) 1993, Part 9 Division 1 Section 86A . 1 (a) <i>(a) rates constitute taxation for the purposes of local government, rather than a fee for a service;</i>
3. Would this change in policy increase revenue raised through rates	The change in policy will not impact the value of rates collected. Council adopts the rating resolution annually for each financial year which determines the value of the rates collected.
4. What is the change	Change of valuation method from Capital Value to Assessed Annual Value
5. How will this impact non residential properties	For properties that are currently rated using rate in the dollar, Council will consider options to minimise any impact that the change in valuation methodology has, when setting the rates for the coming year.

OFFICER'S RECOMMENDATION

That Council:

1. Endorses the amended Rates and Charges Policy GTC-C-23 as presented.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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10.2 BASS AND FLINDERS MARITIME MUSEUM COLLECTIONS POLICY

REPORT AUTHOR:	Director Corporate & Community - Ms C. Hyde
REPORT DATE:	4 May 2026
FILE NO:	55.11
ATTACHMENTS:	<ol style="list-style-type: none">1. Bass and Flinders Collection Policy GTC C 25 [10.2.1 - 4 pages]2. BF Collection Procedures Appendix 1 [10.2.2 - 24 pages]

SUMMARY

The purpose of this report is to provide Council with the review of the Bass and Flinders Collection Policy for consideration and endorsement.

BACKGROUND

Council was gifted the Bass and Flinders Centre and its contents in April 2021.

The Bass and Flinders Maritime Museum's collection is a source of knowledge, ideas, stories, and memories. It is developed and managed as a community resource to inspire, educate, and inform the community and visitors and is of George Town's main tourist attractions. The museum contributes to the conservation of the history and heritage of the George Town Municipality. A key focus of the collection is to contribute to the interpretation and preservation of the history and maritime heritage of the George Town region and its connection with the Tamar Estuary. The replica of the sloop Norfolk and the exploration of George Bass and Matthew Flinders is an important feature of the museum's collection.

The Bass and Flinders Maritime Museum Collection Policy was adopted by Council at the May 2022 ordinary meeting of Council.

STRATEGIC PLAN

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

Future Direction One - Progressive well-resourced communities

5. A diverse and active volunteering base
 - i. Diversified and increased volunteer base
 - iii. Volunteers are recognised and celebrated

Future Direction One - Progressive well-resourced communities

6. Community celebrations build the areas identity

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- i. Cultural, artistic and seasonal produce celebrations engage and build understanding of the community and its value proposition

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

0. Growth in tourism yield

- i. Compelling value propositional, brand and narrative supports the growth of the visitor economy
- v. Cultural heritage interpretation supports a sense of place

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

18. A strength-based reputation

- i. A strong George Town and Region brand, value proposition and narrative

Future Direction Three - Community Pride

22. Everyone in our community is valued and included

- ii. Respect, inclusion and a sense of belonging is part of our community culture across all age groupings

Future Direction Three - Community Pride

23. All communities take pride in their place

- i. There is community pride in place, who we are, what we do and how we do it

Future Direction Four - Leadership and Accountable Governance

29. Capable leadership in communities

- ii. Council is capable, nimble, well-resourced and responsive

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

First Peoples: A Roadmap for Enhancing Indigenous Engagement in Museums and Galleries by Terri Janke, commissioned by Australian Museums and Galleries Association, 2018

There are two laws that protect the remains of shipwrecks in Tasmanian waters.

RISK CONSIDERATIONS

The following risks have been identified in accordance with Council's adopted Risk Management Framework and Risk Matrix.

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There is a risk that the absence of a policy which guides the management of museum's collection could result in the mismanagement of the collection and the inclusion of inappropriate items into the collection.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the development of the policy.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

Consultation to date has been limited to workshops. Council Officers have consulted with Museum Professionals in the development of this policy.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The Bass and Flinders Museum Collections Policy has been developed to align with both Council's 10 Year Strategic and Annual Plan actions.

Implementation of the policy provides guidance to Council officers in the development, management, and control of existing and future collection. It sets out precise reasons for accepting or not items for the collection, together with a management plan for deaccession and disposal of items and the process of loan items.

Council was successful in obtaining a grant for the Roving Curator through Arts Tasmanian in 2024 to catalogue the Bass and Flinders Maritime Museum and review the Collections Policy. Roving Curator Melissa Smith has worked with Council officers to review the policy. The original policy and annexures contained a number of duplications especially within the policy and annexure A. To simplify the policy and align the guidelines used by Arts Tasmania to develop Museum Collections policies, a revised policy has been developed. Council reviewed the policy at workshop in December 2025, requesting that the policy align with the current format set out in Councils policy framework.

Council officers have revised the policy to align with the framework and attached the procedure as Appendix 1 and associated forms.

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OFFICER'S RECOMMENDATION

That Council:

1. Endorses the amended Bass and Flinders Collection Policy GTC-C-25 as presented.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

11 STRATEGY, PERFORMANCE AND DEVELOPMENT

11.1 DRAFT COMMUNITY ENGAGEMENT POLICY

REPORT AUTHOR:	Director Strategy, Performance & Development - Mr R. Dunn
REPORT DATE:	May 2026
FILE NO:	14.41
ATTACHMENTS:	1. Community Engagement Framework 2025 DRAFT CC [11.1.1 - 12 pages]

SUMMARY

Following feedback captured in Council's 2025 Community Satisfaction Survey, community members highlighted a need for better community engagement and clearer communication. This prompted a review of the existing Community Consultation Framework (GTC 11), originally endorsed in 2019, and the development of an updated Community Engagement Policy designed to better meet current community expectations.

The revised Policy aims to provide clearer guidance on identifying the appropriate level and type of community engagement required for different projects, including those involving funding decisions and major changes. It also strengthens the Council's commitment to keeping the community informed throughout consultation processes.

BACKGROUND

During the consultation period, Council received three submissions and thanks members of community for their feedback. In response, the appropriate Council will prepare a 1–2 page, plain-English snapshot of community-facing documents to be provided alongside the full documents, noting that some documents are necessarily detailed. Council will also establish an archived section on its website to maintain visibility of past community consultations.

It is also acknowledged that not all community members access information via social media or email and that communication options are limited due to the absence of a local newspaper or community news method. Council's website will continue to be the primary "source of truth" for consultation information, supported by the use of multiple communication methods where feasible. Communication across all residents is a challenge. Social media is one of the primary methods of communication, and with being a small team, comments are sometimes turned off or not responded to as we prefer these questions or comments to be directed to calls, emails or service requests. This is the most efficient way to provide answers and logged within the Council's system.

Timing of consultation activities will be considered as part of engagement planning; however, it is noted that some timeframes and project updates are not always within Council's control.

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Officers further acknowledge the value of face-to-face engagement and will investigate increased opportunities for in-person community meetings as part of future consultation activities, including progress association meetings and drop-in sessions, for example.

Officers note support for referencing supporting documents where applicable, such as the IAP2 Core Values and Code of Ethics, with these references to be made available on Council's website rather than included in full (which would make the policy even more lengthy if included in the document, which is already rather large).

Officers state that this reviewed Policy is not intended to address specific past community concerns; however, the review was initiated in response to feedback from Council's 2025 Community Satisfaction Survey, which identified a need for improved community engagement and clearer communication.

Officers will also investigate the use of community polling tools such as Pol. and other emerging digital or AI-supported tools to enhance future engagement practices.

STRATEGIC PLAN

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

Future Direction Three - Community Pride

22. Everyone in our community is valued and included

- v. A diverse communications program of what's happening in the community is available through a range of mediums

Future Direction Four - Leadership and Accountable Governance

27. A culture of engagement, communication and participation

- i. Community views are heard through skilled, trusted and inclusive community engagement processes
- ii. Young people are included and involved in decision making
- iii. A diverse communications program utilises community networks, connectors and influences

Future Direction Four - Leadership and Accountable Governance

28. Positive mindsets across communities

- i. Communities are open to new ideas and have the courage to try new things

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Future Direction Four - Leadership and Accountable Governance

32. Collaborative working relationships with neighbouring Councils and regional organisations

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Legislation

- Local Government Act 1993

Related Council Policies and Documents

- GTC-C-02 Information Disclosure Policy
- GTC-O-08 Managing Unreasonable Conduct by Customers Policy
- GTC-17 Diversity Equitable Access Inclusion Policy
- GTC-13 Public Question Time Policy
- GTC-15 Risk Policy
- GTC-21 Personal Information Protection Policy

RISK CONSIDERATIONS

This policy aligns with the objectives and strategies of the George Town Council and GTC-15 Risk Management Policy.

Sharing of Data: Council gathers valuable feedback through its consultation process both specific to the matters under consideration and also on unrelated matters. Council is committed to improving its capacity to capture, collate and analyse this data, and will continue to improve our systems and processes for aggregating and sharing this data across the organisation. This will help to build a database of knowledge about our communities' views, needs and aspirations and how they evolve and develop over time.

Privacy and Confidentiality: Council is committed to protecting the privacy of individuals/businesses who participate in community engagement activities. This is consistent with Policy GTC-21. While Council may provide a summary of feedback received, where appropriate and relevant, it may not share copies or specific details of individual submissions (unless permission is granted from individuals).

In some cases, feedback may be presented in an aggregated summary. This means individual responses are grouped and analysed to identify common themes, trends, or areas of concern, without disclosing personal details or identifiable information. Personal information will not be

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disclosed. Information deemed not relevant to the engagement topic will not be addressed as part of the community engagement process.

This approach recognises the diversity of views within the community and ensures a level of confidentiality that encourages open and honest participation. By maintaining privacy, Council aims to create a safe environment where individuals feel comfortable sharing their perspectives without concern for public exposure or personal repercussions.

Local government decision making and consultative processes may affect both public and private interests. In many instances, Council will seek written submissions and input into proposals. These public processes imply a certain amount of public disclosure of information and therefore a degree of privacy loss. Participants will be advised how the information will be used.

FINANCIAL IMPLICATIONS

Financial implications are considered low in the implementation of the policy.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

The revised policy was first presented to Councillors in November 2025 during a workshop, where further feedback and comments were gathered. It was then released to the community in early December 2025 for community consultation.

To accommodate the Christmas and New Year period, the consultation period was extended to approximately nine weeks rather than the standard 28 days. Council received three community submissions during this time, all of which offered constructive insights that were useful for refining the policy. Also, they were pleased to see that the issue of community consultation is being reviewed and addressed.

WORKSHOP: The updated Community Engagement Policy was presented to the Councillors at the November 2025 Workshop for review and discussion. The community feedback was also presented to the Councillors at a workshop on the 14th of April 2026. George Town Council staff were also given the opportunity to review and provide feedback.

COMMUNITY: Opened on the 8th of December 2025 and remained open until the 13th of February 2026. This was a longer open period (generally 28 days) to accommodate for the Christmas/New Year period where many people are away.

This consultation was advertised in the following methods:

- Facebook (and was shared amongst other Facebook groups);
- Emailed to community groups and organisations (which includes Progress Associations and TamarFM);

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- Placed on our website;
- Article in Council's newsletter (hard copy and electronic copy); and
- Copies were made available at Anne Street.

OFFICER'S COMMENTS

Council may choose to:

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

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the draft policy as presented; and
2. Note that Council's Communications Officer will inform the broader community about the new Policy.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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11.2 DRAFT WEYMOUTH RECREATION GROUND CONCEPT PLAN

REPORT AUTHOR:	Coordinator - Development Services - Ms T. Burt
REPORT DATE:	5 th May 2026
FILE NO:	54.5, 22.27, 51.16
ATTACHMENTS:	1. 250213 DRAFT George Town Council Weymouth Concept Plan [11.2.1 - 2 pages] 2. Combined Feedback [11.2.2 - 10 pages]

SUMMARY

Council engaged Inspiring Place to prepare a concept plan to assist Council to make informed decisions around the provision of open space as opportunities arise.

The plan identifies a variety of recommendations to improve recreational space to benefit the users and the community.

BACKGROUND

As part of the Township Character Plan, it was recommended that Council review the proposed development plan that was prepared by the Weymouth Progress Association and further develop that into a concept plan for the recreation site in Weymouth.

Council acknowledges the efforts of the Weymouth Progress Association in developing a strategic vision for this site's use for community purposes. To support this recommendation, Council engaged an open space designer to prepare the concept plan and undertake a review of the previously prepared development plan. This provided an expert perspective to ensure the concept is realistic, cost-effective, and achievable.

STRATEGIC PLAN

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

Future Direction One - Progressive well-resourced communities

1. Social infrastructure and services match growth and community needs
 - i. Community services and social infrastructure match the aspirations and needs of growing communities
 - v. Well designed and maintained, safe spaces and places to work well

Future Direction Four - Leadership and Accountable Governance

27. A culture of engagement, communication and participation
 - i. Community views are heard through skilled, trusted and inclusive community engagement processes
-

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The relevant Council documents are listed below:

- Township Character Plan
- Weymouth Main Beach Recreation Area Proposed Development Plan (prepared by the WPA).

RISK CONSIDERATIONS

Having an overall concept plan helps reduce risk by providing a clear vision for the future development of the site. It guides decision making for both Council and the community, ensuring that individual components do not compromise long-term objectives. Additionally, it serves as a foundation for seeking grant funding.

FINANCIAL IMPLICATIONS

At this stage, financial implications are limited. However, having the concept plan in place, positions Council to take advantage of future grant funding opportunities as they arise.

A cost estimate has been prepared to provide Council with an indication of the potential costs associated with future development.

As individual projects within the plan progress, more detailed costings will be prepared which can either support future Council budget requests or applications for external funding.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

The concept plan is consistent with this policy and has a significant emphasis on accessibility, walkability, and diversity of open spaces to suit all aspects of the community.

CONSULTATION

The Draft Weymouth Concept Plan has previously been presented at a Council workshop on two (2) separate occasions. Pre-and-post community consultation. Consultation with the Weymouth Progress Association has occurred, and the wider public consultation has taken place. The feedback we received was generally positive and supportive of the plan.

Some of the feedback received related to broader township drainage concerns, the absence of toilet facilities at the river, and the maintenance of existing tracks. As these matters fall outside the scope of the current project, they cannot be addressed as part of this process.

It is also noted that several submissions referenced the inclusion of a caravan park or RV parking. This type of development cannot be considered as part of the current plan. Should Council wish to explore this option in the future, it would require a separate process and extensive community consultation.

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As the projects identified within the plan progress, further investigation and consultation with the Weymouth community will be undertaken.

OPTIONS

Council may choose to:

1. Support to adopt the Weymouth Recreation Ground Concept Plan as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

OFFICER'S COMMENTS

Having concept plans in place is important as they provide a clear and coordinated vision for the future development of key community recreation sites. These plans guide decision-making, support long-term planning, and strengthen Council's ability to apply for external funding opportunities. The development of this plan has included consultation with the Weymouth Progress Association and other community members. At this stage, no changes to the plan are required.

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the Weymouth Recreation Ground Concept Plan

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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11.3 CROWN LICENCE AGREEMENT RE: MEMORIAL SEAT REQUEST

REPORT AUTHOR:	Coordinator Development Services - Ms T. Burt
REPORT DATE:	12 th May 2026
FILE NO:	28.14
ATTACHMENTS:	1. Jacqui Burt - Request for memorial bench seat 1 [11.3.1 - 1 page]

SUMMARY

The purpose of this report is for Council to consider a request that has been received in relation to the installation of a private memorial bench seat. The location identified is on Crown Land and therefore Council would need to be prepared to enter into a licence agreement with the Crown.

The request has been put forward by Jacqui Burt, the wife, of the late Doug Burt.

BACKGROUND

Jacqui Burt has made a request to Council to install a memorial bench seat near to the family home in The Strand, George Town in honour of Doug and provide a place to visit for quiet reflection. The bench seat is proposed to be installed at the rear of 26 The Strand, George Town on Crown Land facing the river. Exact location will be determined upon inspection if approved by Council.

The late Doug Burt was a long serving member of the community and also a former Council member serving the George Town Council from 1999 – 2011 and 2014-2018 holding positions as Mayor, Deputy Mayor and Councillor.

Doug was a highly respected contributor to the community. He spent many hours volunteering with the Rotary Club of George Town and the Chamber of Commerce. He was also a local business owner serving the community for 15 years.

Given the proposed location is on Crown Land, Council would need to be prepared to enter into a licence agreement with the Crown. The licence will apply only to the area where the memorial seat is to be installed, with Council assuming ongoing responsibility for the seat.



Figure 1 – Red line indicates the approximate location of proposed memorial bench seat

STRATEGIC PLAN

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

Future Direction Four- Leadership and Accountable Governance

33. Fair and open planning regulatory processes

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

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The relevant Council documents are listed below:

- Private Memorial Guidelines

RISK CONSIDERATIONS

Failure to consider or approve proposals in relation to memorials of late serving Council members and/or community members may be seen as a missed opportunity to recognise their contributions. This could lead to community dissatisfaction, reduce goodwill, and potentially impact Council's reputation by appearing to lack appreciation for local service and legacy.

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FINANCIAL IMPLICATIONS

Rent and other associated costs (such as legal and valuation fees) will typically be charged to the Council only if the agreement serves a commercial or income-generating purpose. For agreements such as this one proposed, there are no legal costs for the Council, and the rent will be \$1.00 per annum if and when demanded.

Council would be in control of purchasing and installing the bench seat. Council has the ability to pass these costs onto the applicant who made the request as per the guidelines.

The proposed memorial bench would remain the property of the George Town Council and would be reasonably maintained by Council.

Council retains the right to remove or modify the memorial bench if deemed necessary. If the long term management of the item becomes financially unachievable or landscape modification has occurred, it may be necessary to remove.

If in the future Council no longer wishes to hold agreements with Crown, an application will need to be made to cancel the agreement and a works application lodged to remove any improvements and remediate the site to the Crown's satisfaction. The cancellation is subject to approval by the Minister.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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

CONSULTATION

No public consultation is required for Council to enter into a licence agreement with the Crown. The private memorial seat proposal, however, will undergo public consultation for a 28-day period as per other memorial proposals.

This proposal was presented at a recent Council workshop for discussion.

Council officers have consulted The Crown in relation to this proposal to get preliminary advice. Crown have advised that they would consider a licence and they do not foresee any sites issues.

OPTIONS

Council may choose to:

1. Support the following:
 - a. Council Officer to make application to the Crown to enter into a licence for the area where the seat will be installed.
 - b. Authorises the Mayor and General Manger to execute the licence on behalf of Council.
 - c. Undertake the appropriate community consultation.

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- d. Arrange for the purchase of the seat and installation.
- e. Seek reimbursement from the applicant as per the guidelines.
2. Support option 1 with amendments; or
3. Not support option 1.

OFFICER'S COMMENTS

Based on the information provided, the proposal is considered to meet the criteria outlined in Council's guidelines, noting that it includes a request to the Crown to licence the area.

The nominated location is in close proximity to the family home and will serve as a place of remembrance. Notably, there are currently no other memorials in this location.

Approval of this proposal would enable Council to formally acknowledge and express its gratitude for the contributions of a long-serving community member who has made a meaningful and lasting impact on others.

OFFICER'S RECOMMENDATION

That Council:

1. Support the following:
 - a. Council Officer to make application to the Crown to enter into a licence for the area where the seat will be installed.
 - b. Authorises the Mayor and General Manger to execute the licence on behalf of Council.
 - c. Undertake the appropriate community consultation.
 - d. Arrange for the purchase of the seat and installation.
 - e. Seek reimbursement from the applicant as per the guidelines.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 21 May 2026

FILE NO: 14.11, 14.15

Acting Mayor Cr Greg Dawson		
<i>April</i>	25	Attended the George Town ANZAC Services
	28	Chaired Council Workshop
	28	Chaired Ordinary Council meeting
	30	Attended Government House for the Australia Day Honours Investiture of the late Mr Peter Cox OAM (King's Birthday 2025 Honours)
<i>May</i>	5	Met with Valuer-General and Councillors re Fresh Valuations
	5	Met with representative from Remplan and Councillors re Housing Strategy
	6	Attended Breakfast roundtable with Senator The Hon. James McGrath (Shadow Minister for Urban Infrastructure and Cities)
	6	Attended Youth Impact Council meeting
	6	Tamar FM interview
	12	Chaired Council Workshop
	13	Attended Bell Bay Aluminium Community Perception survey results
	19	Chaired Budget Workshop
	20	Attended the George Town Volunteer of the Year Awards 2026
	21	Chaired Municipal Emergency Management Committee meeting
Cr Jason Orr		
<i>April</i>	25	Attended the Hillwood ANZAC Dawn Service
	25	Attended the Weymouth ANZAC Service
<i>May</i>	20	Attended the George Town Volunteer of the Year Awards 2026

OFFICER'S RECOMMENDATION

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

DECISION

Moved:

Seconded:

**George Town Council
2026 05 26 Ordinary Council Meeting
Agenda**

VOTING

For:

Against:

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

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

Agenda Item 16.2 Minutes of the Closed Ordinary Council Meeting held on 24 February 2026

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

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

Moved:

Seconded:

VOTING

For:

Against:

17 CLOSURE

There being no further business, the meeting closed atpm.

**Cr Greg Dawson
ACTING MAYOR**