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## GEORGE TOWN COUNCIL UNCONFIRMED MINUTES

Minutes of the Ordinary Council Meeting  
held on **Tuesday 28 April 2026**

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

commencing at **1:00 pm**.

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

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

Shane Power  
**GENERAL MANAGER**

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**Meeting Commenced at 1:00 pm**

**Acknowledgement of Country**

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

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

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

**AUDIO RECORDING OF COUNCIL MEETINGS**

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

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

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

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

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

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

*The Chairperson advised the meeting that:*

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

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**1 PRESENT**

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

**1.1 APOLOGIES AND LEAVE OF ABSENCE**

Mayor Cr Greg Kieser  
Cr Tim Harris

**1.2 IN ATTENDANCE**

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

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**2 CONFIRMATION OF MINUTES**

**2.1 ORDINARY COUNCIL MEETING HELD 24 MARCH 2026**

**Minute No. 036/26**

**DECISION**

Moved: Cr Mason  
Seconded: Cr Ashley

That the Minutes of Council's Ordinary Meeting held on 24 March 2026 numbered 026/26 to 032/26 as provided to Councillors be received and confirmed as a true record of proceedings.

**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

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**3 LATE ITEMS**

Nil.

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**4 DECLARATIONS OF INTEREST**

Nil.

**5 PUBLIC QUESTION TIME**

**5.1 PUBLIC QUESTION TIME PROCEDURE**

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

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

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

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

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

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**5.2 PUBLIC QUESTIONS ON NOTICE**

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**5.3 PUBLIC QUESTION TIME**

Commenced at: 1.04 pm

Concluded at: 1.16 pm

**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?

*The Chair advised Mrs Rainbow that her question would be taken on notice.*

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.*

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

*The General Manager advised that he would need to revisit to validate the science whether or not Council would agree with that.*

**Ms A. Armstrong, Bellbuoy Beach**

Q1. Ms Armstrong advised the Council that she is active with the community in relation to the Bell Bay wind farm, which is deceitfully named because it is nowhere near Bell Bay. I would like an update on the wind farm and where it is as far as the planning approval, etc.?

*The Chair advised that the Bell Bay Wind Farm is one that is not with Council. It is through the State's project of significance.*

*Through the Chair to the General Manager. The General Manager advised that it is not a Council consideration but a State Government. Your question could be best directed to the developer and the State Government. The General Manager further advised that when it is submitted to the State Government there will be a public process that community members*

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*are welcome to make representation to. If it is significant enough, they will hold public hearings as well before the Planning Commission makes any decision on the application.*

Ms Armstrong asked what is Council's positions with relation to ratepayers and how they will be compensated should this project be approved.

*The General Manager responded that Council has no position on that matter. That is a negotiated process between the developer and the community.*

Ms Armstrong asked if Council has had no discussions with Equis?

*The General Manager advised that Council have had discussions with Equis. Council's conversations are that we are expressing an interest to be on their community benefit scheme committee to ensure that we are advocating on investment on behalf of the community.*

Ms Armstrong stated do you think any possible compensatory project could ever make up for the destruction that this is going to cause to our community?

*The General Manager advised that is an opinion he could not answer, not even personally.*

**Ms J. Harris, Bellbuoy Beach**

Q1. As a resident of Bellbuoy Beach and a fourth generation farmer from the area, we have created a protest group with 800 members. We have conducted interviews to ABC and looking at further media releases and also planning a public meeting. Council surely needs to look at the opposition to this project and act on behalf of the residents of our community.

At what point will Council intervene and look at the opposition that is presented by local residents towards this project?

*The Chair advised that Council would look at the stage where community can go through the process and have the conversation.*

*Through the Chair to the General Manager. Council's role is this project is limited. Council can make a representation to the project or to the development but do so in alignment with the planning scheme. Shortly the public will hear of Council's role as a planning authority with the introduction of a couple of planning matters before Council today. It is what is accurate with the scheme, local planning strategy, structure plans, infrastructure servicing that are typically assessed by a Council if it is to make a submission. Council is limited in its role in this process. It is a reasonably recent change to the planning system in Tasmania for the purpose of the State Government doing the assessment.*

Q2. This project has been in planning since the mid to early 2000. There are caveats over other landholders' properties that have presented challenges. Is it possible, as ratepayers in George Town community, to take a public ballot? We have been to the Equis sessions but they are not listening. Is it possible to ask the community what their thoughts might be?

*The General Manager advised that Council has limited power in this situation. Council would be happy to discuss other avenues and offer one of the planners to assist in navigating the State system.*

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Ms Harris stated that there are issues around this project is that it has been quiet for quite a long time, and now people are only just realising that it is a major project of significance. There is community pushback and should expect further into the future.

**Mrs D. Rainbow**

- Q3. Mrs Rainbow advised that she made a submission against a planning issue that is being discussed today, and believed that her submission is not included in the agenda. Is my submission included in the agenda today?

*Through the Chair the General Manager advised that the submission is included in the agenda.*

**Mr Sherriff**

- Q1. Mr Sherriff stated that he is here with his fellow members of the George Town Weights Club and George Town Boxing Club. We have come today to the Council simply because we understand after that this meeting there will be a closed session to discuss the expressions of interest for the YMCA building. We are in support of our submission to continue doing what we do. Currently the club has around 200 people per week through the building. People from Launceston and as far as Cressy attend the facility. They believe that what they are building there and continue to build is something we want to keep doing in that space. Local businesses in George Town have donated over \$8,000 to the club to buy more gear. We believe we have community backing

Mr Sherriff asked is that the Council to remain open and honest, as they have been through the process, so we can continue to deliver and make that building the best thing it can be for the George Town community.

*The Chair committed from the George Town Council that we will continue to be open and honest with you going forward.*

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**5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME**

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

Nil.

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**6 GENERAL MANAGER'S DECLARATION**

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

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



Shane Power  
**GENERAL MANAGER**

**LOCAL GOVERNMENT ACT 1993 – SECTION 65**

**65. Qualified persons**

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

*General Manager advised the meeting that at page 119 the recommendation year should read 2026/2027 and page 123 Re-registration of dogs should read 30 June 2026.*

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**7 PLANNING AUTHORITY**

**7.1 DA 2025/64 - RESIDENTIAL - MULTIPLE DWELLINGS (X11 NEW UNITS) - LOT 1 FRANKLIN STREET, GEORGE TOWN**

**REPORT AUTHOR:** Senior Town Planner - Mr J. Simons  
**REPORT DATE:** 08/04/2026  
**FILE NO:** DA 2025/64

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*The Senior Planner entered the meeting at 1.18 pm.*

**Minute No. 037/26**

**DECISION**

Moved: Cr Orr  
Seconded: Cr Lowe

That the application for use and development, Residential - Multiple Dwellings (x 11 New Units) at Lot 1 Franklin Street, George Town (CT 232776/1) be **APPROVED** subject to the following conditions:

**1. ENDORSED PLANS**

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

- a. Design to Live, Job No. FRNK01, Drawing 1-23 (R2), dated 16/02/2026
- b. RJK Consulting Engineers, Stormwater Drainage Management Report, dated 22/01/2026
- c. RJK Consulting Engineers, Traffic Impact Assessment Report, dated 15/01/2026

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

**2. AMENDED PLANS**

Prior to the commencement of works, amended plans are to be submitted to the satisfaction of Council's Town Planner.

- a) Design to Live, Job No. FRNK01, Drawing No 3-10, are to be amended to show a minimum setback of 1.5m from the existing power distribution pole adjacent the property on Franklin Street.

Note: Should relocation of the pole be required, the expense is the responsibility of the developer.

- b) Design to Live, Job No. FRNK01, Drawing No 5, is to be amended to show:
- 

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- i. the waste bin storage associated with Unit 4 is to be relocated from the communal storage area into the private open space of Unit 4.
  - ii. the communal bin storage area to the west of Unit 4 is to be dedicated to Units 2 and 3, and is to be amended to include a dedicated bicycle storage shed, garden shed or storage locker with sufficient space to securely store a bicycle, for each of Units 2 and 3 and with a maximum height of 2.4m.
  - iii. The shared waste and bike storage area is to be fenced to a minimum height of 1.2m, maximum height of 1.8m
  - iv. A communal bike rack (single hoop) is to be provided to the immediate east or west of the primary parking isle.
  - v. A minimum of 2 small feature trees (4m minimum mature height) located in the common landscaping areas adjacent to units 3/4, 8/9 and 10/11.
  - vi. A minimum of 3 street trees in the Franklin Street road reserve fronting the development. Street trees are to be selected, located, installed and managed in accordance with George Town Council's adopted Street Tree Strategy following consultation with Councils Leading Hand Parks and Gardens.
- c) Design to Live, Job No. FRNK01, Drawing No 15, 19, 20 and 21 are to be amended to show the Unit 10 bedroom 2 window, and Unit 11 bedroom 2 window, screened to provide reasonable privacy to the ground floor deck of the adjoining dwelling. Screening may be comprised of:
- i. A privacy fin, projecting horizontally from the wall immediately adjacent to the bedroom 2 window of each dwelling, with a depth of 600mm; or
  - ii. glazed with semi-transparent glazing to a height of 1.7m above the finished floor level; or
  - iii. made a highlight window with minimum sill height of 1.7m.

### **3. SUBMISSION AND APPROVAL OF ENGINEERING PLANS**

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

- i. Driveway crossover design in accordance with LGAT TSD-R10-v3.
- ii. Replace buried concrete footpath along the property frontage, from the northern boundary to the new driveway crossover. The footpath is to have a minimum width of 1.5 m and be constructed in accordance with LGAT TSD-R1-v3. The works are to be neatly tied into the existing footpath at the northern boundary.
- iii. Pedestrian pram ramp as indicated on the plans and in accordance with LGAT TSD-R18-v3, along with a corresponding pram ramp on the east side of Franklin Street and connection to the footpath on the east side of the road.

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Connecting concrete footpath with pedestrians' ramps is to have a minimum width of 1.5m.

- iv. Construct new kerb and channel (KC) along the full frontage of the property in accordance with LGAT TSD-R14 & R15-v3, ensuring continuous and effective drainage. The southern end is to be neatly terminated and transitioned to the adjoining nature strip swale to allow runoff to discharge safely to York Cove Rivulet via nature strip.
- v. Detailed design of the stormwater management system must be prepared in accordance with the Stormwater Management Report RJK-25.26 TAS 116. The design must include all relevant details, including but not limited to pipe alignments, invert levels, pipe and pit sizes, long sections, and on-site detention (OSD) inlet & outlet arrangements.
- vi. The proposed stormwater outlet connection to the existing York Cove Rivulet trunk main must be made via a new junction pit or manhole. The engineering drawings must clearly detail the proposed structure, including its location, invert levels, dimensions, connection configuration, and any associated works, to the satisfaction of Council.
- vii. Underground electricity connection if required.
- viii. The location of street trees as required by Condition 2, vi.

All public infrastructure is to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and where applicable the Tasmanian Subdivision Guidelines ([www.lgat.tas.gov.au](http://www.lgat.tas.gov.au)), except where deviations are strictly necessary and in accordance with the following:

Prior to undertaking any works within the Council road reserve, separate consent is required from Council's Road Authority. The developer must make application to Council for a Road Opening Permit using Council's designated form and obtain approval prior to the start of works.

#### **4. LANDSCAPING**

a) Prior to the commencement of use:

- i. All landscaping is to be installed in accordance with Condition 2. V. & vi. Above, using advanced tree stock with an approximate height of 2.5m; or
- ii. at the discretion of Council's Director Infrastructure and Development, Council may accept a bond or contribution to allow the planting to occur at the most opportune time of the year to ensure survival of the vegetation; and
- iii. all roadside verges and any other land impacted by infrastructure installation are to be filled/graded to all hard surfaces and finished to a mowable condition and reseeded with appropriate grass;

To the satisfaction of Council's Director Infrastructure & Operations.

b) All care is to be taken to protect and ensure the survival of the landscaping within

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the site and any fatalities are to be replaced with a feature tree of similar size.

**5. FRONTAGE FENCES**

All fencing withing 4.5m of the front boundary is to have a maximum height of 1.8m, including 30% uniform transparency for that part over 1.2m to provide for passive surveillance.

**6. PEDESTRIAN ACCESS**

- a) All pedestrian footpaths within the site are to be clearly delineated from parking and vehicle carriageways by curbing, line marking, materials or other clear means to the satisfaction of Council's Town Planner.
- b) The footpath to the south of Units 1-4 is to be extended to the frontage of the property and directly connect to the public footpath on Franklin Street.
- c) Signage indicating a speed limit of 10km/h and a shared pedestrian/vehicle zone is to be erected at the vehicle access.

**7. VEHICLE CROSSING**

Prior to the commencement of use, the driveway crossover is to be constructed/upgraded in accordance with the Tasmanian Standard Drawing TSD R09-v3, to the satisfaction of Council's Director Infrastructure & Operations.

**8. PARKING AREAS**

Prior to the commencement of use:

- ii. All access, parking and manoeuvring areas are to be sealed and drained in accordance with the endorsed plans;
- iii. All parking spaces are to be line marked or otherwise clearly delineated;
- iv. All parking spaces are to be clearly dedicated to a particular unit or as visitor parking via signage, line marking or other clear means;
- v. Where curbing is not utilized, all parking bays abutting footpaths are to be fitted with wheel stops;

To the satisfaction of Council.

**9. NO POLLUTED RUNOFF**

No polluted and/or sediment laden runoff must be discharge directly or indirectly into Council's drains or watercourses during and after development. Developer to submit details of runoff control to Council for approval prior to construction.

**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 Manager of Infrastructure and Engineering.

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**11. TASWATER**

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (*TWDA 2025/01345-GTC* attached).

**12. COMPLETION OF WORKS**

Prior to commencement of the use of the proposed dwellings, all work is to be completed in accordance with the endorsed plans (see condition 1 & 2), the approved Engineering Plans (see Condition 3) and the conditions above.

**Permit Notes**

1. This permit was issued based on the proposal documents submitted for DA 2025/64. You should contact Council with any other use or development, as it may require the separate approval of Council. Council's planning staff can be contacted on 6382 8800.
2. It is noted that the open space at the southern edge of the property, below the bank of the York Rivulet has been informally maintained by Council and contributes to the amenity of the recreational trail. Please contact Council's Planning Department via 63828800 if you would like to discuss the potential to formalise the existing management regime.
3. 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.

4. TasNetworks has provided the following advice:

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

*TasNetworks has a Statutory Deemed easement over this property for distribution assets. Please refer to the diagram below showing the land title highlighted in green with the low voltage distribution powerlines highlighted in yellow spanning between pole 244102 and 244104. This diagram is indicative only.*

*This easement is 12 metres wide (6 metres from the centreline measured from ground level) and covers part of this land parcel. These clearances are required to be maintained. Further information regarding Easements can be found on the TasNetworks website:- <https://www.tasnetworks.com.au/easements>*

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*The distance from TasNetworks pole 244104 to the new proposed driveway location is not specified on the plan. A 1.5 metre clearance from the pole to the edge of the driveway must be maintained.*

The issuing of a planning permit does supersede or indicate compliance with the *Electricity Supply Industry Act 1995*. As with any multiple dwellings development, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided.

*It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to support this development.*

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](http://www.tascat.tas.gov.au).
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
9. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
10. If any Aboriginal relics are uncovered during works:
  - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,

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

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

**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

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**7.2 AMD 2026/01 - TASMANIAN PLANNING SCHEME-GEORGE TOWN - COMBINED 40T SCHEME AMENDMENT**

**REPORT AUTHOR:** Senior Town Planner - Mr J. Simons  
**REPORT DATE:** 17/02/2026  
**FILE NO:** AMD 2026/01 & DA 2026/4

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**Minute No. 038/26**

**DECISION**

Moved: Cr Archer  
Seconded: Cr Mason

**Motion 1**

That Council, pursuant to Section 37 and 38 of *The Land Use Planning and Approvals Act 1993*, agrees to and initiates scheme amendment AMD 2026/01 to the George Town Local Provision Schedule to:

1. Rezone the southern portion of 1 Stonehouse Street, George Town (CT 143259/2) from Future Urban Zone to General Residential Zone;
2. Rezone the northern portion/balance of 1 Stonehouse Street George Town (CT 143259/2) from Future Urban Zone to Low Density Residential Zone; and
3. Remove the Priority Vegetation Area Overlay from 1 Stonehouse Street, George Town (CT 143259/2)

As illustrated in the attached draft Instrument of Certification.

**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

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**Minute No. 039/26**

**DECISION**

Moved: Cr Orr  
Seconded: Cr Lowe

**Motion 2**

That the application for use and development, Subdivision (20 Lots & Balance) at 1 Stonehouse Street, George Town (CT 143259/2) 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) Woolcott Land Services, job no. L240128, Sheets 1 & 2, dated 23 February 2026;
- b) Woolcott Land Services, job no. L240128, S.40T Planning Scheme Amendment-Supporting Report, dated December 2025;
- c) Woolcott Land Services, Bushfire Hazard Report, January 2026;
- d) Collective Consulting, Infrastructure Report, dated December 2025;
- e) Collective Consulting, project no. 256025, Drawing No. COV-C, C011, C101, C501, dated 11 December 2025;
- f) Midson Traffic Pty Ltd, Stonehouse Street Rezoning and Subdivision, George Town Traffic Impact Assessment, dated August 2025;

to the satisfaction of the Council, unless otherwise specified by the condition of this permit. Any other proposed development and/or use will require a separate application to and assessment by the Council.

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

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

- a) All infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below:
  - i. Roads, crossovers and reticulated drainage infrastructure;
  - ii. All necessary line marking and traffic signage;
  - iii. Reticulated water and sewage;
  - iv. Electricity infrastructure including street lighting;
  - v. Communications infrastructure.
- b) All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance of the development.

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- c) The Stormwater Management Plan must demonstrate that:
- i. Post-development peak flows do not exceed pre-development flows for the 10% AEP event, based on a minimum 60% impervious area.
  - ii. Should modelling demonstrate insufficient capacity of the existing stormwater system on Stonehouse Street, or downstream to accommodate the additional runoff generated by the development, the developer must submit proposed solutions to mitigate this issue. Acceptable solutions may include:
    - a. Onsite detention to reduce the peak runoff discharge to the Stonehouse Street system; or
    - b. Upgrading the downstream stormwater network to an appropriate extent to ensure adequate capacity. The cost of upgrading the existing drainage system is to be borne by the developer.
  - iii. Hydrologic and hydraulic modelling, including supporting calculations and assumptions, covering the entire development site and downstream drainage network to an appropriate extent, in accordance with Australian Rainfall and Runoff (ARR 2019).
  - iv. Details of the minor stormwater drainage system, including pipe layout, pits, inlet structures, and outfalls.
  - v. Mapping of overland flow paths, that the major drainage system safely conveys the 1% AEP event plus climate change allowance without adverse impacts to downstream properties
  - vi. Details of the detention system (if required), including sizing & capacity, inlet and outlet control, and geometry (depth, area, and batter slopes).
  - vii. All stormwater discharge points must be designed to prevent erosion, scour and nuisance to adjoining properties, and must be to the satisfaction of Council.
- a) Treatment of points of transition where new infrastructure does not match the existing is to be clearly detailed.
- b) A landscape plan must be submitted showing a minimum of one street tree per lot, with spacing between tree centres not exceeding 20m. Where practicable, a minimum 1.5 m clearance from the tree trunk must be maintained free of services, crossovers, footpaths and electrical infrastructure. Street trees are to be located to avoid conflicts with existing and future infrastructure, with provision made during service installation (e.g. sewer, water and telecommunications) to ensure adequate space for planting. Tree species must be approved by Council's Director Infrastructure & Operations.
- c) All public infrastructures are to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and Tasmanian Subdivision Guidelines, except where deviations are strictly necessary and approved or directed by Council's Director Infrastructure & Operations. The Guidelines are available at [www.lgat.tas.gov.au](http://www.lgat.tas.gov.au)
- d) The means of connection to power reticulation services to each lot and street lighting in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.
- e) The means of connection for all lots to telecommunications. Where physical infrastructure is provided, services are to be underground. Written advice regarding

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the preferred means of connection and/or a plan approved by Telstra or other approved supplier must be submitted to Council upon approval by the supplier.

- f) All drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Councils Director Infrastructure & Operations.

Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer.

Once approved by Council's Director Infrastructure & Operations, engineering design drawings are valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been carried into effect via works. Where any engineering design drawings have lapsed, Council may require the re-submission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

### **3. CONSTRUCTION OF WORKS**

Prior to the sealing of the Final Plan, all private and public infrastructure works must be constructed in accordance with the engineering design drawings approved by the Council's Director Infrastructure & Operations in accordance with Condition 2.

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

Certification from the supervising engineer that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

### **4. WORKS REQUIRED FOR EACH LOT IN A STAGE**

The proposal may be staged with the approval of Council's Town Planner and Director Infrastructure & Operations.

Prior to the sealing of the Final Plan, each lot in a stage must be provided with the following infrastructure and/or services:

- a) Fully constructed public road along all frontages, including the secondary frontage where a corner lot;
- b) A sealed vehicular crossing and driveway from the public road to the property boundary;
- c) A stormwater connection to the public drainage system where required;
- d) Access to electricity and communications infrastructure.

All works, including landscaping and servicing, relative to each stage must be completed to the satisfaction of Council's Director Infrastructure & Operations.

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**5. 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 & Operations. The plan is to include plans and procedures for the management of:

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

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

**6. 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 (relative to each stage) in the approved plan of subdivision, excluding the balance lot (lot 200).

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 lodgment 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.

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**7. TRANSFER OF ROAD LOT**

The ROAD Lots (Lots 101 and 102) are to be transferred to Council on sealing of the Final Plan (the lot is to be directly issued in the name of George Town Council). All costs incurred in the surveying and transfer of the ROAD Lots are to be borne by the subdivider.

**8. DEFECT LIABILITY PERIOD**

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

**9. VEHICULAR CROSSOVERS**

Prior to the sealing of the Final Plan, driveway crossovers for each lot must be constructed in accordance with the endorsed plans and Tasmanian Standard Drawing TSD-R09-v3, to Council's satisfaction. All crossings are to be sealed from the road edge to the property boundary with either minimum 35 mm asphalt or 150 mm concrete.

**10. EASEMENTS**

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.

A bushfire hazard management easement is to be provided on the Balance land in accordance with the Endorsed Bushfire Hazard Management Plan.

**11. COVENANTS**

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.

**12. TASWATER**

The development must be in accordance with the Amended Submission to Planning Authority Notice issued by TasWater (TWDA 2026/00127-GTC attached).

**13. 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.

**14. DAMAGE TO PUBLIC INFRASTRUCTURE**

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

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**Permit Notes**

1. This permit was issued based on the proposal documents submitted for AMD 2026/1 / DA 2026/4. You should contact Council with any other use or development, as it may require 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. The following advice is provided by TasNetworks:

*Please note that the property is subject to a TasNetworks statutory deemed easement. While this easement does not affect the current proposed development, it is important information for the property owner to be aware of.*

*Customers can find more information about connecting power supply on the TasNetworks website [Need help finding the right connection? - TasNetworks](#) or by sending an online enquiry via [Send us an enquiry - TasNetworks](#). Please select "connections" when making the enquiry*

4. The following advice is provided by the Tasmanian Gas Pipeline Pty Ltd:

*We note that this application is for subdivision at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline. Please be aware that any activity within the gas pipeline easement or over the pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities. If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on [enquiries@tasmaniangaspipeline.com.au](mailto:enquiries@tasmaniangaspipeline.com.au)*

5. This permit takes effect after:
  - i. The issuing of a decision by the Tasmanian Planning Commission
  - ii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or
  - iii. 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

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information see the Tasmanian Civil & Administrative Tribunal website [www.tascat.tas.gov.au](http://www.tascat.tas.gov.au).

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

**VOTING**

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

CARRIED 5 / 1

*The Senior Planner left the meeting at 1.35 pm.*

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**8 OFFICE OF GENERAL MANAGER**

**8.1 COUNCIL WORKSHOPS MARCH AND APRIL 2026**

**REPORT AUTHOR:** General Manager - Mr S. Power  
**REPORT DATE:** 22 April 2026  
**FILE NO:** 14.10

---

**Minute No. 040/26**

**DECISION**

Moved: Cr Mason  
Seconded: Cr Ashley

That Council:

1. Receives the report on the Council Workshops held on 24 March 2026, 14 April and 21 April 2026.

**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

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**9 INFRASTRUCTURE AND DEVELOPMENT**

**9.1 PROCUREMENT POLICIES REVIEW**

**REPORT AUTHOR:** Director Infrastructure & Development - Mr A. McCarthy  
**REPORT DATE:** 28 April 2026  
**FILE NO:** 14.36

---

*The Director Infrastructure & Operations entered the meeting at 1.39 pm.*

**Minute No. 041/26**

**DECISION**

Moved: Cr Lowe  
Seconded: Cr Mason

That Council:

1. Adopts the proposed Procurement Policy (GTC-C-24) and Code for Tenders & Contracts (GTC-C-19), effective 28 April 2026.

**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

*The Director Infrastructure & Operations left the meeting at 1.41 pm.*

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**10 CORPORATE AND COMMUNITY**

**10.1 GEORGE TOWN COUNCIL AUDIT PANEL COMMITTEE CONFIRMED MINUTES**

<b>REPORT AUTHOR:</b>	Director – Corporate and Community – Mrs. C Hyde
<b>REPORT DATE:</b>	13 April 2026
<b>FILE NO:</b>	29.11

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*The Director Corporate & Community entered the meeting at 1.41 pm.*

**Minute No. 042/26**

**DECISION**

Moved: Cr Orr  
Seconded: Cr Mason

That Council:

1. Receives and notes the Minutes of the Audit Panel meeting held on 18 March 2026 as an accurate record of that meeting.

**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

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**10.2 GTC-C-09 FRAUD PREVENTION CONTROL POLICY REVIEW**

**REPORT AUTHOR:** Director Corporate & Community - Ms C. Hyde  
**REPORT DATE:** 28 April 2026  
**FILE NO:** 14.13

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**Minute No. 043/26**

**DECISION**

Moved: Cr Mason  
Seconded: Cr Ashley

That Council adopts the revised GTC-C-09 Fraud Prevention Control Policy and Appendix 1 as presented.

**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

*The Director Corporate & Community left the meeting at 1.46 pm.*

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**11 STRATEGY, PERFORMANCE AND DEVELOPMENT**

**11.1 FEES & CHARGES- COMPLIANCE**

<b>REPORT AUTHOR:</b>	Director Strategy, Performance & Development - Mr R. Dunn
<b>REPORT DATE:</b>	17 April 2026
<b>FILE NO:</b>	45.24

*The Director Strategy, Performance & Development entered the meeting at 1.47 pm.*

**Minute No. 44/25**

**DECISION**

Moved: Cr Archer  
Seconded: Cr Mason

That Council:

- adopt the below Environmental Health fees and charges for the 2026/2027 financial year; and
- adopt the Dog Registration and Management fees and charges below for the 2026/2027 financial year.

**Environmental Health**

Facility Service or	Fee Description	GST Inc.	2025/2026 Fees	2026/2027 Fees
<b>Environmental Health</b>				
Food Business Inspection	Additional inspection	N	\$198	\$208
Food Business Notification	Notification Only	N	\$22	\$23
Food Business Registration (FBR) (incl.state wide)	Low risk premises [1]	N	\$176	\$185
Food Business Registration (incl.state wide)	Medium risk premises [2]	N	\$339	\$356
Food Business Registration (incl.state wide)	High Risk premises [3]	N	\$339	\$356
Food Business Registration (incl.state wide)	Late fee	N	FBR + \$52	FBR + \$55
*Food Business Registration (incl. state wide) – New Business (DecJune)	Low risk premises [1]	N	\$88	\$92

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*Food Business Registration (incl. state wide) New Business(Dec-June)	Medium risk premises [2]	N	\$164	\$172
*Food Business Registration (incl. state wide) New Business (Dec-June)	High Risk premises [3]	N	\$164	\$172
Community Organisations and Sporting Clubs	Non Commercial / Charity fee waived	N	\$0.00	\$0.00
Water and Food Sampling	Food Sampling [4]	Y	Laboratory fees plus 15%	Laboratory fees plus 15%
On-site Wastewater Management System Design Assessment	Subdivision assessment (1 lot)	Y	\$383 + \$52 per additional lot	\$402 + \$55 per additional lot
On-site Wastewater Management System Inspection	Reinspection due to incomplete or faulty work	Y	\$198	\$208
Water Supply Registration (Water Carters, Food Premises, Tourist Accommodation)	Registration as a supplier of bulk potable water, or water from a private source (other than from Taswater). Includes registration, inspection and water sample on costs.	N	\$180 per vehicle/tanker \$180 per food premises \$180 per tourist accom. site	\$189 per vehicle/tanker \$189 per food premises \$189 per tourist accom. site
Public Health	Place of Assembly Licence (new or renewal)	N	\$187	\$196
Public Health	Registration of premises for public health risk activity (e.g. skin penetration)	N	\$181	\$190
Public Health	Registration of a Regulated System (e.g. cooling towers)	N	\$187	\$196
***Pre-purchase	Inspection of Food Business	Y	\$198	\$208

Abatement Notice	Contractor engaged to complete works at cost plus 20%
------------------	---

Public Health – notes:

- 1 Premises are ranked in accordance with a Risk Classifications System, low risk includes cafes.
- 2 Premises are ranked in accordance with a Risk Classifications System, medium risk includes restaurants.

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- 3 Premises are ranked in accordance with a Risk Classifications System, high risk includes nursing homes.
- 4 Does not include costs of analysis.
- 5 Includes connections to Council gravity or low pressure sewer or other special connections
- \* Registrations of less than a year - Fee may be reduced by 6% per month for registrations less than 12 months.
- \* Refunding fees where business changes hands or closes – Calculate refunds at 6% per month of balance of registration period.

Facility or Service	Fee Description	GST Inc.	2025/2026 Fees	2026/2027 Fees
<b>Environmental Health</b>				
Food Premises Referral (FORM 42/49)	Fee for provision of form 49 as requested from a Building Surveyor	Y	\$190 + hourly rate for assessment	\$200 + hourly rate for assessment
Food Premises Occupancy Inspection/Report (FORM 50)	Fee for inspection and provision of form 50 as requested from a Building Surveyor	Y	\$190	\$200
Waste Water Referral	Referral from Plumbing surveyor to EHO for assessment of On Site Waste Water system	Y	\$410	\$431
Inspections	Normal inspection costing for quotes. Additional inspections due to failure of booked inspection, resulting in the need for EHO to re-inspect a particular stage.	Y	\$190	\$200
Environmental Health Officer Hourly Rate	Hourly rate for all works that are not covered under specific fees.	Y	\$190	\$200
Place of Assembly Licence	Assessment of and issue of POA licence.	Y	\$190 (waived for NFP groups as in kind support)	\$200 (waived for NFP groups as in kind support)

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**1. Re-registration of dog on or before 30<sup>th</sup> June 2026 or first registration of dog reaching the age of 6 months**

Category	Fee 2025/2026	Proposed 2026/2027
Whole Dog	\$66	\$69
Desexed Dog	\$31	\$33
Pensioner Concession – Whole Dog	\$31	\$33
Pensioner Concession – Desexed Dog	\$20	\$21
Working Dog	\$31	\$33
Registered Breeding Dog	\$31	\$33
Greyhounds Registered	\$31	\$33
Guide Dog	Exempt	Exempt
Companion Dog	Exempt	Exempt
Guard Dog	\$131	\$138
Dangerous Dog	\$559	\$587

**1. Re-Registration of dog after 30 June 2026**

Category	Fee 2025/2026	Proposed 2026/2027
Whole Dog	\$92	\$97
Desexed Dog	\$42	\$44
Pensioner Concession – Whole Dog	\$33	\$35
Pensioner Concession – Desexed Dog	\$21	\$22
Working Dog	\$42	\$44
Registered Breeding Dog	\$42	\$44
Greyhounds Registered	\$42	\$44
Guide Dog	Exempt	Exempt
Companion Dog	Exempt	Exempt
Guard Dog	\$181	\$190
Dangerous Dog	\$600	\$630
Lifetime Registration – Whole	\$324	\$340
Lifetime Registration – Desexed	\$162	\$170
Lifetime Registration – Pensioner Concession Whole Dog	\$162	\$170
Lifetime Registration – Pensioner Concession Desexed Dog	\$84	\$88
Lifetime Registration – Working Dog	\$162	\$170
Transfer Registration dog registered in other Tasmanian Council – annual registration only	\$14	\$15
Transfer Registration dog registered in other Tasmanian Council – lifetime registration	\$75	\$79

Rules for Lifetime registration – no refunds given for deceased dogs.

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Rules for Lifetime registration – no refunds given for transfer to other Local Government Areas.

First time registration may be pro-rated for registrations within three months of the 30 June 2026.

**1. Miscellaneous fees**

Category	Fee 2025/2026	Proposed 2026/2027
Replacement registration tag	\$14	\$15
Fee for notice of complaint	\$32	\$33
Annual renewal of Kennel licence	\$31	\$33
Kennel licence – 3 to 5 dogs	\$97	\$102
Kennel licence – more than 5 dogs	\$142	\$149
Newly Declared dangerous dog	–	\$1000
Dangerous dog sign, collar, etc.	\$136	\$143
Surrendered Dog	\$124	\$130
Microchip booked through Council	\$64	\$67

**2. Impounding/Release fees**

Category	Fee 2025/2026	Proposed 2026/2027
Pound maintenance charge per dog per day	\$51	\$53
Weekend pound maintenance charge per dog per day	–	\$250
Dog release for 1 <sup>st</sup> seizure of dog	\$83	\$87
Dog release for 2 <sup>nd</sup> & subsequent seizure of dog	\$205	\$215
Microchip required prior to release when found at large without chip	\$91	\$96

**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

*The Director Strategy, Performance & Development left the meeting at 1.49 pm.*

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**12 OFFICE OF THE MAYOR**

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

**REPORT DATE:** 21 April 2026

**FILE NO:** 14.15, 14.11

<b>Mayor Cr Greg Kieser</b>		
<b>March</b>	17	Chaired Council Budget Workshop
	24	ABC Interview
	24	Chaired Council Workshop
	24	Chaired Ordinary Council meeting (Part)
	24	Attended Bell Bay Response Team meeting
	27	AMC Common User Facility Opening
<b>Acting Mayor Cr Greg Dawson</b>		
<b>March</b>	24	Chaired Ordinary Council Meeting (Part)
	27	Attended and spoke on behalf of Council at Cr Heather Barwick's memorial service
<b>April</b>	1	Attended Youth Impact Council meeting
	8	ABC Interview
	8	Tamar FM Interview
	9	Attended LGAT – Mayors and Deputy Mayors Workshop
	10	Attended LGAT General Meeting
	13	Presiding Officer at Citizenship Ceremony
	14	Participated in General Manager's Performance Review Panel meeting
	14	Chaired Council Workshop
	21	Chaired Budget Workshop No. 2
<b>Councillor Jason Orr</b>		
<b>March</b>	25	Visit Northern Tasmania – Local Tourism Forum
	31	DAP – East Tamar Tourism Catch Up
<b>April</b>	13	Tourism Tasmania – Tourism Update

**Minute No. 045/26**

**DECISION**

Moved: Cr Mason

Seconded: Cr Lowe

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

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**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

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**13 PETITIONS**

Nil.

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**14 NOTICES OF MOTIONS**

Nil.

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**15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE**

Nil.

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**16 CLOSED MEETING**

**16.1 INTO CLOSED MEETING**

**Minute No. 046/26**

**DECISION**

Moved: Cr Ashley  
Seconded: Cr Mason

That Council move into closed meeting at 1.58 pm to discuss the following items:

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

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

**Agenda Item 16.3 Leave of Absence**

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

**Agenda Item 16.4 Leave of Absence**

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

**Agenda Item 16.5 Carpark Landscaping Renewal Proposal – George Town Aquatic, Health and Wellbeing Centre**

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

**Agenda Item 16.6 Tender Report – RFT 02/2026 - Supply and Installation of Rooftop Solar Photovoltaic Systems**

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

**Agenda Item 16.7 EOI - George Town Community Centre (former YMCA Building)**

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

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**VOTING**

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

CARRIED UNANIMOUSLY 6 / 0

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**17 CLOSURE**

There being no further business, the meeting closed at 2.38 pm.

**Cr Greg Dawson  
ACTING MAYOR**

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ABN 68 300 116 092

**PLANNING APPLICATION FORM**

Section 57 & 58

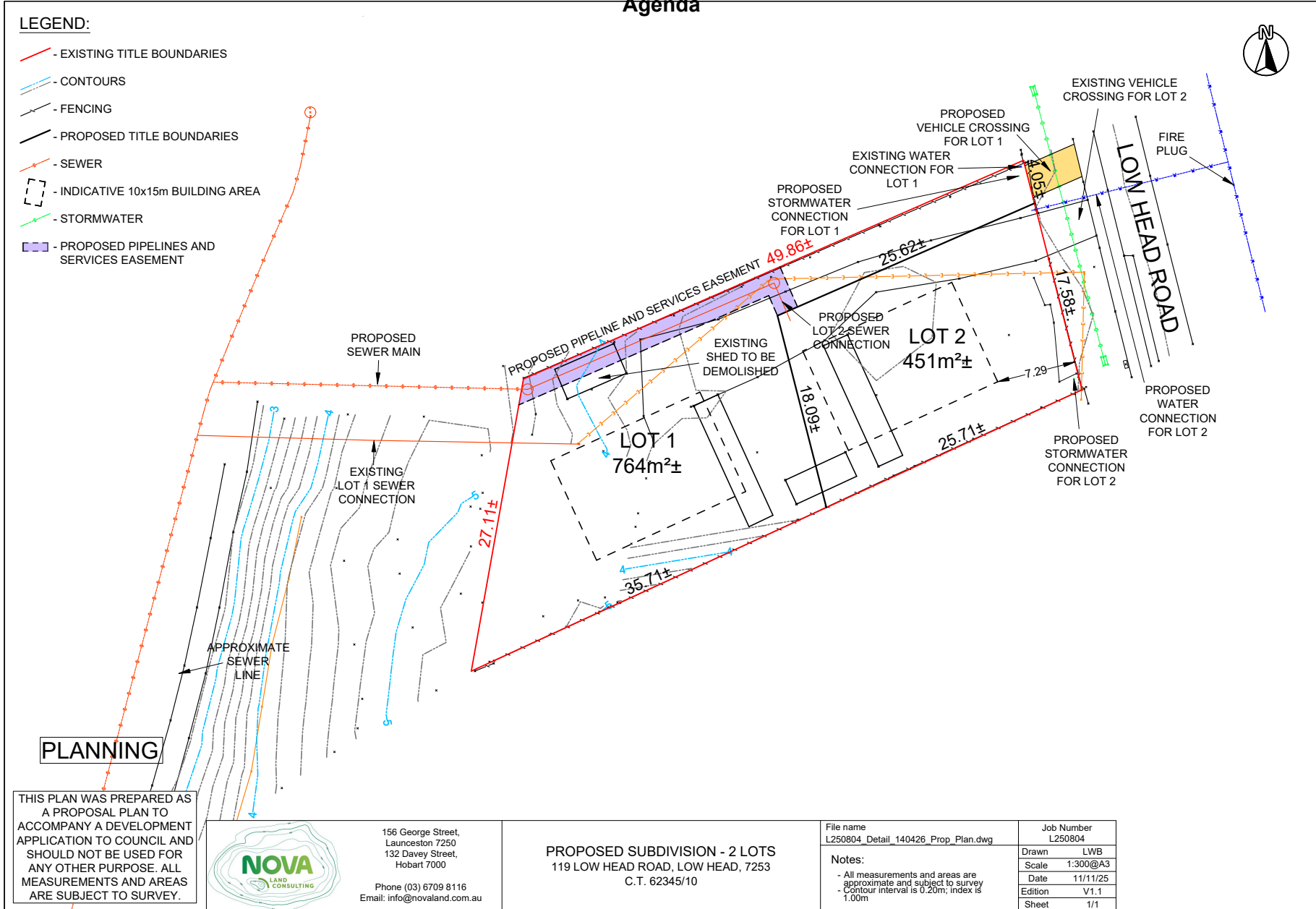
OFFICE USE ONLY		
Application Number: DA 2026 / 17	Date: 30.03.2026	
PID: 2182573	Zone: General Residential	Permitted <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">or Discretionary</span>

DEVELOPMENT APPLICATION DETAILS			
Location/Address of Proposed Development:	119 Low Head Road, Low Head (infrastructure within adjoining Crown Land)		
Applicant Name:	Nova Land Consulting		
Title Reference:	62345 / 10		
Existing Development/Use: <small>(describe the way the land is used now)</small>	Residential Dwelling and Outbuildings		
Development Type:	New dwelling <input type="checkbox"/> Outbuilding <input type="checkbox"/> Addition/extension <input type="checkbox"/> Fencing <input type="checkbox"/> Demolition <input type="checkbox"/> Signage <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Change of use <input type="checkbox"/> Other <input type="checkbox"/>		
Description/Use:	Subdivision - 1 to 2 Lots		
New floor area:	<small>m<sup>2</sup></small>	Total floor area:	<small>m<sup>2</sup></small>
		New building height:	<small>m</small>
Water Supply:	TasWater <input checked="" type="checkbox"/> Tank <input type="checkbox"/>	Wastewater:	TasWater <input checked="" type="checkbox"/> On-Site Wastewater System <input type="checkbox"/>
Driveway/Vehicle Crossover:	Existing <input checked="" type="checkbox"/> Proposed <input checked="" type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>		
Does the application include Crown Land or access via a Crown Access License?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.	

SUBDIVISION		N/A <input type="checkbox"/>
Existing Lots:	1	Number of total lots proposed: 2

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

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# PLANNING REPORT

Subdivision – 1 Lot to 2 Lots  
119 Low Head Road, Low Head  
November 2025



[NOVALAND.COM.AU](http://NOVALAND.COM.AU)

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Job Number: L250804

Prepared by: Alex Bowles

([alex@novaland.com.au](mailto:alex@novaland.com.au))

Town Planner

ev. no	Description	Date
1	DRAFT	13 November 2025
2	FINAL	14 November 2025



Land Surveying | Town Planning | Project Management

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## 1.0 Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the 'Act') to develop land at 119 Low Head Road, Low Head (the 'subject site').

The proposal seeks approval for the intended development of a Subdivision – 1 Lot to 2 Lots at the subject site. This report provides a detailed assessment of the site's characteristics, the proposed development's alignment with planning controls of the municipal area and considers any potential impacts.

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

Document	Consultant
Proposal Plans	Nova Land Consulting
Coastal Report	Geoton

### 1.1 Summary

Subject Site	
Address(es)	119 Low Head Road, Low Head
Property ID	2182573
Title(s)	62345/10
Land area	1215m <sup>2</sup>
Planning Authority	George Town Council
Covenant/Easements	N/A
Access	Access is via the existing crossover on Low Head Road
Planning Controls	
Zone	General Residential Zone (8.0)
General Overlay	N/A
Overlays	Natural Assets Code - Priority vegetation area & Waterway Coastal Protection Area (sewer infrastructure only) Coastal Erosion Hazard Code – Low/high coastal erosion hazard band Safeguarding Airports Code – Airport obstacle Limitation Area – aa29.2
Existing development	Existing Dwelling, Outbuildings and associated residential infrastructure
Proposal	
Proposed	Subdivision – 1 Lot to 2 Lots

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<b>Use/Development</b>	
<b>Use Class</b>	No Use Class assigned - As per Clause 6.2.6 of the SPPs
<b>Use Class Status</b>	Not Applicable
<b>Existing services and infrastructure</b>	
<b>Water</b>	Within a TasWater serviced area
<b>Sewer</b>	Within a TasWater serviced area
<b>Stormwater</b>	Within a stormwater serviced area, managed by a stormwater authority

## 2.0 Subject site

### 2.1 Site Characteristics and Surrounding Area

The subject site is located at 119 Low Head Road and is zoned General Residential (8.0) under the Tasmanian Planning Scheme – George Town.

The property forms part of a continuous strip of general residential development along the western side of Low Head Road.

The site is relatively flat, sitting at approximately 4–5 m AHD across the entirety of the site, with a frontage of 21.6 m on Low Head Road and direct vehicle access to this road via an existing crossover.

The property is fully serviced, with connections to sewer, stormwater, and water. The lot is oriented with a frontage of approximately 14° west of true north and long axis at approximately 66° east of true north.

The adjoining properties to the north and south are residential in nature, while to the west is a Crown coastal reserve and to the east is a large agricultural lot. The site currently contains a residential dwelling and associated subservient outbuildings, reflecting the established residential character of the area.



Figure 1 - Aerial view of subject site (highlighted in blue). Source: LISTMAP

## 2.2 Planning Matters

### 2.2.1 Zoning

The site is zoned 8.0 General Residential Zone under the Tasmanian Planning Scheme – George Town Local Provisions Schedule (LPS). With the property to the west, containing the coastal interface and therefore being designated as Environmental Management Zone (23.0). To the west is the Agriculture Zone (21.0).

The zoning of the subject site is intended to reflect predominantly residential use and development in a manner at a standard residential density consistent with the surrounding area. The proposal will be assessed against the relevant standards and provisions of the General Residential Zone (8.0) as they apply to an application for subdivision.

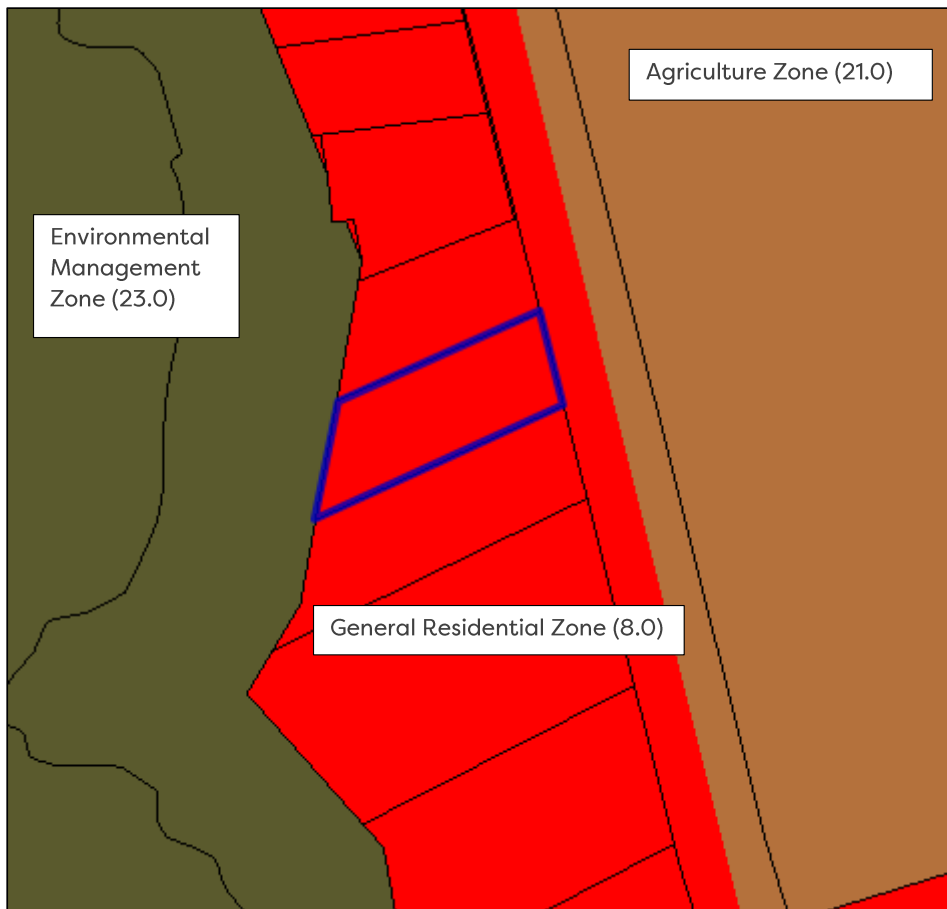


Figure 2 - Zoning of the subject site (highlighted in blue) and surrounding land. Source: LISTMAP



#### **2.2.2 Use Class Considerations**

In accordance with Clause 6.2.6 of the Tasmanian Planning Scheme, and notwithstanding Clause 6.2.1, development that is for subdivision, signage, land filling, retaining walls, or coastal protection works does not need to be categorised into a Use Class. As the current application is for subdivision, consideration against a Use Class is not applicable to this application.

#### **2.2.3 Carparking and Sustainable Transport Code (C2.0)**

The Car Parking and Sustainable Transport Code applies to all development and use under the Tasmanian Planning Scheme. As the proposal is for the development of a subdivision, the code is therefore applicable to this application. No specific overlays, such as a Parking Precinct Plan or a Pedestrian Priority Street apply to the site.

In this instance, the matters raised within the objectives and purpose of the code are not addressed at the subdivision stage, but rather at the time of subsequent development on each individual lot. This is when the number of spaces, design, layout, and access arrangements will be fully assessed in accordance with the code.

#### **2.2.4 Road and Railway Assets Code (C3.0)**

The Road and Railway Assets Code (C3.0) applies to all development and use under the Tasmanian Planning Scheme that require additional vehicular accesses, increase traffic movements or is located within road and railway attenuation areas. As the proposal will require an additional vehicle access, the code is applicable to this development.

In this instance, the site is not located within a road or railway attenuation area.

The proposal will be assessed against the relevant standards and provisions of the Road and Railway Assets Code (C3.0).

#### **2.2.5 Natural Assets Code (C7.0)**

The site is predominantly covered by Priority Vegetation Area, as identified in the Natural Assets Code, with the exception of a small portion immediately fronting the Crown coastal reserve. Under clause 7.2.1(c) of the Natural Assets Code, priority vegetation is applicable in the General Residential (8.0) zone when the application is for subdivision. Accordingly, as the proposed lots are largely covered by priority vegetation, the relevant standards of the Natural Assets Code will be considered in the assessment.

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Figure 3 -Priority Vegetation Overlay (highlighted in green) on subject site (highlighted in blue), and surrounding area Source: LISTMAP

While the site and the lots themselves do not contain a 'Waterway and Coastal Protection Area', the proposed sewer infrastructure is located within this overlay. Accordingly, the provisions of the Natural Assets Code relating to Waterway and Coastal Protection Area are applicable to this element of the proposal and will be assessed as part of the development.



Figure 4 -Waterway and Coastal Protection Area Overlay adjoining subject site (highlighted in blue), and surrounding area Source: LISTMAP

### 2.2.6 Coastal Erosion Hazard Code

A Low Hazard Band passes through the central portion of the site, transitioning directly to a High Hazard Band along the western boundary under the Coastal Erosion Hazard Code. The provisions of this code will be applicable to the areas affected by hazard bands.

Please note, that the sewer extension is not considered applicable to the assessment against this code, as 10.4.1 (d)(v) exempts 'minor utilities' from being considered against this code.

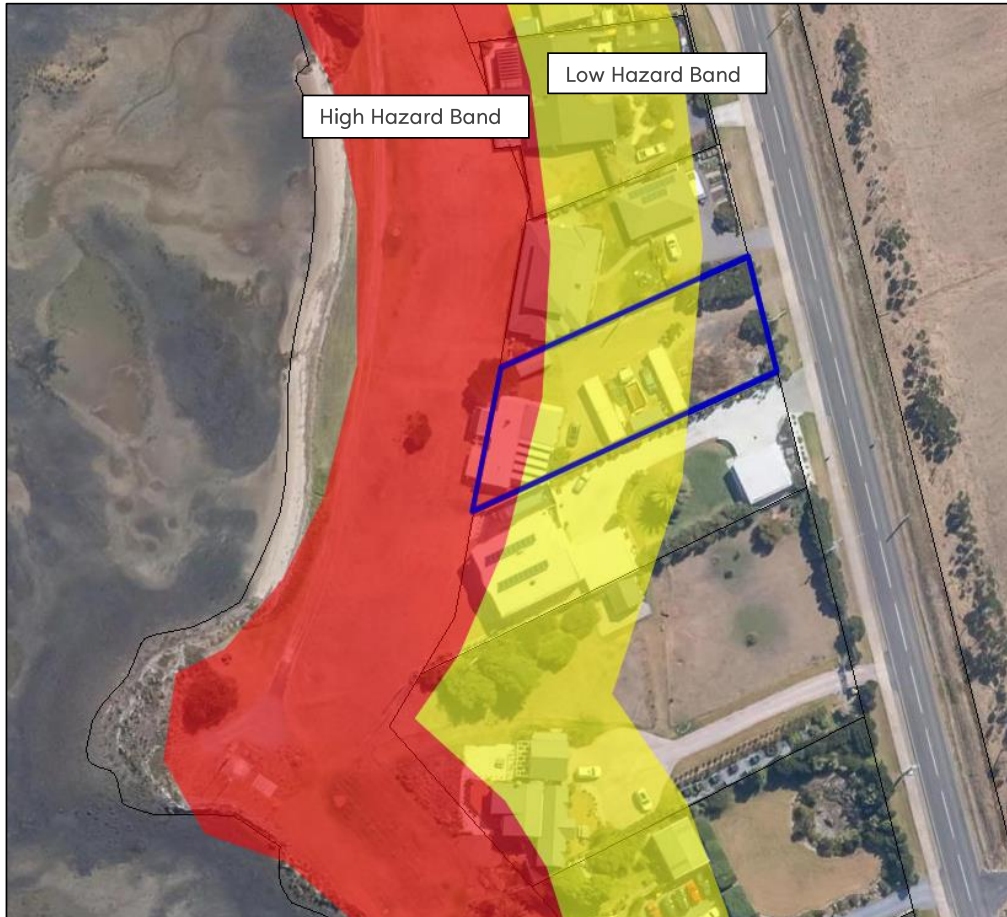


Figure 5 -Coastal Erosion Hazard Overlay on subject site (highlighted in blue), and surrounding area  
Source: LISTMAP

### 2.2.7 Safeguarding of Airports Code

The site is entirely within the Airport Obstacle Limitation Area at a height of 1,129.2m AHD. As no development is proposed at this height, the provisions of the code are not applicable to this application.

## Proposed Use and Development

### 3.1 Proposal

The proposal involves the subdivision of the subject site into two lots, as summarised in the table below:

Lot	Area (m <sup>2</sup> )	Frontage
1	764 m <sup>2</sup>	4.05m (battlease)
2	451 m <sup>2</sup>	17.58m

To facilitate the subdivision, an existing outbuilding will be demolished to allow for the construction of a sewer main along the northern boundary. A pipeline and services easement is proposed along this boundary, with the sewer infrastructure intended to provide connection to the newly created Lot 2. The sewer extension will traverse Crown land to the west to achieve this connection.

In addition, two stormwater connections are proposed for the site and an additional water connection is provided to ensure full reticulated servicing for each lot.

Access to the lots is proposed as follows: Lot 1 will be provided with a new crossover connecting to Low Head Road, while Lot 2 will utilise the existing crossover point

### 3.2 Proposal plans

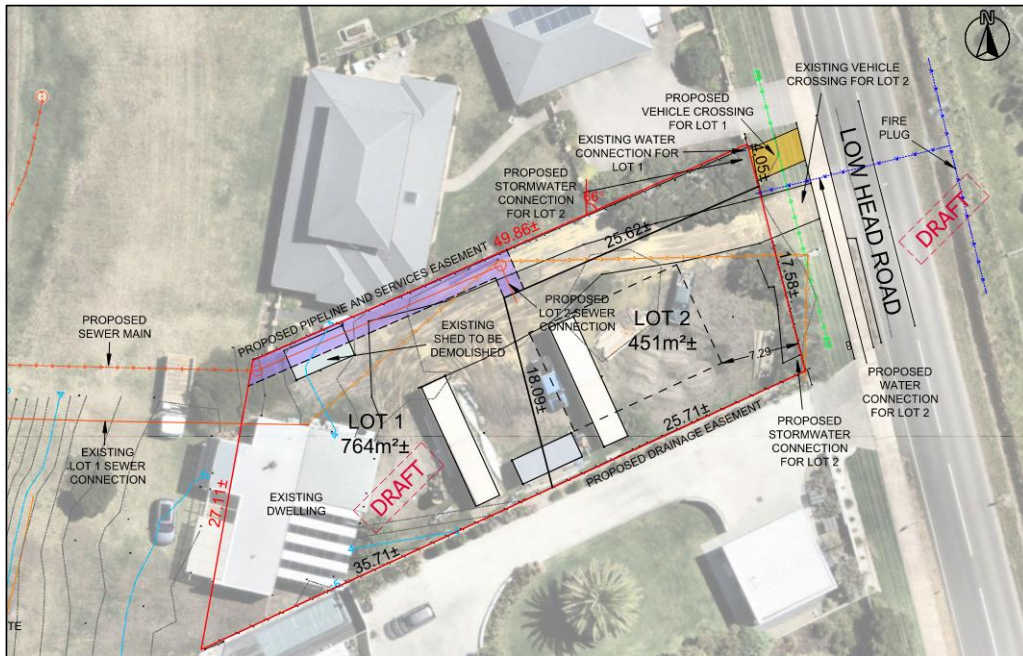


Figure 6 - Proposal Plan. Source: Nova Land Consulting

A full set of plans is included with the application.



## Planning Assessment

### 4.1 Planning Scheme Zone Assessment

### 8.0 General Residential Zone

#### 8.1 Zone Purpose

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 through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

**Planners Response:**

The proposal is considered to align with the intent of the General Residential Zone. It facilitates residential development in an area that is fully serviced, with access to reticulated water, sewer, and stormwater infrastructure. The creation of additional lots on underutilised residential land promotes the efficient use of existing infrastructure, while contributing to the supply of residential land within the established urban area.

The development does not include any non-residential or visitor accommodation uses. Given the site's location within a residential area, the subdivision is likely to facilitate residential development consistent with the surrounding context. Accordingly, an assessment against clauses 8.1.3 and 8.1.4, which relate to non-residential and visitor accommodation impacts on residential amenity, is not considered warranted.

Overall, the proposal maintains the residential character of the area and is considered consistent with the broader objectives of the zone.

#### 8.2 Use Table & Classification

Use Class	Qualification
No Permit Required	

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Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If not listed as No Permit Required.
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**Planners Response:**

The proposed subdivision is not required to be categorised into a Use Class. This is consistent with Clause 6.2.6 of the Tasmanian Planning Scheme, which states:

*“Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.”*

As such, no Use Class is assigned to the subdivision.



**8.3 Use Standards**

**Planners Response:** Not applicable to application.

No Use Class has been assigned to the subdivision component of the proposal, in accordance with Clause 6.2.6 of the *Tasmanian Planning Scheme*.

Therefore, the use standards within 8.3 are not applicable to this application.

**8.4 Development Standards for Dwellings**

**Planners Response:** Not applicable to application.

Proposal is not for a dwelling. Therefore, the standards within 8.4 are not applicable to this application.

**8.5 Development Standards for Non-dwellings**

**Planners Response:** Not applicable to application.

Proposal is not for a non-dwelling development consistent with the standards in this section and relies on the subdivision standards in 8.6 for assessment. Therefore, the standards within 8.5 are not considered applicable to this application.

**8.6 Development Standards for Subdivision**

8.6.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone;</li> <li>(b) is provided with appropriate access to a road;</li> <li>(c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</li> <li>(d) is orientated to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) have an area of not less than 450m<sup>2</sup> and:                         <ul style="list-style-type: none"> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:                                 <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1</li> </ul> </li> </ul> </li> </ul>	<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> <li>(a) the relevant requirements for development of buildings on the lots;</li> <li>(b) the intended location of buildings on the lots;</li> <li>(c) the topography of the site;</li> <li>(d) the presence of any natural hazards;</li> </ul>

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<p>A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p>
<p><b>Planners Response:</b> Relies on performance criteria.</p> <p>Each proposed lot has sufficient useable area and dimensions suitable for its intended residential use.</p> <p>Lot 1 contains an existing dwelling, while Lot 2 provides a defined building area of approximately 10m × 15m that demonstrates compliance with relevant setback requirements and the ability to accommodate residential development consistent with the Acceptable Solutions of the General Residential Zone.</p> <p>The site is relatively flat, providing no topographical constraints to future development.</p> <p>While the land is partly affected by mapped coastal erosion hazard bands, these have been addressed through the supporting Coastal Hazard Report, which demonstrates the site is capable of supporting residential development in accordance with the relevant code requirements.</p> <p>Adequate area is available adjoining the identified building area to provide private open space consistent with clause 8.4.3 (A2)(a)(i), being at least 24 m<sup>2</sup> of useable space. The subdivision layout ensures that future residential development on each lot will have reasonable access to private open spaces.</p> <p>Although the resulting Lot 2 will be smaller than most lots in the immediate area and therefore anomalous in size, its density remains comparable with that considered satisfactory under the 450m<sup>2</sup> Acceptable Solution for minimum lot size (proposed at 451 m<sup>2</sup>). Development in the surrounding area is characterised predominantly by residential dwellings, and the proposed subdivision will facilitate a likely additional dwelling on a smaller, lower maintenance lot.</p> <p>The proposal ensures that both lots contain sufficient useable area free from easements or other constraints to support the likely residential use and associated infrastructure, and is therefore considered to meet the Performance Criteria of clause 8.4.1 (P1).</p>	
<p><b>A2</b></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><b>P2</b></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>

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	<ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(c) the topography of the site;</li> <li>(d) the functionality and useability of the frontage;</li> <li>(e) the ability to manoeuvre vehicles on the site; and</li> <li>(f) the pattern of development existing on established properties in the area,</li> </ul> <p>and is not less than 3.6m wide.</p>
<p><b>Planners Response:</b> Relies on performance criteria.</p> <p>The proposed subdivision satisfies the intent of Clause 8.4.3 P2.</p> <p>Each lot is provided with direct frontage to Low Head Road and does not rely on a right of carriageway for access.</p> <p>Lot 1, the larger of the two lots, contains a frontage of 4.05m and a total area of 764m<sup>2</sup>, which provides sufficient space within the lot to enable safe and functional vehicle movements, including turning and parking areas. Lot 2 contains a frontage of 17.58 m, which meets the requirements of the Acceptable Solution and provides ample width for vehicle access consistent with the intended use.</p> <p>The site is flat, ensuring there are no topographical constraints to achieving practical and functional access. While the narrow access width for Lot 1 is somewhat anomalous in the immediate area, the proposed arrangement remains consistent with the intent of the provision by ensuring each lot has legal and physical access suitable for the intended use (residential).</p> <p>The access widths, vehicle circulation space, and direct road connection collectively provide safe, practical, and functional access outcomes consistent with the established residential pattern of development in the locality.</p> <p>Accordingly, the proposal is considered to meet the Performance Criteria.</p>	
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic;</li> <li>(d) the anticipated nature of vehicles likely to access the site; and</li> <li>(e) the ability for emergency services to access the site.</li> </ul>
<p><b>Planners Response:</b> Complies with acceptable solution.</p>	

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<p>Vehicular access for each lot to both Low Head Road will be constructed in accordance with the requirements of the road authority (Council), ensuring safe and practical access from the lot boundaries to the public road.</p>	
<p><b>A4</b></p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p><b>P4</b></p> <p>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and orientation of the lots;</li> <li>(b) the topography of the site;</li> <li>(c) the extent of overshadowing from adjoining properties;</li> <li>(d) any development on the site;</li> <li>(e) the location of roads and access to lots; and</li> <li>(f) the existing pattern of subdivision in the area.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.                  No new road is proposed within this application.</p>	

**8.6.2 Roads**

<p>Objective:</p>	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
<p><b>Acceptable Solutions</b> <span style="float: right;"><b>Performance Criteria</b></span></p>	

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<p><b>A1</b> The subdivision includes no new roads.</p>	<p><b>P1</b> The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application. No new road proposed. Standard not applicable to application.</p>	

8.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	Performance Criteria
<p><b>A1</b> 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 connection to a full water supply service.</p>	<p><b>P1</b> A 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 connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) flow rates;</li> </ul>

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	<ul style="list-style-type: none"> <li>(b) the quality of potable water;</li> <li>(c) any existing or proposed infrastructure to provide the water service and its location;</li> <li>(d) the topography of the site; and</li> <li>(e) any advice from a regulated entity.</li> </ul>
<p><b>Planners Response:</b> Complies with acceptable solution.  All lots will be fully serviced, with water connections.  Complies with acceptable solution.</p>	
<p><b>A2</b>  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 connection to a reticulated sewerage system.</p>	<p><b>P2</b>  No Performance Criterion.</p>
<p><b>Planners Response:</b> Complies with acceptable solution.  All lots will be fully serviced, with sewer connections.  Complies with acceptable solution.</p>	
<p><b>A3</b>  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 capable of connecting to a public stormwater system.</p>	<p><b>P3</b>  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 capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) topography of the site;</li> <li>(c) soil conditions;</li> <li>(d) any existing buildings on the site;</li> <li>(e) any area of the site covered by impervious surfaces; and</li> <li>(f) any watercourse on the land.</li> </ul>
<p><b>Planners Response:</b> Complies with acceptable solution.  All lots will be fully serviced, with stormwater connections.  Complies with acceptable solution.</p>	

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**4.2 Planning Scheme Code Assessment**

**C2.0 Car Parking and Sustainable Transport Code**

**Response:**

The Car Parking and Sustainable Transport Code applies to all development, including subdivision. While the proposal is for a subdivision and therefore constitutes development under the planning scheme, it does not generate a need for additional parking or compromise existing parking arrangements on the site. As such, the proposal is considered compliant with the Code.

Any future development on the proposed lots will be subject to assessment against the Car Parking and Sustainable Transport Code at the time of application, to ensure that appropriate parking provision and design requirements are met.

**C3.0 Road and Railway Assets Code**

**C3.5 Use Standards**

**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><b>A1.1</b></p> <p>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> <li>(a) a new junction;</li> <li>(b) a new vehicle crossing; or</li> <li>(c) a new level crossing.</li> </ul> <p><b>A1.2</b></p> <p>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.</p> <p><b>A1.3</b></p> <p>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.</p> <p><b>A1.4</b></p> <p>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p>	<p><b>P1</b></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> <ul style="list-style-type: none"> <li>(a) any increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature of the road;</li> <li>(d) the speed limit and traffic flow of the road;</li> <li>(e) any alternative access to a road;</li> <li>(f) the need for the use;</li> <li>(g) any traffic impact assessment; and</li> <li>(h) any advice received from the rail or road authority.</li> </ul>

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<p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.</p> <p><b>A1.5</b></p> <p>Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	
<p><b>Planners Response:</b></p> <p>On receipt of the application, Council, as the relevant road authority, will assess the proposal to determine whether consent is granted for the creation of a new access point to Low Head Road.</p>	

**C3.6 Development Standards for Buildings or Works**

<p><b>Planners Response:</b></p> <p>The standards within this section relate to development located within a road or railway attenuation area. As the subject site is not within such an area, the standards of this section are not applicable to the proposal.</p>
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**C3.7 Development Standards for Subdivision**

<p><b>Planners Response:</b></p> <p>The standards within this section relate to subdivision located within a road or railway attenuation area. As the subject site is not within such an area, the standards of this section are not applicable to the proposal.</p>
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**C7.0 Natural Assets Code**

<p>Note: Only the standards applicable to this application have been included.</p>
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**C7.7 Development Standards for Subdivision**

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Buildings and works within a waterway and coastal protection area must:	<b>P1.1</b>
<p>(a) be within a building area on a sealed plan approved under this planning scheme;</p> <p>(b) in relation to a Class 4 watercourse, be</p>	<p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p>	<p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p>

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<p>for a crossing or bridge not more than 5m in width; or</p> <p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) maintaining natural streambank and streambed condition, where it exists;</p> <p>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(e) the need to avoid significantly impeding natural flow and drainage;</p> <p>(f) the need to maintain fish passage, where known to exist;</p> <p>(g) the need to avoid land filling of wetlands;</p> <p>(h) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(i) minimising cut and fill;</p> <p>(j) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(k) minimising impacts on coastal processes, including sand movement and wave action;</p> <p>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>(m) the environmental best practice guidelines in the  <i>Wetlands and Waterways Works Manual</i>;  and</p> <p>(n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</p> <p><b>P1.2</b></p> <p>Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(a) the need to access a specific resource in a coastal location;</p> <p>(b) the need to operate a marine farming shore facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of essential utility or marine infrastructure; or</p> <p>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</p>
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**Planners Response:** Relies on performance criteria.

The only buildings and works proposed within the Waterway and Coastal Protection Area relate to the extension of an existing sewer main. The works are located on the inland side of the current sewer alignment and do not involve any structures or development within the spatial extent of tidal waters. As such, the proposal is limited to essential servicing infrastructure and does not introduce any additional built form within this Waterway and Coastal Protection Area.

The sewer main extension represents a continuation of existing utility infrastructure. The works will not impede coastal processes, natural drainage, or the movement of water, and will not contribute to erosion, sedimentation, or siltation. As the alignment is positioned inland of the existing sewer main, impacts on littoral vegetation, natural habitat features, or coastal landforms are minimal. The proposal does not involve cut and fill beyond what is reasonably required for installation, and no filling of wetlands or alteration of natural streambank conditions will occur.

Given the nature, scale, and location of the works, the proposal is not expected to create significant or unreasonable impacts on natural assets within the Waterway and Coastal Protection Area and is considered to meet the Performance Criteria.

C7.7.2 Subdivision within a priority vegetation area

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

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	<p>cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</p> <p>(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p> <p><b>P1.2</b></p> <p>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <p>(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;</p> <p>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</p> <p>(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>
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**Planners Response:** Relies on performance criteria.

The proposed subdivision is located within a predominantly cleared and heavily modified residential site. There is minimal remnant native vegetation remaining, and any removal of this vegetation is not considered to compromise or otherwise undermine the vegetative structure of the area. As the land is not mapped as being 'bushfire prone', no bushfire management measures are required for this site. No mitigation or biodiversity offsets are considered necessary.

Overall, the subdivision is designed to minimise impacts on existing vegetation and the surrounding environment and is considered acceptable in this context.

**C10.0 Coastal Erosion Hazard Code**

**Response:**

Responses to Coastal Erosion Hazard Code within the provided coastal hazard report prepared by a suitably qualified person.

The sewer main extension is considered to be 'minor utilities' consistent with the definition outlined in the scheme. Therefore, these infrastructure works are considered exempt from assessment against the Coastal Erosion Code (C10.4.1 (d)(v)).

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See annexures for full report.

## Conclusion

The proposed development involves the subdivision of 119 Low Head Road, Low Head, into two residential lots. The subdivision layout is responsive to the site's dimensions, existing servicing, and provides safe and functional vehicular access to both lots, with Lot 1 using a new crossover and Lot 2 utilising the existing access.

Each lot is consistent with the requirements of the General Residential Zone (8.0) under the Tasmanian Planning Scheme - Goerge Town. Relevant planning overlays, including the Natural Assets Code, Waterway and Coastal Protection Area, and Coastal Erosion Hazard Code, have been considered, and the proposal is considered to have demonstrated that any potential impacts on natural assets or coastal hazards can be appropriately managed.

Overall, the proposal is consistent with the provisions and objectives of the planning scheme, providing a practical, well-serviced, and contextually appropriate residential outcome for the site.

**Annexure 1 - Certificate of Title Plan and Folio Text**

**Annexure 2 - Proposal Plans**

**Annexure 3 - Coastal Report**



Land Surveying | Town Planning | Project Management  
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**GEOTON** Pty Ltd  
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18 November 2025

Reference No. GL25719Ab

Ms Jacki Walker & Mr Jason Johnson  
119 Low Head Road  
LOW HEAD TAS 7253

Dear Madam and Sir

**RE: Coastal Hazards Risk Assessment**  
**119 Low Head Road, Low Head**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Anne Foster on (03) 6326 5001.

For and on behalf of Geoton Pty Ltd



**Tony Barriera**  
Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	18/11/2025	A Foster	T Barriera	Original

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Coastal Hazards Risk Assessment

## **1 INTRODUCTION**

At the request of Mr James Stewart of Nova Land Consulting, on your behalf, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed two lot residential subdivision at 119 Low Head Road, Low Head.

The purpose of the investigation was to assess the risk posed by coastal erosion and inundation to the site of the proposed subdivision in accordance with the Tasmanian Planning Scheme, Sections C10.7.1 and C11.7.1. The sewer connecting proposed Lot 2 to the existing sewer main is considered "minor utilities", and where it is within the coastal erosion overlay, is exempt under clause C10.4.1 (d)(v) of the Tasmanian Planning Scheme.

### **1.1 Proposed Development**

A draft plan showing the proposed lot layout and the location of existing and proposed underground services was provided, prepared by Nova Land Consulting, Job No. L250804, Edition V1.1, dated 11 November 2025. We understand that the proposed development will comprise the subdivision of the existing property into two lots, with proposed Lot 1 within the western portion of the property containing the existing dwelling and shed, with a lot size of 764m<sup>2</sup>. Proposed Lot 2 within the eastern portion of the property is the vacant balance with a lot size of 451m<sup>2</sup>. The proposed subdivision is shown on Drawing 1, attached.

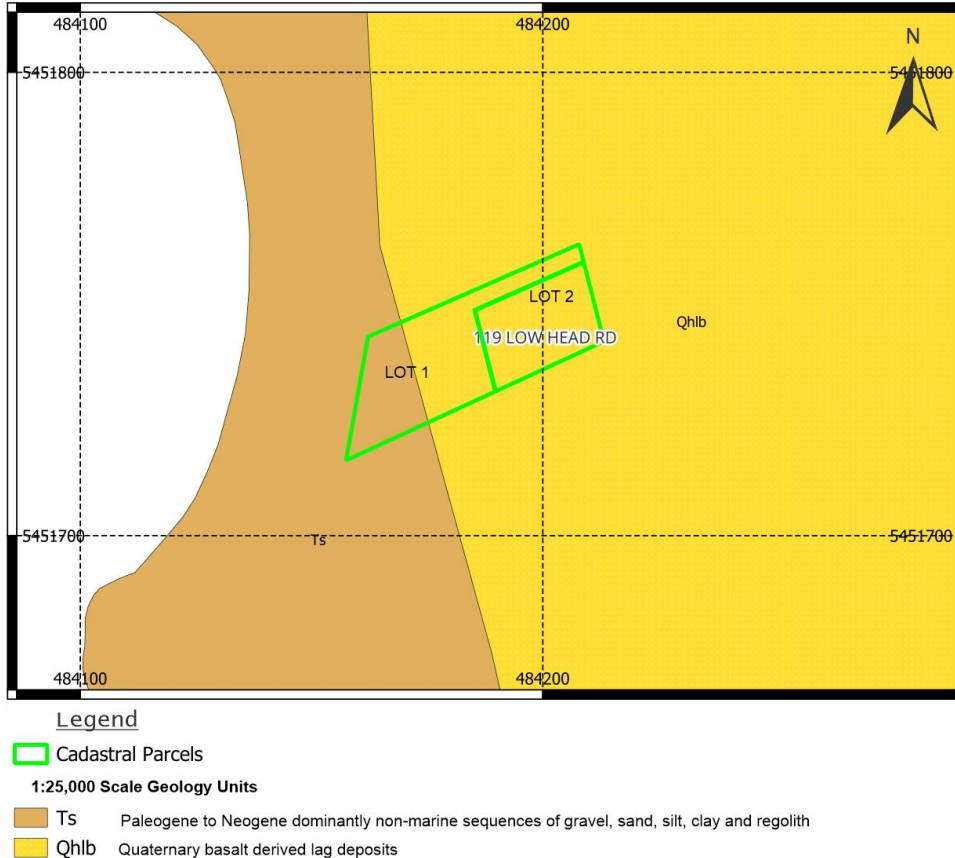
## **2 BACKGROUND INFORMATION**

### **2.1 Geology**

The Mineral Resources Tasmania (MRT) Digital Geological Atlas 1:25,000 Series, indicates the eastern portion of the property, including proposed Lot 2, is underlain by Quaternary period sediments comprising basalt derived lag deposits. The western portion of the property and extending west to the shoreline is underlain by Paleogene to Neogene period sediments comprising dominantly non-marine sequences of gravel, sand, silt, clay and regolith (Figure 1, below).

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**Figure 1: MRT Digital Geological Atlas 1:25,000 Scale Map Extract**

## 2.2 Landslide Hazards

Examination of the Land Information System Tasmania (LIST) Landslide Planning Map – Landslide Hazard Band Overlay indicates that the site is not within a landslide hazard band.

## 3 SITE INSPECTION

A site inspection was conducted on 14 November 2025 and involved a site walkover, review of the ground surface features of the site and surrounding landforms, and geomorphological mapping.

## 4 SITE DESCRIPTION

The site is located on the eastern shore of Port Dalrymple. The site is currently developed with an existing brick and fibro dwelling located along the western site

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boundary, with a small shed along the northern boundary (Plate 1). Two shipping containers are located within the mid southern portion of the site.



**Plate 1: Existing dwelling and shed looking to the southwest.**

The ground surface within the site is generally near level and is vegetated with a low to moderate grass and weed cover and scattered Ti-tree. There are several mounds of fill placed within proposed Lot 2 (Plate 2).



**Plate 2: View of the site looking to the southwest.**

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The grassed foreshore between the site and the nearby shoreline ranges from near level to moderately sloping down to a near level sandy beach with areas of exposed cobbles. The shoreline shows no obvious signs of recent or active erosion (Plates 3 and 4).



**Plate 3: View of the foreshore looking to the east.**



**Plate 4: View of the shoreline adjacent to the site looking to the south.**

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## **5 GEOLOGICAL MODEL**

From a review of available reports, geological maps and site observations a general geological model of the site has been inferred. Generally, the site comprises Paleogene to Quaternary period sediments comprising dominantly non-marine sequences of gravel, sand, silt, clay and regolith, and basalt derived lag deposits underlain at unknown depth by Jurassic period dolerite.

## **6 COASTAL HAZARDS ASSESSMENT**

As per Sections C10.1, C10.7, C11.1 and C11.7 of the Tasmanian Planning Scheme, the Director's Determination – Coastal Erosion Hazard Areas, and the Director's Determination – Coastal Inundation Hazard Areas, developments within an area at risk of coastal erosion or subject to risk from coastal inundation are to be appropriately located and managed so that:

- People, property and infrastructure are not exposed to an unacceptable level of risk;
- Future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
- The proposed work can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal erosion protection measures;
- The proposed work does not increase the risk from coastal inundation or coastal erosion to other land or public infrastructure;
- Works to protect land from coastal erosion or inundation are undertaken in a way that provides appropriate protection without increasing risks to other land; and
- The proposed work will not be located on actively mobile landforms, except where the work relates to protection measures or remediation works to protect land, property or human life.

The Tasmanian Government has developed a series of projected sea level rise planning allowances and coastal hazards maps based on research presented in Department of Premier and Cabinet Coastal Hazards Technical Report: *Mitigating Natural Hazards through Land Use Planning and Building Control* (2016). The coastal hazard maps are accessible via the Land Information Systems Tasmania (the LIST) site.

The Coastal Vulnerability mapping series provides a general geomorphic description of the shoreline type around Tasmania's coast, together with an indicative ('first pass') assessment of the vulnerability of each coastal segment to erosion and recession due to sea level rise.

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**6.1 Coastal Hazard – Sea Level Rise**

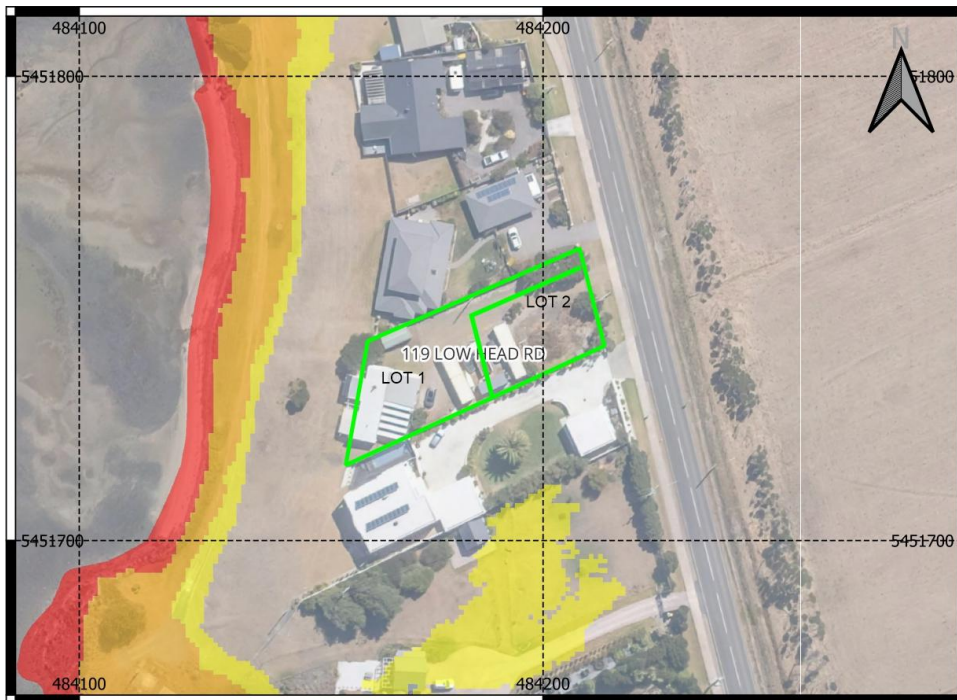
Examination of the LISTMap Coastal Vulnerability – Projected Sea Level Rise overlay, indicates that the proposed development is located outside the area of projected sea level rise for 2050 and 2100.

**6.2 Coastal Hazard – Storm Event**

Examination of the LISTMap Coastal Vulnerability – Projected Storm Tide overlay, indicates that the proposed development is located outside the area of projected storm tides for 1% Annual Exceedance Probability (AEP) events for 2010, 2050 and 2100.

**6.3 Coastal Hazard – Coastal Inundation**

Examination of the LISTMap Coastal Vulnerability – Coastal Inundation Hazard Bands, indicates that the development is located outside the coastal inundation hazard bands, i.e., the site is **NOT** vulnerable to a 1% AEP storm event by year 2100 (Figure 2).



**Legend**

- Cadastral Parcels
- Coastal Inundation Hazard Bands
  - High
  - Medium
  - Low
  - Investigation

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**Figure 2: LIST Coastal Inundation Hazard Bands**

**6.4 Coastal Hazard – Coastal Erosion**

Examination of the LISTMap Coastal Vulnerability - Unclassified shores mapping indicates that the site is located on a shore with unclassified vulnerability, requiring site-specific assessment of vulnerability or otherwise. Our investigation indicates that the site is located on a sandy shore backed by soft sediment plain, having susceptibility to erosion and shoreline recession.

Examination of the LISTMap Coastal Vulnerability – Coastal Erosion Component indicates that the eastern portion of the site, including the eastern portion of proposed Lot 2, is located within an acceptable hazard zone. The central portion of the site, including the remainder of proposed Lot 2 and the eastern portion of proposed Lot 1, is located within a low hazard zone comprising a longer-term potential recession hazard zone (normal soft rocks) to 63m from the existing shoreline by year 2100. The western portion of proposed Lot 1 and extending to the shoreline, including the location of the existing dwelling, is within a mapped high hazard zone comprising a storm bite hazard zone for exposed shores (sandy shores backed by moderately rising hard bedrock) (Figure 3).

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**Legend**

Cadastral Parcels

**Erosion Component**

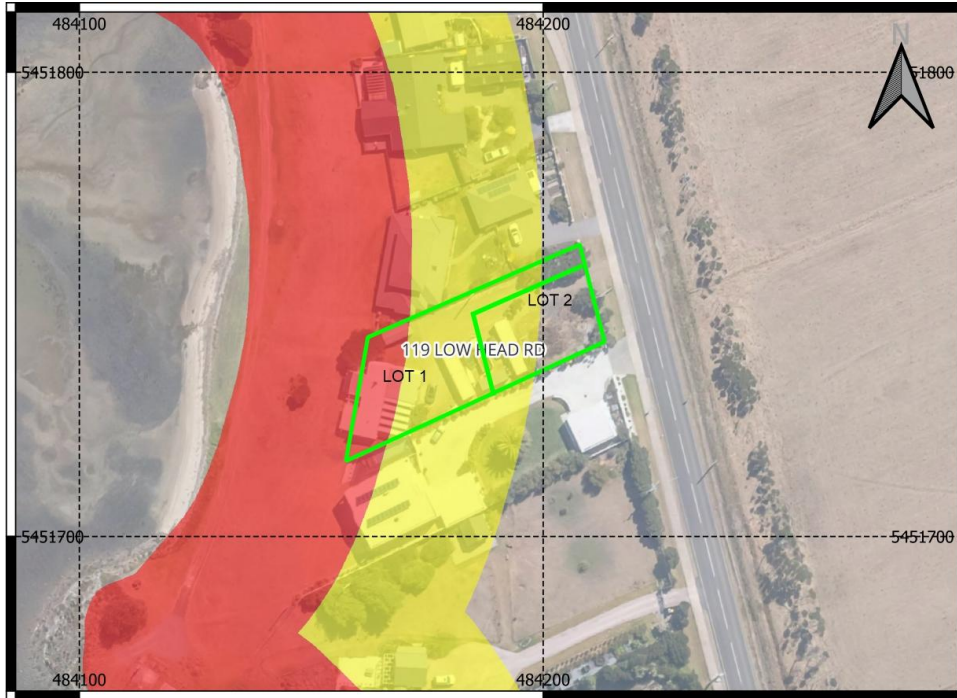
- Acceptable hazard zone (normal soft rocks)
- Longer-term potential recession hazard zone (normal soft rocks) - Low hazard zone 63m to 2100
- Storm bite (S1 + S5) hazard zone for exposed shores (sandy shores backed by moderately rising hard bedrock)

**Figure 3: LIST Coastal Erosion Component**

Examination of the LISTMap Coastal Vulnerability - Coastal Erosion Hazard Bands indicates that the eastern portion of the site, including the eastern portion of proposed Lot 2, is not located within a coastal erosion hazard band. The central portion of the site, including the remainder of proposed Lot 2 and the eastern portion of proposed Lot 1, is located within a low hazard band within a potential recession hazard zone to 63m from the existing shoreline by year 2100. The western portion of proposed Lot 1 and extending to the shoreline, including the location of the existing dwelling, is within a mapped high hazard band comprising a storm bite hazard zone for exposed shores, and is vulnerable to two back-to-back 1% Annual Exceedance Probability (AEP) storm events (Figure 4).

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**Legend**

- Cadastral Parcels
- Coastal Erosion Hazard Bands
  - High
  - Medium
  - Low
  - Investigation

**Figure 4: LIST Coastal Erosion Hazard Bands**

### **6.5 Satellite and Aerial Photograph Imagery**

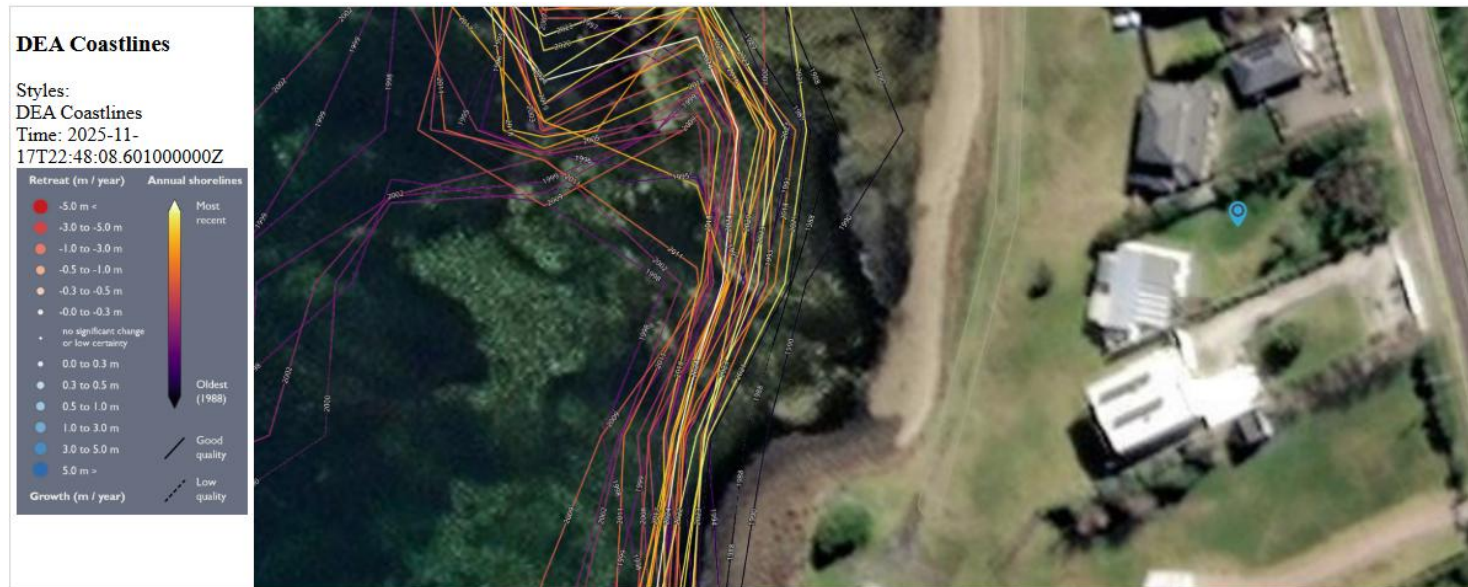
A review of historical satellite and aerial photograph imagery covering the site was conducted using Google Earth, Land Tasmania Aerial Photo Viewer and LISTMap. Images from 1980 up to 2025 were available for review. The purpose of the review was to primarily look for any recent coastal erosion, in addition to gaining a general understanding of the recent history of the site. The review indicates that there is no discernible erosion of the shoreline in the immediate vicinity of the site during the period from 1980 to 2025. The dwelling was constructed in 2010/2011.

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### 6.6 Digital Earth Australia – Coastlines

Examination of the Digital Earth Australia (DEA) – Coastlines website indicates that the shoreline in the vicinity of the site has been relatively unchanged over the period 1988 to 2024, with variable accretion and erosion over a distance of approximately 28m during this period, and approximately 18m of accretion over the period 1990 to 2024 (Figure 5). The current vertical distance between the most landward and most seaward lines shown below is negligible.



**Figure 5: Digital Earth Australia – Coastlines website extract showing shoreline recession and accretion over the period 1988 to 2024. 119 Low Head Road is marked with a blue pin.**

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## **7 COASTAL EROSION RISK ASSESSMENT**

Based on the LISTMap layers, and the geological and geomorphological settings of the site, the following possible coastal hazards were identified for the site:

- Erosion of the coastline by two back-to-back 1% AEP storm events affecting the existing dwelling; and
- Erosion of the coastline affecting the eastern portion of proposed Lot 1 and the western portion of proposed Lot 2 by year 2100 (0.8m sea level rise by 2100 relative to 2010).

### **7.1 Coastal Erosion Risk Assessment Investigation Methodology**

The risk assessment has been undertaken using the methodology and publications as follows:

- Coastal Vulnerability Layers produced by the Department of Premier and Cabinet (DPAC);
- DPAC Coastal Hazards Technical Report – Mitigating Natural Hazards through Land Use Planning and Building Control;
- *Building Act 2016*: Director’s Determination – Coastal Erosion Hazard Areas;
- Conditions encountered on site; and
- AGS (2007) Practice Note Guidelines for Landslide Risk Management.

The methodology described within AGS (2007) Landslide Risk Assessment assesses the “...outcomes of hazard mapping and assess the potential damage to persons (annual probability the person most at risk loses his or her life) and to property (annual value of property loss) for the elements at risk, accounting for probability and vulnerability”. Use of this method is considered appropriate to qualitatively and quantitatively assess the risk to the proposed development based on the development’s design life and projected sea-level rise.

For **Property** the risk can be calculated as:

$$R_{(Prop)} = P_{(H)} \times P_{(S:H)} \times P_{(T:S)} \times V_{(Prop:S)} \times E$$

Where:

- $R_{(Prop)}$  is the risk (annual loss of property) due to coastal erosion at the site.
- $P_{(H)}$  is the annual probability that erosion will impact the site.
- $P_{(S:H)}$  is the probability of spatial impact by the erosion on the property.
- $P_{(T:S)}$  is the temporal spatial probability.
- $V_{(Prop:S)}$  is the vulnerability of the property to the spatial impact (proportion of property value lost).
- $E$  is the element at risk (value of the property).

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## **7.2 Risk to Property**

From the desktop study, review of historical images and site inspection the following factors have been considered:

- The element at risk is proposed Lot 2 and any proposed buildings within that lot.
- Any proposed buildings within proposed Lot 2 have a design life of 50 years (as per AS 2780 Residential Slabs and Footings).
- The central portion of the site, including the western portion of proposed Lot 2, is located within a low coastal erosion hazard band comprising a longer-term potential recession hazard zone (normal soft rocks) to 63m from the existing shoreline by year 2100. The eastern portion of the site, including the eastern portion of proposed Lot 2, is located within an acceptable coastal erosion hazard zone.
- The hazard bands have been developed using a pairwise assessment of acceptability of erosion (Sharples, Walford, & Roberts, 2013). Consequently, the assessment has been adopted to quantify the likelihood of erosion with a scoring system of 0 to 1, with a score of 0 being not credible or impossible progressing to 1 for certain.
- The pairwise assessment summary table has been provided in Appendix A.
- From the pairwise assessment summary table, for the low hazard susceptible band for coastal erosion within a longer-term potential recession hazard zone (normal soft rocks) - low hazard zone with potential erosion of 63m to 2100, the likelihood of erosion occurring at the site is 0.31 and therefore the likelihood of erosion occurring at the site by year 2075 (50 years from now) is assessed to be 0.21 ( $0.31 \times 50/75$ ).
- From the pairwise assessment summary table, for the acceptable hazard susceptible band for coastal erosion (normal soft rocks), the likelihood of erosion occurring at the site is 0.08 and therefore the likelihood of erosion occurring at the site by year 2075 (50 years from now) is assessed to be 0.05 ( $0.08 \times 50/75$ ).
- As proposed Lot 2 is located in an acceptable to low susceptibility zone of erosion, the combined likelihood of erosion occurring at the site by year 2075 is  $0.21 + 0.05 = 0.26$  (from the pairwise assessment above). Therefore, the annual probability of erosion ( $P_{(H)}$ ) value is 0.0052 (i.e.,  $P_{(H)} = 1/50 \times 0.26$ ).
- A probability of spatial impact by the erosion ( $P_{(S;H)}$ ) on the property of 1.0 has been adopted as the westerly facing coastline adjacent to the site is subject to prevailing westerly to north-westerly winds (AS/NZS 1170.2:2021). It is noted that the coastline was observed to be barely eroding, and certainly not eroding preferentially close to the site. Additionally, DEA Coastlines website indicates that the shoreline near the site has been variably accreting and eroding over only a short distance during the period 1988 to 2024.
- As any buildings systems will be static fixtures on the site, a temporal spatial probability ( $P_{(T;S)}$ ) of 1.0 has been adopted.

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- Noting that proposed Lot 2 is mapped, at worst, as being vulnerable to coastal recession by 2100, it is considered that a vulnerability of spatial impact based on the value of a standard 3-bedroom dwelling development is approximately \$500,000, with the unimproved land valued at approximately \$350,000 (i.e., the land is worth 59% of the total development) therefore  $V_{(Prop:S)}$  would be 0.59. This value recognises that any buildings would likely be destroyed or at least uninhabitable but that the land would retain value.
- The value of the element at risk (**E**), i.e., the developed Lot 2, is estimated to be approximately \$850,000.

### 7.2.1 Calculated Risk to Property

Adopting the values provided above, the risk to property is calculated as:

$$R_{(Prop)} = P_{(H)} \times P_{(S:H)} \times P_{(T:S)} \times V_{(Prop:S)} \times E$$

$$R_{(Prop)} = 0.0052 \times 1 \times 1 \times 0.59 \times 850,000$$

$$R_{(Prop)} = \$2,600/\text{annum}$$

Therefore, the risk to property,  $R_{(Prop)} = \$2,600/\text{annum}$ .

Multiplying \$2,600/annum by the design life of the development (50 years) gives a total of \$130,000 which is 15% of the value of the property and is considered to be of MEDIUM consequence (Australian Geomechanics Society, 2007). We consider this to be a **MODERATE risk**. In accordance with the Australian Geomechanics Society (2007), moderate risk may be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low.

### 7.3 Treatment Options to Reduce Risk to Low

Two treatment options are available for any proposed buildings within proposed Lot 2. Footings for all buildings shall either:

- Be founded at -1m Australian Height Datum (AHD); or
- Be embedded 0.3m into highly weathered or better bedrock,

whichever is encountered at the shallowest depth beneath the existing ground surface.

As a worst-case scenario, buildings that have footings founded in sediments at -1m AHD may be assigned a probability of erosion weighting factor of 0.6 Therefore, the weighted annual probability of erosion ( $P_{(H)}$ ) value is 0.0031 (i.e.,  $P_{(H)} = 0.6 \times 1/50 \times 0.26$ ).

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### 7.3.1 Calculated Risk to Property Post Treatment Options

Adopting the values provided above, the risk to property is calculated as:

$$R_{(Prop)} = P_{(H)} \times P_{(S:H)} \times P_{(T:S)} \times V_{(Prop:S)} \times E$$

$$R_{(Prop)} = 0.0031 \times 1 \times 1 \times 0.59 \times 850,000$$

$$R_{(Prop)} = \$1,560/\text{annum}$$

Therefore,  $R_{(Prop)} = \$1,560/\text{annum}$ .

Multiplying \$1,560/annum by the design life of the development (50 years) gives a total of \$78,000 which is 9.2% of the value of the property and is considered to be of MINOR consequence (Australian Geomechanics Society, 2007). We consider this to be a **LOW risk**. In accordance with the Australian Geomechanics Society (2007), a low risk is usually acceptable to regulators.

## 7.4 Discussion and Recommendations

As per Section 6.3.2 of the DPAC Coastal Hazards Technical Report, planning and building controls are necessary to ensure that the risk posed to the site and surrounds will not be increased by the proposed development as it is located within an area of acceptable to high coastal erosion risk.

During the site inspection and desk study, it was observed that minimal erosion is occurring along Port Dalrymple foreshore. However, the site is underlain by soft sediments and is susceptible to sea level change and subsequent shoreline recession.

As such we recommend:

- Buildings in proposed Lot 2 be founded to -1m AHD or 0.3m into highly weathered or better bedrock (whichever occurs at shallowest depth);
- That disturbance to the site be minimized as far as possible and that deep rooted vegetation be maintained and increased. Any vegetation that is removed should be replanted as soon as possible on the seaward side of the site; and
- Inspections of the site with regard to erosion shall be carried out annually and after all significant storm events.

Therefore, based on the findings of the investigation and the above Coastal Hazard Assessment, we consider that the proposed development would not significantly increase its current assessed Coastal Erosion risk of the site and immediate surroundings, ***provided the development adheres to the recommendations given.***

This is a performance solution under the Tasmanian Planning Scheme, Section C10.7.1. As the site is not within a mapped coastal inundation hazard band, this is an acceptable solution under Section C11.7.1 of the Tasmanian Planning Scheme.

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## **8 REFERENCES**

- Australian Geomechanics Society. (2007). Practice note guidelines for landslide risk management. *Australian Geomechanics Journal*, 42(1), 115-158.
- Australian Government - Geoscience Australia. (2025). *Digital Earth Australia*. Retrieved from <https://maps.dea.ga.gov.au/>
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- Tasmanina Planning Commission. (2025). *Tasmanian Planning Scheme*. Retrieved from [https://www.planning.tas.gov.au/\\_\\_data/assets/pdf\\_file/0011/711002/State-Planning-Provisions-effective-24-January-2024.PDF](https://www.planning.tas.gov.au/__data/assets/pdf_file/0011/711002/State-Planning-Provisions-effective-24-January-2024.PDF)

### **Attachments:**

Limitations of report

Drawing 1: Site Plan

Appendix A: Coastal Erosion Pairwise Assessment Scores

Appendix B: Certificate Forms

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## **Geotechnical Consultants - Limitations of report**

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

### **Project specific criteria**

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

### **Subsurface variations with time**

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

### **Interpretation of factual data**

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

### **Report Recommendations**

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

### **Specific purposes**

This report should not be applied to any project other than that originally specified at the time the report was issued.

### **Interpretation by others**

Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

### **Report integrity**

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

### **Geoenvironmental issues**

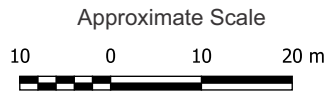
This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.

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**Legend**

- $5^{\circ}$  Approximate Slope angle in Degrees
- 50- Contour in Metres (LiDAR Derived)
- - - - Approximate Change in Slope
- Watercourse
- LOT 1** Proposed Title Boundary and Lot Number



**GEOTON** Pty Ltd

Date	18/11/2025	Drawn	AF
Scale	1:500	Approved	TB
Original size	A3	Rev	

Client:	JACKI WALKER & JASON JOHNSON		
Project:	119 LOW HEAD ROAD LOW HEAD		
Title:	SITE PLAN		
Project no:	GL25719A	Drawing no.	1

## Appendix A

### Coastal Erosion Pairwise Assessment Scores

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Hazard Zone	Pairwise Assessment Value	Likelihood of Erosion
Acceptable hazard zone (all gently to moderately sloping 'pure' hard-rock shores)	24	0.001
Acceptable hazard zone (very coarse boulder clay soft rocks)	1023	0.04
Acceptable hazard zone (normal soft rocks)	2022	0.08
Acceptable hazard zone (all soft sed. shores) - landwards of likely and possible natural recession limits	3021	0.13
Acceptable hazard zone (all soft sed. shores) - to possible natural recession limit	4020	0.17
Acceptable hazard zone (all soft sed. shores) - to likely natural recession limit	5217	0.22
Resilient artificial shores (Acceptable recession zones landwards of resilient artificial shores)	5316	0.22
Resilient artificial shores (Low hazard storm bite zone landwards of resilient artificial shores)	5316	0.22
Longer-term potential settling & slumping hazard (very coarse boulder clay soft rocks) - 20m	5514	0.23
Recession (S3) to 2100 Low hazard zone (sheltered soft sed. shore) to possible natural recession limit	7215	0.3
Regression & slump hazard zone (steep to cliffed hard rocks)	7413	0.31
Longer-term potential recession hazard zone (normal soft rocks) - Low hazard zone 63m to 2100	7512	0.31
Recession (S3) to 2100 Low hazard zone (open coast soft sed. shore) - to possible natural recession limit	9312	0.39
Recession (S3) to 2100 Low hazard zone (sheltered soft sed. shore) - to likely natural recession limit	10311	0.43
Recession (S3) to 2050 Med hazard zone (sheltered soft sed. shore) - to possible natural recession limit	12309	0.51
Recession (S3) to 2100 Low hazard zone (open coast soft sed. shore) - to likely natural recession limit	13110	0.54
Medium-term potential recession hazard zone (normal soft rocks) - Med hazard zone 28m to 2050	14307	0.59
Recession (S3) to 2050 Med hazard zone (open coast soft sed. shore) - to possible natural recession limit	15207	0.63
Recession (S3) to 2050 Med hazard zone (sheltered soft sed. shore) - to likely natural recession limit	15306	0.64
Recession (S3) to 2050 Med hazard zone (open coast soft sed. shore) - to likely natural recession limit	17205	0.71
Near-term potential recession hazard zone (normal soft rocks) - high hazard zone 14m to 2030	18105	0.75
Storm bite (S1 + S5) hazard zone for sheltered shores (sandy shores backed by moderately rising hard bedrock)	20202	0.84
Storm bite (S1 + S5) High hazard zone (sheltered soft sed. shore) - to possible natural recession limit	21003	0.87
Storm bite (S1 + S5) High hazard zone (open coast soft sed. shore) - to possible natural recession limit	21102	0.88
Storm bite (S1 + S5) High hazard zone (sheltered soft sed. shore) - to likely natural recession limit	22101	0.92
Storm bite (S1 + S5) hazard zone for exposed shores (sandy shores backed by moderately rising hard bedrock)	24000	0.996
Storm bite (S1 + S5) High hazard zone (open coast soft sed. shore) to likely natural recession limit	24100	1

## Appendix B

### Certificate Forms

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**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM**

**Section 321**

To:	Ms Jacki Walker & Mr Jason Johnson	Owner /Agent	<b>Form 55</b>
	119 Low Head Road	Address	
	Low Head Tas	7253	

**Qualified person details:**

Qualified person:	Tony Barriera - Geoton Pty. Ltd.		
Address:	PO Box 522	Phone No:	03 6326 5001
	Prospect Tas	7250	Fax No:
Licence No:	CC6220 P	Email address:	tbarriera@geoton.com.au

Qualifications and Insurance details:	Tony Barriera – BEng, MSc CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- ENG 21 000330	<i>(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)</i>
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Speciality area of expertise:	Geotechnical Engineering	<i>(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)</i>
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**Details of work:**

Address:	119 Low Head Road	Lot No:	10
	Low Head Tas	7253	Certificate of title No:
The assessable item related to this certificate:	Coastal Hazards Assessment	<i>(description of the assessable item being certified)</i> Assessable item includes – <ul style="list-style-type: none"> <li>- a material;</li> <li>- a design</li> <li>- a form of construction</li> <li>- a document</li> <li>- testing of a component, building system or plumbing system</li> <li>- an inspection, or assessment, performed</li> </ul>	

**Certificate details:**

Certificate type:	Geotechnical	<i>(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)</i>
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This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

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In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL25719Ab, dated 18/11/2025
Relevant calculations:	Refer to report
References:	Building Act 2016: Director’s Determination – Coastal Erosion Hazard Areas Building Act 2016: Director’s Determination – Coastal Inundation Hazard Areas DPAC Coastal Hazards Technical Report – Mitigating Natural Hazards through Land Use Planning and Building Control – 1st December 2016 DPAC Coastal Hazards in Tasmania Summary Report – Consultation Draft released 1st of March 2016 Australian Geomechanics Society. (2007). Practice note guidelines for landslide risk management. Australian Geomechanics Journal, 42(1), 115-158.

*Substance of Certificate: (what it is that is being certified)*

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Director of Building Control – Date Approved 1 July 2017

*Building Act 2016 - Approved Form No. 55*

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Coastal hazards assessment.

Findings and recommendations of report

The site is within mapped acceptable to high Coastal Erosion Hazard Bands. The site is outside the mapped Coastal Inundation Hazard Bands. Provided that the recommendations within the report are adhered to, we consider that the proposed subdivision does not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal erosion having regard to:

- Any increase in risk from coastal erosion for adjacent land;
- The level of risk to use or development arising from an increased reliance on public infrastructure;
- The need to minimise future remediation works;
- Any loss or substantial compromise, by coastal erosion, of access to the lot on or off site;
- The need to locate building areas outside the coastal erosion hazard area;
- Any advice from a State authority, regulated entity or a council; and
- The advice contained in a coastal erosion hazard report,

and works must not be located on actively mobile landforms unless for engineering or remediation works to protect land, property and human life.

Therefore, based on the findings of the investigation and the above Coastal Hazard Assessment, we consider that the proposed development would not adversely impact the site and immediate surroundings nor significantly increase its current assessed Coastal Erosion or Inundation risk.

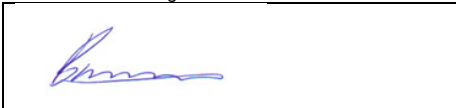
This is a performance solution under the Tasmanian Planning Scheme, Section C10.7.1 and an acceptable solution under section C11.7.1.

*Scope and/or Limitations*

The recommendations provided herein are in accordance with prevailing geological conditions described in the report for the site and assessed coastal hazard risks.

This report provides an assessment as to the coastal erosion and inundation risks at the site and provides recommendations to maintain, improve and possibly reduce the risk of coastal erosion and inundation so as to not cause or contribute to the risk of coastal erosion or inundation on the site and lands in the locality.

**I certify the matters described in this certificate.**

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		GL25719Ab	18/11/2025

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RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 62345	FOLIO 10
EDITION 8	DATE OF ISSUE 30-Sep-2025

SEARCH DATE : 13-Nov-2025

SEARCH TIME : 12.20 PM

DESCRIPTION OF LAND

Parish of BLANDFORD, Land District of DORSET  
Lot 10 on Diagram [62345](#) (formerly being 268-15D)  
Derivation : Part of 86 Acres 1 Rood. Gtd. to R. Gee.  
Prior CT [3178/15](#)

SCHEDULE 1

[M963717](#) TRANSFER to JACKI MINNA WALKER Registered  
23-Sep-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[E423868](#) MORTGAGE to Westpac Banking Corporation Registered  
30-Sep-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

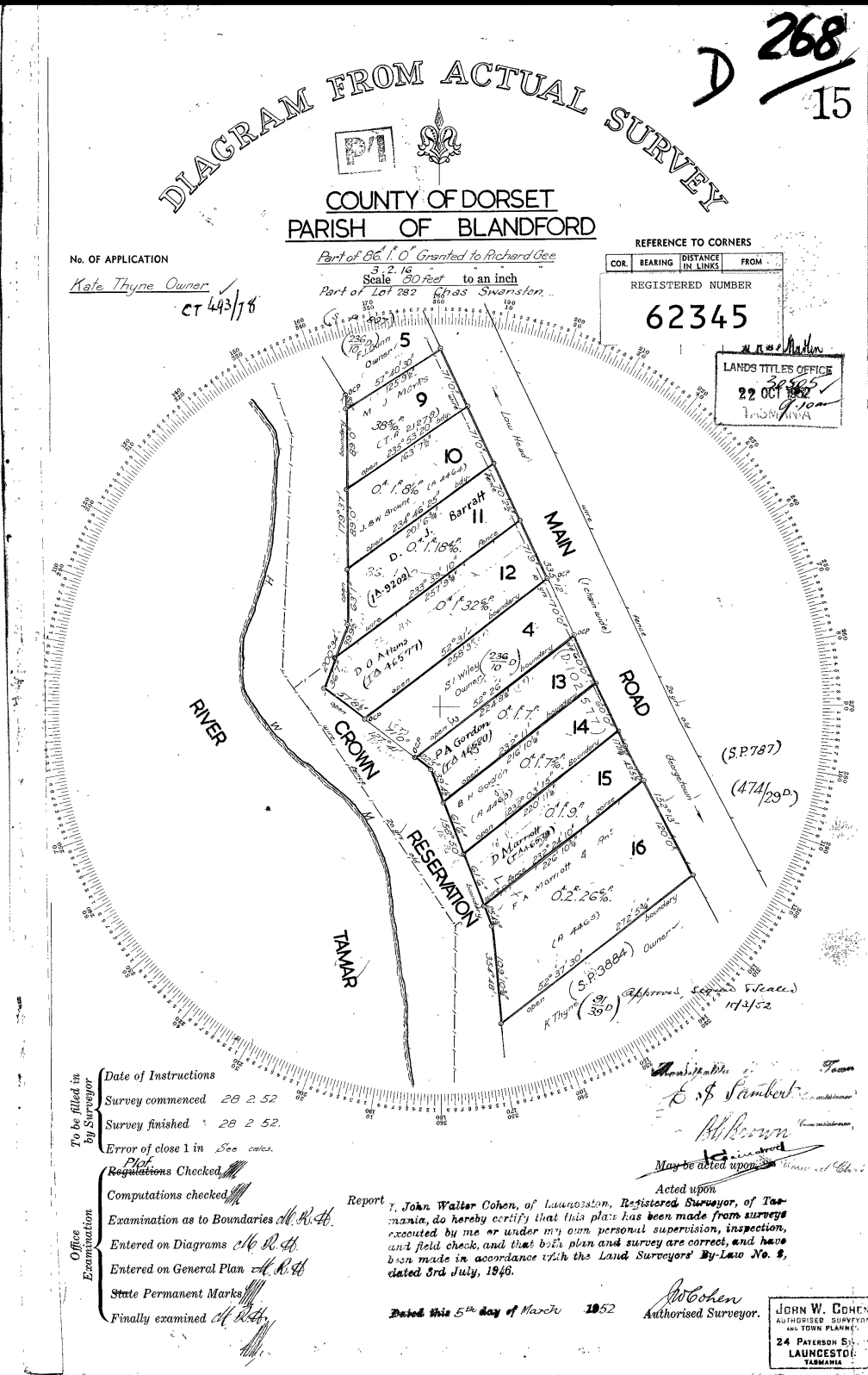
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FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



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**Department of Natural Resources  
and Environment Tasmania**

GPO Box 44, Hobart, TAS 7001 Australia  
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308  
[www.parks.tas.gov.au](http://www.parks.tas.gov.au)



Enquiries: Tanya Simm  
Phone: 6165 4691  
Email: [Tanya.Simm@parks.tas.gov.au](mailto:Tanya.Simm@parks.tas.gov.au)  
Our ref: 25/3592

24 March 2026

Mr Alex Bowles  
Nova Land Consulting  
PO Box 8035  
TREVALLYN TAS 7250

E: [planning@novaland.com.au](mailto:planning@novaland.com.au)

Dear Mr Bowles,

**LODGEMENT OF PLANNING APPLICATION  
NOVA LAND CONSULTING  
SUBDIVISION - 1 TO 2 LOTS  
LOW HEAD ROAD, LOW HEAD**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

It is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not the Parks and Wildlife Service's (PWS) practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

Please also note, it is also PWS' practice that it will not approve any permanent private drainage infrastructure (stormwater or treated effluent) on Crown land unless connected to publically maintained infrastructure.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

**PWS' assessment also identified that the proposed new sewer connection across the Crown land will impact a known Aboriginal heritage site. If this impact cannot be avoided, a permit under the *Aboriginal Heritage Act 1975* must also be applied for prior to works proceeding.**

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If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,



Jesse Walker  
**A/Manager (Property Services)**

## Instrument of Revocation and Delegation

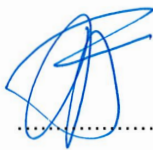
### DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act"), and acting pursuant to section 52(1E) of the Act, hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Operations) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister for Parks, being and as the Minister administering the *Crown Lands Act 1976*, by instrument dated 9 November 2023.

#### SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 22 day of February 2026



Jason Jacobi  
DIRECTOR-GENERAL OF LANDS

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**Attachment 1: Assessment of Compliance with Acceptable Solutions**

<b>DA no.</b>	DA 2026/17		
<b>Address</b>	119 Low Head Road, Low Head TAS 7253		
<b>Description Of Proposal</b>	Subdivision (1 Lot to 2 Lots)		
<b>Applicable Zone</b>	General Residential Zone		
<b>Overlay(s)</b>	Coastal Erosion Hazard Code, Parking and Sustainable Transport Code , Road and Railway Assets Code, Safeguarding of Airports Code, Natural Assets Code		
<b>Valid Date</b>	30 March 2026	<b>Application Category</b>	Permitted
<p>The following tables include an assessment of compliance against all of the applicable Acceptable Solutions of the Planning Scheme.</p> <p>Where a use or development is compliant with the Acceptable Solutions, Council does not have the power to exercise discretion, and these matters cannot be used as a basis for refusal of the application.</p> <p>Council can consider if conditions are warranted to better meet the Objective of any applicable standard.</p>			
<p><b>NOTES: Subdivision is not assigned a use class in accordance with Clause 6.2.6. Infrastructure orks within the Environmental Management Zone are assessed in accordance with Clause 7.6.1.</b></p>			

**8.0 General Residential Zone**

**8.2 Use Table**

<b>Use Class</b>	<b>Qualification</b>
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	

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Residential	If for a single dwelling.
Utilities	If for minor utilities.
<b>Permitted</b>	
Residential	If not listed as No Permit Required.
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
All other uses	

**8.3 Use Standards**

8.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	

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<p><b>A1</b></p> <p>Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.</p>	<p><b>P1</b></p> <p>Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the timing, duration or extent of vehicle movements; and</li> <li>(b) noise, lighting or other emissions.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>In accordance with Clause 6.2.6 of the State Planning Provisions Subdivision is not required to be categorized into a use class.</p>	
<p><b>A2</b></p> <p>External lighting for a use listed as Discretionary:</p> <ul style="list-style-type: none"> <li>(a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and</li> <li>(b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.</li> </ul>	<p><b>P2</b></p> <p>External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of proposed light sources and their intensity;</li> <li>(b) the location of the proposed light sources;</li> <li>(c) the topography of the site; and</li> <li>(d) any existing light sources.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p>	

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<p><b>A3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <ul style="list-style-type: none"> <li>(a) 7:00am to 7:00pm Monday to Friday;</li> <li>(b) 9:00am to 12 noon Saturday; and</li> <li>(c) nil on Sunday and public holidays.</li> </ul>	<p><b>P3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the time and duration of commercial vehicle movements;</li> <li>(b) the number and frequency of commercial vehicle movements;</li> <li>(c) the size of commercial vehicles involved;</li> <li>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</li> <li>(e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use;</li> <li>(f) potential conflicts with other traffic; and</li> <li>(g) existing levels of amenity.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p>	
<p><b>A4</b></p> <p>No Acceptable Solution.</p>	<p><b>P4</b></p> <p>A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intensity and scale of the use;</li> <li>(b) the emissions generated by the use;</li> <li>(c) the type and intensity of traffic generated by the use;</li> <li>(d) the impact on the character of the area; and</li> <li>(e) the need for the use in that location.</li> </ul>
<p><b>Planners Response</b> Not applicable to application.</p>	

8.3.2 Visitor Accommodation

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<b>Objective:</b>	That Visitor Accommodation: <ul style="list-style-type: none"> <li>(a) is compatible with the character and use of the area;</li> <li>(b) does not cause an unreasonable loss of residential amenity; and</li> <li>(c) does not impact the safety and efficiency of local roads or rights of way.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Visitor Accommodation must:</p> <ul style="list-style-type: none"> <li>(a) accommodate guests in existing habitable buildings; and</li> <li>(b) have a gross floor area of not more than 200m<sup>2</sup> per lot.</li> </ul>	<p><b>P1</b></p> <p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the privacy of adjoining properties;</li> <li>(b) any likely increase in noise to adjoining properties;</li> <li>(c) the scale of the use and its compatibility with the surrounding character and uses within the area;</li> <li>(d) retaining the primary residential function of an area;</li> <li>(e) the impact on the safety and efficiency of the local road network; and</li> <li>(f) any impact on the owners and users rights of way.</li> </ul>
<b>Planners Response:</b> Not applicable to application.	
<p><b>A2</b></p> <p>Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.</p>	<p><b>P2</b></p> <p>Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the privacy of residents;</li> <li>(b) any likely increase in noise;</li> <li>(c) the residential function of the strata scheme;</li> <li>(d) the location and layout of the strata lots;</li> <li>(e) the extent and nature of any other non-residential uses; and</li> <li>(f) any impact on shared access and common property.</li> </ul>

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**Planners Response:** Not applicable to application.

**8.4 Development Standards for Dwellings**

**Planners Response:** Not applicable to application. The application does not include the development of a dwelling.

**8.5 Development Standards for Non-dwellings**

**Planners Response:** Not applicable to application. The application does not include the development of a non-residential building.

**8.6 Development Standards for Subdivision**

8.6.1 Lot design

<b>Objective:</b>	That each lot: (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.	
	<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
	<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 450m<sup>2</sup> and:</p> <p style="margin-left: 20px;">(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p style="margin-left: 40px;">a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p style="margin-left: 40px;">b. easements or other title restrictions that limit or restrict development; and</p> <p style="margin-left: 20px;">(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p>
	<p><b>Planners Response:</b> Complies with acceptable solution.</p> <p>Both lots exceed 450m<sup>2</sup>.</p>	

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Both lots have an area of 15mx10m with a gradient not steeper than 1 in 5, clear of the setbacks required by the Acceptable Solutions of Clause 8.4.2.

While the applicant has taken the approach that the lots are subject to title restrictions that limit or restrict development, due to being subject to the Coastal Erosion overlays, these are not considered to be title restrictions. Ordinarily a planning scheme code, including a hazard code, would not be considered a "title restriction" in the normal legal sense of that term and the planning scheme regularly distinguishes between easements and title restrictions; and planning controls imposed by the scheme itself.

The existing and proposed lots are not considered to be impacted by any title restrictions which impinge on the ability to develop within the identified building area.

Regardless, should Council take a different view, the lots generally comply with the Performance Criteria. The lots, are considered to be suitable for the intended use. Both lots contain a Building Area approximately 10m by 15m that is able to comply with the Acceptable Solutions for setbacks and can accommodate a dwelling consistent with the intent of the General Residential Zone.

The lots are not constrained by slope or topography.

While lot 1 is affected by both high risk and low risk Coastal Erosion Hazard Bands a coastal erosion hazard report has been submitted with the application demonstrating that both lots can support the development of a residential use, within the low risk hazard band and subject to a tolerable risk. Coastal erosion risk is further discussed in the assessment below.

The lot areas and dimensions offer reasonable opportunity for private open space and parking to be incorporated as part of any future residential development.

Although the resulting Lot 2 will be smaller than most lots in the immediate area, the resulting density remains comparable to that considered satisfactory under the Acceptable Solution, and will have minimal impact on the overall density and character of the area. Development in the surrounding area is characterized predominantly by residential dwellings, and the proposed subdivision will facilitate an additional dwelling and supports the purpose of the zone to provide for a range of dwelling types.

The proposal ensures that both lots contain sufficient useable area free from easements or other constraints to support the likely residential use and associated infrastructure. The proposal complies with the Performance Criteria and is consistent with the

<p><b>A2</b></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><b>P2</b></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"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(c) the topography of the site;</li> <li>(d) the functionality and useability of the frontage;</li> <li>(e) the ability to manoeuvre vehicles on the site; and</li> <li>(f) the pattern of development existing on established properties in the area,</li> </ul> <p>and is not less than 3.6m wide.</p>
<p><b>Planners Response:</b> Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p>	

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Lot 1 has a frontage less than 12m.	
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic;</li> <li>(d) the anticipated nature of vehicles likely to access the site; and</li> <li>(e) the ability for emergency services to access the site.</li> </ul>
<p><b>Planners Response:</b> Complies with acceptable solution.</p> <p>Both lots are provided with a driveway crossover accessing Low Head Road.</p>	
<p><b>A4</b></p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p><b>P4</b></p> <p>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and orientation of the lots;</li> <li>(b) the topography of the site;</li> <li>(c) the extent of overshadowing from adjoining properties;</li> <li>(d) any development on the site;</li> <li>(e) the location of roads and access to lots; and</li> <li>(f) the existing pattern of subdivision in the area.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>The application does not include a new road.</p>	

8.6.2 Roads

Objective:	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> <li>(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

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<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any road network plan adopted by the council;</li> <li>(b) the existing and proposed road hierarchy;</li> <li>(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</li> <li>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) access to public transport;</li> <li>(g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) the topography of the site; and</li> <li>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>Planners Response:</b> Complies with acceptable solution.</p>	

8.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></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 connection to a full water supply service.</p>	<p><b>P1</b></p> <p>A 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 connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) flow rates;</li> <li>(b) the quality of potable water;</li> <li>(c) any existing or proposed infrastructure to provide</li> </ul>

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	<p>the water service and its location;</p> <p>(d) the topography of the site; and</p> <p>(e) any advice from a regulated entity.</p>
<p><b>Planners Response:</b> Complies with acceptable solution.</p>	
<p><b>A2</b></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 connection to a reticulated sewerage system.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>Planners Response:</b> Complies with acceptable solution.</p>	
<p><b>A3</b></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 capable of connecting to a public stormwater system.</p>	<p><b>P3</b></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 capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <p>(a) the size of the lot;</p> <p>(b) topography of the site;</p> <p>(c) soil conditions;</p> <p>(d) any existing buildings on the site;</p> <p>(e) any area of the site covered by impervious surfaces; and</p> <p>(f) any watercourse on the land.</p>
<p><b>Planners Response:</b> Complies with acceptable solution.</p>	

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CODE	APPLICABILITY
C1.0 SIGNS CODE	CODE DOES NOT APPLY
C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE	CODE APPLIES
C3.0 ROAD AND RAIL ASSETS CODE	CODE APPLIES
C4.0 ELECTRICITY INFRASTRUCTURE PROTECTION CODE	CODE DOES NOT APPLY
C5.0 TELECOMMUNICATIONS CODE	CODE DOES NOT APPLY
C6.0 LOCAL HISTORIC HERITAGE CODE	CODE DOES NOT APPLY
C7.0 NATURAL ASSETS CODE	CODE APPLIES
C8.0 SCENIC PROTECTION CODE	CODE DOES NOT APPLY
C9.0 ATTENUATION CODE	CODE DOES NOT APPLY
C10.0 COASTAL EROSION HAZARD CODE	CODE APPLIES
C11.0 COASTAL INUNDATION HAZARD CODE	CODE DOES NOT APPLY
C12.0 FLOOD PRONE AREAS CODE	CODE DOES NOT APPLY
C13.0 BUSHFIRE PRONE AREAS CODE	CODE DOES NOT APPLY
C14.0 POTENTIALLY CONTAMINATED LAND CODE	CODE DOES NOT APPLY
C15.0 LANDSLIP HAZARD CODE	CODE DOES NOT APPLY
C16.0 SAFEGUARDING OF AIRPORTS CODE	CODE APPLIES
GEO – LOCAL PROVISIONS SCHEDULE	LOCAL PROVISION SCHEDULE DOES NOT APPLY

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## **C2.0 Parking and Sustainable Transport Code**

**Planner's Response:** While the Parking and Sustainable Transport Code is applicable to all use and development, the application does not propose any new use or change to the existing use. Lot 2 has sufficient area and dimensions to accommodate the reasonable parking needs associated with a single dwelling and will be further assessed if/when a development application is received.

Lot 1 contains an existing dwelling, with existing parking (2 spaces) adjacent to the dwelling. The existing access and parking will be contained within Lot 1 and changes to the existing arrangements will be negligible.

Generally the proposed development does not increase the demand for parking, does not propose additional parking and does not compromise the existing parking associated with the dwelling. The proposal is deemed to comply with all of the applicable standards of the Parking and Sustainable Transport Code.

## **C3.0 Road and Railway Assets Code**

### **C3.1 Code Purpose**

The purpose of the Road and Railway Assets Code is:

- C3.1.1 To protect the safety and efficiency of the road and railway networks; and
- C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

### **C3.2 Application of this Code**

C3.2.1 This code applies to a use or development that:

- (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- (b) will require a new vehicle crossing, junction or level crossing; or
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

### **C3.3 Definition of Terms**

C3.3.1 In this code, unless the contrary intention appears:

<b>Term</b>	<b>Definition</b>
annual average daily traffic	means the number of vehicles per day averaged over all days in a calendar year.
category 1 road	means a category 1 road as defined in the <i>State Road Hierarchy</i> .
future major road	means land within which a major road is intended to be built shown as a future major road on an overlay map in the relevant Local Provisions Schedule.

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future railway	means land on which an extension to the rail network is intended to be built shown as a future railway on an overlay map in the relevant Local Provisions Schedule.
limited access road	means a road declared to be a limited access road under s.52A of the <i>Roads and Jetties Act 1935</i> .
major road	means a category 1, 2 or 3 road as defined in the <i>State Road Hierarchy</i> , and any other road described in an other major roads list in the relevant Local Provisions Schedule.
private level crossing	means a level crossing across the rail network by a private road or vehicular right of way which does not service any public use.
rail network	means as defined in the <i>Rail Infrastructure Act 2007</i> and corridors declared under the <i>Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016</i> .
road or railway attenuation area	means a road or railway attenuation area shown on an overlay map in the relevant Local Provisions Schedule or, if not shown, an area within 50m of the boundary of: <ul style="list-style-type: none"> <li>(a) a major road with a speed limit above 60km/h;</li> <li>(b) the rail network;</li> <li>(c) a future major road; or</li> <li>(d) a future railway.</li> </ul>
traffic impact assessment	means a study or a statement prepared in accordance with the <i>Guide to Traffic Management Part 12: Traffic Impacts of Development 2009</i> by a person with qualifications and a level of experience appropriate to the significance of the traffic impact.
vehicular traffic	means traffic composed of motor vehicles as motor vehicle is defined in section 3 of the <i>Vehicle and Traffic Act 1999</i> .

**C3.4 Use or Development Exempt from this Code**

C3.4.1 There are no exemptions from this code.

**C3.5 Use Standards**

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.
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Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> <li>(a) a new junction;</li> <li>(b) a new vehicle crossing; or</li> <li>(c) a new level crossing.</li> </ul> <p><b>A1.2</b></p> <p>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.</p> <p><b>A1.3</b></p> <p>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.</p> <p><b>A1.4</b></p> <p>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> <li>(a) the amounts in Table C3.1; or</li> <li>(b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.</li> </ul> <p><b>A1.5</b></p> <p>Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p><b>P1</b></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> <ul style="list-style-type: none"> <li>(a) any increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature of the road;</li> <li>(d) the speed limit and traffic flow of the road;</li> <li>(e) any alternative access to a road;</li> <li>(f) the need for the use;</li> <li>(g) any traffic impact assessment; and</li> <li>(h) any advice received from the rail or road authority.</li> </ul>
<p><b>Planners Response:</b> Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p>	

**Table C3.1 Acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)**

Location of vehicular traffic	Amount of acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)	
	Vehicles up to 5.5m long	Vehicles longer than 5.5m long

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Vehicle crossing on major roads and private level crossings	10% or 10 vehicle movements per day, whichever is the greater	10%
Vehicle crossings on other roads	20% or 40 vehicle movements per day, whichever is the greater	20% or 5 vehicle movements per day, whichever is the greater

**C3.6 Development Standards for Buildings or Works**

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Objective:	To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:</p> <p>(a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;</p> <p>(b) an extension which extends no closer to the existing or future major road or rail network than:</p> <p style="margin-left: 20px;">(i) the existing habitable building; or</p> <p style="margin-left: 20px;">(ii) an adjoining habitable building for a sensitive use; or</p> <p>(c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2<sup>nd</sup> edition, July 2008</i>.</p>	<p><b>P1</b></p> <p>Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the proposed setback;</p> <p>(c) any buffers created by natural or other features;</p> <p>(d) the location of existing or proposed buildings on the site;</p> <p>(e) the frequency of use of the rail network;</p> <p>(f) the speed limit and traffic volume of the road;</p> <p>(g) any noise, vibration, light and air emissions from the rail network or road;</p> <p>(h) the nature of the road;</p> <p>(i) the nature of the development;</p> <p>(k) the need for the development; any traffic impact assessment;</p> <p>(l) any mitigating measures proposed;</p> <p>(m) any recommendations from a suitably qualified person for mitigation of noise; and</p> <p>(n) any advice received from the rail or road authority.</p>	
<p><b>Planners Response:</b> Not applicable to application.</p> <p>The proposal is not within a road or railway attenuation area. The property is located within a 50km/h zone.</p>		

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**Table C3.2 Acceptable noise levels within a road or railway attenuation area**

Roads	Railways
The arithmetic average of the A-weighted L10 sound pressure levels for each of the one-hour periods between 6:00am and midnight on any day [L10 (18-hour)] of 63 dB(A).	A 24-hour Leq and Lmax noise level of 65 dB(A) and 87dB(A) Lmax assessed as a single event maximum sound pressure level.

**C3.7 Development Standards for Subdivision**

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Objective:	To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.</p>	<p><b>P1</b></p> <p>A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) any buffers created by natural or other features;</li> <li>(c) the location of existing or proposed buildings on the site;</li> <li>(d) the frequency of use of the rail network;</li> <li>(e) the speed limit and traffic volume of the road;</li> <li>(f) any noise, vibration, light and air emissions from the rail network or road;</li> <li>(g) the nature of the road;</li> <li>(h) the nature of the intended uses;</li> <li>(i) the layout of the subdivision;</li> <li>(j) the need for the subdivision;</li> <li>(k) any traffic impact assessment;</li> <li>(l) any mitigating measures proposed;</li> <li>(m) any recommendations from a suitably qualified person for mitigation of noise; and</li> </ul>

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	(n) any advice received from the rail or road authority.
<b>Planners Response:</b> Not applicable to application.	

## **C7.0 Natural Assets Code**

### **C7.1 Code Purpose**

The purpose of the Natural Assets Code is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

### **C7.2 Application of this Code**

C7.2.1 This code applies to development on land within the following areas:

- (a) a waterway and coastal protection area;
- (b) a future coastal refugia area; and
- (c) a priority vegetation area only if within the following zones:
  - (i) Rural Living Zone;
  - (ii) Rural Zone;
  - (iii) Landscape Conservation Zone;
  - (iv) Environmental Management Zone;
  - (v) Major Tourism Zone;
  - (vi) Utilities Zone;
  - (vii) Community Purpose Zone;
  - (viii) Recreation Zone;
  - (ix) Open Space Zone;
  - (x) Future Urban Zone;
  - (xi) Particular Purpose Zone; or
  - (xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

C7.2.2 This code does not apply to use.

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**C7.3 Definition of Terms**

C7.3.1 In this code, unless the contrary intention appears:

Term	Definition
coastal values	means the values of coastal areas derived from their coastal habitat and vegetation, physical elements, landscape values, recreational values and economic values and the processes and functions that underpin them.
future coastal refugia	means land where coastal processes are likely to occur naturally and can continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes, and other sensitive coastal habitats due to sea-level rise.
future coastal refugia area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a future coastal refugia area.
littoral vegetation	means vegetation adjacent to a sea, lake or river that is close to the shore. It includes the intertidal zone to high water mark and can include wetlands.
natural streambank and streambed condition	means the natural rate of erosion or accretion of the bank and bed of a watercourse and natural hydrological processes, as determined using <i>The Tasmanian River Condition Index Book 2 Hydrology User's Manual and Book 3 Physical Form Field Manual</i> .
natural assets	means biodiversity, environmental flows, natural streambank and streambed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.
priority vegetation	means native vegetation where any of the following apply: (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the <i>Nature Conservation Act 2002</i> ; (b) is a threatened flora species; (c) it forms a significant habitat for a threatened fauna species; or (d) it has been identified as native vegetation of local importance.
priority vegetation area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a priority vegetation area.
residual impacts	means those environmental effects predicted to remain after the initial effects of development have been avoided or minimised through design.

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riparian vegetation	means vegetation found within or adjacent to watercourses, wetlands, lakes and recharge basins.
river condition	means condition of a waterway as determined using the <i>Tasmanian River Condition Index</i> .
significant habitat	means the habitat within the known or core range of a threatened fauna species, where any of the following applies: (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species.
threatened fauna species	means listed under the <i>Threatened Species Protection Act 1995</i> or listed as threatened or migratory under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
threatened flora species	means listed under the <i>Threatened Species Protection Act 1995</i> or as threatened under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
waterway and coastal protection area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule as within a waterway and coastal protection area; or (b) within the relevant distance from a watercourse, wetland, lake or the coast shown in the Table C7.3 below, but does not include a piped watercourse or piped drainage line.  If an inconsistency for the width exists between Table C7.3 and the area shown on the overlay map, the greater distance prevails, excluding the width measured from the high water mark of tidal waters where the distance shown on the overlay map in the relevant Local Provisions Schedule prevails.  The depiction of a watercourse, or a section of a watercourse on an overlay map in the relevant Local Provisions Schedule, is definitive regardless of the actual area of the catchment.
waterway values	means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function and economic function.

**Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas**

Spatial Extent of Waterway and Coastal Protection Areas	Width
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Class 1: Watercourses named on the 1:100,000 topographical series maps, lakes, artificial water storages (other than farm dams), and the high water mark of tidal waters.	40m
Class 2: Watercourses from the point where their catchment exceeds 100ha.	30m
Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50ha to 100ha.	20m
Class 4: All other watercourses carrying running water for part or all of the year for most years.	10m
Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention).	100m
Other Wetlands: Wetlands not listed under the Ramsar Convention.	50m
<p>(a) For the purpose of spatially defining 'width' in Table C7.3:</p> <p>(i) width is measured from the top of bank or high water mark of tidal waters, watercourses or freshwater lakes; and</p> <p>(ii) in the case of watercourses or wetlands, the waterway and coastal protection area includes the waterway or wetland itself, being between the top of the banks on either side.</p> <p>(b) Any watercourse, including the tidal waters of any river, creek or stream, within or adjoining the following zones is deemed to be a Class 4 watercourse:</p> <p>(i) Inner Residential Zone;</p> <p>(ii) General Residential Zone;</p> <p>(iii) Low Density Residential Zone;</p> <p>(iv) Urban Mixed Use Zone;</p> <p>(v) Local Business Zone;</p> <p>(vi) General Business Zone;</p> <p>(vii) Central Business Zone;</p> <p>(viii) Commercial Zone;</p> <p>(ix) Light Industrial Zone;</p> <p>(x) Major Tourism Zone;</p> <p>(xi) Port and Marine Zone;</p> <p>(xii) Particular Purpose Zone; or</p> <p>(xiii) Future Urban Zone.</p>	

**C7.4 Use or Development Exempt from this Code**

C7.4.1 The following use or development is exempt from this code:

- (a) works by or on behalf of the Crown, State authority, or council to remedy an unacceptable risk

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- to public or private safety or to mitigate or prevent environmental harm;
- (b) development assessed as a Level 2 Activity;
- (c) clearance of native vegetation within a priority vegetation area,
  - (i) on existing pasture or crop production land; or
  - (ii) if the vegetation is within a private garden, public garden or park, national park, or within State-reserved land or a council reserve,
 provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant;
- (d) forest practices or forest operations in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development;
- (e) works by or on behalf of the Crown, State authority, or council for the protection of a water supply, watercourse, lake, wetland, or tidal waters or coastal assets as part of an endorsed or approved management plan;
- (f) coastal protection works by or on behalf of the Crown, State authority, or council that have been designed by a suitably qualified person; and
- (g) consolidation of lots.

**C7.5 Use Standards**

C7.5.1 There are no Use Standards in this code.

**C7.6 Development Standards for Buildings and Works**

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> <li>(a) be within a building area on a sealed plan approved under this planning scheme;</li> <li>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</li> <li>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</li> </ul>		<p><b>P1.1</b></p> <p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> <li>(a) impacts caused by erosion, siltation, sedimentation and runoff;</li> <li>(b) impacts on riparian or littoral vegetation;</li> <li>(c) maintaining natural streambank and streambed condition, where it exists;</li> <li>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</li> <li>(e) the need to avoid significantly impeding natural flow and drainage;</li> <li>(f) the need to maintain fish passage, where known to</li> </ul>

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	<p>exist;</p> <ul style="list-style-type: none"> <li>(g) the need to avoid land filling of wetlands;</li> <li>(h) the need to group new facilities with existing facilities, where reasonably practical;</li> <li>(i) minimising cut and fill;</li> <li>(j) building design that responds to the particular size, shape, contours or slope of the land;</li> <li>(k) minimising impacts on coastal processes, including sand movement and wave action;</li> <li>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</li> <li>(m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and</li> <li>(n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</li> </ul> <p><b>P1.2</b></p> <p>Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to access a specific resource in a coastal location;</li> <li>(b) the need to operate a marine farming shore facility;</li> <li>(c) the need to access infrastructure available in a coastal location;</li> <li>(d) the need to service a marine or coastal related activity;</li> <li>(e) provision of essential utility or marine infrastructure; or</li> </ul> <p>provisions of open space or for marine-related educational, research, or recreational facilities.</p>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>The land is not mapped as being in a coastal protection area or coastal refugia area.</p>	
<p><b>A2</b></p> <p>Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.</p>	<p><b>P2.1</b></p> <p>Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> <li>(a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands,</li> </ul>

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	<p>saltmarshes and other coastal habitats from adjacent areas;</p> <ul style="list-style-type: none"> <li>(b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;</li> <li>(c) allowing the coastal processes of sand deposition or erosion to continue to occur;</li> <li>(d) the need to group new facilities with existing facilities, where reasonably practical;</li> <li>(e) the impacts on native vegetation;</li> <li>(f) minimising cut and fill;</li> <li>(g) building design that responds to the particular size, shape, contours or slope of the land; the impacts of sea-level rise on natural coastal processes and coastal habitat;</li> <li>(i) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and</li> <li>(j) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</li> </ul> <p><b>P2.2</b></p> <p>Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to access a specific resource in a coastal location;</li> <li>(b) the need to operate a marine farming shore facility;</li> <li>(c) the need to access infrastructure available in a coastal location;</li> <li>(d) the need to service a marine or coastal related activity;</li> <li>(e) provision of essential utility or marine infrastructure; and</li> <li>(h) provision of open space or for marine-related educational, research, or recreational facilities.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p>	
<p><b>A3</b></p> <p>Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.</p>	<p><b>P3</b></p> <p>Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:</p>

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	<ul style="list-style-type: none"> <li>(a) the need to minimise impacts on water quality; and</li> <li>(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p>	
<p><b>A4</b></p> <p>Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p><b>P4.1</b></p> <p>Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to:</p> <ul style="list-style-type: none"> <li>(a) impacts caused by erosion, siltation, sedimentation and runoff;</li> <li>(b) impacts on riparian or littoral vegetation;</li> <li>(c) the need to avoid land filling of wetlands;</li> <li>(d) impacts on sand movement and wave action; and</li> <li>(e) the potential for increased risk to inundation of adjacent land.</li> </ul> <p><b>P4.2</b></p> <p>Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:</p> <ul style="list-style-type: none"> <li>(a) to continue an existing use or development on adjacent land; or</li> <li>(b) for a use which relies upon a coastal location to fulfil its purpose, having regard to: <ul style="list-style-type: none"> <li>(i) the need to access a specific resource in a coastal location;</li> <li>(ii) the need to operate a marine farming shore facility;</li> <li>(iii) the need to access infrastructure available in a coastal location;</li> <li>(iv) the need to service a marine or coastal related activity;</li> <li>(v) provision of essential utility or marine infrastructure; and</li> <li>(vi) provision of open space or for marine-related educational, research, or recreational facilities.</li> </ul> </li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p>	

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<p><b>A5</b></p> <p>Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p><b>P5</b></p> <p>Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to:</p> <ul style="list-style-type: none"> <li>(a) impacts on sand movement and wave action; and</li> <li>(b) the potential for increased risk of inundation to adjacent land.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p>	

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"> <li>(a) does not result in unreasonable loss of priority vegetation;</li> <li>(b) is appropriately managed to adequately protect identified priority vegetation; and</li> <li>(c) minimises and appropriately manages impacts from construction and development activities..</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></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><b>P1.1</b></p> <p>Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;</li> <li>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</li> <li>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</li> <li>(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the</li> </ul>

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	<p>priority vegetation and there is little potential for long-term persistence; or</p> <p>(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p> <p><b>P1.2</b></p> <p>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <p>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</p> <p>(b) any particular requirements for the buildings and works;</p> <p>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>any existing cleared areas on the site.</p>
<p><b>Planners Response:</b> Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p> <p>Construction of the additional access will necessitate removal of a small quantity of native vegetation.</p>	

**C7.7 Development Standards for Subdivision**

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective:	<p>That:</p> <p>(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and</p> <p>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.</p>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

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<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <ul style="list-style-type: none"> <li>(a) be for the creation of separate lots for existing buildings;</li> <li>(b) be required for public use by the Crown, a council, or a State authority;</li> <li>(c) be required for the provision of Utilities;</li> <li>(d) be for the consolidation of a lot; or</li> <li>(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and</li> <li>(b) future development likely to be facilitated by the subdivision.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p>	

C7.7.2 Subdivision within a priority vegetation area

Objective:	That: <ul style="list-style-type: none"> <li>(a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and</li> <li>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></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"> <li>(a) be for the purposes of creating separate lots for existing buildings;</li> <li>(b) be required for public use by the Crown, a council, or a State authority;</li> <li>(c) be required for the provision of Utilities;</li> <li>(d) be for the consolidation of a lot; or</li> <li>(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.</li> </ul>	<p><b>P1.1</b></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"> <li>(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;</li> <li>(b) subdivision for the construction of a single dwelling or an associated outbuilding;</li> <li>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</li> </ul>

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	<ul style="list-style-type: none"> <li>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</li> <li>(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</li> <li>(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</li> </ul> <p><b>P1.2</b></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"> <li>(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;</li> <li>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</li> <li>(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</li> <li>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</li> <li>(e) any on-site biodiversity offsets; and</li> <li>(f) any existing cleared areas on the site.</li> </ul>
<p><b>Planners Response:</b> Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p> <p>The application is for subdivision within a priority habitat area.</p>	

## **C10.0 Coastal Erosion Hazard Code**

### **C10.1 Code Purpose**

The purpose of the Coastal Erosion Hazard Code is:

- C10.1.1 To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:

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- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
- (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and
- (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

**C10.2 Application of this Code**

C10.2.1 This code applies to:

- (a) use and development of land within a coastal erosion hazard area; or
- (b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.

C10.2.2 The planning authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.

C10.2.3 For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.

**C10.3 Definition of Terms**

C10.3.1 In this code, unless the contrary intention appears:

Term	Definition
coastal erosion	means: (a) erosion of the coastline by water, wind and general weather conditions; or (b) coastal recession, which is the long-term movement of the coastline due to sea level rise.
coastal erosion hazard area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a coastal erosion hazard area, which is classified into one of three coastal erosion hazard bands; (b) shown on an overlay map in the relevant Local Provisions
Term	Definition
	Schedule as within a coastal erosion investigation area; or (c) identified in a report for the purposes of C10.2.1(b).

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coastal erosion hazard bands	<p>means the classification of land within a coastal erosion hazard area into one of the following coastal erosion hazard bands:</p> <ul style="list-style-type: none"> <li>(a) low;</li> <li>(b) medium; or</li> <li>(c) high.</li> </ul>
coastal erosion hazard report	<p>means a report prepared by geotechnical practitioner and must include:</p> <ul style="list-style-type: none"> <li>(a) details of, and be signed by, the person who prepared or verified the report;</li> <li>(b) confirmation that the person has the appropriate qualifications and expertise;</li> <li>(c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority;</li> <li>(d) a report of a geotechnical site investigation undertaken consistent with <i>Australian Standard AS 1726-2017 Geotechnical site investigations</i>; and</li> <li>(e) conclusions based on consideration of the proposed use and development: <ul style="list-style-type: none"> <li>(i) as to whether the use or development is likely to cause or contribute to the occurrence of coastal erosion on the site or on adjacent land;</li> <li>(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: <ul style="list-style-type: none"> <li>a. the nature, intensity and duration of the use;</li> <li>b. the type, form and duration of any development;</li> <li>c. the likely change in the risk across the intended life of the use or development;</li> <li>d. the ability to adapt to a change in the level of risk;</li> <li>e. the ability to maintain access to utilities and services;</li> <li>f. the need for specific coastal erosion reduction or protection measures on the site;</li> <li>g. the need for coastal erosion reduction or protection measures beyond the boundary of the site; and</li> <li>h. any coastal erosion management plan in place for the site or adjacent land;</li> </ul> </li> <li>(iii) any advice relating to the ongoing management of the use or development;</li> <li>(iv) as to whether the use or development is located on an actively mobile landform within the coastal zone; and</li> <li>(v) relating to any matter specifically required by Performance Criteria in this code.</li> </ul> </li> </ul>
coastal erosion investigation area	<p>means land shown on an overlay map in the relevant Local Provisions Schedule as within a coastal erosion investigation area.</p>

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coastal erosion investigation area report	means a report prepared by a suitably qualified person for a site that: <ul style="list-style-type: none"> <li>(a) categorises the site in the relevant coastal erosion hazard band in accordance with the methodology in the <i>Coastal Erosion Investigation Area – Site Assessment</i>; and</li> <li>(b) considers any matter specifically required by Performance Criteria in this Code.</li> </ul>
coastal erosion management plan	means a management plan for a coastal erosion hazard area endorsed by the relevant council.
critical use	means a use that is within one of the following Use Classes: <ul style="list-style-type: none"> <li>(a) Emergency Services; or</li> <li>(b) Hospital Services.</li> </ul>
geotechnical practitioner	means: <ul style="list-style-type: none"> <li>(a) a person holding a building services license issued under the <i>Occupational Licensing Act 2005</i> in the class of engineer-civil;</li> <li>(b) a geotechnical engineer acting within their area of competence; or</li> <li>(c) an engineering geologist acting within their area of competence.</li> </ul>
hazardous use	means a use that is within one of the following Use Classes: <ul style="list-style-type: none"> <li>(a) Crematoria and Cemeteries;</li> <li>(b) Extractive Industry, if the use involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(c) Hospital Services, if the use involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(d) Manufacturing and Processing, if the use involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(e) Recycling and Waste Disposal;</li> <li>(f) Research and Development, if the use involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(g) Storage, if the use involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(h) Transport Depot and Distribution, if the use involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(i) Utilities, if the use involves the storage of a hazardous chemical of a manifest quantity; or</li> <li>(j) Vehicle Fuel Sales and Service.</li> </ul>
non-urban zone	means land shown on a zone map in the relevant Local Provisions Schedule, as within the following zones: <ul style="list-style-type: none"> <li>(a) Rural Living Zone;</li> <li>(b) Rural Zone;</li> <li>(c) Agriculture Zone;</li> <li>(d) Landscape Conservation Zone;</li> <li>(e) Environmental Management Zone;</li> <li>(f) Utilities Zone;</li> <li>(g) Open Space Zone; and</li> <li>(h) Future Urban Zone.</li> </ul>

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urban zone	<p>means land shown on a zone map in the relevant Local Provisions Schedule, as within the following zones:</p> <ul style="list-style-type: none"> <li>(a) General Residential Zone;</li> <li>(b) Inner Residential Zone;</li> <li>(c) Low Density Residential Zone;</li> <li>(d) Village Zone;</li> <li>(e) Urban Mixed Use Zone;</li> <li>(f) Local Business Zone;</li> <li>(g) General Business Zone;</li> <li>(h) Central Business Zone;</li> <li>(i) Commercial Zone;</li> <li>(j) Light Industrial Zone;</li> <li>(k) General Industrial Zone;</li> <li>(l) Major Tourism Zone;</li> <li>(m) Port and Marine Zone;</li> <li>(n) Community Purpose Zone;</li> <li>(o) Recreation Zone; and</li> <li>(p) any particular purpose zone.</li> </ul>
vulnerable use	<p>means a use that is within one of the following Use Classes:</p> <ul style="list-style-type: none"> <li>(a) Custodial Facility;</li> <li>(b) Educational and Occasional Care;</li> <li>(c) Residential, if for a respite centre, residential care facility, retirement village or assisted housing; or</li> <li>(d) Visitor Accommodation, if the use accommodates more than 12 guests.</li> </ul>

**C10.4 Use or Development Exempt from this Code**

C10.4.1 Excluding where development occurs on an actively mobile landform in the coastal zone, the following use or development is exempt from this code:

- (a) use or development that requires authorisation under the *Building Act 2016*, excluding:
  - (i) a critical use, hazardous use, or vulnerable use;
  - (ii) if located within a high coastal erosion hazard band; or
  - (iii) coastal protection works;
- (b) intensification of an existing use, if not for a critical, hazardous, or vulnerable use;
- (c) alterations or extensions to an existing building located within a high coastal erosion hazard band, if:
  - (i) the site coverage is not increased by more than 20m<sup>2</sup> from that existing at the effective date; and
  - (ii) not for a critical, hazardous, or vulnerable use;
- (d) use or development of land for:
  - (i) Natural and Cultural Values Management;
  - (ii) Passive Recreation;

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- (iii) Port and Shipping in a proclaimed wharf area;
- (iv) Resource Development, excluding use or development in the high coastal erosion hazard band that requires authorisation under the *Building Act 2016*; or
- (v) minor utilities;
- (e) planting or disturbance of vegetation on existing pasture or crop production land; or
- (f) consolidation of lots.

**C10.5 Use Standards**

C10.5.1 Use within a high coastal erosion hazard band

Objective:	That use within a high coastal erosion hazard band: (a) is reliant on a coastal location; and (b) can achieve and maintain a tolerable risk from coastal erosion.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1.1</b></p> <p>A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to access a specific resource in a coastal location;</li> <li>(b) the need to operate a marine farming shore facility;</li> <li>(c) the need to access infrastructure available in a coastal location;</li> <li>(d) the need to service a marine or coastal related activity;</li> <li>(e) provision of an essential utility or marine infrastructure;</li> <li>(f) provision of open space or for marine-related educational, research or recreational facilities;</li> <li>(g) any advice from a State authority, regulated entity or a council; and</li> <li>(h) the advice obtained in a coastal erosion hazard report.</li> </ul> <p><b>P1.2</b></p> <p>A coastal erosion hazard report also demonstrates that:</p> <ul style="list-style-type: none"> <li>(a) any increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or</li> <li>(b) the use can achieve and maintain a tolerable risk</li> </ul>

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	from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.
<p><b>Planners Response:</b> Not applicable to application.</p> <p>The application does not propose a new use or alter the existing use within the High Risk Hazard Band. Consideration is given below to the capacity of Lot 1 to support future development in the Low Risk Hazard Band.</p>	

C10.5.2 Uses located within a non-urban zone and within a low or medium coastal erosion hazard band

Objective:	That a use located within a non-urban zone and within a low or medium coastal erosion hazard band can achieve and maintain a tolerable risk from coastal erosion.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>A tolerable risk for a use located within a non-urban zone and within a low or medium coastal erosion hazard band can be achieved and maintained, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any increase in the risk from coastal erosion;</li> <li>(b) any requirement for specific hazard reduction or protection measures;</li> <li>(c) the need to minimise any: <ul style="list-style-type: none"> <li>(i) increase in risk to public infrastructure; and</li> <li>(ii) reliance on coastal protection works;</li> </ul> </li> <li>(d) any advice from a State authority, regulated entity or a council; and</li> <li>(e) the advice contained in a coastal erosion hazard report.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>The site is in an urban zone.</p>	

C10.5.3 Critical use, hazardous use or vulnerable use

Objective:	That critical, hazardous and vulnerable uses located within a coastal erosion hazard band can achieve and maintain a tolerable risk from coastal erosion.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1.1</b></p> <p>If located within a non-urban zone or a high coastal erosion hazard band, the use must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to access a specific resource in a coastal</li> </ul>

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	<p>location;</p> <ul style="list-style-type: none"> <li>(b) the need to operate a marine farming shore facility;</li> <li>(c) the need to access infrastructure available in a coastal location;</li> <li>(d) the need to service a marine or coastal related activity;</li> <li>(e) provision of an essential utility or marine infrastructure;</li> <li>(f) provision of open space or for marine-related educational, research, or recreational facilities; and</li> <li>(g) the advice contained in a coastal erosion hazard report.</li> </ul> <p><b>P1.2</b></p> <p>A coastal erosion hazard report also demonstrates that:</p> <ul style="list-style-type: none"> <li>(a) an increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or</li> <li>(b) the use 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 hazard reduction or protection measures.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>The proposal is not for a critical, vulnerable or hazardous use.</p>	
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2</b></p> <p>In addition to the requirements in clause C10.5.3 P1.2, a critical use within a coastal erosion hazard area must achieve and maintain a tolerable risk from coastal erosion in 2100, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the ability of the use to function and maintain service during the coastal erosion event and recovery period;</li> <li>(b) any interruption to the operation of the critical use in locations external to the immediate impact of the coastal erosion event;</li> <li>(c) the creation of risk to the health or safety of people from damage or disruption to: <ul style="list-style-type: none"> <li>(i) a water supply service; or</li> <li>(ii) the drainage and treatment of waste water;</li> </ul> </li> <li>(d) the advice contained in a coastal erosion hazard</li> </ul>

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	<p>report; and</p> <p>(e) any advice from a State authority, regulated entity or a council.</p>
<p><b>Planners Response:</b> Not applicable to application.</p>	
<p><b>A3</b></p> <p>No Acceptable Solution.</p>	<p><b>P3</b></p> <p>In addition to the requirements in clause C10.5.3 P1.2, the impact of coastal erosion on a hazardous use within a coastal erosion hazard band must have a tolerable risk in 2100, having regard to:</p> <p>(a) the health and safety of people;</p> <p>(b) any impact on property;</p> <p>(c) any impact on the environment;</p> <p>(d) the advice contained in a coastal erosion hazard report; and</p> <p>(e) any advice from a State authority, regulated entity or a council.</p>
<p><b>Planners Response:</b> Not applicable to application.</p>	
<p><b>A4</b></p> <p>No Acceptable Solution.</p>	<p><b>P4</b></p> <p>In addition to the requirements in clause C10.5.3 P1.2, vulnerable use within a coastal erosion hazard area, must be protected from coastal erosion, having regard to:</p> <p>(a) any protection measures, existing or proposed;</p> <p>(b) the ability and capability of people in a coastal erosion event who may live, work or visit the site, to:</p> <p style="padding-left: 20px;">(i) protect themselves;</p> <p style="padding-left: 20px;">(ii) evacuate in an emergency; and</p> <p style="padding-left: 20px;">(iii) understand and respond to instructions in the event of an emergency;</p> <p>(c) any emergency evacuation plan;</p> <p>(d) the level of risk for emergency personnel involved in evacuation and rescue tasks;</p> <p>(e) the advice contained in a coastal erosion hazard report; and</p> <p>(f) any advice from a State authority, regulated entity or a council.</p>

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**Planners Response:** Not applicable to application.

C10.5.4 Uses located within a coastal erosion investigation area

Objective:	That use within a coastal erosion investigation area can achieve and maintain a tolerable risk from coastal erosion.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> No Acceptable Solution.	<b>P1</b> A coastal erosion investigation area report for a use within a coastal erosion investigation area demonstrates that:  (a) it is not located within a low, medium or high coastal erosion hazard band;  (b) it is located within a high coastal erosion hazard band and it meets the requirements in clause C10.5.1 P1; a low or medium coastal erosion hazard band  (c) it is located within a non-urban zone and within and it meets the requirements in clause C10.5.2 P1; or  (d) if it is for a critical use, hazardous use, or vulnerable use, it is located within a low, medium or high coastal erosion hazard band and it meets the relevant requirements in clause C10.5.3 P1, P2, P3 and P4.	
<b>Planners Response:</b> Not applicable to application. The development is not in a Coastal Erosion Investigation Area.		

**C10.6 Development Standards for Buildings and Works**

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

Objective:	That: (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.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> No Acceptable Solution.	<b>P1.1</b> Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a	

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	<p>tolerable risk, having regard to:</p> <ul style="list-style-type: none"> <li>(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;</li> <li>(b) any advice from a State authority, regulated entity or a council; and</li> <li>(c) the advice contained in a coastal erosion hazard report.</li> </ul> <p><b>P1.2</b></p> <p>A coastal erosion hazard report demonstrates that:</p> <ul style="list-style-type: none"> <li>(a) the building and works: <ul style="list-style-type: none"> <li>(i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and</li> <li>(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;</li> </ul> </li> <li>(b) buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life.</li> </ul>
<p><b>Planners Response:</b> Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p>	

C10.6.2 Coastal protection works within a coastal erosion hazard area

Objective:	That coastal protection works located within a coastal erosion hazard area are kept to a minimum, appropriately located, fit for purpose and do not increase the likely risks from coastal erosion to adjacent land.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

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<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Coastal protection works within a coastal erosion hazard area must be appropriately located, fit for purpose and kept to a minimum, having regard to:</p> <ul style="list-style-type: none"> <li>(a) if within a non-urban zone, the works are for the protection of a use that relies upon a coastal location to fulfil its purpose;</li> <li>(b) the advice contained in a coastal erosion hazard report that: <ul style="list-style-type: none"> <li>(i) there is no increased risk from coastal erosion on the site, on adjacent land or public infrastructure; and</li> <li>(ii) risks from coastal erosion to 2100 can be mitigated;</li> </ul> </li> <li>(c) the need for arrangements to be made, including with the applicant, to meet the cost of construction and ongoing maintenance of the coastal protection works; and</li> <li>(d) any advice from a State authority, regulated entity or a council.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p> <p>The proposal does not include coastal protection works.</p>	

C10.6.3 Buildings and works located within a coastal erosion investigation area

<p>Objective:</p>	<p>That:</p> <ul style="list-style-type: none"> <li>(a) buildings and works, excluding coastal protection works, within a coastal erosion investigation area can achieve and maintain a tolerable risk from coastal erosion; and</li> <li>(b) coastal protection works located within a coastal erosion investigation area are kept to a minimum, appropriately located, fit for purpose and do not increase the likely risks from coastal erosion to adjacent land.</li> </ul>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>

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<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>A coastal erosion investigation area report for buildings and works within a coastal erosion investigation area demonstrates that:</p> <ul style="list-style-type: none"> <li>(a) it is not located within a low, medium or high coastal erosion hazard band;</li> <li>(b) it is located within a low, medium or high coastal erosion hazard band and it meets the requirements in clause C10.6.1 P1; or</li> <li>(c) if for coastal protection works, it meets the requirements in clause C10.6.2 P1.</li> </ul>
<p><b>Planners Response:</b> Not applicable to application.</p>	

**C10.7 Development Standards for Subdivision**

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.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must:</p> <ul style="list-style-type: none"> <li>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal erosion hazard area;</li> <li>(b) be for the creation of separate lots for existing buildings;</li> <li>(c) be required for public use by the Crown, a council or a State authority; or</li> <li>(d) be required for the provision of Utilities, and not be located on an actively mobile landform.</li> </ul>	<p><b>P1</b></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> <ul style="list-style-type: none"> <li>(a) any increase in risk from coastal erosion for adjacent land;</li> <li>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</li> <li>(c) the need to minimise future remediation works;</li> <li>(d) any loss or substantial compromise, by coastal erosion, of access to the lot on or off site;</li> <li>(e) the need to locate building areas outside the coastal erosion hazard area;</li> <li>(f) any advice from a State authority, regulated entity or a council; and</li> </ul>	

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	(g) the advice contained in a coastal erosion hazard report,  and works must not be located on actively mobile landforms unless for engineering or remediation works to protect land, property and human life.
<b>Planners Response:</b> Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.	

## **C16.0            Safeguarding of Airports Code**

### **C16.1 Code Purpose**

The purpose of the Safeguarding of Airports Code is:

- C16.1.1 To safeguard the operation of airports from incompatible use or development.
- C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

### **C16.4 Use or Development Exempt from this Code**

- C16.4.1 The following use or development is exempt from this code:
  - (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

**Planners Response:** The AHD height specified for the site is 1129.2m. The proposed development does not extend into the airport obstacle limitation area.

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David Herring & Catherine Thomas

121 Low Head Road

LOW HEAD TAS 7253

29<sup>th</sup> April 2026

Planning Department  
George Town Council  
PO Box 161  
George Town TAS 7253

**Submission re Development Application No DA2026/17**

Dear Sir/ Madam

Whilst we have no objection to the proposed subdivision, we wish that the following matters be addressed in the Consent.

1. It be noted that the existing sewer line that services proposed Lot 1, 119 Low Head Road also serves our property, 121 Low Head Road. Our sewer service is to be maintained.
2. All excavations near the northern boundary (adjacent to 121 Low Head Road) are to be adequately supported by engineered retaining walls to prevent undermining of the boundary fence footings.
3. The proposed driveway cross overs be at 90° to the multi-use path and be concrete or similar rather than gravel in keeping with the majority of adjacent properties. This will assist with maintenance of the area between the driveways and local aesthetics.

Please feel free to contact us if you have any queries or require clarification.

Regards

David Herring and Catherine Thomas

121 Low Head Road





## Submission to Planning Authority Notice

### Application details

Council Planning Permit No.	DA 2026/17
Council notice date	1/04/2026
TasWater Reference No.	TWDA 2026/00332-GTC
Date of response	09/04/2026
TasWater Contact	Huong Pham
Phone No.	0427 471 748

### Response issued to

Council name	GEORGE TOWN COUNCIL
Contact details	planning@georgetown.tas.gov.au
Development details	
Address	119 LOW HEAD RD , LOW HEAD
Property ID (PID)	2182573
Description of development	2 Lot Subdivision

### Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Nova Land Consulting	L250804 sheet 1/1	V1.1	21/11/2025

### Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

#### CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection(s) and sewerage system and connection(s) to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

#### ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for a Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

Tasmanian Water & Sewerage Corporation Pty Ltd  
GPO Box 1393 Hobart, TAS 7001  
[development@taswater.com.au](mailto:development@taswater.com.au)  
ABN: 47 162 220 653

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5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
  - a. The submitted design must demonstrate that the proposed sewer alignment has been fully investigated and optimised, including consideration of constructability, land tenure, and constraints such as Aboriginal heritage. The approved drawings are to represent the final and intended alignment and design; subsequent changes to the approved alignment or servicing arrangement will not be permitted without TasWater's prior written approval, except where required to address unforeseen site conditions.
6. Prior to applying for a Permit to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
9. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
10. Prior to the issue of a Consent to Register a Legal Document, all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
11. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
12. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
  - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.



Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

13. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
14. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
16. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

17. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
18. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

#### **DEVELOPER CHARGES**

19. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$3,514 to TasWater for water and sewerage infrastructure for 1.00 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

#### **DEVELOPMENT ASSESSMENT FEES**

20. The applicant or landowner as the case may be, must pay a development assessment fee of \$251.35 and a Consent to Register a Legal Document fee of \$265.98 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.



## Advice

### General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form>

### Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

### Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>

### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

## Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.



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**1 MESSAGE FROM GENERAL MANAGER**

Before introducing this report, I wish to pay tribute to the extraordinary service to Council and community by Cr Heather Barwick, who sadly passed away on Sunday, 15th March 2026.

Elected in March 1989, Cr Barwick has provided decades of service to the George Town community and is George Town Council's longest serving Councillor. In 1995, Cr Barwick became the first woman to serve as Mayor of George Town, where she held office until 1997. During her term of office, she established the Council's first Financial Policy in 1996. As Mayor, Cr Barwick was instrumental in developing the Devil Cat ferry service to take commuters between George Town and Victoria.

In addition, Cr Barwick served in various leadership capacities within George Town Council, including as Deputy Mayor between October 2009 and October 2011 and as Chair of the George Town Community Safety Group Committee since 2014. Outside of Council, she has served as a Justice of the Peace for George Town since 1996, receiving a 20-year service recognition award from the Department of Justice in 2020.

During her years of service with George Town Council, Cr Barwick has advocated strongly for the interests of local residents, especially in relation to coastal communities, such as Bellingham, Weymouth, Lulworth and Hillwood. She has been an active participant in a range of initiatives led by local progress groups.

In recognition of her contribution to local council, Cr Barwick was presented with the Outstanding Commitment and Services to Local Council Award from the Local Government Association of Tasmania in 2014.

In 2023, Cr Barwick was inducted to the Tasmania Honour Roll for Women in recognition of service to the community, advocacy and inclusion; government and public services.

Our condolences are with the family and loved ones of Cr Heather Barwick in honouring her contribution to local government and the people of our municipality.

Cr Heather Barwick (JP) will be missed.

Rest in Peace.

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**General Manager's Message**

Council continues to be in a sound position to deliver core services and progress priority projects across the municipality, while maintaining responsible financial management and strong governance.

For the period to 31 March 2026, operating income was \$14.743 million, representing 92.97% of the annual budget (when adjusted for the prepaid Financial Assistance Grant). Year-to-date income is \$0.676 million below budget, largely due to the timing and accounting treatment of grant prepayments, with revenue streams expected to trend closer to budget by 30 June. Operating expenditure year to date was \$12.215 million or 77.86% of the annual budget, with expenditure tracking favourably overall (\$0.292 million below budget) primarily due to the timing of recruitment, works delivery, and invoicing.

Council's cash position remains strong. As at 31 March 2026, Council held \$.747 million in reconciled cash at bank and \$12.157 million in cash investments, with \$12.904 million available to meet reserves, provisions, and budget items.

This quarter also reflects steady service delivery activity across the organisation. Council recorded 876 customer requests, highlighting the breadth of operational and administrative support provided to our community. Council facilities continued to be well utilised, with 260 facility bookings recorded across venues between January and March, supporting community groups, events, and regular user activities. In addition, 21 event approvals were issued across Council-managed facilities during the quarter.

Council's visitor economy assets also continued to perform strongly through the quarter. The Visitor Information Centre recorded 1,153 visits, and generated \$1,588.70 in sales. The Watch House recorded 496 visits, with \$108.00 in merchandise sales. The Bass & Flinders Maritime Museum recorded 2,038 visits and achieved total sales of \$24,246.88, reflecting continued interest in the museum's offerings and the value of cultural tourism to the municipality.

Council's planning and building services continue to support local development activity. During the quarter, 15 planning permits were issued, with a reported total cost of works of \$3,614,940. In building services, 2 Category 4 building permits were issued in the quarter (estimated value \$70,000), and 28 Category 3 notifiable works approvals were issued (estimated value \$10,471,121), bringing the total approvals for the period to 30.

I would like to acknowledge the ongoing efforts of Council staff who continue to deliver the diverse work outlined in this report, and to thank Councillors, community organisations, volunteers, and partners for their collaboration and contribution throughout the quarter.

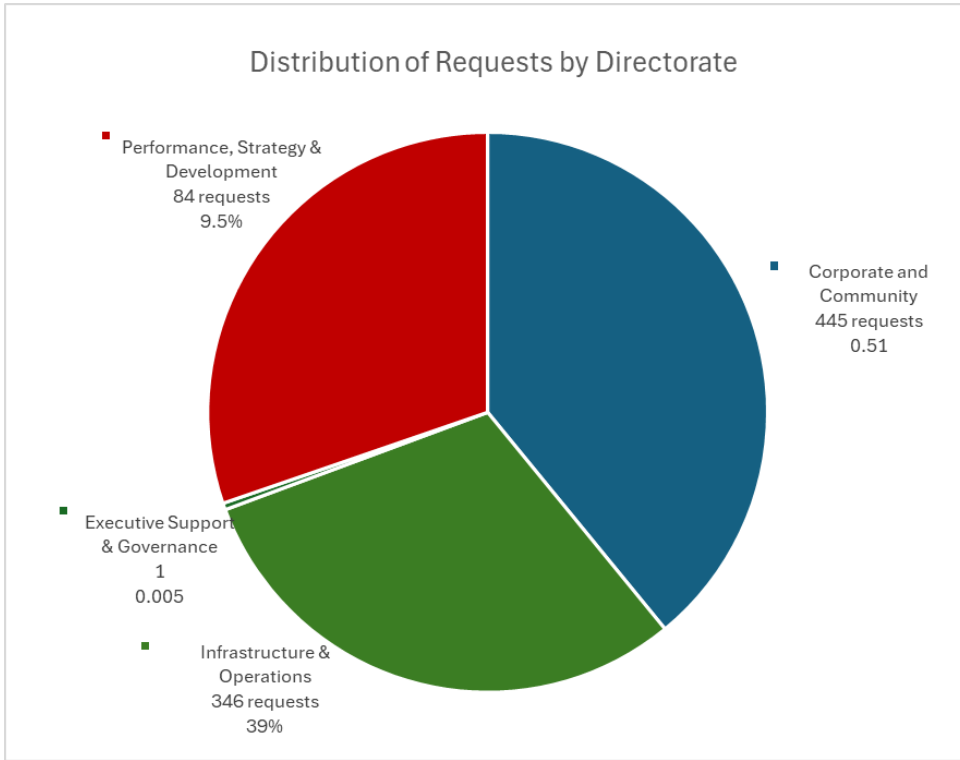
I invite you to review the highlights and detailed updates contained within this Quarterly Report, which reflects Council's continuing commitment to transparency, sound governance, and service to the George Town community.

**Shane Power**  
**General Manager**

**George Town Council**  
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**2 SERVICE DELIVERY**

**2.1 ORGANISATIONAL CUSTOMER SERVICE**



Total Customer Requests	Category	Organisation Structure
440	Phone Message	Corporate and Community
2	Customer Service	Corporate and Community
150	Waste Services	Infrastructure & Operations
69	Operation Centre - Roads	Infrastructure & Operations
26	Technical Services	Infrastructure & Operations
20	Operation Centre - Trees	Infrastructure & Operations
14	Operation Centre - Vegetation/Reserves	Infrastructure & Operations
13	Operation Centre - Footpaths	Infrastructure & Operations
13	Operation Centre - Security / Vandalism	Infrastructure & Operations
11	Operation Centre	Infrastructure & Operations
11	Operation Centre - Miscellaneous	Infrastructure & Operations
8	Operation Centre - Drainage	Infrastructure & Operations
5	Operation Centre - Graffiti	Infrastructure & Operations
1	Building	Infrastructure & Operations
1	Parks and Waterways	Infrastructure & Operations
44	Rangers and Governance	Performance, Strategy & Development

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35	Animals	Performance, Strategy & Development
5	Planning	Performance, Strategy & Development
4	Health	Performance, Strategy & Development
1	Media, Marketing & Communication	Performance, Strategy & Development
2	Rates	Performance, Strategy & Development
1	Media, Marketing & Communication	Executive Support & Governance

**Total 876**

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**2.2 COMMUNITY**

**Facilities**

**Facility Bookings January to March 2026**

A total of 260 facility bookings were recorded between January and March 2026 across Council venues.

The Community Centre YMCA recorded the highest usage with 89 bookings representing daily user group bookings, followed by the York Cove Centre (55 bookings) and the Macquarie Room (36 bookings). The Memorial Hall had 30 bookings during the quarter.

Facility	Total Bookings
Community Centre YMCA	89*
York Cove Centre	55*
Macquarie Room	36
Memorial Hall	30
Graham Fairless Centre	13
Supper Room	13
Kitchen	8
Hillwood Hall	6
Jim Mooney Gallery	3
Regent Square	2
Bass and Flinders Maritime Museum	2
Weymouth Hall	1
George Town Sports Complex	1
East Beach Recreation Ground	1
<b>Total Bookings</b>	<b>260</b>

**\*Bookings are for regular users of the facilities who have daily or weekly use agreements.**

**Event Approvals January 2026 – March 2026**

Between January and March 2026, a total of 21 event approvals were issued across Council managed facilities. The following table provides a breakdown of approvals by location and month.

Location	January February March Total Approvals			
Location	Jan 26	Feb 26	Mar 26	Total
Sports Complex	0	0	1	1
Memorial Hall	1	0	1	2
Graham Fairless Centre	2	0	2	4
Supper Room	2	0	2	4
Weymouth Hall	1	0	0	1
East Beach	1	0	0	1
Macquarie Room	1	1	1	3
Bass and Flinders Museum	0	2	1	3

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Windmill Point Recreation	0	1	0	1
Regent Square	1	1	0	2
Hillwood Recreation Ground	0	1	1	2
<b>Total Approval for Quarter</b>				<b>21</b>

**Tourism and Events**

**Visitor Information Centre**

	Total:	GT	TAS	NSW/ACT	VIC	QLD	SA	WA	NT	O/SEA
January:	<b>358</b>	12	44	83	79	58	8	38	2	34
February:	<b>419</b>	29	35	101	62	108	11	28	5	40
March:	<b>376</b>	26	32	102	52	94	14	23	0	33
<b>Total:</b>	<b>1,153</b>	67	111	286	193	260	33	89	7	107

	Camping:	MTB Gear:	Souv:	Total:
January:	\$0.00	\$65.00	\$143.20	<b>\$208.20</b>
February:	\$21.00	\$336.00	\$369.00	<b>\$726.00</b>
March:	\$0.00	\$207.00	\$447.50	<b>\$654.50</b>
<b>Total:</b>	<b>\$21.00</b>	<b>\$608.00</b>	<b>\$959.70</b>	<b>\$1,588.70</b>

**Watch House:**

	Total:	GT	TAS	NSW/ACT	VIC	QLD	SA	WA	NT	O/SEA
January:	<b>133</b>	22	30	16	22	21	4	6	0	12
February:	<b>182</b>	16	17	29	20	60	8	14	0	18
March:	<b>181</b>	27	17	39	28	44	12	7	0	7
<b>Total:</b>	<b>496</b>	<b>65</b>	<b>64</b>	<b>84</b>	<b>70</b>	<b>125</b>	<b>24</b>	<b>27</b>	<b>0</b>	<b>37</b>

	Merchandise:	Total:
January:	\$25.00	\$25.00
February:	\$54.00	\$54.00
March:	\$29.00	\$29.00
<b>Totals:</b>	<b>\$108.00</b>	<b>\$108.00</b>

**Bass & Flinders:**

	Total:	GT	TAS	NSW/ACT	VIC	QLD	SA	WA	NT	O/SEA	OTHER
January:	<b>518</b>	50	101	104	56	79	21	38	11	58	0

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February:	<b>837</b>	38	104	173	93	149	34	43	11	55	137
March:	<b>683</b>	30	58	152	88	157	39	28	3	32	96
<b>Total:</b>	<b>2,038</b>	<b>118</b>	<b>263</b>	<b>429</b>	<b>237</b>	<b>385</b>	<b>94</b>	<b>109</b>	<b>25</b>	<b>145</b>	<b>233</b>

	Adult:	Student/ Con:	Child:	Family:	Souvenirs & Books:	Total:
January:	\$1,632.00	\$2,316.00	\$82.00	\$841.00	\$2,038.63	\$6,909.63
February:	\$1,661.50	\$4,654.50	\$32.00	\$217.50	\$2,797.75	\$9,363.25
March:	\$1,254.00	\$4,283.50	\$5.00	\$229.00	\$2,202.50	\$7,974.00
<b>Totals:</b>	<b>\$4,547.50</b>	<b>\$11,254.00</b>	<b>\$119.00</b>	<b>\$1,287.50</b>	<b>\$7,038.88</b>	<b>\$24,246.88</b>

**Events:**

On Monday January 26<sup>th</sup>, 2026, East Beach Recreation Ground was filled with over 400 people to come together in a safe and welcoming environment to Reflect, Respect, and Celebrate. The Australia Day Beach Party was a free, family friendly event taking place at Low Head East Beach from 11 am to 3 pm.

This year's celebration moved to the foreshore while the pool undergoes redevelopment, offering a fun and inclusive program for all ages. Activities included surf lessons, live music, soft serve ice cream, a traditional Aussie sausage sizzle, kids' entertainment, laser tag, volleyball, cricket, picnic opportunities, and much more.

The Australia Day Beach Party delivered significant community benefits by bringing residents together in a free, inclusive, and family-friendly environment.



**Arts and Culture**

**GEORGE TOWN COUNCIL ARTS AND CULTURE QUARTERLY REPORT**

**Galleries and Exhibitions**

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The 2026 Creative George Town contemporary exhibition program commenced in January, with exhibitions presented across the Jim Mooney Gallery and Watch House Gallery. All exhibition openings were very well attended, reflecting strong community interest in the program and continued engagement with Council's gallery spaces.

The Creative George Town contemporary exhibition program is designed to support working artists within Tasmania while bringing contemporary art into a regional setting in ways that are visible, accessible, and welcoming for the community.

**Joanna Pinkiewicz, *Earth and Sky: Ritual for the Free***  
Watch House Gallery

This exhibition presented a series of installations, sculptures, and works on paper exploring themes of ritual, grief, isolation, and transformation. Pinkiewicz's practice reflects cycles of loss and renewal, creating contemplative works that connect personal experience with broader natural and symbolic processes.

**Charles Millen, *Solvent/Insolvent: A Study of Coastal Interactions via Photography***  
Jim Mooney Gallery

This exhibition examined the interface between sea and shore along Tasmania's north coast. Working with a large format field camera and traditional black and white photography, Millen documents subtle interactions between land, water, and geological time. The exhibition invited viewers to reflect on the changing coastal landscape and the quiet processes shaping it.

**Catherine Phillips and Robert Habel, *Full Circle***  
Watch House Gallery

This exhibition brings together painter Robert Habel and ceramicist Catherine Phillips, whose practices share a long history of dialogue. Habel's paintings respond directly to observed landscapes across Northern Tasmania, while Phillips' ceramic forms explore abstraction and material process. Together the works create a conversation between observation and interpretation, painting and object, and the passage of time within landscape.



**Arts Across Ages: Intergenerational Workshops**

Council continues to deliver a series of free intergenerational workshops as part of the *Arts Across Ages: Bridging Generations through the Art and Wellbeing* program. The program focuses on creative participation, social connection, and wellbeing, bringing together children, young people, adults, and older community members inclusive and welcoming spaces. The program is supported

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through funding from the Foundation for Rural and Regional Renewal (FRRR) through their Strengthening Rural Communities (SRC) Small & Vital funding.

***Sumi and Sound***

**Presented Emma Magnusson-Reid**

These highly sought-after workshops explored the relationship between sound, movement, and mark making through the use of sumi ink. Participants were introduced to the practice of suminagashi and encouraged to experiment with intuitive mark making



***Family Collage & Memory Maps***

**Presented by Julie McDonald**

Participants created visual collages and personal memory maps reflecting places, stories, and experiences that shape identity and family history.

***Rag Rugging***

**Presented by Jak**

These workshops introduced participants to the traditional craft of rag rugging, transforming recycled textiles into functional and decorative pieces while sharing practical skills and creative techniques.

***Intergenerational Portraits***

**Presented by Julie McDonald**

Participants explored portraiture through drawing and mixed media while reflecting relationships between generations and the stories that connect families and communities.

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***Flower Arranging for Valentine's Day***  
**Presented by Low Head Community Garden**

This workshop invited participants to create seasonal floral arrangements while connecting with the Low Head Community Garden and learning practical techniques in floral design.

***Colour Theory for Painters***  
**Presented by Joanna Pinkiewicz**

This session introduced participants to the fundamentals of colour relationships and mixing, supporting painters to develop a deeper understanding of colour in their creative practice.



## Youth

**Future Changers Youth Leadership Camp**

In January, the Future Changers Youth Leadership Camp took place at Camp Clayton with 17 participants plus the team attending the 3 days.

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The young people engaged in various leadership challenges, low ropes, high ropes, and adventure-based and problem-solving opportunities. Many overcame their fears, made new connections and learnt new team building skills along the way.

The participants were a mix of Seagulls to Chips graduates from 2025 and Youth Impact Council members providing leadership and assistance for the camp.



#### **Youth Impact Council**

The Youth Impact Council has grown to a membership of 19 young people, plus elected members and Council staff who also sit at the table. Some highlights of the Youth Impact Council from Jan-Mar include:

- 7 new members have commenced with the Youth Impact Council
- 5 members cooked for the Future Changers Youth Leadership Camp
- 6 members are engaged with Jeder Institute to create Council's Youth Strategy
- 1 member has recently been appointed Council Youth Support Officer, Satayah Moore. Satayah was also awarded Young Citizen of the Year for George Town.
- The Youth Impact Council partnered with the YNOT to host the Tasmanian Youth Forum
- 3 members attended a Community Engagement Workshop with the Bell Bay Windfarm Project
- 3 members along with other youth painted over existing graffiti with Council's assistance
- 3 members are engaging in Transition to Work programs were school leavers transition from education to employment pathways. This partnership has been established with National Job Link.

#### **Tasmanian Youth Forum**

The George Town Youth Impact Council were successful in securing George Town as the location for the Tasmanian Youth Forum- Northern roadshow for 2026. This is the first time ever that the Tasmanian Youth Forum has visited George Town.

Over 80 Young people from across northern Tasmania came together to share their views, tackle important local issues and co-create solutions for the future.

The energy in the room was electric, with many new friendships formed.

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From cost-of-living pressures to creating safe third spaces to connect, and improving pathways from education to employment, young people spoke honestly to decision-makers in the room, and they did not hold back!

Youth Impact Council members contributed to the event such as registrations, official welcomes and speeches, table talks, speaking to radio, newspaper, tv, and connecting with other young people across the region.

**Launchpad Drop in and Youth activities**

The Thursday Drop in at the Launchpad continues to see about 20-25 youth attend each Thursday. The focus for the afternoons is for chillout and fun whilst providing a safe space for the youth.

Other programs based at the Launchpad include:

- Monday: Warhammer group
- Monday: Youth Strategy meetings
- Tuesday: Seagulls to Chips (commencing in May)
- Wednesday: Youth Impact Council meetings
- Wednesday: Transition to Work program
- Thursday: Launchpad Drop in

The Launchpad has created positive partnerships with other youth organisations with PCYC North hosting their student RESET program at the Launchpad on numerous occasions.



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**2.3 COMMUNITY ASSISTANCE GRANTS**

**Round 2 – February 2026**

Community Group	Project	Amount
George Town Cricket Club	New Uniforms	\$1,980.00
George Town Community Bowls Club	Bowling Arms	\$1,484.00
Tamar FM	Outside broadcasting equipment	\$1,894.90
Country Women’s Association	Portable Ultrasound Machine	\$2,000.00

**2.4 SPONSORSHIPS**

Sponsorship Type	Community Group or Individual	Amount	Project or Event
Individual	Satayah Moore	\$500.00	2026 National Indoor Cricket Championships in June 2026

**2.5 COMMUNITY CONSULTATION**

Topic	Date
George Town Mountain Bike Trails Survey	Still open
Community Engagement Policy *	Opened: 8 <sup>th</sup> of December Closes: 13 <sup>th</sup> of February 2026
Weymouth Recreation Ground Concept Plan	Opened January Closed: 25 <sup>th</sup> of February 2026

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

Council also shared Community Consultations for:

- Northern Tasmania Regional Land Use Community Survey
- Cat Management in Tasmania

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**2.6 PLANNING**

**PLANNING – NPR's and PLANNING PERMITS**

<b>NPR's</b>	<b>January – March 2026</b>
Dwelling	7
Dwelling Addition	1
Total	8

<b>Planning Permits Issued</b>	<b>January – March 2026</b>	
New Dwelling (inc. additions)	5	
Multiple Dwellings	1	
Demo Dwelling	1	
Boundary Adjustment	1	
Commercial	3	
Change of Use	1	
Solar Panels	1	
Subdivisions	2	
Total Permits	15	
Total Cost	\$3,614,940.00	
		<b>Estimated Value</b>
Total Q3 2025	18	\$43,549,528.20
Total Q3 2024	39	\$10,054,000.00

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

**2.7 BUILDING APPROVALS**

**BUILDING PERMITS ISSUED – CATEGORY 4**

<b>Building Permits – Month</b>	<b>January – March 2025</b>	<b>January – March 2026</b>
Number of Permits Issued	0	2
Estimated value of Permits Issued	\$0	\$70,000.00

<b>Building Permits – Financial Year</b>	<b>2024/2025</b>	<b>2025/2026</b>
Financial Year to date – approvals	3	9
Financial Year to date - Estimated value	\$1,885,000.00	\$15,357,000.00

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<b>Building Permits – Calendar Year</b>	<b>2025</b>	<b>2026</b>
Calendar Year to date – approvals	0	2
Calendar Year to date – Estimated value	\$0	\$70,000.00

**NOTIFIABLE WORKS ISSUED – CATEGORY 3**

<b>Notifiable Building – Month</b>	<b>January – March 2025</b>	<b>January – March 2026</b>
Number of Approvals Issued	33	28
Estimated value of Approvals Issued	\$10,177,342.00	\$10,471,121.00

<b>Notifiable Building – Financial Year</b>	<b>2024/2025</b>	<b>2025/2026</b>
Financial Year to date – approvals	84	79
Financial Year to date - Estimated value	\$38,089,738.00	\$24,811,837.00

<b>Notifiable Building – Calendar Year</b>	<b>2025</b>	<b>2026</b>
Calendar Year to date – approvals	33	28
Calendar Year to date – Estimated value	\$10,177,342.00	\$10,471,121.00

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

<b>Total number for this period is:</b>	30
<b>These consist of:</b>	
Dwelling additions/alterations	3
Solar Panels	1
New dwellings/units including any outbuildings	21
Shop alterations/commercial/education	1
Shed, Carport, Garage (new and additions/alts)	4

**2.8 COMPLIANCE**

**BUILDING & PLANNING COMPLIANCE**

<b>January – March 2026</b>					
<b>New</b>	<b>Building Notices Issued</b>	<b>Buildings Orders Issued</b>	<b>Planning Notices of Intent to issue an enforcement notice issued</b>	<b>Planning Enforcement Notices issued</b>	
2	2	2	0	0	

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**2.9 ENVIRONMENTAL HEALTH AND IMMUNISATIONS**

<b>Activity</b>	<b>Number carried out</b>
Food Premises Inspections	14
Food Premises Notices	0
Food Premises change of Ownership	1
Food Premises Infringement Notices	0
Food Premises 'Show Cause' Letter	0
Housing Complaint	0
Housing Notice	0
Regulated Public Health Inspection	0
Regulated Systems (cooling towers) inspection	0
PHU (Public Health Unit of State Government) Notifiable Disease follow up	0
Onsite Wastewater RFIs	8
Onsite Wastewater conditions for plumbing permit	10
Onsite Wastewater inspection - final	1
Recreational water Sampling (including pools)	16
Public Health Act Notices	0
Water Cartage Contractor Vehicle inspection	0
Temporary Food Business Licences	4
School based Immunisation Program	0
Water sampling rainwater tanks on council buildings	3

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**2.10 ANIMAL CONTROL ACTIVITY**

<b>COMMUNITY COMPLIANCE CONTROL ACTIVITY</b>		
<b>QUARTER 3</b>	<b>(Jan, Feb, Mar) 2026</b>	<b>(Oct, Nov, Dec) 2025</b>
Total dogs currently registered on our system	<b>1162</b>	<b>1142</b>
Number of Customer Requests Received	<b>79</b>	<b>99</b>
Dogs impounded	<b>5</b>	<b>9</b>
Dogs rehomed	<b>1</b>	<b>4</b>
Dogs microchipped	<b>0</b>	<b>2</b>
Dog conflicts reported & investigated	<b>6*</b>	<b>3*</b>
Dogs at large	<b>11*</b>	<b>19*</b>
Other animal enquiries	<b>15*</b>	<b>27*</b>
Cat enquiries/complaints (Does not include pilot program expressions of interest via our website)	<b>3*</b>	<b>3*</b>
<b>Total Category – Animals</b>	<b>35</b>	<b>52</b>
Fire Hazard enquiries / complaints	<b>37*</b>	<b>37*</b>
Fire Abatement Notices Issued	<b>11</b>	<b>13</b>
Council proceeded to Act on abatement notice	<b>18</b>	<b>0</b>
Other Rangers and Governance enquiries	<b>7*</b>	<b>10*</b>
<b>Total Category – Rangers &amp; Governance</b>	<b>44</b>	<b>47</b>
<b>Caring for Cats Program</b>		
Cats Desexed	<b>24</b>	<b>22</b>
Cats Microchipped	<b>25</b>	<b>22</b>
Colony Cats sent to Just Cats	<b>0</b>	<b>15</b>

\* Denotes combined total of CRMS's received

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**2.11 DIGITAL ACTIVITY**

**Websites**

Website	Page Views	Top 5 viewed pages	Average engagement time
George Town Council	135k	<ol style="list-style-type: none"> <li>1. Home Page</li> <li>2. Development Applications</li> <li>3. Latest News</li> <li>4. Contact</li> <li>5. Waste Transfer Stations</li> </ol>	6 seconds
George Town Mountain Bike Trails	4.5k	<ol style="list-style-type: none"> <li>1. Home Page</li> <li>2. Tippogoree Hills Trails</li> <li>3. Mt George Trails</li> <li>4. Know before you go</li> <li>5. Trail</li> </ol>	44 seconds
Bass & Flinders Maritime Museum	3.9k	<ol style="list-style-type: none"> <li>1. Home Page</li> <li>2. Book Now</li> <li>3. Tom Thumb</li> <li>4. Norfolk</li> <li>5. Exhibitions</li> </ol>	41 seconds
Wild Tamar	2k	<ol style="list-style-type: none"> <li>1. Skydiving</li> <li>2. Home Page</li> <li>3. Skydiving &amp; Scuba Diving</li> <li>4. Rock Climbing</li> <li>5. Launceston Kayak Tours</li> </ol>	29 seconds

**Social Media**

Facebook/Instagram	Views	Content Interactions	Number of Posts	Followers
George Town Council	422.5k	3.3k	159	4,092
Healthy George Town	27.3k	298	31	1,324
George Town Mountain Bike Trail	FB: 37.2k IN: 15.2k	FB: 426 IN: 243	FB: 15 IN: 14	FB: 4,438k IN: 1.742k
Bass and Flinders Maritime Museum	FB: 33.9k IN: 809	FB: 536 IN: 51	FB: 37 IN: 21	FB: 1,056 IN: 205

**E-newsletter**

Database	Number e-news sent	Opens
George Town Council – 712 Subscribers (as of 30 April 2026)	<ol style="list-style-type: none"> <li>1. January Newsletter</li> <li>2. Creative George Town Gallery Program January Opening event</li> </ol>	<ol style="list-style-type: none"> <li>1. 266</li> <li>2. 225</li> <li>3. 243</li> <li>4. 243</li> </ol>

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	<p>3. Creative George Town  Gallery Program February  Opening event</p> <p>4. Creative George Town  Gallery Program March  Opening event</p> <p>5. March Newsletter</p> <p>6. Creative George Town  Gallery Program April  Opening event</p>	<p>5. 278  6. 375</p>
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Hardcopy and electronic versions of the January Newsletter were included in the rates notices.

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**3 GOVERNANCE REPORT**

**3.1 GENERAL MANAGERS MATTERS OF INVOLVEMENT 3RD QUARTER  
 JANUARY - MARCH 2026**

*Excludes internal operational meetings.*

GENERAL MANAGER – MATTERS OF INVOLVEMENT – SHANE POWER		
<b>January</b>	6	Met with business owner Re Low Head Pontoon Usage
	7	Met with community member
	13	Met with local resident re bushfire management plan
	13	Met with Line Hydrogen representatives
	14	Met with resident re potential business operation
	15	Visited local businesses
	16	Attended Tamar Valley Folk Festival
	20	Met with local business owner
	27	Attended Council Workshop
	27	Attended Ordinary Council meeting
	28	Tamar FM interview
	28	Met with Commonwealth Bank representative
	29	Met with Firmus representatives
<b>February</b>	30	Attended Northern GM/CEO Regional meeting
	3	Met with RECFIT
	4	Attended Tasmanian Government H2 Hub Meeting
	5	Met with BBAMZ CEO
	6	Met with Federal Member for Bass Jess Teesdale
	6	Met with Office of Coordinator General
	9	Met with Tamar NRM
	9	Met with Liberty Bell Bay
	9	Met with Police Commander and new inspector
	10	Attended Council Workshop
	11	Attended meeting with Minister for Local Government the Hon. Kerry Vincent
	11	Met with Prof. George Razay
	11	Met with Cecily Rosol
<b>March</b>	12	Attended BBAMZ Board Meeting
	17	Attended Regional Cabinet Meeting
	2	Attended State Grants Commission online hearing
	4	Tamar FM Radio Interview
	6	Attended Circular North Steering Committee
	6	Attended Northern GM/CEO's Regional Meeting
	10	Attended Council Workshop
	16	Attended Quarterly Progress/Community Association Meeting
	18-20	Attended Local Government Chief Officers Group Conference
	23-27	ANZSOG
27	Attended memorial service for Cr Heather Barwick	

**George Town Council**  
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<b>ACTING GENERAL MANAGER – MATTERS OF INVOLVEMENT – ANDREW MCCARTHY</b>		
<b>February</b>	16	Met with local resident
<b>March</b>	18	Attended Tamar Estuary Management Taskforce meeting
	18	Attended Confluence Trail Network Inception Meeting
	24	Attended Council workshop
	24	Attended Ordinary Council meeting
	26	Attended LGAT fuel impact meeting

**George Town Council**  
**2026 05 26 ORDINARY COUNCIL MEETING ATTACHMENTS**  
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### 3.2 COUNCIL RESOLUTION MONITOR

The Council Resolutions Monitor is in Annex A.

### 3.3 USE OF THE COUNCIL SEAL

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

Date	Document Details	Delegation/ Minute Ref.
06/01/2026	St Vincent De Paul Society (Tas) Ltd Community Assistance Grant – Round 1 CAG 13	132/25
14/01/2026	Blank instrument Form RE Amendment Sealed Plan at 1205 Soldiers Settlement Roach, Beechford	Under delegation
14/01/2026	Final Plan and Schedule of Easements for P/4596 Bridport Rd Pipers River – Consolidation of Titles (2 Lots to 1 Lot)	Under delegation
03/02/2026	Northern Tasmanian Development corporation Limited (NTDC) Members Agreement 2026-2029	003/26
24/03/2026	Blank instrument form RE amendment to a sealed plan at 20 North Street, George Town	Under delegation
24/03/2026	Blank instrument form RE amendment to a sealed plan at 20 North Street, George Town	Under delegation

### 3.4 AUDIT PANEL ACTIONS

Outstanding Audit Panel action are listed below:

- Email IT Security – awaiting updated Cyber Hygiene Improvement Program (CHIPs) report from the Australian Signals Directorate and will update next meeting.

### 3.5 ANNUAL PLAN PROGRESS REPORT

The Annual Plan Progress report is a snapshot of progress against the tasks of the 2023-2024 Annual Plan. It follows a traffic light system. Green indicates the task has commenced and is on schedule. Yellow light indicates the task has commenced but is slightly behind schedule. Red light indicates the task has commenced and is substantially behind schedule, or the task has not yet commenced. Clarifying remarks are located in the comments section of each task. The report is located in Annex B.

## **4 FINANCIAL REPORT**

### **4.1 FINANCIAL REPORTS**

Included in this section are the following financial reports:

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

### **4.2 SUMMARY OF FINANCIAL RESULTS - 1 JULY TO 31 MARCH 2026**

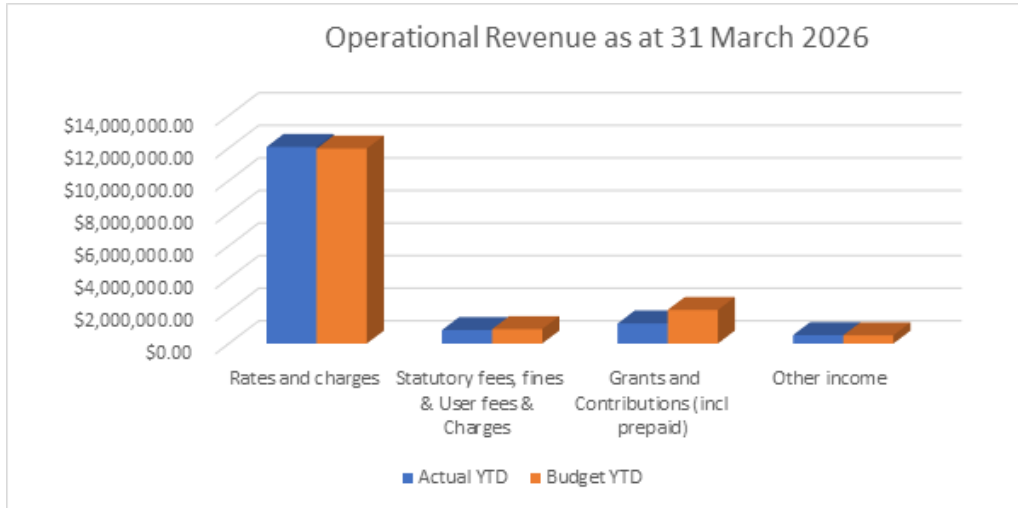
The operating income for the period to 31 March 2026 is \$14.743 m or 92.97% of total annual budget (when adjusted for prepaid Financial Assistance Grant income). Against year-to-date budget projections, overall income is below budget by \$0.676 m reflecting the prepayment of the financial assistance grant, which has been recorded as recurrent income in the report.

Operating expenditure year to date is \$12.215 m or 77.86% of total annual budget. Against year to date, overall expenditure is less than budget by \$0.292 m with material and services, employee costs and other expenses below expected expenditure for the 9 months to end of March 2026.

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

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**4.3 OPERATIONAL REVENUE**



**Key Budget Variances**

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

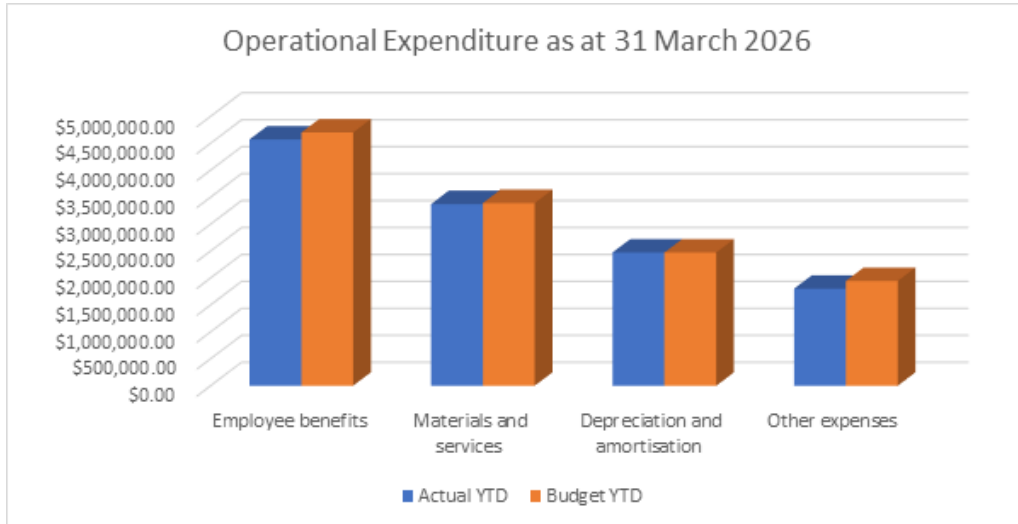
User fees – slightly lower than budgeted for the period. Expected to trend towards budget at year end.

Other Income – slightly higher than budgeted for the period, due to higher than budgeted investment revenue from water corporation for the period.

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

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**4.4 OPERATIONAL EXPENDITURE**



**Key Budget Variance**

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

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

Other Expenses – This favourable variance is due to timing of invoices, expected to trend towards budget at year end.

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**4.5 OPERATING STATEMENT**

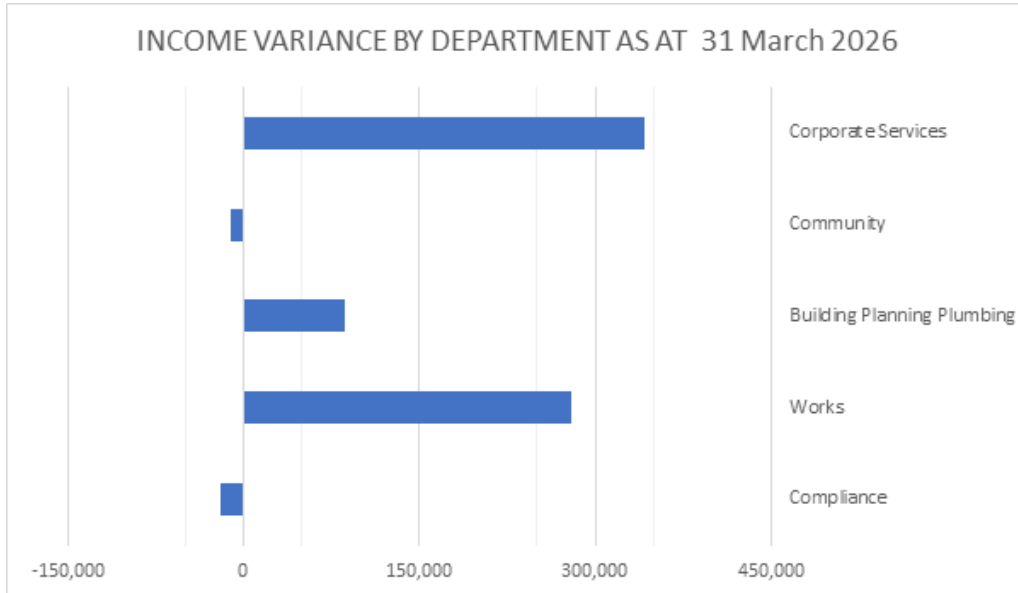
**George Town Council**  
**Operating Statement - Quarterly Report ending March 2026**

Particular	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>				
Rates and Charges	(\$12,066,052)	(\$11,968,600)	\$97,452	(\$11,968,600)
Statutory Fees and Fines	(\$316,631)	(\$326,923)	(\$10,292)	(\$427,396)
User Fees	(\$525,217)	(\$559,369)	(\$34,152)	(\$745,168)
Federally Funded Grants	(\$1,042,093)	(\$1,919,786)	(\$877,693)	(\$2,559,715)
State Funded Grants	(\$105,234)	(\$103,339)	\$1,895	(\$103,339)
Other Grants	(\$8,000)	\$0	\$8,000	\$0
Contributions - Cash	(\$76,350)	(\$39,555)	\$36,795	(\$52,735)
Interest and Investments	(\$340,461)	(\$344,997)	(\$4,536)	(\$463,600)
Other Income	(\$77,394)	(\$95,253)	(\$17,859)	(\$113,259)
Investment revenue from Water Corporation	(\$186,450)	(\$62,150)	\$124,300	(\$226,000)
<b>Total Income</b>	<b>(\$14,743,883)</b>	<b>(\$15,419,972)</b>	<b>(\$676,089)</b>	<b>(\$16,659,812)</b>
<b>Expense</b>				
Employee Benefits	\$4,571,584	\$4,699,722	(\$128,136)	\$6,242,416
Materials and Services	\$3,371,292	\$3,390,661	(\$19,371)	\$4,517,257
Impairment of Receivables	\$0	\$0	\$0	\$5,000
Depn - Property Depn	\$341,909	\$341,909	\$0	\$455,878
Plant and Equipment	\$229,913	\$229,913	\$0	\$306,551
Depn - Infrastructure	\$1,899,983	\$1,899,984	\$1	\$2,533,313
Finance Costs	\$63,993	\$71,847	(\$7,854)	\$95,796
Other Expenses	\$1,735,852	\$1,872,413	(\$136,561)	\$2,376,489
<b>Total Expenses</b>	<b>\$12,214,526</b>	<b>\$12,506,449</b>	<b>(\$291,922)</b>	<b>\$16,532,700</b>
Prepaid Financial Assistance Grant	(\$1,353,718)	\$0	(\$1,353,718)	
<b>Total Surplus / (Deficit)</b>	<b>\$3,883,075</b>	<b>\$2,913,523</b>	<b>\$969,552</b>	<b>\$127,112</b>

**OPERATING STATEMENT**

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

#### 4.6 OPERATIONAL PERFORMANCE BY DEPARTMENT



##### Major Income variances to budget year to date

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

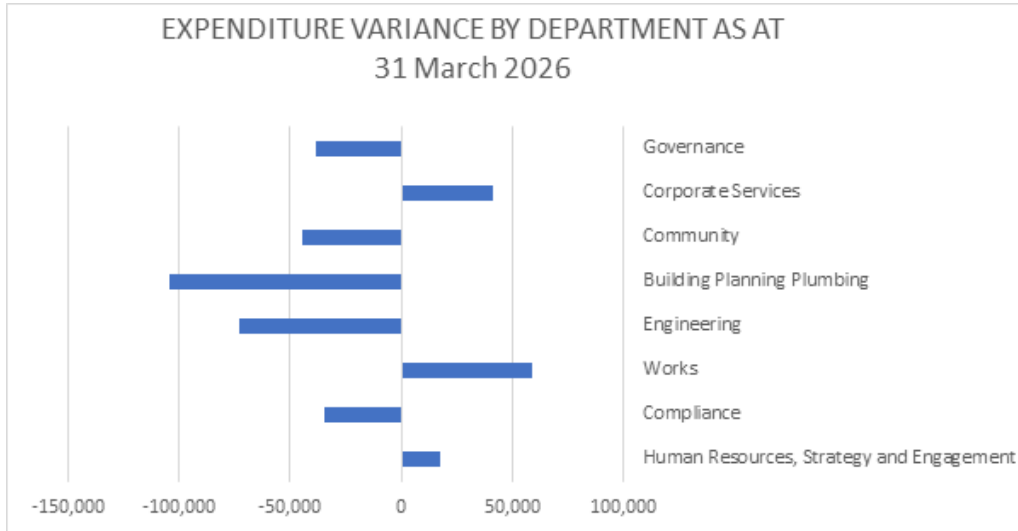
**Community** - Slightly unfavourable due to lower than budgeted facilities bookings and entry.

**Building Planning Plumbing** - Favourable variance due to developer contributions.

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

**Compliance** - Slightly unfavourable variance due to timing animal registrations.

**4.7 OPERATIONAL EXPENDITURE BY DEPARTMENT**



**Major Expenditure variances to budget year to date**

**Governance** - Favourable variance.  
**Corporate** - Slightly unfavourable variance due to prepaid software licencing.  
**Community** - Favourable variance due to timing of recruitment and events.  
**Building, Planning, Plumbing** - Favourable variance due to timing of building permit surveying consultant works.  
**Engineering** - Slightly favourable variance due to timing of invoices and projects.  
**Works** - Unfavourable variance due to timing of works, expected to meet budget by year end.  
**Compliance** - Favourable variance due to timing animal control and health officer's activities.  
**Human Resources, Strategy and Engagement** - Unfavourable variance due to timing of strategic projects.

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**4.8 CASH AND RESERVES**

Cash & Reserves As at 31 March 2026	<u>2024/25</u>	<u>2025/26</u>
<b>Cash</b>		
<b>CASH AT BANK</b>		
Reconciled cash at bank	315,582	746,826
Cash Investments	9,496,873	12,157,376
<b>Cash available to meet Reserves, Provisions and Council Budget items</b>	<b>9,812,455</b>	<b>12,904,202</b>
<b>RESERVES &amp; PROVISIONS</b>		
Deposits & Trust funds	490,804	387,777
Employee Leave Provisions	883,969	838,417
Plant Replacement Reserve	180,287	214,787
Public Open Space Reserve	338,380	400,130
Footpath Reserve	909	909
Road Development Reserve	108,085	108,085
Airport Maintenance Reserve	4,253	4,253
Private Works Reserve	11,519	11,519
Working Capital Reserve	0	0
<b>Total</b>	<b>2,018,206</b>	<b>1,965,877</b>
<b><i>Surplus/(Deficit) after funding reserves &amp; provisions above and available to meet Council Operational and Capital Budget items</i></b>	<b><i>7,794,249</i></b>	<b><i>10,939,111</i></b>

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**4.9 RATES ANALYSIS**

<b>Rates Analysis</b>		
<b>For period ended 31 March 2026</b>		
	<b><u>2024/25</u></b>	<b><u>2025/26</u></b>
Rates Arrears - 1 <sup>st</sup> July	-169,169	-140,672
Annual Rates Levy - CURRENT	11,248,317	11,746,002
<b>Total Rates Payable</b>	<b>11,079,148</b>	<b>11,605,330</b>
Payments & Remissions	-7,308,116	-10,661,474
<b>Total Rates Outstanding</b>	<b>498,929</b>	<b>943,856</b>
<b>Percentage Collected</b>	<b>95.49%</b>	<b>91.86%</b>

#### **4.10 CAPITAL WORKS PROGRESS REPORT**

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

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

**George Town Council**  
**2026 05 26 ORDINARY COUNCIL MEETING ATTACHMENTS**  
 Copy of Capital Works Report - 1 Mar 2026  
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Quarter ended 31 March 2026														
2025/2026 CAPITAL WORKS														
ASSET CLASS	PROJECT TITLE & DESCRIPTION	LOCATION	PROJECT NUMBER (NEW)	COUNCIL BUDGET 2025/26	EXTERNAL FUNDING	BUDGET ADJ.	PROJECT BUDGET	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	FORECAST COMPLETION DATE	STATUS
Bridges & Safety Barriers	M - Bridge Repair Works - Program	Municipal	J90110	\$70,000			\$70,000	\$46,075	\$0	\$46,075	\$46,075	100%	Mar-26	Completed - Repair Old Aerodrome Rd Damaged Culvert Wingwall.
	M - Low Head Pontoon Refurbishment	Municipal	J90111	\$19,052			\$19,052	\$8,820	\$0	\$8,820	\$8,820	100%	Feb-26	Repair Work Completed. Full Replacement Estimated Cost is \$350k, 26/27 project proposal
Buildings & Structures	M - Painting Various Buildings & Facilities - Program	Municipal	J90112	\$57,200			\$57,200	\$12,736	\$0	\$12,736	\$57,200	25%	May-26	Completed - Memorial Hall Stage 1, Net Ball Club Rooms. In Progress - Council Chamber.
	M - Power Pole Renewal - Program	Municipal	J90113	\$52,800			\$52,800	\$0	\$0	\$0	\$20,000	0%	Jun-26	TasNetworks to confirm.
	M - Fittings and Fixtures Renewal Program	Municipal	J90114	\$100,000			\$100,000	\$21,000	\$29,149	\$50,148	\$90,000	40%	May-26	Completed - Cricket Club Window Shutter Replacement. In Progress - Council Chamber, East Beach BBQ Replacement, CCTV & Memorial Hall.
	M - Rekeying Various Buildings & Facilities - Program	Municipal	J90115	\$34,320			\$34,320	\$19,478	\$0	\$19,478	\$34,320	60%	May-26	Completed - New Access Control System at York Cove Centre, Council Chamber, Visitor Information Centre and Memorial Hall Stage 1. In Progress - Watch House and Bass & Flinders.
	M - LED Light Replacement - Program	Municipal	J90116	\$22,880			\$22,880	\$7,264	\$15,324	\$22,587	\$22,587	60%	May-26	In Progress - Continuation of York Cove Lighting Upgrades, Replace 3x Bollards Between Anne and Bathurst St, Winston Little Reserve.
	GT - Electrical Switchboard Upgrade - Council Offices	George Town	J90117	\$39,900			\$39,900	\$332	\$23,763	\$24,095	\$30,000	65%	May-26	Contractor Engaged.
	M - Generator Connection Points for Community Halls	Municipal	J90118	\$20,000			\$20,000	\$17,618	\$0	\$17,618	\$17,618	100%	Jan-26	Completed
	LW - Lord Liverpool Drive Distribution Board Replacement	Low Head	J90119	\$13,728			\$13,728	\$9,915	\$0	\$9,915	\$9,915	80%	Apr-26	Contractor Engaged.
	GT - Jim Mooney Art Gallery Renovation	George Town	J90120	\$62,920			\$62,920	\$60,450	\$0	\$60,450	\$60,450	100%	Dec-25	Completed.
	GT - Regent Square Power Supply Upgrade	George Town	J90121	\$57,200			\$57,200	\$56,102	\$0	\$56,102	\$56,102	100%	Dec-25	Completed.
	W - Weymouth Re-Roof, Fascia & Gutter	Weymouth	J90122	\$48,000			\$48,000	\$26,354	\$545	\$26,900	\$35,000	60%	May-26	Construction In Progress.
	GT - Memorial Hall Oven Replacement	George Town	J90123	\$38,000			\$38,000	\$27,451	\$0	\$27,451	\$27,267	100%	Dec-25	Completed.
GT - Bass and Flinders - Installation of whale boat	George Town	J90124	\$6,000	\$6,000		\$12,000	\$12,058	\$0	\$12,058	\$12,058	100%	Dec-25	Completed.	

**George Town Council**  
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 Copy of Capital Works Report - 1 Mar 2026  
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2025/2026 CAPITAL WORKS															
ASSET CLASS	PROJECT TITLE & DESCRIPTION	LOCATION	PROJECT NUMBER (NEW)	COUNCIL BUDGET 2025/26	EXTERNAL FUNDING	BUDGET ADJ.	PROJECT BUDGET	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	FORECAST COMPLETION DATE	STATUS	
Footpaths and Cycle Ways	M - Footpath Replacement - Program	Municipal	J90125	\$93,600			\$93,600	\$78,989	\$10,150	\$89,139	\$93,600	80%	May-26	Completed - Arnold St, Barak St, and South St. In Progress - Rose Ave.	
Parks, Open Spaces and Streetscapes	GT - Blue Gum Park Entrance Improvements	George Town	J90126	\$100,000			\$100,000	\$0	\$0	\$0	\$100,000	5%	May-26	Procurement In Progress.	
	M - Dog Access signs and upgrade to Pound	Municipal	J90127	\$20,000			\$20,000	\$2,558	\$0	\$2,558	\$20,000	5%	May-26	Scoping In Progress.	
Plant, Machinery, Furniture, Fittings & Equipment	M - Plant and Equipment Replacement - Program	Municipal	J90128	\$200,000			\$200,000	\$113,916	\$62,319	\$176,235	\$200,000	60%	Jun-26	Isuzu MU-X 4X2 LSJ, 2025 MV Triton, 1 X 3.5t Tandem HD Trailer and D-MAX 4x4 AUTO C/CHAS.	
	M - Replacement 10 tonne Tipper	Municipal	J90129	\$310,000			\$310,000	\$0	\$0	\$0	\$310,000	30%	Jun-26	Tender now closed.	
	M - K9 Kube (Vehicle mounted dog collection and containment cube)	Municipal	J90130	\$35,000			\$35,000	\$34,744	\$0	\$34,744	\$34,744	100%	Jan-26	Completed.	
	M - New Corer & top dresser for sports grounds	Municipal	J90131	\$89,277			\$89,277	\$91,500	\$0	\$91,500	\$91,500	100%	Mar-26	Completed.	
Sealed Roads	M - 2025/26 Reseal - Program	Municipal	J90132	\$500,000			\$500,000	\$14,843	\$426,978	\$441,821	\$441,821	50%	Apr-26	Construction In Progress. Minute No. 139/25	
	M - Reseal Preparation Works - Program	Municipal	J90133	\$100,000			\$100,000	\$14,509	\$159,037	\$173,546	\$173,546	95%	Mar-26	All Prep Works Completed, Finalising Invoices. (Minute No. 139/25)	
	LH - Old Aerodrome Road Upgrade (Stage 3 of 5)	Low Head	J90134	\$500,000	\$550,000	\$213,980	\$1,263,980	\$441,939	\$316,243	\$758,182	\$441,939	100%	Mar-26	Stage 3 Completed. Carry forward Balance of 2024/25 Stage 2 (\$213,980) added Under this Job No.	
	GT - Andrew Street Reconstruction	George Town	J90135	\$67,700			\$67,700	\$0	\$65,182	\$65,182	\$65,182	95%	Mar-26	Completed. Finalising Invoices.	
	MD - Dalrymple Road Upgrade (North) - Stage 1	Mt Direction	J90136	\$0	\$950,000		\$950,000	\$2,840	\$944,320	\$947,160	\$950,000	50%	May-26	Construction In Progress. (Minute No. 153/25)	
	GT - Agnes Street Indented Carpark	George Town	J90137	\$64,271	\$86,254		\$150,525	\$138,875	\$0	\$138,875	\$140,000	\$140,000	95%	Mar-26	Completed. Finalising Invoices.
	GT - Friend St Road Works	George Town	J90138	\$58,000			\$58,000	\$53,918	\$0	\$53,918	\$53,918	100%	Dec-25	Completed.	
Unsealed Roads	M - Gravel Road Resheeting - Program	Municipal	J90139	\$200,000			\$200,000	\$6,760	\$0	\$6,760	\$200,000	5%	Apr-26	March Meeting Tender Report. Roads Includes: Snares Rd (1.3km), Hills Road (0.8km), Murphy Rd (0.38km), Agnes St (0.12km) and Den Rd (1.2km).	
Stormwater & Drainage	M - Stormwater Pipe Renewal - Program	Municipal	J90140	\$80,000			\$80,000	\$0	\$0	\$0	\$80,000	20%	May-26	Procurement In Progress: 16 Davidson St Easement Drainage Upgrade. Scoping: Leam Road Drainage.	
	M - Emergency Infrastructure Works	Municipal	J90141	\$80,000			\$80,000	\$15,940	\$0	\$15,940	\$80,000	30%	Jun-26	Ongoing. (Completed Projects: Hillwood Road Drainage)	
	M - Kerb & Gutter Replacement - Program	Municipal	J90142	\$70,000			\$70,000	\$72,389	\$0	\$72,389	\$72,389	100%	Dec-25	Completed.	
	M - Side Entry Pit & Lintel Upgrade - Program	Municipal	J90143	\$90,000			\$90,000	\$85,999	\$1,351	\$87,350	\$87,350	80%	Mar-26	Construction In Progress.	

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**2026 05 26 ORDINARY COUNCIL MEETING ATTACHMENTS**  
 Copy of Capital Works Report - 1 May 2026  
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2025/2026 CAPITAL WORKS															
ASSET CLASS	PROJECT TITLE & DESCRIPTION	LOCATION	PROJECT NUMBER (NEW)	COUNCIL BUDGET 2025/26	EXTERNAL FUNDING	BUDGET ADJ.	PROJECT BUDGET	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	FORECAST COMPLETION DATE	STATUS	
Domestic Waste	GT - Domestic Bins Replacement - Program	Municipal	J90145	\$28,000			\$28,000	\$21,971	\$0	\$21,971	\$21,971	100%	Nov-25	Completed	
Other	GT - George Town Cemetery Fence Renewal - Stage 4 of 4	George Town	J90146	\$92,340			\$92,340	\$275	\$78,295	\$78,570	\$92,340	50%	May-26	Construction In Progress.	
	M - Design & Scope for future Capital Works	Municipal	J90147	\$140,000			\$140,000	\$20,634	\$7,610	\$28,244	\$140,000	5%	Jun-26	Ongoing (Scope & Design Solar Upgrades, Lauriston Park AHA Study and Environmental Assessment For Trail Linking)	
	M - Township Character Plan Implementation Program (Year 2)	Municipal	J90148	\$150,000			\$150,000	\$70,520	\$72,980	\$143,500	\$143,500	50%	May-26	Completed: Lulworth Car Parking. Procurement: Beachford Playground Replacement.	
	HW - Hillwood Open Space Implementation Program (Year 2)	Hillwood	J90149	\$50,000			\$50,000	\$0	\$28,006	\$28,006	\$50,000	35%	May-26	Contractor Engaged - Hillwood Hub Carpark. Scoping - Fence New/Renewal Hillwood Rec Ground.	
	M - Grant Matching Opportunity	Municipal	J90037	\$300,000		-\$180,420	\$119,580	\$27,422	\$0	\$27,422	\$119,580	70%	Jun-26	\$200,000 carried forward from grant matching 24/25. Solar Energy Upgrade (-\$150,420), Tippogoree Hill Toilet (-\$30,000).	
	GT - Tippogoree Hill Toilet (NEW)	George Town	J90152			\$100,000	\$30,000	\$130,000	\$0	\$65,912	\$65,912	\$130,000	20%	Potential Carry Forward	Bell Bay Aluminium external funding - \$100,000. Council contribution \$30,000. Scoping In Progress.
	GT - Solar Energy Upgrades (NEW)	George Town	J90153			\$150,420	\$150,420	\$300,840	\$6,000	\$3,713	\$9,713	\$300,840	20%	Potential Carry Forward	Federal Government grant. Procurement In Progress. Minute No. 177/25
				\$4,060,188	\$1,842,674	\$213,980	\$6,116,842	\$1,642,193	\$2,310,876	\$3,953,070	\$5,161,632				

**George Town Council**  
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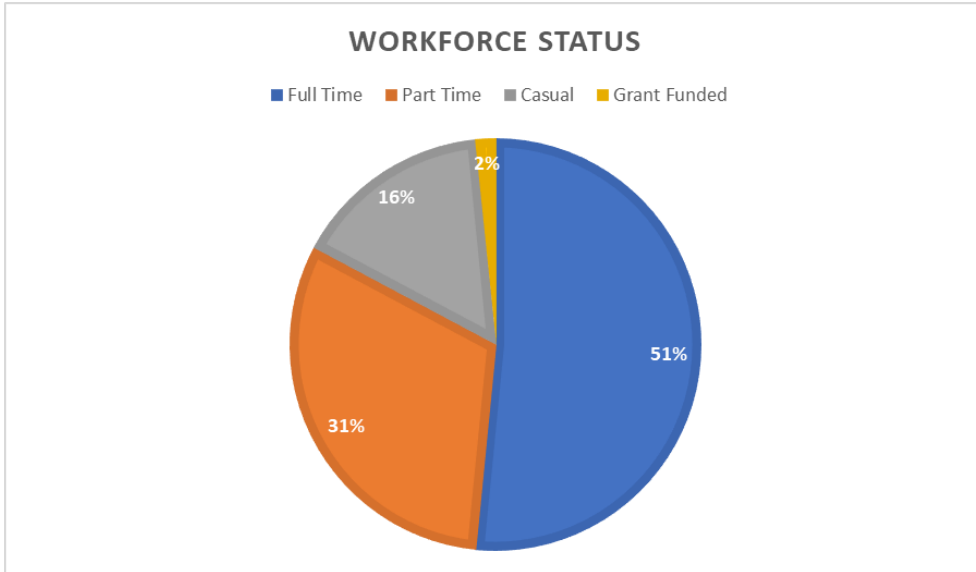
Quarter ended 31 March 2026														
CARRY FORWARDS														
ASSET CLASS	PROJECT TITLE & DESCRIPTION	LOCATION	PROJECT NUMBER	COUNCIL FUNDING	EXTERNAL FUNDING	BUDGET ADJ.	BUDGET 2023/2024	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	FORECAST COMPLETION DATE	STATUS
<b>2024/2025 CAPITAL WORKS - CARRY FORWARDS</b>														
Buildings & Structures	G - Bass and Flinders Signage	George Town	J90103	\$25,000			\$25,000	\$8,550	\$0	\$8,550	\$8,550	100%	Nov-25	Completed - Painting Bass & Flinders Building
Footpaths and Cycle Ways	GT - Esplanade South New Footpath	George Town	J90084	\$79,200			\$79,200	\$118,492	\$0	\$118,492	\$118,492	95%	Mar-26	Under Construction. Cost Variation to Include Unforeseen Conditions & Additional Kerbs to Match.
Stormwater & Drainage	LH - McKenzie Drive Drainage - Kerbing & Gutter (Option A)	George Town	J90101	\$108,056	\$347,544		\$455,600	\$401,123	\$0	\$401,123	\$401,123	100%	Feb-26	Completed.
	GT - 110/112 Victoria St Easement Drainage Work	George Town	J90109	\$130,962			\$130,962	\$134,664	\$0	\$134,664	\$134,664	100%	Jan-26	Completed.
Roads	LH - Old Aerodrome Road Upgrade (Stage 2)	George Town	J90092	\$221,000	\$637,965	-\$213,980	\$644,985	\$644,985	\$0	\$644,985	\$644,985	100%	Apr-25	Completed Stage 2. Balance \$213,980 Carried to 25/26 Stage 3
	M - Replacement of Street Banner Poles	George Town	J90088	\$20,000			\$20,000	\$21,758	\$0	\$21,758	\$21,758	100%	Nov-25	Completed.
<b>2023/2024 CAPITAL WORKS - CARRY FORWARDS</b>														
Others	GT - Aquatic Health & Wellbeing Centre- Redevelopment	George Town	J90071	\$ -	\$17,500,000	\$ -	\$17,500,000	\$4,741,389	\$12,342,830	\$17,084,219	\$17,500,000	20%	Oct-26	Construction In Progress.
	GT - Kanamaluka Story Telling Experience	George Town	J90034	\$100,000	\$100,000	\$ -	\$200,000	\$840	\$0	\$840	\$1,200,000	5%	TBC	Subject to Grant Funding.
	M - Record Management System Upgrade	Municipal	J90069	\$100,000	\$ -	\$ -	\$100,000	\$17,825	\$0	\$17,825	\$100,000	40%	Jun-26	Procurement In Progress.
<b>2022/2023 CAPITAL WORKS - CARRY FORWARDS</b>														
	M - Computer Software	Municipal	J90000	\$500,000	\$ -	\$ -	\$500,000	\$652,949	\$18,750	\$671,699	\$600,000	90%	Jun-26	vb

**5 WORKFORCE**

**5.1 WORKFORCE**

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

The distribution of the workforce is as follows:



**5.2 WORKPLACE HEALTH AND SAFETY**

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

**Workplace Health & Safety Summary**

Total Incidents Reported	5
Number of Investigations Required	0
Investigations Completed	0
Corrective Action Plans Reported	5
Corrective Action Plans Completed within 30 days	5

**Number of Statutory Reportable Incidents** 0

**5.3 ESTABLISHMENT AND TURNOVER**

There were 64 employees at the end of the third quarter including full-time, part-time, casual and grant-funded positions.

At the end of the reporting period, George Town Council’s workforce comprised of approximately 48 full-time equivalent (FTE) positions. Three new employees were appointed during the third quarter of the 2025/2026 financial year, while four employees resigned voluntarily within the same period.

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Council currently has four vacant roles: one full-time, two part-time, and one casual. Several of these positions are under review to ensure they align with the organisation's current needs.

**5.4 PERFORMANCE REVIEW COMPLIANCE**

**Annual Appraisals**

Annual Appraisals are completed by the fourth quarter of each financial year, in line with the 2023 Enterprise Agreement. These are currently being undertaken with all permanent employees expected to engage in the process.

**6 ANNEXURES**

**6.1 ANNEXURE A - COUNCIL RESOLUTIONS**

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**ANNEX A – OUTSTANDING COUNCIL MOTIONS AS AT 31 MARCH 2026**

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

Min No.	Date	Motion	Action
<b>PLANNING</b>			
45/24	23/04/24	<p><b>Request to Remove Part 5 Agreement – 6 Leads Avenue, Low Head</b>            That Council:</p> <p>1. defer the item.</p>	<p>Wrote to land owners 21/11/25 advising that we had not received a response re: outcome of the mediation (22/8/24). No further action from council until landowners come together. Part 5 still in place.</p> <p>Complete.</p>
<b>STRATEGY, PERFORMANCE &amp; DEVELOPMENT</b>			
45/24	23/04/24	<p><b>Request to Remove Part 5 Agreement – 6 Leads Avenue, Low Head</b>            That Council:</p> <p>1. defer the item.</p>	<p>See above comment.</p> <p>Complete.</p>
067/22	24/05/22	<p><b>Proposed Acquisition of Crown Land for Public Open Space and Light Industrial Buffer</b>            That Council:</p> <p>1. commence a process with the State Government through Parks Wildlife Services, Crown Land Services, or their delegated agents, to transfer a portion of land (consisting of approximately 3.5 hectares and forming part of PID:7852601) to George Town Council under a Section 12 transfer (Crown Land Act 1976), for the purposes of public open space.</p>	<p>On hold at the direction of State Government.</p>
023/23	28/02/23	<p><b>Consideration of Entering into a Lease with Crown Land Re: Land Between Elizabeth Street and Bathurst Street, George Town</b>            That Council:</p> <p>1. In respect of the land between Elizabeth Street &amp; Bathurst Street, George Town:</p> <p style="margin-left: 20px;">a. Confirms its intention to enter into a ten (10) year lease; and</p>	<p>In progress</p> <p>Crown advised they will be restarting the application processing.</p> <p>No updates since the last</p>

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		b. Authorises the Mayor and General Manager to execute the lease agreement on behalf of Council.	comment above.
171/24	13/11/24	<p><b>Request to Separate Titles - 13 Wellington Street George Town</b></p> <p>That Council:</p> <p>1. Agree to issue a certificate under section 90 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>, relating to Sealed Plan 38682/3, but only at such time that the following has occurred:</p> <p>a) a planning application for subdivision depicting Lots 1 and 2 on the Plan has been submitted, assessed and approved in accordance with the Land Use Planning and Approvals Act 1993; and</p> <p>b) all conditions of any such approval have been met.</p>	In progress. Awaiting planning application.
181/24	17/12/24	<p><b>Consideration – New Crown Agreements</b></p> <p>That Council:</p> <p>Accepts responsibility for and authorises the General Manager to enter into a ten (10) year agreements by signing and sealing the required documentation for the following:</p> <p>a. Foreshore Site: Leam Rd Corner</p> <p>b. York Cove Pontoon &amp; Boat Ramp</p> <p>c. Low Head Pontoon</p> <p>d. Weymouth Hall</p>	<p>In progress.</p> <ul style="list-style-type: none"> <li>- Complete</li> <li>- Crown advised they will restart the application processing</li> <li>- In progress with Crown</li> <li>- Complete</li> </ul> <p>No further updates.</p>
050/25	29/04/25	<p><b>Policy – Private Signage on Council Land</b></p> <p>That Council:</p> <p>1. Amends the Private Signage on Council Land Policy attached to include the following in Section 3. <i>Scope</i>:</p> <p>This policy does not apply to temporary event signage associated with community events for which an "event application" has been submitted to Council. Approval for signage issued under the event application process may differ from the limitations included under the <i>Temporary Event Signage</i> heading below.</p>	<p>Policy – adopted</p> <p>Procedure in progress.</p>

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		<ol style="list-style-type: none"> <li>2. Adopts the Private Signage on Council Land Policy as attached – With a commencement date of 1 July 2025 and a fee to be included in the 2025/2026 Fees and Charges.</li> <li>3. Rescinds Policy GTC-P1 – Signs and Footpaths</li> <li>4. Requests the General Manager to develop a procedure for implementation of the policy.</li> </ol>	
089/25	24/06/25	<p><b>George Town Open Space Network Plan</b> That Council:</p> <ol style="list-style-type: none"> <li>1. Adopt the George Town Open Space Network Plan as attached; and</li> <li>2. Notes the Low Head Open Space Network requires further consultation.</li> </ol>	<p>George Town – adopted</p> <p>In progress - Feedback from session went to workshop. Council staff to write to Low Head landowners advising them of the findings and that essentially GTC will not be doing any further at this time.</p>
105/25	22/07/25	<p><b>Consideration of Entering into a Lease at Esplanade, Lulworth – Public Recreation Site</b> That Council:</p> <ol style="list-style-type: none"> <li>1. In respect to the land on the corner of Esplanade and Beach Street, Lulworth: <ol style="list-style-type: none"> <li>a. Confirms its intention to enter into a ten (10) year lease; and</li> <li>b. Authorises the Mayor and the General Manager to execute the lease on behalf of Council.</li> </ol> </li> </ol>	<p>In progress with Crown</p> <p>No further updates from Crown.</p>
164/25	25/11/25	<p><b>Winston Little Tribute</b> That Council:</p> <ol style="list-style-type: none"> <li>1. Endorses the naming of public open space located at 18 White Street, George Town to Winston Little Park;</li> <li>2. Approves the Coordinator Development Services to make application to Placenames Tasmania</li> </ol>	<p>Complete - name has been formally approved with Placenames. Family has been advised.</p>
017/26	24/02/26	<p><b>Election Caretaker Period Policy- Gtc-c-21</b> That Council:</p> <ol style="list-style-type: none"> <li>1. Adopts the proposed GTC-C-21 Election Caretaker Period Policy.</li> </ol>	<p>Adopted. Completed.</p>

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018/26	24/02/26	<p><b>Consideration - East Beach Foreshore, Low Head - Crown Agreement</b></p> <p>That Council: 1. Accepts responsibility for and authorises the General Manager to enter into a ten year agreement for the East Beach Foreshore Area, with options for renewal.</p>	In progress – lease application sent to Crown 6/3/26
<b>INFRASTRUCTURE AND OPERATIONS</b>			
128/23	25/07/23	<p><b>Aquatic, Health &amp; Wellbeing Centre – Cr Archer</b></p> <p>That Council consider and adopt a funding method for any expense beyond the promised \$17.5m with options for rescoping, before spending any further money on the upgrade of the Aquatic, Health &amp; Wellbeing Centre.</p>	In progress
111/24	25/06/24	<p><b>Confidential Item - Coastal Drainage Assessment Report</b></p> <p><i>As per resolution.</i></p>	In progress. To be presented at upcoming roadshows.
034/26	24/03/26	<p><b>Confidential Item - 2025/26 Gravel Resheeting Tender Report</b></p> <p><i>As per resolution.</i></p>	Complete.
<b>CORPORATE AND COMMUNITY</b>			
040/23	28/03/23	<p><b>George Town Colonial Heritage Storytelling Trail</b></p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. Lay the item on the table and return to the Ordinary Council meeting in April with amendments if required.</li> <li>2. Invite the people that made submissions to meet with staff to correct inaccuracies in the draft Colonial Storytelling Trail.</li> </ol>	In progress
004/26	27/01/26	<p><b>Review of the Audit Panel Charter</b></p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. Adopt the amended Audit Panel charter provided with this report.</li> </ol>	Adopted. Complete.

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029/26	24/03/26	<p><b>Community Assistance Grants Round 2</b></p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. George Town Cricket Club – approve the Community Assistance Grant Application of \$1,980.00.</li> <li>2. George Town Community Bowls Club – approve the Community Assistance Application of \$1,484.00.</li> <li>3. Weymouth Progress Association – Not support this application.</li> <li>4. Bellingham Progress Association – Not support this application.</li> <li>5. Tamar FM – approve the Community Assistance Grant Application of \$1,894.90.</li> <li>6. Country Women’s Association - approve the Community Assistance Grant Application of \$2,000.00 pending the successful fundraising for the balance by the CWA.</li> </ol>	Grant deeds signed. Complete.
030/26	24/03/26	<p><b>Loan Council Allocation for 2026/2027</b></p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. Authorises the General Manager to advise Treasury that no further borrowings are required by George Town Council for the 2026/2027 financial year</li> </ol>	Advised Treasury. Complete.
<b>OFFICE OF THE GENERAL MANAGER</b>			
019/22	22/02/22	<p><b>Proposed Making of a By-Law – Reserves, Parks and Gardens By-Law 1/2022</b></p> <p>That Council:</p> <p>Endorse the introduction of Reserves, Parks and Gardens By-law 1/2022 in accordance with the specific requirements as determined in Division 2 of Part 11 of the Local Government Act 1993.</p>	Commenced. Proposed for motion be rescinded in a future Council meeting.
184/22	20/12/22	<p><b>Request to Commemorate the Late Mr Peter Cox</b></p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1. In principle, confirms support for the naming of land bound by 50 Tamar Avenue and 76 Tamar Avenue to commemorate the late Mr Peter Cox; noting that the following actions need to occur: <ol style="list-style-type: none"> <li>a) Ascertains if the land in question is able to be utilised as a park or reserve;</li> <li>b) Contacts the residents of Tamar Avenue who have supported the proposal, the private owner of number 62 Tamar Avenue and the Crown in relation to the proposal;</li> <li>c) Contacts the family of the late Mr. Peter Cox to obtain written consent to commemorate the deceased and obtain the required biography;</li> <li>d) Undertakes investigations in relation to any Aboriginal name for the area which may need to be taken into consideration when naming;</li> </ol> </li> </ol>	<p>Naming - Complete. Peter Cox has had a walkway named after him at the end of Tamar Ave. No further action.</p> <p>In Progress - street blade sign.</p>

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		2. Proceeds to a Community Consultation in line with the consultation framework set out by Placenames Tasmania and George Town Council's policies and procedures.	
06/23	24/01/23	<p><b>Notice of Motion – New and Renewed Lease Arrangements</b> That Council:</p> <ol style="list-style-type: none"> <li>1. That any new or renewed lease arrangements being considered by Council Management, under section 175 of the <i>Local Government Act 1993</i>, be brought to Council Workshop for discussion and then be scheduled for the next available Council meeting for a decision by Council.</li> <li>2. Notes, the General Manager (or their delegate) are authorised to execute leases of an operational nature.</li> </ol>	Ongoing
061/23	26/04/23	<p><b>Mt George Semaphore and Mast – Lease</b> That Council authorise the General Manager to organise a lease agreement with Crown Land Services over Mt. George Semaphore site at his discretion.</p>	Complete – lease executed 29/7/24
112/23	27/06/23	<p><b>280 Jetty Road, Hillwood – Cr Barwick</b> Minute Number 045/23 - 280 Jetty Road, Hillwood remain on the Outstanding Council Motions list until the Section 12 agreement is executed over Crown Land adjoining Council Freehold Land PID 7852767 (known as the Hillwood Football ground).</p>	Complete – Section 12 executed 29/7/24
010/25	28/01/25	<p><b>Confidential Item - Swimming Pool Report</b> <i>As per resolution.</i></p>	In Progress.
095/25	24/06/25	<p><b>Confidential Item - Leasing of Council Property</b> <i>As per resolution.</i></p>	Completed.
101/25	22/07/25	<p><b>Three Trails Tourism Project</b> That Council:</p> <ol style="list-style-type: none"> <li>1. Proceed with Stage One of the <i>'Three Trails: One Big Story'</i> project, utilising the \$100k contribution from Bell Bay Aluminium and the \$100k Council contribution from carry forward project J90034.</li> </ol>	On hold.
121/25	26/08/25	<p><b>Annual Lease Valuation of Council Owned Land – Cr Archer</b> Council obtain an annual lease valuation from a land valuer qualified under Section 4 of the Land Valuers Act 2001, before Council activates any lease of Council owned land.</p>	Ongoing
122/25	26/08/25	<p><b>Land Purchase by Council – Cr Archer</b> Before Council considers purchasing any land, Council must-</p> <ol style="list-style-type: none"> <li>(1) Obtain a land valuation from a suitably qualified person under Section 4 of the Land Valuers Act 2001; and</li> <li>(2) Obtain a Building inspection from a suitably qualified person, if the land includes any buildings or structures.</li> </ol>	Ongoing

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123/25	26/08/25	<b>Solstice Acquittal – Cr Barwick</b> That a complete acquittal of the Solstice event organised and run by the George Town Council staff to include cost/loss/profit, comments be made available to all councillors and the public in the name of transparency.	Completed.
003/26	27/01/26	<b>Northern Tasmania Development Corporation (NTDC) Funding Agreement 2026-2029</b>  That Council: <ol style="list-style-type: none"> <li>1. Endorse the revised Northern Tasmania Development Corporation Funding Agreement for 2026-2029; and</li> <li>2. Authorises the General Manager and Mayor to execute the Northern Tasmania Development Corporate Members Agreement 2026-2029.</li> </ol>	Agreement executed. Completed.
015/26	24/02/26	<b>Quarterly Report - Quarter 2 - 1 October - 31 December 2025</b> That Council: <ol style="list-style-type: none"> <li>1. Receives the George Town Council 2nd Quarter Performance Report 1 October – 31 December 2025.</li> <li>2. Provide public access to the report as part of Council's commitment to ongoing good governance.</li> </ol>	Completed and published on website.
016/26	24/02/26	<b>Electoral Reforms Legislation</b> That Council: <ol style="list-style-type: none"> <li>1. Endorses the Council's response to each of the Reforms as contained in the report.</li> </ol>	Response submitted. Completed.
028/26	24/03/26	<b>LGAT General Meeting - 10 April 2026 Consideration of Motions</b> That Council: <ol style="list-style-type: none"> <li>1. Determines that the Mayor or Council representative be authorised to vote at the LGAT General Meeting 10 April 2026, in accordance with Council's strategic direction, policy and Council resolutions with due consideration of any conference debate on items listed for decision at that meeting.</li> </ol>	Completed.
<b>OFFICE OF MAYOR</b>			
		<i>Nil.</i>	

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**6.2 ANNEXURE B - ANNUAL PLAN PROGRESS REPORT**

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**ANNUAL PLAN 2025/2026**

Desired Outcome	No.	Strategic Priorities	Actions	Responsible Directorate	Progress %	3rd Quarter (March)
<b>FUTURE DIRECTION ONE - PROGRESSIVE WELL-RESOURCED COMMUNITIES</b>						
Social infrastructure and services match growth and community needs	i	Community services and social infrastructure match the aspirations and needs of growth communities.	Expression of Interest - George Town Community Centre (formally YMCA)	Infrastructure & Operations	75%	Expression of Interest closed.
			Advancement of Township Character Plans including implementation of Hillwood Open Space Plan	Infrastructure & Operations	75%	In progress. Various projects in townships completed or underway.
Formal and informal sporting and recreational opportunities for all	v	Well designed and maintained, safe spaces and places work well.	George Town Sports Complex entrance upgrade	Infrastructure & Operations	>60%	Quotes received. Progressing as planned.
			Commence construction of George Town Aquatic, Health and Wellbeing Centre.	Infrastructure & Operations	75%	Steel portal frame and concrete panel wall installation commenced. In ground services installed. Pool structure and roofing panels arrived onsite. Development progressing as planned.

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			Review of George Town Sporting Ground Master Plan and Implementation Priorities	Corporate & Community	<60%	Meeting with user groups scheduled for May 2026.
A diverse and active volunteering base	ii	Growing membership and participation in sporting activities.				
	i	Diversified and increased volunteer base.	Develop community volunteering initiatives	Corporate & Community	75%	Volunteer event planned for May 2026.
Community celebrations build the areas identity	i	Cultural, artistic and seasonal produce celebrations engage and build understanding of the community and its value proposition.	Establish Arts and Culture Advisory Committee	Corporate & Community	75%	Ongoing.
	ii	An activated and resourced events strategy.	Finalise Marketing and Tourism Strategy and Events Strategy	Corporate & Community	75%	Marketing and Tourism Strategy adopted and stage 1 activation commenced. Events Strategy to be complete Q4.
<b>FUTURE DIRECTION TWO - PROSPERITY FOR ALL IN ALL ASPECTS OF LIFE</b>						
A diversified local economy						
	i	An economy transitioning from heavy industry to advanced manufacturing, renewable energy, visitor economy, care, area branded produce and niche products through a circular economy approach.	Continue to identify opportunities to promote the George Town LGA as a destination option for new development, particularly Advanced Manufacturing, Transport and Logistics	Strategy, Performance & Development	75%	Opportunities are identified and work continues with potential project proponents.

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	iii	The Bell Bay Port and Advanced Manufacturing Zone is promoted in the domestic and state economy highlighting the advantages of deep water, available land, protected water, inter-nodal rail, access to services and innovation.	Supported by NTDC, lead Bell Bay Impact Study	Office of the General Manager	75%	Ongoing
Growth in tourism yield	i	Compelling value proposition, brand and narrative supports the growth of the visitor economy.	Development of marketing and tourism collateral in line with Tourism Strategy priorities	Corporate & Community Strategy,	75%	Implementation commenced, Tourism video and map to be live in Q4.
	v	Cultural heritage interpretation supports a sense of place.	Progress Phase 2 of Heritage Study	Performance & Development	75%	On track for completion.
Increased population across the municipality	i	The area's advantages of environment, diverse housing, well-connected and supportive communities, digital connection and the importance of education and learning, attracts people.				
	ii	Positive contribution to the regional population growth strategy.	Continue work on Growth Scenario Planning to identify future community and infrastructure needs	Strategy, Performance & Development	75%	Informative work on future growth continues to progress.
Supported entrepreneurial endeavours and start-ups	ii	New industries foster entrepreneurial activities.	Continue to proactively work with proponents on existing and new development proposals	Strategy, Performance & Development	75%	Ongoing and continues to be an important focus.
A strength-based reputation	i	A strong George Town and Region brand, value proposition and narrative.	Commence the development of George Town - Live, Work and Investment Prospectus	Strategy, Performance & Development	75%	Prospectus development progressing on target.

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A healthy and respected environment	vii	Animal policies build safe animal and human interrelationships.	Maintain the free Caring for Cats Program	Strategy, Performance & Development	75%	Program continues to be valued by the community.
	i	Housing developments meet Environmentally Sustainable Design principles.	Complete Staged 1 of Dalrymple Road (North) upgrade and develop multi-year framework and costings	Infrastructure & Operations	<60%	Work underway - base and sub-base completed.
Sustainable, connected housing and neighbourhoods	ii	Renewable and clean technologies are used in new neighbourhoods.	Asset Management Improvement Program Progress	Infrastructure & Operations	75%	Program on schedule with AMSC meetings being held and work progressing.
	v	Housing supply meets demand.	George Town Housing and Future Residential Needs Study	Strategy, Performance & Development	75%	Project on track as per the delivery plan and milestones.
<b>FUTURE DIRECTION THREE - COMMUNITY PRIDE</b>						
Everyone in our community is valued and included	i	Reconciliation is successfully planned, guided and resourced.	Support the establishment of a First Nations Advisory Group	Corporate & Community	>60%	Ongoing. Review being undertaken. To be completed Q4.
	ii	Respect, inclusion and a sense of belonging is part of our community culture across all age groupings.	Organisational Reward Recognition and Health & Wellbeing Program	Office of the General Manager	75%	
All communities take pride in their place	iii	The design and maintenance of public spaces and places reinforce community identity and reputation.	Complete Bell Buoy Beach Community Facility Concept Plan	Strategy, Performance & Development	75%	Concept design underway.

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Responsive emergency services	ii	Communities work together with all other agencies for prevention and if necessary co-ordinated emergency responses.	Develop Low Head Open Space Plan	Strategy, Performance & Development	75%	Low Head stakeholder meetings completed. Communication to stakeholders being developed to complete the project.
			Develop Emergency Recovery Plan	Corporate & Community	75%	Plan completed.

**FUTURE DIRECTION FOUR - LEADERSHIP & GOVERNANCE**

A culture of engagement, communication and participation	i	Community views are heard through skilled, trust and inclusive community engagement processes.	Review rating methodology	Corporate & Community	75%	Rates policy revised with consultation and adoption scheduled for May 2026.
			Review Consultation Framework	Strategy, Performance & Development	100%	Completed & endorsed by Council.
Capable leadership in communities	ii	Council is capable, nimble, well-resourced and responsive.	Undertake Environmental Health Compliance Activities	Strategy, Performance & Development	75%	On target.
			A diverse communications program utilises community networks, connectors and influencers.	iii		

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			Reconcile GIS system with Asset register for all asset classes. Training for all users and develop continuous improvement	Infrastructure & Operations	75%	Training for GIS users is currently underway.
	iii	Courage, kindness and determination is fostered when working through challenges and opportunities.	Continue the implementation of the WHS improvement action plan	Strategy, Performance & Development	<60%	Implementation underway. Training of staff the next key priority.
<p>Young people are a supported, recognised community resource</p> <p>Positive and productive working relationship will all levels of government and their agencies</p> <p>Collaborative working relationships with neighbouring Councils and regional organisations</p>	i	A resourced George Town Youth Strategy guides actions. The outcomes and directions sought by all levels of government are understood.	Develop Youth Strategy	Corporate & Community	75%	Consultant engaged, strategy in development.
	ii		Climate Change - statewide	Office of the General Manager	75%	Ongoing.
	ii	George Town is active in regional development works collaboratively on beneficial regional initiatives.	Continue BBAMZ participation	Office of the General Manager	75%	Ongoing.
	i	There is community knowledge and understanding of planning and regulatory responsibilities and processes.	Finalise ERP implementation	Corporate & Community	75%	On track for completion Q4.
Fair and open planning and regulatory processes			Compliance with audit requirements and accounting standards	Corporate & Community	100%	Financial Statements signed by Tasmanian Audit Office 29th September 2025.



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Certificate of Accreditation issued by  
 CBOS for specific systems

vi	Providing a school-based immunisation program for grades 7 and 10 students	Strategy, Performance & Development	75%	Ongoing.

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**Draft - RATES AND CHARGES POLICY**

<b>Policy No.:</b>	GTC-C-23	<b>Policy type:</b>	Council
<b>Responsibility:</b>	C & C	<b>Policy expires:</b>	XXX
<b>Approved by:</b>	Council	<b>Approved on:</b>	XXX
<b>Minute No.:</b>	XXX	<b>Review date:</b>	XXX

<b>Document History/Version Control</b>			
<b>Version No.</b>	<b>Date</b>	<b>Details</b>	<b>Comment</b>
Version 3	23 February 2021	Revised following Policy Review	
Version 4	28 February 2023	Revised in accordance with Policy	
Version 5	19 March 2026	Revised following policy review	

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<b>Date</b>	<b>Details</b>	<b>Comment</b>	<b>Authorised by</b>
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### 1. OBJECTIVE

Section 86B of the *Local Government Act 1993* (Tas) (the **Act**) provides that all councils must adopt a policy on the levying of rates and charges.

In accordance with section 86B of the Act, this document constitutes George Town Council's (the **Council**) policy on the levying of rates and charges on rateable land (the **Policy**).

### 2. TYPE OF POLICY

As per section 8 of Policy GTC-12, this Policy is categorised as a C Policy. This categorisation is consistent with the definitions as stated in Policy GTC-12 which are as follows:

- **Council** - Policies pertaining to the Governance of the Council and the activities of its elected members, including the establishment of Committees, and the government of the municipality including resident and ratepayer compliance policies and by-laws.
- **Operational** - Policies pertaining to the operational, administrative, and internal matters of the Council, including internal governance, internal committees, and operational matters of service delivery.

### 3. SCOPE

To achieve the aims of its strategic plan, long-term asset management, and financial sustainability obligations, Council must raise revenue sufficient for the purposes of governance, administration and to provide for the delivery of appropriate goods and services to the community.

In exercising its powers, and performing its functions, under Part 9 of the Act, Council's practices and decisions are underpinned by the following principles:

- accountability, transparency and simplicity;
- efficiency, effectiveness and timeliness;
- equitable distribution of the rate responsibility across the community;
- consistency with Council's strategic, corporate and financial directions and budgetary requirements; and

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- compliance with the requirements and intent of relevant legislation and accepted professional conventions and ethics.

This Policy is designed to assist the community and ratepayers in understanding the basis of rates and the judgements that are made by Council in the setting of rates and charges.

This Policy applies to Councillors in setting rates and charges for the community.

#### **4. DEFINITIONS**

Where a term used in this Policy has a definition in Part 9 of the Act (including without limitation section 86 of the Act), that definition applies for the purposes of interpreting this Policy unless the contrary intention appears.

#### **5. LINK TO STRATEGIC PLAN**

Council will consider the following when setting the rates and charges for a particular financial year:

##### **George Town Council Community Strategic Plan 2020-2030**

##### **Future direction 1 – Progressive well-resourced communities**

Communities have the public infrastructure resources to function well, and there are no barriers to fully participating in community life. roads, pathways, drains, water and sewer, parklands, sports fields, halls and public toilets, mobile phone and internet access, underpin community life and health.

##### **Future direction 4 – Leadership and accountable governance**

Knowledge and understanding of governance principles and accountability enables the equitable and fair operation of all groups across the municipality.

##### **George Town Council Annual Plan**

##### **George Town Council Annual Budget**

##### **George Town Council Financial Management Strategy**

#### **6. RELATED LEGISLATION**

*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.*

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- (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)*

## **7. RISK CONSIDERATIONS**

There is a risk that inaccurate, inequitable, or untimely application of council rates—including rate setting, differential rating, rebates, concessions, and recovery actions—may cause significant financial instability for Council, reputational damage, low community satisfaction, and non-compliance with legislation.

## **8. POLICY**

### **8.1 Valuation Methodology**

Under the Act, Council has the choice of three categories of land value as the basis for determining its annual general rate:

- Land value – value of the property excluding all visible improvements (eg building structures);
- Capital value – total value of the property including land value; or
- Assessed annual value (AAV) – gross annual rental value, excluding GST, council rates and land tax. Legislation stipulates the AAV must not be less than 4% of the capital value.

Each of these values are determined by the Valuer-General under the *Valuation of Land Act 2001* (Tas) and supplied to Council.

Effective 1 July 2026, Council has chosen Annual Assessed Value (AAV) as the basis for determining general rates within the municipality.

### **8.2 Rating System**

#### **Applicable principles**

In adopting policies and making decisions concerning the making or varying of rates, Council will take into account the following principles:

- rates constitute taxation for the purposes of local government, rather than a fee for a service; and

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- the value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.

**General rate**

In accordance with section 90 of the Act, each year Council sets one general rate for all rateable land (including tenements) within the municipality.

A number of properties within the municipality are exempt from the general rate because of the operation of section 87 of the Act (e.g. they are owned and occupied exclusively for charitable purposes).

**Minimum general rate**

Section 90(4) of the Act allows Council to set a minimum amount payable in respect of the general rate for all rateable land in the municipality.

Council sets a minimum rate to ensure that all ratepayers make a reasonable base contribution to services and infrastructure provided for the whole community, including recreational and community engagement facilities.

**Variations to the general rate, and minimum amount**

Section 107 of the Act permits Council to vary the general rate, and the minimum amount payable, according to any, or all, of the following:

- use or predominant use of land;
- non-use of land;
- locality of land;
- planning zones; and
- any other prescribed factor, which includes subcategories of the use or predominant use of land set out as uses of land in the most recent Land Use Codes provided to councils by the Valuer-General (*Local Government (General) Regulations 2025*, regulation 40(c)).

Council currently varies the general rate by land use, and the zoning prescribed by the *Tasmanian Planning Scheme – George Town*.

While all residents benefit from Council's total infrastructure and service provision, the aim of varied rates is to collect revenue to ensure that services can be delivered to all ratepayers in the municipality.

Council has decided to apply differential rates according to the Land Use Codes provided by the Valuer-General listed below, and planning zones determined with reference to the *Tasmanian Planning Scheme – George Town*:

- Industrial use;
- Commercial use;

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- Residential use – averaged area rating; and
- Port and Marine use.

**Averaged area rate**

Under Part 9 - Division 6A of the Act, Council can make an averaged area rate (**AAR**) for residential purposes, on the same day it makes a general rate.

Council will take into account the principles in section 86A(1) of the Act in its adoption of AAR for properties used for residential purposes within the municipality.

Council considers that an AAR provides the means of ensuring all residential ratepayers within a location contribute equally to the delivery, maintenance, renewal, upgrade and administration of Council's existing and additional infrastructure, and services.

In making an AAR Council must consider the following:

- locality to which the AAR relates;
- categories of rateable land; and
- whether the AAR is limited to a range of values of land.

In the municipality, the AAR has been applied to land used or predominantly used for residential purposes in the following localities:

- Beechford;
- Bellingham;
- George Town;
- Hillwood;
- Lefroy;
- Low Head;
- Lulworth;
- Mount Direction;
- Pipers Brook;
- Pipers River; and
- Weymouth.

The AAR is determined by ascertaining the total revenue that would ordinarily be collected at the rate in the dollar set by Council annually on the basis of the sum of all relevant amounts

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of individual properties in a locality, and dividing the revenue by the total number of properties in each locality (see section 109B of the Act).

### **8.3 Services Rates and Charges**

The *Fire Protection Rate* is levied on behalf of the State Government to contribute towards the funding of the Fire Commission. The Fire Protection Rate is determined by the Fire Commission.

Council sets an annual *Waste Management Charge* that is applied equitably to each rateable land assessment within the municipality at a rate set by Council's annual Rates Resolution. The purpose of the charge is to maintain Waste Services at Council's Waste Transfer Station, and maintenance of waste bins in all public open spaces.

*Kerbside waste collection charges* for garbage and recycling collection are charged to all residential and general rates properties where there is a current dwelling.

Commercial/industrial premises may elect to have kerbside waste collection at the current charge. Vacant properties (i.e. properties without an approved dwelling) are not entitled to kerbside collection. Council (through the General Manager) may require or permit kerbside waste collection in special circumstances or for specific applications.

### **8.4 Objections to Rates Notice**

Council will consider any objections to rate notices in accordance with section 123 of the Act.

### **8.5 Rate Concessions**

Concessions are administered by various State Government agencies that determine eligibility and pay the concession directly to Council on behalf of the ratepayers. A reduction on local government rates and charges (capped at a maximum amount each year) is available to a person who on July 1 each year holds a:

- DHS or DVA Pensioner Concession Card;
- DHS Health Care Card; or
- Veterans Affairs Gold Card (TPP).

Application for a rate concession is to be made through the Council. Application forms and instructions are available in person at Council's offices or via Council's website.

The card holder must occupy the property as their principal place of residence and be legally responsible for the rates on that property at the commencement of the financial year. A limit of one concession per year per pensioner household applies.

Ratepayers must not withhold payment of rates pending the outcome of an assessment of an application by the State Government.

### **8.6 Payment of Rates**

#### **Timing of payment**

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Council allows rates to be paid in four instalments, with payments due as follows:

- 31st August;
- 31st October;
- 31st January; and
- 31st March.

**Difficulty in Paying**

If any ratepayer may, or is likely to, experience difficulty in making the standard payment schedule, then they should contact the Rates Department at the Council office to make an arrangement (penalty and interest will apply). Such enquiries are treated confidentially by Council.

Those experiencing financial hardship may lodge an application to assistance in line with Council's Financial Hardship Policy-GTC-P8. Application forms for consideration under this policy can be found on Council's website.

*(Note: If a ratepayer does not pay the rates on his or her property and does not have an agreed payment arrangement in place, Council may commence legal action to recover the outstanding amount. If Council takes such action the ratepayer will also be liable for legal costs associated with the action).*

**Methods of payment**

- In person at Council office;
- By post - cheque or money order;
- By telephone;
- By direct debit;
- Centrepay (Centrelink direct debit system);
- At Service Tasmania offices;
- Council's website: [www.georgetown.tas.gov.au](http://www.georgetown.tas.gov.au);
- BPay; and
- POSTbillpay (Australia Post).

**Late payment of rates**

If rates are not paid by the required instalment dates, or by the lump sum payment due date, they will incur penalty and interest, in accordance with section 128 of the Act.

Council charges a penalty of the unpaid rate or instalment at a rate of 5% (maximum rate is 10% under the Act).

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Council charges interest in respect of the unpaid rate or instalment for the period during which it is unpaid, on a daily basis, in accordance with the Act.

When a payment is made for rates, Council applies the money received in accordance with section 131 of the Act, as follows:

- First - in payment of any costs awarded to, or recoverable by, the council in any court proceedings undertaken by the council for the recovery of the rates;
- Second - in discharging any liability for interest;
- Third - in payment of any penalty;
- Fourth - in discharging liabilities for rates in the order of which those liabilities arose.

**Non-Payment of rates**

Section 137 of the Act provides that a Council may sell any property to recover outstanding rates where the rates have been outstanding for three years, or more. Council is required to:

- notify the owner of the land of its intention to sell the land,
- provide the owner with details of the outstanding amounts; and
- advise the owners of its intention to sell the land if payment of the outstanding amount is not received within 90 days. Except in extraordinary circumstances, Council will enforce the sale of land for arrears of rates.

**8.7 Remission of Rates**

In accordance with section 129 of the Act, Council will consider any application for the remission of all or part of any rates paid or payable by the ratepayer or any penalty imposed or interest charged under section 128 of the Act.

**8.8 Disclaimer**

In accordance with section 86B(6) of the Act, any rate, averaged area rate or charge is not invalid by reason only that it does not conform with this Policy.

Further, in accordance with section 86A(2) of the Act, any exercise of Council's powers to make or vary rates cannot be challenged on the grounds that the principles referred to in section 86A(1) of the Act were not taken into account by Council.

**9. IMPLEMENTATION & REVIEW OF POLICY**

Implementation of this Policy rests with Council. This Policy will be reviewed in May 2028 or in accordance with legislative requirements.

.....  
Shane Power  
**GENERAL MANAGER**

**DATED**     /     /

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## **GTC-14 - RATES AND CHARGES**

<b>Policy No.:</b>	GTC-14	<b>Approved by:</b>	George Town Council	
<b>Version No. and Reference</b>	V.4 A/B. MinRef. 0039/23	<b>Approved on:</b>	28 March 2023	
<b>Responsibility:</b>	Corporate	<b>Review Date:</b>	May 2025	
<b>Document Control</b>				
<b>Rev No.</b>	<b>Date</b>	<b>Revision Details</b>	<b>Reviewer</b>	<b>Approver</b>
3	23/02/2021	Revised following Policy Review	23/2/2021	Council
4	28/02/2023	Revised in accordance with policy	28/2/2023	Council

\*This Policy has been reclassified under GTC 12 – Policy Governance. A cover sheet with the new title and classification is provided. The content of the previous policy No.3 V.1A/B remains extant until review.

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• **Introduction**

Section 86B of the Local Government Act 1993 (the Act), as amended in December 2011, provides that a Council must adopt and implement a policy on the levying of rates and charges.

This document sets out the policy of George Town Council on the levying of rates on rateable property.

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• **Policy Statement**

In order for George Town municipality to achieve the aims of its strategic plan, long-term asset management, and financial sustainability obligations, Council must raise revenue sufficient for the purpose of governance, administration and to provide for appropriate goods and services for the community.

Council's practices and decisions regarding rating are underpinned by:

- accountability, transparency and simplicity;
- efficiency, effectiveness and timeliness;
- equitable distribution of the rate responsibility across the community;
- consistency with Council's strategic, corporate and financial directions and budgetary requirements;
- compliance with the requirements and intent of relevant legislation and accepted professional conventions and ethics.

This Policy is designed to assist the community and ratepayers in understanding the basis of rates and the judgements that are being made by Council in the setting of rates and charges.

This Policy is available to the public via the Council website, or in paper form on payment of a reasonable charge.

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• **Statement of Principles**

The Act empowers local government to levy rates and charges on land and provides some principles for consideration when developing rating policies. The key principle in levying rates recognises that rates constitute a system of taxation on the community for local government, rather than a fee for service.

In developing this policy Council has also given consideration to the following principles that apply to the imposition of taxes on communities:

- sustainability (able to raise sufficient funds to meet current and future local government spending requirements);
- benefit (some services benefit the community as a whole);
- capacity to pay (in levying taxes the ability of the taxpayer to pay the tax must be taken into account);
- economic efficiency - if a tax is designed to change consumers behaviour and the behaviour changes, the tax is efficient (eg. tobacco taxes). If the tax is designed to be neutral in its effect on taxpayers and it changes taxpayers behaviour, a tax is inefficient;
- simplicity (the tax must be understandable, hard to avoid, easy to collect).

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- **Statement of Principles (Cont.)**

To some extent these principles are in conflict with each other in practice. Councils must therefore strike a balance between:

- the application of the principles;
- the policy objectives of taxation;
- the need to raise revenue; and
- the effects of the tax on the community.

**Services provided by Council**

The Council's chief function is to provide services to the whole community. Some of the main activities are:

- Maintenance and upgrade of roads and associated infrastructure;
- Maintenance and development of parks and reserves;
- Capital works program for buildings and infrastructure;
- Storm water services;
- Refuse disposal – inert landfill and waste transfer stations;
- Swimming pool;
- Community services – community grants, event support and hosting of festivals, immunisations, youth activity and leadership programs;
- Community facilities – halls, indoor and outdoor sports and recreation areas;
- Regulatory services – building, health, and planning advice. Permits and inspections for food premises, fire hazards, road closures and nuisances;
- Information services – storm water location and plans, property information, rates and valuation enquiries;
- Animal control and registration;
- Community information and communication.

The above activities and infrastructure are available to all within the community. It is up to individual ratepayers whether they wish to avail themselves of these services, and facilities.

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- **Link to Strategic Plan**

Council will consider the following when setting the rates and charges for a particular financial year:

- **George Town Council Community Strategic Plan 2020-2030**

**Future direction 4 – Leadership and accountable governance**

Culture of engagement and participation; planning and regulatory responsibilities; working relationships and collaborations; change management and accountability.

- **The Annual Plan and Budget for that year**

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- **Legislation**

The following legislation should be considered in conjunction with this policy:

Local Government Act 1993, in particular:

**“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.”*

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- **Definitions**

Key terms applicable to the rating processes of Local Government and mentioned within this Policy are contained within Part 9, Section 86 of the Local Government Act 1993.

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- **Scope of Policy**

This Policy covers:

- The relationship between Council's strategic plan, budget and rates structure
- Council's revenue raising powers
- Valuation methodology
- General rate
- Minimum rate
- Variations to the general rate and minimum amount
- Averaged area rate
- Service rates and charges
- Payment of rates
- Rate Concessions
- Objections to rates notices
- Remission of rates

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- **Application of Policy - Council**

The Rates and Charges Policy applies to Councillors in setting rates for the community.

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- **Application of Policy - Valuation Methodology**

Council has the choice of three bases for the value of land within the Act:

- Land value;
- Capital value;

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- 
- Assessed annual value (AAV). **Application of Policy - Valuation Methodology (Cont.)**

Council considers all of these bases in the adoption of valuations of land within the municipality. Current base used for valuations of land is Capital Value.

This review is conducted to:

- Reduce and smooth impact of revaluation changes, and
- Adopt methods in line with Tasmanian Government rating review recommendations.

- 
- **Application of Policy - Rating System**

**General rate**

In accordance with Section 90 of the Act, each year Council sets one general rate for all rateable property (including tenements) within the municipality. There are a number of properties which are public, educational, religious or charitable in use or ownership and which are part or in full exempt from the general rate.

**Minimum rate**

Section 90 of the Act also allows Council to set a minimum amount payable for all rateable property.

Council sets a minimum rate to ensure that all ratepayers make a reasonable base contribution to services and infrastructure provided for the whole community, including recreational and community engagement facilities.

**Variations to the general rate, and minimum amount**

Council can then vary the general rate, and minimum, under Section 107 of the Act according to any, or all, of the following:

- Use or predominant use of land;
- Non-use of land;
- Locality of land;
- Planning zones;
- Any other prescribed factor.

Council currently varies the general rate by land use, and the George Town Council Interim Planning Scheme 2013.

While all residents benefit from Council's total infrastructure and service provision, the aim of varying rates is to collect revenue in order that services to all ratepayers can be provided throughout the municipality.

In the George Town municipality, a differential rate is applied to land predominantly used for the following purposes:

- Commercial;
- Industrial activity – and varied according to zones within the Planning Scheme.

This sector will contribute a higher rate than properties on the general rate, as:

- Commercial and industrial properties pay rates from pre-tax revenue;
- Commercial and industrial properties have a greater impact on core Council infrastructure.

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• **Application of Policy - Rating System (Cont.)**

**Averaged area rate**

Under Part 9 - Division 6a of the Act, Council can make an Averaged Area Rate for residential purposes, on the same day it makes a general rate.

Council has considered Section 86A of the Act in its adoption of Average Area Rates (AAR) for properties used for residential purposes within the municipality.

Council considers that the AAR provides the means of ensuring all residential ratepayers within a location contribute equally to the delivery, maintenance, renewal, upgrade and administration of Council's existing and additional infrastructure, and services.

In making an Averaged Area Rate, Council must consider the following:

- locality to which the Averaged Area Rate relates;
- categories of rateable land;
- whether the Averaged Area Rate is limited to a range of values of land.

In the George Town municipality, the AAR has been applied to land used or predominantly used for residential purposes in the following locations

Beechford  
Bellingham  
George Town  
Hillwood  
Lefroy  
Low Head  
Lulworth  
Mount Direction  
Pipers Brook  
Pipers River  
Weymouth

The AAR is determined by ascertaining the total revenue that would ordinarily be collected at the rate in the dollar set by Council annually on the basis of the sum of all relevant amounts of individual properties in a locality, and dividing the revenue by the total number of properties in each locality

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• **Application of Policy - Service Rates & Charges**

The Fire Protection Rate is levied on behalf of the State Government to contribute towards the funding of the Fire Commission. The Fire Protection Rate is determined by the Fire Commission.

Waste Management charges apply in respect of all land to which council supplies waste management services - including garbage and recycling collection.

Kerbside waste collection charges for garbage and recycling collection are charged to all residential and general rates properties where there is a current dwelling. Commercial/industrial premises may elect to have kerbside waste collection at the current charge. Vacant properties, properties without an approved dwelling are not entitled to kerbside collection. Council (through the General Manager) may require or permit kerbside waste collection in special circumstances or for specific applications.

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- **Application of Policy - Objections to Rates Notice**

Council will consider any objections to rate notices in accordance with Section 123 of the Local Government Act.

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- **Application of Policy - Rate Concessions**

- Concessions are administered by various State Government agencies that determine eligibility and pay the concession directly to Council on behalf of the ratepayers. A reduction on local government rates and charges (capped at a maximum amount each year) is available to a person who on July 1 each year holds a: DHS or DVA Pensioner Concession Card
- DHS Health Care Card
- Repatriation Health Card - For All Conditions (Gold Card) for War Widows/ers and TPI veterans.
- Application for a rate concession is to be made through the Council.

Application for a rate concession is to be made through the Council. Application forms and instructions are available in person at the Council office or via the Council website.

The card holder must occupy the property as their principal place of residence and be legally responsible for the rates on that property at the commencement of the financial year. A limit of one concession per year per pensioner household applies.

Ratepayers must not withhold payment of rates pending the outcome of an assessment of an application by the State Government.

---

- **Application of Policy - Payment of Rates**

**1. Timing of payment**

Council allows rates to be paid in four instalments, with payments due as follows:

- 31st August;
- 31st October;
- 31st January;
- 31st March.

**2. Difficulty in Paying**

If any ratepayer may, or is likely to, experience difficulty in making the standard payment schedule, then they should contact the Rates Department at the Council office to make an arrangement (penalty and interest will apply). Such enquiries are treated confidentially by Council.

, Those experiencing financial hardship may lodge an application to assistance in line with Council'sa Financial Hardship Policy-GTC-P8. Applications for consideration under this policy can be found on Councils website.

*(Note: If a ratepayer does not pay the rates on his or her property and does not have an agreed payment arrangement in place, Council may commence legal action to recover the outstanding amount. If Council takes such action the ratepayer will also be liable for legal costs associated with the action).*

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- Application of Policy - Payment of Rates

**3. Methods of payment**

- In person at Council office;
- By post - cheque or money order;
- By telephone;
- By direct debit;
- Centrepay (Centrelink direct debit system);
- At Service Tasmania offices;
- Council's internet site: [www.georgetown.tas.gov.au](http://www.georgetown.tas.gov.au);
- BPay;
- POSTbillpay (Australia Post).

**4. Late payment of rates**

If rates are not paid by the required instalment dates, or by the lump sum payment due date, they will incur penalty and interest, in accordance with Section 128 of the Act.

- Council charges a penalty of the unpaid rate or instalment at a rate of 5% (maximum rate is 10% under the Act).
- Council charges interest in respect of the unpaid rate or instalment for the period during which it is unpaid, on a daily basis, in accordance with the Act.

When a payment is made for rates, Council applies the money received in accordance with Section 131 of the Act, as follows:

- First - in payment of any costs awarded to, or recoverable by, the council in any court proceedings undertaken by the council for the recovery of the rates;
- Second - in discharging any liability for interest;
- Third - in payment of any penalty;
- Fourth - in discharging liabilities for rates in the order of which those liabilities arose.

**5. Non-Payment of rates**

Section 137 of the Local Government Act 1993 provides that a Council may sell any property to recover outstanding rates where the rates have been outstanding for three years, or more. Council is required to:

- a) notify the owner of the land of its intention to sell the land,
- b) provide the owner with details of the outstanding amounts; and
- c) advise the owners of its intention to sell the land if payment of the outstanding amount is not received within 90 days. Except in extraordinary circumstances, Council will enforce the sale of land for arrears of rates.

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- Application of Policy - Remission of Rates

In accordance with Section 129 of the Local Government Act 1993, Council will consider any application for the remission of all or part of any rates paid or payable by the ratepayer or any penalty imposed or interest charged under Section 128.

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- **Implementation of Policy**

This policy will become effective upon approval by Council. It will be reviewed by the end of each successive 4-year period, as a minimum, after 31 August 2026.

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- **Audience**

Management and staff are to be familiar with and competent in the application of Council's Rates and Charges Policy within their areas of responsibility.

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- **Responsibility**

Responsibility for the operation of this policy rests with the General Manager.

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- **Disclaimer**

In accordance with Section 86B(6) of the Local Government Act 1993 "A rate, averaged area rate or charge is not invalid by reason only that it does not conform to the council's rates and charges policy."

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FEEDBACK – RATES AND CHARGES POLICY

**1. Natalie McDonald**

**Message**

Can you tell me as not clear does this mean that rates will be different depending on area based on land value? If this is the case I do not agree with changes I certainly don't get the same facilities in Low head that they get in George Town

**Officers Response**

The proposed change is in the valuation methodology only, currently council uses Capital Value as the valuation base to determine rates. It is proposed to change this to Assessed Annual Value.

Defined in the Local Government Act 1993 (Tas) as:

- **Capital Value:** The total value of a property, including the land value.
- **Assessed Annual Value (AAV):** The gross annual rental value of a property, excluding GST, council rates, and land tax. Legislation stipulates the AAV must not be less than 4% of the capital value.

With respect to the services provided, the following principles are set out in the Local Government Act 1993 (Tas) Part 9 Division 1, 86A:

**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.*

For residential rateable properties, Council proposes to continue to apply the Averaged Area Rates methodology for all applicable land within a locality.

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**2. John Ferry**

I have a couple of questions as a rate payer

1. Is this change a council decision or the rate payers to vote on
2. Are the rates still going to be on an AAR or individual assesment
3. How will this impact the total amount of rates collected by the council

**Officers Response**

1. Is this change a council decision or the rate payers to vote on – *Changes to the Policy is a decision of Council.*
2. Are the rates still going to be on an AAR or individual assessment – *It is proposed in this review to maintain the Averaged Area Rate for residential properties within a locality for all applicable rateable land.*
3. How will this impact the total amount of rates collected by the council – *The change in policy will not impact on the value of rates collected. Council adopts the rating resolution annually for each financial year which determines the value of the rates collected, this is typically done at the June ordinary meeting of Council.*

**3. Peter Schultz**

The Council tried this a number of years ago, and was rejected by the community, due to the financial impact to a lot of rate payers, just seems another way to grab more cash off every day of Australian

**Officers response**

The proposed change in this review is just the valuation method used to calculate rates, changing from Capital Value to Assessed Annual Value. This will bring the methodology used in line with that used by many other councils and in the calculation of state fire levy.

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For this review it is not proposed to change the Averaged Area Rate currently used for residential properties for all applicable rateable residential land.

The proposed change in policy will not impact on the value of rates collected. Council adopts the rating resolution annually for each financial year which determines the value of the rates collected, this is typically done at the June ordinary meeting of Council.

**4. Beverley and John Franken**

I heard today that George Town Council is contemplating changing the way the Council rates are levied. Could you please give me information in relation to the proposed changes. My husband and I will be away for the next two weeks and are unable to attend the public meetings as we will not be in residence. We were unaware of the first meeting as it didn't seem to be made public and we don't do social media.

***Officers response***

The proposed change is in the valuation methodology only, currently council uses Capital Value as the valuation base to determine rates. It is proposed to change this to Assessed Annual Value.

Defined in the Local Government Act 1993 (Tas) as:

- Capital Value: The total value of a property, including the land value.
- Assessed Annual Value (AAV): The gross annual rental value of a property, excluding GST, council rates, and land tax. Legislation stipulates the AAV must not be less than 4% of the capital value.

This valuation method is used by many other councils to calculate rates and is also the basis used to calculate state fire levy.

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The change in policy will not impact on the value of rates collected. Council adopts the rating resolution annually for each financial year which determines the value of the rates collected, this is typically done at the June ordinary meeting of Council.

**5. Marcel Anstie**

when this all boils down, the outcome will simply be more cost the owner of the property. the current system is a very simple approach to applying the rates charge, can you please provide examples and evidence of the outcome of the proposed change on specific properties XYZ around the area so we can truly understand the bottom line cost difference. there is alot of discussion indicating that certain properties, for example waterfront properties, will be significantly effected over and above a property that is not waterfront. can you just provide clear outlines in plain english of how this will effect the cost

***Officers Response***

For residential rateable properties, Council does not propose to change the Averaged Area Rates methodology it currently applies for all applicable residential land within a locality.

The proposed change in policy will not impact on the value of rates collected. Council adopts the rating resolution annually for each financial year which determines the value of the rates collected, this is typically done at the June ordinary meeting of Council.

**6. WPA Committee and members**

John Williamson

To inform the GT community, the two models should be 'worked' - along with details of the 'rate' (cents/\$) proposed by Council - and available for discussion prior to adoption. (There should be a time allowed for feedback to the GT Council.)

The two 'reasons' stated in the GT Council advisory for making change are (i) other Councils use this approach and, (ii) the State Fire Levy uses it. I'm not sure these provide a compelling reasons for change!

It is important therefore that modelling is done to allow a comparison and available for discussion.

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It may be that the argument for change rests on 'equity', i.e., this is a more equitable way of funding the community services, infrastructure, and activities at a level acceptable to the community.

Brian Roe

Suggest that GTC revisit the issue of residual services for regional and rural properties, including sewage, curb and guttering, and that rates must reflect services.

Sally Sauer

Sally suggested that we submit a response questioning the new system and whether it is a fair proposal to move from Capital Value to AAV for Weymouth residents.

Please see implications for land owners in the following article:

<https://www.tasmaniancountry.com/newspaper/tasmanian-country/tasfarmers-matters-rate-rise-final-straw>

***Officers Response***

**John Williamson**

Council acknowledges the importance of community consultation when making changes to Policy.

Council has been reviewing and considering the rating methodology over the past two years. Extensive modelling has been undertaken. For this change the move to Assessed Annual Value has a small impact on overall rates.

In this instance the level of change is determined to be low to medium impact and accordingly consultation in line Councils Community Consultation Policy. As such the consultation was for feedback only.

Should a future review of the policy consider for example a move from Averaged Area Rates to rate in the dollar, this would constitute a major change which would require significantly more consultation. Including as you suggest, modelling being provided to the community, discussion papers and community meetings.

**Brian Roe**

Council considers service levels annually in its budget, the recently completed township character plans are also considered to determine amenities in regional and rural areas.

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With respect to the services provided, the following principles are set out in the Local Government Act 1993 (Tas) Part 9 Division 1, 86A:

**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.*

**Sally Sauer**

The change in policy will not impact on the value of rates collected. Council adopts the rating resolution annually for each financial year which determines the value of the rates collected, this is typically done at the June ordinary meeting of Council.

For residential properties, there are no changes proposed for properties that currently are rated under Averaged Area Rating. For other properties that are currently rated using rate in the dollar, Council will consider options to minimise any impact that the change in valuation methodology when setting the rates for the coming year.

**7. Craig Burleigh**

I believe the GTC should keep Weymouth as an Average Area Rate system as there is little growth and I have been there for over 30 years and very little has been spent on road and verge maintenance etc. I think a change in the rating for a village area is just a stealth tax on homes that area that have been cared for and well maintained.

I don't think it is fair for someone like us who keeps the footpath area to road, mowed and cleaned, whereas other neighbours have planted or left the vegetation take over the footpath area. We have a shared road arrangement because there are no footpaths, so the average area rate should remain whereas other areas that do have water, sewer, footpath supplied should expect to go the proposed AAV system.

We only use the garbage collection system about 4-6 times a year and are happy to pay for that facility and Fire Levy.

I just don't think because we have a well maintained property versus someone who has no pride in their house, that we should be penalised by a higher rating system based on

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the value of our property. In a village situation it should be the same amount of general rates for everyone based on usage, not value or looks.

***Officers response***

The proposed change in this review is just the valuation method used to calculate rates, changing from Capital Value to Assessed Annual Value. This will bring the methodology used in line with that used by many other councils and in the calculation of state fire levy.

For this review it is not proposed to change the Averaged Area Rate currently used for residential properties for all applicable rateable residential land. This includes Weymouth and all localities.

The proposed change in policy will not impact on the value of rates collected. Council adopts the rating resolution annually for each financial year which determines the value of the rates collected, this is typically done at the June ordinary meeting of Council.

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**Draft BASS AND FLINDERS COLLECTIONS POLICY**

<b>Policy No.:</b>	GTC-C-25	<b>Policy type:</b>	Council
<b>Responsibility:</b>	Council	<b>Policy expires:</b>	
<b>Approved by:</b>	Council	<b>Approved on:</b>	XXX
<b>Minute No.:</b>	XXX	<b>Review date:</b>	XXX

<b>Document History/Version Control</b>			
<b>Version No.</b>	<b>Date</b>	<b>Details</b>	<b>Comment</b>
1	May 2026	Review in line with Museum policy guidelines	

<b>Amendment/Administrative History</b>			
<b>Date</b>	<b>Details</b>	<b>Comment</b>	<b>Authorised by</b>
		Nil	

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5. LINK TO STRATEGIC PLAN
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9. IMPLEMENTATION & REVIEW OF POLICY

### 1. OBJECTIVE

The objective of this policy is provide guidance for the Bass and Flinders Maritime Musuem collection for the interpretation and preservation of the history and maritime heritage of the George Town region and its connection with the Tamar Estuary.

### 2. TYPE OF POLICY

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

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

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

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

### 3. SCOPE

The Bass and Flinders' Maritime Museum Collection Policy and appendix are the guiding documents for the development and management of the collection with the following objectives:

- To guide the selection of material to be included in the Collection
- To document the history and purpose of the Bass and Flinders Maritime Museum
- To build a historical resource for the community
- To develop the Collection as an educational resource
- To interpret the history and development of the district
- To outline the obligations to house, care for and manage the Collection

The Bass and Flinders Maritime Museum recognises and follows the *ICOM Code of Ethics for Museums*. The Australia Museum and Galleries Association (AMaGA) Code of Museum Ethics is currently under review.

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**4. Definitions**

Include any definitions relating to the content throughout the policy

**5. LINK TO STRATEGIC PLAN**

George Town Council Community Strategic Plan 2024–2030:

1. Future Direction 1 – Progressive well-resourced communities
  - Vibrant local communities
  - Community celebrations build the areas identity
  - A diverse and active volunteering base
2. Future Direction 2 – Prosperity in all aspects of life and living
  - Growth in tourism yield
3. Future Direction 3 – Community pride
  - All communities take pride in their place
4. Future Direction 4 – Leadership and accountable governance

**6. RELATED LEGISLATION**

Shipwreck Material

- The Commonwealth Historic Shipwrecks Act 1976 applies to Australian Commonwealth waters extending from the low water mark to the outer edge of the continental shelf.
- The State Historic Cultural Heritage Act 1995 applies to shipwrecks that lie within the state waters of Tasmania (harbours, enclosed bays, estuaries, rivers and lakes).

Internation Council of Museums – Code of Ethics for Museums

**7. RISK CONSIDERATIONS**

There is a risk that without clear, documented procedures, Council may face challenges regarding improper acquisition, inadequate care and legal disputes over ownership.

**8. POLICY**

The Bass and Flinders Maritime Museum shall acquire objects for the Permanent Collection by donation, bequest, purchase or transfer.

The Bass and Flinders Maritime Museum will consider the following criteria before approving acquisition of an object:

**Relevance**

The Bass and Flinders Maritime Museum only collects objects that relate to the Museum's Statement of Purpose and Key Themes identified in appendix 1.

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**Significance**

Priority is given to objects which are significant for their historic, aesthetic, scientific/research or social/spiritual value

**Provenance and Documentation**

Priority will be given to objects where the history of the object is known, and associated documentation and support material can be provided

**Condition, Intactness, Integrity**

The condition of the object must be taken into consideration when acquiring material. Badly damaged material will not normally be accepted into the collection.

**Interpretive Potential**

Objects that tell a story that adds to the interpretation of the Bass and Flinders Maritime Museum themes will be a priority.

**Rarity**

Objects may be prioritised if they are rare examples of a particular kind of object

**Representativeness**

Objects may be prioritised if they are an excellent representative example of a particular kind of object

**Duplications**

Objects that duplicate items already in the collection will not be accepted unless they are of superior condition and/or historic value. In such a case the duplicate may be considered for de-accessioning

**Legal Requirements**

The Bass and Flinders Maritime Museum only accepts objects where the donor/vendor has legal title to the object.

Procedures for assessing items for acquisition, together with collection storage and conservation, documentation and record keeping and decommissioning are set out in Appendix 1 – Bass and Flinders Maritime Museum Collection Procedures.

**9. IMPLEMENTATION & REVIEW OF POLICY**

Implementation of this Policy rests with Council. This Policy will be reviewed in 2029 or in accordance with legislative requirements.

.....  
Shane Power

**GENERAL MANAGER**

**DATED**     /     /



**BASS AND FLINDERS MARITIME MUSEUM  
COLLECTION PROCEDURE – APPENDIX 1**

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**1. HISTORY**

Prior to the opening of the Centre, in the late 1990s, a dedicated group of volunteers embarked on building a replica of the sloop *Norfolk* — the vessel used by George Bass and Matthew Flinders to circumnavigate Van Diemen's Land and confirm the existence of the strait now known as Bass Strait.

In 1998, marking the 200th anniversary of that historic voyage, the journey of Bass and Flinders was re-enacted. The replica *Norfolk* circumnavigated Tasmania and continued north to Hervey Bay in Queensland, retracing part of the route taken by Matthew Flinders.

At the conclusion of these voyages, Bern Cuthbertson, the principal financier and master of the *Norfolk*, proposed that the vessel be installed in a museum in George Town, recognising its strong connection to the exploration of the Tamar River and the early maritime history of the region.

As there was no suitable facility available at the time, the *Norfolk* was stored in a shed for several years while a volunteer group known as the "Friends of the Norfolk" worked to secure funding and identify an appropriate location for a permanent display.

The site of the former George Town Picture Theatre became available and was identified as a suitable location for the Centre. The building had been unused for many years and had fallen into a derelict condition. With assistance from the Tasmanian Government, the property was purchased and the necessary renovations and modifications were undertaken.

The facility opened in 2006 and was initially operated entirely by volunteers. Following the significant effort involved in constructing and installing the *Norfolk*, a curator/manager was appointed to oversee the day-to-day operations of the Centre.

Over the following years, several modest improvements were made to enhance the visitor experience, including the installation of a projector and screen for film presentations and the creation of a small theatre where visitors could view a short historical film.

Over the years, the Centre expanded its collection through the acquisition of historic vessels that contribute to the story of George Bass and Matthew Flinders. These include the whale boat *Elizabeth*, acquired following its participation in a re-enactment of the 1815 exploration of the Tasmanian coastline, a vessel originally used by the Royal Australian Navy in 1912, and a replica of *Tom Thumb*, the small vessel brought from England by George Bass on his first voyage to Terra Australis.

A series of interpretive displays were developed to tell the story of Bass and Flinders, as well as the history of George Town and its connection to Port Dalrymple and the Tamar River. Other vessels on display have direct connections to the Tamar region or were restored locally by the Boat Shed, further strengthening the local maritime narrative. Visitors were welcomed by volunteers who provided guided tours of the collection.

In March 2020, the vessel *Admiral* was acquired and installed on the mezzanine floor. The vessel remains on long-term loan from the Admiral Restoration Group and will become a permanent part of the collection should the group cease to exist.

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To secure the long-term future of the facility, George Town Council was approached to assume responsibility for its operation and ensure its ongoing sustainability. In April 2021, Council formally took over management of the complex and re-opened the facility as the Bass and Flinders Maritime Museum.

**2. WHAT THE BASS & FLINDERS MARITIME MUSEUM WILL COLLECT**

**2.1 Key Themes**

Tasmania is an island state with George Bass and Matthew Flinders being significantly involved in its history. Their circumnavigation of Van Diemen's Land (Tasmania) in 1798 confirmed the existence of a strait between Tasmania and the mainland. Their story is intertwined with the story of George Town and the Tamar Estuary, and the role played in Tasmania's maritime history. The Bass and Flinders Maritime Museum's Collection and exhibitions reflect that connection with the following key themes:

**Local History:** The Bass and Flinders Maritime Museum is located in the old George Town Picture Theatre and has strong links to the local and social development of George Town. With George Town's location on the banks of the Tamar River/Estuary it was the first settlement in the northern part of Tasmania and the second settlement in Tasmania, after Hobart. This theme will focus on the key information about the area.

**Maritime History:** George Town is situated near the Low Head Pilot Station which played an important role in the maritime history of the area. The role of Bass and Flinders in Tasmania's maritime history is significant as they confirmed the existence of a strait between Van Diemen's Land and colonial NSW, they also explored the Tamar, leading to the settlement of the area. Understanding maritime history helps to connect people to the waterways, their use and changes over time.

**Norfolk:** In 1998 after building a replica of the sloop *Norfolk* a group sailed the vessel around Tasmania to re-enact the trip Bass and Flinders had undertaken 200 years before. The collection will focus on artefacts and stories connected to this voyage, and the original voyage by Bass and Flinders.

**Sailing on the Tamar:** The power of sail has important links to the Tasmanian environment and Tasmanians since early European exploration of the area. Recreational sailing and competitions have been a part of local life since 1837. The importance of sailing on the Tamar is reflected in the number of watercrafts designed and built locally. The collection will focus on artefacts and stories connected to the Tamar River and its role in people's sense of place and identity.

**Communication:** The Signal Stations located at Mt George and Mt Direction played a key role in semaphore communication between George Town and Launceston. The collection highlights the use of maritime communication systems from flags to bells, lamps and other maritime navigational aids.

**Shipwrecks:** The formal European history of the Bass Strait began with the wreck of the Sydney Cove at Preservation Island (near Flinders Island); a ship laden with rum bound for Sydney. Matthew Flinders' first journey into the area was aboard one of the salvage vessels. The wrecks increased as European activity increased and as Melbourne boomed. Artefacts from the Collection tell the story of the mishaps that occurred around the Low Head Lighthouse and incidents in the Tamar.

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**Geographic region/Historic period:** The Bass and Flinders Maritime Museum artefacts, stories and research materials for the geographic region bound by the George Town Municipal area, boarded by the Tamar River, and including the townships of Lefroy, Pipers River and Hillwood. The historic period ranges from the early 1800s to the current day. George Town and the Tamar River/Estuary are integral to the Collection.

**Physical Items to be collected include:** Three dimensional artefacts and general ephemera and memorabilia relating in any way to the circumnavigations of Tasmania by George Bass and Matthew Flinders in 1798, the re-enactment of the replica *Norfolk* in 1998, and maritime history or local history of the George Town region as defined, or to persons, groups, or businesses involved in the history of the local area.

Items such as documents, maps, printed matter, books, photographic material, publications, diaries, oral histories, business records, personal papers, letters, drawings, sketches and textiles will be accepted and stored in the museum or council storage in between display opportunities

#### **Priorities**

Determined priorities are relative to gaps identified in the current collection through long term and temporary exhibition planning.

#### **2.2 Collection Classification**

##### **Permanent (static and working)**

Artefacts that meet the criteria in 2.1 (Key Themes) and align with the Statement of Purpose will be added into the Permanent Collection. The primary intention of the Permanent Collection is to preserve these artefacts in perpetuity. Any display, interpretive use or operational use must reflect that intention. Objects in the Permanent Collection are listed in the Bass and Flinders Maritime Museum's collection management system. Removal of objects from this category may only occur through the formal Deaccession process.

##### **Non Collection**

The Non Collection consists of objects which are not part of the Collection. Items included in this classification may not be restricted to the criteria in 2.1 (Key Themes) and /or align with the Statement of Purpose. Non Collection objects are included in the Bass and Flinders Maritime Museum's Inventory but not catalogued. They may be used to support the display of the Collection and for educational purposes.

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**3. HOW THE BASS & FLINDERS MARITIME MUSEUM WILL COLLECT**

**3.1 Method of Acquisition**

The Bass and Flinders Maritime Museum shall acquire objects for the Permanent Collection by donation, bequest, purchase or transfer. To minimise operational restrictive practices, the Bass and Flinders Maritime Museum will not accept conditional donations unless under special circumstances or in the case of a temporary exhibition. The object would be returned immediately after the exhibition concludes. All acceptances are at the discretion of Acquisitions Committee, taking into account the circumstances of the donation and consistency with the Acquisition Criteria set out in the Collection Policy.

**3.2 Acquisition Committee**

The Acquisition Committee will consist of the George Town Council - Team Leader - Community , Community Officer – Visitor Experience Bass and Flinders, and two volunteers. All recommendations made by the Committee will be documented and retained by the George Town Council. The Acquisition Committee will recommend the acceptance/refusal of donations in accordance with the parameters set by the Acquisition Criteria, to the General Manager of the George Town Council for approval. At times the committee may need to draw on expert opinion from specialists. A list of new acquisitions is provided to the George Town Council for the Annual Report.

**3.3 Acquisition Criteria**

The Bass and Flinders Maritime Museum will consider the following criteria before approving acquisition of an object:

**Relevance**

The Bass and Flinders Maritime Museum only collects objects that relate to the Museum's Statement of Purpose and Key Themes identified in 2.1.

**Significance**

Priority is given to objects which are significant for their historic, aesthetic, scientific/research or social/spiritual value

**Provenance and Documentation**

Priority will be given to objects where the history of the object is known, and associated documentation and support material can be provided

**Condition, Intactness, Integrity**

The condition of the object must be taken into consideration when acquiring material. Badly damaged material will not normally be accepted into the collection

**Interpretive Potential**

Objects that tell a story that adds to the interpretation of the B&FMM themes will be a priority.

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**Rarity**

Objects may be prioritised if they are rare examples of a particular kind of object

**Representativeness**

Objects may be prioritised if they are an excellent representative example of a particular kind of object

**Duplications**

Objects that duplicate items already in the collection will not be accepted unless they are of superior condition and/or historic value. In such a case the duplicate may be considered for de-accessioning

**Legal Requirements**

The Bass and Flinders Maritime Museum only accepts objects where the donor/vendor has legal title to the object.

**4. COLLECTION CARE: Documentation, Conservation and Storage**

All procedures are in line with best practice according to the National Standards Australian Museum and Gallery Association.

**4.1 Documentation and Record Keeping**

The Bass and Flinders Maritime Museum aims at all times to maintain an effective documentation system. Donor forms, receipts, registers, and catalogue information will be kept at the Bass and Flinders Maritime Museum.

The Bass and Flinders Maritime Museum will follow the guidelines below when acquiring material:

A Fact Sheet regarding potential donations (**ANNEXURE 5.**) can be handed/sent to potential donors to inform them of the process.

1. Owner or agent notifies the Bass and Flinders Maritime Museum of an object/item they would like to donate. An appointment is made to view the item, unless photos have been provided.
2. An Offer to Donate Receipt (**ANNEXURE 4.**) is issued to the owner recording the objects name, description, condition, history and provenance. The address of the owner, contact number and date. A receipt number is written on a tag and attached to the object.
3. This records that the Bass and Flinders Maritime Museum is holding the object and does not mean or imply the object has been accepted as part of the permanent collection.
4. Notes on the history and associations of the object will be taken, for the Collections Committee to consider when assessing the object.

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5. The Acquisition Committee assesses the donation for inclusion in the Bass and Flinders Maritime Museum collection and recommends to the General Manager for approval/refusal. The decision is documented.
6. Owners of refused items are notified so they can collect. If the object is not claimed within 30 days, it will become the property of the Bass and Flinders Maritime Museum and may be disposed of.
7. If the object is accepted donors sign two copies of the Donor Agreement form (**ANNEXURE 1.**) one for the Bass and Flinders Maritime Museum and one to keep. A letter of thanks is sent to the donor.
8. The object must be registered, numbered and catalogued. Where documentation relating to the significance of the object is available, an object file will be kept.
9. The object must be photographed and its condition recorded and entered into the catalogue.
10. The storage or display location of all objects must be recorded, along with any subsequent object movements.
11. A list of new acquisitions is provided for the George Town Council's Annual Report.

#### **4.2 Storage and Conservation**

The Bass and Flinders Maritime Museum aims to achieve high standards of collection care and storage.

- Storage areas must remain clean, secure and sealed against the weather. Display areas must kept secure during opening times (using security cameras and volunteers) and closing (locked and alarmed) and protected from the weather (undercover).
- The storage areas must be maintained and kept clean as reasonably possible for the care of the collection and safety of the volunteers.
- Access to storage areas is to be controlled
- Display areas are to be regularly checked for security, damage to collections, deterioration problems, pests and infestation.
- Temperature and relative humidity should be kept as stable as possible
- Ultra-violet light should be excluded from storage areas. When storage areas are not in use lights must be turned off.
- Archival quality storage materials should be used for all significant material.
- Objects are not to be stored on the floor
- Guidance must be sought before any preservation, cleaning and treating is undertaken on Collection items. Untrained personnel should never attempt to clean, treat or restore museum objects.

#### **5. DEACCESSIONING AND DISPOSAL PROCEDURE**

Deaccession is the administrative process of removing an item from the Permanent Collection. It will only be approved by the Bass and Flinders Maritime Museum Co-

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Ordinator/Curator after the processes listed in 5.2 are completed.

### **5.1 Criteria for Deaccessioning**

An object can be removed from the Bass and Flinders Maritime Museum Permanent Collection through the deaccession process if:

- It does not comply with the current collection policy of the Bass and Flinders Maritime Museum
- It is damaged beyond repair
- The conservation and storage costs for it are beyond the means of the Bass and Flinders Maritime Museum
- It is a lesser quality duplicate of an object the Bass and Flinders Maritime Museum already owns
- It lacks any supporting information to enable proper identification or to establish its relevance to the collection
- a formal written and substantial request for the return of the object is received from the original owner/donor. This request would need to be considered on its merits and take account of the conservation work conducted by the Bass and Flinders Maritime Museum and the initial Donor Agreement made under section 6.1. This includes the return of sacred material to Indigenous peoples.

### **5.2 Deaccession Procedures**

Deaccession of an object can only occur with approval from the General Manager following the recommendation from the Acquisition Committee after the following procedures have occurred:

2. The Acquisition Committee has met to consider the recommendations for deaccessioning an object. All aspects associated with the acquisition and subsequent reasons for deaccession will be considered with particular reference to the criteria listed in 5.1.
3. The object identified for deaccession must be tabled at a meeting and ratified at the subsequent meeting effectively achieving a cooling off period of at least three month before it is finally deaccessioned.
4. The Acquisition Committee will follow the Disposal Procedures outlined in 5.3 if an object is to be deaccessioned.
5. The Acquisition Committee will take account of all reasons, particularly the reasons concerning any deed or agreement made, relating to the donation.
6. The Acquisitions Committee will document the reasons for their recommendation to deaccession an object and referenced in the Annual Report.
7. Councilors, Council staff, volunteers, acquisition committee members and their families are prohibited from purchasing or otherwise obtaining, a de-accessioned object.
8. Any funds acquired from the sale of the deaccessioned item should be used for acquisition or care of the collection

After approval by the General Manager, the object will be formally removed from the Collection according to the deaccession and disposal procedures. The deaccessioned object will be recorded in the Bass and Flinders Maritime Museum collection management system and documented in any places where the object is noted, such as its Object File.

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### **5.3 Disposal Procedures**

In priority order the object must be:

1. Returned to the donor or family. If after a thorough search this is impossible, the object should be;
2. Transferred to another appropriate institution.
3. Sold by public auction, where appropriate
4. Used as an educative/interpretive tool
5. Destroyed or recycled if appropriate

## **6. LOANS**

All procedures are in line with best practice according the Australian Museum and Gallery Association National Standards.

### **6.1 Loan Procedures**

- Permanent and long-term loans will not be accepted by the Bass and Flinders Maritime Museum.
- The Bass and Flinders Maritime Museum will lend and borrow material to help meet its purpose for temporary exhibition, public and education programs.
- The Bass and Flinders Maritime Museum holds separate forms for inward and outward loans.
- Such loans will be recorded in the Bass and Flinders Maritime Museum Loan Register
- The maximum loan period is 12 months.

### **6.2 Inward Loans**

An inward loan will be accepted under the following conditions:

1. Inward loans shall only be accepted for specific exhibitions or research and for fixed periods of time.
2. Inward loans shall be recorded in a separate Loans Register.
3. A representative of both the Bass and Flinders Maritime Museum and the lender will be required to sign an agreed inward loan form. Each party will hold a copy of this agreement. This form will record conditions of the loan and loan item and the period of the loan.
4. The Bass and Flinders Maritime Museum agrees to exercise the same care with respect to loans as it does for its own collection.
5. Loans shall remain in the possession of the Bass and Flinders Maritime Museum for the time specified on the form.

- The Bass and Flinders Maritime Museum can request to renew loans if

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required.

- Documentation recording renewal must be signed by the Museum Coordinator or delegate and the lender.
6. The Bass and Flinders Maritime Museum will not act as a repository for private loan collections. Permanent loans will not be considered.

**ANNEXURE 3. - Inward Loan form**

**6.3 Outward Loans**

1. The Bass and Flinders Maritime Museum will lend objects to other museums and organisations holding collections. It will not lend to private collectors or operators.
2. Borrowers and a representative from the Museum will be required to sign two outward loan agreement forms. Each party will hold a copy of this agreement. This form will record condition of the loan and loan item and the period of the loan.
3. The borrower must exercise care in the handling, storage and display of the loan object and must be prepared to meet the conditions outlined in the outward loan agreement.
4. The borrower must exercise care in transportation, handling and provide a secure display and/or storage area.
5. The maximum loan period is 12 months. Applications for extension of this period must be made prior to the loan expiry date.
6. Objects cannot be treated or altered in any way without the written permission of the Bass and Flinders Maritime Museum.
7. Loans will remain in the possession of the borrower until returned to the Bass and Flinders Maritime Museum

**ANNEXURE 4.- Outward Loan form**

**7. ORAL HISTORY POLICY**

The Bass and Flinders Maritime Museum and George Town Council abides by the Guidelines of Ethical Practice of the Oral History Association of Australia. Where an oral history is to be published by either entity, it will comply with the requisite Tasmanian Legislation.

Where the Bass and Flinders Maritime Museum or George Town Council undertakes interviews to record oral history an Oral History Agreement is to be signed between the Bass and Flinders Maritime Museum or George Town Council and the person being interviewed. The agreement clearly states the purpose, intended use and the copyright provisions applicable.

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**8. ACCESS**

The Collection is accessible to the public through regular opening hours and by appointment. The collection records are accessible for research purposes by appointment.

**9. LEGISLATION AND RELATED DOCUMENTS**

9.1 Shipwreck Material

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

- The Commonwealth [Historic Shipwrecks Act 1976](#) applies to Australian Commonwealth waters extending from the low water mark to the outer edge of the continental shelf.
- The State [Historic Cultural Heritage Act 1995](#) applies to shipwrecks that lie within the state waters of Tasmania (harbours, enclosed bays, estuaries, rivers and lakes).

Basically, the Crown controls all historic shipwreck artefacts. While private people and museums can be identified as the custodians of shipwreck artefacts, they are not the owners. Custodians have a responsibility to keep and protect shipwreck relics in their care and cannot sell or tamper with them. It is also the responsibility of custodians to professionally conserve artefacts and prevent them from deterioration.

Shipwreck legislation has a rolling date of 75 years, meaning that shipwreck items in museum collections can become historic over time, thereby falling under the protection of the Act. When this happens, it is the responsibility of the Museum to ensure items are appropriately catalogued in the museum database and complete a wreck notification form with Heritage Tasmania and/or contact the Maritime Archaeologist at the Historic Heritage Section, Parks and Wildlife Service.

**10. WINDING UP PROCEDURE**

In the event that the Bass and Flinders Maritime Museum is wound up the George Town Council will follow the best practice procedure as laid out by the National Standard for Australian Museum and Galleries.

The collection itself, consisting of acquired objects, articles, documents, photographs and records, that have been formally catalogued, those awaiting cataloguing in a collection management system shall be dealt with as follows:-

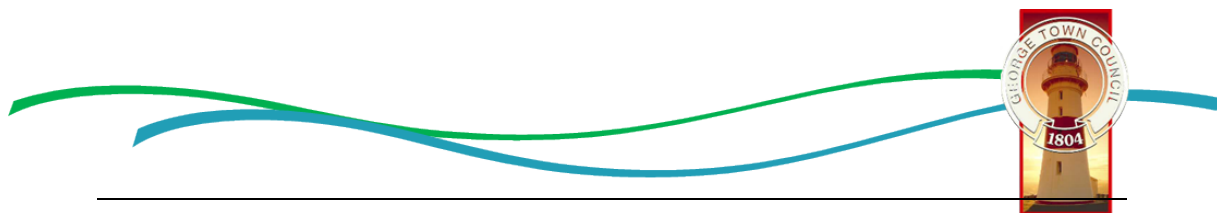
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1. Any item that has been loaned shall be returned to the lender
2. Transferred to another appropriate institution to which tax deductible gifts can be made
3. On dissolution or cancellation all items gifted are to be transferred as an entire collection to a museum, organisation, association or society whichever better fits the aims and objectives; and
4. The Association is to seek advice from the Friends of the Norfolk and Admiralty prior to any decision being reached as to where the *Admiral* should be transferred on dissolution or cancellation.

**11. RESPONSIBILITY**

This policy applies to the Director – Corporate and Community, the Bass and Flinders Maritime Museum Visitor Experience Officer, the General Manager of the George Town Council, and other designated supervising staff.

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ANNEXURES: BASS AND FLINDERS MARITIME MUSEUM - COLLECTION  
POLICY – DONATION AND LOAN FORMS

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**1. DONOR AGREEMENT**

## Donor Agreement form

---

**George Town Council / 16-18 Anne Street, George Town Tasmania 7252**

**P: (03) 6382 8800 / E: [council@georgetown.tas.gov.au](mailto:council@georgetown.tas.gov.au)**

**For**

**Bass and Flinders Maritime Museum / 8 Elizabeth St, George Town Tasmania 7253**

**P: (03) 6382 / E: [bookings@bassandflindersmuseum.com.au](mailto:bookings@bassandflindersmuseum.com.au)**

**This Deed was made on** *(day/month/year)* **between** *(name of Donor, now referred to as 'Donor')* **of** *(address of Donor)* **and** *(name of museum administrating body)* **as administrator of** *(insert name of museum, now referred to as 'the Museum')*

**This document records the Donor's gift of goods and property (described in the Schedule of Goods and Property below) to the Museum under the following terms and conditions:**

1. The Donor guarantees that they are the sole owner of the goods and property as described and that it is free from all claims and encumbrances.
2. On the date nominated in Clause 6, the Donor agrees to give to the Museum title and interest in the goods and property described in the Schedule, absolutely and in perpetuity.
3. The Donor agrees and declares on the date specified in Clause 6 the Deed will be absolute, whether or not the Donor is alive and that this Deed binds all representatives of the Donor.
4. The Donor declares they have entered into this Deed of their own free will, voluntarily and without influence.
5. The Donor declares they have held or obtained or permits and licenses of and incidental to the goods and property.
6. The fill date of transfer of property is:

**Schedule of Goods and Property**

*Please include a description of the object, including the acquisition number if possible.*

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**If some materials within this donation are not considered suitable for retention by the Museum, the Donor authorises materials to be:**

- Contact donor for collection
- Disposed of at the discretion of the Museum

**Is the Donor the only owner of all the copyright in all the described material?**

- Yes     No     Unsure

**Please state for which parts of the described material the Donor is the sole copyright owner.**

**Please state for which parts of the described material the copyright is owned jointly by the Donor and someone else.**

**Is the Donor willing to assign the copyright of the described materials to the Museum?**

- Yes     No

---

**Donor:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Witness:** \_\_\_\_\_ **Date:** \_\_\_\_\_

The Museum accepts your unconditional gift of the items in the attached Schedule. The Museum acknowledges in accordance with your expresses intention that it now has full title to, and responsibility for the gifted items.

**Museum representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Witness:** \_\_\_\_\_ **Date:** \_\_\_\_\_

(Two copies of this form are to be signed. One retained by the Donor and one by the Museum).

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**2. INWARD LOAN FORM**

## Inward Loan Agreement

---

**George Town Council / 16-18 Anne Street, George Town Tasmania 7252**

**P: (03) 6382 8800 / E: [council@georgetown.tas.gov.au](mailto:council@georgetown.tas.gov.au)**

**For**

**Bass and Flinders Maritime Museum / 8 Elizabeth St, George Town Tasmania 7253**

**P: (03) 6382 / E: [bookings@bassandflindersmuseum.com.au](mailto:bookings@bassandflindersmuseum.com.au)**

**Loan purpose:**

**Loan period:**

**Date of receipt:**

**Return date:**

**Lender's name:**

**Organisation:**

**Address:**

**Phone:**

**Email:**

**Lender's object no:**

**Borrower's object no:**

**Object description:**

**Object condition:**

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**Photos of object:**

<b>Insert photo here</b>
<b>Insert description</b>

**Please answer the following:**

**May the Museum reproduce this object in publications and for publicity purposes?**

**Do you elect to maintain your own insurance?**

NB: The value of the object(s) is to be negotiated in the event of loss or damage.

**May the Museum have permission to clean your loan or do any restoration work?**

**What is the recommended procedure for movement/display?**

**What is the recommended procedure for packing/transport?**

**Conditions of loan**

- *Bass and Flinders Maritime Museum* will exercise the same care and respect to this loan as it does in the safekeeping of its own property.

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- Loans shall remain in the possession of *Bass and Flinders Maritime Museum* for the time specified on the form, but may be withdraw from exhibition by *Bass and Flinders Maritime Museum* or by request from the lender.
- Unless the lender elects to maintain their own insurance coverage, *Bass and Flinders Maritime Museum* will insure this loan for the current market value, against all customary risks of physical loss or damage from external cause while in custody of *Bass and Flinders Maritime Museum* during the period of the loan.
- If the lender maintains their own insurance *Bass and Flinders Maritime Museum* must be supplied with a certificate naming XXXXXXXX Museum as additional insured or waiving subrogation against *Bass and Flinders Maritime Museum*.
- Otherwise the loan agreement shall constitute a release of *Bass and Flinders Maritime Museum* from any liability in connection with the loaned property. *Bass and Flinders Maritime Museum* does not accept responsibility for any error or deficiency in information furnished to the lender's insurers or for lapses in coverage.

**Signature of lender:**

---

**Date:**

---

(Two copies of this form are to be signed. One retained by lender and one by the museum).

---

**Date of return:**

---

**Received by:**

---

**Condition of receipt:**

---

**3. OUTWARD LOAN FORM**

## Outward Loan Agreement

---

George Town Council / 16-18 Anne Street, George Town Tasmania 7252

P: (03) 6382 8800 / E: [council@georgetown.tas.gov.au](mailto:council@georgetown.tas.gov.au)

**Object no:**

**Object name:**

**Borrower name:**

**Organisation:**

**Address:**

**Phone:**

**Email:**

**Loan purpose:**

**Loan period:**

**Date of receipt:**

**Return date:**

**Object description:**

**Object condition:**

**Photos of object:**

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**Please note the following requirements and conditions.**

**Movement/display needs** (including recommended requirements):

**Packing/transport needs** (including recommended requirements):

**Conservation/maintenance needs** (including recommended requirements):

**Catalogue and publicity** (form of acknowledgement):

**Conditions of loan**

- The Museum requires notice for the borrowing of an object.
- No object will be lent unless the safety of the object is assured. Adequate security, environmental conditions and standards of care must be evident.
- The objects are regarded as being 'in good condition' unless *Bass and Flinders Maritime Museum* is otherwise notified.
- The receipt of any agent of the borrower shall be regarded as receipt of the borrower.
- The borrower shall not convey, transfer, assign, mortgage, pledge, lend or part with possession of the object(s).
- The borrower shall be responsible for any damage to person or property due to the condition of the object. *Bass and Flinders Maritime Museum* should be notified immediately of any such event, loss, damage or deterioration.
- All costs associated with the loan will be the responsibility of the borrower. These costs will include transport and insurance.
- No object will be reproduced while on loan without permission from the Museum.
- The borrower shall acknowledge the lender in any publications or whilst on display.
- The borrower will follow the instructions featured on the loan form.
- Representatives of *Bass and Flinders Maritime Museum* shall be permitted access to the borrower's premises to examine the object.
- The borrower may be required to return the object(s) at any time, but no later than the expiration of the loan.
- Any extensions of the original loan period must be negotiated with *Bass and Flinders Maritime Museum*.
- No object will be lent without the completion of *Bass and Flinders Maritime Museum's* Outward Loan agreement form.

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**Signature of borrower:**

---

**Date:**

---

(Two copies of this form are to be signed. One retained by borrower and one by the museum).

---

**Date of return:**

---

**Received by:**

---

**Condition of receipt:**

---

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**4. OFFER TO DONATE FORM**

**OFFER TO DONATE FORM**

Donor Name:

Address:

Phone:

Object Name:

Description:

Object/items being considered for acquisition into the Bass and Flinders Maritime Museum Collection may not be left on site.

In the event that the curator needs more time with the item, a receipt is to be issued to the owner recording the object name, address of the owner and contact number and date. The same information is written on a tag and attached to the object.

This record of Donation Assessment is to acknowledge that the Bass and Flinders Maritime Museum is holding the object/item for assessment. It does not mean or imply the object has been accepted as part of the permanent collection.

The potential donation will be assess for condition, intactness and integrity. Any notes on the history and associations of the object will be required for the Bass and Flinders Maritime Museum Coordinator to consider assessing the significance of the object.

I,.....Agree to allow the Bass and Flinders Maritime Museum to assess the potential donation and will leave the item on site until a decision has been made.

I accept that by leaving the item on site does not mean or imply the object has been accepted as part of the permanent collection.

.....Sign

.....Date

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**FACT SHEET - DONATIONS**

The Bass and Flinders Maritime Museum greatly appreciates the kind offers we receive from people looking to donate items for our collection.

Unfortunately, the space and curatorial capacity we have for new collection items is very limited.

New acquisitions are subject to a rigorous and extensive process of analysis and review against a set of criteria to ensure that they meet the requirements of the Collection Policy.

If you have an item, you would like to be considered for the collection please make an appointment with the Community Officer- Tourism Experience so they can view and discuss the item. Please contact [bookings@bassandflindersmuseum.com.au](mailto:bookings@bassandflindersmuseum.com.au)

Please bring to your appointment any notes on the history and associations of the object and any photographs associated with the item. This will assist the Acquisition Committee in assessing the significance of the item.



## **COMMUNITY ENGAGEMENT POLICY**

<b>Policy No.:</b>	GCT-C-16	<b>Policy type:</b>	Council
<b>Responsibility:</b>	General Manager	<b>Policy expires:</b>	May 2030
<b>Approved by:</b>	Council	<b>Approved on:</b>	
<b>Minute No.:</b>		<b>Review date:</b>	October 2029

<b>Document History/Version Control</b>			
<b>Version No.</b>	<b>Date</b>	<b>Details</b>	<b>Comment</b>
202/19	25.11.2019	Council Endorsed	

<b>Amendment/Administrative History</b>			
<b>Date</b>	<b>Details</b>	<b>Comment</b>	<b>Authorised by</b>
		Nil	

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9. IMPLEMENTATION & REVIEW OF POLICY

**1. OBJECTIVE**

This Policy provides guidance for George Town Council employees, Councillors, and third-party consultants when conducting external engagement on behalf of the Council. It outlines key tasks and stages of the community engagement process and offers recommended approaches to encourage meaningful community participation in decision-making.

The Policy ensures that engagement activities are inclusive, accessible, and respectful of community input. Feedback received from the community is acknowledged, valued, and considered in the decision-making process.

It also establishes the expectation that Councillors and Council Officers maintain a clear understanding of, and commitment to, engaging with the community on decisions that impact their lives.

George Town Council is committed to carefully considering feedback received through community engagement processes and ensuring it informs decision-making wherever appropriate. However, Council may not always make decisions that align with every viewpoint or suggestion provided by the community. This does not mean that feedback has been ignored or dismissed. This approach is consistent with the functions and powers provisions of Councils contained in the Local Government Act 1993.

This Policy does not apply to projects or decisions where consultation is governed by statutory or prescribed requirements, such as those under the *Land Use Planning and Approvals Act 1993*.

Our objectives are to:

1. Our community's voice is heard, accounted for, and respected.
2. Ensure our Councillors and Council employees have a clear understanding of and a commitment to engage with the community.
3. Have a coordinated and consistent approach to community engagement.
4. Gain a greater understanding of decisions that affect our community.
5. Keeping the community informed.
6. Provide for an all-inclusive process.

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**2. TYPE OF POLICY**

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

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

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

**3. SCOPE**

This Policy establishes tasks and stages to ensure community views are reflected in the decisions of Council and for George Town Council employees, Councillors and the community to understand what is required and the level of participation in the decision-making process.

The policy does not extend to consultation of planning applications or other planning functions undertaken in accordance with the *Land Use Planning and Approvals Act 1993*. The *Land Use Planning and Approvals Act 1993* provides clear statutory directions and timeframes regarding what developments are advertised, how and for how long. In some instances, compliant development will not include any consultation.

The policy does not extend to consultation undertaken by private individuals, the State Government, the Commonwealth or any other party, regarding development proposals or any other private matter.

**4. Definitions**

Include any definitions relating to the content throughout the policy

**5. LINK TO STRATEGIC PLAN**

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

**Future Direction Three: Community Pride.**

Everyone in our community is valued and included.

- 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.**

A culture of engagement, communication and participation.

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

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Positive mindsets across communities.

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

Collaborative working relationship with neighbouring Councils and regional organisations.

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

Fair and open planning and regulatory processes.

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

## **6. RELATED LEGISLATION**

Legislation

- Local Government Act 1993
- Land Use Planning and Approvals 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

## **7. 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 un-related 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. 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 disclosed. Information deemed not relevant to the engagement topic will not be addressed as part of the community engagement process.

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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.

## **8. POLICY**

### **8.1 Introduction**

Council recognises that our community is not a single entity, it is diverse and multicultural and is enriched by a rich historical past.

Our municipality is home to a variety of organisations, individuals, community groups and economic communities and it is important to Council that everyone has the opportunity to be heard.

The Community Engagement Framework establishes tasks and stages to confirm community views are considered in the decisions of Council.

### **8.2 What is Community Engagement?**

Community engagement is the process of actively involving individuals, groups, organisations, and key stakeholders in decisions that affect their lives and communities. It is a core principle of good governance and plays a vital role in the planning and decision-making processes of Local Government.

Through engagement, George Town Council seeks to build trust, strengthen relationships, ensure transparency and ensure that community voices are heard, respected, and considered. Engagement mechanisms may include website entries, social media posts, surveys, workshops, public meetings, emails, online forums, special committees of Council and other inclusive methods designed to gather input from a broad cross-section of the community.

However, while community engagement is a valuable tool for informing Council decisions, it does not transfer decision-making authority to the community (*with the exception of Council elections and other government requirements*). The final responsibility for decisions remains with the elected Council, in accordance with legislative requirements and governance responsibilities.

George Town Council's Community Engagement Framework is guided by the **International Association for Public Participation (IAP2) Public Participation Spectrum**, which outlines varying levels of engagement from informing to empowering, depending on the nature and scope of the decision being made.

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While this framework provides a strong foundation, Council recognises that in small communities, engagement is most effective when built on trust, history, and relationships. In particular, creative and cultural projects often benefit from a more collaborative and participatory approach, where engagement is not just about responding to proposals, but about co-creating ideas and solutions.

In addition to traditional methods, Council may collaborate with artists, cultural practitioners, targeted community segments (eg youth) and community groups to incorporate additional tools and techniques such as storytelling, mapping, and public art into engagement activities.

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

See table below:

Table: 8.2.1

	<b>INFORM</b>	<b>CONSULT</b>	<b>INVOLVE</b>	<b>COLLABORATE</b>	<b>EMPOWER</b>
<b>Public Participation Goal</b>	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution. Collaboration can also occur with specific organisations.	To place final decision making in the hands of the public.
<b>Promise to the public</b>	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public	We will look to you for advice and innovation in formulating solutions and where appropriate and practical incorporate your advice and recommendation into the decisions to the maximum extent possible.	We will implement what you decide.

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			input influenced the decision.		
<b>Public Role</b>	Listen	Contribute	Participate	Partner	Lead
<b>Project Examples</b>	Events Activities Council Services Road Closures Capital works and (programmed works ie road re-sealing) maintenance Educational content	Policy Reviews Strategies Park naming	Annual Budget Strategies	Major Projects Partnerships Committees	Council Elections, Elector Polls
<b>Tools &amp; Technique Examples</b>	Website Social Media Flyers/Posters	Meetings Surveys	Community Meetings	Committees	TEC Voting

**8.3 Why we engage:**

Consultation is the process by which Council gathers information to make decisions that may impact the community. Council is committed to meaningful consultation and recognises the important role that it plays in good governance and civic life.

An engaged community feels part of the overall governance and activities of its community. Community members who are informed, connected, participate in services and activities relevant to them, feel they have a role to play.

For effective consultation to occur, communities need to be informed and engaged. This occurs when there is equal access to information, good ongoing information flow, consultation and participation between a Council and its community.

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The Council seeks to take account of the views, needs, issues and aspirations expressed by the community and to balance these with other influences such as budgetary and legislative constraints to make informed decisions.

To determine if Community Engagement is required, Council will consider the following questions:

1. Will there be a change or impact in the service delivery, accessibility, and convenience to the community?
2. Is there an opportunity for stakeholder groups to influence the project or outcome?
3. What do we want from the stakeholders?
  - a. Listen
  - b. Contribute
  - c. Participate
  - d. Partner
  - e. Lead

#### **8.4 When will it apply?**

The Community Engagement Policy applies to any project, development, or service delivery that may impact residents, ratepayers, and stakeholders in ways that affect their lifestyle, amenity, or wellbeing.

The timing and depth of engagement will depend on the nature and complexity of the project. Engagement may occur at various stages of the project, for example:

- Before work/development begins, to gather initial input and understand community needs or concerns.
- During planning/development, to seek feedback on proposals, draft policies, or concept designs.
- Following initial consultation, to refine and test revised plans or strategies based on community input.

In general, engagement periods will be open for 28 days, unless otherwise specified by legislative or regulatory requirements or the General Manager's discretion.

Where necessary Council **will** engage:

- In the development of strategies that guide the future decision-making and service delivery.
- On how Council allocates resources to services and projects through its Annual budget process.
- New or revised policies.
- On projects or issues of broad community interest.
- When an outcome has the potential to have a considerable impact on the community or a stakeholder group.
- When there is a strategic opportunity to involve the community in decisions relating to the nature, scope, design or delivery of a project or initiative.
- When an outcome involves a change in services, delivery or infrastructure provided by Council.

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- When Council has a statutory, legislative or regulatory requirement to do so.
- Any other projects that significantly impact on the environment, character, economy or liveability of or particular localities within the municipality.

Council **may not** engage:

- When timeframes and direction have been provided by other levels of government.
- When an immediate response is required, such as in an emergency situation.
- When a decision must be made because of legal or safety requirements.
- When the activity is considered “business as usual”/day-to-day activities such as tree maintenance, road and footpath works. When undertaking these activities, Council will inform people living in the affected areas who it believes will be impacted.
- When stakeholder input would not influence the decision (for example, where input is in direct conflict with Council’s Policies or procedures).
- When it is the opinion of Council or an appointed employee/expert that an issue has had excessive engagement and will result in an adverse effect on Council reputation, processes, or project outcomes.

### **8.5 What we will engage in**

The scope and method of community engagement will vary depending on the nature, complexity, and impact of the issue, activity or project. The level of engagement, ranging from simply informing to actively collaborating, will be determined by the type of input Council seeks and the degree to which community feedback can influence outcomes.

George Town Council may engage with the community and stakeholders on a wide range of matters, including but not limited to:

- Policy development and review
- Strategic planning and priority setting
- Naming of public facilities
- Changes to community amenities or services
- Road closures and traffic management
- Emergency response and recovery planning
- Annual budget planning and financial priorities
- Projects with significant impact on the natural environment or heritage
- Projects that require First Nations involvement
- Creative and cultural projects
- Issues affecting public health, safety, or wellbeing
- Matters likely to generate high levels of community interest, controversy, or conflict

While not every situation will require deep or lengthy engagement, Council recognises that its decisions and actions have broad implications across the community. In some cases, it may be appropriate to simply inform the public in a timely and transparent manner. In others, especially where decisions are complex or long-term, Council will seek meaningful input from stakeholders to guide planning, evaluate service delivery, and build trust.

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More sophisticated engagement approaches will be used for complex initiatives such as strategic plans or major infrastructure projects where long-term dialogue, capacity building, and strong stakeholder relationships are essential.

The decision to initiate engagement, and the appropriate level of engagement, will be determined by Council Officers and Directors, or may be directed by legislative or regulatory requirements.

#### **8.6 Council will consult with**

George Town Council recognises that the term community encompasses all individuals/businesses who live, work, invest in, or visit the municipality. This includes residents, ratepayers, local businesses, community groups, service providers, educational institutions, and visitors. It also extends to key stakeholders such as non-profit organisations, industry representatives, and other levels of government.

Council is committed to engaging with a diverse range of voices and perspectives. Engagement opportunities will be designed to be inclusive and accessible to all community members, regardless of age, gender, cultural background, education levels, language skills and disability/access needs.

Efforts will be made to reach underrepresented and vulnerable groups to ensure their views are heard and considered. Engagement methods may be tailored to suit different audiences, using a variety of formats and channels to maximise participation and reduce barriers.

Council will also consult with qualified professionals and subject matter experts when making decisions, particularly in areas requiring technical, environmental, legal, or engineering expertise. In some instances, expert advice may take precedence over community sentiment, especially where safety, compliance, or long-term sustainability is concerned. While community input remains a vital part of the engagement process, Council has a responsibility to balance public feedback with evidence-based recommendations to ensure informed, responsible, and legally sound outcomes.

By consulting broadly and inclusively, Council aims to ensure that engagement activities reflect the diversity of the George Town community and contribute to informed, transparent, and equitable decision-making.

#### **8.7 How will we consult**

Council commits to engaging in an open and transparent manner, clearly communicating any constraints or limitations that may affect the engagement process as well as clarifying how much the community may influence the decision at hand.

When determining the level of engagement, consideration will be given to a range of factors including the project complexity, level of community interest, political sensitivity, legislative requirements as well as time and budgetary constraints.

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Council acknowledges that not all community members access information in the same way. Some community members may not use social media, regularly check the Council website, or be able to attend community information sessions due to personal, geographic, or accessibility reasons. To ensure broad awareness of consultation opportunities, Council will make every effort to use a variety of communication platforms including digital, print, in-person, and direct outreach tailored to the nature of the engagement and the audience involved.

Alongside targeted engagement efforts, Council will also maintain ongoing relationships with community stakeholders through participating in networking opportunities, community groups, advisory committees and community group meetings where possible.

To ensure best practice the Policy is based on the IAP2 (see table 8.2.1) values designs and methods for community engagement planning. The procedure document relating to this Policy provides direction on engagement planning and guidance on when and how staff should engage with the community.

The community has said that they want timely and transparent communication from Council. To ensure the Council meets this need, we will ensure:

- To use clear easy to understand plain English in all communications.
- Easy access to documentation and employees.
- Provide timely information on what is happening and why.
- Provide feedback on how information and suggestions have been used.
- Does not rely on a single method of contact; rather use a variety of methods and techniques to let people know what is happening.
- Provide a range of opportunities for the community to share their ideas and provide feedback on Council's projects and strategies.

However, it is important to recognise that it may not be possible to notify every individual in every circumstance. Council's aim is to maximise reach and accessibility while balancing practical limitations. Community members are encouraged to stay informed with the Council website, serving as the primary source of official updates and information.

The community is welcome to engage with Council at any time online at the George Town Council website, Council offices, subscribe to the newsletter or at any engagement activities. Community members are also encouraged to engage directly with Councillors or attend a Council Meeting (please refer to our Public Question Time Policy GTC-13).

### **8.8 Post-Engagement**

Once the community engagement period has concluded and all feedback has been received, Council will undertake the following steps:

- Collate and analyse all community input.
- Report findings to the relevant project officer or team.
- Review and consider the feedback in the context of the project.
- Make adjustments, where appropriate, based on the feedback received.

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- Present the feedback at a Council workshop and meeting in order for a decision to be made.
- Communicate outcomes and decisions back to the Council employees, community and stakeholders.
- Evaluate the effectiveness of the engagement process to inform future initiatives.

Community contributions are reviewed, assessed, and weighed alongside other factors such as legislative obligations, strategic priorities, financial constraints, expert advice and broader community needs. Council values the input of its community and uses it to guide, shape, and improve outcomes, even when final decisions may differ from public opinion.

**8.9 Our Process**

PLAN	ACTION	REPORT/REVIEW
Establish Purpose and Scope	Communication Checklist	Collate and Analyse Data
Identify Stakeholders	Identify Resources	Report Back
Select the level of Engagement	Conduct Engagement	Evaluate Process
Select Tools and Techniques		
Establish Timeline		

**9. IMPLEMENTATION & REVIEW OF POLICY**

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

.....  
 Shane Power  
**GENERAL MANAGER** **DATED**    /    /

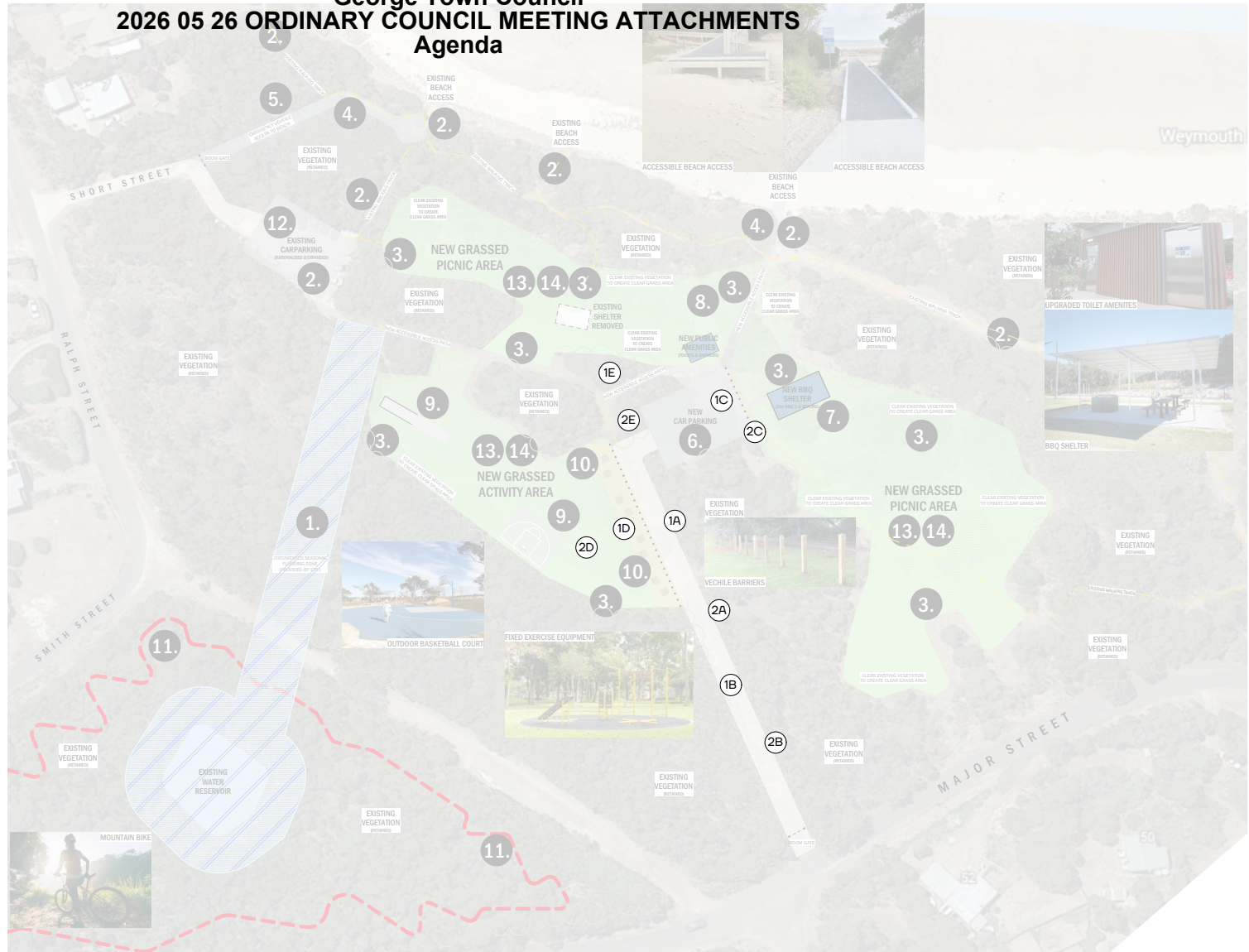
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## 1. CONSTRAINTS:

- 1A The length of the proposed access road off Major Street and location of new carpark poses risk of dividing the natural and functional aspects to the communal, active and passive recreation areas
  - 1B The long and straight proposed access road may promote unsafe vehicular and pedestrian interaction
  - 1C The proposed carpark's close proximity to the new amenities + bbq area may diminish the pedestrian amenity and safety of these communal spaces
  - 1D While the grouping of the active recreation areas; cricket, basketball and new fitness equipment, is positive and directly accessible, the circulation connection between the areas could be enhanced
- The proposed fitness equipment strip along new access road may create undesirability due to direct physical and visual exposure to passing vehicles and road dust
- 1E The existing pathway connections between the carparks, communal areas, active recreation (grassed activity area) and passive recreation (picnic areas) appear to present a slightly disjointed flow of circulation impacting ease of navigation

## 2. OPPORTUNITIES:

- 2A Potential to reduce the length of proposed access road while still maintaining accessibility through flowing pathway connections between carparks and surrounding activity areas
  - 2B Integration of road slowing / traffic calming measures within the design of the access road to promote safety and enhanced pedestrian interaction. eg. bends, bulb-outs, neck-downs, pedestrian islands etc.
- Additionally, the proposed carpark and access road could adopt a more sympathetic design to integrate more naturally with the local conditions and coastal dune system
- 2C While the new carpark is centrally located with direct access to the new amenities and bbq shelter, there is an opportunity to increase safety and amenity by deepening the threshold space between cars and communal spaces
  - 2D The grouping of the active recreation areas in a more fluid and organic arrangement will promote enhanced use and more fluid circulation between activities - potential for circulation paths to act as an informal running track
  - 2E More fluid and organic circulation connections between the active recreation area, passive recreation area and carparks could promote enhanced use, accessibility, pedestrian flow, more natural and predictive navigation throughout the entire recreation area



## SITE PLAN - CONSTRAINTS + OPPORTUNITIES

MAJOR STREET, WEYMOUTH  
PREPARED FOR GEORGE TOWN COUNCIL

| Draft For Review

**DRAFT FOR REVIEW**



Date 13/2/2025  
Scale 1:1000

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**KEY PLAN:**

- 01 Reduced length of access road off Major St - road slowing / traffic calming measures integrated with bends and vegetated pedestrian islands. Increased proximity + visibility to the carpark from Major St will increase a sense of safety and security for users
- 02 Allowance for pedestrian path alongside the access road to increase safe pedestrian access and movement
- 03 Organic form of new carpark forming a loop for flow, decreased vehicular manoeuvring, and sympathetic to the coastal dune landscape. Integrating vegetated pedestrian islands to enhance the natural feel of the area as well as pedestrian safety - to align with George Town Township Plan Style Guide
- 04 Suggested carpark location = approx. 30m from new public amenities building with a direct and open accessible pathway connection to all amenities and recreation areas. This arrangement creates a deepened threshold between the carpark and the amenities and community use areas
- 05 Refurbished existing sporting equipment arranged with new fitness equipment in a more organic fashion with natural circulation paths creating pedestrian flow and connection. Fitness equipment is setback from access road / carpark yet still highly visible and accessible - as acknowledged in George Town Township Plan Style Guide

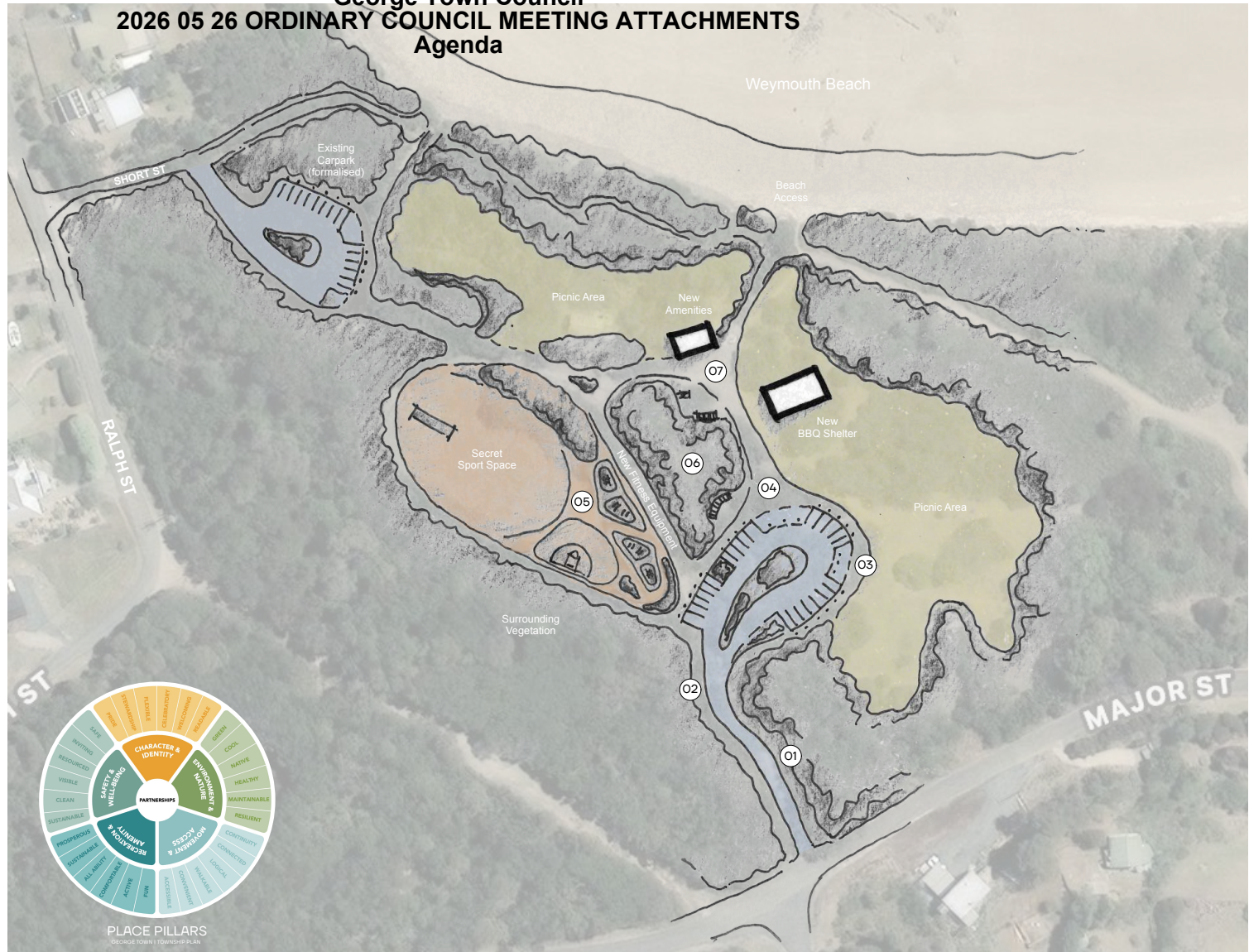
Idea: Potential for dedicated informal gravel running circuit to the perimeter of active recreation area to combine with fitness equipment and enhanced opportunities for community activities - also creates a maintenance buffer / barrier to surrounding vegetation

- 06 Maintain larger zones, clusters and pockets of low-mid level endemic coastal vegetation centrally, throughout and between the large open spaces of the carparks, picnic areas and sports area, to promote a break up of cleared area with natural vegetation supporting the local ecology, flora and fauna.

This will promote visual amenity as well as an enhanced connection to nature with potential for integrated informal seating along path - to align with George Town Township Plan Style Guide

- 07 The flowing and simplified form of the pathway network defines and formalises the grouped zones of active and passive recreation while creating clear, natural and predictive navigation throughout the recreation areas. The pathway network seeks to create a sympathetic language within the coastal dune landscape

Note: The above recommendations draw from the principals and objectives found in George Town Township Plan - see objectives in the Place Pillars diagram (to the right) that served as key considerations for the recommendations



**SITE PLAN - RECOMMENDATIONS**

MAJOR STREET, WEYMOUTH  
PREPARED FOR GEORGE TOWN COUNCIL

| Draft For Review

**DRAFT FOR REVIEW**



Date 13/2/2025  
Scale 1:1000

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A user submission has been made on the "Community Consultation Form" form on George Town Council at 2026-01-29 20:30:04

Their submission details are:

**Your Name**

**First Name:** Adrian

**Last Name:** McHenry

**Name of the Community Consultation**

Weymouth recreation Ground

**Message**

Disappointing to see such a great space under utilised for years since closing as a camp ground my family and many others have fond memories of camping at Weymouth every summer for around 20 years memories still shared to this day surely there could be a portion used for camping or a Glamping set up even set it up properly as a caravan park considering tourism is booming and there's more tourists than ever exploring our state looking for great places to spend some quiet time.

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A user submission has been made on the "Community Consultation Form" form on George Town Council at 2026-01-29 21:30:04

Their submission details are:

**Your Name**

**First Name:** Ann

**Last Name:** Colgrave

**Name of the Community Consultation**

Weymouth

**Message**

I think the existing water hole needs clearing, water is leaking onto the dirt rd, it is a haven for snakes, makes you worry about kids, animals and so on may get bitten by snakes.

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Eliza Davidson

In response to the Weymouth Draft plan

My personal view is that the funding available to this proposed future plan would be better spent in the first instance:

\*Improving and maintaining the existing infrastructure

As per response from community survey, to ensure that residents/shack-owners (Rate-payers) receive the services expected of said rates I suggest funds are spent employing works/employment to improve/maintain the following:

-Accessibility to areas (ie Main beach/Carpark - already existing but NOT all-accessible currently - ie no wheelchair/pram access to beachfront . There is already an existing carpark at the main beach and lovely track along the Weymouth foreshore - why not spend this money making it more sustainable. Make this existing track all-accessible ie wheelchair/bicycle/pram/pedestrian. Better drainage, wide enough for all, more bins/recycle bins available where necessary.

-The car park area at the river currently has signage that indicate the availability of public toilets - this is not the case obviously with the closest public toilets at the community hall. Sadly this area that is accessible to many - as Day-use area as well as to residents, is often littered and toileting goes on in surrounding bushes. Could this township plan look into public toilet facilities here? As it is already a well-frequented and accessible area (Modern composting toilets?/Interchangeable septic toilets) Toilets/showers that are environmentally friendly such as in National parks around the state. Could the carpark be sealed/proper drainage installed?

-Drainage infrastructure improved in the entire township - drainage that is screened to be clean and weed-free to ensure pristine environment with run-off into ocean/river. But ultimately culvert systems that work and remove the stress of flooding of peoples' properties.

-High number of survey responders want this place to stay quiet yet feel the public spaces are not maintained - so suggest a re-vamp of existing tracks, that may or may not include any new roads/facilities. If council is unable to currently maintain existing infrastructure why would they be able to with increased debt/spending?

-Implementing a feasible and long-term weed-management plan to tackle the existing weed crisis throughout the township and surrounding bushland/coastal walking paths (staff/community/volunteer engagement)

-Implementing FOGO (as in LCC) for all residents to ensure access to services to safely dispose of weeds, reduce bushfire risk, help keep areas snake-safe and decrease climate change impacts.

If the Township plans do come to fruition in terms of funding and it is imperative to continue along this path of development, My feedback to the Weymouth Concept draft plan is below:

\*Basketball court feedback - (who plays basketball in Weymouth? Would love to know the statistics on this one particular sport. Could this be a small % usage in holiday periods for teenagers visiting?) Perhaps instead if the money is invested in some type of court/artificial surface, could this be planned as a multi-purpose court to include different sports for e.g tennis/pickleball/volleyball/basketball/badminton. Consider this to be a social multipurpose/more-inclusive space. As the median age in Weymouth is 60, perhaps we could align with healthy activities for an older demographic as well.

\*Endemic regeneration/extra planting along foreshore - very happy to see this as a central design theme and excited to be a part of the community to ensure success of these plantings! Would love to be a part of any project that works to support continued rehabilitation of flora and fauna in

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the area, especially if there is council and PWS overseeing community groups - volunteers/ Environment Sub-Committee of WPA would be very happy to help.

\*Concern re: disturbance to flora/fauna during and after proposed works - has council conducted any fauna species examination and their current patterns of behaviour? And any detrimental effects that this new infrastructure would have? Main concerns are the design and implementing of the new road and car park and the way it would break up the currently inhabited safe spaces. (This section of bush is home to a lot of wildlife including, wombats, echidnas, bettongs, potoroos, wallaby's, tiger snakes, not to mention any bird-life.)

\*If this area is made vehicle accessible, it brings with it the problems of antisocial behaviour. It attracts more day-use/random-use, that traditionally is not positive for a small, quiet community, with limited policing. The sometimes high crime rate in small regional towns is something the survey results purport to reduce. I am concerned that increased accessibility for vehicles in this area could increase opportunities for activities such as loitering, illegal activity, prohibited camping, vandalism etc. How does council plan to help mitigate this risk?

\*As part of this plan I would urge council to please include an intensive, prolonged budget for weed management/plant maintenance strategy - 15 yr+ funding.

\*Are there any areas that were previously part of the old camping ground that could be revegetated/regenerated to native bushland/provide habitat for native species - cheaper than intended plan? And connecting the areas with sympathetic walking tracks.

\*The areas that are proposed as grassed picnic areas could also be used as multi-purpose relaxed social zones for croquet /lawn bowls/finska/boules environment?

\*I would like to propose a design/arts/architecture project with one of our local tafe's/Utas/ ArtsTas/Council for any furniture/structures/sculptures in the area...could be a good point of interest to engage community with voting for final proposals ?

\*What will be the H2O availability in an exercise space? Rainwater tanks - bubblers/water bottle-filling stations?

\*I urge that the final design is sympathetic to desired behaviour - understanding the desires and needs of the township people/animals/natural environment.

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A user submission has been made on the "Community Consultation Form" form on George Town Council at 2026-01-29 20:45:03

Their submission details are:

**Your Name**

**First Name:** Ella

**Last Name:** Green

**Contact Number**

No response.

**Name of the Community Consultation**

Weymouth draft rec

**Message**

I would like to reiterate the description above Weymouth is a small coastal town. All residents appreciate it staying 5is way and is one of the main reason most of us choose to visit. It's not the hustle and bustle of Bridport and that's a really good thing! Please keep this in mind in any developments. The plan above is a great option, comments on returning this to a caravan park, the town could not facilitate this p. The plan suggested by council is a suitable and reasonable option, restoring what is their. Paying respect to the land of the past and honoring the reasons why people have chosen to reside or holiday here.

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A user submission has been made on the "Community Consultation Form" form on George Town Council at 2026-02-26 09:15:04

Their submission details are:

**Your Name**

**First Name:** Kathryn

**Last Name:** Pugh

**Name of the Community Consultation**

Draft Weymouth Rec Plan

**Message**

Looks like a really interesting plan, and it's good to see this area being opened up for community use. How much native vegetation, especially the native grasses, will be impacted by the works? The lawn areas should be native grasses (eg retain the beautiful swathes of Themeda in there), and not non-native lawn species. Please rain the natural coastal beauty of the sote

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A user submission has been made on the "Community Consultation Form" form on George Town Council at 2026-02-03 09:00:04

Their submission details are:

**Your Name**

**First Name:** Kee

**Last Name:** Betts

**Name of the Community Consultation**

Draft Weymouth Recreation Ground Concept Plan

**Message**

Great plan for Weymouth community and visitors to the area. Whilst this is an amazing start, it would be beneficial to consider self contained caravans utilising some space as well as this is a growing area amongst retirees and families. In addition the lack of shops in the area does limit the area and noting a full time shop may not be sustainable, however the introduction of food vans to the recreation area during peak holiday periods would be a big draw card

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A user submission has been made on the "Community Consultation Form" form on George Town Council at 2026-02-02 09:30:04

Their submission details are:

**Your Name**

**First Name:** Kristine

**Last Name:** Ellis

**Contact Number**

No response.

**Name of the Community Consultation**

Draft Weymouth Recreation Ground Concept Plan

**Message**

Plan looks really good and will be a great asset that has been under utilised for many years now. This has the potential for Weymouth to become and beautiful township that will bring in visitors to the area and surrounding businesses. Outside of the draft plan, it would be nice to see Weymouth have a caravan park or camping for caravans that are fully self contained / off grid. Also the other downside of this area is having no shops for visitors, maybe a community run shop (WPA) within the local hall during peak holiday periods would be a benefit to the community and future development

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A user submission has been made on the "Community Consultation Form" form on George Town Council at 2026-02-24 18:45:04

Their submission details are:

**Your Name**

**First Name:** Natalie

**Last Name:** Bosworth

**Name of the Community Consultation**

No response.

**Message**

The Weymouth progress association does not represent the vast majority of the Weymouth community. I would love to see the former camp ground reopened for families to enjoy or at the very least the boom gate opened so that families can safely access the beach. As a child who regularly camped at Weymouth it was an open accessible place for all but it is currently an exclusive area for those who choose to purchase a property there.

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A user submission has been made on the "Community Consultation Form" form on George Town Council at 2026-02-02 21:00:04

Their submission details are:

**Your Name**

**First Name:** Romany

**Last Name:** Martin

**Contact Number**

No response.

**Name of the Community Consultation**

Draft Weymouth Recreation Ground Concept Plan and Township Character Plan

**Message**

Thanks for the chance to have input. The plan looks great. We support the redevelopment of the recreational grounds, it would be nice to have a nice outdoor space with access to the main beach. The new car park in the picnic area also looks great.

We noticed the 'Advocate for quality development outcomes as subdivision occurs' comment in the township character plan. If the subdivision does occur - it would be great to get town water to Weymouth. That would be exciting.

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Agenda



ABN 68 300 116 092

Application for Private Memorials inc. Park Furniture

**Applicant Details**

Name: JACQUI BURT

Address: \_\_\_\_\_

Postal Address: (if different) \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

Name of Person(s) for whom memorial is requested Douglas Mackenzie Burt

Description of Person(s) for whom memorial is requested  
Doug was on Council for a long time, he was Acting Mayor, then Mayor for 9 years.  
He was also a Rotarian, Fireman, keen cyclist.  
Belonged to Chamber of Commerce also.  
We were owners of 2 businesses in George Town for almost 15 years, therefore contributing to the community for many years.

Requested Location for Memorial Bench (please explain reasons, if any, for the particular location)  
somewhere along foreshore in front of Pipe Clay Bay