



# GEORGE TOWN COUNCIL AGENDA

Notice is hereby given  
that the next Ordinary Council Meeting  
will be held on  
**Tuesday 23 June 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**

## TABLE OF CONTENTS

<b>1</b>	<b>PRESENT</b> .....	<b>5</b>
1.1	Apologies And Leave Of Absence .....	5
1.2	In Attendance.....	5
<b>2</b>	<b>CONFIRMATION OF MINUTES</b> .....	<b>6</b>
2.1	Ordinary Council Meeting Held 26 May 2026 .....	6
<b>3</b>	<b>LATE ITEMS</b> .....	<b>7</b>
<b>4</b>	<b>DECLARATIONS OF INTEREST</b> .....	<b>8</b>
<b>5</b>	<b>PUBLIC QUESTION TIME</b> .....	<b>8</b>
5.1	Public Question Time Procedure .....	8
5.2	Public Questions On Notice .....	9
5.3	Public Question Time.....	10
5.4	Response To Questions From Previous Public Question Time .....	11
<b>6</b>	<b>GENERAL MANAGER'S DECLARATION</b> .....	<b>12</b>
<b>7</b>	<b>PLANNING AUTHORITY</b> .....	<b>13</b>
7.1	DA 2026/2 - Residential - Multiple Dwellings (X 14 New Units) - 24-30 Main Road, George Town.....	13
<b>8</b>	<b>OFFICE OF GENERAL MANAGER</b> .....	<b>51</b>
8.1	Council Workshops May And June 2026 .....	51
8.2	Election Caretaker Period Policy GTC-C-21.....	55
8.3	Setting Of Fees And Charges For The 2026/2027 Financial Year .....	58
8.4	Budget Estimates For The 2026/2027 Financial Year.....	63
8.5	Making Of Rates And Charges For The 2026/2027 Financial Year .....	77
8.6	Capital Works Program For The 2026/2027 Financial Year .....	87
<b>9</b>	<b>INFRASTRUCTURE AND DEVELOPMENT</b> .....	<b>92</b>
<b>10</b>	<b>CORPORATE AND COMMUNITY</b> .....	<b>93</b>
<b>11</b>	<b>STRATEGY, PERFORMANCE AND DEVELOPMENT</b> .....	<b>94</b>
<b>12</b>	<b>OFFICE OF THE MAYOR</b> .....	<b>95</b>

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

12.1 Matters Of Involvement - Mayor, Deputy Mayor And Councillors .....	95
13 PETITIONS.....	97
14 NOTICES OF MOTIONS .....	98
15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE .....	99
16 CLOSED MEETING .....	100
16.1 Into Closed Meeting .....	100
17 CLOSURE .....	101

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

**Meeting Commencing at 1:00 pm**

**Acknowledgement of Country**

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

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

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

**AUDIO RECORDING OF COUNCIL MEETINGS**

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

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

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

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

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

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

*The Chairperson advised the meeting that:*

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

**1 PRESENT**

**1.1 APOLOGIES AND LEAVE OF ABSENCE**

**1.2 IN ATTENDANCE**

## **2 CONFIRMATION OF MINUTES**

### **2.1 ORDINARY COUNCIL MEETING HELD 26 MAY 2026**

#### **RECOMMENDATION**

That the Minutes of Council's Ordinary Meeting held on 26 May 2026 numbered 054/26 to 064/26 as provided to Councillors be received and confirmed as a true record of proceedings (attached).

#### **DECISION**

Moved:

Seconded:

#### **VOTING**

For:

Against:

**3 LATE ITEMS**

Nil.

## **4 DECLARATIONS OF INTEREST**

## **5 PUBLIC QUESTION TIME**

### **5.1 PUBLIC QUESTION TIME PROCEDURE**

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

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

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

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

---

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

**5.2 PUBLIC QUESTIONS ON NOTICE**

Nil.

**5.3 PUBLIC QUESTION TIME**

Commenced at:

Concluded at:

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

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

Nil.

## **6 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.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

## **7 PLANNING AUTHORITY**

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

### **7.1 DA 2026/2 - RESIDENTIAL - MULTIPLE DWELLINGS (X 14 NEW UNITS) - 24-30 MAIN ROAD, GEORGE TOWN**

<b>REPORT AUTHOR:</b>	Senior Town Planner - Mr J. Simons
<b>REPORT DATE:</b>	02/06/2026
<b>FILE NO:</b>	DA 2026/2
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Attachment 1 Assessment of Compliance with Acceptable Solutions - DA 2026-2 [7.1.1 - 49 pages]</li><li>2. Application Plans and Supporting Documents - DA 2026-2 [7.1.2 - 49 pages]</li><li>3. Representation - M Quilty- Maguire - DA 2026-2 [7.1.3 - 1 page]</li><li>4. Representation - B Ellis - DA 2026-2 [7.1.4 - 2 pages]</li><li>5. Representation - A Quilty- Maguire - DA 2026-2 [7.1.5 - 3 pages]</li><li>6. Respresentation - Harcourts - DA 2026-2 [7.1.6 - 3 pages]</li><li>7. Representation - R Quilty- Maguire - DA 2026-2 [7.1.7 - 2 pages]</li><li>8. Tas Water Submission to Planning Authority Notice TWDA 2026 00206 - DA 2026-2 [7.1.8 - 3 pages]</li><li>9. TasNetworks Response - Multiple Dwellings 24 30 Main Road George Town - DA 2026-2 [7.1.9 - 3 pages]</li></ol>

---

### **APPLICATION INFORMATION**

<b>Planning Instrument:</b>	<i>Tasmanian Planning Scheme – George Town</i>
<b>Applicant:</b>	Leigh Adams
<b>Site Address:</b>	24-30 Main Road, George Town
<b>Titles Details:</b>	CT 200053/1
<b>Property ID:</b>	6441608
<b>Zone:</b>	General Residential
<b>Use:</b>	Residential
<b>Proposed Development:</b>	Multiple Dwellings (x14 units)
<b>Application Received:</b>	27/02/2026

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

## **1. SUMMARY**

An application under section 57 of the Land Use Planning and Approvals Act 1993 has been received by Council for multiple dwellings, comprising 14 units, at 24–30 Main Road, George Town, CT 200053/1.

The land is within the General Residential Zone and the proposal is consistent with the purpose of that zone.

Five (5) representations were received during the statutory advertising period. The main concerns raised relate to traffic, parking, and pedestrian safety near Star of the Sea College. While the development will increase traffic volumes, the existing road network has adequate capacity to accommodate the additional traffic generated by the proposal. Existing pedestrian safety measures, including flagged crossings and the 40 km/h school zone, are considered to provide an appropriate level of pedestrian safety. The development also provides parking in accordance with the applicable Acceptable Solutions of the Planning Scheme.

Concerns were also raised regarding the density of the development and the nature of future residents. The proposal is for 14 x three-bedroom dwellings and complies with the Acceptable Solutions for residential density. Higher density residential development in proximity to the town centre, open space and existing infrastructure makes efficient use of that infrastructure and supports orderly urban consolidation. It is also noted that the proposed density is substantially lower than the maximum density contemplated by the zone. Council has no ability to control who ultimately lives in the dwellings.

Subject to appropriate conditions, the proposed development is assessed as complying with all applicable Acceptable Solutions and Performance Criteria of the Tasmanian Planning Scheme – George Town and is recommended for approval.

## **2. STRATEGIC PLAN**

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

### **Future Direction Four- Leadership and Accountable Governance**

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

## **3. CONSULTATION**

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

## **4. RISK IMPLICATIONS**

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

## **5. FINANCIAL IMPLICATIONS**

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

## **6. SITE AND LOCATION**

The subject site is located at 24–30 Main Road, George Town (CT 200053/1). The site is relatively flat and contains a small reception building formerly associated with an accommodation business. The remainder of the site is largely undeveloped and contains areas of remnant native vegetation. The land has frontage to Main Road, William Street and Friend Street.

A small portion of the site is identified as being subject to flood risk. A portion of the frontage on Main Road is occupied by a public electricity distribution line.

Surrounding land uses are mixed in nature. Land to the north and west is occupied by Star of the Sea Catholic School. Residential development, including multiple dwellings, is located to the south. The Ampol service station is situated to the south-east, while land to the north-east comprises public open space managed by Council, including the George Town Aquatic Centre.

The site is connected to reticulated water, sewerage and stormwater infrastructure.



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

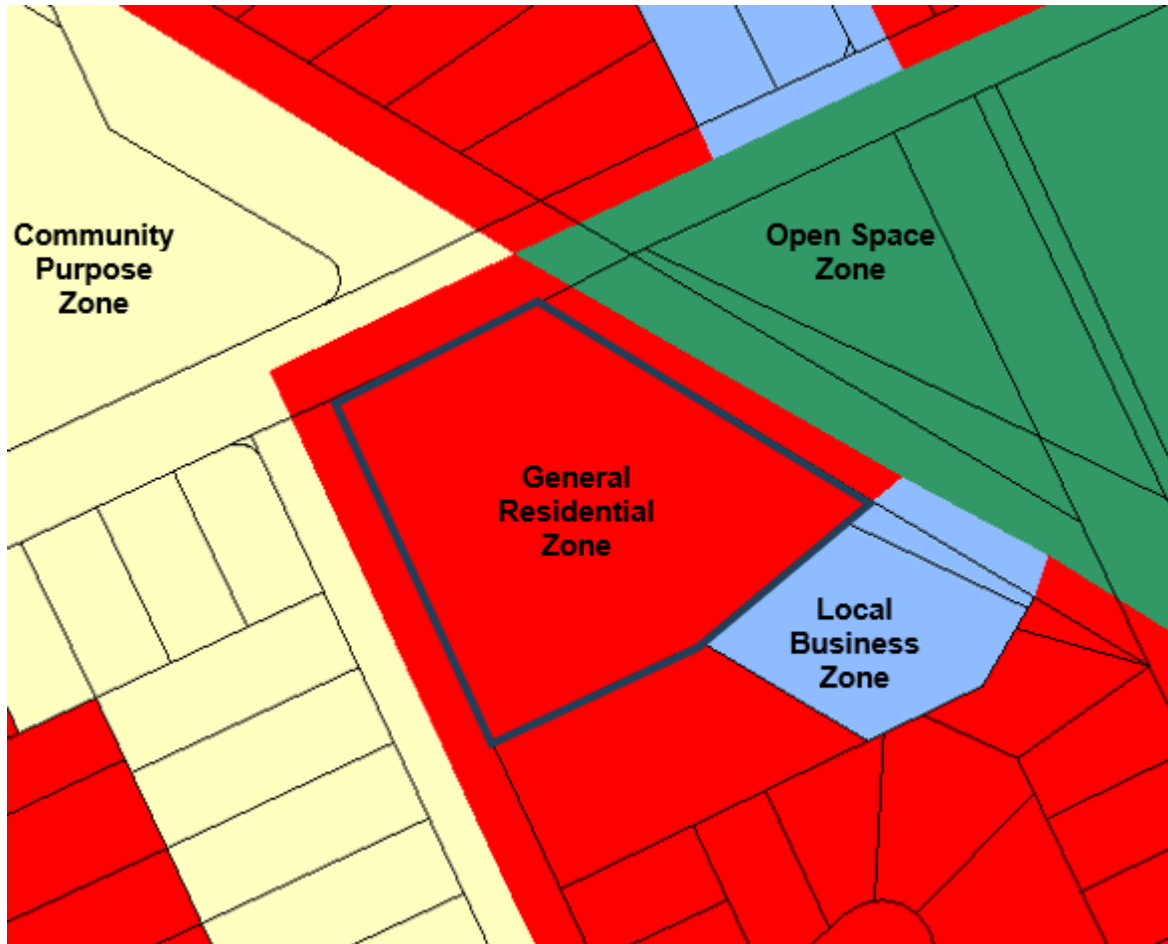


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

## **7. DEVELOPMENT AND USE DESCRIPTION**

The application seeks approval for the use and development of the site at 24-30 Main Road, George Town (CT 200053/1) for Multiple Dwellings x 14.

The 14 x dwellings comprise single-storey across the 6,597m<sup>2</sup> site. While there are two designs, each dwelling incorporates three bedrooms, private open space, a double garage, 2.5 bathrooms, open plan living/dining/kitchen and a patio.

Vehicle access is provided by a mix of shared driveways off Main Road, and individual driveways off William and Friend Streets. Visitor parking spaces distributed throughout the development.

Existing site improvements, including a former reception building, fencing, paved areas and vegetation, are proposed to be removed to facilitate the development. The dwellings are of contemporary residential design, with external finishes comprising face brick, lightweight cladding and colorbond roofing.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**



Figure 3: Proposal Site Plan

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

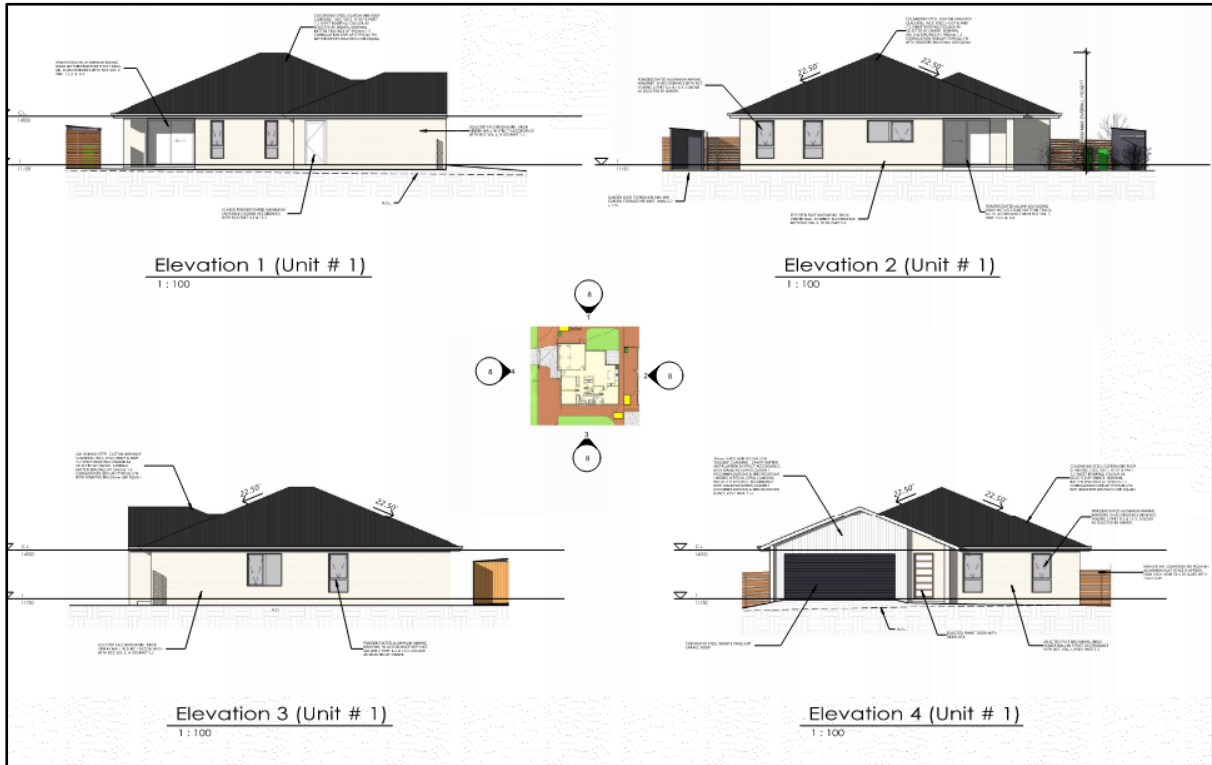


Figure 4: Proposal Elevation – Type 1

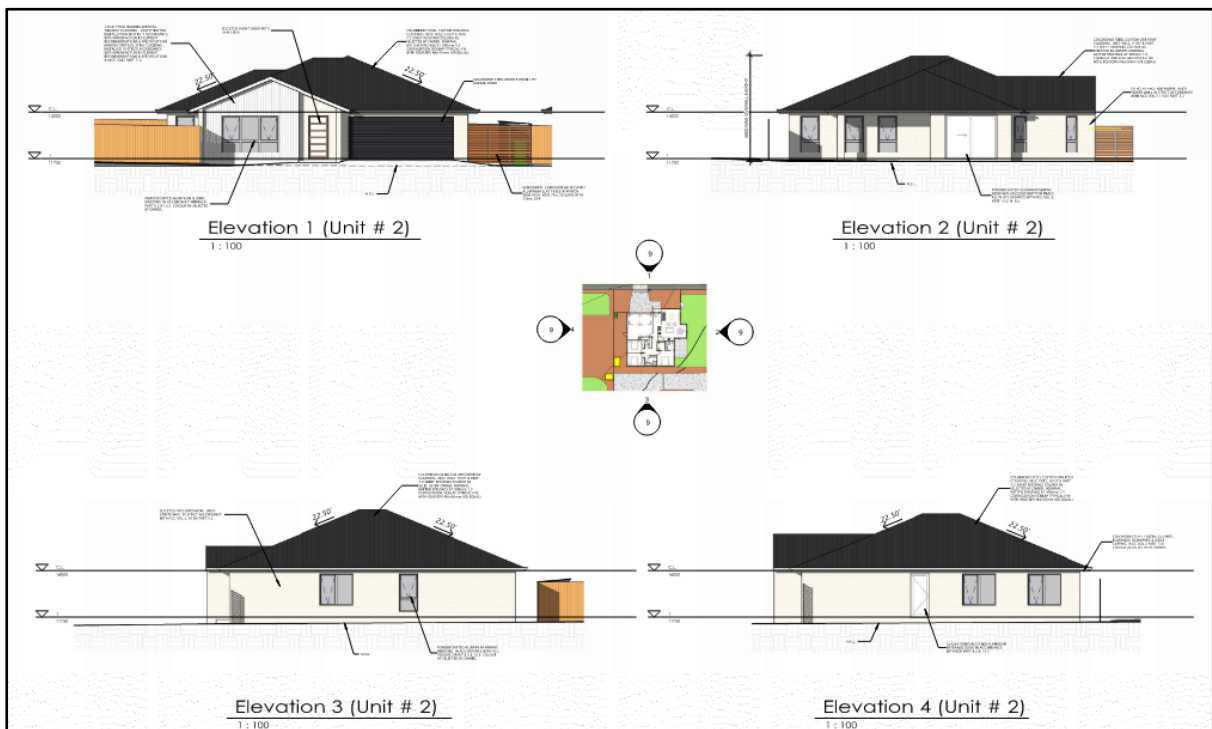


Figure 5: Proposal Elevation – Type 2

The full plans submitted are included in the attachments.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

**8. REPRESENTATIONS**

The application was advertised for community consultation from 02/05/2026 to 18/05/2026. Five (5) representations were received and are summarised below.

A full copy of the representations has also been included as an attachment to this report.

Issues Raised in Representations	Council Response
<p><b>Traffic, Access and Road Safety</b></p> <ul style="list-style-type: none"> <li>• Increased traffic volumes generated by the proposed development.</li> <li>• Potential impacts on the safety of children attending Star of the Sea Catholic School.</li> <li>• Safety implications of multiple new vehicle crossings on Friend Street and Main Road.</li> <li>• Potential impacts on school drop-off and pick-up activities.</li> <li>• Potential impacts on the operation and safety of existing school bus services, including bus stops on Main Road and bus movements on Friend Street.</li> <li>• Concerns that increased traffic and on-street parking may restrict access for residents, emergency services and larger vehicles.</li> <li>• Requests for additional traffic management measures, including pedestrian crossings, speed humps and road widening.</li> </ul>	<p>The application includes a traffic impact assessment prepared by a suitably qualified traffic consultant. The assessment, confirmed by Council's Infrastructure Department, demonstrates the traffic generated by the proposal is typical of residential development in the vicinity and can be readily absorbed by the surrounding road network.</p> <p>Star of the Sea College is within a 40km School Zone, with flagged crossing points on Main Road and between facilities on William Street. The existing safety infrastructure and speed limit is considered to be sufficient for the relatively low increase in vehicle movements in the vicinity.</p> <p>The southern side of William Street and the eastern side of Friend Street already include a solid yellow line and no standing signs respectively, prohibiting parking adjacent to the new accesses and resulting in no net loss of existing parking. There will be minimal impact on the availability of parking in the vicinity and limited impact on congestion at school pick up and drop off times.</p> <p>The proposal is not anticipated to unreasonably impact the availability of parking on Main Road. Approximately 40m of uninterrupted kerb, between the proposed accesses, provides opportunities for pull over and parking of larger vehicles.</p>
<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>• Insufficient on-site visitor parking.</li> </ul>	<p>The volume of parking proposed for the development exceeds the volume required by the planning</p>

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

<ul style="list-style-type: none"> <li>• Potential for overflow parking onto surrounding streets.</li> <li>• Concern that households may own more vehicles than can be accommodated on-site.</li> <li>• Existing parking pressures in the area, particularly during school hours.</li> <li>• Concerns regarding consistency with previous Council decisions relating to driveway access.</li> </ul>	<p>scheme. The scheme requires a total of 32 spaces. The development provides for 33 formal spaces, not including opportunities for tandem parking in the driveways fronting William and Friend Streets. The proposal is considered to provide adequate parking onsite for the reasonable needs of the occupants.</p> <p>The risk that people will own more vehicles that they can park within their property is the same risk for any residential property. It is the responsibility of the resident to purchase/rent a property that meets their parking requirements.</p> <p>All road users are entitled to use available street parking.</p> <p>All applications are assessed on their individual merits, compliance with the Planning scheme and the individual circumstances. Refusal at one location does not compel or justify refusal at another location.</p>
<p><b>Residential Density and Population Growth</b></p> <ul style="list-style-type: none"> <li>• Concern that the proposal represents an excessive residential density for the locality.</li> <li>• Concern regarding the concentration of up to 14 dwellings, associated residents and vehicles on the site.</li> <li>• Concern that the development may alter the character of the surrounding area.</li> </ul>	<p>The General Residential Zone has an acceptable density of 325m<sup>2</sup> per dwelling. The development has a density of 496m<sup>2</sup> per dwelling. As such the proposal complies with the Acceptable Solution and Council does not have discretion to refuse the application based on density.</p> <p>It is also noted that increasing density close to the central area of George Town, in proximity to existing services and infrastructure contributes to the efficient use of existing infrastructure and open spaces.</p> <p>It is acknowledged that the development of a large vacant parcel of land, into a residential development, will have an impact on the character of the area. However, the development is consistent with the intent of the General Residential Zone and the form of development proposed is supported by the standards.</p>

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

<p><b>Community Safety and Social Impacts</b></p> <ul style="list-style-type: none"> <li>• Concerns that higher-density housing may be associated with anti-social behaviour, crime and reduced community safety.</li> <li>• Concerns regarding the demographic profile of future residents.</li> <li>• Requests for increased policing and community services to support population growth</li> </ul>	<p>All people, regardless of their socioeconomic background, require housing. The purpose of the General Residential Zone is to provide for a range of housing types to support all demographics.</p> <p>Council has no control over who occupies a dwelling, whether it is a family home or a multi-unit dwelling. The risk that housing may be used by people deemed undesirable by the representors is not a basis for refusal of the application.</p>
<p><b>Open Space and Residential Amenity</b></p> <ul style="list-style-type: none"> <li>• Lack of communal open space and children's recreation areas within the development.</li> <li>• Concerns that future residents may utilise nearby streets and school grounds for recreation.</li> <li>• Potential increases in noise and light spill affecting neighbouring properties.</li> </ul>	<p>All of the proposed dwellings have an open space area in excess of the area and dimensional requirements of the Acceptable Solution.</p> <p>There is ample public open space in the immediate vicinity of the development and additional communal open space is not warranted. A public open space, Mandurama Reserve, surrounds the Aquatic Health and Wellbeing Centre on Main Road, immediately adjacent to the development. The York Rivulet, York Cove, George Town Pump Track, Gordon Square, Monomeeth Reserve (off Counsell Avenue) and Harris Crescent public open space areas are all within easy walking distance (less than 400m) of the site.</p> <p>It is the responsibility of the school to manage access if use outside of hours is a concern.</p> <p>While the development will result in increased noise and light, these impacts are anticipated to be typical of residential environments and will have an acceptable impact on residential amenity. Impacts will be no greater than those experienced in residential areas across the urban area of George Town.</p>

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

<p><b>Vegetation and Environmental Impacts</b></p> <ul style="list-style-type: none"> <li>• Removal of established trees and existing green space.</li> <li>• Concerns regarding the environmental impacts of vegetation removal.</li> </ul>	<p>The General Residential Zone is intended to facilitate residential development within serviced urban areas. The planning scheme does not generally regulate vegetation removal through the zone standards, instead relying on specific environmental and natural assets provisions to identify and manage vegetation with recognised ecological values. This reflects the strategic intent that urban land is prioritised for housing while environmental protections are targeted to non-urban areas of identified significance.</p> <p>While the site may provide habitat for native animals, urban areas do not make good habitat. Urban areas have significantly higher rates of conflict between people and nature, and generates urban road kill.</p>
<p><b>Housing Supply and Affordability</b></p> <ul style="list-style-type: none"> <li>• Concern that the proposal does not provide larger family-oriented housing.</li> <li>• Concern that the development will not improve housing affordability.</li> </ul>	<p>The General Residential Zone is intended to support a range of housing types. Housing supply, type and affordability are not matters that are regulated by the planning scheme and cannot be used as a basis for refusal.</p> <p>It is noted that census data and existing strategic work undertaken by Council has identified that George Town has an oversupply of large dwellings, with a high rate of 4 bedroom dwellings occupied by single occupants. A shortage of smaller, affordable dwellings limits downsizing.</p> <p>It is noted that the 2021 ABS census indicated that 44.5% of all Tasmanian families are comprised of couples without children and, those with children average 1.8 children. The proposed 3 bedroom dwellings are considered to be a suitable residential option for most families.</p> <p>The provision of infill housing contributes to housing affordability. While purchase prices may remain</p>

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

	high, efficient use of existing infrastructure and services minimises utility cost increases, while proximity to services and social infrastructure assist to reduce car dependency. The proposed dwellings support affordable living.
<p><b>Infrastructure and Public Services</b></p> <ul style="list-style-type: none"> <li>• Concern that additional population will increase demand on existing infrastructure and services, including water, sewerage, electricity, healthcare, policing and retail services.</li> <li>• Requests for information regarding infrastructure upgrades to accommodate growth.</li> <li>• Concerns regarding waste collection and storage associated with additional dwellings.</li> </ul>	The application has been referred to TasNetworks and TasWater. No concerns were raised with respect to sewage, water or electricity capacity. Council's Infrastructure Department has determined that the existing stormwater system has adequate capacity, noting the development is in close proximity to the existing discharge point.
<p><b>Neighbouring Property Impacts</b></p> <ul style="list-style-type: none"> <li>• Concern that proposed fencing may affect access and amenity for the adjoining units at 8–10 Friend Street.</li> </ul>	The owners and residents of land at 8-10 Friend Street do not have an established legal right to use or encroach on the land at 24-30 Main Road. If access to the units relies on land that they do not own, this is a matter they will need to negotiate with the owners of 24-30 Main Road and cannot be resolved via condition of a planning permit.

**9. STATUTORY REQUIREMENTS**

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

- 8.0 General Residential Zone
- C3.0 Road and Rail Assets Code
- C2.0 Car Parking and Sustainable Transport Code
- C12.0 Flood Prone Areas Code
- C16.0 Safeguarding of Airports Code

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

**9.1 Use Class**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

The application is classified as Residential. The definition of the Residential use as outlined in the *Tasmanian Planning Scheme – George Town* is:

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

The Residential Use Class (Multiple Dwellings) is classified as a permitted use in the General Residential Zone. However, in this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

### **9.2 Planning Scheme Assessment**

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

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

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

**Zone Purpose Assessment**

**8.0 General Residential Zone**

<b>8.1 Zone Purpose</b>	
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 p
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: <ul style="list-style-type: none"> <li>(a) primarily serves the local community; and</li> <li>(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.</li> </ul>
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.
<p><b>Planners Response:</b> The proposed development is consistent with the purpose of the General residential Zone.</p> <p>The proposal is for a residential purpose and provides for multiple dwellings at a density consistent with the Acceptable Solutions of the Zone.</p> <p>The proposal comprises an efficient use of existing utilities, social and transport infrastructure. It provides for 14 additional dwellings, within walking distance of public transport (bus stop on Main Road), active transport routes (kanamaluka Trail), the Macquarie Street activity centre including shops and services, and public open space, both York Cove and on Main Road.</p> <p>The proposal does not include any non-residential uses or visitor accommodation.</p>	

**Performance Criteria assessment.**

**8.2 Development Standards for Dwellings**

8.2.1 Setbacks and building envelope for all dwellings

Objective:	<p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> <li>(a) provides reasonably consistent separation between dwellings and their frontage within a street;</li> <li>(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;</li> <li>(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and</li> <li>(d) provides reasonable access to sunlight for existing solar energy installations.</li> </ul>
------------	--

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> <li>(a) 5.5m, or alternatively 1m behind the building line;</li> <li>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</li> <li>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</li> </ul>	<p><b>P2</b></p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p><b>Planners Response:</b> Relies on performance criteria.</p> <p>The proposal does not comply with the Acceptable Solution, as the garages associated with Units 1 and 6 are setback 4.5m from Friend Street rather than the prescribed 5.5m.</p> <p>The proposal satisfies the Performance Criterion. While there are no existing dwellings in Friend Street with garages or carports at a similar setback, the garages are integrated into the dwelling design and maintain setbacks consistent with the adjoining units within the development. The use of varied dwelling designs introduces variation in built form and reduces the visual prominence of the garages, avoiding a repetitive streetscape outcome.</p> <p>With a setback of 4.5m, the garages remain consistent with the established building line and do not dominate the streetscape. The reduced setback does not result in a building that appears out of place within the streetscape. The garages do not present as prominent or visually dominant elements when viewed from Friend Street and are subordinate to the overall dwelling form.</p> <p>Accordingly, the proposal achieves a setback outcome that is compatible with the existing streetscape and satisfies the Performance Criteria and is consistent with the Objective.</p> <p>All other dwellings comply with the Acceptable Solutions for frontage setbacks.</p>	
<p><b>A3</b></p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> <li>(a) be contained within a building</li> </ul>	<p><b>P3</b></p> <p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> <li>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining</li> </ul> </li> </ul>

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

<p>envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</li> </ul> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</li> <li>(iii) from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</li> </ul> <p>(c) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within</li> </ul>	<p>property;</p> <ul style="list-style-type: none"> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; and</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</li> </ul> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <ul style="list-style-type: none"> <li>(i) an adjoining property; or</li> <li>(ii) another dwelling on the same site.</li> </ul>
---	---

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

<p>0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	
--	--

**Planners Response:** Relies on performance criteria.

The development relies on the Performance Criteria due to the garages not meeting the 5.5m frontage setback. In this instance, the reduced setback of the garages of Units 1 and 6 will not result in a loss of residential amenity to adjoining properties.

The subject property adjoins Star of the Sea College to the north and west, with public open space to the east. The nearest adjoining dwellings are located to the south. In this instance, the garage component of Unit 6 is more than 30m from the nearest neighboring dwellings, while that of Unit 1 is more than 70m from the nearest dwellings.

This separation is sufficient to ensure Units 1 and 6 do not result in any loss of solar access or overshadowing of the neighboring dwellings. The units are also of a similar scale to other dwellings in the street and do not result in unreasonable visual bulk when viewed from the neighboring dwellings.

Separation between the dwellings and the dwellings to the south is consistent with the Acceptable Solutions and is consistent with the separation between other dwellings in the street further to the south.

The development will not overshadow an adjoining solar energy installation.

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

In all other respects, all of the proposed dwellings are fully contained within the building envelope.

8.2.2 Site coverage and private open space for all dwellings

Objective:	<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <ul style="list-style-type: none"> <li>(a) for outdoor recreation and the operational needs of the residents;</li> <li>(b) opportunities for the planting of gardens and landscaping; and</li> <li>(c) private open space that is conveniently located and has access to sunlight.</li> </ul>
------------	--

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A2</b></p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) is in one location and is not less than: <ul style="list-style-type: none"> <li>(i) 24m<sup>2</sup>; or</li> <li>(ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li> </ul> </li> <li>(b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> <li>(i) 4m; or</li> <li>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li> </ul> </li> <li>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</li> <li>(d) has a gradient not steeper than 1 in 10.</li> </ul>	<p><b>P2</b></p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is:</p> <ul style="list-style-type: none"> <li>(a) conveniently located in relation to a living area of the dwelling; and</li> <li>(b) orientated to take advantage of sunlight.</li> </ul>

**Planners Response:** Relies on performance criteria.

The proposal relies on the Performance Criteria for Units 5, 9 and 14. All dwellings provide private open space in excess of 24m<sup>2</sup>, with a minimum dimension greater than 4m and a gradient of less than 10%, consistent with the outcomes anticipated by the Acceptable Solutions.

Units 5, 9 and 14 have private open space located between the dwelling and a frontage that does not have a northward orientation. Despite this arrangement, the proposal satisfies the Performance Criteria. The open space areas are capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertainment and children’s play. The areas are directly accessible from the dining and living areas of the dwellings via the adjoining patio, providing convenient access and supporting regular use.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

The dwellings are aligned along the Main Road frontage such that the open space areas maintain a northern aspect and will receive direct solar access for the majority of the day on 21 June. The location of the open space does not diminish its functionality or amenity and the proposal remains consistent with the Objective.

All other private open space areas comply with the Acceptable Solutions.

8.2.3 Privacy for all dwellings

<b>Objective:</b>	To provide a reasonable opportunity for privacy for dwellings.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p style="padding-left: 20px;">(i) it is separated by a screen of not less than 1.7m in height; or</p> <p style="padding-left: 20px;">(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p><b>P3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
<p><b>Planners Response:</b> The proposal relies on the Performance Criteria, as the separation between the habitable room windows of Units 5 and 14 and the shared driveways is less than 2.5m and the windows are not screened in accordance with the Acceptable Solution.</p> <p>The proposal satisfies the Performance Criteria. In both cases, the affected windows serve lounge rooms rather than bedrooms, reducing the sensitivity of the rooms to occasional vehicle noise and light intrusion. A landscaped garden bed approximately 1.5m in width is retained between the windows and the shared driveways, maintaining a degree of physical separation and softening the interface between vehicles and the dwellings.</p>	

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

Vehicle movements within the development will occur at very low speeds and are limited to residents and visitors accessing the dwellings. Consequently, vehicle noise is expected to be low and intermittent. In addition, vehicles will generally travel at right angles to the windows, meaning vehicle headlights will not be directed toward the habitable rooms for extended periods and light intrusion will generally be incidental rather than direct.

Having regard to the limited scale and frequency of vehicle movements, the low-speed environment, the orientation of vehicle movements and the presence of landscaping, the proposal is considered to minimise unreasonable impacts associated with vehicle noise and light intrusion.

Accordingly, the proposal satisfies the Performance Criteria.

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

C2.5.3 Motorcycle parking numbers

Objective:	That the appropriate level of motorcycle parking is provided to meet the needs of the use.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1</b></p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>	<p><b>P1</b></p> <p>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature of the proposed use and development;</p> <p>(b) the topography of the site;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) any constraints imposed by existing development; and</p> <p>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</p>	
<p><b>Planners Response:</b> The proposal relies on the Performance Criteria, as Table C2.4 requires one motorcycle parking space and no dedicated motorcycle parking space is provided.</p>		
<p>The proposal satisfies the Performance Criteria. Units 1, 2, 3, 6 and 10 have independent vehicle accesses and provide tandem parking within the driveway in addition to two parking spaces within the garage. These dwellings provide a level of parking capacity comparable to a single dwelling and readily accommodate motorcycle parking within the existing parking provision.</p>		

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

The remaining dwellings are accessed via shared driveways and each is provided with two parking spaces within attached garages. In addition, five visitor parking spaces are provided within the development, which is one space more than required by the planning scheme. The parking spaces are capable of accommodating either motorcycles or motor vehicles, and maintaining this flexibility provides a more efficient and adaptable parking outcome than dedicating a space solely to motorcycle parking.

While no dedicated motorcycle parking space is provided, the overall parking provision exceeds the requirements of the planning scheme and provides reasonable opportunities for motorcycles to be accommodated within resident or visitor parking areas. Accordingly, the proposal satisfies the Performance Criteria.

C2.6.2 Design and layout of parking areas

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1.1</b></p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car</li> </ul>	<p><b>P1</b></p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the proposed slope, dimensions and layout;</li> <li>(c) useability in all weather conditions;</li> <li>(d) vehicle and pedestrian traffic safety;</li> <li>(e) the nature and use of the development;</li> <li>(f) the expected number and type of vehicles;</li> <li>(g) the likely use of the parking areas by persons with a disability;</li> <li>(h) the nature of traffic in the surrounding area;</li> <li>(i) the proposed means of parking delineation; and</li> <li>(j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle</i></li> </ul>

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

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

**Planners Response:** Relies on performance criteria.

The parking spaces, accessways, manoeuvring areas and circulation spaces generally comply with Australian Standard AS 2890.1 and the Acceptable Solutions with respect to dimensions, gradients and maneuverability. The proposed layout provides safe and convenient vehicle access and circulation throughout the site and is appropriate having regard to the nature and scale of the development.

The plans do not indicate that the shared visitor parking spaces will be line marked. However, this matter can be readily addressed through a permit condition requiring the visitor parking spaces to be line marked or otherwise clearly delineated and signed as visitor parking.

Subject to such a condition, the parking areas will be readily identifiable and will provide convenient, safe and efficient parking for residents and visitors. Accordingly, the proposal satisfies the Performance Criteria and is consistent with the Objective.

C2.6.3 Number of accesses for vehicles

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

Objective:	<p>That:</p> <ul style="list-style-type: none"> <li>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</li> <li>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</li> <li>(c) the number of accesses minimise impacts on the streetscape.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> <li>(a) be no more than 1; or</li> <li>(b) no more than the existing number of accesses, whichever is the greater.</li> </ul>	<p><b>P1</b></p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any loss of on-street parking; and</li> <li>(b) pedestrian safety and amenity;</li> <li>(c) traffic safety;</li> <li>(d) residential amenity on adjoining land; and</li> <li>(e) the impact on the streetscape.</li> </ul>
<p><b>Planners Response:</b> The proposal relies on the Performance Criteria, as more than one access is provided to both the Main Road and Friend Street frontages.</p> <p>The proposal satisfies the Performance Criteria. The development comprises 14 dwellings on a site with an area of 6,957m<sup>2</sup> and a combined frontage exceeding 223m. The proposed arrangement consolidates vehicle access through shared driveways, substantially reducing the number of accesses that would otherwise be required if the site were developed as a conventional subdivision. In this respect, the proposal minimises the number of accesses while facilitating the efficient residential use of the land.</p> <p>The frequency of accesses to Friend Street is generally consistent with the pattern of residential development in the General Residential Zone. While the accesses will result in some loss of on-street parking on Friend Street, it is noted that the eastern side of Friend Street is subject to parking restrictions during school hours, when parking demand is greatest. Outside these periods, parking demand is relatively low and the loss of on-street parking is not considered unreasonable. On Main Road, the shared arrangements result in less access points than are generally typical of the residential developments already fronting Main Road.</p> <p>On Main Road, the proposal will result in the loss of approximately two on-street parking spaces. Given the availability of on-street parking in the locality, this loss is minor and reasonable. The two shared accesses serving nine dwellings have been deliberately located to reflect the road hierarchy and the function of Main Road as a collector road, thereby minimising the number of vehicle crossings while maintaining efficient access to the development. Sufficient uninterrupted frontage remains between the accesses to maintain kerbside functionality, including space for the parking of buses if required.</p> <p>The proposed accesses maintain adequate separation distances and are not expected to adversely affect pedestrian or traffic safety. The frequency and arrangement of accesses are compatible with</p>	

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

the surrounding residential environment and will not result in an unreasonable loss of residential amenity or detract from the streetscape.

Accordingly, the proposal minimises the number of accesses having regard to the characteristics of the site, the road hierarchy and the efficient use of residential land, and satisfies the Performance Criteria and the Objective.

C2.6.5 Pedestrian access

<b>Objective:</b>	That pedestrian access within parking areas is provided in a safe and convenient manner.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A1.1</b></p> <p>Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p style="margin-left: 20px;">(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p style="margin-left: 20px;">(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p><b>A1.2</b></p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the</p>	<p><b>P1</b></p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p> <p>(e) the needs of persons with a disability;</p> <p>(f) the location and number of footpath crossings;</p> <p>(g) vehicle and pedestrian traffic safety;</p> <p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>	

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

main entry point to the building.	
-----------------------------------	--

**Planners Response:** Relies on performance criteria.

The proposal satisfies the Performance Criteria, subject to conditions. Units 1, 2, 3, 6 and 10 have direct frontage to the street and do not share accessways or parking areas. Accordingly, pedestrian movements associated with these dwellings occur largely outside of shared vehicle circulation areas.

The northern access from Main Road serves only two dwellings and experiences a low volume and turnover of vehicle movements. The access aisle is sufficiently wide to accommodate two-way traffic and provides adequate opportunities for pedestrians and vehicles to safely avoid one another. Given the limited scale of vehicle activity, no dedicated pedestrian facilities are considered necessary in this area.

The southern access from Main Road serves seven dwellings and the visitor parking area. While vehicle speeds within the development are expected to be low, the greater concentration of vehicle movements warrants additional pedestrian safety measures. A permit condition is recommended requiring the installation of a shared pedestrian and vehicle warning sign and a 5 km/h speed limit sign at the southern access.

It is also recommended that a permit condition requiring the installation of a pedestrian footpath adjacent to the northern and western sides of the visitor parking area, extending to the public footpath. This will provide pedestrians with a direct and safe route between the visitor parking spaces and the street, avoiding the need to negotiate vehicle manoeuvring areas where movements are most frequent and complex. The footpath should be delineated through contrasting line marking or surface finishes and protected from vehicle encroachment by kerbing, wheel stops or other physical barriers.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

Subject to these conditions, the proposal will provide safe and convenient pedestrian access within the parking areas, having regard to the nature of the development, the number of parking spaces, the frequency of vehicle movements and the safety of pedestrians and motorists. Accordingly, the proposal satisfies the Performance Criteria and is consistent with the Objective.

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

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

<b>Objective:</b>	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.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

<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>
---	---

**Planners Response:** Relies on performance criteria. The proposal includes a number of new access points and the southern access on Main Road is likely to generate more than 40 vehicle

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

movements per day.

The proposal satisfies the Performance Criteria. The development comprises 14 dwellings on a site of approximately 6,600m<sup>2</sup> and the traffic volumes generated are typical of residential development. The traffic generated by the proposal is not of a scale or nature that would adversely affect the safety or efficiency of the surrounding road network.

The application includes a traffic impact assessment prepared by a suitably qualified person, assessing the impact of traffic generated by the development. The Traffic Impact Assessment estimates that the development will generate approximately 70 vehicle trips per day and 7 vehicle movements per hour during peak periods. Traffic generation is therefore low in absolute terms and modest relative to existing traffic volumes on Main Road, which carries approximately 5,200 vehicles per day and peak hourly flows of around 500 vehicles. The proposal distributes traffic across Main Road, Friend Street and William Street, with the busiest access expected to generate approximately 35 vehicle trips per day.

The traffic impact assessment demonstrates that the surrounding road network has capacity to absorb the additional traffic generated by the development. All accesses achieve adequate safe site distances and there is no notable crash history or existing road safety deficiencies identified.

Council requested further information regarding nearby traffic generators and the interaction of the proposal with the Main Road/William Street intersection. The revised TIA addresses these matters and concludes that the cumulative impacts of the proposal, school traffic and the approved aquatic centre are negligible and that the road network will continue to operate safely and efficiently. Council's Infrastructure Officers support the findings of the Traffic Impact Assessment.

The proposal consolidates vehicle access through shared driveways, resulting in fewer accesses than would be expected if the land were developed as a conventional subdivision. In particular, nine dwellings are served by two shared accesses from Main Road, reflecting the road hierarchy and minimising the number of vehicle crossings onto the higher order road. The remaining accesses serve a limited number of dwellings and operate in a low-speed residential environment.

It is also noted that the entire area is within a School Zone, with a signposted speed limit of 40km/h during school hours. Two flagged crossings provide clearly defined crossing points on Main Road and William Street. While traffic will increase in the vicinity, the existing speed and pedestrian controls are sufficient to manage pedestrian safety.

Having regard to the low traffic volumes generated, the nature of the surrounding road network, the available sight distances and the findings of the Traffic Impact Assessment, the proposal is considered to minimise adverse effects on the safety and efficiency of the road network and satisfies Performance Criteria.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

**C12.0 Flood-Prone Areas HazardCode**

C12.6.1 Buildings and works within a flood-prone hazard area

<b>Objective:</b>	<p>That:</p> <ul style="list-style-type: none"> <li>(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and</li> <li>(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.</li> </ul>
-------------------	---

<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>Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the type, form, scale and intended duration of the development;</li> <li>(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;</li> <li>(c) any advice from a State authority, regulated entity or a council; and</li> <li>(d) the advice contained in a flood hazard report.</li> </ul> <p><b>P1.2</b></p> <p>A flood hazard report also demonstrates that the building and works:</p> <ul style="list-style-type: none"> <li>(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and</li> <li>(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</li> </ul>

**Planners Response:** Relies on Performance Criteria.

The proposed development is located on land that has been identified as being at risk of flooding.

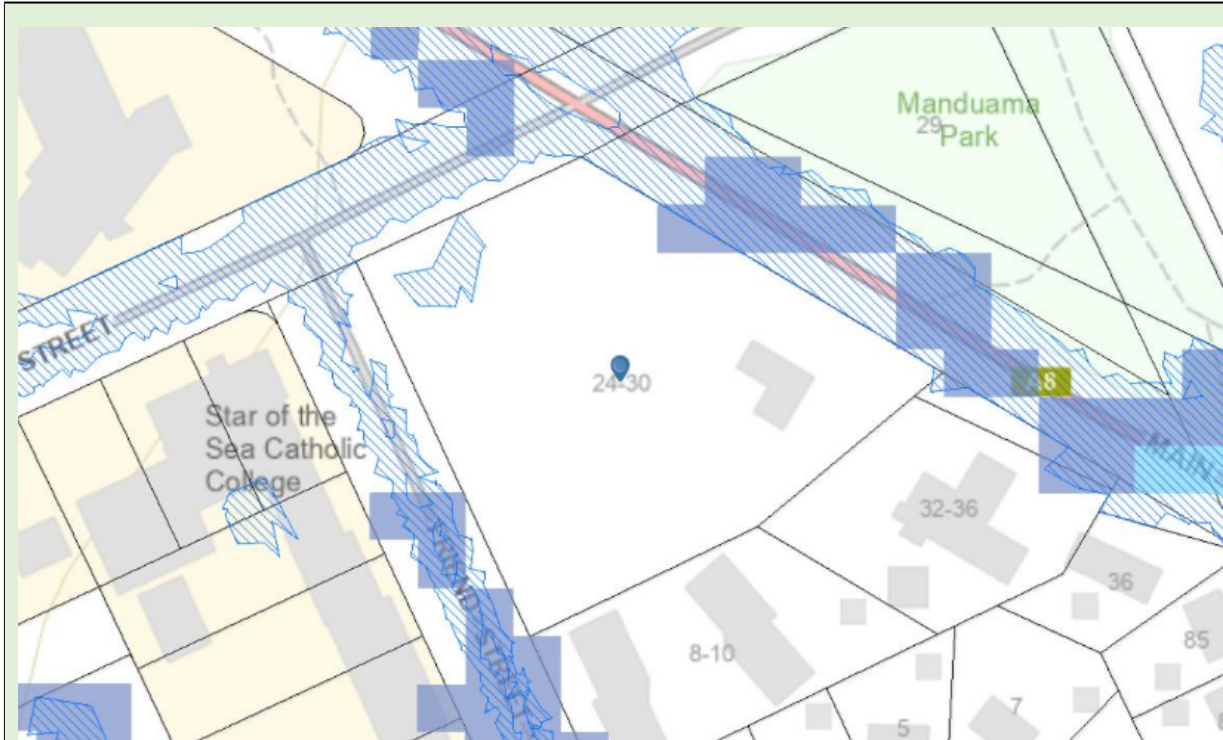


Figure 6: Subject property showing Flood Prone Hazard Area Overlay and Tamanian Strategic Flood Mapping Project 1% AEP (CC) extent.

The application includes a flood risk assessment prepared by a suitably qualified hydrology consultant. The assessment includes detailed modeling demonstrating that flooding of the site generally ranges from 10mm-40mm, with a peak depth of 146mm in the vicinity of units 1 and 2.

The assessment demonstrates a tolerable level of risk will be achieved. Site leveling and construction will remove the low point subject to flooding and will displace some water. However, due to the very shallow depth and low velocity, this will have no discernable impact on flooding in the area and will not increase the flood risk.

It is however, necessary to ensure the dwellings have a finished floor level with adequate freeboard to maintain a tolerable risk.

The assessment incorporates consideration of flood mapping prepared by George Town Council as part of the LPS process and the more recent Tamanian Strategic Flood Mapping Project undertaken by the SES.

The proposal Complies with the Performance Criteria and achieves a tolerable level of risk consistent with the Objective.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

## **10. REFERRALS**

### **Internal Referrals**

A referral was issued to Council's Infrastructure Department.

The following advice was provided –

*“Engineering has reviewed the proposal and has no objection to the development, subject to appropriate engineering conditions being included on any planning permit.*

*The key engineering matters relate to stormwater management, driveway access, pedestrian infrastructure, kerb and channel works, the legal point of discharge, waste bin collection, and works within the Council Road reserve.*

*These matters can be appropriately managed through permit conditions requiring the submission of a detailed Stormwater Management Plan, construction of compliant vehicle crossovers, provision of a footpath along the Friend Street frontage, upgrades to kerb and channel and pedestrian ramps, replacement of the existing side entry pit infrastructure, and separate approval from Council for any works within the road reserve.*

*Subject to these requirements being included as conditions, Engineering considers the proposal to be supported.”*

**Planners Response:** The recommended conditions have been developed with the assistance of Council's Infrastructure Department.

### **External Referrals**

#### *TasWater*

A referral was issued to TasWater.

A Submission to Planning Authority Notice, TWDA 2026/00206-GTC, was received by Council's Planning Department on 03/03/2026.

**Planners Response:** A condition incorporating the SPAN is recommended for inclusion on any permit issued.

#### *Tas Networks*

A referral was issued to Tas Networks. An email response was received on the 10/03/2026, advising:

*“Based on the information provided, the proposed development is not anticipated to impact the operations of 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.”*

**Planners Response:** A note reiterating this advice is recommended for inclusion on any permit issued.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

*Star of the Sea College*

While a formal referral is not required, Star of the Sea College was directly notified via mail to both the Principal and the Archdiocese of Hobart. No submissions or comments were received.

**11. SERVICES**

***Road***

Access is available to Main Road, William Street and Friend Street, via proposed driveway crossovers.

***Sewer***

Council records indicate the land is serviced by sewer and TasWater has issued a SPAN.

***Water***

The land is serviced by reticulated water and TasWater has issued a SPAN.

***Stormwater***

Reticulated stormwater fronts the lot on Main Road and Friend Street.

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

***Easements:***

The subject property does not contain any registered easements, however, a statutory deemed easement covers the existing overhead electricity distribution line and a Telstra/NBN Cable line crosses the property adjacent to the eastern boundary. The development has generally been designed to avoid impacts on this public infrastructure.

***Part V Agreements:***

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

***Covenants:***

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

***Heritage Register:***

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

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

**Level 2 Activities:**

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

**Public Open Space**

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

**13. STATE POLICIES**

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

**14. ALTERNATIVE OPTIONS**

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

**15. CONCLUSION**

The application for construction and use of Multiple Dwellings (x 14 units) at 24-30 Main Road, George Town (CT 200053/1), has been assessed against all relevant zone and code criteria of the Tasmanian Planning Scheme – George Town. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

**16. RECOMMENDATION**

That the application for use and development, Multiple Dwellings (x 14 units) at 24-30 Main Road, George Town (CT 200053/1) 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. Adams Building Design, Project No. 020825, Drawing No. 1-10, dated 12/03/2026
- b. Adams Building Design, Planning Compliance Report, dated 19/12/2026
- c. Midson Traffic Pty Ltd, Traffic Impact Assessment, dated April 2026
- d. Hydrodynamica, Memo-Flood Hazard Report, dated 14/12/2026

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**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

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

- A) Adams Building Design, Project No. 020825, Drawing No. 3 & 4 are to be amended to include a 1m pedestrian footpath bordering the north and west of the visitor parking within the southern Main Road access, extending through to the public footpath on Main Road, to provide separate pedestrian entry.

Visual differentiation between the footpath and the parking bays is to be provided by the use of different surface finishes. Wheel stops are to be provided to arrest the movement of vehicles towards the pedestrian footpath.

- B) The elevations of Unit 1 and 2 are to be amended in accordance with Condition 7 and the endorsed flood impact assessment, demonstrating a finished floor level 300mm above the identified flood level. A minor increase in height is acceptable, but must be limited to the minimum required to meet the finished floor level identified in Condition 7.

Once amended, the plans will be endorsed and will form part of the planning permit.

### **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 and Operations. Such drawings and specifications must include the following:

- i) Driveway crossover design in accordance with LGAT TSD-R10-v3, including a minimum width of 6m for the Main Road accesses and 3.6m for all other accesses.
- ii) Extension of the pedestrian footpath on Friend Street, with a minimum width of 1.5m, for the full frontage of the title. The footpath is to have a minimum width of 1.5m and be constructed in accordance with LGAT TSD-R1- v3. The works are to be neatly tied into the existing footpath on William Street and to the immediate south of the title on Friend Street.
- iii) The detailed Stormwater Management Plan must be submitted to the satisfaction of Council's Director of Infrastructure and Operations prepared by a suitably qualified engineer. The Plan must include:
  - a. Modelling and design of the minor stormwater drainage system (including pits, pipes and grated drains details) prepared in accordance with the Stormwater Management Report RJK-25.26 TAS 116 and demonstrating that the system is capable of safely conveying runoff generated by the 10% Annual Exceedance Probability (AEP) storm event generated by all impervious areas.
  - b. Hydraulic calculations demonstrating that the post-development peak discharge from the site does not exceed the pre-development peak discharge for the 10% AEP storm event. Where necessary to achieve this outcome, the plan must include the design of an on-site stormwater detention system, including storage volumes and details of outlet control structures.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

- c. Design of major stormwater systems showing overland flow paths capable of safely conveying the 1% AEP + CC storm event, demonstrating that stormwater flows will not adversely impact buildings on the site or neighboring properties.
  - d. Show individual property connection points for each lot, including Inspection opening (IO).
  - e. Replacement of side entry pit lid and surround located on Friend Street, adjacent to the William Street Junction at the point of connection.
- iv) Underground electricity connection if required.
- v) Removal and rehabilitation of the redundant property access adjacent to the southern boundary on Main Road.
- vi) The location of street trees generally in accordance with Adams Building Design, Project No. 020825, Drawing No. 3, ensuring a clearance of 1.5m from the back of the kerb, driveway crossovers, footpaths and any other infrastructure. A minimum of 7 trees is to be placed on Friend Street and a minimum of 3 trees on William Street.
- vii) 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 approved by Council's Infrastructure Department.

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. DEFECT LIABILITY BOND**

Following completion of the construction works, the developer must provide a defects liability bond equivalent to 5% of the total value of the completed public infrastructure works. The bond is to be held by Council for a period of 12 months from the date of practical completion. Subject to all defects being rectified, including establishment of street trees, to Council's satisfaction and final completion being achieved, the bond will be released at the end of the defects liability period.

#### **5. LANDSCAPING**

- a. Prior to the commencement of use:
- i) All private landscaping within the title is to be installed generally in accordance with Adams Building Design, Project No. 020825, Drawing No. 3 and 6, including a minimum of 8 trees along the Main Road frontage. All trees are to be advanced tree stock with an approximate height of 2.5m; and
  - ii) All public street trees on the William and Friend Street frontages are to be installed in accordance with Condition 3. vi. above, using advanced tree stock with an

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

- approximate height of 2.5m. Tree species and placement in the public road reserve are to be confirmed with Council's Operations Coordinator prior to planting; or
- iii) 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
  - iv) 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;
- b. All care is to be taken to protect and ensure the survival of the landscaping within the site and any fatalities are to be replaced with a feature tree of similar size.

## **6. FRONTAGE FENCES**

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

Note: the horizontal aluminum slat fence proposed for the Main Road frontage, as described on Sheet 3 of the endorsed plans is also acceptable.

## **7. FLOOD MITIGATION**

Development of Units 1 and 2 must maintain a minimum finished floor level 300mm above the flood level consistent with the endorsed flood risk assessment, Hydrodynamica 2026, being:

- Unit 1- the minimum finished floor level (FFL) must be 11.61m AHD.
- Unit 2- the minimum finished floor level (FFL) must be 11.73m AHD.

## **8. PARKING AREAS**

Prior to the commencement of use:

- a) All access, parking and maneuvering areas are to be sealed and drained in accordance with the endorsed plans;
- b) All visitor parking spaces off the shared Main Road accesses are to be line marked or otherwise clearly delineated, and are to be clearly dedicated as visitor parking via signage, line marking or other clear means;
- c) Where curbing is not utilized, all parking bays abutting footpaths are to be fitted with wheel stops;
- d) Signage indicating a speed limit of 10km/h and a shared pedestrian/vehicle zone is to be erected at the southern vehicle access off Main Road.
- e) Hardstand associated with access, parking and maneuvering is not to extend beyond that identified in Sheet 3 of the endorsed plans. Care must be taken to provide landscaping areas as indicated on the plans, providing separation between the habitable room windows of the dwellings and the shared accessways.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

To the satisfaction of Council.

**9. BIN COLLECTION**

A private waste collection agreement is required for the collection of bins from units accessed off Main Road. Council roadside bin collection will not be provided for units accessed from Main Road, due to insufficient area for bin placement, without obstruction of the public footpath.

**10. ROAD WIDENING EASEMENT**

No fencing or private infrastructure is to extend into that part of the title already designated as "ROAD WIDENING"; this portion of the title is to be kept free and clear of private infrastructure and landscaping.

**11. NO POLLUTED RUNOFF**

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

**12. DAMAGE TO PUBLIC INFRASTRUCTURE**

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

**13. TASWATER**

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

**14. 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 2026/2. You should contact Council with any other use or development, as it may require the separate approval of Council. Councils planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
  - a) Plumbing approval
  - b) Building approval
  - c) Approval to undertake works in the Council road reserve.
  - d) Approval to connect to the reticulated stormwater network.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

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

3. 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
4. TasNetworks Advice: Based on the information provided, the proposed development is not anticipated to impact the operations of 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

5. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website [www.tascat.tas.gov.au](http://www.tascat.tas.gov.au).
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
9. If any Aboriginal relics are uncovered during works:

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

- a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
  - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania  
Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania)  
Fax: (03) 6233 5555 Email: [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au); and
  - c) The relevant approval processes will apply with state and federal government agencies.
10. If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

## **8 OFFICE OF GENERAL MANAGER**

### **8.1 COUNCIL WORKSHOPS MAY AND JUNE 2026**

**REPORT AUTHOR:** General Manager - Mr S. Power  
**REPORT DATE:** 11 June 2026  
**FILE NO:** 14.10  
**ATTACHMENTS:** Nil

---

#### **SUMMARY**

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

#### **DATE AND PURPOSE OF WORKSHOP HELD**

##### **TUESDAY 26 MAY 2026**

- Planning and Building Update
- Capital Works Update
- Governance Issues (Including Update of Ministers Local Government Forum)
- Aquatic Health and Wellbeing Centre Update
- Agenda Review
- Youth Strategy Presentation
- Councillors/General Manager Discussions

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

**Apologies:** Cr Tim Harris

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

**Guests:** Consultant, Youth Strategy

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

**TUESDAY 9 JUNE 2026**

- Budget 2026/2027
  - Unconfirmed Minutes of the Ordinary Council meeting held on the 26 May 2026
  - Unconfirmed Minutes of the Closed Ordinary Council meeting held on the 26 May 2026
  - Review of Caretaker Policy
  - Pool Update
  - Governance
  - Event Strategy
  - Councillors/General Manager Discussions
- (Declaration of Interest received by Cr Archer and left the meeting.)*
- Bell Bay Wind Farm

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

**Apologies:** Cr Tim Harris

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

**Guests:** Nil.

**STRATEGIC PLAN**

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

**Future Direction Four- Leadership and Accountable Governance**

33. Fair and open planning regulatory processes

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

**STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS**

*Local Government (Meeting Procedures) Regulations 2025.*

**RISK CONSIDERATIONS**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

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

**FINANCIAL IMPLICATIONS**

Financial implications are considered low.

**DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS**

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

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

**CONSULTATION**

The community implications of the recommendation action/s has been assessed against Council's GTC-C-16 Community Engagement Policy by officers. This consultation relates to the following components:

**Promise to the Public - Inform**

1. We will keep you informed.

**OPTIONS**

Council may choose to:

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

**OFFICER'S COMMENTS**

Nil.

**OFFICER'S RECOMMENDATION**

That Council:

1. Receives the report on the Council Workshops held on 26 May 2026 and 9 June 2026.

**DECISION**

Moved:

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

Seconded:

**VOTING**

For:

Against:

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

**8.2 ELECTION CARETAKER PERIOD POLICY GTC-C-21**

<b>REPORT AUTHOR:</b>	General Manager - Mr S. Power Director Strategy, Performance & Development - Mr R. Dunn
<b>REPORT DATE:</b>	29 May 2026
<b>FILE NO:</b>	14.3
<b>ATTACHMENTS:</b>	Nil

---

**SUMMARY**

The purpose of this brief is to provide Elected Members with the revised GTC-C-21 Election Caretaker Period Policy for consideration.

**BACKGROUND**

Council adopted the GTC-C-21 Election Caretaker Period Policy at the 10 February 2026 Ordinary Council meeting as per below:

**Minute No. 017/26**

**DECISION**

*Moved:* Cr Mason

*Seconded:* Cr Ashley

*That Council:*

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

**VOTING**

*For:* Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Lowe, Cr Mason and Cr Orr

*Against:* Nil

*Abstained:* Nil

**CARRIED UNANIMOUSLY 7 / 0**

Council's intention under the Local Government Targetted Reform process was that the legislation would specify when councils are required to call a caretaker period. As this process has now been paused, the following amendment is included in the policy:

*Commencing from the period from the Notice of Election published in accordance with section 269 of the Local Government Act until seven days after the day on which the polls close for the relevant local government general election.*

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

## **STRATEGIC PLAN**

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

### **Future Direction Four - Leadership and Accountable Governance**

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

### **Future Direction Four- Leadership and Accountable Governance**

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

## **STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS**

Local Government Act 1993

## **RISK CONSIDERATIONS**

Council is required to enter into a caretaker mode on issue of the writ or by the State Government in accordance with legislation.

Risk is considered low.

## **FINANCIAL IMPLICATIONS**

Nil.

## **DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS**

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

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

## **CONSULTATION**

The community implications of the recommendation action/s has been assessed against Council's GTC-C-16 Community Engagement Policy by officers. This consultation relates to the following components:

### **Public Participation Goal – Inform**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

1. To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions

Elected members were advised of the amendment at the 26 May 2026 Council Workshop. The revised policy was presented to elected members for consideration at the 9 June 2026 Council Workshop.

**OPTIONS**

Council may choose to:

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

**OFFICER'S COMMENTS**

This policy has been amended to provide that the caretaker period will commence upon the issue of the writ. The updated policy will be presented to the 23 June 2026 Ordinary Council meeting for adoption.

**OFFICER'S RECOMMENDATION**

That Council:

1. Adopt the amended Election Caretaker Period Policy.

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

**8.3 SETTING OF FEES AND CHARGES FOR THE 2026/2027 FINANCIAL YEAR**

<b>REPORT AUTHOR:</b>	General Manager - Mr S. Power Director Corporate & Community - Ms C. Hyde
<b>REPORT DATE:</b>	17 June 2026
<b>FILE NO:</b>	32.4
<b>ATTACHMENTS:</b>	1. Fees and Charges Master workbook 2026-27 [8.3.1 - 10 pages]

---

**SUMMARY**

This report seeks Council endorsement of the proposed fees and charges for the financial year 2026/2027.

**BACKGROUND**

The Council every year as a part of its budget deliberations sets out its fees and charges for a number of functions. These fees reflect Council's desire to maintain a system of fees and charges based on the user pays principle while also recognising the community service obligation inherent in certain service functions. The recommended schedule of fees and charges is in the form of an attachment to this report.

**STRATEGIC PLAN**

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

**Future Direction One - Progressive well-resourced communities**

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

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

19. Healthy, active communities

- iv. Active sport participation in sport, recreation, cultural and creative activities across all ages

**Future Direction Three - Community Pride**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

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

**Future Direction Four - Leadership and Accountable Governance**

31. Positive and productive working relationship with all levels of government and their agencies
- i. Government agencies provide current and timely data about services and community priorities
  - iii. Government grant funding and investment is attracted

**STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS**

*Section 205 of the Local Government Act 1993 as amended states:*

205. (1) In addition to any other power to impose fees and charges but subject to subsection (2), council may impose fees and charges in respect of any one or all of the following matters:
- (a) the use of any property or facility owned, controlled, managed or maintained by the council;
  - (b) services supplied at a person's request;
  - (c) carrying out work at a person's request;
  - (d) providing information or materials, or providing copies of, or extracts from, records of the council;
  - (e) any application to the council;
  - (f) any licence, permit, registration or authorization granted by the council;
  - (g) any other prescribed matter.
- (2) A council may not impose a fee or charge in respect of a matter if –
- (a) a fee or charge is prescribed in respect of that matter; or
  - (b) this or any other Act provides that a fee or charge is not payable in respect of that matter.
- (3) Any fee or charge under subsection (1) need not be fixed by reference to the cost to the Council

**RISK CONSIDERATIONS**

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

A failure to implement a fee schedule is identified as a medium risk as it would have a negative budgetary impact on Council.

Implementation of a fee structure will mitigate this risk.

**FINANCIAL IMPLICATIONS**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

It is prudent for Council to review its fees and charges each year to ensure that they are appropriate. Council needs to ensure that the services provided by Council do not have a negative budgetary impact.

**DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS**

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

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

**CONSULTATION**

The community implications of the recommendation action/s has been assessed against Council's GTC-C-16 Community Engagement Policy by officers. This consultation relates to the following components:

**Public Participation Goal - Inform**

1. To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions

**Public Participation Goal - Involve**

1. To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

**Promise to the Public - Consult**

1. We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

**Public Role - Inform**

1. Listen

**OPTIONS**

Council may choose to:

1. Support the proposed fees and charges for 2026/2027 motion as presented; or
2. Support the proposed fees and charges for 2026/2027 motion with amendment; or
3. Not support the motion.

**OFFICER'S COMMENTS**

Attached for the information of Council are comparison tables, showing fees for the 2025/2026 financial year and those proposed for 2026/2027 financial year.

In particular, the following points should be noted.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

The fees and charges schedule has considered gazetted fees and charges based on decisions of the state government where applicable.

The Waste Transfer fees adjustment reflects a user pay structure to align with the fees charged to Council for waste transferred to the Launceston Waste Centre. In addition, allowance has been made for an increase in the State Waste levy charge, which is increasing by \$24.72 to \$70.56 per tonne in 2026/2027.

Planning, Building and Plumbing charges have been amended in line with actual costs. New fees have been added to include assessments for signs on Council land; and minor changes to existing use and change to new commercial use.

Facility bookings fees and charges have been amended to include commercial hire rates for the York Cove Centre and hire of the multiuse change room and toilet facility at the George Town Sports Complex. Bond for hire without alcohol has increased in line with actual current cleaning and repair costs being incurred.

The following has been extracted from the Council's adopted financial strategy in relation to the setting of fees and charges.

### ***Fees and Charges***

#### **Overview and Purpose**

Council has for several years implemented a user pay principle in charging for some services. This recognises the situation whereby some services are consumed by a discrete section of the community who may or may not be ratepayers or residents. This approach does not imply that every service or function is subject to the principle, nor does it prevent Council from exempting some sectors of the community from paying for the service where it deems the service to be a community service obligation.

#### **Strategies**

Review all fees and charges prior to setting the budget each year.

Determine those fees and charges to which the user pays principle applies.

Consider an appropriate increase for those fees and charges where the user pays principle applies.

Align fees and charges set in the annual budget estimates with the long-term financial plan. Consider the application of new fees or charges where a new service is introduced or amended fees and charges where service delivery is changed significantly.

Maintain the percentage of total cash receipts from user charges at 4.2% or increase this if possible.

#### **Aims and Targets**

Performance measure - Percentage increase in fees and charges

Performance calculation - Last year's fee or charge/this year's fee or charge (expressed as a percentage)

Aim - Local government cost index percentage increase applied

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

Target - Local government cost index percentage increase applied

Performance measure - Percentage of cash receipts from user charges Performance calculation

Receipts from user charges/total receipts

Aim 10%

Target 4.5%

**OFFICER'S RECOMMENDATION**

That Council, pursuant to Section 205 of the Local Government Act 1993, receives and adopts the schedules of fees and charges attached to this report for the 2026/2027 financial year.

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

**8.4 BUDGET ESTIMATES FOR THE 2026/2027 FINANCIAL YEAR**

<b>REPORT AUTHOR:</b>	General Manager - Mr S. Power Director Corporate & Community - Ms C. Hyde
<b>REPORT DATE:</b>	18 June 2026
<b>FILE NO:</b>	29.11
<b>ATTACHMENTS:</b>	1. Proposed Budget 2026-2027 By Department [8.4.1 - 9 pages]

---

**SUMMARY**

This report provides information on budget parameters, assumptions and strategies applied in the preparation of the 2026/2027 budget presented for adoption.

**BACKGROUND**

To date, there have been four workshops held to discuss budget matters for the 2026/2027 budget including rating matters. Budget work papers are provided to elected members to support discussions.

**STRATEGIC PLAN**

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

**Future Direction One - Progressive well-resourced communities**

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

**Future Direction One - Progressive well-resourced communities**

4. Vibrant local communities
  - i. Progress and Community Associations plan and achieve their annual priorities

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

10. Growth in tourism yield
-

v. Cultural heritage interpretation supports a sense of place

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

16. Sustainable and innovative waste management

- i. All waste streams are managed sustainably
- ii. Value adding, and circular economy endeavours are supported and implemented

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

19. Healthy, active communities

- iv. Active sport participation in sport, recreation, cultural and creative activities across all ages

**Future Direction Three - Community Pride**

22. Everyone in our community is valued and included

- i. Reconciliation is successfully planned, guided and resourced
- iv. Programs and events celebrate community achievements and build relationships

**Future Direction Three - Community Pride**

23. All communities take pride in their place

- iii. The design and maintenance of public spaces and places reinforces community identity and reputation

**Future Direction Four - Leadership and Accountable Governance**

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

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

**Future Direction Four - Leadership and Accountable Governance**

32. Collaborative working relationships with neighbouring Councils and regional organisations

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

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

**Future Direction Four- Leadership and Accountable Governance**

33. Fair and open planning regulatory processes

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

**STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS**

**Budget Estimates**

*Local Government Act 1993 Section 82 – Estimates states:*

1. *The General Manager must prepare estimates of the Council's revenue and expenditure for each financial year.*
2. *Estimates are to contain details of the following:*
  - (a) *the estimated revenue of the Council;*
  - (b) *the estimated expenditure of the Council;*
  - (c) *the estimated borrowing by the Council;*
  - (d) *the estimated capital works of the Council;*
  - (e) *any other detail required by the Minister.*
3. *Estimates for a financial year must –*
  - (a) *be adopted by the Council, with or without alteration, by absolute majority; and*
  - (b) *be adopted before 31 August in that financial year; and*
  - (c) *not be adopted more than one month before the start of that financial year.*
4. *A Council may alter by absolute majority any estimate referred to in subsection (2) during the financial year.*

**Rates and Charges**

Part 9 of the Local Government Act 1993 contains the detailed requirements of Council in relation to rates and charges. Part 9 is considered too voluminous to reproduce in this report.

**RISK CONSIDERATIONS**

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

There is a medium risk if an appropriate operational budget is not set, including:

- Risks associated with inadequate maintenance and service levels resulting in community dissatisfaction.
- Risks associated with inadequate finances to ensure long-term financial sustainability.

**FINANCIAL IMPLICATIONS**

In accordance with Council's Financial Strategy, when setting operational budget, Council's financial position will have a margin of comfort to enable it to absorb unexpected

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

developments without having to resort to substantial rate increases. Council will ensure that it accumulates sufficient financial resources and has the borrowing capacity to deal with volatility and unexpected events. Council's operational budget will be flexible enough to ensure that volatile changes in revenues and expenses because of the changing economic environment can be absorbed.

**DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS**

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

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

**CONSULTATION**

The community implications of the recommendation action/s has been assessed against Council's GTC-C-16 Community Engagement Policy by officers. This consultation relates to the following components:

**Public Participation Goal - Consult**

1. To obtain public feedback on analysis, alternatives and/or decisions.

**Promise to the Public - Consult**

1. We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

**Public Role - Consult**

1. Contribute

Community members and Councillors were invited to make submissions for funding considerations in the budget process. Several submissions have been received and considered as part of the budget preparation process.

Budget parameters and assumptions have been presented to the Audit Panel on March and June 2026.

**OPTIONS**

Council may choose to:

1. Adopt the Operating Budget Estimates for the 2026/2027 year as presented; or
2. Adopt the Operating Budget Estimates for the 2026/2027 year with amendment; or
3. Not adopt the Operating Budget Estimates for the 2026/2027 year.

**OFFICER'S COMMENTS**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

Budget Estimates Key Assumptions, Influences and Application of Council Policy

External Influences

1. Council Cost Index 2026

The Council Cost Index provides an aggregated picture of movements at the State level. The mix of construction and non-construction activity varies from council to council. Similarly, there are parts of the State where construction costs have been increasing faster than the State average. Council cost index is set at 3.55%.

2. Consumer Price Index

The most recent CPI for Hobart was 5.1% for the March 26 quarter.

3. Fuel price increase

Should the current escalation in fuel pricing continue, there will be an ongoing risk to delivery of Councils' operations and capital projects. Budget forecasts have now been increased to reflect a 50% increase in fuel and associated costs.

4. Federal Assistance Grant Treatment

The Commonwealth Government has yet to advise the prepayment of the 2026/2027 Federal Assistance Grant. Financial Assistance Grant allocation has been increased to reflect current grant allocations. Council receives advice in the early new financial year of any changes to the grant at which time a report will be prepared for Council workshop.

5. Cash rate

An indicative rate of 4.0% will be used for the purposes of budget estimate calculations. Interest revenue has been adjusted to reflect the low cash holdings predicted in 2026/2027.

6. Bad debt write off

The level of bad debt write-off is dependent on the economic circumstances that prevail and impact on rate payers in general.

7. Capital Grants Received

Any changes in government policy regarding capital grants will impact the prepared budget estimates.

8. Election costs

The electoral commission has provided estimates for the 2026 Local Government Elections; an estimate of \$75,000 expenditure has been added to the budget.

9. Waste charges

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

Allowance has been made for the increased waste levy and the increase in predicted waste costs for waste disposal. Adjustment to kerbside waste charges and waste costs reflect \$107,000 increase on prior year.

10. Aquatic Health and Wellbeing Centre

The Aquatic Health and Wellbeing Centre is scheduled to be operational in October 2026. Operational budget allocations have been included for 2026/2027 for a period of 9 months.

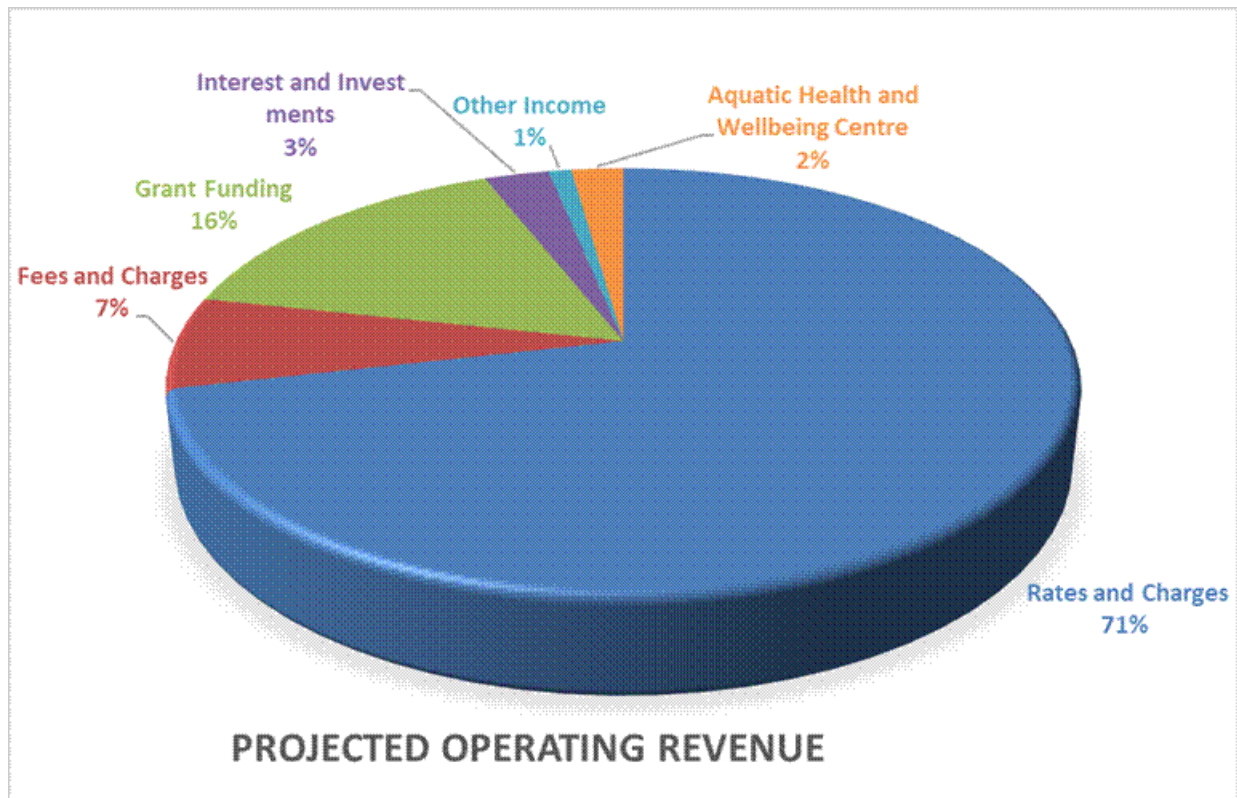
**George Town Council**  
**Draft Operational Budget**  
**2026/2027**

Particular	YTD Actual incl Commitments 2025/2026	Annual Budget 2025/2026	Projected budget 2026/2027
<b>Income</b>			
Rates and Charges	(\$12,122,197)	(\$11,968,600)	(\$12,753,011)
Statutory Fees and Fines	(\$429,373)	(\$427,396)	(\$448,766)
User Fees	(\$618,766)	(\$745,168)	(\$802,426)
Federally Funded Grants	(\$1,382,904)	(\$2,559,715)	(\$2,701,000)
State Funded Grants	(\$105,821)	(\$103,339)	(\$56,000)
Other Grants	(\$8,000)	\$0	\$0
Contributions - Cash	(\$76,000)	(\$52,735)	(\$179,379)
Interest and Investments	(\$499,113)	(\$463,600)	(\$230,000)
Other Income	(\$264,586)	(\$113,259)	(\$108,000)
Investment revenue from Water Corp	(\$186,450)	(\$226,000)	(\$226,000)
Aquatic Health and Wellbeing Centre			(\$392,000)
<b>Total Income</b>	<b>(\$15,693,209)</b>	<b>(\$16,659,812)</b>	<b>(\$17,896,582)</b>
<b>Expense</b>			
Employee Benefits	\$5,389,789.48	\$6,242,416	\$6,763,508
Materials and Services	\$4,790,609.22	\$4,517,251	\$4,991,315
Impairment of Receivables	\$0.00	\$5,000	\$385,000
Depn - Property	\$341,908.50	\$457,983	\$517,000
Depn - Plant and Equipment	\$229,913.25	\$310,748	\$471,000
Depn - Infrastructure	\$1,899,983.25	\$2,527,011	\$2,064,000
Right-of-use Assets expenses	\$0.00	\$0	\$20,000
Finance Costs	\$74,444.22	\$95,976	\$65,000
Other Expenses	\$2,070,288.41	\$2,376,315	\$2,529,000
<b>Total Expenses</b>	<b>\$14,796,936</b>	<b>\$16,532,700</b>	<b>\$17,805,823</b>

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

<b>Total Surplus / (Deficit)</b>	<b>\$896,273</b>	<b>\$127,112</b>	<b>\$90,759</b>
Capital Grants	(\$10,322,217)	(\$886,254)	(\$7,374,466)
Capital Works	\$11,903,413	\$4,752,442	\$14,038,442
Net gain/(loss) on disposal of PPE	(\$48,073)	\$0	\$0
Capital Income	\$0	\$0	\$0
<b>Total Capital</b>	<b>\$1,533,123</b>	<b>\$3,866,188</b>	<b>\$6,663,976</b>
<b>Total Surplus / (Deficit) (after Capital Adjustments)</b>	<b>(\$636,850)</b>	<b>(\$3,739,075)</b>	<b>(\$6,573,217)</b>
Less loan principal repayments	\$225,109	\$261,341	\$236,448
Plus Depreciation Expense	\$2,471,805	\$3,295,742	\$3,072,000
<b>Cash Surplus/ (Deficit)</b>	<b>\$1,609,846</b>	<b>\$704,674</b>	<b>\$3,737,665</b>
Cash at start of year	\$7,409,863	\$7,765,256	\$9,019,709
<b>Estimated Cash at Year End</b>	<b>\$9,019,709</b>	<b>\$7,060,582</b>	<b>\$5,282,043</b>

**Operating Revenue \$ 17,896,582**



Estimated operating income is \$17,896,582 which is an increase of 6% on the estimated budget for 2026/2027. The percentage increase in operating income is attributed to the rates increase of 4.75% plus 0.25% growth, and operational income budgeted for the Aquatic Health and Wellbeing Centre.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

**Rates and Charges Strategy \$12,573,011**

***General Rate***

The rating strategy is to maintain the current rating structure which applies an averaged area rate to properties used or predominately used for residential purposes while rating for properties not used or predominately used for residential purposes have a differential cents in the \$ rate applied to the assessed annual value supplied by the Office of the Valuer General depending on their use and planning scheme zone and are not averaged.

The rating strategy complies with Council's Rates and Charges policy and the financial strategy which lists as specific strategies in relation to rating, the following;

- Achievement of an underlying surplus in the income statement,
- Achieve a sustainable cash flow,
- Fund capital renewal projects approved by Council,
- Maintain the percentage of cash receipts from rates at a minimum of 62% or increase this, if possible,
- Align rates revenue raised within the annual budget estimates with the long-term financial plan.

The Office of the Valuer General has provided a fresh valuation across the municipal area which becomes effective on 1 July 2026. Changes to valuations from previous adjusted valuations for Assessed Annual Value where;

Residential	18%
Commercial	27%
Industrial	27%
Primary Production	-17%
Community	64%
Other – open space	103%

The changes in assessed annual values have been applied to the rate in the dollar to achieve an overall rates base increase of 4.75%. Depending on how a change in valuation affects an individual's property, rates may increase or decrease.

***Non-residential rating strategy for 2026/2027***

The budget estimates include an overall increment of 4.75% for the non-residential sector and an increase in the minimum rate from \$949 to \$994. To minimize the impact of valuation changes and rating policy changes increases to individual rates have been capped at 6.12%.

***Residential rates/AAR***

The budget estimates are based on an increment of 5.72% varied by locality, factored into the average area rate for the residential sector. This increase represents the 4.75% increase applied to the overall rate base and a further 0.97% increase resulting from the change in valuations for the residential sector.

***Fire Services***

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

An increase has also been applied to the fire service in accordance with instructions received from Tas Fire Services. The increase required to raise the funds as advised by Tas Fire Services is approximately 5% for the George Town Local government area however individual increments will vary based on valuations.

**Waste Management**

Pursuant to Section 94 of the Act, Council by absolute majority hereby makes the following service charges on all rateable land within the municipal area of George Town (including land which is otherwise exempt from general and separate rates pursuant to Section 87 of the Act but excluding Crown land to which Council does not supply waste management services) for the period commencing 1 July 2026 and ending on 30 June 2027, namely:

- (a) A service charge of \$63.00 for waste management on all rateable land for the establishment, management, provision and rehabilitation by Council of waste management facilities and improved amenities at Pipers River Waste Transfer Station, and
- (b) service charge for waste management in respect of all land to which Council provides or makes available waste management services, including garbage and recycling removal and disposal using mobile garbage and recycling bins, pursuant to Section 94(3A) of the Act varied according to the level of service provided or made available.

Kerbside collection charges have been calculated to allow for contractual increases and the increase of \$24.72 to \$70.56 per tonne or 54% for the government waste  
levy in 2026/27.

Bin Size	25/26	26/27	Waste levy component increases applied	Bin, Collection, Waste disposal and bin maintenance increase applied	Total Increase per annum
85lt	\$ 278.00	\$ 304.00	\$5.74	\$20.26	\$26.00
140lt	\$ 352.00	\$ 387.00	\$10.91	\$24.09	\$35.00
240lt	\$ 500.00	\$ 545.00	\$18.03	\$26.97	\$45.00

**Statutory fees and charges \$448,766**

Significant statutory fees and fines include;

- Planning fees
- Rates certificate fees
- Dog registrations
- Building fees

Statutory fees and fines are estimated to be \$448,766 for the 2026/2027 financial year, this represents an increase of 5% to the 2025/2026 estimated income.

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

***Operational Grants \$2,757,000***

Advice is yet to be received on the total Federal Assistance Grant for 2026/2027. Council officers will provide a report to Council workshop once the total grant funding allocation is announced.

***User charges \$802,426***

Significant user fees include;

- Waste transfer site fees,
- Cemetery fees,
- Hall hire fees,
- Planning advertising fees,
- Tourism entry fees and sales,
- Sponsorships received.

User fees revenue is estimated to be \$802,426 for the 2026/2027 financial year based on trends experienced in the prior financial years. Council will consider appropriate increases in fees and charges as part of the budget process. Any increased income which will be offset by increased expenditure.

***Interest and Investment Income \$456,000***

This represents, dividends from Councils investment in Tas Water Corporation and interest income from investments. An estimated decrease of \$200,000 income from interest income is projected as prepaid grant income is drawn down as major capital works are completed.

Future movements in the cash rate may impact the budget estimates for interest received.

***Other Income and Contributions \$287,379***

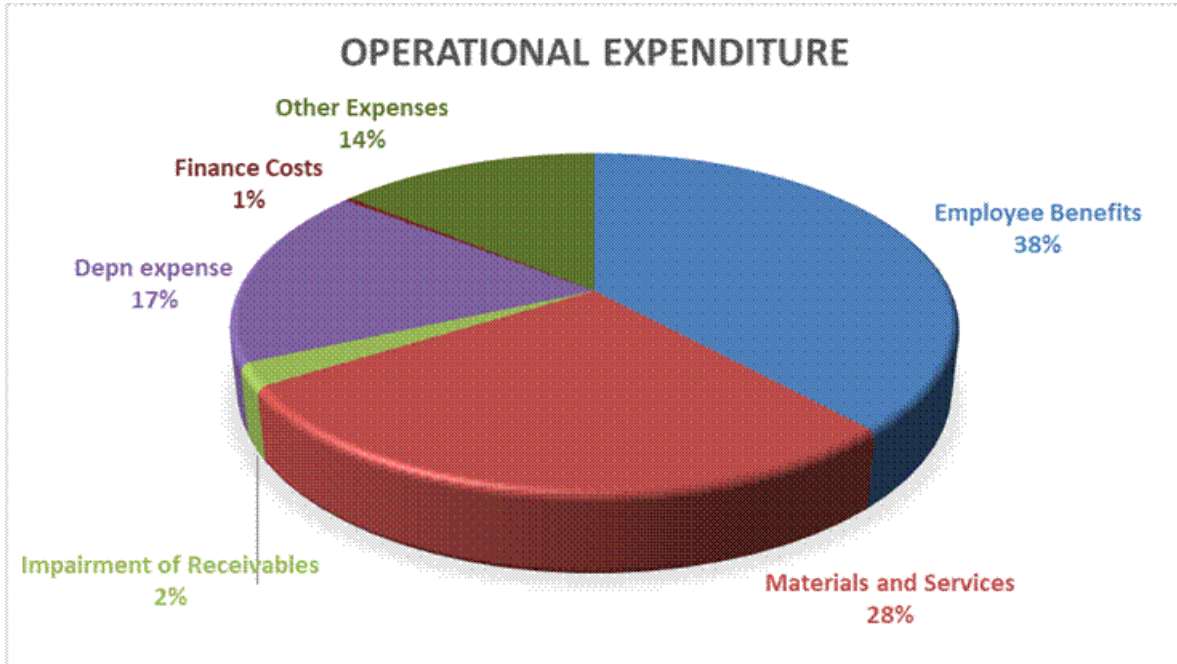
Significant items of other income include.

- Heavy vehicles distribution increased allocation for 2026/2027
- Lease payments received
- Developer contributions
- Fire levy commission

**Operating Expenditure \$17,805,823**

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---



Estimated operating expenditure is \$17,805,823, an increase of 8% overall when compared to the budget for 2025/2026. Operational expenditure for the Aquatic Health and Wellbeing centre accounting for 5.25% of this increase.

***Employee benefits \$6,763,508***

Employee costs –The increase in overall employee benefits has resulted from EBA increases, Aquatic Centre employee costs and contractual staff changes.

**Capitalised Wages**

The 2026/2027 budget includes an estimate of \$334,004 for the cost of wages, salaries and on costs booked to capital expenditure or projects. The budget estimate is based on wages and salaries allocation to projects across the Proposed Capital Works Program and carry forward projects.

***Materials & Contracts/Services \$4,991,315***

Significant items of materials and services expenditure include:

- Specific purpose consultancies
- Solicitors' fees
- Audit and audit panel fees
- Materials and supplies for repairs generally
- Fuel purchases
- Grounds maintenance contractors for parks and reserves
- IT maintenance and consultancy fees

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

- Road maintenance
- Building maintenance contractors, materials and supplies
- Municipal valuation fees
- Aquatic Centre costs
- Waste Management
- Minor tool purchases
- External equipment hire
- Printing and photocopying costs
- Council events

The increase in materials and services/contract expenses relates to specific purpose contractual increases and the costs associated with the Aquatic Health and Wellbeing operations of \$424,000. Continued support for Healthy George Town funding from Council is also proposed to be maintained, with a small reduction for programs offered by other parties.

Additional Materials and Services for 2026/2027 include–

- Election fees \$75,000
- Waste fees \$107,000
- Fuel \$73,764

Council is awaiting the outcome of grant submission for the youth projects. Should this be successful, operational expenditure will increase to reflect these projects, offset by grant funding.

***Bad and Doubtful Debts \$385,000***

Provision has been made for projected bad or doubtful debt.

***Depreciation and Amortisation \$3,072,000***

Depreciation & amortisation is an accounting measure which attempts to allocate the value of an asset over its useful life for Council's property, plant, equipment including infrastructure assets such as roads and stormwater drains. New assets have been included in the depreciation schedule. Part year depreciation of the Aquatic Centre has been included in estimates.

***Other Expenses \$ 2,529,000***

Significant items of other expenditure include the following. Increases in electricity and water charges have negatively impacted on other expenses for the coming year.

- Government building and training levies
- Telephone charges
- Elected members allowances and payments
- Electricity

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

- Insurance
- Subscriptions
- Sponsorships paid
- Community grants
- Fire levy payment
- Land tax
- Training costs
- Software licences
- Vehicle registrations
- Advertising and promotional costs
- Water charges

The estimates for other expenses include the fire levy initially collected by Council but paid to Tasmanian Fire Services. Other significant expenditure is related to water connection and consumption charges and allocations for promotion, advertising, and sponsorships.

***Finance Costs \$65,000***

Finance costs relate to interest on borrowings for existing loans.

**Underlying Result**

The resulting underlying surplus is estimated at \$90,759 or an underlying surplus ratio of negative 0.51%. This underlying surplus does not align with Council's adopted financial strategy which calls for a positive underlying surplus of 1% of operating income.

**OFFICER'S RECOMMENDATION**

That Council, by absolute majority, approves and adopts the budget estimates prepared by the General Manager pursuant to Section 82 of the Local Government Act as summarised in the preceding report and attachment.

**DECISION**

Moved:

Seconded:

**VOTING**

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

For:

Against:

**REQUIRES ABSOLUTE MAJORITY OF COUNCIL**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

**8.5 MAKING OF RATES AND CHARGES FOR THE 2026/2027 FINANCIAL YEAR**

<b>REPORT AUTHOR:</b>	General Manager - Mr S. Power Director Corporate & Community - Ms C. Hyde
<b>REPORT DATE:</b>	17 June 2026
<b>FILE NO:</b>	32.1
<b>ATTACHMENTS:</b>	Nil

---

**SUMMARY**

This report provides information on the making of rates and charges for the 2026/2027 financial year.

**BACKGROUND**

Rates and charges as detailed in the recommendation below are in accordance with Council's current GTC-0-23 Rates and Charges Policy. This policy was reviewed and adopted by Council at the 26 May 2026 Ordinary Council meeting.

**STRATEGIC PLAN**

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

**Future Direction One - Progressive well-resourced communities**

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

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

21. Sustainable, connected housing and neighbourhoods
  - iv. Leafy, green spaces and shared pathways connect housing developments to other community spaces

**Future Direction Three - Community Pride**

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

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

- iv. All communities are weed-free, litter-free, safe and appealing

**Future Direction Four - Leadership and Accountable Governance**

32. Collaborative working relationships with neighbouring Councils and regional organisations

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

**STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS**

Part 9 of the Local Government Act 1993 contains the detailed requirements of Council in relation to rates and charges. Part 9 is considered too voluminous to reproduce in this report.

Council has sought legal advice with regard to the application of rates and charges in the preparation of this report.

GTC-0-23 Rates and Charges Policy

**RISK CONSIDERATIONS**

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

There is a medium risk if an appropriate rating structure is not set, including:

- Risks associated with inadequate maintenance and service levels resulting in community dissatisfaction.
- Risks associated with inadequate finances to ensure long-term financial sustainability.

**FINANCIAL IMPLICATIONS**

In accordance with Council's Financial Strategy, when setting rates and charges, Council's financial position will have a margin of comfort to enable it to absorb unexpected developments without having to resort to substantial rate increases. Council will ensure that it accumulates sufficient financial resources and has the borrowing capacity to deal with volatility and unexpected events. Council's operational budget will be flexible enough to ensure that volatile changes in revenues and expenses because of a changing economic environment can be absorbed.

**DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS**

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

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

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

## **CONSULTATION**

The community implications of the recommendation action/s has been assessed against Council's GTC-C-16 Community Engagement Policy by officers. This consultation relates to the following components:

### **Public Participation Goal - Consult**

1. To obtain public feedback on analysis, alternatives and/or decisions.

### **Promise to the Public - Consult**

1. We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

### **Public Role - Involve**

1. Participate

Council has workshopped the rates and charges in March, April, May and June 2026. Audit Panel reviewed the rates and charges methodology at the March and June 2026 meeting of the Audit Panel.

## **OPTIONS**

Council may choose to:

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

## **OFFICER'S COMMENTS**

## **DEFINITIONS AND INTERPRETATION**

1. **'Planning Scheme'** means the George Town Interim Planning Scheme 2013 as amended or replaced pursuant to the *Land Use Planning and Approvals Act 1993* (Tas).
2. Where the context permits, terms used in this resolution have the meaning given to those terms in the *Local Government Act 1993* (Tas) or the *Fire Service Act 1979* (Tas) (as applicable).

## **SETTING OF RATES AND CHARGES**

The rates and charges resolutions as detailed in the recommendation below are presented for consideration by council in the making of rates and charges for the period 1 July 2026 to 30 June 2027. The changes made reflect an overall general rate increase of 4.75% .

In setting rates and charges council has considered the following:

1. Enterprise agreement and contractual commitments to Council
2. Statutory obligations

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

3. Delivery of services to the community
4. Continued and forecast changes in prices for goods and services
5. Council's 10-year Long Term Financial Plan, Council's Financial Strategy, and the objectives in Council's Community Strategic Plan

**General Rate**

The rating strategy is to maintain the current rating structure which applies an averaged area rate to properties used or predominately used for residential purposes while rating for properties not used or predominately used for residential purposes have a differential cents in the \$ rate applied to the assessed annual value supplied by the Office of the Valuer General depending on their use and planning scheme zone and are not averaged.

The Office of the Valuer General has provided a fresh valuation across the municipal area which becomes effective on 1 July 2026. Changes to valuations from previous adjusted valuations for Assessed Annual Value where;

Residential	18%
Commercial	27%
Industrial	27%
Primary Production	-17%
Community	64%
Other – open space	103%

The changes in assessed annual values have been applied to the rate in the dollar to achieve an overall rates base increase of 4.75%. Depending on how a change in valuation affects an individual's property, rates may increase or decrease.

***Non-residential rating strategy for 2026/2027***

The budget estimates include an overall increment of 4.75% for the non-residential sector and an increase in the minimum rate from \$949 to \$994. To minimize the impact of valuation changes and rating policy changes increases to individual rates have been capped at 6.12% for non-residential properties.

***Residential rates/AAR***

The budget estimates are based on an increment of 5.72% varied by locality, factored into the average area rate for the residential sector. This increase represents the 4.75% increase applied to the overall rate base and a further 0.97% increase resulting from the change in valuations for the residential sector.

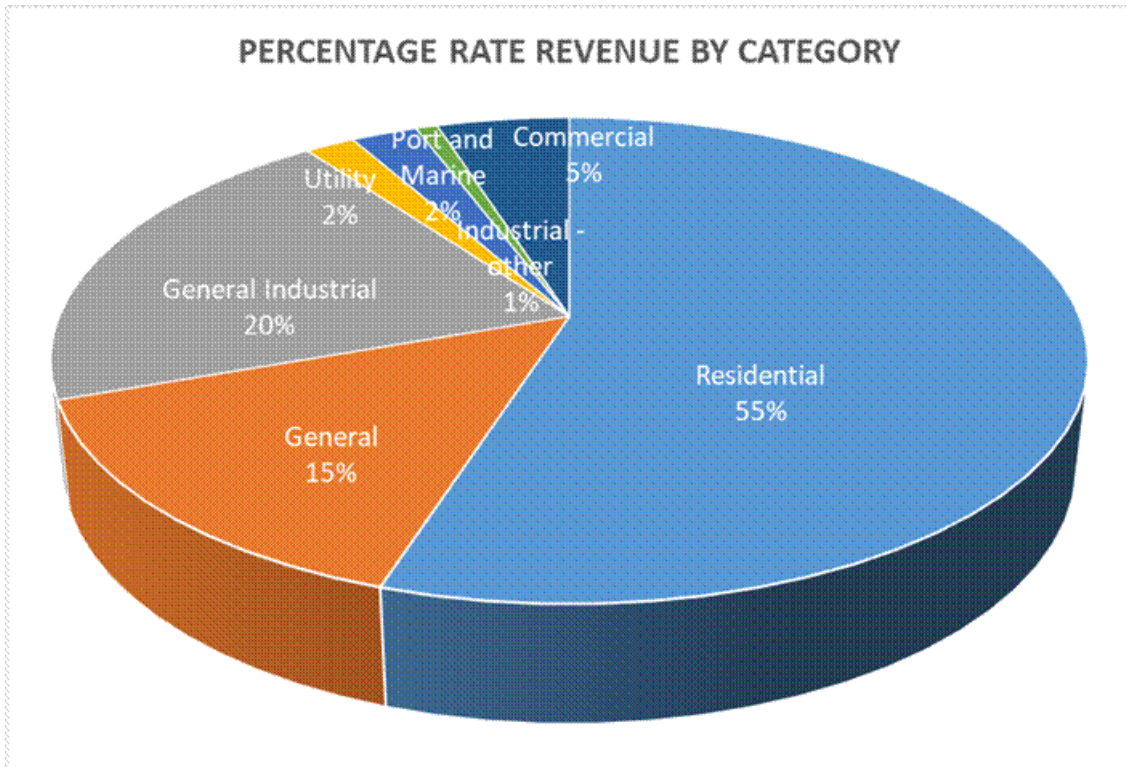
**RATING CATEGORIES**

Estimated rates revenue

<b>Estimated Rates Revenue 2026/2027</b>	
<b>Total Residential Rate</b>	<b>\$5,758,126</b>
General Rate	\$1,531,163

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

General Industrial	\$2,139,565
Utility	\$193,704
Port and Marine	\$257,138
Industrial - other	\$84,160
Commercial	\$515,294
<b>Total non-residential</b>	<b>\$4,721,027</b>
<b>Total General Rates</b>	<b>\$10,479,153</b>



**WASTE**

Council's Waste Transfer Facilities will again hold two free hard and green waste days during the 2026/2027 year.

The kerbside bin collection charges have increased to reflect the increasing costs of provision of the kerbside service, waste disposal charges at the regional facility at Remount Rd, Launceston, and an increased state government waste levy. The State Government waste levy was introduced at \$20 per tonne placed in landfill in 2022/2023 and will increase a further \$24.72 to \$70.56 per tonne or 54% in 2026/2027.

Bin Size	25/26	26/27	Waste levy component increase	Bin Collection, Waste Disposal and bin maintenance cost increases	Total Increase per annum

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

85lt	\$ 278.00	\$ <b>304.00</b>	\$5.74	\$20.26	<b>\$26.00</b>
140lt	\$ 352.00	\$ <b>387.00</b>	\$10.91	\$24.09	<b>\$35.00</b>
240lt	\$ 500.00	\$ <b>545.00</b>	\$18.03	\$26.97	<b>\$45.00</b>

**OFFICER’S RECOMMENDATION**

That Council by absolute majority adopts the following rates and charges for 2026/2027.

**1.GENERAL RATE & MINIMUM AMOUNT PAYABLE**

Pursuant to Section 90 of the *Local Government Act 1993* (**‘the Act’**), Council makes the following General Rate on all rateable land excluding land which is exempt pursuant to the provisions of Section 87 of the Act within the municipal area of George Town for the period commencing 1<sup>st</sup> July 2026 and ending on 30<sup>th</sup> June 2027:

1. pursuant to Sections 90(1) and 90(3)(b) of the Act, Council hereby makes a General Rate of **0.053772** cents in the dollar on the **Assessed Annual Value** of the land; and
2. pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of **\$994.00**.

**2. VARIATIONS TO THE GENERAL RATE**

Pursuant to Section 107 of the Act, Council hereby varies the General Rate of **0.053772** cents in the dollar (as previously made) as follows:

- a. For land used or predominantly used for industrial purposes, and which is zoned ‘General Industrial’ as defined in the Planning Scheme, the General Rate is varied by increasing it by **0.183626** cents to **0.237398** cents in the dollar on Assessed Annual Value;
- b. For land used or predominantly used for industrial purposes, and which is zoned ‘Utilities’ as defined in the Planning Scheme, the General Rate is varied by increasing it by **0.297408** cents to **0.351180** cents in the dollar on Assessed Annual Value;
- c. For land used or predominantly used for industrial purposes, and which is zoned ‘Port And Marine’ as defined in the Planning Scheme, the General Rate is varied by increasing it by **0.168178** cents to **0.221950** cents in the dollar on Assessed Annual Value;
- d. For land used or predominantly used for industrial purposes, and which is not zoned ‘General Industrial’, ‘Utilities’ or ‘Port And Marine’ as defined in the Planning Scheme, the General Rate is varied by increasing it by **0.070728** cents to **0.124500** cents in the dollar on Assessed Annual Value;
- e. For land used or predominantly used for commercial purposes, the General Rate is varied by increasing it by **0.113728** cents to **0.167500** cents in the dollar on Assessed Annual Value;
- f. In the locality of Beechford, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.029246** cents to **0.083018** cents in the dollar on Assessed Annual Value;
- g. In the locality of Bellingham, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.030711** cents to **0.084483** cents in the dollar on Assessed Annual Value;

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

- h. In the locality of George Town, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.034085** cents to **0.087857** cents in the dollar on Assessed Annual Value;
- i. In the locality of Hillwood, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing it by **0.003946** cents to **0.049826** cents in the dollar on Assessed Annual Value;
- j. In the locality of Lefroy, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.037246** cents to **0.091018** cents in the dollar on Assessed Annual Value;
- k. In the locality of Low Head, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing it by **0.000150** cents to **0.053622** cents in the dollar on Assessed Annual Value;
- l. In the locality of Lulworth, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.009296** cents to **0.063068** cents in the dollar on Assessed Annual Value;
- m. In the locality of Mount Direction, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.008640** cents to **0.062412** cents in the dollar on Assessed Annual Value;
- n. In the locality of Pipers Brook, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.003720** cents to **0.057492** cents in the dollar on Assessed Annual Value;
- o. In the locality of Pipers River, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.005679** cents to **0.059451** cents in the dollar on Assessed Annual Value; and
- p. In the locality of Weymouth, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.015340** cents to **0.069112** cents in the dollar on Assessed Annual Value.

### **3. AVERAGED AREA RATES**

Pursuant to Section 109A of the Act and Certificates issued to Council in accordance with Section 109H of the Act, Council hereby make the following Averaged Area Rates ('AAR') for all rateable land within the municipal area for the following categories and localities for the financial year commencing 1 July 2025 and ending 30 June 2026:

- 1. In the locality of Beechford, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,467.00** using the General Rate as varied pursuant to paragraph 2 (f) of this resolution;
- 2. In the locality of Bellingham, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,467.00** using the General Rate as varied pursuant to paragraph 2 (g) of this resolution;
- 3. In the locality of George Town, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,555.00** using the General Rate as varied pursuant to paragraph 2 (h) of this resolution;
- 4. In the locality of Hillwood, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,497.00** using the General Rate as varied pursuant to paragraph 2 (i) of this resolution;
- 5. In the locality of Lefroy, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,467.00** using the General Rate as varied pursuant to paragraph 2 (j) of this resolution;
- 6. In the locality of Low Head, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,555.00** using the General Rate as varied pursuant to paragraph 2 (k) of this resolution;

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

7. In the locality of Lulworth, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,467.00** using the General Rate as varied pursuant to paragraph 2 (l) of this resolution;
8. In the locality of Mount Direction, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,497.00** using the General Rate as varied pursuant to paragraph 2 (m) of this resolution;
9. In the locality of Pipers Brook, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,497.00** using the General Rate as varied pursuant to paragraph 2 (n) of this resolution;
10. In the locality of Pipers River, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,497.00** using the General Rate as varied pursuant to paragraph 2 (o) of this resolution; and
11. In the locality of Weymouth, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,467.00** using the General Rate as varied pursuant to paragraph 2 (p) of this resolution.

#### **4. WASTE MANAGEMENT SERVICE CHARGES**

Pursuant to Section 94 of the Act, Council by absolute majority hereby makes the following service charges on all rateable land within the municipal area of George Town (including land which is otherwise exempt from general and separate rates pursuant to Section 87 of the Act but excluding Crown land to which Council does not supply waste management services) for the period commencing 1 July 2026 and ending on 30 June 2027, namely:

- (a) A service charge of **\$63.00** for waste management on all rateable land for the establishment, management, provision and rehabilitation by Council of waste management facilities; and
- (b) A service charge for waste management in respect of all land to which Council provides or makes available waste management services, including garbage and recycling removal and disposal using mobile garbage and recycling bins, pursuant to Section 94(3A) of the Act varied according to the level of service provided or made available of:
  - (i) **\$304.00** for land serviced by one 85 litre mobile garbage bin and one 140 litre mobile recycling bin;
  - (ii) **\$387.00** for land serviced by one 140 litre mobile garbage bin and one 140 litre mobile recycling bin; and
  - (iii) **\$545.00** for land serviced by one 240 litre mobile garbage bin and one 240 litre mobile recycling bin.

#### **5. SERVICE RATE FOR FIRE PROTECTION**

1. Pursuant to Section 93A of the Act, Council makes the following fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given accordance with Section 81B of the *Fire Service Act 1979* (Tas) for the 2025-2026 financial year as follows:

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

<b><u>District</u></b>	<b>Rate Cents in the dollar of Assessed Annual Value</b>
George Town Volunteer Brigade Rating District	0.002227
General Land	0.002376

2. Pursuant to Section 93(3) of the Act and Section 81C(6) and Section 79B(2) of the *Fire Service Act 1979* (Tas), the minimum fire service contribution payable in respect of the fire service contribution is the amount of **\$52.00**.

#### **6. PAYMENT OF RATES**

**Pursuant to Section 124 of the Act, Council determines that:**

**All rates may be paid by rate payers by way of four (4) instalments in accordance with the following schedule:**

1. First instalment due on or before 31 August 2026;
2. Second instalment due on or before 31 October 2026;
3. Third instalment due on or before 31 January 2027; and
4. Fourth and final instalment due on or before 31 March 2027.

#### **7. PENALTY AND INTEREST**

Pursuant to Section 128(1)(c) of the Act, if any rate, instalment or charge is not paid on or before the date that it falls due for payment then:

- (a) there is payable a penalty of five percent (**5%**) of the unpaid amounts of the rate, instalment or charge; and
- (b) there is payable a daily interest charge of **0.029167123% (10.646% per annum)** in respect of the unpaid amount of the rate, instalment or charge for the period during which it remains unpaid.

#### **8. SEPARATE LAND**

For these resolutions, the rates and charges (including the minimum amounts) shall apply to each parcel of land shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001 (Tas).

#### **9. ADJUSTED VALUES**

For these resolutions, any reference to adjusted value includes a reference to that value as may be adjusted from time to time pursuant to Section 89 of the Act.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

**REQUIRES ABSOLUTE MAJORITY OF COUNCIL**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

**8.6 CAPITAL WORKS PROGRAM FOR THE 2026/2027 FINANCIAL YEAR**

<b>REPORT AUTHOR:</b>	General Manager - Mr S. Power Director Corporate & Community - Ms C. Hyde
<b>REPORT DATE:</b>	18 June 2026
<b>FILE NO:</b>	32.4
<b>ATTACHMENTS:</b>	1. Proposed Capital Works Program for the 2026/27 Financial Year [8.6.1 - 2 pages] 2. Carried Forwards Capital Works Program for the 2026/27 Financial Year [8.6.2 - 1 page]

---

**SUMMARY**

To provide Elected Members with an opportunity to discuss and review the proposed capital works program for the financial year 2026/2027

**BACKGROUND**

The Council as part of its budget deliberations has considered funding capital works for the 2026/2027 financial year. The proposed Capital Works Program considers a new program of works based on asset management considerations, community and Councillor Consultation and strategic plan considerations.

**STRATEGIC PLAN**

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

**Future Direction One - Progressive well-resourced communities**

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

**Future Direction One - Progressive well-resourced communities**

2. Formal and Informal sporting and recreational opportunities for all
  - vi. All ages use parks, open spaces, beaches, tracks and trails through regular events and activities that create vibrancy

**Future Direction Three - Community Pride**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

23. All communities take pride in their place

- iii. The design and maintenance of public spaces and places reinforces community identity and reputation

**STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS**

Local Government Act 1993

GTC- Asset Management Policy No32

GTC- Asset Management Strategy for Infrastructure Assets

GTC- Financial Management Strategy

**RISK CONSIDERATIONS**

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

There is a medium risk for not adequately renewing infrastructure and assets, including:

- Risks associated with community danger from aging or inadequate infrastructure
- Risks associated with not complying with Council's Policies and Asset Management Framework

Each project within the Capital Works Program is assessed individually for risk. Investment in renewal of infrastructure will reduce the associated risks.

**DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS**

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

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

**CONSULTATION**

The community implications of the recommendation action/s has been assessed against Council's GTC-C-16 Community Engagement Policy by officers. This consultation relates to the following components:

**Public Participation Goal - Consult**

1. To obtain public feedback on analysis, alternatives and/or decisions.

**Promise to the Public - Consult**

1. We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

**Public Role - Consult**

**George Town Council**  
**2026 06 23 Ordinary Council Meeting**  
**Agenda**

---

1. Contribute

**OPTIONS**

Council may choose to:

1. Adopt the capital works programme 2026/2027 as presented; or
2. Adopt the capital works programme 2026/2027 with amendment; or
3. Not adopt the capital works programme 2026/2027

**OFFICER'S COMMENTS**

**Application of Financial strategy and funding infrastructure**

Council's financial strategy includes the following specific strategies in relation to funding infrastructure;

- Review the need to renew assets based on community demand (community consultation and engagement required),
- Continue to improve the rate base,
- Continue to improve asset management practices with a high priority being to have adequate asset condition and fit for purpose assets to enable reasonable long term capital renewal forecasts which can be linked to long term financial planning and annual budgets,
- Implement funding plans that meet the renewal and new funding requirements over the life of asset management plans,
- Asset management plans are updated for all classes of Council's assets with a focus on ensuring assets are fit for purpose and provide the desired level of service to the community,
- Asset rationalisation and review of growth strategies,
- Carrying out cost benefit analysis on the services being provided including the use of whole of life costing for proposed projects.

**Funding for the 2026/2027 Capital Program**

The proposed 2026/2027 capital program put forward is \$3,255,062.

Capital expenditure for 2026/2027 will be funded by capital grants estimated at \$613,468 with the remainder of \$ 3,860,188 to be funded from council reserves, proceeds from sale of assets and revenue raised in the 2026/2027 financial year.

In the Plant Reserve, Council has a restricted reserve for plant replacements that will be used to contribute to the plant's capital replacement.

Capital granting of \$613,468 is Roads to Recovery Funding.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

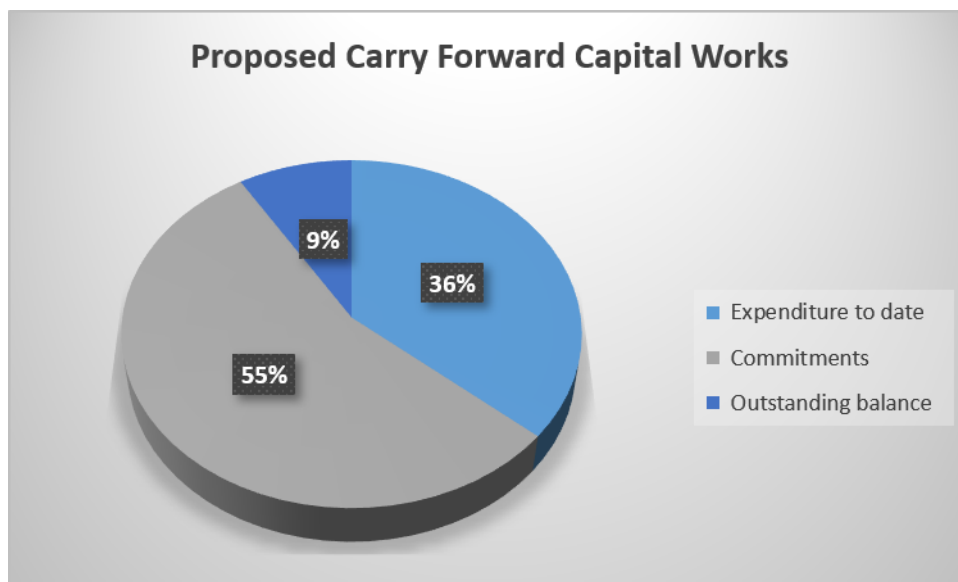
**Carry Forward Projects**

Proposed carry forward projects are attached to this report.

Council officers have identified ten projects to carry forward, including 4 multiyear projects. Total budget for all projects is \$20,766,458 with \$7,516,068 expended to date and \$11,427,503 committed. Multiyear projects account for \$18,142,005 of the total budgeted amount. External grant funding amounts to \$19,550,822 for carry forward projects.

Carry forward commitments and projects may change by year end 2025/2026 depending on timing of works and balances will remain committed to projects for completion in the 2026/2027 year.

Proposed carry forward projects, excluding multi-year projects, have largely commenced with 36% of total budget for these projects being spent, 55% being committed to contract or materials and 8% yet to be expended.



**Funding depreciation and future sustainability**

The total depreciation charge for Councils assets for 2026/2027 is estimated at \$ 3,052,000 Asset renewal programmes are aligned with the total depreciation charge. For the 2026/2027 Financial Year Council will fund 85% of renewal targets (depreciation charge).

Repeated and improved underlying surplus will assist Council funding the replacement of assets in the future.

**OFFICER'S RECOMMENDATION**

That Council approves and adopts, by absolute majority, the Capital Works Program expenditure for the 2026/2027 financial year and the carry forward capital works as reported.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

**REQUIRES ABSOLUTE MAJORITY OF COUNCIL**

**9 INFRASTRUCTURE AND DEVELOPMENT**

Nil.

**10 CORPORATE AND COMMUNITY**

Nil.

**11 STRATEGY, PERFORMANCE AND DEVELOPMENT**

Nil.

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

**12 OFFICE OF THE MAYOR**

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

**REPORT DATE:** 16 June 2026

**FILE NO:** 14.11, 14.15

<b>Mayor Cr Greg Kieser</b>		
<i>May</i>	26	Chaired Council Workshop
	26	Chaired Ordinary Council meeting (Part)
	27	Tamar FM Interview
	29	Attended NTDC Members Strategy Workshop
	30	Attended and hosted the Opening of the Jim Mooney Gallery for the Opening of Alastair Mooney - Funerea Procession exhibition
<i>June</i>	1	ABC Northern Tasmania Interview
	3	Met with Minister Nick Duigan and the General Manager
	4	Participated in the General Manager's Performance Review Panel
	9	Chaired Council Workshop
	12	Attended Bell Bay Response Team
	15	Chaired Progress/Community Association meeting
	15	City Park Radio Station Mayor Interview
<b>Deputy Mayor/Acting Mayor Cr Greg Dawson</b>		
<i>May</i>	26	Attended Council Workshop
	26	Chaired Ordinary Council meeting (Part)
<i>June</i>	4	Participated in the General Manager's Performance Review Panel
	9	Attended Council Workshop
<b>Cr Jason Orr</b>		
<i>May</i>	27	Attended Tasmania Hospitality – Great Customer Experience Program
<i>June</i>	3	Attended National Reconciliation Week Breakfast
	3	Attended DAP – East Tamar Tourism Network – Hillwood Famil
	4	Participated in the General Manager's Performance Review Panel
	9	Attended Hillwood Progress Association Meeting

**OFFICER'S RECOMMENDATION**

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

**DECISION**

**George Town Council  
2026 06 23 Ordinary Council Meeting  
Agenda**

---

Moved:

Seconded:

**VOTING**

For:

Against:

**13 PETITIONS**

Nil.

**14 NOTICES OF MOTIONS**

Nil.

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

## **16 CLOSED MEETING**

### **16.1 INTO CLOSED MEETING**

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

**Agenda Item 16.2                      Minutes of the Closed Ordinary Council Meeting held on 26 May 2026**

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

**Agenda Item 16.3                      Legal Expenditure**

*As per the provisions of Regulation 17(2)(a), (b), (c), (d), (e), (f), (g), (h), (k) and (l) 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                      General Manager's Annual Performance Review - 2025/2026**

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

**REQUIRES ABSOLUTE MAJORITY OF COUNCIL**

### **DECISION**

Moved:

Seconded:

### **VOTING**

For:

Against:

**17 CLOSURE**

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

**Cr Greg Kieser  
MAYOR**